



City Council Meeting NOVEMBER 2, 2020

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10/26/2020)

B. Financial Management Report: Month Ending September 30, 2020

C. Alcoholic Beverage License Applications

1. PH-20-AB-12 Camly, LLC
d/b/a Ponko Chicken
220 South Main St, Suite J
Alpharetta, GA 30201

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

Owner: Camly, LLC
Registered Agent: Rick Herrmann

2. PH-20-AB-13 Thai Ricksaw Restaurant Group, LLC
d/b/a Rickshaw Thai Street Food
1495 Alpharetta Highway
Alpharetta, GA 30009

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

Owner: Thai Ricksaw Restaurant Group, LLC
Registered Agent: Paul Yuwachit

3. PH-20-AB-14 Jekyll Brewing, LLC
2855 Marconi Drive, Suite 350
Alpharetta, GA 30005

Manufacture, distribution & sales of distilled spirits

Owner: Jekyll Brewing, LLC
Registered Agent: Joshua Rachel

4. PH-20-AB-15 Gusto Avalon, LLC
d/b/a gusto!
4195 Avalon Blvd.
Alpharetta, GA 30009

Restaurant
Consumption on Premises
Beer, Wine & Sunday Sales

Owner: Gusto Avalon, LLC
Registered Agent: Nathan T. Hybl

V. PUBLIC HEARING

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

NOTE: This item has been deferred by Staff until the Planning Commission Meeting on Thursday, December 3, 2020 and will be neither heard nor considered at this meeting.

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.

B. PH-20-12 Farmhouse Settlement Historic Designation (1st Reading)

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.

VI. OLD BUSINESS

A. V-20-11 Citgo/174 North Main Street Variance

NOTE: This item was tabled on Monday, October 26, 2020. It must be removed from the table for consideration.

Consideration of a variance to eliminate the required 10' landscape strip along North Main Street. The property is located at 174 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

B. Consideration of an Ordinance to Amend Chapter 30 of the City Code - Loitering (2nd Reading)

Sponsored By: Council Member Burnett

VII. NEW BUSINESS

A. Design Services for Webb Bridge Road - East of North Point Parkway to Greenway

VIII. WORKSHOP

A. Occupational Tax Structure/Rate(s)

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: November 2, 2020

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 10/26/2020)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Meeting Minutes Draft 10-26-2020



City Council Meeting
October 26, 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 Steven Jones, Asst. City Attorney
- o James Drinkard, Asst. City Administrator
- o Erin Cobb, City Clerk
- o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- o Kathi Cook, Director of Community Development
- o Pete Sewczwicz, Director of Public Works
- o John Robison, Director of Public Safety
- o Michael Woodman, Senior Planner

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10/19/2020)

- ❖ Council Member Merkel offered a motion to approve the consent agenda
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (7-0)

V. OLD BUSINESS

A. PH-20-13 Unified Development Code Text Amendments – Animal Hospital, Small Animal (2nd Reading) NOTE: This item must be considered prior to the Public Hearing Item MP-20-04/CU-20-07 Veterinary Emergency Group

- Council Member Hipes recused himself from this item.
- 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 related to Animal Hospital, Small Animal.
- This item was heard at the 10/1/2020 Planning Commission meeting. Staff recommended approval. There were no public comments. After discussion, Planning Commission recommended approval. Vote 6-0
- The first reading of this item was approved unanimously by Council at the October 19, 2020 City Council Meeting.
- Consideration of text amendments to Unified Development Code (UDC) Section 2.2 Permitted Use Districts and Regulations, to add 'Animal Hospital, Small Animal' as a conditional use in the O-I (Office Institutional) zoning district. The text amendment is at the request of Jessica Hill, which is the applicant and counsel for the Veterinary Emergency Group. The applicant provided information showing that the use is permitted by-right or by administrative permit in office zoning districts in nearby jurisdictions, including City of Milton, Johns Creek, Sandy Springs, and Roswell.

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Animal Hospital, Small Animal (Veterinarian)	O											O	O		O	O	O	X			

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

- ❖ Council Member Richard offered a motion to approve PH-20-13 Unified Development Code Text Amendments – Animal Hospital, Small Animal and the ordinance as presented
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously (6-0); Council Member Hipes recused himself from this item

VI. PUBLIC HEARING

A. V-20-11 Citgo/174 North Main Street Variance

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council deny V-20-11 Citgo/174 North Main Street Variance request to eliminate the 10' landscape strip.
- If approval is considered, the following conditions are recommended:
 1. Property shall be developed substantially in accordance with submitted plan prepared by Quality Civil Designs, dated 5/4/2020, except for modifications required to comply with the conditions below.
 2. Property owner shall remodel the exterior of the convenience store per the letter and plans prepared by Hotel Design Partners, dated May 15, 2020, with final approval by DRB. Canopy color shall be limited to one (1) neutral color that blends with the colors used on the convenience store, with final approval by DRB.
 3. Potted plantings of various sizes shall be required along the frontage of the convenience store, as approved by DRB.
 4. A minimum of 13 parking spaces, not including the spaces at the gas pumps, shall be provided on the subject property. Parking lot landscape tree islands, planted with a canopy tree, shall be provided as required by the Unified Development Code.
 5. Property owner shall install a row of shrubs, minimum 2' at planting, within the planter along North Main Street and within a minimum 2' green strip at the back of the sidewalk, as approved by DRB. If shrubs are removed during GDOT construction, said shrubs shall be reinstalled.
 6. Property owner shall conduct an assessment of the required landscaping (parking lot landscape islands, dumpster enclosure screening, landscape strips along all property lines) and replace any dead, dying, or missing landscape material, as approved by DRB.
 7. Brick dumpster enclosure walls shall be extended to screen dumpsters if a taller dumpster is used.
- The applicant, General Convenience Store, LLC, is requesting a variance to eliminate the required 10' landscape strip on a commercial property located in the Downtown Overlay. The property is the Citgo gas station, which proposes to reconfigure the gas pump canopy as a result of impacts from the GDOT North Main Street project. The subject property is located at 174 North Main Street on the west side of North Main Street just south of Mayfield Road.

- The submitted request, if approved, would eliminate the required 10' landscape strip along North Main Street to allow for the re-configuration of a gas pump canopy associated with a Citgo gas station and convenience store. GDOT recently acquired right-of-way and easements along the subject property's frontage, which impacts the landscape strip and gas pump canopy. The subject property is located at 174 North Main Street on the west side of North Main Street just south of Mayfield Road.
- The subject property and surrounding properties are zoned C-1 (Neighborhood Commercial). CVS is located to the north, \$20 Dollar Chiropractic is located to the east, and Main Street Commons office park is located to the south and west. The Comprehensive Land Use Plan designation of the property is 'Mixed Use'.
- A variance is requested from Unified Development Code (UDC) Subsection 3.2.8 (D), Landscape Strips, to eliminate the required 10' landscape strip along North Main Street in the Downtown. The landscape strip and existing gas pump canopy, which consists of four (4) gas pumps under a canopy oriented perpendicular to North Main Street, is being impacted by GDOT's roadway project on North Main Street. The additional right-of-way (approximately 11'-12') and easements (approximately 7') acquired by GDOT will result in the removal of the landscape strip and two (2) gas pumps nearest North Main Street. If the applicant were to utilize the remaining canopy and two (2) gas pumps, a variance would not be necessary to eliminate the landscape strip. However, the applicant proposes to re-configure the gas pump canopy and orient the 3-canopy parallel to North Main Street to allow for three (3) gas pumps (see below for before and after re-configuration). According to the applicant's letter of intent, the loss of two (2) gas pumps has created an economic hardship. However, the applicant has already been compensated for the right-of-way and easements acquired and any negative consequential damages to the remaining property. Therefore, the applicant's proposal to re-configure the gas pump canopy triggers compliance with the landscape strip requirement.
- The applicant provided a series of Auto-Turn exhibits depicting vehicle turning movements in and out of the site based on no landscape strip and providing a reduced landscape strip (approximately 7'-8'). While the exhibits show that turning movements are not possible with the reduced landscape strip, the demonstrations with no landscape strip appear to be extremely tight and would likely result in conflicts between vehicles, curbing and the new multi-use sidewalk along North Main Street. In addition, vehicles with a larger turning radius would likely have more difficulty accessing the gas pumps. This could create unsafety situation where vehicles may need to reverse and make multiple movements in order to access the gas pumps.
- The applicant's site plan depicts a 1-story, 4,600 square foot convenience store with a 3-pump canopy oriented parallel to North Main Street. Ten (10) parking spaces are depicted at the rear of the building. The property has access by way of two (2) driveways off North Main Street and a private driveway at the rear of the property connecting to Mayfield Road.
- The subject property received approval of a land disturbance permit (LDP) in 2001. The site plan depicted a total of 13 parking spaces, of which two (2) handicap spaces were provided at the front of the convenience store. Based on a recent visit to the property, the property was not developed per the approved LDP and only has ten (10) parking spaces. The proposed reconfiguration of the gas pump canopy results in the elimination of the handicap spaces at the front of the convenience store. Current parking requirements in the Downtown would require two (2) spaces at each gas pump, plus one (1) space per 250 square feet of retail associated with the convenience store. A total of 18 parking spaces would be required, in addition to the spaces at the pumps, under the current Downtown parking regulations.

- The applicant proposes to remodel the exterior of the convenience store, as well as construct a new gas pump canopy.
- The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; or

Response: The variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The application of the Ordinance would not create an unnecessary hardship on the subject property. The variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the requested variance would cause substantial detriment to the public good. A lack of landscaping along the property's frontage would negatively impact the aesthetics along North Main Street. The canopy re-configuration with three (3) gas pumps could result in safety issues resulting from conflicts between vehicles attempting to access the gas pumps and the flow of traffic on North Main Street. In addition, elimination of the landscape strip would result in the loss of a protective barrier between the new multi-use sidewalks along North Main Street and vehicular areas surrounding the gas pumps, which could lead to conflicts between vehicles and pedestrians and cyclists.

- Staff has reviewed the applicant's proposal and finds that it cannot support the variance request to eliminate the landscape strip along North Main Street. The applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout. Granting the variance would negatively impact aesthetics along North Main Street and could result in safety issues due to conflicts between vehicles accessing the gas pumps and the flow of traffic on North Main Street. Elimination of the landscape strip would also result in the loss of a protective barrier between the new multi-use sidewalks along North Main Street and vehicular areas surrounding the gas pumps, which could lead to conflicts between vehicles and pedestrians and cyclists. Recent variances considered along Main Street have not included requests to eliminate the required landscape strip. In addition, the applicant's proposed site plan only depicts ten (10) parking spaces, whereas the 2001 land disturbance permit required thirteen (13) parking spaces.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The CZIM was held on September 9, 2020. There were no public comments.
- Attorney, Paul Mitchell, 202 Tribble Gap Road, Cumming, GA, 30040, came forward to speak on behalf of the applicant.

Public Comment

- No Public Comment
- ❖ Council Member Richard offered a motion to deny V-20-11 Citgo/174 North Main Street Variance
 - The motion received a second from Council Member Binder
- ❖ Council Member Burnett offered a substitute motion to table V-20-11 Citgo/174 North Main Street Variance
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved (5-2); Council Member Merkel and Council Member Richard voting in opposition

B. MP-20-04/CU-20-07 Veterinary Emergency Group/2725 Old Milton Parkway

- Council Member Hipes recused himself from this item.
- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council approve MP-20-04/CU-20-07 Veterinary Emergency Group/2725 Old Milton Parkway, subject to the following conditions:
 1. Add 'Animal Hospital, Small Animals' to Pod A of the Parkway 400 Master Plan as a conditional use.
 2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 2725 Old Milton Parkway, Suite A and limited to no more than 4,590 square feet.

3. Conditional use approval shall be limited to Veterinary Emergency Group; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.
 4. The business shall be permitted to operate 24-hours/day, 7 days/week.
 5. Boarding of animals is limited to short-term care incidental to the hospital use.
 6. Interior tenant improvements associated with Suite A shall include wall soundproofing, per letter from Thomas E. Arey, dated 7/16/2020.
 7. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be parked between the building and the street.
- This item was heard at the 10/1/2020 Planning Commission meeting. Staff recommended approval subject to seven (7) conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0
 - The applicant, Veterinary Emergency Group, is requesting a master plan amendment and conditional use permit to allow an 'Animal Hospital, Small Animals' for Veterinary Emergency Group in a 4,590 square foot suite within an existing building. An amendment to the Parkway 400 Master Plan Pod A is requested to add the proposed use. The applicant has also requested, as a separate public hearing, a text amendment to the City's Unified Development Code (UDC) to allow 'Animal Hospital, Small Animal' as a conditional use in the O-I (Office-Institutional) zoning district. The subject property is located at 2725 Old Milton Parkway, Suite A in the Parkway 400 Master Plan.
 - The submitted request, if approved, will allow the applicant to operate a 'Animal Hospital, Small Animal' use in a 4,590 square foot suite within an existing building. An amendment to the Parkway 400 Master Plan is requested to add the use to Pod A and a conditional use is requested to allow the use for Veterinary Emergency Group. The applicant has also requested a text amendment to the City's Unified Development Code (UDC) to allow 'Animal Hospital, Small Animal' as a conditional use in the O-I (Office-Institutional) zoning district. The subject property is located at 2725 Old Milton Parkway, Suite A in the Parkway 400 Master Plan.
 - The property is zoned O-I and is subject to the Parkway 400 Master Plan Pod A. In 2008, the property was developed with a 1-story, 9,500 square foot commercial building. Approximately half of the building is occupied by Alpharetta Eye Clinic (A.K.A. Windward Eye Care), which is also the owner of the building. The applicant proposes to use the other half of the building, which was formerly occupied by Aomi Hibachi and Sushi. Surrounding properties are zoned O-I to the south and east, MU (Mixed Use) to the north, and C-2 and O-I to the west. Avalon is located to the north, The Atwater retail center and Even Hotel are located to the west, Courtyard by Marriott is located to the south and Fifth Third Bank is located to the east.
 - Parkway 400 Master Plan was approved in 1998 (MP-98-01 Myrick Company) as an office park, including 435,000 square feet of office use and 63,000 square feet of retail/commercial use. Pod A has a land use designation of office with subordinate commercial uses permitted. The table below reflects the master plan amendments proposed in the Parkway 400 Master Plan.

Parkway 400 Master Plan – Past Master Plan Amendments

File #	Project Name	Pod	Requested Change	Outcome	Date
CLUP-17-07 / MP-17-06 / Z-17-20 / CU-17-18 / V-17-44	Greenstone	C	Add freestanding theatre and retail bldgs., 325 For-Rent units and accessory retail uses.	Withdrawn by Applicant	N/A
MP-16-08 / PH-16-11 / V-16-18	Courtyard by Marriott	C	Add Hotel use for 115-room Courtyard by Marriott hotel, reduce parking and setback, increase lot coverage	Approved	9/26/2016
MP-16-01 / V-16-03	Greenstone	C	Increase number of hotel rooms from 131 to 132, reduce and eliminate setbacks	Approved	3/28/2016
MP-15-06 / V-15-12	Courtyard by Marriott	C	Add Hotel use for 115-room Courtyard by Marriott hotel, reduce parking and setback, increase lot coverage	Denied	2/1/2016
MP-14-09 / V-15-14	Greenstone	C	Add Hotel use for 131-room Even Hotel, reduce parking	Approved	5/26/2015
MP-13-05 / V-13-14	Greenstone	C	Increase office density from 265,737 SF to 630,000 SF, allow freestanding restaurant, reduce buffer and parking	Approved	10/28/2013
MP-07-06	Nylo Hotel	C	Add Hotel use for 200-room hotel	Denied	8/27/2007
MP-06-15 / V-06-28	Greenstone	C	Increase office density from 323,100 SF to 826,623 SF, increase bldg. height, freestanding restaurant and service retail bldgs., allow hotel, eliminate buffer and reduce setbacks	Withdrawn by Applicant	N/A
MP-03-03 / V-03-18	Parkway 400	B	Allow 2 single story office bldgs., reduce setbacks and landscape strip	Approved	8/25/2003

- UDC Section 1.4.2 defines 'Animal Hospital, Small Animals' as, "A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use." The use is permitted by-right in the LI (Light Industrial) district and as a conditional use in the AG (Agriculture), CUP (Community Unit Plan), C-1 (Neighborhood Commercial), C-2 (General 3 Commercial), and PSC (Planned Shopping Center) districts. The applicant proposes a text amendment to add 'Animal Hospital, Small Animal' as a conditional use in the O-I district.
- Veterinary Emergency Group (VEG) is an emergency veterinary business serving cats and dogs primarily, as well as household pets such as rabbits, birds, guinea pigs and reptiles. VEG has 14 locations in New York, New Jersey, Massachusetts, Florida, and Texas and is currently expanding in Georgia, Colorado, and California. The business operates 24 hours per day, seven (7) days per week, with peak hours typically between 6:00 PM and midnight. The business does not perform routine or preventative care and does not board animals. The applicant anticipates 4-5 employees. Access to the building will be through the front door, as well as through the secured rear access. The applicant submitted a letter from the property owner who is also the adjacent tenant, Alpharetta Eye Clinic, stating that walls would be soundproofed.
- Staff prepared the table below in order to compare the applicant's proposal to existing animal hospitals in the City. There are six (6) animal hospitals and clinics in the City; however, there are no emergency animal hospitals currently located in the City. The nearest emergency animal hospitals are located at 900 Mansell Road (Animal Emergency Center of North Fulton) and 6460 Atlanta Hwy (All Pets Emergency & Referral).

Animal Hospital Located in the City

Project Name	Address	Zoning
Alpharetta Animal Hospital	80 Milton Ave	C-2
North Main Animal Hospital	562 North Main St	C-2
Paw Patch Animal Clinic	1150 Upper Hembree Rd	C-1
Webb Bridge Animal Hospital	3953 Webb Bridge Rd	AG
Country Place Animal Hospital	2165 Old Milton Pkwy	C-2
EasyVet Clinic	12850 Alpharetta Hwy, Suite 2200	C-2

- The applicant provided a trip generation report, which shows that the proposed use would generate approximately 19 fewer PM Peak Hour trips than a restaurant, which represents the former use of the subject suite.

Proposed:

Land Use (ITE Code)	Intensity	Daily Total	AM Peak – In	AM Peak-Out	AM Peak Total	PM Peak – In	PM Peak – Out	PM Peak - Total
Animal Hospital - Veterinary Clinic (640)	4,500 SF	96	11	5	16	6	10	16
Clinic (630)	4,000 SF	152	12	3	15	4	9	13
TOTAL		248	23	8	31	10	19	29

Existing:

Land Use (ITE Code)	Intensity	Daily Total	AM Peak – In	AM Peak-Out	AM Peak Total	PM Peak – In	PM Peak – Out	PM Peak - Total
Quality Restaurant (931)	4,500 SF	378	2	1	3	23	12	35
Clinic (630)	4,000 SF	152	12	3	15	4	9	13
TOTAL		530	14	4	18	27	21	48

- The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are primarily developed with office and retail uses.

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with office and retail uses.

- c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal should not have significant impacts on the natural environment. The applicant proposes to occupy suite within an existing building and does not propose any exterior changes to the site.

- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The subject property is approved for office (medical and professional) with accessory retail uses. 'Animal Hospital, Small Animal' operates similar to a medical office.

- e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal should not have significant impacts on public facilities and services. The proposed use would generate nine (9) fewer PM Peak Hour trips than a restaurant.

- f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

- g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare against the right to unrestricted use of property.

Response: The zoning proposal reflects a reasonable balance. The applicant's proposal would be compatible with surrounding uses and other locations for this business type, which are similarly situated along commercial corridors.

- h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The subject property is approved for office (medical and professional) with accessory retail uses. 'Animal Hospital, Small Animal' operates similar to a medical office.

- i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office'.

- 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 was developed in compliance with site access development standards with access to Old Milton Parkway and Amber Park Drive from two (2) private driveways, as well as interparcel access to the property to the east. The use should not have significant impacts on vehicular and pedestrian access.

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 subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

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 proposed use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated along commercial corridors. In addition, the City does not currently have an emergency veterinary office.

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 proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated along commercial corridors.

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 proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated along commercial corridors.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches, or schools.

Response: There are currently no emergency animal hospitals in the City and the nearest animal hospital is located approximately one (1) mile to the east at Country Place Animal Hospital. There does not appear to be any conflicting uses in the immediate vicinity of the applicant's property.

- City Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a conditional use. The proposed use would be compatible with surrounding uses and other locations for this business type, which are similarly situated along commercial corridors. In addition, there are currently no emergency animal hospitals in the City and the nearest animal hospital is located approximately one (1) mile to the east. However, it is recommended that conditions be established as part of this application that regulate and limit any expansion of the business.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The CZIM was held on September 9, 2020. There were no public comments.
- Attorney, Jessica Hill, 3343 Peachtree Road, NE, Atlanta, GA 30326, came forward to speak on behalf of the applicant.
- Chief of Staff for the Veterinary Emergency Group, Jennifer Hanlon, 7 Legion Drive, Valhalla, NY 10595, came forward to speak on behalf of the application.
- Owner of the building, Dr. Thomas Arey, 2725 Old Milton Pkwy, Alpharetta, GA 30009, came forward in support of the application.

Public Comment

- No Public Comment
- ❖ Council Member Richard offered a motion to approve MP-20-04/CU-20-07 Veterinary Emergency Group/2725 Old Milton Parkway, subject to the following conditions:
 1. Add 'Animal Hospital, Small Animals' to Pod A of the Parkway 400 Master Plan as a conditional use.
 2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 2725 Old Milton Parkway, Suite A and limited to no more than 4,590 square feet.
 3. Conditional use approval shall be limited to Veterinary Emergency Group; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.
 4. The business shall be permitted to operate 24-hours/day, 7 days/week.
 5. Boarding of animals is limited to short-term care incidental to the hospital use.

6. Interior tenant improvements associated with Suite A shall include wall soundproofing, per letter from Thomas E. Arey, dated 7/16/2020.
7. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be parked between the building and the street.
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (6-0); Council Member Hipes recused himself from this item

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

- The Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve PH-20-10 North Point Mall Redevelopment/Change to Previous Condition of Zoning, subject to the following conditions (RED text below indicates a change from the previous condition):
 1. Subject to condition 30 below, if construction of these rental units also has not commenced by December 31, 2028, then new residential units shall revert to 'For-Sale' units; provided however, that if no portion of the proposed redevelopment has received a Land Disturbance Permit by December 31, 2022, then 'For-Rent' residential shall revert to 'For-Sale' residential units.
 4. Development regulations shall be as follows: c. Residential – After July 1, 2020 up to 50% of the maximum 300 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements, except as approved below. The remaining 'For-Rent' units shall be permitted a CO after January 1, 2021. 'For-Rent' buildings shall be no greater than 4 stories or 60', whichever is less, and all units shall be one (1) and two (2) bedrooms. A maximum of sixty percent (60%) of units shall be studios or one bedroom and no 3-bedroom units shall be permitted. Studio units shall have a minimum square footage of 550 square feet. One-bedroom units shall have a minimum size of 700 square feet and two-bedroom units shall have a minimum size of 1,050 square feet. 'For-Rent' block shall be as depicted in Exhibit C, Current Proposed. 'For-Rent' units shall be constructed concurrently with all required open space areas, infrastructure and freestanding retail/restaurant uses. A CO shall not be issued for 'For-Rent' use until onsite open space and infrastructure have been constructed and inspected by the City. Offsite improvements must be under construction. 'For-Rent' units shall have first class amenities and shall include a private pool, fitness center, secured parking, resident's lounge, business center, on-site management office and secure elevator access. Surface parking and garages associated with 'For-Rent' use shall be heavily screened from North Point Circle. ~~If construction does not commence by February 25, 2021, residential units shall revert to 'For-Sale' only.~~
 30. At such time as MARTA stipulates and funds its intention to move forward with a future Georgia 400 MARTA bus rapid transit and/or train station on Georgia 400 at North Point Mall, Developer, its successors and assigns; shall dedicate land to the City as depicted on Exhibit A or an equivalent reasonably substituted tract of like size within the Georgia 400 buffer agreed upon by owner and City. If at any time MARTA stipulates that the land is not needed; or if MARTA has not begun construction by December 31, 2028; then there shall be no obligation to dedicate the land or, if already conveyed to the City, it shall be conveyed back to the

Developer, its successors or assigns. This reservation does not in any way entitle MARTA or the City to use any part of the balance of the Mall property, and Developer, its successors and assigns is/are under no obligation to allow such use. Nor does this reservation entitle MARTA customers to park on Mall property to access the station.

31. Applicant shall dedicate right-of-way and/or easements, as shown in Exhibit B, as required for the construction and maintenance of the City's planned streetscape improvement along North Point Parkway. Anticipated impacts are related to enhanced sidewalks, landscaping, and traffic signal upgrades.
- The applicant, Brookfield Properties Retail, Inc., requests a change to previous condition of zoning on an 83.67-acre property approved for a mixed-use development. The requested changes would allow for an extension to the reversion clause associated with the 'Dwelling, 'For-Rent' product. The subject property is located at 1000 North Point Circle.
 - The submitted request, if approved, would allow for a change to previous condition of zoning related to the Brookfield/North Point Mall Master Plan. The proposed change would allow for an extension to the reversion clause associated with the 'Dwelling, 'For-Rent' product. The subject property is located at 1000 North Point Circle.
 - The 83.67-acre property was approved on February 25, 2019 for a master plan amendment, rezoning, conditional use, and variance to allow a mixed-use development, including retail/restaurant, 'For-Rent' residential, and open space. At the time of approval, the applicant had anticipated breaking ground by late 2019 or early 2020. Due to the financial uncertainty resulting from COVID-19, Brookfield Properties is unable to guarantee that construction will commence by February 25, 2021. Therefore, the applicant proposes the following changes to the previous conditions of zoning related to file # MP-18-07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall:
 1. Subject to condition Paragraph 30 below, if construction of these rental units also has not commenced by December 31, 2028, then new residential units shall revert to "For Sale" units; provided however, that if no portion of the proposed redevelopment has received a Land Disturbance Permit by December 31, 2022, then "For-Rent" residential shall revert to "For Sale" residential units.
 2. At such time as MARTA stipulates and funds its intention to move forward with a future Georgia 400 MARTA bus rapid transit and/or train station on Georgia 400 at North Point Mall, Developer, its successors and assigns; shall dedicate land to the City as depicted on Exhibit A or an equivalent reasonably substituted tract of like size within the Georgia 400 buffer agreed upon by owner and City. If at any time MARTA stipulates that the land is not needed; or if MARTA has not begun construction by December 31, 2028; then there shall be no obligation to dedicate the land or, if already conveyed to the City, it shall be conveyed back to the Developer, its successors or assigns. This reservation does not in any way entitle MARTA or the City to use any part of the balance of the Mall property, and Developer, its successors and assigns is/are under no obligation to allow such use. Nor does this reservation entitle MARTA customers to park on Mall property to access the station.

- Staff has reviewed the applicant's proposal and finds that it can generally support the request to extend the reversion clause associated with the 'Dwelling, 'For-Rent' product. According to the applicant, the proposed change to the previous condition of zoning is directly related to the financial uncertainty associated with the COVID-19 pandemic.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The CZIM was held on August 12, 2020. There was a question about why distressed malls are not just torn down. The applicant responded that it is likely due to the long-term ground leases.
- Attorney, Kathy Zickert, 1230 W Peachtree St NE # 3100, Atlanta, GA 30309, came forward to speak on behalf of the applicant.

Public Comment

- No Public Comment
- ❖ Council Member Richard offered a motion to approve PH-20-10 North Point Mall Redevelopment/Change to Previous Condition of Zoning, subject to the following conditions:
 1. Subject to condition 30 below, if construction of these rental units also has not commenced by December 31, 2028, then new residential units shall revert to 'For-Sale' units; provided however, that if no portion of the proposed redevelopment has received a Land Disturbance Permit by December 31, 2022, then 'For-Rent' residential shall revert to 'For-Sale' residential units.
 4. Development regulations shall be as follows:
 - c. Residential – After July 1, 2020 up to 50% of the maximum 300 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements, except as approved below. The remaining 'For-Rent' units shall be permitted a CO after January 1, 2021. 'For-Rent' buildings shall be no greater than 4 stories or 60', whichever is less, and all units shall be one (1) and two (2) bedrooms. A maximum of sixty percent (60%) of units shall be studios or one bedroom and no 3-bedroom units shall be permitted. Studio units shall have a minimum square footage of 550 square feet. One-bedroom units shall have a minimum size of 700 square feet and two-bedroom units shall have a minimum size of 1,050 square feet. 'For-Rent' block shall be as depicted in Exhibit C, Current Proposed. 'For-Rent' units shall be constructed concurrently with all required open space areas, infrastructure and freestanding retail/restaurant uses. A CO shall not be issued for 'For-Rent' use until onsite open space and infrastructure have been constructed and inspected by the City. Offsite improvements must be under construction. 'For-Rent' units shall have first class amenities and shall include a private pool, fitness center, secured parking, resident's lounge, business center, on-site management office and secure elevator access. Surface parking and garages associated with 'For-Rent' use shall be heavily screened from North Point Circle.

30. At such time as MARTA stipulates and funds its intention to move forward with a future Georgia 400 MARTA bus rapid transit and/or train station on Georgia 400 at North Point Mall, Developer, its successors and assigns; shall dedicate land to the City as depicted on Exhibit A or an equivalent reasonably substituted tract of like size within the Georgia 400 buffer agreed upon by owner and City. If at any time MARTA stipulates that the land is not needed; or if MARTA has not begun construction by December 31, 2028; then there shall be no obligation to dedicate the land or, if already conveyed to the City, it shall be conveyed back to the Developer, its successors or assigns. This reservation does not in any way entitle MARTA or the City to use any part of the balance of the Mall property, and Developer, its successors and assigns is/are under no obligation to allow such use. Nor does this reservation entitle MARTA customers to park on Mall property to access the station.

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

D. V-20-13 STACK Data Center Parking and Stream Buffer Variances

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council approve V-20-13 STACK Data Center Variances, subject to the following conditions:
 1. Property shall be developed substantially in accordance with site plan titled "STACK ATLL2 Site Plan with Proposed Parking", prepared by Corgan, dated 8/31/2020, except for modifications required to comply with the conditions below.
 2. Building and equipment enclosure materials and design shall comply with the applicable Data Center regulations, as approved by DRB.
 3. Data Center shall not exceed 131,720 square feet.
 4. Security fence shall be located behind the required 40' heavily planted landscape buffer.
 5. 40' landscape buffer shall include required landscape strip plantings along street frontage. The full width of the buffer shall be heavily planted to screen the equipment compound and shall not include improvements, such as parking.
 6. Site shall comply with parking lot tree island requirements.
 7. Land for additional parking, per site plan titled "STACK ATLL2 Site Plan With Code Required Parking", dated 9/1/2020, shall be set aside, at the southeast corner of the site, and preserved as greenspace until such time as additional parking is determined to be needed by the City or the use changes. The utility courtyard shall be reserved for additional parking should the use of the property change in the future.
 8. Property owner shall be required to construct up to 39 additional parking spaces in the future, as depicted on the site plan titled "Site Plan As Indicated", dated 6/1/2020, if the City determines and can document that a parking shortage exists.
 9. Stream buffer variance shall be limited to site plan titled "STACK ATLL2 Site Plan with Proposed Parking", prepared by Corgan, dated 8/31/2020.

10. In addition to the proposed 85% TSS removal rate, developer shall provide additional measures to mitigate the stream buffer encroachment, as approved by Staff, such as:
 - a) Provide an additional 20% runoff reduction or water quality volume for the project's new impervious area, which is in addition to the standard requirements.
 - b) Provide an ecological assessment of existing vegetation for the entire onsite riparian buffers, including recommendations for vegetative management. The plan shall detail means and methods of exotic and invasive plant removal, as well as, revegetation of the area with native riparian plants (trees, shrubs, and groundcovers) in order to fill-in existing gaps or gaps created by the removal of exotic and invasive plants. Provide a list of proposed plants and quantities. Vegetative management plan shall be implemented for four-times (4x) the proposed undisturbed buffer encroachment.
 - c) Provide onsite stream or wetland restoration if site conditions warrant such a project.
 - d) Other options that provide an ecological lift, as approved by Staff.
11. Prior to issuance of land disturbance permit, the property owner shall provide the City with a copy of the approved 25' vegetated stream buffer encroachment application from the State of Georgia Environmental Protection Division (EPD).
 - The applicant, Landis Evans + Partners, is requesting parking and stream buffer variances to allow for the construction of a 2-story, 131,720 square foot data center on 6.5 acres. STACK Infrastructure owns and operates a data center on the neighboring property (3200 Webb Bridge Road) and proposes to construct a second data center on the subject property. The subject property is located at 3250 Webb Bridge Road just west of the intersection of North Point Parkway and Webb Bridge Road.
 - The submitted request, if approved, would allow for the construction of a 2-story, 131,720 square foot data center on 6.5 acres for STACK Infrastructure. The applicant requests a variance to reduce parking and a variance to allow for a stream buffer encroachment. STACK Infrastructure owns and operates the data center on the neighboring property and proposes to construct a second data center on the subject property. The subject property is located at 3250 Webb Bridge Road just west of the intersection of North Point Parkway and Webb Bridge Road.
 - The property is zoned CUP (Community Unit Plan) and is subject to the Preston Ridge Master Plan Pod G. Surrounding properties are zoned CUP, except that the properties to the west are zoned O-I (Office-Institutional). Village Park of Alpharetta and STACK Data Center (F.K.A. T5 Data Center) are located to the west, Autumn Leaves is located to the east, Preston Ridge Commons office park is located to the south and Parkview One office building is located to the north. The Comprehensive Land Use Plan designation of the property is 'Corporate Office'.
 - As shown in the table below, there are ten (10) data centers currently operating in the City. Most of the sites went through the City's public hearing process to reduce the required parking, including the adjacent property, which is also owned by STACK Infrastructure. That property received variance approval in 2011 to reduce required parking for a 100,000 square foot data center from 206 to 50 parking spaces.

Alpharetta Data Centers

Name/Location	Bldg Size / Site Acreage	Req'd Parking	Provided Parking	Land Set Aside	Notes
Applicant's Proposal / 3250 Webb Bridge Rd	131,720 SF / 6.5 ac	153 + 264 (land)	47	Yes, 39 spaces	Variance requested to reduce req'd parking
STACK (F.K.A. T5) / 3200 Webb Bridge Rd	100,000 SF / 12 ac	206	50	Yes, 200 spaces	V-10-17, Approved 1/24/2011
Ascent / 4905 North Point Pkwy	185,000 SF / 38.8 ac	434	40	Yes, 394 spaces	MP-08-09/V-08-15, Approved 10/27/08
Sungard Availability Services / 11650 Great Oaks Way	183,322 SF / 15.7 ac	387	79	Yes, 367 spaces	V-12-31, Approved 1/28/13
E-Trade / 1650 Union Hill Rd	167,705 SF / 14.5 ac	323	170	Yes, 143 spaces	V-99-09, Approved 7/15/99
GE Digital / 1001 Windward Concourse	187,919 SF / 19.4 ac	188	310	No	No PH - Constructed 1988/1999
ADP / 5880 Windward Pkwy	194,460 SF / 40.9 ac	388	47	Yes, 389 spaces	V-04-32 (withdrawn) & V-05-07 Approved
Flexential / 12655 Edison Dr	74,393 SF / 12.1 ac	85	204	No	No PH - Constructed 1996
HP / 2525 Westside Pkwy	283,746 SF / 44.1 ac	2,326	140 + 2,044 (shared)	Yes, 567 spaces	AV-2006-011, Approved 7/27/06 (Shared parking w/adj. office bldgs)
Cingular Wireless / 11610 Great Oaks Way	35,229 SF / 12.2 ac	78	41	Yes, 37 spaces	V-04-08, Approved 5/24/04
AT&T Mobility / 11610 Great Oaks Way	55,200 SF / 12.2 ac	189	35	Yes, 155 spaces	V-08-08, Approved 5/27/08

- The applicant's requested stream buffer variance relates to the smaller of two (2) unrelated streams on the property, which is located on the northeast side of the property and underneath the proposed placement of the building pad. The larger stream, located along the property's frontage on Webb Bridge Road, will be preserved and will not be impacted by the proposed development. Given the location of the larger stream and the unusual shape of the property, the applicant is requesting a variance to allow encroachment over the smaller stream buffer.
- The State of Georgia has jurisdiction over the first 25' of buffer associated with a stream. In addition, Unified Development Code (UDC) Section 3.3.6(C)(1)(a) Stream Buffer Protection – Land Development Requirements, requires a 50' undisturbed natural vegetative buffer on both banks of a non-perennial stream and an additional 25' impervious setback for a total of 75'. The UDC prohibits impervious cover within the 25' impervious setback, which includes man-made structures that impede the natural infiltration of water into the ground.
- According to the applicant, the stream in question is small, of little benefit to the drainage basin and has been compromised by previous development activity. The property was previously used as a spoils area for the construction of an infrastructure project. The proposed encroachment into the stream buffer is proposed to be offset with increased water quality treatment downstream of the project. The applicant's Erosion and Sediment Control Plans and Water Quality calculations show that the proposed project will exceed the required Total Suspended Solids (TSS) removal rate of 80% by providing an 85% removal rate. The applicant provided a copy of the 25' vegetated stream buffer encroachment application that has been submitted with the State of Georgia Environmental Protection Division (EPD).
- A variance is requested from UDC Subsection 2.5.1(B), to reduce the required parking for a data center. The applicant believes that the City's parking requirements for a data center are excessive for their intended use and would result in excess impervious surface, increased storm water runoff and unnecessary removal of trees. The City requires that a data center provide:

- o One (1) space per 1,000 square feet per gross area of unmanned space together with parking as required for space dedicated to manned space at 1 space per 300 square feet. Land for additional parking calculated at 1 space per 500 square feet of gross area shall be set aside and preserved until such time as additional parking is needed and/or use changes. This land shall not be subdivided from the remainder of the property so that it can be used for parking in the future.
- The data center is proposed to have 8,977 square feet of manned space and 122,743 square feet of unmanned space. Therefore, 153 parking spaces and a land set aside to accommodate 264 additional parking spaces (417 total spaces) is required for the data center use. The applicant's site plan depicts 47 parking spaces, which is approximately 69% less parking required to be constructed. An alternate site plan was provided showing that an additional 39 parking spaces could be accommodated at the southeast corner of the site if a parking shortage can be documented by the City. If the use changes in the future, the applicant has demonstrated that the total required parking (153 required spaces + 264 additional spaces) could be 4 accommodated by parking over the utility courtyard and constructing a 4-level parking deck in the southeast corner of the site.
- The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; or

Response: The property has an unusual shape, as well as topographic issues associated with two (2) unrelated streams on the property. Land is available in the southeast corner of the property to accommodate 39 additional parking spaces, if the City determines that a parking shortage exists. In addition, the applicant has demonstrated that the total required parking could be accommodated on the subject property should the use change in the future.

- (2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The application of the Ordinance to the subject property would result in an excessive amount of impervious area and unnecessary tree removal.

- (3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has an unusual shape, as well as topographic issues associated with two (2) unrelated streams on the property. Land is available in the southeast corner of the property to accommodate 39 additional parking spaces, if the City determines that a parking shortage exists. In addition, the applicant has demonstrated that the total required parking could be accommodated on the subject property should the use change in the future.

- (4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the requested parking variance should not cause substantial detriment to the public good, if conditions are approved requiring a land set aside for additional parking, as well as limiting the size of the data center.

- Stream buffer variance requirements: Requests for variances shall follow the procedures described in Section 4.5 and Section 5.2. Variances will be considered only in the following cases:
- Requests for variances shall follow the procedures described in Section 4.5 and Section 5.2. Variances will be considered only in the following cases:
 1. When a property's shape, topography or other physical conditions existing at the time of the adoption of this ordinance prevents land development unless a buffer variance is granted.

Response: The property has an unusual shape and is impacted by two (2) unrelated streams. According to the applicant, the stream in question is small, of little benefit to the drainage basin and has been compromised by previous development activity (used as a spoils area). The applicant proposes to offset the stream buffer encroachment with increased water quality treatment downstream of the project. The applicant's Erosion and Sediment Control Plans and Water Quality calculations show that the proposed project will exceed the required Total Suspended Solids (TSS) removal rate of 80% by providing an 85% removal rate. If approved, it is recommended that the applicant provide additional mitigation measures as recommended by the City's Stormwater Management Engineer.

2. Unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship.

Response: The property has an unusual shape and is impacted by two (2) unrelated streams. According to the applicant, the stream in question is small, of little benefit to the drainage basin and has been compromised by previous development activity (used as a spoils area). The applicant proposes to offset the stream buffer encroachment with increased water quality treatment downstream of the project. The applicant's Erosion and Sediment Control Plans and Water Quality calculations show that the proposed project will exceed the required Total Suspended Solids (TSS) removal rate of 80% by providing an 85% removal rate. If approved, it is recommended that the applicant provide additional mitigation measures as recommended by the City's Stormwater Management Engineer.

- Staff has reviewed the applicant's proposal and finds that it can generally support the request for stream buffer and parking variance. The property has an unusual shape and is impacted by two (2) unrelated streams. According to the applicant, the stream in question is small, of little benefit to the drainage basin and has been compromised by previous being used as a spoils area for development activity. The applicant proposes to offset the stream buffer encroachment with increased water quality treatment downstream of the project by increasing the required Total Suspended Solids (TSS) removal rate from 80% to 85% removal rate. The proposed parking variance is similar to previous requests for parking variance approved at other data center locations in the City.

- If approved, conditions are recommended requiring additional stream buffer encroachment mitigation measures, additional landscaping to improve aesthetics and screening, as well as a land set aside and reservation for future parking.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The applicant provided letters of support from the Preston Ridge Owners Association and UPS Supply Chain Solutions. The report states that no public concerns were received.
- The CZIM was held on October 14, 2020. There were no public comments.
- Vice President of Business Development for Landis Evans + Partners, Chris Owens, 7425 Mid Broadwell Trace, Alpharetta, GA 30009, came forward to speak on behalf of the applicant.
- Chief Data Center Officer at STACK Infrastructure, Mike Casey, 3200 Webb Bridge Road, Alpharetta, GA 30009, came forward to speak on behalf of the application.
- Project Landscape Architect, Pat Corkill, 1235 Chasewood Trail, Alpharetta, GA 30005, came forward to speak on behalf of the applicant.

Public Comment

- No Public Comment

❖ Council Member Richard offered a motion to approve V-20-13 STACK Data Center Variances, subject to the following conditions:

1. Property shall be developed substantially in accordance with site plan titled "STACK ATLL2 Site Plan with Proposed Parking", prepared by Corgan, dated 8/31/2020, except for modifications required to comply with the conditions below.
2. Building and equipment enclosure materials and design shall comply with the applicable Data Center regulations, as approved by DRB.
3. Data Center shall not exceed 131,720 square feet.
4. Security fence shall be located behind the required 40' heavily planted landscape buffer.
5. 40' landscape buffer shall include required landscape strip plantings along street frontage. The full width of the buffer shall be heavily planted to screen the equipment compound and shall not include improvements, such as parking.
6. Site shall comply with parking lot tree island requirements.
7. Land for additional parking, per site plan titled "STACK ATLL2 Site Plan With Code Required Parking", dated 9/1/2020, shall be set aside, at the southeast corner of the site, and preserved as greenspace until such time as additional parking is determined by the City to be needed or the use changes. The utility courtyard shall be reserved for additional parking should the use of the property change in the future.

8. Property owner shall be required to construct up to 39 additional parking spaces in the future, as depicted on the site plan titled "Site Plan As Indicated", dated 6/1/2020, if the City determines and can document that a parking shortage exists.
9. Stream buffer variance shall be limited to site plan titled "STACK ATLL2 Site Plan with Proposed Parking", prepared by Corgan, dated 8/31/2020.
10. In addition to the proposed 85% TSS removal rate, developer shall provide additional measures to mitigate the stream buffer encroachment, as approved by Staff, such as:
 - a) Provide an additional 20% runoff reduction or water quality volume for the project's new impervious area, which is in addition to the standard requirements.
 - b) Provide an ecological assessment of existing vegetation for the entire onsite riparian buffers, including recommendations for vegetative management. The plan shall detail means and methods of exotic and invasive plant removal, as well as, revegetation of the area with native riparian plants (trees, shrubs, and groundcovers) in order to fill-in existing gaps or gaps created by the removal of exotic and invasive plants. Provide a list of proposed plants and quantities. Vegetative management plan shall be implemented for four-times (4x) the proposed undisturbed buffer encroachment.
 - c) Provide onsite stream or wetland restoration if site conditions warrant such a project.
 - d) Other options that provide an ecological lift, as approved by Staff.
11. Prior to issuance of land disturbance permit, the property owner shall provide the City with a copy of the approved 25' vegetated stream buffer encroachment application from the State of Georgia Environmental Protection Division (EPD).
12. Brick accents shall be added in select locations on the Webb Bridge Road elevation, with final approval by the DRB.
 - The motion received a second by Council Member Binder with a friendly amendment to add "or stone accents" to condition #12
 - Council Member Richard accepted the friendly amendment
 - The motion was approved (6-1); Mayor Gilvin voting in opposition

VII. NEW BUSINESS

A. Consideration of an Ordinance to Amend Chapter 30 of the City Code - Loitering (1st Reading) Sponsored By: Council Member Burnett

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Mayor and Council approve an ordinance to amend Chapter 30 of the City Code to add an article IV (Loitering for the Purpose of Engaging in the Solicitation of Sex Acts).
- This ordinance amendment reflects state law regarding loitering and solicitation of sex acts. Having a local ordinance will provide law enforcement more discretion in the handling of these types of cases.

- The goal is to create additional enforcement options for law enforcement officers encountering loitering and solicitation of sex crimes activity.
- Asst. City Attorney, Steven Jones, read the ordinance aloud.

Public Comment

- No Public Comment
- ❖ Council Member Burnett offered a motion to approve an ordinance to amend Chapter 30 of the City Code to add an article IV (Loitering for the Purpose of Engaging in the Solicitation of Sex Acts)
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (7-0)

VIII. WORKSHOP

A. Park Rules Ordinance Update

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff seeks input and requests permission to work with the City Attorney to draft appropriate language to codify the updated rules in preparation for final consideration and adoption by City Council
- Currently, the City Ordinance that deals with Park Rules is outdated. The City has added many parks, facilities, and services; however, the Park Rules Ordinance does not reflect the changes and additions that have been made to the park system.
- The Recreation Commission utilized several of its monthly workshop meetings to review the current City Ordinance and to develop a new set of Park Rules that are in keeping with the current status of our City. Subsequently, the Recreation Commission approved unanimously at its November 12, 2019 meeting to recommend for adoption by City Council the attached Park Rules.

IX. PUBLIC COMMENT

- No Public Comment

X. REPORTS

- No Reports

XI. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 9:00 P.M.

Respectfully submitted,

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

Erin Cobb, City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Sponsored By:

Meeting Date: November 2, 2020

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING SEPTEMBER 30, 2020

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending September 30, 2020 (period 3 of Fiscal Year 2021).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

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

In addition, this report includes:

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

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Management Report (September 2020)

City of Alpharetta, GA

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

Financial Management Reports



for the month ending
September 30, 2020
(period 3 of 12 – unaudited)

Financial Management Reports

Fiscal Year 2021

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TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*

DATE: NOVEMBER 2, 2020

RE: FINANCIAL MANAGEMENT REPORTS AS OF SEPTEMBER 30, 2020

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending September 30, 2020.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2020 (FY 2020). The figures represented herein are subject to change in accordance with accounting entries made during the closing process.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2021 revenues are budgeted at \$67 million (net of Carryforward Fund Balance totaling \$5 million). As of September 30, 2020, actual revenue collections total 9% or \$6.1 million.

Revenue collection percentages are typically low for the first several months of the fiscal year due to various factors including: (a) property tax billings mailed in October that carry a December due date; and (b) accrual entries aimed at ensuring the city's revenues accurately reflect the period in which they were earned.

Early billing/collection trends indicate a net gain over budget of \$624,904 with the detail as follows:

• Property Taxes (current):	\$ 350,000
• LOST:	1,020,543
• Hotel Taxes:	(656,250)
• Recreation/Special Event Fees:	(130,000)
• Other:	<u>40,611</u>
Estimated Gain:	\$ 624,904

The FY 2021 budget for current year property taxes (non-motor vehicles) totals \$25.4 million and is based on a billable digest of \$5.4 billion (net

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

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

CITY
ADMINISTRATOR
ROBERT J. REGUS

of all exemptions/motor vehicle values). This figure was calculated in April/May 2020 based on staff forecasts of property values (including new construction estimates) and associated exemptions.

The actual digest for FY 2021, as provided by the Fulton County Tax Commissioner, currently totals \$5.3 billion (net of all exemptions, motor vehicle values, and current appeal allowances). The October 1st billing for the operations portion of the tax digest totals \$26.2 million. This figure will be eroded through appeals. Based on the appeals erosion trend in 2019, coupled with a further allowance reflecting the current economy, staff forecasts collections totaling \$25.7 million which is \$350,000 greater than budget. This figure will be adjusted as appeals are finalized.

After accounting for a known (but unposted) audit adjustment of \$167,000, Local Option Sales Tax collections is trending -8% lower (overall) than FY 2020 (\$16 million was collected in FY 2020; but was running at a \$17.4 million trend pre-COVID). While this represents only 2 months of collections in FY 2021, the trend is stronger than the 2021 budget forecasted. Current collection estimates for FY 2021 total \$14.5 million which is \$1 million greater than budget.

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

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

As of September 30, 2020, city departments (not including General Government¹) have encumbered and expensed 32%, or \$20 million, of their FY 2021 budget appropriations. Due to COVID-19 and its associated economic impact, Departments have been notified that expenses through year-end are limited to essential needs only.

It should be noted that the General Fund, much like our E-911 Fund and Solid Waste Fund, has a 21% Emergency Reserve that is structured to protect operations against short-term revenue and/or expense fluctuations should budgetary adjustments prove insufficient. The Finance Department will continue to monitor departmental budgets and alert Administration on any potential cost savings measures to assist in offsetting impacts from erosion of our revenue base.

Contingency: The General Fund contingency balance totals \$699,268.

Special Revenue Funds (large funds only)

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

Hotel/Motel Fund: FY 2021 revenues are budgeted at \$6.8 million (net of carryforward fund balance totaling \$2.2 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$2.9 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; \$1.3 million for debt service on the Series 2016 Convention Center

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

Bonds, and \$949,239 for eligible initiatives such as Equestrian Center and Wills Park Master Plan Improvements); and the city (37.5% or \$2.5 million).

Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1.2 million (funded in prior years and represents the remaining portion of the carryforward fund balance figure referenced above). This reserve figure has dipped below the \$1.5 million target level due to the impact of the COVID-19 pandemic on the hospitality industry and will be replenished once revenues within the Fund strengthen.

Hotel tax collections is trending -69% lower than FY 2020 (pre-COVID collections in September 2019). Collections during FY 2020 totaled \$9 million. Current forecast trends indicate collections in FY 2021 totaling \$5 million which is -\$1.75 million less than budget. This forecast assumes a combination of strong revenue write-downs through March 2021 (compared to pre-pandemic collections in the prior-year) coupled with minor growth thereafter (compared to the pandemic shut-down period and several months following). The impact to the General Fund totals -\$656,250 and the impact to the Facilities (debt service reserve) totals -\$380,463 (covered thru the debt service reserve).

E-911 Fund: FY 2021 revenues are budgeted at \$4.3 million (net of carryforward fund balance totaling \$1.6 million for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of September 30, 2020, the city has collected 10% or \$422,248.

Expenditures/encumbrances during the same time period total \$1.7 million and represent general operations and blanket purchase orders that will sustain operations.

Debt Service Fund

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

FY 2021 revenues are budgeted at \$5 million (net of carryforward fund balance totaling \$598,344). As of September 30, 2020, actual revenue totaled less than 1% of budget and will remain low until property tax collections in December.

Grant Funds

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

Operating Grant Fund (Fund 220): Available funding totals \$285,280 and represents unencumbered/unspent project appropriations of \$201,197 and a non-allocated reserve for future projects (grant matches) of \$84,083.

Capital Grants Fund (Fund 340): Available funding totals \$404,079 and represents unencumbered/unspent capital project appropriations of \$1,501 and a non-allocated reserve for future capital projects (grant matches) of \$402,578.

Capital Project Funds

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

General Capital Project Fund (Fund 301): Available city funding totals \$14.4 million and represents unencumbered/unspent capital project appropriations of \$8.9 million and a non-allocated reserve for future capital projects of \$5.5 million.

Stormwater Capital Fund (Fund 302): Available funding totals \$1.4 million and represents unencumbered/unspent capital project appropriations of \$1.3 million and a non-allocated reserve for future capital project appropriations of \$72,001.

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

TSPLOST Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017. Available funding totals \$30.2 million.

Enterprise Fund

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

Solid Waste Fund: FY 2021 revenues are currently budgeted at \$4.5 million (net of carryforward fund balance totaling \$183,032 constituting reserve balances in excess of the 21% Emergency Reserve designation). As of September 30, 2020, the city has collected \$2.3 million represents the 1st – 2nd quarter billings.

Expenditures/encumbrances during the same time period total \$4.4 million and represent general operations and blanket purchase orders that will sustain operations.

Other Items

Council Member Stipend Activity Listing: The FY 2020 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of September 30, 2020 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: Jim Gilvin	\$ 7,200	\$ 692	\$ 6,508
Post #1: Donald Mitchell	\$ 4,000	\$ 234	\$ 3,766
Post #2: Ben Burnett	\$ 4,000	\$ 123	\$ 3,877
Post #3: Karen Richard	\$ 4,000	\$ 362	\$ 3,638
Post #4: John Hipes	\$ 4,000	\$ 70	\$ 3,930
Post #5: Jason Binder	\$ 4,000	\$ 135	\$ 3,865
Post #6: Dan Merkel	\$ 4,000	\$ 54	\$ 3,946

Development Authority² (Component Reporting Unit)

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

As of September 30, 2020, the Development Authority has \$114,348 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

Other reports included with this packet are as follows:

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

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



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 For the month ended September 30, 2020

	Current Fiscal Year					Prior Fiscal Year		
	2021 Budget	2021 YTD	% Collected	2021 Estimated	Variance	2020 Actual	2020 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 25,350,000	\$ 28,912	0.1%	\$ 25,700,000	\$ 350,000	\$ 24,803,627	\$ 27,209	0.1%
Delinquent	217,000	(75,801)	-34.9%	217,000	-	518,103	66,679	12.9%
Motor Vehicle Tax	75,000	16,989	22.7%	75,000	-	104,406	23,019	22.0%
Motor Vehicle Title Fee	1,600,000	427,420	26.7%	1,600,000	-	1,875,801	365,575	19.5%
Local Option Sales Tax	13,479,457	2,745,592	20.4%	14,500,000	1,020,543	15,991,131	2,804,349	17.5%
Franchise Tax	6,675,000	119,374	1.8%	6,675,000	-	6,880,108	120,712	1.8%
Insurance Premium Tax	4,350,000	-	0.0%	4,350,000	-	4,368,841	-	0.0%
Alcohol Beverage Excise Tax	2,100,000	368,159	17.5%	2,100,000	-	2,199,245	416,958	19.0%
Building Permit Fees	1,550,000	473,514	30.5%	1,550,000	-	2,130,275	472,568	22.2%
Business and Occupational Tax	925,000	37,715	4.1%	925,000	-	1,153,937	61,754	5.4%
Municipal Court Fines	1,800,000	455,590	25.3%	1,800,000	-	1,657,373	569,736	34.4%
Recreation/Special Event Fees	2,092,550	460,902	22.0%	1,962,550	(130,000)	2,321,103	815,574	35.1%
Hotel/Motel Tax (City portion)	2,531,250	189,644	7.5%	1,875,000	(656,250)	2,502,036	594,147	23.7%
subtotal	\$ 62,745,257	\$ 5,248,008	8.4%	\$ 63,329,550	\$ 584,293	\$ 66,505,985	\$ 6,338,279	9.5%
Other Revenues	4,230,046	868,148	20.5%	4,270,657	40,611	5,381,163	915,240	17.0%
Total Revenues	\$ 66,975,303	\$ 6,116,156	9.1%	\$ 67,600,207	\$ 624,904	\$ 71,887,149	\$ 7,253,519	10.1%
Carryforward Fund Balance	5,289,252							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended September 30, 2020

Expenditures by Department:

	Current Fiscal Year						Prior Fiscal Year		
	2021 Budget	2021 Encumbrances	2021 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2020 Exp. (Total)	2020 Exp. (YTD)	% Exp.
Mayor & Council	\$ 382,505	\$ 3,000	\$ 97,905	\$ 281,601	26.4%	25.6%	\$ 366,417	\$ 104,305	28.5%
City Administration	1,690,086	58,670	423,127	1,208,289	28.5%	25.0%	1,661,974	667,035	40.1%
Finance	3,541,567	161,906	1,132,136	2,247,525	36.5%	32.0%	3,394,381	1,160,906	34.2%
City Attorney	750,000	-	433	749,567	0.1%	0.1%	882,013	(484,008)	-54.9%
Information Technology	2,194,661	153,594	616,816	1,424,251	35.1%	28.1%	1,994,728	570,190	28.6%
Human Resources	638,529	22,240	155,678	460,611	27.9%	24.4%	554,384	161,748	29.2%
Municipal Court	1,006,645	186,794	251,841	568,010	43.6%	25.0%	889,434	249,861	28.1%
Public Safety	30,470,265	794,987	8,533,968	21,141,310	30.6%	28.0%	28,854,870	8,276,369	28.7%
Public Works	9,046,380	847,738	2,054,114	6,144,528	32.1%	22.7%	8,352,910	2,201,092	26.4%
Recreation, Parks & Cultural Svcs	9,998,406	1,412,143	2,390,550	6,195,713	38.0%	23.9%	9,419,744	2,670,584	28.4%
Community Development	3,725,940	50,860	1,011,234	2,663,846	28.5%	27.1%	3,377,666	967,628	28.6%
subtotal	\$ 63,444,984	\$ 3,691,930	\$ 16,667,802	\$ 43,085,252	32.1%	26.3%	\$ 59,748,521	\$ 16,545,709	27.7%
General Government:									
Insurance Premiums (Risk)	\$ 720,250	\$ -	\$ 180,062	\$ 540,188	25.0%	25.0%	\$ 667,500	\$ 166,875	25.0%
Gwinnett Tech Bond P&I	290,490	-	-	290,490	0.0%	0.0%	291,190	-	0.0%
Transfer(s) to other Funds	4,541,862	-	1,135,466	3,406,397	25.0%	25.0%	12,316,268	2,579,067	20.9%
Contingency	700,000	-	732	699,268	0.1%	0.1%	31,388	3,644	11.6%
Oper. Initiatives Reserve	-	-	-	-	-	-	32,500	-	0.0%
Non-Allocated	1,880,579	-	-	1,880,579	0.0%	0.0%	-	-	-
Non-Allocated (one-time)	686,390	-	-	686,390	0.0%	0.0%	-	-	-
subtotal	\$ 8,819,571	\$ -	\$ 1,316,260	\$ 7,503,311	14.9%	14.9%	\$ 13,338,846	\$ 2,749,586	20.6%
Total Expenditures	\$ 72,264,555	\$ 3,691,930	\$ 17,984,062	\$ 50,588,563	30.0%	24.9%	\$ 73,087,367	\$ 19,295,295	26.4%



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CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended September 30, 2020

	Current Fiscal Year						Prior Fiscal Year		
	2021 Budget	2021 Encumbrances	2021 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2020 Exp. (Total)	2020 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	\$ 28,104,652	\$ -	\$ 6,340,339	\$ 21,764,313	22.6%	22.6%	\$ 26,275,884	\$ 5,934,583	22.6%
Overtime	1,739,150	-	435,445	1,303,705	25.0%	25.0%	1,952,854	501,591	25.7%
Group Insurance	8,985,401	-	2,427,534	6,557,867	27.0%	27.0%	8,059,466	2,284,358	28.3%
FICA and Social Security	2,207,987	-	489,025	1,718,962	22.1%	22.1%	2,047,760	466,795	22.8%
Defined Benefit Pension	2,675,532	-	2,675,532	-	100.0%	100.0%	2,675,532	2,675,532	100.0%
401(A) Retirement/Match	2,173,255	-	608,194	1,565,061	28.0%	28.0%	2,124,889	548,610	25.8%
(2) Other	1,428,964	-	807,048	621,916	56.5%	56.5%	1,444,811	808,839	56.0%
subtotal	\$ 47,314,941	\$ -	\$ 13,783,117	\$ 33,531,824	29.1%	29.1%	\$ 44,581,196	\$ 13,220,307	29.7%
Maintenance & Operations:									
Professional Services	\$ 2,548,682	\$ 853,336	\$ 328,437	\$ 1,366,908	46.4%	12.9%	\$ 2,548,712	\$ 811,095	31.8%
Legal Services	750,000	-	433	749,567	0.1%	0.1%	882,013	(484,008)	-54.9%
Vehicle Fuel/Maintenance	896,100	1,688	170,716	723,697	19.2%	19.1%	874,863	195,334	22.3%
Maintenance Contracts	2,668,063	1,668,110	530,453	469,500	82.4%	19.9%	2,319,305	451,299	19.5%
IT Professional Services	2,039,316	727,196	750,115	562,005	72.4%	36.8%	1,697,959	876,029	51.6%
General Supplies	900,693	76,586	189,197	634,911	29.5%	21.0%	975,468	269,632	27.6%
Utilities	2,897,275	-	490,954	2,406,321	16.9%	16.9%	2,656,359	497,549	18.7%
Other	2,818,990	360,994	413,857	2,044,139	27.5%	14.7%	2,514,496	706,394	28.1%
subtotal	\$ 15,519,119	\$ 3,687,910	\$ 2,874,161	\$ 8,957,048	42.3%	18.5%	\$ 14,469,174	\$ 3,323,325	23.0%
Capital:									
OSSI/Fire Truck Leases	\$ 582,974	\$ -	\$ -	\$ 582,974	0.0%	0.0%	\$ 631,280	\$ -	0.0%
Other	27,950	4,020	10,524	13,406	52.0%	37.7%	66,872	2,077	3.1%
subtotal	\$ 610,924	\$ 4,020	\$ 10,524	\$ 596,380	2.4%	1.7%	\$ 698,152	\$ 2,077	0.3%
General Government:									
Insurance Premiums (Risk)	\$ 720,250	\$ -	\$ 180,062	\$ 540,188	25.0%	25.0%	\$ 667,500	\$ 166,875	25.0%
Gwinnett Tech Bond P&I	290,490	-	-	290,490	0.0%	0.0%	291,190	-	0.0%
Transfer(s) to other Funds	4,541,862	-	1,135,466	3,406,397	25.0%	25.0%	12,316,268	2,579,067	20.9%
Contingency	700,000	-	732	699,268	0.1%	0.1%	31,388	3,644	11.6%
Oper. Initiatives Reserve	-	-	-	-	-	-	32,500	-	0.0%
Non-Allocated	1,880,579	-	-	1,880,579	0.0%	0.0%	-	-	-
Non-Allocated (one-time)	686,390	-	-	686,390	0.0%	0.0%	-	-	-
subtotal	\$ 8,819,571	\$ -	\$ 1,316,260	\$ 7,503,311	14.9%	14.9%	\$ 13,338,846	\$ 2,749,586	20.6%
Total Expenditures	\$ 72,264,555	\$ 3,691,930	\$ 17,984,062	\$ 50,588,563	30.0%	24.9%	\$ 73,087,367	\$ 19,295,295	26.4%

Notes:

- (1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.
- (2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.



GRANT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)

As of September 30, 2020

Account #Project			Project Snapshot: FY2013 - FY2020		FY 2021					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenues										
City Administration										
22013230-371000	C2100	MURAL ART PROJECT	\$ 6,140	\$ 6,140	\$ -	\$ -	\$ -	\$ -		\$ -
subtotal					\$ -	\$ -	\$ -	\$ -		\$ -
Public Safety										
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	\$ 13,179	\$ 12,462	\$ -	\$ 717	\$ 717	\$ -		\$ 717
22031150-331110	C1831	2018 BULLETPROOF VEST (DOJ)	15,375	1,514	-	13,861	13,861	870		12,992
22031150-331110	C2018	2019 BULLETPROOF VEST (DOJ)	19,187	-	-	19,187	19,187	-		19,187
22031150-371000	C2041	TOP DOG PRIZE	10,000	10,000	-	-	-	-		-
22031150-371000	C2045	2019 HOMELAND SECURITY GRANT	22,656	-	-	22,656	22,656	-		22,656
22031150-371000	C2047	FIRE SPRINKLER COALITION	500	500	-	-	-	-		-
subtotal					\$ -	\$ 56,421	\$ 56,421	\$ 870		\$ 55,552
Recreation, Parks & Cultural Services										
22061150-371000	C1930	GRPA CONTRIBUTION	1,000	1,000	\$ -	\$ -	\$ -	\$ -		\$ -
22061150-336000	C2013	2019 CAMP HAPPY HEARTS	11,250	11,250	-	-	-	-		-
22061150-347509	C2037	HBD CONCERTS (ACVB SPONSOR)	50,000	50,000	-	-	-	(50,000.00)		50,000.00
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	52,000	52,000	-	-	-	(52,000.00)		52,000.00
22061150-336000	C2056	2020 FC ARTS & CULTURE	12,100	-	-	12,100.00	12,100.00	-		12,100.00
22061150-371000	C2056	MUSIC MATCH APPLICATION	-	-	-	-	-	425.00	-	(425.00)
22061150-371000	C2103	HBD PODCAST REIMBURSEMENT	8,000	-	-	8,000.00	8,000.00	-	-	8,000.00
subtotal					-	20,100	20,100	(101,575)		121,675
Community Development										
22074150-371000	C2016	ARBOR DAY GRANT (PRIVATE DONATION)	2,775	2,095	\$ -	\$ 680	\$ 680	\$ -		\$ 680
subtotal					\$ -	\$ 680	\$ 680	\$ -		\$ 680
General Government										
22090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 264.53		\$ (264.53)
22090200-395000		CARRYFORWARD FUND BALANCE			-	249,257	249,257	-		249,257
subtotal					\$ -	\$ 249,257	\$ 249,257	\$ 265		\$ 248,992
Total					\$ -	\$ 326,458	\$ 326,458	\$ (100,441)		\$ 426,899



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of September 30, 2020

Account #Project				Project Snapshot: FY2013 - FY2020		FY 2021						Available Budget						
				Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances								
Expenditures																		
City Administration																		
22013230-521200	C2100	MURAL ART PROJECT	\$	6,140	\$	-	6,140	\$	6,140	\$	-	\$	6,140					
subtotal						\$	-	\$	6,140	\$	6,140	\$	-	\$	6,140			
Public Safety																		
22031150-542100	C1617	2015/16 BULLETPROOF VEST (DOJ)	\$	68,400	\$	68,400	\$	-	\$	-	\$	-	\$	-				
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)		26,357		24,925	-	1,432	1,432	-	-	-	1,432					
22031150-542100	C1831	2018 BULLETPROOF VEST (DOJ)		30,750		5,113	-	25,637	25,637	3,794	-	-	21,843					
22031150-542100	C2018	2019 BULLETPROOF VEST (DOJ)		38,374		-	-	38,374	38,374	-	-	-	38,374					
22031150-531100	C2041	TOP DOG PRIZE		10,000		-	-	10,000	10,000	9,808	-	-	192					
22031150-531600	C2045	2019 HOMELAND SECURITY GRANT		22,656		-	-	22,656	22,656	6,899	15,208	-	549					
22031150-531100	C2047	FIRE SPRINKLER COALITION		500		-	-	500	500	269	-	-	231					
subtotal						\$	-	\$	98,599	\$	98,599	\$	20,771	\$	15,208	\$	62,621	
Recreation, Parks & Cultural Services																		
22061150-521200	C1930	PROFESSIONAL SERVICES (GRPA)	\$	950	\$	330	\$	-	\$	620	\$	620	\$	-	\$	-	\$	620
22061150-523400	C1930	PRINTING & BINDING (GRPA)		50		-	-	50	50	-	-	-	50					
22061150-531000	C2013	2019 CAMP HAPPY HEARTS		11,250		1,650	-	9,600	9,600	2,200	-	-	7,400					
22061150-521200	C2037	HBD CONCERTS (ACVB SPONSOR)		50,000		-	-	50,000	50,000	-	-	-	50,000					
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)		52,000		-	-	52,000	52,000	-	-	-	52,000					
22061150-531100	C2056	FC ARTS & CULTURE		12,100		-	-	12,100	12,100	3,000	-	-	9,100					
22061150-531100	C2101	SPECIAL NEEDS EXPO / EVENT		1,018		-	-	1,018	1,018	-	-	-	1,018					
22061150-531100	C2102	FULTON GOLDEN GAMES		3,630		-	-	3,630	3,630	-	-	-	3,630					
22061150-521200	C2103	HBD PODCAST		8,000		-	-	8,000	8,000	-	-	-	8,000					
subtotal						\$	-	\$	137,018	\$	137,018	\$	5,200	\$	-	\$	131,818	
Community Development																		
22074150-531100	C2016	ARBOR DAY GRANT (PRIVATE DONATION)		2,776		2,158	\$	-	\$	618	\$	618	\$	-	\$	-	\$	618
subtotal						\$	-	\$	618	\$	618	\$	-	\$	-	\$	618	
Non-Allocated																		
22090200-579000		CONTINGENCY					\$	-	\$	66,925	\$	66,925	\$	-	\$	-	\$	66,925
22090200-579011		MATCH (GRANTS UNDER REVIEW)					-	17,158	17,158	-	-	-	17,158					
subtotal						\$	-	\$	84,083	\$	84,083	\$	-	\$	-	\$	84,083	
Total						\$	-	\$	326,458	\$	326,458	\$	25,971	\$	15,208	\$	285,280	

Notes:

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



CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)

As of September 30, 2020

				Project Snapshot: FY2013 - FY2020		FY 2021					
				Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project										
Revenue											
Public Works											
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)		\$ 4,027,837	\$ 4,027,837	\$ -	\$ -	\$ -	\$ -		\$
34041100-331350	C1927	WINDWARD TRIPLE LEFTS (GDOT-FED)		2,317,944	580,355	-	1,737,589	1,737,589	627,544		1,110,045
34041100-334350	C1927	WINDWARD TRIPLE LEFTS (GTIB-NFCID)		1,433,201	941,793	-	491,408	491,408	(263,164)		754,572
		subtotal				\$ -	\$ 2,228,997	\$ 2,228,997	\$ 364,380		\$ 1,864,617
Community Development											
34074150-334310	C2017	NORTHPOINT FEASIBILITY STUDY		120,000	53,000	\$ -	\$ 67,000	\$ 67,000	\$ 37,000		\$ 30,000
		subtotal				\$ -	\$ 67,000	\$ 67,000	\$ 37,000		\$ 30,000
General Government											
34090200-361000		INTEREST EARNINGS				\$ -	\$ -	\$ -	304		\$ (304)
34090200-395000		CARRYFORWARD FUND BALANCE				-	56,445	56,445	-		56,445
		subtotal				\$ -	\$ 56,445	\$ 56,445	\$ 304		\$ 56,141
		Total				\$ -	\$ 2,352,442	\$ 2,352,442	\$ 401,684		\$ 1,950,758
Expenditures											
Public Safety											
34031150-521200	C2043	ASSIST FIREFIGHTERS GRANT		3,000	1,500	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ 1,500
						\$ -	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ 1,500
Public Works											
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)		\$ 4,027,837	\$ 4,027,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34041100-541410	C1927	WINDWARD TRIPLE LEFTS		3,751,142	1,886,528	-	1,864,614	1,864,614	-	1,864,613	1
		subtotal				\$ -	\$ 1,864,614	\$ 1,864,614	\$ -	\$ 1,864,613	\$ 1
Community Development											
34074150-521200	C2017	NORTHPOINT FEASIBILITY STUDY		150,000	66,250	\$ -	\$ 83,750	\$ 83,750	\$ 56,000	\$ 27,750	\$ 0
		subtotal				\$ -	\$ 83,750	\$ 83,750	\$ 56,000	\$ 27,750	\$ 0
Non-Allocated											
34090200-579000		CONTINGENCY				\$ -	\$ 2,578	\$ 2,578	\$ -	\$ -	\$ 2,578
34090200-579011		MATCH (GRANTS UNDER REVIEW)				-	400,000	400,000	-	-	400,000
		subtotal				\$ -	\$ 402,578	\$ 402,578	\$ -	\$ -	\$ 402,578
		Total				\$ -	\$ 2,352,442	\$ 2,352,442	\$ 56,000	\$ 1,892,363	\$ 404,079



CAPITAL PROJECT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of September 30, 2020

Account #Project			Project Snapshot: FY2013 - FY2020		FY 2021					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue										
30113230-336000	C0924	ECONOMIC DEVELOPMENT PLAN	\$ 37,500	\$ -	\$ -	\$ 37,500	\$ 37,500	\$ -		\$ 37,500
30113230-371000	C1618	CONFERENCE CENTER HOTEL RECAPTURE	3,928,961	-	-	3,928,961	3,928,961	3,928,961		-
30141100-371000	C1008	CEMETERY MAINTENANCE DONATION	5,000	-	-	5,000	5,000	5,000		-
30141100-336000	C1410	RUCKER RD WATERLINE	1,782,351	1,391,214	-	391,137	391,137	-		391,137
30141100-336000	C1702	KIMBALL BR RD IMPROVEMENTS	6,083,354	-	-	6,083,354	6,083,354	-		6,083,354
30141100-371000	C1712	ALPHALOOP (AVALON)	-	-	-	-	-	-		-
30141100-371001	C1712	ALPHALOOP (CID)	250,001	225,902	-	24,099	24,099	-		24,099
30141100-336000	C1714	BETHANY/MID BROADWELL ROUNDAABOUT	292,195	-	-	292,195	292,195	-		292,195
30141100-336000	C1715	BETHANY/MAYFIELD ROUNDAABOUT	436,492	-	-	436,492	436,492	-		436,492
30141100-336000	C1927	WINDWARD TRIPLE LEFTS (FC WATER)	490,517	405,906	-	84,611	84,611	-		84,611
30141100-371001	C1927	WINDWARD TRIPLE LEFTS (NFCID)	160,137	-	-	160,137	160,137	-		160,137
30141100-371002	C1927	WINDWARD TRIPLE LEFTS (NFCID-FC)	500,001	188,463	-	311,538	311,538	-		311,538
30141100-336000	C1928	RUCKER ROAD - ROSWELL CONTRIBUTION	2,905,158	276,867	-	2,628,291	2,628,291	-		2,628,291
30141100-371001	C1934	WINDWARD PKWY EAST IMPROVEMENT	11,884	-	-	11,884	11,884	11,884		-
30141100-371000	C1935	DEVELOPER CONTRIBUTION (WINDWARD)	293,900	-	-	293,900	293,900	293,900		(0)
30141100-371001	C1935	WINDWARD PKWY WEST IMPROVEMENT	11,852	-	-	11,852	11,852	11,852		-
30161150-371000	C1911	EQUESTRIAN CENTER	37,810	37,810	-	-	-	-		-
30161150-371000	C1926	NORTHSIDE MOU (PARKS)	120,000	80,000	-	40,000	40,000	-		40,000
30161150-371000	C1929	COMM AG PROGRAM	12,564	12,564	-	-	-			-
30161150-371000	C2021	RESURGENS FOUNDATION	35,000	35,000	-	-	-			-
30174150-371000	C0019	DOWNTOWN PARKING FUND	138,500	-	-	138,500	138,500	138,500		-
30174150-337000	C0910	TREE REPLACEMENT FUND (CONTRIBUTION)	133,400	133,400	-		-			-
30176100-371000	C1712	ALPHALOOP (ABC)	689,187	439,981	-	249,206	249,206	-		249,206
subtotal					\$ -	\$ 15,128,657	\$ 15,128,657	\$ 4,390,097		\$ 10,738,560



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
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			Project Snapshot: FY2013 - FY2020		FY 2021					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Non-Departmental										
30190200-395000	CARRYFORWARD FUND BALANCE				\$ 4,100,000	\$ 3,312,024	\$ 7,412,024	\$ -		\$ 7,412,024
30190200-391100	TRANSFER-IN FROM THE GENERAL FUND (MATCH)				3,156,862	-	3,156,862	789,215		2,367,647
30190200-361000	INTEREST EARNINGS				171,748	-	171,748	10,420		161,328
	subtotal				\$ 7,428,610	\$ 3,312,024	\$ 10,740,634	\$ 799,635		\$ 9,940,999
	Total				\$ 7,428,610	\$ 18,440,681	\$ 25,869,291	\$ 5,189,733		\$ 20,679,558
Expenditures										
Administration										
30113230-544100	C0924	ECONOMIC DEVELOPMENT PLAN	\$ 81,390	\$ 35,000	\$ -	\$ 46,390	\$ 46,390	\$ -	\$ 46,390	\$ -
30113230-544100	C1300	CITY ECON DEVELOPMENT TOOLKIT	289,510	194,510	87,500	7,500	95,000	7,500	-	87,500
30113230-544200	C1527	VETERANS MEMORIAL	105,599	75,806	-	29,793	29,793	-	-	29,793
30113230-544100	C1618	CONFERENCE CENTER HOTEL RECAPTURE	34,894	-	-	34,894	34,894	34,894	-	-
	subtotal				\$ 87,500	\$ 118,577	\$ 206,077	\$ 42,394	\$ 46,390	\$ 117,293
Finance										
30115150-542400	C1141	TYLER ERP SYSTEM	344,043	333,542	\$ -	\$ 10,501	\$ 10,501	\$ 700	\$ 6,750	\$ 3,051
	subtotal				\$ -	\$ 10,501	\$ 10,501	\$ 700	\$ 6,750	\$ 3,051
Information Technology										
30117400-542400	C0900	CISCO DATA NETWORK	\$ 300,001	\$ 169,666	\$ -	\$ 130,335	\$ 130,335	\$ -	\$ 16,000	\$ 114,335
30117400-542400	C1000	GIS AERIAL MAPPING	50,001	26,962	-	23,039	23,039	1,600	7,200	14,239
30117400-542400	C1103	NETWORK AND VOIP	167,678	132,053	-	35,625	35,625	-	-	35,625
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,002	483,768	-	26,234	26,234	-	-	26,234
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	2,562,368	2,085,151	300,000	177,217	477,217	9,097	36,551	431,569
30117400-542400	C1400	PW DATA CTR SERVER REPLACEMENT	417,503	350,627	-	66,876	66,876	56,280	-	10,596
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	99,804	-	300,341	300,341	-	100,291	200,050
	subtotal				\$ 300,000	\$ 759,667	\$ 1,059,667	\$ 66,977	\$ 160,042	\$ 832,648



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			Project Snapshot: FY2013 - FY2020		FY 2021					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	6,236,893	5,397,783	\$ 465,000	\$ 374,110	\$ 839,110	\$ 207,554	\$ 135,172	\$ 496,383
30131150-542400	C1205	SEC CAMERA SY	77,170	75,000	-	2,170	2,170	-	-	2,170
30131150-541300	C1229	PS ROOF REPAIR	706,583	425,936	300,000	(19,353)	280,647	-	5,647	275,000
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,071,722	810,446	217,250	44,026	261,276	71,619	147,701	41,956
30131150-541300	C1706	RAPSTC IMPROVEMENTS	530,113	173,695	-	356,418	356,418	-	102,143	254,275
30131150-542200	C1810	NEW FLEET	54,250	41,347	-	12,903	12,903	455	-	12,448
30131150-544200	C2006	HAZMAT TRUCK AND TRAILER	94,250	393	-	93,857	93,857	79,262	1,538	13,057
30131150-542100	C2019	SCBA REPLACEMENTS (LEASE)	-	-	100,000	(100,000)	-	-	-	-
30131150-581200	C2019	SCBA CAPITAL LEASE PRINCIPLE	95,520	-	-	95,520	95,520	-	-	95,520
30131150-582200	C2019	SCBA CAPITAL LEASE INTEREST	4,480	-	-	4,480	4,480	-	-	4,480
30131150-542400	C2052	SECURITY SYSTEM REFRESH	134,512	2,002	132,510	-	132,510	-	-	132,510
30131150-542100	C2055	LICENSE PLATE READER PROGRAM	20,000	-	20,000	-	20,000	-	-	20,000
	subtotal				\$ 1,234,760	\$ 864,131	\$ 2,098,891	\$ 358,891	\$ 392,200	\$ 1,347,800
Public Works										
30141100-541410	C0041	TRAFFIC SIGNAL INTERCONNECT	\$ 279,779	\$ 188,097	\$ -	\$ 91,682	\$ 91,682	\$ 21,328	\$ -	\$ 70,354
30141100-541410	C0042	STREET LIGHTING	16,832	13,667	-	3,165	3,165	3,165	-	-
30141100-541200	C0910	TREE REPLACEMENT FUND	1,292,250	777,754	-	514,496	514,496	10,124	182,888	321,484
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	472,228	164,887	-	307,341	307,341	3,390	8,115	295,836
30141100-541410	C1207	BRIDGE MAINTENANCE	269,608	-	-	269,608	269,608	-	-	269,608
30141100-541410	C1208	MAST ARM MAINTENANCE	537,396	502,396	35,000	-	35,000	-	-	35,000
30141100-541410	C1215	STRIPING & SIGNAGE	1,598,588	1,381,070	200,000	17,518	217,518	38,071	25,198	154,249
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	378,584	303,584	75,000	-	75,000	209	8,980	65,812
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	604,267	480,066	100,000	24,201	124,201	5,155	-	119,046
30141100-541410	C1219	MILLING AND RESURFACING	20,950,572	17,332,346	2,317,740	1,300,486	3,618,226	817,099	554,969	2,246,158
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	787,490	662,326	100,000	25,164	125,164	12,068	6,099	106,997
30141100-541410	C1221	DESIGN SERVICES	793,299	660,764	37,500	95,035	132,535	3,288	23,959	105,289
30141100-542200	C1223	FLEET REPLACEMENT	1,069,452	1,069,452	-	-	-	-	-	-
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP	857,770	738,797	100,000	18,973	118,973	1,250	17,722	100,001
30141100-541410	C1407	MINOR INTERSECTION UPGRADES	112,168	109,166	-	3,002	3,002	-	-	3,002
30141100-541410	C1410	RUCKER RD CORRIDOR IMPROVEMENTS	2,580,880	2,348,851	-	232,029	232,029	7,620	222,583	1,826
30141100-541420	C1512	SIDEWALK IMPROVEMENTS	829,802	716,116	-	113,686	113,686	-	113,686	-



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Account #	Project	Project Snapshot: FY2013 - FY2020		FY 2021					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
30141100-541410	C1702 KIMBALL BR RD IMPROVEMENTS	6,083,354	2,490,038	-	3,593,316	3,593,316	186,946	3,406,370	-
30141100-541300	C1704 WEST PARKING GARAGE	7,414,474	7,404,252	-	10,222	10,222	-	3,374	6,848
30141100-541420	C1712 ALPHALOOP	1,345,313	760,080	-	585,233	585,233	95,391	117,200	372,641
30141100-541410	C1714 BETHANY/MID BROADWELL ROUNDABOUT	292,195	93,708	-	198,487	198,487	38,910	159,577	0
30141100-541410	C1715 BETHANY/MAYFIELD ROUNDABOUT	436,492	261,993	-	174,499	174,499	33,460	141,039	0
30141100-541420	C1801 SIDEWALK MAINTENANCE/REPAIR	600,001	425,729	100,000	74,272	174,272	2,313	74,272	97,687
30141100-541410	C1901 TRAFFIC RESPONSIVE SYSTEM MAINT	200,000	23,047	100,000	76,953	176,953	2,050	14,496	160,407
30141100-541300	C1902 FIRE STATION RENOVATIONS	375,001	208,480	125,000	41,521	166,521	6,993	3,151	156,377
30141100-541300	C1904 PW HQ RENOVATIONS	128,036	47,351	50,000	30,685	80,685	31,304	-	49,381
30141100-541300	C1905 GYM RENOVATIONS	35,000	24,369	-	10,631	10,631	-	-	10,631
30141100-541300	C1906 CITY HALL RENOVATIONS	12,490	1,600	-	10,890	10,890	-	10,890	-
30141100-541410	C1918 PEDESTRIAN SAFETY STUDY	296,115	271,545	-	24,570	24,570	-	-	24,570
30141100-541410	C1927 WINDWARD TRIPLE LEFT	1,150,654	623,844	-	526,810	526,810	-	525,793	1,017
30141100-541410	C1928 RUCKER RD - ROSWELL CONTRIBUTION	2,905,158	968,325	-	1,936,833	1,936,833	82,775	1,854,058	-
30141100-541410	C1934 WINDWARD PKWY EAST IMPROVEMENTS	11,884	-	-	11,884	11,884	-	11,884	-
30141100-541410	C1935 WINDWARD PKWY WEST IMPROVEMENTS	305,752	-	-	305,752	305,752	-	305,752	-
30141100-541300	C2003 HVAC REPLACEMENTS	135,001	69,925	60,000	5,076	65,076	-	-	65,076
30141100-541300	C2004 GENERATOR REPLACEMENTS	195,075	93,069	100,000	2,006	102,006	2,006	-	100,000
30141100-542400	C2026 TCC HARDWARE/SOFTWARE	60,000	49,626	-	10,374	10,374	-	-	10,374
30141100-541410	C2027 N/S BROAD ST TO ONE-WAY	40,000	27,021	-	12,979	12,979	-	-	12,979
30141100-541410	C2028 LILLY GARDEN EXT	13,434	10,283	-	3,151	3,151	-	-	3,151
30141100-541410	C2029 MARIETTA ST HAWK	200,001	429	-	199,572	199,572	-	191,984	7,588
30141100-541410	C2048 STREETLIGHT MAINTENANCE	113,169	-	80,000	33,169	113,169	-	-	113,169
30141100-542400	C2049 TRAFFIC CONTROL CTR MAINTENANCE	60,000	-	60,000	-	60,000	-	30,734	29,266
30141100-541500	C2050 REC FACILITY MAINTENANCE	60,000	-	60,000	-	60,000	-	4,950	55,050
30141100-541500	C2051 FOUNTAIN MAINTENANCE	50,000	-	50,000	-	50,000	-	-	50,000
30141100-541300	C2053 PARKING GARAGE MAINTENANCE	25,000	-	25,000	-	25,000	15,900	4,450	4,650
	subtotal			\$ 3,775,240	\$ 10,895,271	\$ 14,670,511	\$ 1,420,814	\$ 8,024,171	\$ 5,225,525



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			Project Snapshot: FY2013 - FY2020		FY 2021					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Recreation, Parks & Cultural Services										
30161150-541500	C1221	DESIGN SERVICES	\$ 182,000	\$ 160,750	\$ 20,000	\$ 1,250	\$ 21,250	\$ 400	\$ 1,250	\$ 19,600
30161150-541300	C1229	REPAIR/REPLACEMENT	25,000	-	-	25,000	25,000	-	24,308	693
30161150-542100	C1402	RP EQUIPMENT REPLACEMENT	578,058	473,058	105,000	-	105,000	-	-	105,000
30161150-541500	C1520	WILLS PARK TENNIS CT RESURFACE	60,000	-	60,000	-	60,000	-	-	60,000
30161150-541500	C1614	THE STORIES PROJECT	37,500	25,000	12,500	-	12,500	-	-	12,500
30161150-541510	C1636	GREENWAY REPAIR AND MAINTENANCE	502,169	154,051	150,000	198,118	348,118	148,673	18,335	181,110
30161150-541300	C1708	GREENWAY EXT TO FORSYTH COUNTY	146,126	17,777	-	128,349	128,349	82,003	46,126	220
30161150-541500	C1804	PARK REPAIRS/IMPROVEMENTS	395,876	315,876	80,000	-	80,000	35,261	4,487	40,253
30161150-541500	C1806	PARKS PLAYGROUND EQUIPMENT	240,720	140,720	100,000	-	100,000	-	-	100,000
30161150-544100	C1807	PUBLIC ARTS PROGRAM	200,000	144,500	30,000	25,500	55,500	-	25,500	30,000
30161150-531600	C1834	NUTCRAKER PROGRAM	31,500	29,706	-	1,794	1,794	-	-	1,794
30161150-541500	C1911	EQUESTRIAN CENTER	37,810	3,185	-	34,625	34,625	11,623	23,003	-
30161150-541500	C1920	PARK DEVELOPMENT	566,308	353,046	-	213,262	213,262	90,980	77,932	44,350
30161150-541500	C1926	NORTHSIDE MOU (PARKS)	120,000	40,000	-	80,000	80,000	40,000	-	40,000
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM	12,566	5,528	-	7,038	7,038	-	-	7,038
30161150-541500	C2010	PARK ENHANCEMENTS	270,000	141,567	120,000	8,433	128,433	16,657	9,750	102,026
30161150-541500	C2021	RESURGENS FOUNDATION-PLAYGROUND	35,000	-	-	35,000	35,000	35,000	-	-
30161150-541500	C2030	TOWN GREEN IMPROVEMENTS	17,664	5,841	-	11,823	11,823	-	-	11,823
30161150-541500	C2031	INNOVATION ACADEMY IGA	250,000	-	-	250,000	250,000	11,498	18,900	219,603
subtotal					\$ 677,500	\$ 1,020,192	\$ 1,697,692	\$ 472,094	\$ 249,589	\$ 976,009
Community Development										
30174150-544100	C0019	DOWNTOWN PARKING FUND	\$ 576,749	\$ 297,748	\$ -	\$ 279,001	\$ 279,001	\$ -	\$ -	\$ 279,001
30174150-544200	C1129	COMPREHENSIVE PLAN UPDATE	30,000	-	30,000	-	30,000	3,916	11,875	14,209
30174150-542200	C1433	FLEET REPLACEMENT	280,328	279,436	-	892	892	-	-	892
30174150-541410	C1603	DESIGN SERVICES	358,003	282,853	30,000	45,150	75,150	300	26,740	48,110
30174150-541300	C1824	OFFICE BUILDOUT (CITY HALL)	168,002	99,260	-	68,742	68,742	29,082	35,612	4,048
30174150-541410	C1917	MILTON AVE. CONCEPT DESIGN	36,425	33,226	-	3,199	3,199	-	-	3,199
subtotal					\$ 60,000	\$ 396,984	\$ 456,984	\$ 33,297	\$ 74,227	\$ 349,460



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of September 30, 2020

			Project Snapshot: FY2013 - FY2020		FY 2021													
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget								
Account #	Project																	
Alpharetta Business Community Sidewalk Projects																		
30176100-541420	C1712	ALPHALOOP	\$	689,188	\$	526,635	\$	-	\$	162,553	\$	162,553	\$	88,742	\$	68,041	\$	5,770
		subtotal					\$	-	\$	162,553	\$	162,553	\$	88,742	\$	68,041	\$	5,770
Non-Departmental																		
30190200-579000		NON-ALLOCATED			\$	1,293,610	\$	4,141,142	\$	5,434,752	\$	3,323	\$	-	\$	5,431,429		
30190200-579011		MATCH (GRANTS UNDER REVIEW)				-		71,663		71,663		-		-		71,663		
		subtotal			\$	1,293,610	\$	4,212,805	\$	5,506,415	\$	3,323	\$	-	\$	5,503,092		
		Total			\$	7,428,610	\$	18,440,681	\$	25,869,291	\$	2,487,233	\$	9,021,410	\$	14,360,648		



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of September 30, 2020

Account #	Project	Project Snapshot: FY2017 - FY2020		FY 2021					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 2,194		\$ (2,194)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			1,385,000	-	1,385,000	346,250		1,038,750
30290200-395000	CARRYFORWARD FUND BALANCE			325,000	1,190,835	1,515,835	-		1,515,835
	Total			\$ 1,710,000	\$ 1,190,835	\$ 2,900,835	\$ 348,444		\$ 2,552,391
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	\$ 651,906	\$ 351,073	\$ 120,000	\$ 180,833	\$ 300,833	\$ 34,617	\$ 161,169	\$ 105,048
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	6,749,214	4,489,805	1,500,000	759,409	2,259,409	15,113	1,152,396	1,091,899
30241100-541430 C1503	STORMWATER STUDIES	300,001	177,387	-	122,614	122,614	-	27,880	94,734
30241100-541430 C1604	STORMWATER INSPECTIONS	424,055	299,234	90,000	34,821	124,821	8,616	116,205	-
30261150-541430 C1919	WILLS PARK STREAM RESTORATION	28,370	7,214	-	21,156	21,156	-	9,198	11,959
	subtotal			\$ 1,710,000	\$ 1,118,833	\$ 2,828,833	\$ 58,346	\$ 1,466,847	\$ 1,303,640
Non-Departmental									
30290200-579000	NON-ALLOCATED			\$ -	\$ 72,001	\$ 72,001	\$ -	\$ -	\$ 72,001
	subtotal			\$ -	\$ 72,001	\$ 72,001	\$ -	\$ -	\$ 72,001
	Total			\$ 1,710,000	\$ 1,190,834	\$ 2,900,834	\$ 58,346	\$ 1,466,847	\$ 1,375,641



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
 As of September 30, 2020

Account #Project				Project Snapshot: FY2017 - FY2020		FY 2021					
				Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue											
Non-Departmental											
31790200-395000		CARRYFORWARD FUND BALANCE				\$ -	\$ 20,825,345	\$ 20,825,345	\$ -		\$ 20,825,345
31790200-389000		MISCELLANEOUS REVENUS				-	108,000	108,000	-		108,000
31790200-361000		INTEREST EARNINGS				-	-	-	9,175		(9,175)
		Total				\$ -	\$ 20,933,345	\$ 20,933,345	\$ 9,175		\$ 20,924,170
Expenditures											
31741100-541410		C1410	RUCKER RD CORRIDOR	14,849,966	13,478,711	\$ -	\$ 1,371,255	\$ 1,371,255	\$ 370,192	\$ 1,001,062	\$ 1
31741100-541410		C1631	MCGINNIS RD IGA (FORSYTH)	3,400,000	417,200	-	2,982,800	2,982,800	9,000	-	2,973,800
31741100-541410		C1702	KIMBALL BR RD IMPROVEMENTS	9,847,283	1,730,129	-	8,117,154	8,117,154	227,188	7,850,295	39,672
31741100-541420		C1712	ALPHALOOP	500,001	219,671	-	280,330	280,330	40,754	65,311	174,265
31741100-541420		C1715	BETHANY/MAYFIELD ROUNDABOUT	403,154	153,154	-	250,000	250,000	97,135	152,865	-
31741100-541420		C1826	SPRUELL CIRCLE SIDEWALK	308,628	8,704	-	299,924	299,924	71,254	228,670	-
31741100-541420		C1829	PROVIDENCE AREA SIDEWALKS	1,023,621	721,557	-	302,064	302,064	-	302,063	1
31741100-541420		C1925	MORRISON PARKWAY SIDEWALKS	921,834	324,795	-	597,039	597,039	65,907	501,757	29,375
31761150-541300		C1708	GREENWAY EXT TO FORSYTH	9,788,177	4,183,547	-	5,604,630	5,604,630	1,529,562	4,074,530	538
31761150-541300		C1709	EASTSIDE COMMUNITY CTR	2,500,001	1,578,856	-	921,145	921,145	235,354	685,790	1
31741100-579000			PW RESERVE	105,539	-	-	105,539	105,539	-	-	105,539
31761150-579000			PARKS RESERVE	102,862	-	-	102,862	101,465	-	-	101,465
		Total				\$ -	\$ 20,934,742	\$ 20,933,345	\$ 2,646,346	\$ 14,862,343	\$ 3,424,656



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335: life-to-date for all projects)
 As of September 30, 2020

Account #	Project	Project Snapshot: FY2017 - FY2020		FY 2021					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue									
Non-Departmental									
33590200-395000	CARRYFORWARD FUND BALANCE			\$ 15,500,000	\$ 12,501,525	\$ 28,001,525	\$ -		\$ 28,001,525
33590200-313400	TSPLOST			10,400,000	-	10,400,000	1,866,386		8,533,614
33541100-361000	INTEREST EARNINGS			300,000	-	300,000	11,080		288,920
	Total			\$ 26,200,000	\$ 12,501,525	\$ 38,701,525	\$ 1,877,466		\$ 36,824,059
Expenditures									
33541100-541410	Roadway Improvements	75,480	-	\$ -	\$ 75,480	\$ 75,480	\$ -	\$ 75,480	\$ -
33541100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	5,400,000	-	-	5,400,000	5,400,000	-	-	5,400,000
33541100-541410	C1638 ACADEMY ST/WEBB BR RD OP IMP	404,577	392,988	-	11,589	11,589	-	-	11,589
33541100-541410	C1713 KIMBALL BR RD OP IMPROVEMENTS	1,359,741	285,276	-	1,074,465	1,074,465	31,057	997,998	45,410
33541100-541410	C1714 BETHANY RD @ MID BROADWELL RD	1,247,354	704,124	-	543,230	543,230	90,838	452,392	0
33541100-541410	C1715 BETHANY RD @ MAYFIELD RD	1,768,505	1,190,990	-	577,515	577,515	27,526	541,565	8,424
33541100-541410	C1716 MORRIS RD OPERATIONAL IMP	3,202,477	3,200,576	-	1,901	1,901	14,900	-	(12,999)
33541100-541410	C1717 OLD MILTON PKWY CAPACITY IMP	3,579,474	777,152	-	2,802,322	2,802,322	31,641	2,770,681	1
33541100-541410	C1800 HAYNES BRIDGE RD IMP	264,103	59,075	-	205,028	205,028	1,125	203,903	0
33541100-541410	C1932 ACADEMY ST IMPROVEMENTS	289,576	270,397	-	19,179	19,179	5,093	14,085	1
33541100-541410	C1933 WEBB BRIDGE RD IMPROVEMENTS	727,981	453,495	-	274,486	274,486	12,286	262,199	1
33541100-541410	C1934 WINDWARD PKWY EAST IMPROVEMENTS	1,615,348	353,144	2,000,000	(737,796)	1,262,204	150,800	1,110,891	513
33541100-541410	C1935 WINDWARD PKWY WEST IMPROVEMENTS	996,284	240,675	2,000,000	(1,244,391)	755,609	-	730,043	25,566
33541100-541410	C2054 GA 400 BRIDGES (WEBB; KIMBALL) GREENWAY EXTENSION TO	4,841,200	-	-	4,841,200	4,841,200	-	1,200	4,840,000
33561150-541300	C1708 FORSYTH	1,000,000	-	-	1,000,000	1,000,000	-	1,000,000	-
33590200-579000	CONTINGENCY			22,200,000	(2,342,683)	19,857,317	-	-	19,857,317
	Total			\$ 26,200,000	\$ 12,501,525	\$ 38,701,525	\$ 365,266	\$ 8,160,437	\$ 30,175,822



SPECIAL REVENUE FUNDS WITH CAPITAL PROJECTS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
 As of September 30, 2020

Account #	Project	Project Snapshot: FY2013 - FY2020		FY 2020					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
DEA									
21031110-351300	CONFISCATION/FEDERAL SEIZURE	3,070,422	2,910,422	\$ 160,000	\$ -	\$ 160,000	\$ 24,211		\$ 135,789
21031110-361000	INTEREST EARNINGS	7,153	7,153	-	-	-	429		(429)
21031110-395000	CARRYFORWARD FUND BALANCE	217,543	-	155,282	62,261	217,543	-		217,543
	Total			\$ 315,282	\$ 62,261	\$ 377,543	\$ 24,640		\$ 352,903
Expenditures									
DEA									
21031110-51*	PERSONNEL SERVICES	2,088,883	1,773,601	\$ 315,282	\$ -	\$ 315,282	\$ 68,880	\$ -	\$ 246,402
21031110-579007	NEXT YEAR BUDGET RESERVE	62,261	-	-	62,261	62,261	-	-	62,261
	Total			\$ 315,282	\$ 62,261	\$ 377,543	\$ 68,880	\$ -	\$ 308,663



CITY OF ALPHARETTA

Financial Management Reports

Special Revenue Funds

State Confiscated Assets Fund (Fund 211; life-to-date for active projects)

As of September 30, 2020

Account #	Project	Project Snapshot: FY2019 - FY2020		FY 2020					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	80,455	80,455	\$ -	\$ -	\$ -	\$ 844		\$ (844)
21131120-391210	TRANSFER IN/DEA FUND	-	-	-	-	-	-		-
21131120-395000	CARRYFORWARD FUND BALANCE	48,941	-	-	48,941	48,941	-		48,941
	subtotal			\$ -	\$ 48,941	\$ 48,941	\$ 844		\$ 48,097
	Total			\$ -	\$ 48,941	\$ 48,941	\$ 844		\$ 48,097
Expenditures									
State									
21131120-532400	NON-RECURRING EXPENSES	107,230	58,289	\$ -	\$ 48,941	\$ 48,941	\$ 33,220	\$ -	\$ 15,721
	subtotal			\$ -	\$ 48,941	\$ 48,941	\$ 33,220	\$ -	\$ 15,721
	Total			\$ -	\$ 48,941	\$ 48,941	\$ 33,220	\$ -	\$ 15,721



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of September 30, 2020

Account #		Project	Project Snapshot: FY2013 - FY2020		FY 2021					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
27074110-341321		IMPACT FEES STREETS & HIGHWAYS	\$ 1,946,913	\$ 1,946,913	\$ -	\$ -	\$ -	\$ 114,063	\$ (114,063)	
27074110-341323		IMPACT FEES RECREATION & PARKS	4,285,727	4,285,727	-	-	-	210,566	(210,566)	
27074110-341324		IMPACT FEES PUBLIC SAFETY	838,767	838,767	-	-	-	28,665	(28,665)	
		subtotal			\$ -	\$ -	\$ -	\$ 353,294	\$ (353,294)	
Non-Departmental										
27074110-395000		CARRYFORWARD FUND BALANCE	3,258,304	-	\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ -	\$ 3,258,304	
27074110-361000		INTEREST EARNINGS	228,571	228,571	-	-	-	4,300	(4,300)	
		subtotal			\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 4,300	\$ 3,254,004	
		Total			\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 357,593	\$ 2,900,711	
Expenditures										
Public Safety										
27031150-544200	C2006	HAZMAT TRUCK & TRAILER	\$ 155,750	\$ -	\$ -	\$ 155,750	\$ 155,750	\$ -	\$ -	
		subtotal			\$ -	\$ 155,750	\$ 155,750	\$ -	\$ -	
Public Works										
27041100-541410	C1410	RUCKER RD CORRIDOR	\$ 1,150,000	\$ 580,668	\$ -	\$ 569,332	569,332	\$ 10,402	\$ 149,348	
27041100-541410	C1723	TEASLEY ST IMPROVEMENTS	56,925	38,125	-	18,800	18,800	-	-	
27041100-541410	C2012	HOPEWELL/VAUGHAN ROUNDABOUT	28,205	16,553	-	11,652	11,652	-	11,652	
		subtotal			\$ -	\$ 599,784	\$ 599,784	\$ 10,402	\$ 161,000	
Recreation, Parks & Cultural Services										
27061150-541200	C1708	GREENWAY EXT TO FORSYTH	1,051,402	-	\$ -	\$ 1,051,402	\$ 1,051,402	\$ -	\$ 1,051,402	
27061150-541500	C1920	PARK DEVELOPMENT	433,693	420,993	-	12,700	12,700	-	-	
		subtotal			\$ -	\$ 1,064,102	\$ 1,064,102	\$ 12,700	\$ 1,051,402	
Non-Departmental										
27074110-579001		NON-ALLOCATED STREETS & HIGHWAYS			\$ 925,000	\$ 115,262	\$ 1,040,262	\$ -	\$ -	
27074110-579002		NON-ALLOCATED RECREATION & PARKS			-	272,820	272,820	-	-	
27074110-579003		NON-ALLOCATED PUBLIC SAFETY			-	125,586	125,586	-	-	
		subtotal			\$ 925,000	\$ 513,668	\$ 1,438,668	\$ -	\$ -	
		Total			\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
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					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 178,852	\$ 1,212,402	
					\$ 925,000					



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of September 30, 2020

		Project Snapshot: FY2013 - FY2020		FY 2021						
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project									
Revenue										
27590150-314100	HOTEL/MOTEL TAXES	56,242,688	49,492,688	\$ 6,750,000	\$ -	\$ 6,750,000	\$ 496,075		\$ 6,253,925	
27590150-319201	PENALTY/INTEREST HOTEL/MOTEL TAXES	5,777	5,777	-	-	-	9,653		(9,653)	
27590150-361000	INTEREST EARNINGS	52,338	-	52,338	-	52,338	2,545		49,793	
	subtotal			\$ 6,802,338	\$ -	\$ 6,802,338	\$ 508,273		\$ 6,294,065	
Non-Departmental										
27590150-395000	CARRYFORWARD FUND BALANCE	2,195,154	-	\$ -	\$ 2,195,154	\$ 2,195,154	\$ -		\$ 2,195,154	
	subtotal			\$ -	\$ 2,195,154	\$ 2,195,154	\$ -		\$ 2,195,154	
	Total			\$ 6,802,338	\$ 2,195,154	\$ 8,997,492	\$ 508,273		\$ 8,489,219	
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION	24,440,415	21,487,290	\$ 2,953,125	\$ -	\$ 2,953,125	\$ 221,251	\$ -	\$ 2,731,874	
	subtotal			\$ 2,953,125	\$ -	\$ 2,953,125	\$ 221,251	\$ -	\$ 2,731,874	
City/Other										
27590150-521200	PROFESSIONAL SERVICES	24,990	18,990	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ -	\$ 6,000	
27590150-579006	DEBT SERVICE RESERVE	1,245,915	-	-	1,245,915	1,245,915	-	-	1,245,915	
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION	21,347,639	18,816,389	2,531,250	-	2,531,250	189,644	-	2,341,606	
	subtotal			\$ 2,537,250	\$ 1,245,915	\$ 3,783,165	\$ 189,644	\$ -	\$ 3,593,521	
Tourism Product Development										
27590150-541500	C1911 EQUESTRIAN CENTER	250,000	3,185	\$ -	\$ 246,815	\$ 246,815	\$ 11,623	\$ 23,003	\$ 212,190	
27590450-541500	C2011 WILLS PARK MASTER PLAN	850,001	147,577	-	702,424	702,424	17,664	26,098	658,662	
27590151-581100	D1600 PRINCIPAL (2016 CONF CTR BOND)	940,000	400,000	540,000	-	540,000	-	-	540,000	
27590151-582100	D1600 INTEREST PAYMENT (2016 CONF CTR BOND)	3,883,480	3,111,517	771,963	-	771,963	-	-	771,963	
	subtotal			\$ 1,311,963	\$ 949,239	\$ 2,261,202	\$ 29,287	\$ 49,101	\$ 2,182,815	
	Total			\$ 6,802,338	\$ 2,195,154	\$ 8,997,492	\$ 440,181	\$ 49,101	\$ 8,508,210	



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended September 30, 2020

Vendor	Description	Department	\$ Amount
Ace American Insurance Company (EFT)	Monthly Workers Comp Payment	Risk Management	\$ 22,642.54
Aecom Technical Services Inc	Old Milton Parkway Capacity	Public Works	\$ 25,493.75
AFLAC	Premium Payment	Finance	\$ 10,043.22
Alpharetta Convention & Visitor Bureau	Overpayment Refund - Home by Dark Brooke St Sponsorship	Finance	\$ 50,000.00
Alpharetta Convention & Visitor Bureau	Sponsorship Refund - Wire and Wood	Finance	\$ 52,000.00
Alpharetta Convention & Visitor Bureau	Hotel/Motel Occupancy Tax Allocation	Finance	\$ 106,706.18
American Facility Services Inc	Janitorial Services	Public Works	\$ 8,845.00
Andrews Technology HMS Inc	Nova Time and Attendance System	Finance	\$ 10,000.00
AT&T	Telephone Services	Public Safety	\$ 10,888.37
AT&T/Bellsouth @ 85 Annex	Telephone Service	Information Technology	\$ 30,575.53
Atkins North America Inc	Right of Way Improvements and Roundabouts	Public Works	\$ 56,566.74
Atkins North America Inc	Right of Way Improvements and Roundabouts	Public Works	\$ 6,494.03
Atkins North America Inc	Right of Way Improvements and Roundabouts	Public Works	\$ 51,007.68
B&T Shavings Inc (ACI)	Premium Flakes	Rec, Park & Cultural Services	\$ 5,460.00
Bennett Fire Products Co Inc	Fire Protection Clothing	Public Safety	\$ 8,961.00
Carl Black Buick GMC LLC	Vehicle Maintenance and Repair	Public Safety	\$ 10,654.17
Challenger Teamwear LLC	Uniforms	Rec, Park & Cultural Services	\$ 9,249.96
City of Roswell	4th Quarter Billing - RAPSTC	Public Safety	\$ 5,375.16
CMES Inc	Kimball Bridge Road Improvements and Spruell Circle Sidewalk	Public Works	\$ 408,666.72
CMES Inc	Bethany Road Roundabouts	Public Works	\$ 233,140.91
Critical Components	Annual OEM Advantage	Information Technology	\$ 5,302.00
Critical Components	Contingency	Public Safety	\$ 39,984.00
DC Pool Services LLC	Pool Maintenance	Rec, Park & Cultural Services	\$ 16,432.00
DLT Solutions LLC	Annual AutoCad Government	Information Technology	\$ 6,377.99
Ed Castro Landscape Inc	Landscape Maintenance	Rec, Park & Cultural Services	\$ 8,035.58
Ed Isakson/Alpharetta Family YMCA	Preston Ridge Community Center	Rec, Park & Cultural Services	\$ 235,354.06
ESO Solutions Inc	Annual HER Suite/CAD Integ/Cardiac Monitor Software	Public Safety	\$ 15,097.04
Freeman Mathis & Gary LLP	Claims	Risk Management	\$ 6,417.50
Fulton County Board of Commissioners	August 2020 State Reports - LVAP	Municipal Courts	\$ 7,543.25



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended September 30, 2020

Vendor	Description	Department	\$ Amount
Fulton County Board of Education	Fuel Payment	Finance	\$ 30,136.30
Fulton County-Dept of Finance	Water Bills	Finance	\$ 6,844.79
Fulton County-Dept of Finance	Water Bills	Finance	\$ 7,276.18
Georgia Power Co	Power Bill	Finance	\$ 180,955.36
Georgia Superior Court Clerks	August 2020 State Reports	Municipal Court	\$ 32,502.02
Gulf States Distributors Inc	Ammunition	Public Safety	\$ 29,035.00
Holland & Knight LLP	Conference Center Hotel Recapture	City Administration	\$ 34,894.00
Integrated Construction and Nobility Inc	Big Creek Greenway Extension	Rec, Park & Cultural Services	\$ 1,184,448.99
Integrated Construction and Nobility Inc	Greenway Extension to Forsyth	Rec, Park & Cultural Services	\$ 211,577.90
Jason Moody	Morrison Parkway Sidewalk	Public Works	\$ 59,316.30
JJ Soccer LLC	Soccer Referee	Rec, Park & Cultural Services	\$ 5,940.20
Knox Associates Inc	Public Safety Equipment Replacement	Public Safety	\$ 24,975.40
Mass Services Inc (ACI)	Equestrian Stall Cleaning	Rec, Park & Cultural Services	\$ 19,890.00
Maxair Inc	Plumbing Repair @ Milton Avenue	Public Works	\$ 15,000.00
Meer Electrical Contractors Inc	Electrical Services	Public Works	\$ 5,568.98
Newhall Land Co	AlphaLoop	Public Works	\$ 16,395.00
Peace Officer's Annuity & Benefit Fund of Georgia	August 2020 State Reports	Municipal Court	\$ 7,615.25
Pipeline Video Inspection LLC	Stormwater Pipe and Structure Maintenance	Public Works	\$ 9,862.98
Pond & Company	Mid Broadwell Park	Rec, Park & Cultural Services	\$ 13,000.00
Pond & Company	Webb Bridge Road Improvements	Public Works	\$ 11,860.00
Pond & Company	Park Development and Academy Street/Webb Bridge Road	Various	\$ 10,171.10
Republic Services Inc	Waste Management and Waste Tags	Finance	\$ 7,630.98
Republic Services Inc	Waste Management Services	Finance	\$ 365,624.45
RPM Trailer Sales LLC	Hazmat Truck and Trailer	Public Safety	\$ 158,450.00
Sawnee Electric Membership Corp	Power Bill	Finance	\$ 33,784.44
Shallow Creek Kennels Inc	Top Dog Prize	Public Safety	\$ 7,400.00
SHI International Corp	Software Maintenance and Support	Information Technology	\$ 15,295.60
Sigma Actuarial Consulting Group Inc	2021 Actuarial	Risk Management	\$ 11,000.00
Summit Construction & Development	AlphaLoop	Public Works	\$ 84,682.10



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended September 30, 2020

Vendor	Description	Department	\$ Amount
SunTrust (EFT)	Procurement Card Payment	Finance	\$ 100,566.63
SunTrust (EFT)	E-Payables Payment	Finance	\$ 146,818.03
Sweeping Corporation of America Inc	Street Sweeping	Public Works	\$ 6,987.06
Ten 8 Fire & Safety Equipment of Georgia	Vehicle Maintenance and Repair	Public Safety	\$ 7,343.03
The Cincinnati Life Insurance Company	Premium Payment	Finance	\$ 6,154.30
Tri Scapes Inc	Erosion Control Services and Landscape	Rec, Park & Cultural Services	\$ 47,839.75
Tri Scapes Inc	Greenway Maintenance and Landscape Maintenance	Rec, Park & Cultural Services	\$ 28,124.71
Tri Scapes Inc	Greenway Maintenance and Landscape Maintenance	Rec, Park & Cultural Services	\$ 42,257.05
Verizon Wireless Services LLC	Wireless Cellular Service	Information Technology	\$ 6,060.03
Wade Ford Inc	Fleet Replacements	Public Safety	\$ 137,446.00
Wrike Inc	Annual Enterprise Licenses	Information Technology	\$ 32,400.00



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OTHER REPORTS

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



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended September 30, 2020

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
21000196	Utilicom Supply Associates	Public Works	\$ 6,098.76	Rapid flashing beacon for Roswell St @ Old Roswell St mid block crossing
21000198	Ten 8 Fire & Safety Equipment of Georgia	Public Safety	\$ 5,896.98	Tiller truck vehicle repair and maintenance
21000203	Transafe Inc	Public Works	\$ 8,980.00	Traffic control devices for (2) locations
21000206	JJ Soccer LLC	Rec, Park & Cultural Services	\$ 30,000.00	Soccer officials
21000208	AT&T Corp	Information Technology	\$ 23,000.00	Internet service provider for COA data center and data network
21000210	Shallow Creek Kennels	Public Safety	\$ 7,400.00	6-week handler course with department's existing canine
21000212	ESO Solutions Inc	Public Safety	\$ 15,097.04	Annual software maintenance and support
21000214	Toubl Contracting Inc	Rec, Park & Cultural Services	\$ 24,307.50	Wills Park pavilion roof replacement
21000218	Integrated Construction and Nobility Inc	Rec, Park & Cultural Services	\$ 29,787.00	Wills Park bridge replacement
21000221	Gulf States Distributors Inc	Public Safety	\$ 29,035.00	Ammunition for training and duty
21000222	Pond & Company	Rec, Park & Cultural Services	\$ 12,910.00	Old Rucker Road Park retaining wall design
21000228	Savatree LLC	Rec, Park & Cultural Services	\$ 18,900.00	Tree removal and pruning service at Innovation Academy
21000229	Savatree LLC	Rec, Park & Cultural Services	\$ 5,580.00	Tree removal at Encore Park
21000233	Municipal Emergency Services Inc	Public Safety	\$ 11,164.35	Hazmat supplies for hazmat truck and trailer
21000236	Dataworks Plus LLC	Public Safety	\$ 6,460.00	Software maintenance and support for fingerprint scanner
21000237	Crash Data Group Inc	Public Safety	\$ 14,080.00	Vehicle crash data tool upgrade kit and deluxe cable package



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
 Financial Management Reports
Bid/RFP Status
 for the month ended September 30, 2020

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	20-119 RFP	Municipal Court	ePayment Provider Services	1/23/2020	7	9/2/2020	Government Window, LLC	\$ -	1		
	20-114 RFP	Rec/Parks	Stage, Sound, Lighting and Production Services	2/20/2020	3						
	20-122 RFP	Finance	Pension Investment Advisor	7/16/2020	14	9/2/2020	AmRET	\$ 66,000.00	2		
	21-101 RFP	Public Works	City Streetlight, Inspection, Maintenance, and Installation	8/13/2020	2	10/5/2020	Capital City Electrical Services, LLC	\$ 80,000.00	3	10/12/2020	21000246
21-001		Rec/Parks	Pine Shavings for Equestrian Center	9/24/2020	1	10/19/2020	B & T Shavings, Inc.	\$ 85,000.00	3		

Notes:

- 1 No cost to the City. Completely user funded for Municipal Court fines.
- 2 Award by Pension Board. Award amount is estimated annual amount.
- 3 Annual not-to-exceed award amount



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OTHER REPORTS

GAAP Financial Statements

City of Alpharetta
Balance Sheet
Governmental Funds
September 30, 2020

	Major Governmental Funds					Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	Construction Bond Fund	T-SPLOST Capital Fund		
ASSETS							
Cash / Cash Equivalents / Investments	\$ 15,992,694	\$ 10,747,004	\$ 935,339.58	\$ 20,989,105	\$ 29,686,898	\$ 9,898,666	\$ 88,249,706
Receivables (net of allowance for uncollectibles)							
Taxes Receivable							
Property Taxes	26,474,727	-	-	-	-	5,136,932	31,611,660
Other Taxes	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Accounts	672,130	3,660,970	-	-	-	-	4,333,101
Due from Other Funds	-	-	-	-	-	-	-
Prepaid Items	-	-	-	-	-	-	-
Intergovernmental Receivable	1,675,588	-	7,800	-	843	13,310	1,697,541
Cash - Restricted	-	331,249	-	-	-	-	331,249
Total Assets	44,815,140	14,739,223	943,140	20,989,105	29,687,741	15,048,908	126,223,256
LIABILITIES AND FUND BALANCES							
Liabilities							
Current							
Accounts Payable	2,473,784	126,877	9,750	373,467	13,974	150,087	3,147,940
Retainage Payable	-	1,006,126	65,666	1,334,159	120,627	23,915	2,550,493
Intergovernmental Payable	-	-	457,794	1,093,303	43,434	689	1,595,221
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-
Payroll Payable	440,766	-	-	-	-	29,700	470,466
Due to Other Funds	-	-	-	-	-	-	-
Deferred Revenue	27,160,455	3,660,970	7,800	-	-	5,150,242	35,979,467
Unearned Revenue	-	-	-	-	-	-	-
Teen Driving/Donation	-	-	-	-	-	-	-
T.A.D Payment to County	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Non-Current							
Unclaimed Property	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-
Total Liabilities	30,075,005	4,793,973	541,010	2,800,930	178,035	5,354,634	43,743,587
Fund Balances:							
Restricted for:							
Capital Projects	-	-	402,130	18,188,175	29,509,706	3,437,046	51,537,056
Law Enforcement	-	-	-	-	-	189,870	189,870
Emergency Telephone Activities	-	-	-	-	-	1,560,699	1,560,699
Grant Projects	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	645,155	645,155
Promotion of Tourism	-	-	-	-	-	2,034,726	2,034,726
Assigned for:							
Grant Projects	-	-	-	-	-	20,846	20,846
Capital Projects	-	9,945,250	-	-	-	-	9,945,250
2021 Fiscal year Expenditures	5,289,252	-	-	-	-	-	5,289,252
Unassigned	9,450,883	-	-	-	-	1,805,933	11,256,815
Total Fund Balances	14,740,135	9,945,250	402,130	18,188,175	29,509,706	9,694,274	82,479,669
Total Liabilities and Fund Balances	\$ 44,815,140	\$ 14,739,223	\$ 943,140	\$ 20,989,105	\$ 29,687,741	\$ 15,048,908	\$ 126,223,256

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended September 30, 2020

	Major Governmental Funds					Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	S2016 Const Bond Fund	T-SPLOST Capital Fund		
REVENUES							
Taxes:							
Property Tax	\$ (49,552)	\$ -	\$ -	\$ -	\$ -	\$ 505,728	\$ 456,176
Local Option Sales Tax	2,745,592	-	-	-	-	(1,583)	2,744,009
Transportation SPLOST	-	-	-	-	1,866,386	-	1,866,386
Other Taxes	1,205,119	-	-	-	-	420,372	1,625,491
Licenses and permits	562,924	-	-	-	-	353,294	916,217
Intergovernmental	15,678	-	401,380	-	-	25,055	442,113
Charges for services	913,737	-	-	-	-	870	914,606
Impact Fees	-	-	-	-	-	425	425
Fines/Forfeitures	457,617	-	-	-	-	12,397	470,014
Investment earnings	33,401	10,420	304	9,175	11,080	(102,000)	(37,621)
Contributions and Donations	-	4,366,361	-	-	-	-	4,366,361
Misc Revenue	-	-	-	-	-	-	-
Other	13,440	23,736	-	-	-	-	37,176
Total revenues	5,897,956	4,400,517	401,684	9,175	1,877,466	1,214,557	13,801,355
EXPENDITURES							
Current:							
Unallocated	-	-	-	-	-	221,251	221,251
General government	2,677,936	110,071	-	-	-	2,250	2,790,257
Public safety	8,555,538	358,891	-	-	-	1,382,595	10,297,024
Public works	2,057,023	1,420,814	-	881,430	365,266	68,748	4,793,281
Economic and community development	1,011,820	33,297	56,000	-	-	-	1,101,117
Alpharetta Business Community	-	88,742	-	-	-	-	88,742
Culture and recreation	2,392,639	472,094	-	1,764,916	-	47,187	4,676,835
Contingency	732	3,323	-	-	-	-	4,055
Debt service:							
Principal	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Other Costs	180,062	-	-	-	-	-	180,062
Bond issuance costs	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-
Total expenditures	16,875,750	2,487,233	56,000	2,646,346	365,266	1,722,030	24,152,624
Excess (deficiency) of revenues over (under) expenditures	(10,977,794)	1,913,284	345,684	(2,637,171)	1,512,201	(507,473)	(10,351,269)
OTHER FINANCING SOURCES (USES)							
Transfers in	189,644	789,215	-	-	-	-	978,859
Transfers out	(1,135,466)	-	-	-	-	156,606	(978,859)
Loan Proceeds	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-
Sale of capital assets	37,702	-	-	-	-	-	37,702
Sale of non-capital assets	-	-	-	-	-	-	-
Land Sale	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total other financing sources and (uses)	(908,120)	789,215	-	-	-	156,606	37,702
Net change in fund balances	(11,885,914)	2,702,500	345,684	(2,637,171)	1,512,201	(350,867)	(10,313,567)
Fund balances - beginning	26,626,049	7,242,751	56,446	20,825,345	27,997,505	10,045,141	92,793,237
Fund balances - ending	\$ 14,740,135	\$ 9,945,250	\$ 402,130	\$ 18,188,175	\$ 29,509,706	\$ 9,694,274	\$ 82,479,669

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 25,597,000	\$ (49,552)	\$ (25,646,552)
Local Option Sales Tax	13,479,457	2,745,592	(10,733,865)
Other Taxes	16,962,750	1,205,119	(15,757,631)
Licenses and Permits	1,968,250	562,924	(1,405,326)
Intergovernmental	63,000	15,678	(47,322)
Charges for Service	4,012,300	913,737	(3,098,563)
Fines/Forfeitures	1,806,000	457,617	(1,348,383)
Investment Earnings	310,000	33,401	(276,599)
Contributions and Donations	-	-	-
Other	155,296	13,440	(141,856)
Total revenues	<u>64,354,053</u>	<u>5,897,956</u>	<u>(58,456,097)</u>
EXPENDITURES			
Current:			
General government			
City Administration	1,690,086	481,797	1,208,289
Finance	3,541,567	1,294,042	2,247,525
Human Resources	638,529	177,918	460,611
Legal	750,000	433	749,567
Mayor and Council	382,505	100,904	281,601
Municipal Court	1,006,645	438,635	568,010
Information Technology	2,194,661	770,410	1,424,252
Insurance Premiums	720,250	180,062	540,188
Contingency/OP Onitiative Reserve	700,000	732	699,268
Non-Allocated	2,566,969	-	2,566,969
Total general government	<u>11,624,243</u>	<u>3,444,933</u>	<u>8,179,310</u>
Public Safety	30,470,265	9,350,525	21,119,740
Public works	9,046,380	2,904,761	6,141,619
Economic and community development	3,725,940	1,062,679	2,663,261
Culture and recreation	9,998,406	3,804,781	6,193,625
Debt Service			
Principal	195,000	-	195,000
Interest	95,490	-	95,490
Total expenditures	<u>65,155,724</u>	<u>20,567,680</u>	<u>44,588,044</u>
Excess (Deficiency) of revenues over expenditures	<u>(801,671)</u>	<u>(14,669,724)</u>	<u>(13,868,053)</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	2,531,250	189,644	(2,341,606)
Transfers out	(4,541,862)	(1,135,466)	3,406,397
Capital leases	-	-	-
Land Sale	-	-	-
Sale of capital assets	85,000	37,702	(47,298)
Sale of non-capital assets	5,000	-	(5,000)
Total other financing sources and uses	<u>(1,920,612)</u>	<u>(908,120)</u>	<u>1,012,492</u>
Net change in fund balances	<u>(2,722,283)</u>	<u>(15,577,844)</u>	<u>(12,855,561)</u>
Fund balances - beginning		26,626,049	
Fund balances - ending		<u>\$ 11,048,205</u>	
Adjustments to GAAP basis:			
Encumbrances		3,691,930	
Misc adj		-	
Fund balances-ending		<u>\$ 14,740,135</u>	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 9,953,580	0	\$ (9,953,580)
Contributions & Donations	4,655,567	4,366,361	(289,206)
Investment earnings	171,748	10,420	(161,328)
Land/Building Sale	-	0	-
Other	519,720	23,736	(495,984)
Total revenues	<u>15,300,615</u>	<u>4,400,517</u>	<u>(10,900,098)</u>
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	206,077	88,784	117,293
Finance	10,501	7,450	3,051
Information Technology	1,059,667	227,019	832,648
Contingency	5,506,415	3,323	5,503,092
Total general government	<u>6,782,660</u>	<u>326,576</u>	<u>6,456,084</u>
Public Safety	2,098,891	751,091	1,347,800
Engineering & Public Works	14,670,511	9,444,986	5,225,525
Alpharetta Business Community	162,553	156,783	5,770
Economic and community development	456,984	107,524	349,460
Culture and recreation	1,697,692	721,683	976,009
Total Capital Outlay	<u>25,869,291</u>	<u>11,508,643</u>	<u>14,360,648</u>
Excess (Deficiency) revenue over expenditures	<u>(10,568,676)</u>	<u>(7,108,126)</u>	<u>3,460,550</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	3,156,862	789,215	(2,367,647)
Capital leases	-	0	-
Budgeted Fund Balance	-	0	-
Total other financing sources and uses	<u>3,156,862</u>	<u>789,215</u>	<u>(2,367,647)</u>
Net change in fund balances	<u>(7,411,814)</u>	<u>(6,318,911)</u>	<u>1,092,903</u>
Fund balances - beginning		7,242,751	
Fund balances - ending		<u>923,840</u>	
Adjustments to GAAP basis:			
Encumbrances		9,021,410	
Misc adj-			
Fund balances-ending		<u>9,945,250</u>	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 2,295,997	\$ 401,380	\$ (1,894,617)
Contributions & Donations	-	-	-
Interest Earnings	-	304	304
Total	<u>2,295,997</u>	<u>401,684</u>	<u>(1,894,313)</u>
Expenditures:			
Public Safety	1,500	-	1,500
General Government	402,578	-	402,578
Community Development	83,750	83,750	0
Public Works	1,864,614	1,864,613	1
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	<u>2,352,442</u>	<u>1,948,363</u>	<u>404,079</u>
Excess (Deficiency) revenue over expenditures	<u>(56,445)</u>	<u>(1,546,679)</u>	<u>(1,490,234)</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(56,445)</u>	<u>(1,546,679)</u>	<u>(1,490,234)</u>
Fund balance - beginning		<u>56,446</u>	
Fund balance - ending		<u>\$ (1,490,234)</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		1,892,363	
Fund balances - ending		<u>\$ 402,130</u>	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Premium on Bond Proceeds	-	\$ -	-
Land/Building Sale	-	\$ -	-
Misc Revenue	108,000	\$ -	(108,000)
Investment Earnings	-	\$ 9,175	9,175
Total revenues	108,000	\$ 9,175	(98,825)
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	\$ -	-
Public Works	14,306,105	\$ 10,983,453	3,322,652
Recreation & Parks	6,627,240	\$ 6,525,236	102,004
Total general government	20,933,345	\$ 17,508,689	3,424,656
City Administration			
Public Safety	-	\$ -	-
Excess (Deficiency) of Revenues Over expenditures	(20,825,345)	\$ (17,499,514)	3,325,831
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	\$ -	-
Operating Transfers Out			-
Total other financing sources (uses)	-	\$ -	-
Net change in fund balances	(20,825,345)	\$ (17,499,514)	3,325,831
Fund balances - beginning		\$ 20,825,345	
Fund balances - ending		\$ 3,325,831	
Adjustments to GAAP basis:			
Encumbrances		\$ 14,862,343	
Fund balances-ending		\$ 18,188,175	

City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	\$ 10,400,000	\$ 1,866,386	\$ (8,533,614)
Investment Earnings	300,000	11,080	(288,920)
Total revenues	10,700,000	1,877,466	(8,822,534)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	17,844,208	7,525,703	10,318,505
Recreation & Parks	1,000,000	1,000,000	-
Total general government	18,844,208	8,525,703	10,318,505
City Administration			-
Public Safety			
Contingency	19,857,317	-	19,857,317
Excess (Deficiency) of Revenues			-
Over expenditures	(8,144,208)	(6,648,236)	1,495,972
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(8,144,208)	(6,648,236)	1,495,972
Fund balances - beginning		27,997,505	
Fund balances - ending		\$ 21,349,269	
Adjustments to GAAP basis:			
Encumbrances		8,160,437	
Fund balances-ending		\$ 29,509,706	



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City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
September 30, 2020

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,615,300
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>1,615,300</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,615,300</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	\$ -
Claims Payables	1,057,843
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	-
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>1,057,843</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>1,057,843</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	-
Total Net Assets	<u>557,457</u>
Total Liabilities & Net Assets	<u>\$ 1,615,300</u>

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ -	\$ -
Employer Medical Contribution	7,700,000	1,840,640	(5,859,360)
Employee Medical Contribution	785,000	159,588	(625,412)
Interest	-	155	155
Total revenues	<u>8,485,000</u>	<u>2,000,383</u>	<u>(6,484,617)</u>
EXPENDITURES			
Medical Premiums	1,800,000	306,001	1,493,999
Medical Claims	6,685,000	1,139,375	5,545,625
Contingency	2,449	-	2,449
Total expenditures	<u>8,487,449</u>	<u>1,445,376</u>	<u>7,042,073</u>
Excess (Deficiency) of Revenues Over expenditures	<u>(2,449)</u>	<u>555,007</u>	<u>557,456</u>
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(2,449)</u>	<u>555,007</u>	<u>557,456</u>
 Fund balances - beginning			
		2,450	
 Fund balances - ending			
	<u>\$</u>	<u>557,457</u>	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending	<u>\$</u>	<u>557,457</u>	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
September 30, 2020

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,488,665
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	193,620
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,682,285</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,682,285</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	15,304
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	-
Payroll Liabilities	294
Accrued Salaries	309
Accrued Interest Payable	-
Compensated Absences Payable	997
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>16,904</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>16,904</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	<u>2,665,382</u>
Total Net Assets	<u>2,665,382</u>
Total Liabilities & Net Assets	<u>\$ 2,682,285</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended September 30, 2020

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 2,262,598
Misc Revenue	
Total operating revenues	<u>2,262,598</u>
Operating expenses:	
Administration	4,418,880
Non-departmental	-
Total operating expenses	<u>4,418,880</u>
Operating Gain (loss)	(2,156,282)
Non-operating revenues (expenses):	
Investment earnings	<u>3,130</u>
Total non-operating revenue (expenses)	<u>3,130</u>
Income (loss) before transfers	(2,153,152)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(2,153,152)
Total net assets-beginning	<u>1,147,523</u>
Total net assets-ending (net of encumbrances)	<u>(1,005,628)</u>
Adjustments to GAAP basis:	
Encumbrances	3,671,010
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 2,665,382</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
September 30, 2020

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,441,134
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>1,441,134</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,441,134</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	-
Claims Payables	421,627
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>421,627</u>
Current Liabilities Payable from Restricted Assets:	
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	410,797
Total Noncurrent Liabilities	<u>410,797</u>
Total Liabilities	<u>832,424</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	608,710
Total Net Assets	<u>608,710</u>

Total Liabilities & Net Assets	<u>\$ 1,441,134</u>
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City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 12,639	\$ 2,083	\$ (10,556)
Charges for Service	793,361	378,403	(414,958)
Insurance Premium Funding	720,250	-	(720,250)
Insurance Proceeds	-	30,942	30,942
Total revenues	1,526,250	411,428	(1,114,822)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	125,000	77,766	47,234
Auto Liability	170,000	180,432	(10,432)
Property & Equipment Liability	108,000	120,976	(12,976)
Fine Art Liability	4,000	-	4,000
General Liability	60,000	65,324	(5,324)
Law Enforcement Liability	90,500	86,256	4,244
Public Entity Liability	77,500	73,360	4,140
Workers Comp Excess Liability	106,500	110,462	(3,962)
Employee Benefits Liability	-	-	-
Criminal Liability	4,000	3,386	614
Cyber Liability	31,750	32,822	(1,072)
Umbrella Liability	58,000	65,677	(7,677)
Medical Services	10,000	-	10,000
Claims/Judgements	-	13,541	(13,541)
Claims/Vehicle	119,945	86,089	33,856
Claims/Property/Equip	-	47,697	(47,697)
Claims/General Liability	47,000	-	47,000
Claims/Law Enf Liability	-	6,418	-
Claims/Workers Comp	600,000	44,044	555,956
Contingency	1,058,868	-	1,058,868
Total expenditures	2,671,063	1,014,249	1,656,814
Excess (Deficiency) of Revenues Over expenditures	(1,144,813)	(602,821)	541,992
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(1,144,813)	(602,821)	541,992
Fund balances - beginning	1,144,813		
Fund balances - ending	\$ 541,992		
Adjustments to GAAP basis:			
Encumbrances	66,718		
Misc adj	-		
Fund balances-ending	\$ 608,710		

City of Alpharetta
Statement of Net Position
OPEB Health Fund
September 30, 2020

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 185
Investments	1,634,826
Accrued Income	3,609
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>1,638,621</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	58,991
Due to Other Funds	-
Total Current Liabilities	<u>58,991</u>
Current Liabilities Payable from Restricted Assets:	
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>58,991</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,579,630</u>
Total Net Assets	<u>1,579,630</u>
Total Liabilities & Net Assets	<u><u>\$ 1,638,621</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Health Fund
For the Period Ended September 30, 2020

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 76,589
Employee Contribution	-
Total Contribution	<u>76,589</u>
Investment Income	28,678
Net appreciation in FMV	41,152
Accrued Interest & Dividends	3,609
Interest and Dividends	7,665
Total Investment Income	<u>81,105</u>
Total Additions (Deductions)	<u>157,694</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Manager Fees	-
Consulting Fees	1,971
Agent Custody Fees-ADR	93
Total deductions	<u>2,064</u>
Net Increase (Decrease)	<u>155,630</u>
OTHER FINANCING SOURCES (USES)	
Transfers in/out	-
Net Assets held in trust for OPEB benefits	
Beginning of year	1,424,000
Total net assets	<u>\$ 1,579,630</u>

City of Alpharetta
Statement of Net Position
OPEB Reimbursement Fund
September 30, 2020

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	(453)
Investments	3,432,155
Accrued Income	7,355
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>3,439,057</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
Due to Other Funds	983
Total Current Liabilities	<u>983</u>
Current Liabilities Payable from Restricted Assets:	
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>983</u>
NET ASSETS	
Net Assets held in trust for OPEB benefits	<u>3,438,073</u>
Total Net Assets	<u>3,438,073</u>
Total Liabilities & Net Assets	<u><u>\$ 3,439,057</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Reimbursement Fund
For the Period Ended September 30, 2020

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 574,502
Employee Contribution	
Total Contribution	<u>574,502</u>
Investment Income	55,982
Net appreciation in FMV	86,617
Accrued Interest & Dividends	7,355
Interest and Dividends	<u>14,870</u>
Total Investment Income	<u>164,823</u>
Total Additions (Deductions)	<u>739,325</u>
Deductions:	
Benefits payments	844
Professional Fees	-
Manager Fees	-
Consulting Fees	3,763
Agent Custody Fees-ADR	<u>177</u>
Total deductions	<u>4,784</u>
Net Increase (Decrease)	<u>734,542</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	-
Net Assets held in trust for OPEB benefits	
Beginning of year	2,703,532
Total net assets	<u>\$ 3,438,073</u>

City of Alpharetta
Statement of Net Position
Pension Trust Fund
September 30, 2020

	<u>Pension Trust Fund</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 4,443
Investments	78,259,905
Accrued Income	3,164,287
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>81,428,636</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	945
Accrued Income	
Due to Other Funds	16,138
Total Current Liabilities	<u>17,083</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>17,083</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>81,411,552</u>
Total Net Assets	<u>81,411,552</u>
Total Liabilities & Net Assets	<u>\$ 81,428,636</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended September 30, 2020

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,779,221
Employee Contribution	80,170
Total Contribution	<u>2,859,391</u>
Investment Gain/Losses	225,756
Net appreciation in FMV	3,428,846
Interest	433,625
Accrued Interest & Dividends	149,505
Other Receipts	-
Total Investment Income	<u>4,237,732</u>
Total Additions (Deductions)	<u>7,097,123</u>
Deductions:	
Benefits payments	778,957
Custodial Fees	
Administrative Fees	18,430
Legal Fees	2,993
Manager Fees	-
Consulting Fees	101,452
Agent Custody Fees-ADR	4,603
	-
Total deductions	<u>906,435</u>
Net Increase (Decrease)	<u>6,190,688</u>
Net Assets held in trust for pension benefits	
Beginning of year	75,220,864
Total net assets	<u>\$ 81,411,552</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
September 30, 2020

	Special Revenue								Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	State Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS									
Cash / Cash Equivalents / Investments	\$ 2,058,703	\$ 3,465,800	\$ 176,664	\$ 16,566	\$ 125,252	\$ 1,601,917	\$ 645,201	\$ 1,808,564	\$ 9,898,666
Taxes Receivable	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	5,136,932	-	5,136,932
Intergovernmental Receivable	-	-	-	-	13,310	-	-	-	13,310
Due From Other Funds	-	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-	-
Total Assets	2,058,703	3,465,800	176,664	16,566	138,562	1,601,917	5,782,133	1,808,564	15,048,908
LIABILITIES									
Accounts Payable	23,977	4,839	-	-	104,406	14,189	46	2,631	150,087
Retainage Payable	-	23,915	-	-	-	-	-	-	23,915
Intergovernmental Payable	-	-	689,30	-	-	-	-	-	689
Arbitrage Payable	-	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	2,671	-	-	27,029	-	-	29,700
Due to Other Fund	-	-	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	13,310	-	5,136,932	-	5,150,242
Unearned Revenue	-	-	-	-	-	-	-	-	-
Total Liabilities	23,977	28,754	3,360	-	117,716	41,218	5,136,978	2,631	5,354,634
FUND BALANCES									
Restricted:									
Capital Projects	-	3,437,046	-	-	-	-	-	-	3,437,046
Law Enforcement	-	-	173,304	16,566	-	-	-	-	189,870
Promotion of Tourism	2,034,726	-	-	-	-	-	-	-	2,034,726
Emergency Telephone Activities	-	-	-	-	-	1,560,699	-	-	1,560,699
Debt Service	-	-	-	-	-	-	645,155	-	645,155
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	20,846	-	-	-	20,846
Unassigned:	-	-	-	-	-	-	-	1,805,933	1,805,933
Total Fund Balances	2,034,726	3,437,046	173,304	16,566	20,846	1,560,699	645,155	1,805,933	9,694,274
Total Liabilities and Fund Balances	\$ 2,058,703	\$ 3,465,800	\$ 176,664	\$ 16,566	\$ 138,562	\$ 1,601,917	\$ 5,782,133	\$ 1,808,564	\$ 15,048,908

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended September 30, 2020

	Special Revenue								Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	State Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:									
Hotel Motel Tax	\$ 505,728	\$ -	\$ -		\$ -		\$ -	\$ -	\$ 505,728
Property tax	-	-	-		-	-	(1,583)	-	(1,583)
Charges for Service	-	-	-		-	420,372	-	-	420,372
Impact Fees	-	353,294	-		-	-	-	-	353,294
Forfeiture Income	-	-	24,211	844	-	-	-	-	25,055
Intergovernmental	-	-	-		870	-	-	-	870
Contributions & Donations	-	-	-		425	-	-	-	425
Investment Earnings	2,545	4,300	429		265	1,876	788	2,194	12,397
Other	-	-	-		(102,000)	-	-	-	(102,000)
Total revenues	508,273	357,593	24,640	844	(100,441)	422,248	(795)	2,194	1,214,557
EXPENDITURES:									
Tourism	221,251	-	-		-	-	-	-	221,251
Community Development	-	-	-		-	-	-	-	-
Culture/Recreation	29,287	12,700	-		5,200	-	-	-	47,187
Public Safety	-	155,750	68,880	33,220	20,771	1,103,974	-	-	1,382,595
Public Works	-	10,402	-		-	-	-	58,346	68,748
General Government	-	-	-		-	-	2,250	-	2,250
Debt Service:	-	-	-		-	-	-	-	-
Principal	-	-	-		-	-	-	-	-
Interest	-	-	-		-	-	-	-	-
Bond Issuance Costs	-	-	-		-	-	-	-	-
Total expenditures	250,537	178,852	68,880	33,220	25,971	1,103,974	2,250	58,346	1,722,030
Excess (deficiency) of revenues over expenditures	257,736	178,741	(44,239)	(32,376)	(126,412)	(681,726)	(3,045)	(56,152)	(507,473)
OTHER FINANCING SOURCES (USES):									
Transfers in / out:									
Conference Center fund		-	-		-	-	-	-	-
Debt service fund	-	-	-		-	-	-	-	-
Capital Projects	-	-	-		-	-	-	-	-
Operating grants fund	-	-	-		-	-	-	-	-
Capital grants fund	-	-	-		-	-	-	-	-
Capital Fund									
General fund	(189,644)	-	-	-	-	-	-	346,250	156,606
Budgeted Fund Balance:	-	-	-		-	-	-	-	-
Total other financing sources and (uses)	(189,644)	-	-	-	-	-	-	346,250	156,606
Net change in fund balances	68,092	178,741	(44,239)	(32,376)	(126,412)	(681,726)	(3,045)	290,098	(350,867)
Fund balances - beginning	1,966,634	3,258,305	217,543	48,942	147,257	2,242,426	648,200	1,515,835	10,045,141
Fund balances - ending	\$ 2,034,726	\$ 3,437,046	\$ 173,304	\$ 16,566	\$ 20,846	\$ 1,560,699	\$ 645,155	\$ 1,805,933	\$ 9,694,274

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 6,750,000	\$ 505,728	\$ (6,244,272)
Transfers In	-	-	-
Misc Revenue	-	-	-
Investment Earnings	52,338	2,545	(49,793)
Total revenues	<u>6,802,338</u>	<u>508,273</u>	<u>(6,294,065)</u>
EXPENDITURES:			
Professional Services	6,000	-	6,000
Recreation Improvements	949,239	78,387	870,852
Alpharetta Convention & Visitor's Bureau	2,953,125	221,251	2,731,874
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,245,915	-	1,245,915
Bond Principal	540,000	-	540,000
Bond Interest	771,963	-	771,963
Contingency	-	-	-
Total Expenditures	<u>6,466,242</u>	<u>299,638</u>	<u>6,166,604</u>
Excess of revenues over expenditures	<u>336,096</u>	<u>208,636</u>	<u>(127,460)</u>
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,531,250)	(189,644)	2,341,606
Total other financing sources and uses	<u>(2,531,250)</u>	<u>(189,644)</u>	<u>2,341,606</u>
Net change in fund balances	<u>(2,195,154)</u>	<u>18,992</u>	<u>2,214,146</u>
Fund balances - beginning		<u>\$ 1,966,634</u>	
Fund balances - ending		<u>\$ 1,985,626</u>	
Enbumbances		\$ 49,101	
		-	
Fund balances - ending		<u>\$ 2,034,726</u>	

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ -	\$ 353,294	\$ 353,294
Investment Earnings	-	4,300	4,300
Total Revenues	-	357,593	357,593
EXPENDITURES:			
Public Safety	155,750	155,750	-
Public Works	599,784	171,402	428,382
Recreation & Parks	1,064,102	1,064,102	-
Community Development	1,438,668	-	1,438,668
General Government	-	-	-
Total expenditures	3,258,304	1,391,254	1,867,050
Excess (deficiency) of revenues over expenditures	(3,258,304)	(1,033,661)	(2,224,643)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(3,258,304)	(1,033,661)	(2,224,643)
Fund balances - beginning		3,258,305	
Fund balances - ending		\$ 2,224,644	
Encumbrances		1,212,402	
Fund balances - ending		\$ 3,437,046	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ 160,000	\$ 24,211	\$ (135,789)
Investment Earnings	-	429	429
Intergovernmental	-	-	-
Misc Revenue	-	-	-
Total Revenues	160,000	24,640	(135,360)
EXPENDITURES:			
Public Safety	377,543	68,880	308,663
Non-Departmental	-	-	-
Total expenditures	377,543	68,880	308,663
Excess (deficiency) of revenues over expenditures	(217,543)	(44,239)	173,304
OTHER FINANCING SOURCES (USES):			
Transfer In	-	-	-
Transfer Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(217,543)	(44,239)	173,304
Fund balances - beginning		217,543	
Fund balances - ending		\$ 173,304	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		\$ 173,304	

City of Alpharetta
State Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 844	\$ 844
Investment Earnings	-	-	-
Intergovernmental	-	-	-
Misc Revenue	-	-	-
Total Revenues	-	844	844
EXPENDITURES:			
Public Safety	48,941	33,220	15,721
Non-Departmental	-	-	-
Total expenditures	48,941	33,220	15,721
Excess (deficiency) of revenues over expenditures	<u>(48,941)</u>	<u>(32,376)</u>	<u>16,565</u>
OTHER FINANCING SOURCES (USES):			
Transfer In		-	
Transfer Out	-	-	
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(48,941)</u>	<u>(32,376)</u>	<u>16,565</u>
Fund balances - beginning		<u>48,942</u>	
Fund balances - ending		<u>\$ 16,566</u>	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		<u>\$ 16,566</u>	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 68,521	\$ 870	(67,652)
Contributions & Donations	8,680	425	(8,255)
Sponsorships	-	(102,000)	(102,000)
Interest Earnings	-	265	265
Transfers in	-	-	-
Contingencies	-	-	-
Total	77,201	(100,441)	(177,642)
EXPENDITURES:			
General Government	84,083	-	84,083
City Admin	6,140	-	6,140
Community Development	618	-	618
Engineering/Public Works	-	-	-
Public Safety	98,599	35,978	62,621
Recreation & Parks	137,018	5,200	131,818
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	326,458	41,178	285,280
Excess (deficiency) of revenues over expenditures	(249,257)	(141,619)	107,638
OTHER FINANCING SOURCES (USES):			
	-	-	-
Net change in fund balance	(249,257)	(141,619)	107,638
Fund balance - beginning		147,257	
Fund balance - ending		\$ 5,638	
Adjustments to GAAP basis:			
Encumbrances		15,208	
Fund balances - ending		\$ 20,846	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 4,250,000	\$ 420,372	\$ (3,829,628)
Capital Lease			-
Investment Earnings	26,568	1,876	(24,692)
Total Revenues	<u>4,276,568</u>	<u>422,248</u>	<u>(3,854,320)</u>
EXPENDITURES:			
Public Safety	5,918,182	1,704,836	4,213,346
Total expenditures	<u>5,918,182</u>	<u>1,704,836</u>	<u>4,213,346</u>
Excess (deficiency) of revenues over expenditures	<u>(1,641,614)</u>	<u>(1,282,588)</u>	<u>359,026</u>
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(1,641,614)</u>	<u>(1,282,588)</u>	<u>359,026</u>
Fund balances - beginning		<u>2,242,426</u>	
Fund balances - ending		<u>\$ 959,838</u>	
Adjustments to GAAP basis:			
Encumbrances		600,862	
Fund balances - ending		<u>\$ 1,560,699</u>	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 4,953,000	\$ (1,583)	\$ (4,954,583)
Misc Revenue		-	-
Investment earnings	-	788	788
Total revenues	<u>4,953,000</u>	<u>(795)</u>	<u>(4,953,795)</u>
EXPENDITURES:			
Current:			
General government			
Finance			-
Professional Services	5,593,099	2,250	5,590,849
Total general government	<u>5,593,099</u>	<u>2,250</u>	<u>5,590,849</u>
Debt Service:			
Principal	2,350,000	-	2,350,000
Interest	2,587,140	-	2,587,140
Contingency	598,344	-	598,344
Bond issuance costs	-	-	-
Payments to be Refunded Bond Escrow	-	-	-
Total debt service	<u>5,535,484</u>	<u>-</u>	<u>5,535,484</u>
Total expenditures	<u>11,128,583</u>	<u>2,250</u>	<u>11,126,333</u>
Excess (Deficiency) of revenues over expendit	<u>(6,175,583)</u>	<u>(3,045)</u>	<u>6,172,538</u>
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>
	<u>(6,175,583)</u>	<u>(3,045)</u>	<u>6,172,538</u>
Fund balances - beginning		<u>648,200</u>	
Fund balances - ending		<u>\$ 645,155</u>	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	\$ -	\$ -	\$ -
Investment Earnings	-	2,194	2,194
Total Revenues	-	2,194	2,194
EXPENDITURES:			
Public Works	2,807,677	1,515,996	1,291,681
Recreation & Parks	21,156	9,198	11,959
Contingency	72,002	0	72,002
Total expenditures	2,900,835	1,525,194	1,375,642
Excess (deficiency) of revenues over expenditures	(2,900,835)	(1,523,000)	1,377,835
OTHER FINANCING SOURCES (USES):			
Transfers In	1,385,000	346,250	(1,038,750)
Transfers Out	-	-	-
Total other financing sources and uses	1,385,000	346,250	(1,038,750)
Net change in fund balances	(1,515,835)	(1,176,750)	339,085
Fund balances - beginning		1,515,835	
Fund balances - ending		\$ 339,085	
Adjustments to GAAP basis:			
Encumbrances		1,466,847	
Fund balances - ending		\$ 1,805,932	

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of September 30, 2020

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ -	\$ 59,250		\$ (59,250)
99575100-361000	Investment Earnings	-	262		(262)
99575100-389000	Miscellaneous Revenue	-	-		-
99575100-371000-C1532	ATC Operational Funding (COA)	-	-		-
99575100-381000-C1535	Innovation Center Operations (ATC)	-	5,431	(2,816)	(2,615)
	subtotal	\$ -	\$ 64,943	\$ (2,816)	\$ (62,127)
(1) 99575100-395000	Carryforward Fund Balance	\$ 148,469	\$ -		\$ 148,469
	subtotal	\$ 148,469	\$ -		\$ 148,469
	Total	\$ 148,469	\$ 64,943		\$ 86,342
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-544100-C1532	ATC Operational Funds	-	-	-	-
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C0924	Economic Development Strategic Plan (split with COA)	37,500	-	-	37,500
99575100-531100	General Supplies and Materials	-	-	-	-
	subtotal	\$ 90,948	\$ -	\$ -	\$ 90,948
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ -	\$ 666	\$ -	\$ (666)
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	-	174	-	(174)
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	-	24	-	(24)
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	-	497	-	(497)
99575100-531230-C1535	Innovation Center Operations (Electricity)	-	1,255	-	(1,255)
	subtotal	\$ -	\$ 2,615	\$ -	\$ (2,615)
99575100-579000	Reserve	\$ 57,521	\$ -	\$ -	\$ 57,521
	Total	\$ 148,469	\$ 2,615	\$ -	\$ 145,854

- (1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.
- (2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of September 30, 2020

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 145,784		
Revenues collected to date			64,943		
Expenditures incurred to date			(2,615)		
Fund Balance (current)			\$ 208,112		
Forecasted revenue collections			(2,816)		
Fund Balance (forecasted)			\$ 205,296		
Allocation of Forecasted Fund Balance:					
Spendable (available for investment by the Board)			\$ 114,348		
Non-Spendable (unspent/remaining project allocations)			90,948		
			\$ 205,296		

GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
September 30, 2020

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 207,390
Investments	828
Receivables	-
Restricted Cash for Bond Issuance Costs	-

Total Assets 208,218

LIABILITIES

Current Liabilities:

Accounts Payable	106
Deferred Revenue	-
Due to Other Funds	-
Total Current Liabilities	<u>106</u>

Current Liabilities Payable from Restricted Assets:

-
-

Total Current Liabilities Payable from Restricted Assets

Noncurrent Liabilities:

-
-
Total Noncurrent Liabilities

106

Total Liabilities

Fund Balance

Restricted	93,764
Unassigned	114,348
Total Fund Balance	<u>208,112</u>

Total Liabilities & Fund Balance \$ 208,218

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended September 30, 2020

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 5,431
State Grant	-
Fees	59,250
Contributions & Donations	-
Miscellaneous Income-Interest	262
Miscellaneous Revenue	<u>-</u>
Total Revenues	<u>64,943</u>
Expenditures	
Economic Development	-
Maintenance Contracts	666
Supplies	-
Utilities - Miscellaneous	1,949
Debt Service:	
Principal	-
Interest	<u>-</u>
Total Expenditures	<u>2,615</u>
Excess (deficiency) of revenues over (under) expenditures	62,328
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	62,328
Fund Balance, Beginning of Year	<u>145,784</u>
Encumbrances	
Fund Balance, End of Year	<u>208,112</u>





City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: November 2, 2020

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: November 2, 2020

I. AGENDA ITEM TITLE: PH-20-AB-12 CAMLY, LLC
D/B/A PONKO CHICKEN
220 SOUTH MAIN ST, SUITE J
ALPHARETTA, GA 30201

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

OWNER: CAMLY, LLC
REGISTERED AGENT: RICK HERRMANN

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: November 2, 2020

- I. AGENDA ITEM TITLE:** PH-20-AB-13 THAI RICKSAW RESTAURANT GROUP, LLC
D/B/A RICKSHAW THAI STREET FOOD
1495 ALPHARETTA HIGHWAY
ALPHARETTA, GA 30009

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

OWNER: THAI RICKSAW RESTAURANT GROUP, LLC
REGISTERED AGENT: PAUL YUWACHIT

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: City Clerk
Submitted By:
Sponsored By:
Meeting Date: November 2, 2020

I. AGENDA ITEM TITLE: PH-20-AB-14 JEKYLL BREWING, LLC
2855 MARCONI DIVE, SUITE 350
ALPHARETTA, GA 30005

MANUFACTURE, DISTRIBUTION & SALES OF DISTILLED SPIRITS

OWNER: JEKYLL BREWING, LLC
REGISTERED AGENT: JOSHUA RACHEL

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: November 2, 2020

I. AGENDA ITEM TITLE: PH-20-AB-15 GUSTO AVALON, LLC
D/B/A GUSTO!
4195 AVALON BLVD.
ALPHARETTA, GA 30009

RESTAURANT
CONSUMPTION ON PREMISES
BEER, WINE & SUNDAY SALES

OWNER: GUSTO AVALON, LLC
REGISTERED AGENT: NATHAN T. HYBL

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



HISTORIC PRESERVATION COMMISSION MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: FILE TAYLOR

I. AGENDA ITEM TITLE: PH-20-12 FARMHOUSE SETTLEMENT HISTORIC DESIGNATION

CITY COUNCIL:

NOVEMBER 2, 2020

This item was heard at the 10/21/2020 Historic Preservation Commission meeting. Staff recommended approval. There were no public comments. After discussion, Historic Preservation Commission recommended approval. Vote 5-0

II. RECOMMENDATION:

Approve PH-20-12 FARMHOUSE SETTLEMENT HISTORIC DESIGNATION

III. REPORT IN BRIEF:

The City in conjunction with the Recreation and Parks Department is requesting that the Farmhouse Settlement property be added to APPENDIX B - Historic Resources Inventory – Designated Historic Buildings List. The subject property is located at 0 Morris Rd and is legally described as being located at the northeast corner of Georgia 400 and Old Milton Parkway. The property was deeded to the City in on October 23, 2019 and recorded in the Office of the Clerk of Superior Court on December 19, 2019.

DISCUSSION

The submitted request, if approved, will allow the City to designate the property as Historic per the Historic Preservation Ordinance. Zoning Condition # 19 associated with file # Z-12-02/CLUP-12-03/V-12-16 QuikTrip required that the historic farmhouse property be donated to the City. The property was deeded to the City in on October 23, 2019 and recorded in the Office of the Clerk of Superior Court on December 19, 2019.

"The applicant and the City agree on the importance of preserving the historic farm house property located along tributary #5. The applicant acknowledges the city's desire to have the farm house property donated to the city and agrees to work with the city in good faith to facilitate the donation, including public access and shared parking at the site as mutually agreed upon. In consideration of the land donation, the city agrees to provide the applicant with Impact fee credits equal to the value of the land donated. Any donated land shall be included in future development density calculations. Such donations shall take place no later than the issuance of a land disturbance permit on the OP property."

According to research by the Alpharetta & Old Milton Historical Society, the settlement at Farmhouse predates the founding of Old Milton County and the City of Alpharetta by at least 30 years. Early settlers were living in Indian Territory. Big Creek Baptist Church was chartered there in 1828, ten years before the Trail of Tears when the Cherokee Indians were removed from the area. In the early 1830's there was an operating water mill on Martin Creek, near what is now the northeast

corner Ga 400 and Old Milton Parkway.

A major road for the time, ran beside the mill site through the narrow valley on the east side of Burnett Mountain (currently Preston Ridge). The road connected Lebanon, near what would become Roswell, and Suwanee then on to Lawrenceville. The Farm House Community was located near an important trade route that ran from Lebanon Community, near Roswell, into Forsyth County. The Farm House Community's center was located west of the area later developed as Preston Ridge and approximately 1.7 miles east of the current Alpharetta City Hall. Farm House Community was a thriving commercial center between 1834-1858. At various times a gristmill, sawmill, cotton gin, post office and general store were in operation here.

Several of The City of Alpharetta's founding families are associated with this property. It is believed that Hiram Trammell built and lived in a cabin there as well as built the dam and water mill. The dam was intact until 1980. "Slick Rock" was a popular place for swimming in the community. Islam Teasley was the postmaster for the post office that was established in 1853. Five years later, the post office was relocated to the new town of Alpharetta with Oliver P. Skelton as postmaster. In 1908, the family of Clark & Ann Burnett were photographed at their family home on Burnett's Mountain (currently Preston Ridge)

The City has future plans to construct a Farmhouse Community Heritage Park to commemorate the property as a historic site.

HISTORIC DESIGNATION REVIEW CRITERIA

The City of Alpharetta Unified Development Code Section 2.94 B of the Historic Preservation Incentive Zoning Ordinance outlines the criteria for Historic Designation. The Ordinance specifically states; In order to be designated a historic property, the property must be an individual building, structure or parcel of land that meets the following criteria:

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

Response: The Farmhouse Settlement is historically and culturally significant as the first settlement for the City of Alpharetta.

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

Response: The property is of historical significance as an early settlement in Indian territory that predates the founding of Old Milton County and the City of Alpharetta.

- c. Is deemed worthy of preservation (and the benefits available due to such status) following reasons:

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

Response: The Farmhouse Community was a thriving commercial center between 1834 and 1858. During that time a gristmill, sawmill, cotton gin, post office and general store operated there. Big Creek

Baptist Church was founded there in 1828 before the Trail of Tears when the Cherokee Indians were removed from the area. The Community was located near an important trade route.

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

Response: The property is approximately 190 years old.

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

Response: This property possesses historic significance and association as the original settlement for the City of Alpharetta. The settlement predates the founding of Old Milton County and the City of Alpharetta by at least 30 years. There are future plans to build a Community Heritage Park to commemorate the Settlement.

CONCURRENCES

City Staff has reviewed the application and finds that it can generally support the request to add the property to APPENDIX B – Historic Resources Inventory- Designated Historic Buildings as per the Historic Preservation Ordinance. The Alpharetta & Milton Historical Society also support the historic designation due to the property's historic significance as well as the fact that it is 190 years old.

CITIZEN PARTICIPATION PLAN

The City notified property owners within 500' regarding the Applicant's intent to designate the property. There were no comments received.

IV. ATTACHMENTS:

- History Fact Sheet
- Maps
- Photos
- Farmhouse Community Heritage Park

EXHIBIT A

APPENDIX B - HISTORIC RESOURCES INVENTORY—DESIGNATED HISTORIC BUILDINGS

Address	Description	Property Owner
10 Cumming St.	R.D. Manning House	Properties of Duffy, LLC.
40 Cumming St.	Lewis Manning House	Taylor Morrison of Georgia, LLC.
1080 Rucker Rd.	Troy Rucker House	Millie R. Hogan
333 Milton Ave.	Farmhouse Cottage	Blaise Miller, One Ninety Three Residential Group, LLC.
0 Morris Road	Farmhouse Settlement	City of Alpharetta

AN ORDINANCE TO AMEND SECTION 2.9 HISTORIC PRESERVATION INCENTIVE ZONING OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD 0 MORRIS ROAD TO APPENDIX B – HISTORIC RESOURCES INVENTORY DESIGNATED HISTORIC BUILDINGS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

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

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

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

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

Section 1: **Section 2.9 Historic Preservation Incentive Zoning** Appendix B- Historic Resources Inventory- Designated Historic Buildings of the Unified Development Code is hereby amended by revising same as set forth in Exhibit “A” attached hereto as is fully set forth herein.

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

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

SO ORDAINED this the _____ day of _____, 2020.

Approved:

Jim Gilvin, Mayor

Attest:

COUNCILMEMBERS

Erin Cobb, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

EXHIBIT “A”

APPENDIX B - HISTORIC RESOURCES INVENTORY—DESIGNATED HISTORIC BUILDINGS

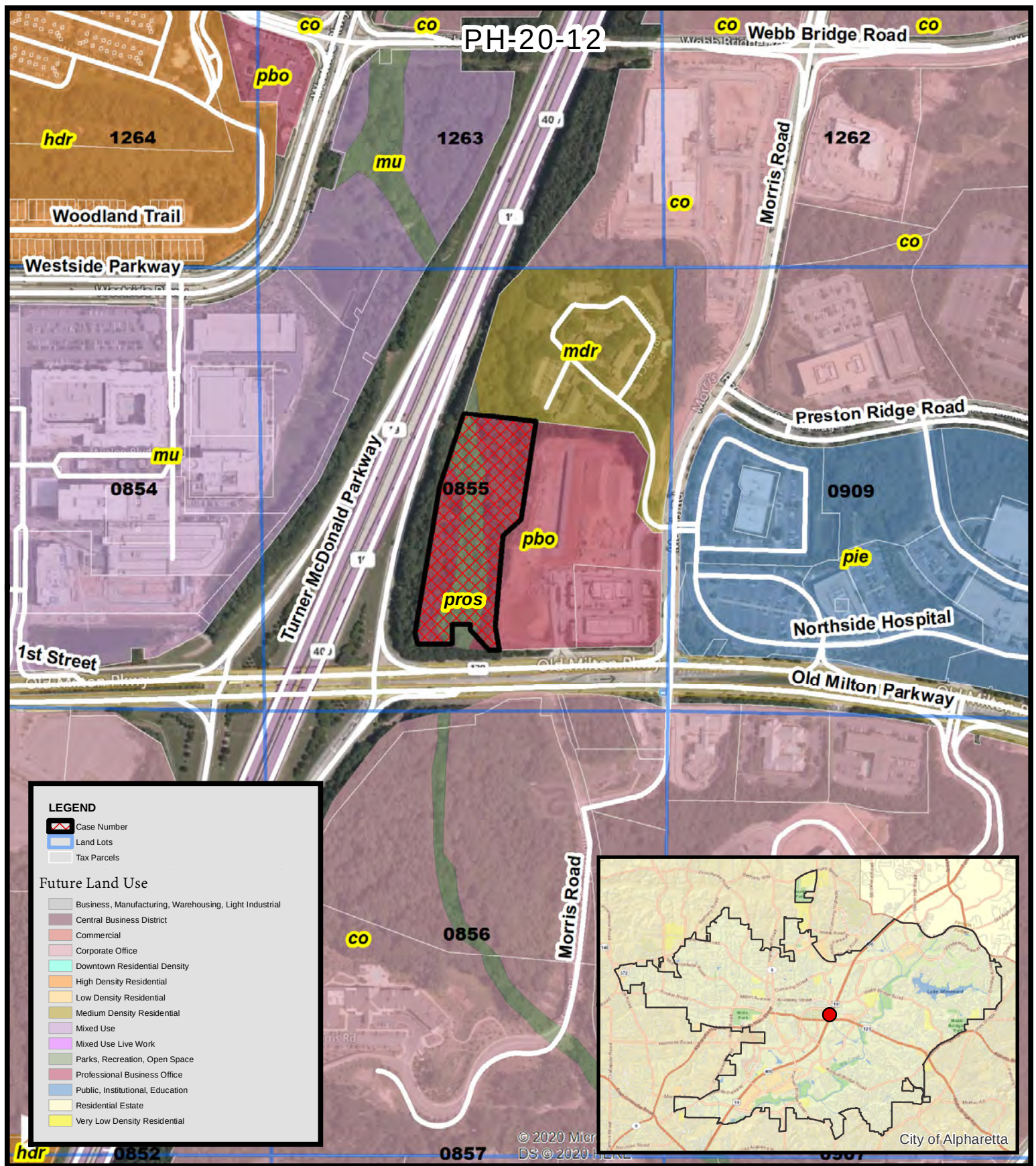
Address	Description	Property Owner
10 Cumming St.	R.D. Manning House	Properties of Duffy, LLC.
40 Cumming St.	Lewis Manning House	Taylor Morrison of Georgia, LLC.
1080 Rucker Rd.	Troy Rucker House	Millie R. Hogan
333 Milton Ave.	Farmhouse Cottage	Blaise Miller, One Ninety Three Residential Group, LLC.
0 Morris Road	Farmhouse Settlement	City of Alpharetta



Aerial Map **Farmhouse Settlement** **Historic Designation**

PH-20-12
D/LL: 1/2/855
HPC: 9/10/20
CC:11/02/20

Location Map Provided by:
Community Development - GIS

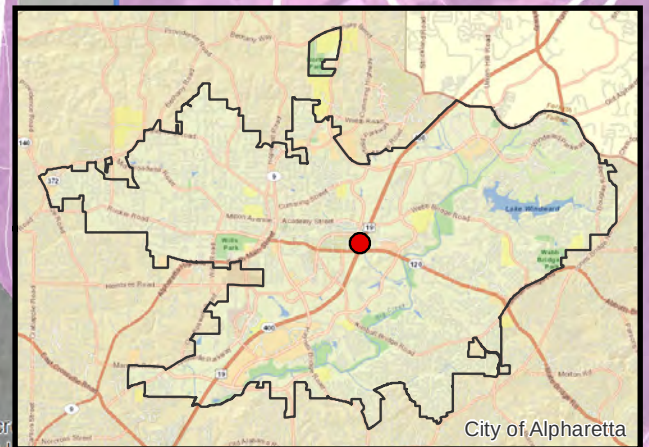
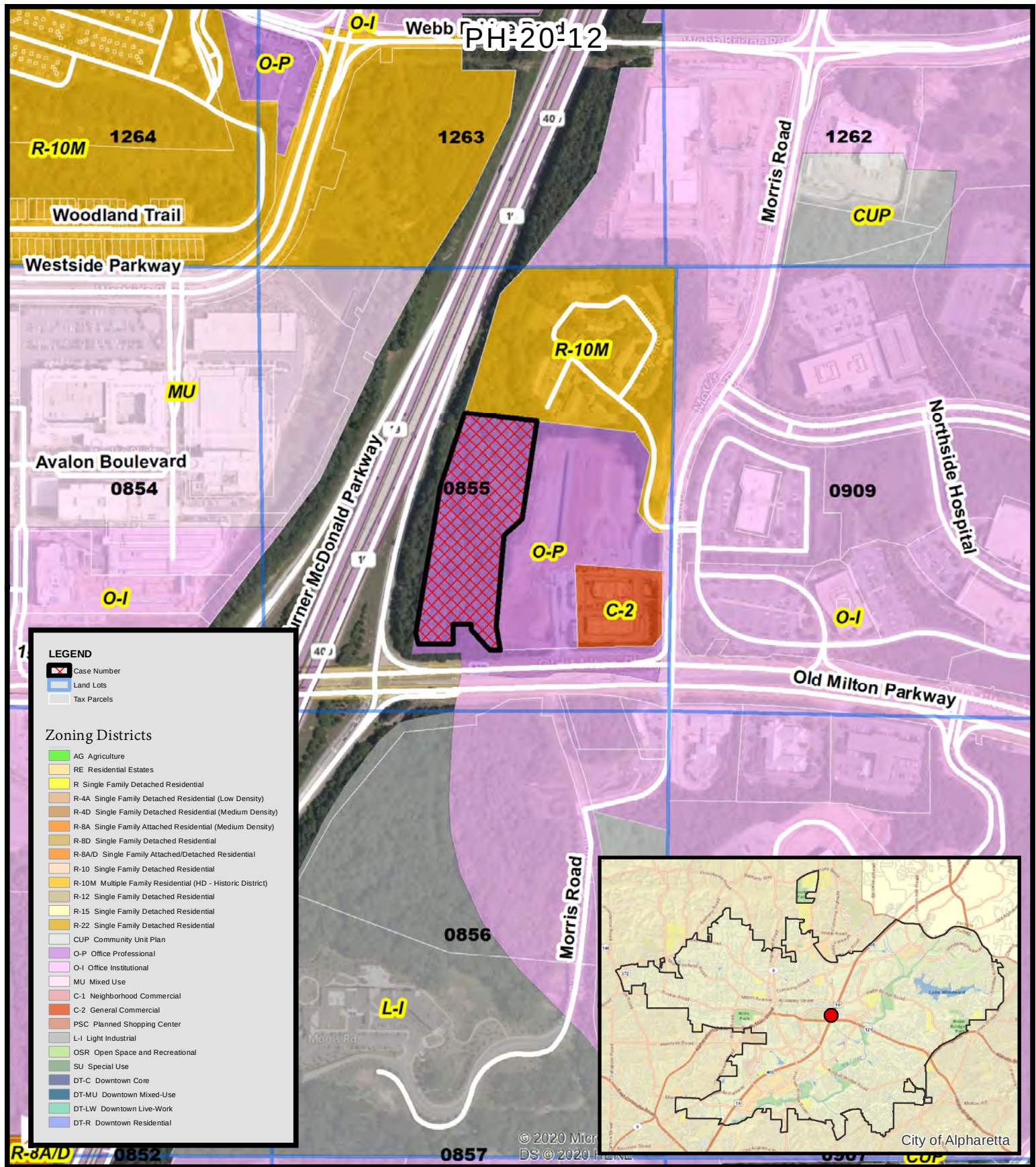


Future Land Use Farmhouse Settlement Historic Designation

PH-20-12
D/LL: 1/2/855
HPC: 9/10/20
CC: **11/02/20**

Location Map Provided by:
Community Development - GIS



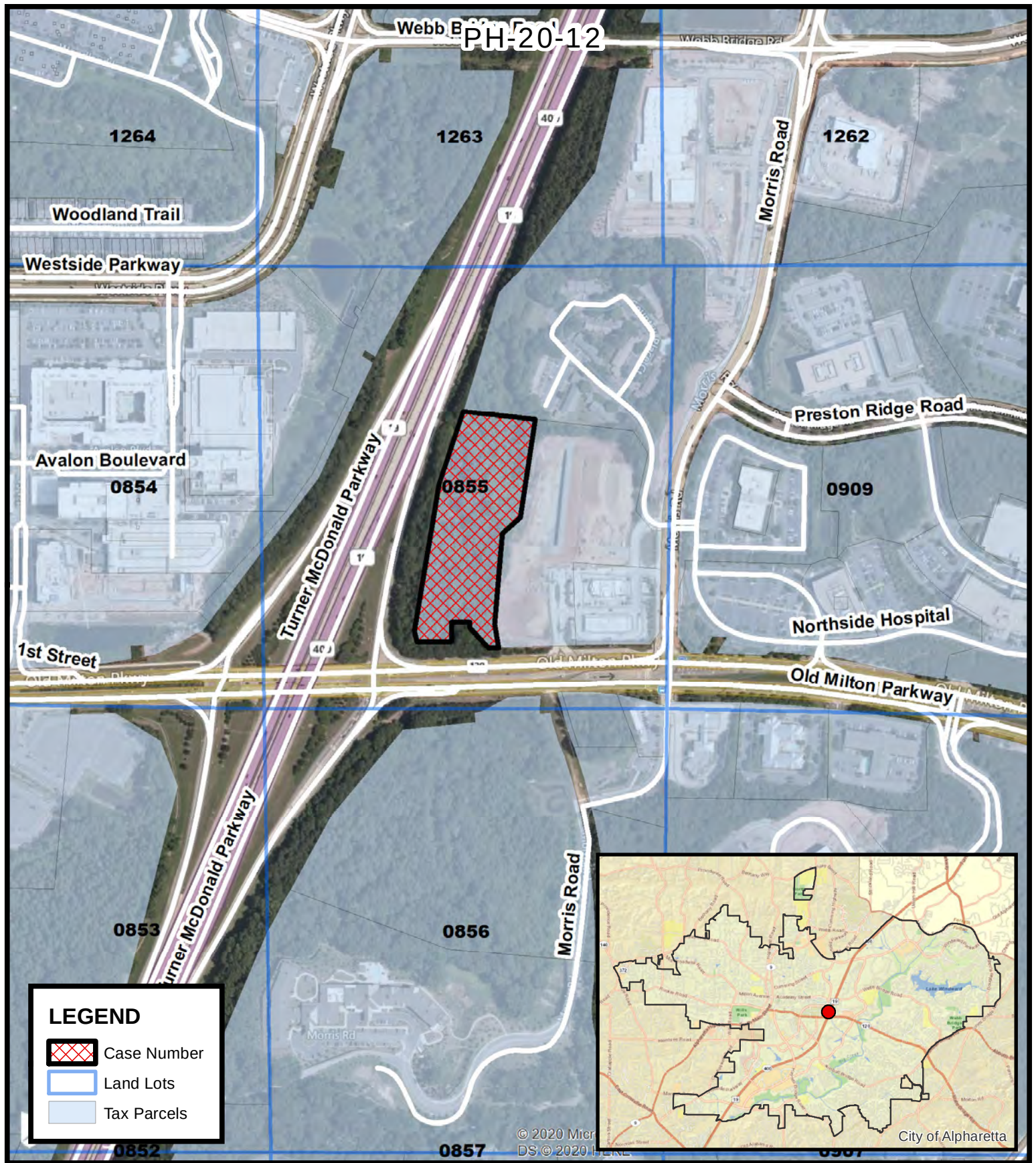


Zoning Map Farmhouse Settlement Historic Designation

PH-20-12
D/LL: 1/2/855
HPC: 9/10/20
CC: **11/02/20**



Location Map Provided by:
Community Development - GIS



Location Map Farmhouse Settlement Historic Designation

PH-20-12
D/LL: 1/2/855
HPC: 9/10/20
CC: **11/02/20**

Location Map Provided by:
Community Development - GIS

CITY OF ALPHARETTA

Farmhouse Settlement Designation

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: **PH-20-12**

☐ 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: **Elle Taylor**

Telephone: **678-297-6074**

Address: **2 Park Plaza**

Suite: _____

City **Alpharetta**

State: **Ga**

Zip: **30009**

Fax: _____

Mobile Tel: _____

Email: **etaylor@alpharetta.ga.us**

Subject Property Information:

Address: **0 Morris Rd**

Current Zoning: _____

District: **1**

Section: **2**

Land Lot: **855**

Parcel ID: _____

Proposed Zoning: _____

Current Use: _____

This Application For *(Check All That Apply):*

☐ Conditional Use

☐ Master Plan Amendment

☐ Exception

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☒ Other *(Specify):*

Historic Designation

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: **Bob Regus**

Telephone: _____

Address: **2 Park Plaza**

Suite: _____

City **Alpharetta**

State: **GA**

Zip: **30009**

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: **Bob Regus**

Telephone: _____

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

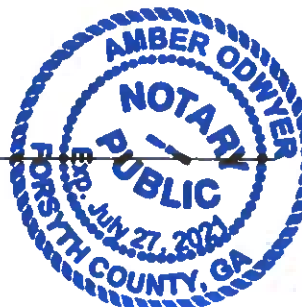
So Sworn and Attested:

Owner Signature: **Bob Regus**

Date: **8/28/2020**

Notary:

Notary Signature: **Amber O'Dwyer**



Date: _____

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: N/A

Subject Public Hearing Case: _____

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: _____ 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: _____

RH J. Ry

Date: _____

Criteria for Designation of a Historic Property

Must be an individual building, structure or parcel of land that meets the following criteria:

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

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

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

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

The settlement at Farmhouse predates the founding of Old Milton County and the City of Alpharetta by at least 30 years.

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

Please see attached documents.

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

Please see attached documents.

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.

Farm House Community, Alpharetta, Georgia History Sheet

- The United States Coastal Survey Map shows early Cherokee County with a community named "FarmHo" (Farm House Community) in the extreme southeastern section of the county (lower right-hand corner).

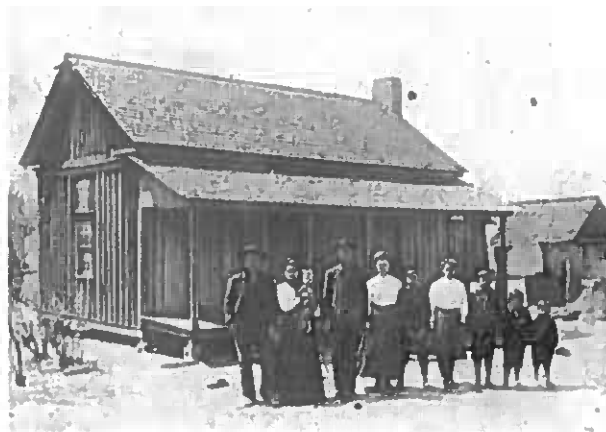


(Map Courtesy Carl Vinson Institute of Government, University of Georgia)

- According to our research, the settlement at Farmhouse predates the founding of Old Milton County and the City of Alpharetta by at least 30 years.
- The early settlers at Farmhouse were living in Indian Territory.
- Church records from the Big Creek Baptist Church which was located in the Farm House Community area indicate that the church was chartered in 1828, ten years before the infamous Trail of Tears when the Cherokee Indians were removed from the area.
- In the early 1830s a water mill operated on Martin Creek – now Teasley Branch - near what is now the northeast corner Ga 400 and Old Milton Parkway. Below is a rendering of what the structure may have looked like.



- A major road, for the time, ran beside the mill site through the narrow valley on the east side of Burnett Mountain (currently Preston Ridge). The road connected Lebanon, near what would become Roswell, and Suwanee then on to Lawrenceville.
- Farm House Community was located near an important trade route that ran from Lebanon Community, near Roswell, into Forsyth County. The Farm House Community's center was located west of the area later developed as Preston Ridge and approximately 1.7 miles east of the current Alpharetta City Hall.
- Earlier names for Preston Ridge peak were Townley's Mountain and Burnett's mountain.
- A home place was located near the dam, and near a fresh water spring for over 150 years. It is believed this was where Hiram Trammell's cabin sat. Trammel family history has it that Hiram built the dam and water mill. The dam created a four to six feet waterfall.
- By the early 1840s Hiram was deceased and Hiram Teasley had purchased the property.
- Farm House Community was a thriving commercial center between 1834-1858. At various times a gristmill, sawmill, cotton gin, post office and general store were in operation here.
- In 1853 the Farm House Community post office was established with Islam Teasley as postmaster.
- Gold was mined on Townley's Mountain and panned from nearby Teasley Branch. Teasley Branch heads in Alpharetta and flows into Big Creek.
- In 1858 the post office was moved to the new town of Alpharetta and Oliver P. Skelton became postmaster.
- In 1908, Clark and Ann James Burnett, with eight of their nine children, are photographed at the family home on Burnett's Mountain (currently Preston Ridge).



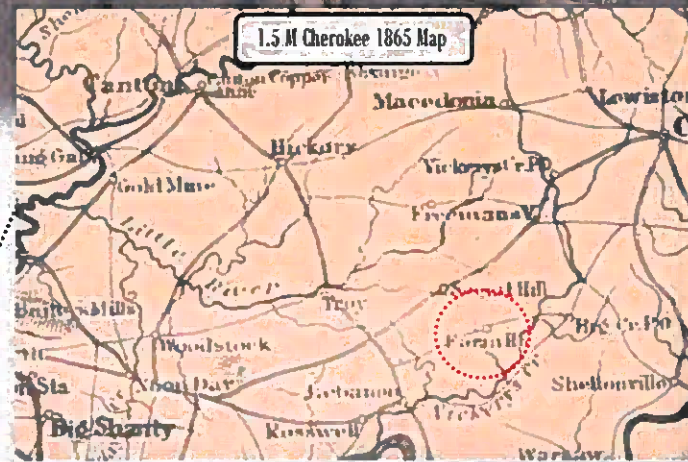
- The dam was in operation until the mid-1920s.
- This was a popular swimming place for the community. It was called "Slick Rock."
- In the 1950s , the United States Forestry Service constructed a fire watchtower here, from which observers could direct firefighters.
- The dam was intact as of 1980.
- As of 2009, only roughly one-half of the dam is visible.

*Historic Farm House
Community
Original Settlement of Alpharetta
(1828)*

Historic Trade Route
From Lebanon Community
(near Roswell) into Forsyth County

Historic Trade Route
From Lebanon Community
(near Roswell) into Forsyth County

Historic Trade Route
From Lebanon Community
(near Roswell) into Forsyth County





Alpharetta & Old Milton County Historical Society

1835 Old Milton Parkway, Alpharetta, GA 30009 - 770-475-4663 www.aomchs.org

May 7, 2018

Ms. Kim Zane
Cultural Services Manager
2 Park Plaza
Alpharetta, GA 30009

Dear Ms. Zane:

Thank you for contacting the Alpharetta and Old Milton County Historical Society about the historical significance of the Farmhouse Community. According to our research, the settlement at Farmhouse predates the founding of old Milton County and the City of Alpharetta by at least 30 years. In fact the early settlers at Farmhouse were living in Indian Territory. Church records from the Big Creek Baptist Church which was located in the Farmhouse area indicate that the church was chartered in 1828, ten years before the infamous Trail of Tears when the Cherokee Indians were removed from the area.

It is our intention to place an official historical markers at the Farmhouse site once that site is more easily accessible to the public. We understand that this site might one day become an Alpharetta City Park. We wholeheartedly endorse such a move and will gladly lend our expertise and research resources if they are needed.

Sincerely,

Pat Miller
President
The Alpharetta and Old Milton
County Historical Society

Deed Book 60945 Pg 32
Filed and Recorded Dec-19-2019 08:57am
2019-0402676
Real Estate Transfer Tax \$0.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

Parcel ID # 12 - 297008550375

THIS LIMITED WARRANTY DEED, made as of the 23rd day of October, 2019, by Triad-Newcastle, LLC a Georgia limited liability company ("Grantor"), in favor of the City of Alpharetta, Georgia, a municipality ("Grantee"), with a mailing address at 2 Park Plaza, Alpharetta, Georgia 30009, Attn: Robert J. Regus, City Administrator (the terms, Grantor and Grantee, to include their respective successors, legal representatives, and assigns where the context hereof requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy, and sufficiency of which being hereby acknowledged by Grantee, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, all that tract or parcel of land lying and being in Land Lot 855 of the 1st Land District of Fulton County, Georgia, in the City of Alpharetta, being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with any and all rights, members, and appurtenances (hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, easements and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in fee simple.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through or under Grantor, except as otherwise provided for herein.

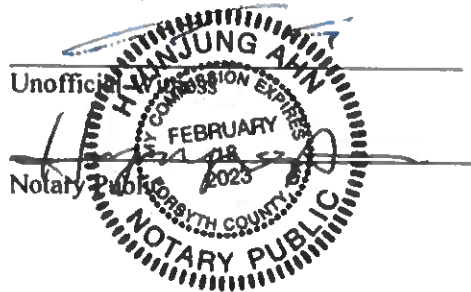
This deed and the warranty of title contained herein are made expressly subject to the Drainage Easement described below and the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Notwithstanding anything contained in this deed to the contrary, as additional consideration for the conveyance of the Property described herein, for the benefit of that certain tract or parcel of land owned by Grantor and located adjacent to the Property, which property is more particularly described on Exhibit C attached hereto and incorporated herein by reference (the "Grantor Property"), Grantor hereby reserves a perpetual, non-exclusive, easement over, under, upon and across the Property for the purpose of providing permanent drainage for storm water at all times emanating from Grantor's Property onto the Property,

whether via sheet flow or via such other stormwater handling system now or hereafter located on the Property, which shall be designed to properly handle the storm water drainage from Grantor's Property, including but not limited to any and all pipes, connections and other facilities connected thereto or installed in connection therewith, and for the repair, replacement and maintenance of same from time to time, which easement and all rights reserved by Grantor herein shall run with the Grantor Property and inure to the benefit of Grantor, and its successors and assigns.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the
Presence of:



Triad-Newcastle, LLC
a Georgia limited liability company

By: Packard Capital LLC, its manager

By:  (SEAL)
Alex J. Hertz, as Manager

EXHIBIT "A" TO WARRANTY DEED

Legal Description of Property

(Appears on following page)

TRIAD-NEWCASTLE, LLC
TRACT 2 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 855 OF THE 1ST LAND DISTRICT OF FULTON COUNTY, GEORGIA, IN THE CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "WOLVERTON LSF 709" HAVING GEORGIA WEST STATE COORDINATE VALUES NORTHING(Y) 1480181.16, EASTING(X) 2265386.42, SAID REBAR BEING THE **POINT OF BEGINNING**.

THENCE FROM SAID **POINT OF BEGINNING**, SOUTH 88 DEGREES 02 MINUTES 57 SECONDS WEST A DISTANCE OF 35.00 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE NORTH 41 DEGREES 41 MINUTES 48 SECONDS WEST A DISTANCE OF 95.73 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE NORTH 00 DEGREES 38 MINUTES 28 SECONDS WEST A DISTANCE OF 16.41 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST A DISTANCE OF 63.20 FEET TO A POINT; THENCE SOUTH 01 DEGREES 19 MINUTES 47 SECONDS EAST A DISTANCE OF 63.70 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE SOUTH 88 DEGREES 59 MINUTES 36 SECONDS WEST A DISTANCE OF 119.58 FEET TO A POINT AT THE EASTERLY END OF A LINE FORMING A MITER OF THE RIGHT OF WAY LINE OF OLD MILTON PARKWAY (HAVING A VARIABLE RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF GEORGIA HIGHWAY 400 (HAVING A VARIABLE RIGHT OF WAY); THENCE ALONG THE SAID RIGHT OF WAY LINE OF GEORGIA 400 NORTH 14 DEGREES 22 MINUTES 07 SECONDS WEST A DISTANCE OF 22.97 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE NORTH 10 DEGREES 12 MINUTES 17 SECONDS EAST A DISTANCE OF 280.41 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE NORTH 11 DEGREES 21 MINUTES 23 SECONDS EAST A DISTANCE OF 268.58 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE NORTH 18 DEGREES 36 MINUTES 10 SECONDS EAST A DISTANCE OF 266.41 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE OF GEORGIA HIGHWAY 400 AND CONTINUING ALONG THE PROPERTY LINE COMMON TO NOW OR FORMERLY TRIAD-NEWCASTLE, LLC AND NOW OR FORMERLY COUNTRY PLACE CONDOMINIUM SOUTH 84 DEGREES 02 MINUTES 25 SECONDS EAST A DISTANCE OF 276.20 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE SOUTH 05 DEGREES 59 MINUTES 55 SECONDS WEST A DISTANCE OF 364.66 FEET TO A POINT; THENCE SOUTH 57 DEGREES 10 MINUTES 07 SECONDS WEST A DISTANCE OF 94.44 FEET TO A POINT; THENCE SOUTH 10 DEGREES 46 MINUTES 24 SECONDS WEST A DISTANCE OF 328.22 FEET TO A POINT; THENCE SOUTH 01 DEGREE 57 MINUTES 03 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT; SAID POINT BEING THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINS 5.441 ACRES OR 237,012 SQUARE FEET AND IS SHOWN AS TRACT 2 ON A MINOR SUBDIVISION PLAT FOR ALPHARETTA MEDICAL CENTER PREPARED BY WOLVERTON DATED 01-11-2019 AND LAST REVISED ON 02-06-2019.

EXHIBIT "B" TO WARRANTY DEED

(Permitted Title Matters)

1. All taxes for the calendar year 2019 and subsequent years.
2. All easements, restrictions and matters of record, but excluding any liens or encumbrances
3. Matters that would be disclosed by a current accurate survey of the Property.
4. Zoning and land use controls

EXHIBIT "C" TO WARRANTY DEED

Legal Description of Grantor Property

(Appears on following page)

DEED
BOOK
60945
PAGE
97

TRIAD-NEWCASTLE, LLC
TRACT 1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 855 OF THE 1ST LAND DISTRICT OF FULTON COUNTY, GEORGIA, IN THE CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

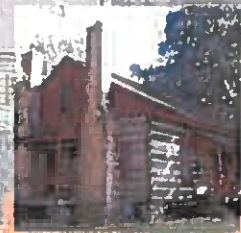
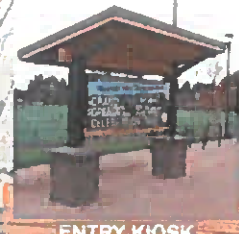
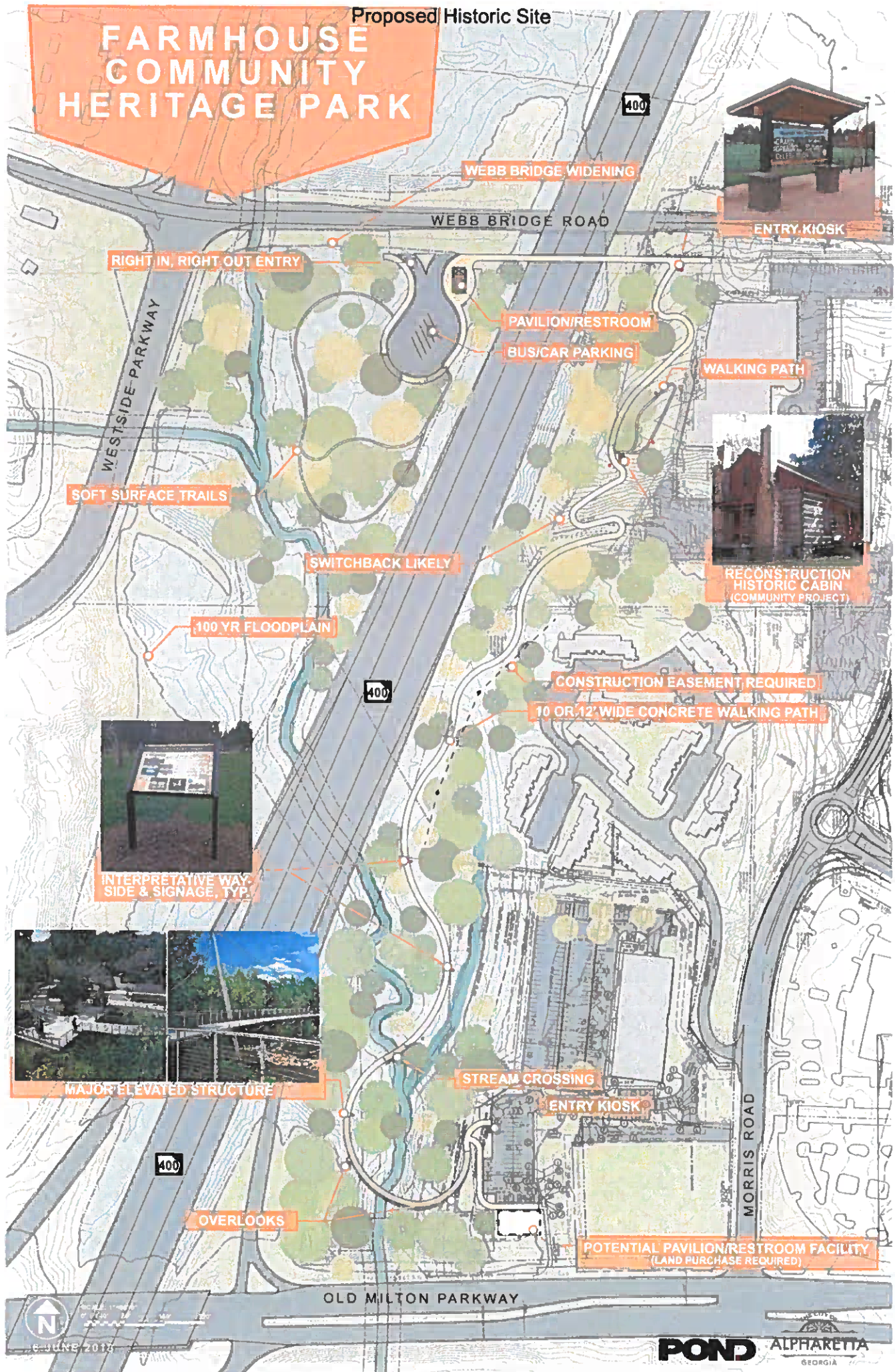
BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "WOLVERTON LSF 709" HAVING GEORGIA WEST STATE COORDINATE VALUES NORTHING(Y) 1480449.10, EASTING(X) 2265955.62, SAID REBAR BEING THE **POINT OF BEGINNING**.

THENCE FROM SAID **POINT OF BEGINNING**, LEAVING SAID RIGHT OF WAY LINE OF MORRIS ROAD AND CONTINUING ALONG THE PROPERTY LINE COMMON TO NOW OR FORMERLY TRIAD-NEWCASTLE, LLC AND NOW OR FORMERLY TALAL A. ASALI, ET AL. SOUTH 89 DEGREES 21 MINUTES 27 SECONDS WEST A DISTANCE OF 314.89 FEET TO A POINT; THENCE SOUTH 01 DEGREES 57 MINUTES 03 SECONDS EAST A DISTANCE OF 245.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OLD MILTON PARKWAY (HAVING A VARIABLE RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88 DEGREES 02 MINUTES 57 SECONDS WEST A DISTANCE OF 77.56 FEET TO A POINT; THENCE SOUTH 01 DEGREES 57 MINUTES 03 SECONDS EAST A DISTANCE OF 10.59 FEET TO A POINT; THENCE SOUTH 88 DEGREES 02 MINUTES 57 SECONDS WEST A DISTANCE OF 185.63 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 01 DEGREE 57 MINUTES 03 SECONDS WEST A DISTANCE OF 70.00 FEET TO A POINT; THENCE NORTH 10 DEGREES 46 MINUTES 24 SECONDS EAST A DISTANCE OF 328.22 FEET TO A POINT; THENCE NORTH 57 DEGREES 10 MINUTES 07 SECONDS EAST A DISTANCE OF 94.44 FEET TO A POINT; THENCE NORTH 05 DEGREES 59 MINUTES 55 SECONDS EAST A DISTANCE OF 364.66 FEET TO A POINT ON THE PROPERTY LINE COMMON TO NOW OR FORMERLY TRIAD-NEWCASTLE, LLC AND NOW OR FORMERLY COUNTRY PLACE CONDOMINIUM; THENCE ALONG SAID PROPERTY LINE SOUTH 84 DEGREES 02 MINUTES 25 SECONDS EAST A DISTANCE OF 276.30 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 36 DEGREES 42 MINUTES 03 SECONDS EAST A DISTANCE OF 91.37 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 04 DEGREES 55 MINUTES 22 SECONDS WEST A DISTANCE OF 206.13 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 33 DEGREES 17 MINUTES 32 SECONDS EAST A DISTANCE OF 99.97 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 88 DEGREES 13 MINUTES 29 SECONDS EAST A DISTANCE OF 30.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MORRIS ROAD (HAVING A 60 FOOT RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY SOUTH 01 DEGREE 33 MINUTES 20 SECONDS WEST A DISTANCE OF 148.43 FEET TO A POINT; SAID POINT BEING THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINS 6.202 ACRES OR 270,173 SQUARE FEET AND IS SHOWN AS TRACT 1 ON A MINOR SUBDIVISION PLAT FOR ALPHARETTA MEDICAL CENTER PREPARED BY WOLVERTON DATED 01-11-2019 AND LAST REVISED ON 02-06-2019.

FARMHOUSE COMMUNITY HERITAGE PARK

Proposed Historic Site



16 JUNE 2017

OLD MILTON PARKWAY

POND

ALPHARETTA
GEORGIA

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: PH-20-12 Farmhouse Settlement Designation

Contact Name: Elle Taylor Telephone: 6782976074

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.

See Attached List

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

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

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

By phone or email.

City of Alpharetta
Community Development Department

August 12, 2020

Dear Property Owner:

You are hereby notified of the following Public Hearing Item.

PH-20-12 Farmhouse Settlement 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.

Historic Preservation Commission: Thursday, September 10, 2020

Place: Alpharetta City Hall Council Chambers, 2 Park Plaza
Time: 3:00 p.m.

City Council: Monday, September 28, 2020

Place: Alpharetta City Hall Council Chambers, 2 Park Plaza
Time: 6:30 p.m.

****As matters for public hearing may be deferred or withdrawn, you are advised to contact the Community Development Department (Ext. 6074) within two working days of the scheduled meeting for confirmation that the hearing will take place.**

Very truly yours,

Michael Woodman
Senior Planner
mwoodman@alpharetta.ga.us

ABED MOHAMMED A TRUSTEE ET AL
11500 OLIVE BLVD SUITE 188
SAINT LOUIS MO 63141-7147

ANNAMALAI SIVA RAJASEKARAN &
SIVARAJASEKARAN VIJAYASRI
2845 STONEHEDGE CT
CUMMING GA 30041

ARCHER JEFFREY D
10 COUNTRY PLACE CT
ALPHARETTA GA 30005-4410

BAYINDIR NERIMAN A
2195 WESTWIND DR
ROSWELL GA 30075

BETSY H MALONE REVOCABLE LIVING TRUST THE
13 COUNTRY PLACE CT
ALPHARETTA GA 30005

BLAKE MARVIN S & CHRISTINE P
36 COUNTRY PLACE CT
ALPHARETTA GA 30005

BURTON VIOLA P & STEVEN A
50 COUNTRY PLACE CT
ALPHARETTA GA 30005-4411

CAIN DOROTHY P
7 COUNTRY PLACE CT
ALPHARETTA GA 30005-4410

CONNER ERIC
31 COUNTRY PLACE CT
ALPHARETTA GA 30005

CP60 MANAGEMENT LLC
2495 NORTHWOOD DR
ALPHARETTA GA 30004

CRESCENT HOLDINGS LLC
2176 MALDEN HILL DR
BUFORD GA 30519-6814

DAIGLE DEXTER & DAIGLE TRACY EMROE
2016 SHARON RD
CUMMING GA 30041

DANIELS KATHLEEN L & DIANA LYNN
57 COUNTRY PLACE CT
ALPHARETTA GA 30005

DAPAT EDMUND R
305 KNOLL RIDGE CT
ALPHARETTA GA 30022-5039

DEVELOPMENT AUTHORITY OF FULTON COUNTY
2200 AVALON BLVD
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON
COUNTY
8000 AVALON BLVD
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON COUNTY
3350 RIVERWOOD PKWY SUITE 1590
ATLANTA GA 30339

DEWEESE AVIS D
9660 BROWNS BRIDGE DR
GAINESVILLE GA 30506

DLB PROPERTIES II LLC
P O BOX 3206
ALPHARETTA GA 30023

DUKE AT WEBB BRIDGE LLC
4828 ASHFORD DUNWOODY RD SUITE 400
ATLANTA GA 30338

EMERT THOMAS & WENDY
20 COUNTRY PLACE CT
ALPHARETTA GA 30005

EMROE BARBARA & DAUNA A
514 PLYMOUTH LN
ALPHARETTA GA 30009

EMROE BARBARA A
514 PLYMOUTH LN
ALPHARETTA GA 30004-1745

FANAIAN EVAZ
4560 BURGESS HILL LN
ALPHARETTA GA 30022

FITTON PATRICK & KILBY EMILY MEGAN
63 COUNTRY PLACE CT
ALPHARETTA GA 30005-4411

GIBBS TABITHA E
67 COUNTRYPLACE CT
ALPHARETTA GA 30005

HARNER CHARLES W HARNER LETTIA
131 WILLS LN
ALPHARETTA GA 30004

JNP INVESTMENT HOLDINGS LLC
793 N MAIN ST
ALPHARETTA GA 30005

JORDAN JARED T & MATOVIC BIJANA
4010 WALNUT CREEK TRI.
ALPHARETTA GA 30005

JORDAN JOE D
64 COUNTRY PLACE CT
ALPHARETTA GA 30005-4411

KALEY KEVIN P & LYNN A
1564 TEMPLE JOHNSON RD
LOGANVILLE GA 30052

KEASLER JOYCE E
100 PFARNER RD
DAHLONEGA GA 30533

KHAN MUHAMMAD FAROOQ AZAM & QURESHI
LUBNA MAITAB
54 COUNTRY PLACE CT
ALPHARETTA GA 30005

KUKKADAPU VEENA & KUKKADAPU
SRINIVAS
1010 ROCKBASS RD
SUWANEE GA 30024

KUSS KATHRYN E
72 COUNTRY PLACE CT
ALPHARETTA GA 30005-4412

LETSON BREN W
25 COUNTRY PLACE CT
ALPHARETTA GA 30005-4410

LIM KIONG WAK
1926 NORTHBROOKE LN
DUNWOODY GA 30338

LIND KEVIN GEORGE
43 COUNTRY PLACE CT
ALPHARETTA GA 30005

LITTLE STEPHEN J
68 COUNTRY PLACE CT
ALPHARETTA GA 30005

LITTLE THOMAS M LITTLE TYRA
4960 TIMBERBRIDGE LN
ALPHARETTA GA 30022

LTCG INVESTMENTS LLC
3585 ROXBORO RD NE UNIT 1
ATLANTA GA 30326

MELADZE KHATOUNA & TCHANTOURIA GEORGE
26 COUNTRY PLACE CT
ALPHARETTA GA 30005

MIKTER LLC
120 FOX COVE CT
ALPHARETTA GA 30022

MILLS CHRISTIAN N
53 COUNTRY PLACE CT
ALPHARETTA GA 30004

MONROE KENT & CATHY
4177 N ARNOLD MILL RD
WOODSTOCK GA 30188

MONROE MICHAEL K & CATHERINE D
4177 N ARNOLD MILL RD
WOODSTOCK GA 30188

MUGLIA TRUST THE
6655 DRESSAGE XING
CUMMING GA 30040-7032

PIPER FUND HOLDING LLC
800 NICOLLET MALL SUITE 1000
MINNEAPOLIS MN 55402

RAMESHKUMAR SELVARAJ LEE SOO SEE
70 COUNTRY PLACE CT
ALPHARETTA GA 30005

RYAN MARY E
62 COUNTRY PLACE CT
ALPHARETTA GA 30005

SAMPATHKUMAR KANDASWAMY & SAMPATHKUMAR
KUMUDHALAKSHMI
4634 BRIAR HILL CV
DULUTH GA 30096

SAMPATHKUMAR KANDASWAMY &
SAMPATHKUMAR KUMUDHALAKSHMI
39 COUNTRY PLACE CT
ALPHARETTA GA 30005

SANCHEZ LORENA GUTIERREZ
4636 PINE ST
SMYRNA GA 30080

SANIC MARIANA
17 COUNTRY PLACE CT
ALPHARETTA GA 30005

SHAW NANCY L
845 STONE HAVEN LN
ALPHARETTA GA 30005

SHAW NANCY LEE
845 STONEHAVEN LANE
ALPHARETTA GA 30005

SHKEDI SAGI
1750 BROADWELL OAKS DR
ALPHARETTA GA 30004

SIMPKINS SHEILA M & DAVID C
120 WEATHERLY WAY
ALPHARETTA GA 30004

SJOHOLM LEE R
14 COUNTRY PLACE CT
ALPHARETTA GA 30005-4410

SODERSTROM BJORN R
22 COUNTRY PL
ALPHARETTA GA 30005

SOLASKI JOSEPH B
30 COUNTRY PLACE CT
ALPHARETTA GA 30022

SON DONG CHUL
2487 SHENLEY PARK CT
DULUTH GA 30097-4411

SON HYE RAN
2487 SHENLEY PARK CT
DULUTH GA 30097

STENSLAND THOR M
35 COUNTRY PLACE CT
ALPHARETTA GA 30005-4411

TCHANTOURIA GUEORGUI
4855 HAYDENS WALK DR
ALPHARETTA GA 30022

TIERNEY WILLIAM RAYMOND
71 COUNTRY PLACE CT
ALPHARETTA GA 30005-4412

TONG THIEN TONG THU THUY
5580 CANNONERO DR
ALPHARETTA GA 30005

TRIAD NEWCASTLE LLC
100 CHURCH ST SUITE 100
HUNTSVILLE AL 35801

UDDIN HABEEB
20 ALCIA WAY
ALPHARETTA GA 30004

VELDEN JACK VANDER
4178 RIDGE RD
BUTFORD GA 30519

VND LLC
5445 PEACHTREE DUNWOODY RD
ATLANTA GA 30342

WAFFLE HOUSE INC
P O BOX 6450
NORCROSS GA 30091-6450

WATTS W DAVID & LYNN S
775 STURGES WAY
ALPHARETTA GA 30022

WILLIAMS KATHRYN P
1621 KINGLET LN
MARIETTA GA 30062-2852

YEH KAY
6311 CLEARVIEW CT
ALPHARETTA GA 30005

YEMINI NETHANIEL & ZIPORA
1750 BROADWELL OAKS DR
ALPHARETTA GA 30004

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: PH-20-12 Farmhouse Settlement Designation

Contact Name: Elle Taylor Telephone: 6782976074

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.

No correspondence was received.

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

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

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

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

Signature of Authorized Agent: _____ Date: _____

Print Form













City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: November 2, 2020

I. AGENDA ITEM TITLE: V-20-11 CITGO/174 NORTH MAIN STREET VARIANCE

NOTE: THIS ITEM WAS TABLED ON MONDAY, OCTOBER 26, 2020. IT MUST BE REMOVED FROM THE TABLE FOR CONSIDERATION.

CONSIDERATION OF A VARIANCE TO ELIMINATE THE REQUIRED 10' LANDSCAPE STRIP ALONG NORTH MAIN STREET. THE PROPERTY IS LOCATED AT 174 NORTH MAIN STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1252, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

174 N. Main St Citgo Variance CC Staff Report, Aerial Map, Future Land Use, Zoning Map, Location Map, CZIM Comments - 9.9.20, Citizen Participation Form - Part B With Exhibits.FINAL, Site Plan Concept w Parking AND ex pumps 10-16-20, Site Plan 8.3.20, S A White Letter, Limited Warranty Deed, Joint Use Driveway Agreement, KMM1 Agreement, Building Exterior Elevations, Canopy Rendering, Waste Generation Analysis 2001 Approved LDP, Variance Application - Citgo FILED 8.3.20



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-20-11 CITGO/174 NORTH MAIN STREET VARIANCE

CITY COUNCIL:

OCTOBER 26, 2020

II. RECOMMENDATION:

Deny V-20-11 Citgo/174 North Main Street Variance request to eliminate the 10' landscape strip.

If approval is considered, recommend the following conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by Quality Civil Designs, dated 5/4/2020, except for modifications required to comply with the conditions below.
2. Property owner shall remodel the exterior of the convenience store per the letter and plans prepared by Hotel Design Partners, dated May 15, 2020, with final approval by DRB. Canopy color shall be limited to one (1) neutral color that blends with the colors used on the convenience store, with final approval by DRB.
3. Potted plantings of various sizes shall be required along the frontage of the convenience store, as approved by DRB.
4. A minimum of 13 parking spaces, not including the spaces at the gas pumps, shall be provided on the subject property. Parking lot landscape tree islands, planted with a canopy tree, shall be provided as required by the Unified Development Code.
5. Property owner shall install a row of shrubs, minimum 2' at planting, within the planter along North Main Street and within a minimum 2' green strip at the back of the sidewalk, as approved by DRB. If shrubs are removed during GDOT construction, said shrubs shall be reinstalled.
6. Property owner shall conduct an assessment of the required landscaping (parking lot landscape islands, dumpster enclosure screening, landscape strips along all property lines) and replace any dead, dying or missing landscape material, as approved by DRB.
7. Brick dumpster enclosure walls shall be extended to screen dumpsters, if a taller dumpster is used.

III. REPORT IN BRIEF:

The applicant, General Convenience Store, LLC, is requesting a variance to eliminate the required 10' landscape strip on a commercial property located in the Downtown Overlay. The property is the Citgo gas station, which proposes to reconfigure the gas pump canopy as a result of impacts from the GDOT North Main Street project. The subject property is located at 174 North Main Street on the west side of North Main Street just south of Mayfield Road.

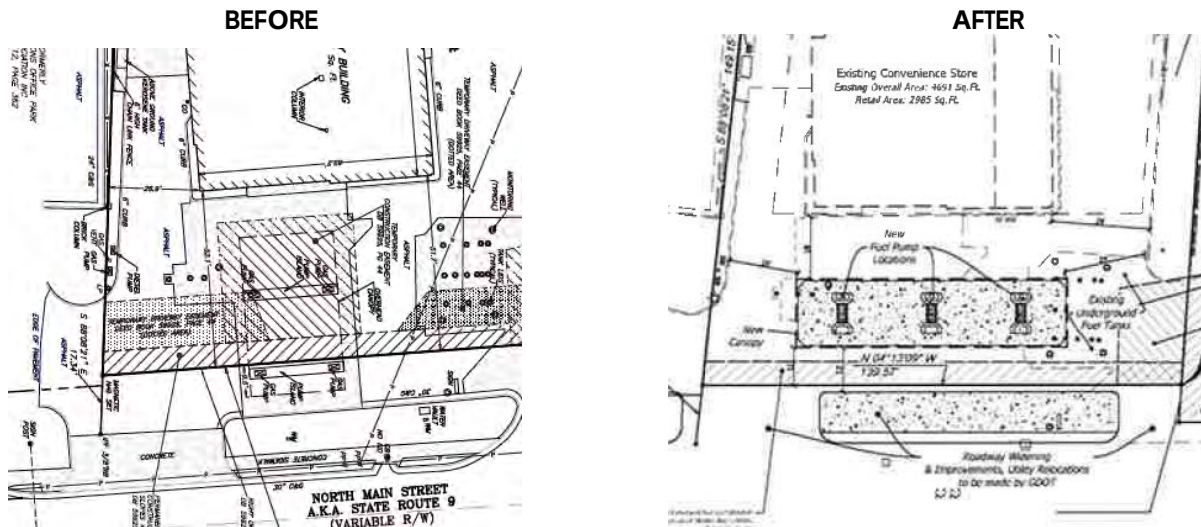
DISCUSSION

The submitted request, if approved, would eliminate the required 10' landscape strip along North Main Street to allow for the re-configuration of a gas pump canopy associated with a Citgo gas station and convenience store. GDOT recently acquired right-of-way and easements along the subject property's frontage, which impacts the landscape strip and gas pump canopy. The subject property is located at 174 North Main Street on the west side of North Main Street just south of Mayfield Road.

The subject property and surrounding properties are zoned C-1 (Neighborhood Commercial). CVS is located to the north, \$20 Dollar Chiropractic is located to the east, and Main Street Commons office park is located to the south and west. The Comprehensive Land Use Plan designation of the property is 'Mixed Use'.

A variance is requested from Unified Development Code (UDC) Subsection 3.2.8 (D), Landscape Strips, to eliminate the required 10' landscape strip along North Main Street in the Downtown. The landscape strip and existing gas pump canopy, which consists of four (4) gas pumps under a canopy oriented perpendicular to North Main Street, is being impacted by GDOT's roadway project on North Main Street. The additional right-of-way (approximately 11'-12') and easements (approximately 7') acquired by GDOT will result in the removal of the landscape strip and two (2) gas pumps nearest North Main Street. If the applicant were to utilize the remaining canopy and two (2) gas pumps, a variance would not be necessary to eliminate the landscape strip. However, the applicant proposes to re-configure the gas pump canopy and orient the

canopy parallel to North Main Street to allow for three (3) gas pumps (see below for before and after re-configuration). According to the applicant's letter of intent, the loss of two (2) gas pumps has created an economic hardship. However, the applicant has already been compensated for the right-of-way and easements acquired and any negative consequential damages to the remaining property. Therefore, the applicant's proposal to re-configure the gas pump canopy triggers compliance with the landscape strip requirement.



The applicant provided a series of Auto-Turn exhibits depicting vehicle turning movements in and out of the site based on no landscape strip and providing a reduced landscape strip (approximately 7'-8'). While the exhibits show that turning movements are not possible with the reduced landscape strip, the demonstrations with no landscape strip appear to be extremely tight and would likely result in conflicts between vehicles, curbing and the new multi-use sidewalk along North Main Street. In addition, vehicles with a larger turning radius would likely have more difficulty accessing the gas pumps. This could create unsafety situation where vehicles may need to reverse and make multiple movements in order to access the gas pumps.

SITE PLAN

The applicant's site plan depicts a 1-story, 4,600 square foot convenience store with a 3-pump canopy oriented parallel to North Main Street. Ten (10) parking spaces are depicted at the rear of the building. The property has access by way of two (2) driveways off North Main Street and a private driveway at the rear of the property connecting to Mayfield Road.

The subject property received approval of a land disturbance permit (LDP) in 2001. The site plan depicted a total of 13 parking spaces, of which two (2) handicap spaces were provided at the front of the convenience store. Based on a recent visit to the property, the property was not developed per the approved LDP and only has ten (10) parking spaces. The proposed reconfiguration of the gas pump canopy results in the elimination of the handicap spaces at the front of the convenience store. Current parking requirements in the Downtown would require two (2) spaces at each gas pump, plus one (1) space per 250 square feet of retail associated with the convenience store. A total of 18 parking spaces would be required, in addition to the spaces at the pumps, under the current Downtown parking regulations.

The applicant proposes to remodel the exterior of the convenience store, as well as construct a new gas pump canopy. Below are the before and after photos and renderings proposed by the applicant.

BEFORE



AFTER



BEFORE



AFTER



VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The application of the Ordinance would not create an unnecessary hardship on the subject property. The variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the requested variance would cause substantial detriment to the public good. A lack of landscaping along the property's frontage would negatively impact the aesthetics along North Main Street. The canopy re-configuration with three (3) gas pumps could result in safety issues resulting from conflicts between vehicles attempting to access the gas pumps and the flow of traffic on North Main Street. In addition, elimination of the landscape strip would result in the loss of a protective barrier between the new multi-use sidewalks along North Main Street and vehicular areas surrounding the gas pumps, which could lead to conflicts between vehicles and pedestrians and cyclists.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it cannot support the variance request to eliminate the landscape strip along North Main Street. The applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout. Granting the variance would negatively impact aesthetics along North Main Street and could result in safety issues due to conflicts between vehicles accessing the gas pumps and the flow of traffic on North Main Street. Elimination of the landscape strip would also result in the loss of a protective barrier between the new multi-use sidewalks along North Main Street and vehicular areas surrounding the gas pumps, which could lead to conflicts between vehicles and pedestrians and cyclists. Recent variances considered along Main Street have not included requests to eliminate the required landscape strip. In addition, the applicant's proposed site plan only depicts ten (10) parking spaces, whereas the 2001 land disturbance permit required thirteen (13) parking spaces.

CITIZEN PARTICIPATION PLAN

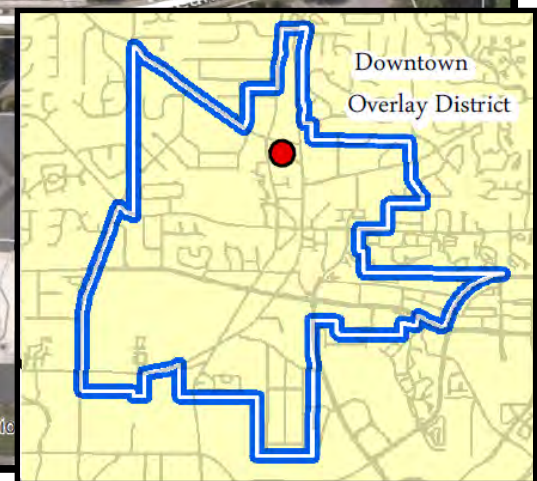
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on September 9, 2020. There were no public comments.

IV. ATTACHMENTS:

- Site Plan
- Auto-Turn Exhibits

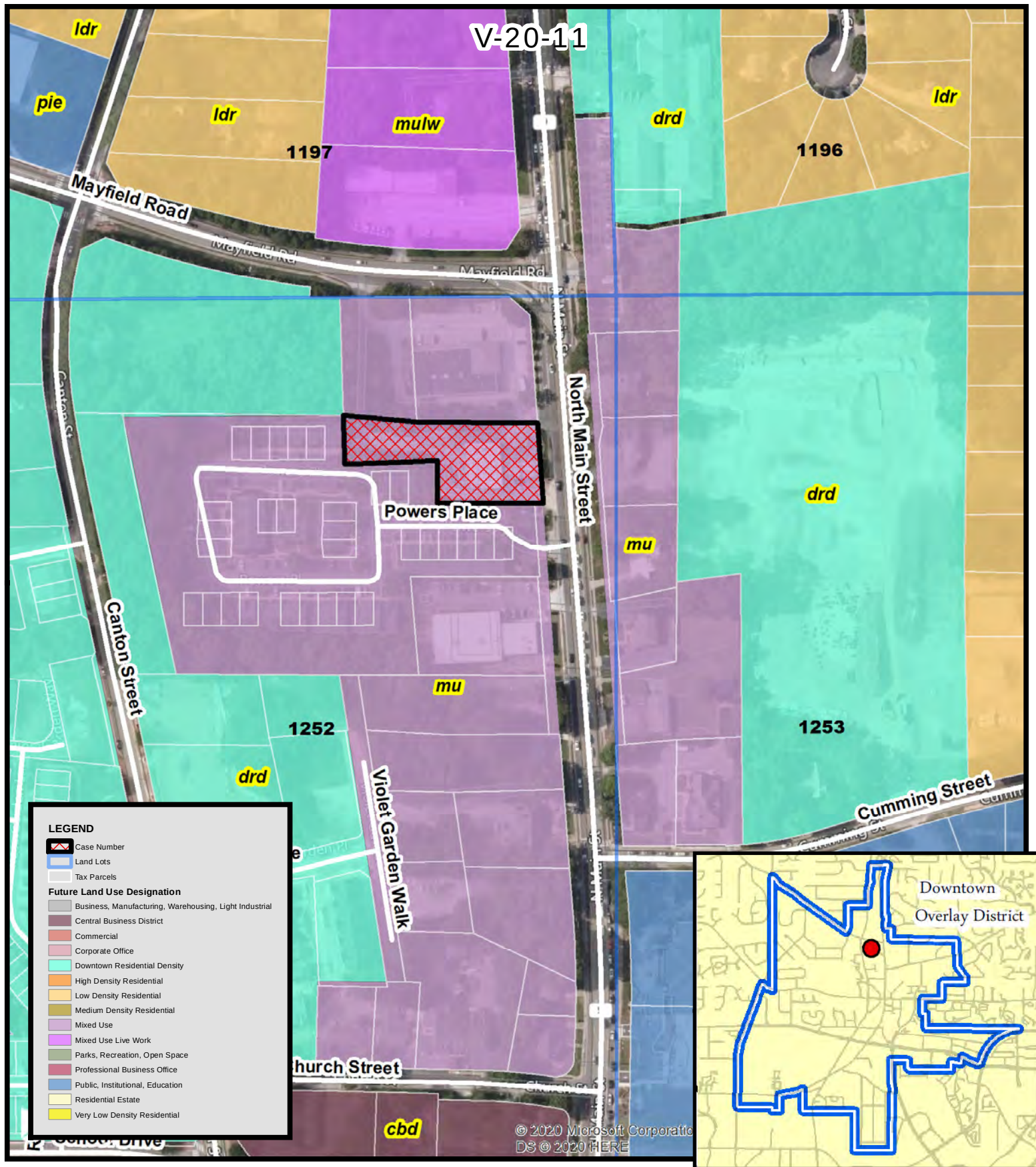


Aerial Map
Citgo LLC Landscape Strip Variance
174 North Main Street

V-20-11
D/LL: 2/2/1252
CC: 10/26/20



Location Map Provided by:
Community Development - GIS

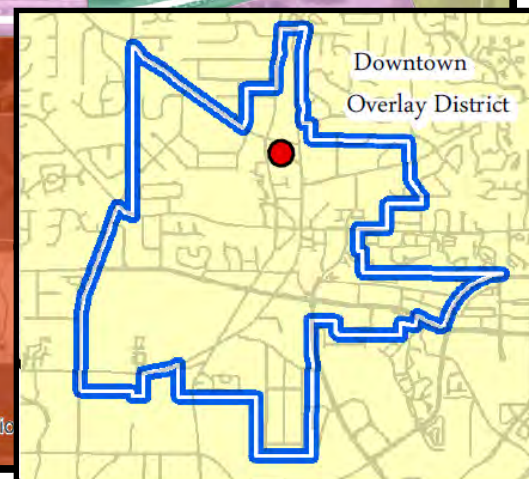
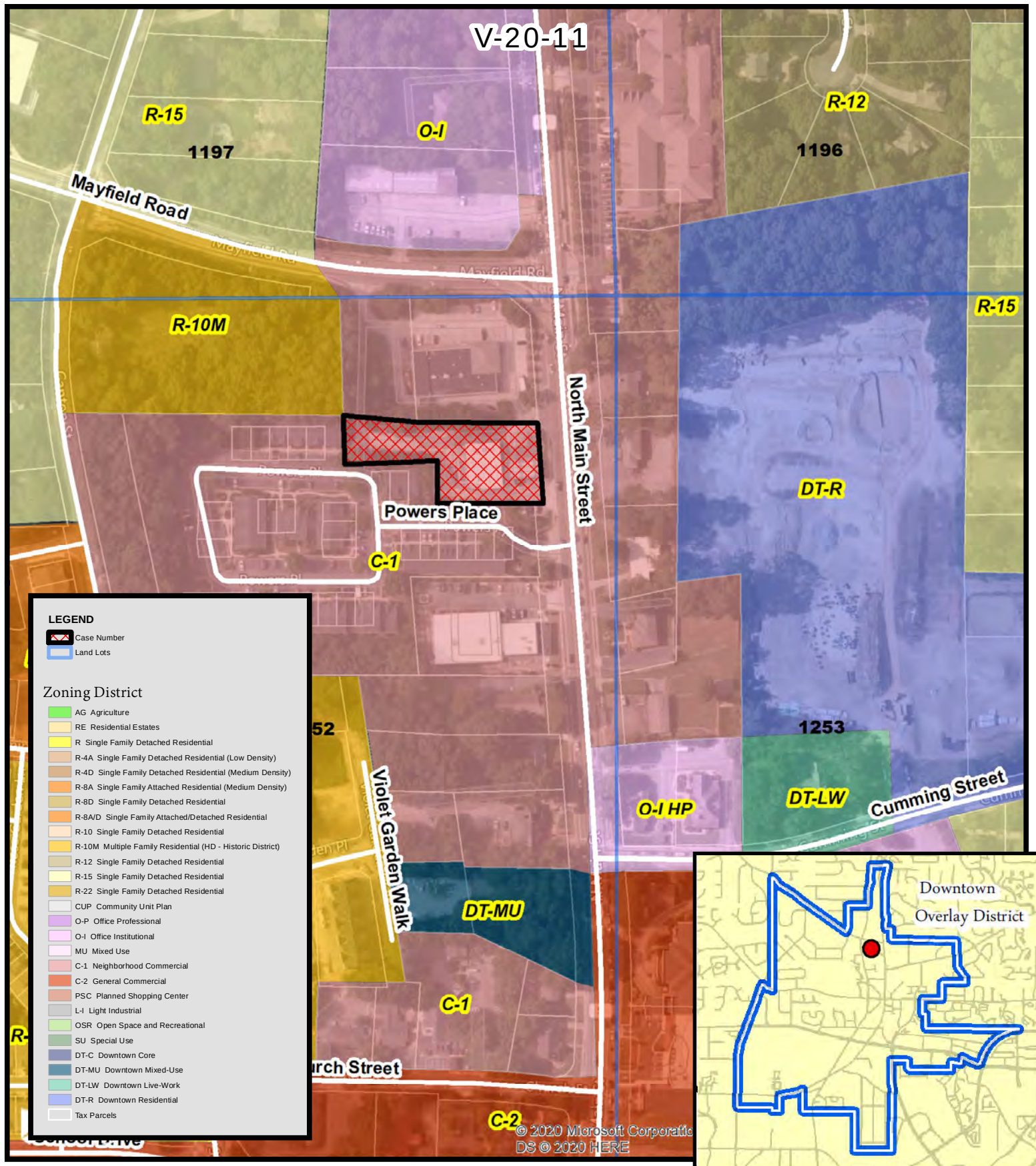


Future Land Use
Citgo LLC Landscape Strip Variance
174 North Main Street

V-20-11
D/LL: 2/2/1252
CC: 10/26/20



Location Map Provided by:
Community Development - GIS

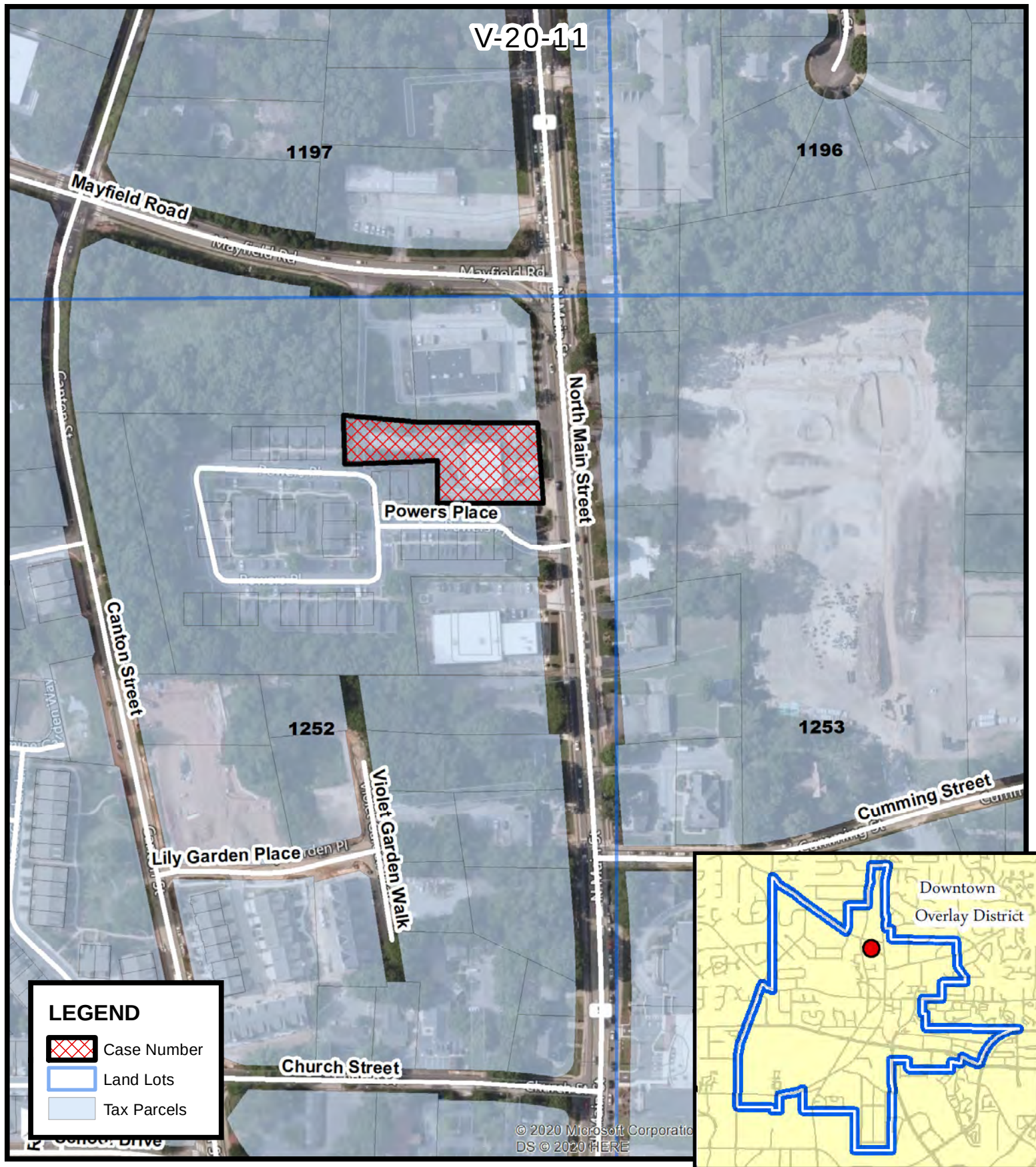


Zoning Map **Citgo LLC Landscape Strip Variance** **174 North Main Street**

V-20-11
D/LL: 2/2/1252
CC: 10/19/20



Location Map Provided by:
Community Development - GIS



Location Map
Citgo LLC Landscape Strip Variance
174 North Main Street

V-20-11
D/LL: 2/2/1252
CC: 10/26/20

Location Map Provided by:
Community Development - GIS

CZIM Comments – 9.9.20

Go to www.menti.com and use the code 89 76 31 7

Citgo LLC Landscape Strip Variance (174 North Main St)

 Mentimeter

Ken patel, Store Manager



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: V-20-11 General Convenience Store Citgo

Contact Name: Miles Hansford & Tallant - Paul Mitchell Telephone: 770-781-4100

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.

The Applicant attended the Alpharetta Community Zoning Information Meeting (CZIM) on September 9, 2020. A copy of the CZIM comment sheet is attached as Exhibit "A". A list of the neighboring residents and property owners to be notified of the scheduled CZIM and Public Hearing is attached as Exhibit "B". Copies of the letter sent August 26, 2020 and the mailing certification are attached as Exhibit "C". No comments, concerns, correspondence, or responses have been received by the Applicant or the Applicant's representative, except that the Store Manager, Ken Patel, is supportive of this Application. Accordingly, Applicant does not have any comments, concerns, correspondence, or responses to summarize or attach to this report except to state that the Store Manager, Ken Patel, is supportive of this Application.

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) <u>CZIM</u> |

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: Paul Mitchell Date: October 2, 2020

Print Form

Exhibit A

CZIM Comments – 9.9.20

Go to www.menti.com and use the code 89 76 31 7

Citgo LLC Landscape Strip Variance (174 North Main St)

 Mentimeter

Ken patel, Store Manager



Exhibit B

LIPSCOMB MICHAEL K & SUSAN MARIE
233 CANTON ST
ALPHARETTA GA 30009

SUMMERS DOLLEH KIM
1660 HAMIOTA RDG
ALPHARETTA GA 30004

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

LEWIS CLAUDIA B & NAT E
184 CANTON ST
ALPHARETTA GA 30201

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

MAX AUTO REAL ESTATE LLC
1101 MONROE ST
TOLEDO OH 43604

TINK WISE LLC
1085 POWERS PL
ALPHARETTA GA 30009

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

HARMAN DEMPSEY PROPERTIES LLC
1145 POWERS PL
ALPHARETTA GA 30009-8358

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

JOBETH PROPERTIES LLC
745 GLENLEIGH LN
DULUTH GA 30097

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

MAYFIELD LLC
11785 NORTHFALL LN STE 510
ALPHARETTA GA 30009

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA GA 30066

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

SRISAI REALTY LLC
5755 N POINT PKWY SUITE 85
ALPHARETTA GA 30022

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

BERMIC RPOPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

GUSALOV SERGEY E & GUSALOVA ANNA M
821 PINEBROOK CT
ALPHARETTA GA 30009

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

MANNING SARAH P
40 CUMMING ST
ALPHARETTA GA 30004-1610

HAYWOOD T ASHLEY
P O BOX 485
ALPHARETTA GA 30009

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

MC MANES A SPENCER & A SPENCER JR
1015 POWERS PL
ALPHARETTA GA 30004

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

COLLINS MARINE GROUP LLC
88 ROSWELL ST
ALPHARETTA GA 30009

PHILLIPS ALPHARETTA LLC
830 KENNESAW AVE NW
MARIETTA GA 30060

BENSON DOROTHY C
133 CANTON ST
ALPHARETTA GA 30004-1606

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

HAYMEADOW GROUP LLC
244 N MAIN ST
ALPHARETTA GA 30009-3625

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

STONEWALK MAYFIELD CORNERS LLC
660 GLENOVER DR
ALPHARETTA GA 30004

GENERAL CONVENIENCE STORE LLC
501 N CENTRAL AVE
ATLANTA GA 30354

OBEROI MADANJIT OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

HEMBREE GEORGIA R
168 CANTON ST
ALPHARETTA GA 30009-3670

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

APPEN RAYMOND C & CHRISTIANA A
316 LYNNE CIR
ALPHARETTA GA 30004

WHITMAN ARNOLD M
3500 LENOX RD NE STE 510
ATLANTA GA 30326

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

WHITMAN ARNOLD M
3820 MANSELL RD SUITE 280
ALPHARETTA GA 30022

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

WHITMAN ARNOLD
3500 LENOX RD NE STE 510
ATLANTA GA 30326

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BELL LINDA REESE & JONES ELLON W
159 NORTH MAIN ST
ALPHARETTA GA 30009

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

LEWIS CLAUDIA B
184 CANTON ST
ALPHARETTA GA 30004-1606

MAIN STREET COMMONS OFFICE PARK OW
NERS ASSOCIATION
1102 ABBEY CT
ALPHARETTA GA 30004



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

Paul Mitchell
pmitchell@mhtlegal.com

August 26, 2020

Re: V-20-11 Citgo LLC. Variance Landscape Strip

Dear Neighbors:

In an effort to foster community accord, General Convenience Store, LLC, (the "Applicant") would like to inform interested property owners that it has submitted a variance application to the City of Alpharetta to facilitate the continued use of the Subject Property as a Convenience Center with Gas Pumps located at 174 N Main Street Alpharetta, GA 30009.

Because the Georgia Department of Transportation has acquired the front portion of the Subject Property to widen Highway 9, the Applicant is requesting the following:

- 1) Variance to allow a 0' landscape strip instead of a 10' landscape strip for the Subject Property located along Highway 9. (See City of Alpharetta UDC § 3.2.8(D) and Appendix A, § 2.5.3 "Parking Lot Landscape Strips.")

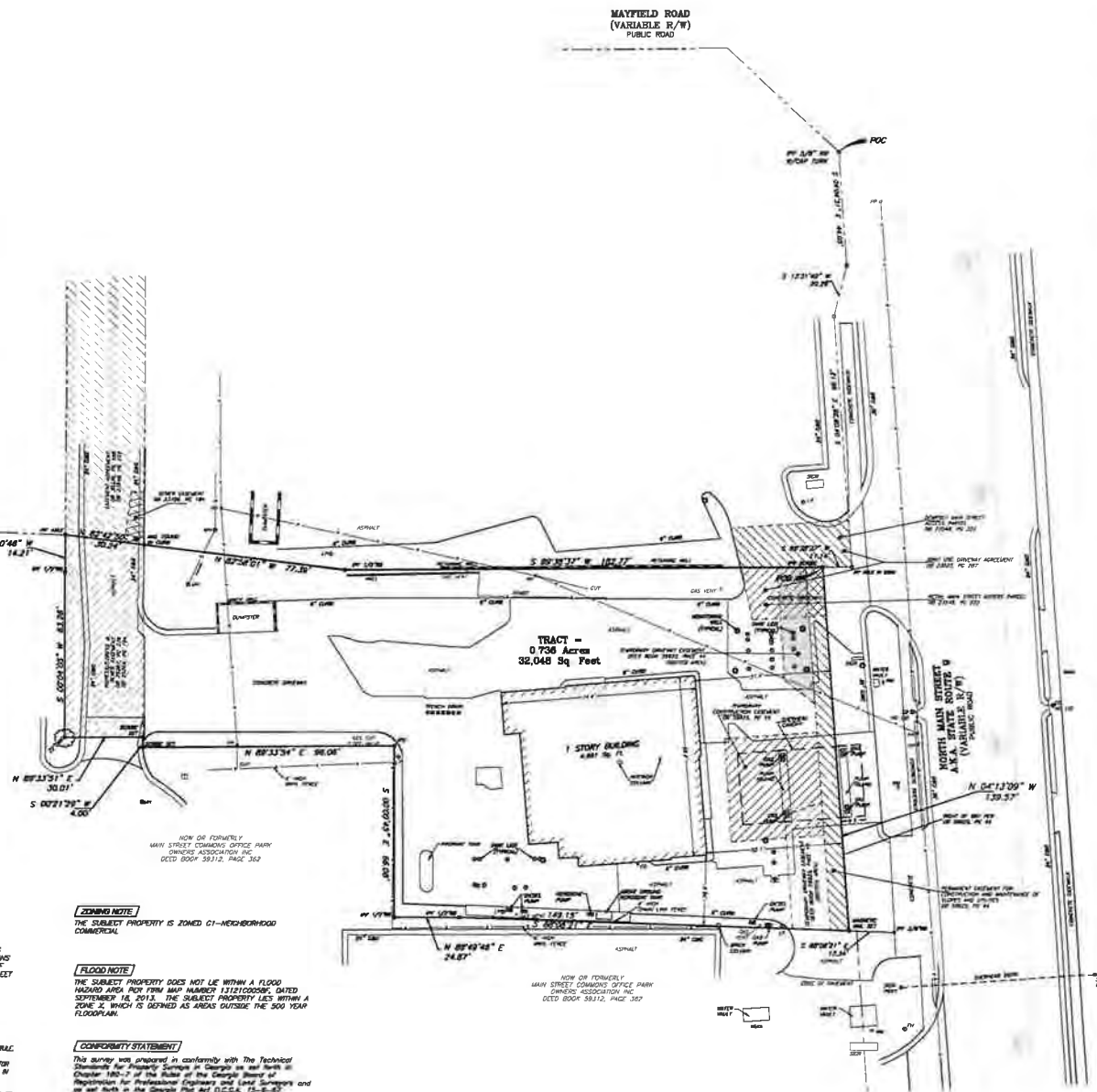
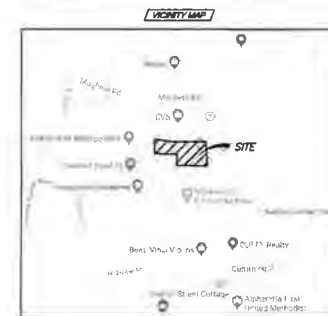
The Applicant intends to reconfigure the gas pumps on the Subject Property from the existing 4 pumps to 3 pumps; however, the requirement of a 10' landscape strip would prevent the proposed reconfiguration. The reduced landscape strip will also allow cars to more safely turn in and out of the Subject Property without obstruction of view.

A Citizen Zoning Information Meeting (CZIM) on V-20-11 is scheduled to be held at 6:00 pm on September 9, 2020 in the Alpharetta City Hall Multi-Purpose Room, located at 2 Park Plaza, Alpharetta, GA 30009. A Public Hearing on V-20-11 is scheduled to be held at 6:30 pm on October 26, 2020 before the City Council in the Alpharetta City Hall Council Chambers, located at 2 Park Plaza, Alpharetta, GA 30009.

A copy of the proposed site plan is enclosed. The Applicant is committed to keeping the public informed during the process of these applications. If you have any questions, comments, or concerns, please contact us. When contacting our office, please reference General Convenience Store, LLC so that we may facilitate your request more efficiently.

Sincerely,

Paul Mitchell
Attorney for Applicant



SITE ADDRESS
174 N MAIN STREET
ALPHARETTA, GA 30009

1641 Avenida Blvd SW
Caring for Groups 8012
(770) 922 8791 Office
(770) 922 8747 Fax

No	Ref/lot	Date
Field Date: 11/21/2011		
Plat Date: 11/26/2011		
Scale: 1" = 20'		

BOUNDARY SURVEY
FOR
RICK SHAH
OF
174 N MAIN STREET
LAND LOT 1252 2nd DISTRICT 2nd SECT
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA



1

2.50 + 2.00 = 4.50
(10) 1.75 + 3.00 = 4.75
2.00 + 2.00 = 4.00
1.50

V-20-11

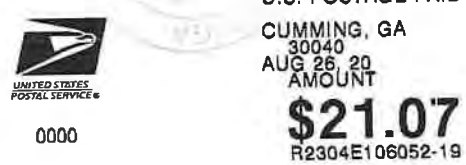
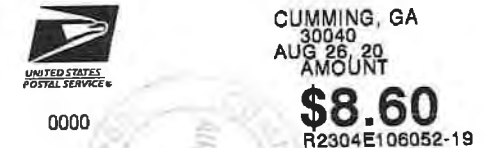
General Convenience
Store, LLC

8286,0000

69 letters



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2.	SUMMERS DOLLEH KIM 1660 HAMIOTA RDG ALPHARETTA GA 30004		
3.	HI RIVER PROPERTIES LLC 7917 SONATA BAY POINT LAKE WORTH FL 33467-7067		
4.	CITY OF ALPHARETTA 2 SOUTH MAIN ST ALPHARETTA GA 30004		
5.	LEWIS CLAUDIA B & NAT E 184 CANTON ST ALPHARETTA GA 30201		
6.	LORVEN PROPERTIES LLC 1125 GOLDENROD LANE SUWANEE GA 30024		



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2.	TINK WISE LLC 1085 POWERS PL ALPHARETTA GA 30009					
3.	OBEROI MADANJIT & MADHU 205 WEST SMOKETREE TER ALPHARETTA GA 30005					
4.	GDCI GA 4 L P 5755 DUPREE DR SUITE 130 ATLANTA GA 30327					
5.	RM BILOXI LLC 1075 POWERS PL STE B ALPHARETTA GA 30009					
6.	HARMAN DEMPSEY PROPERTIES LLC 1145 POWERS PL ALPHARETTA GA 30009-8358					



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2.	JOBETH PROPERTIES LLC 745 GLENLEIGH LN DULUTH GA 30097				
3.	AB REAL ESTATE INVESTMENTS LLC 1110 POWERS PL ALPHARETTA GA 30004				
4.	GDCI GA 4 L P 5755 DUPREE DR SUITE 130 ATLANTA GA 30327				
5.	KLAM INC 4465 PINEHOLLOW CT ALPHARETTA GA 30022				
6.	ROBERTSON SHERYL S 1120 POWERS PL ALPHARETTA GA 30009-8359				



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	Postmaster, per (name of receiving employee)					
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1.	MAYFIELD LLC 11785 NORTHFALL LN STE 510 ALPHARETTA GA 30009	50				
2.	LEE ANGELA D 959 BRIDGEGATE DR MARIETTA GA 30066					
3.	OBEROI MADANJIT & MADHU 205 WEST SMOKETREE TER ALPHARETTA GA 30005					
4.	ROBERTS ROY C 126 NORTH MAIN ST ALPHARETTA GA 30009					
5.	MERIDIAN GROUP INC THE 1050 POWERS PL ALPHARETTA GA 30004					
6.	SRISAI REALTY LLC 5755 N POINT PKWY SUITE 85 ALPHARETTA GA 30022					



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1.	ROBERTS JESSIE M P.O. BOX 535 HOLLY SPRINGS GA 30142-0009	50			
2.	BERMIC RPROPERTIES LLC 1040 POWERS PL ALPHARETTA GA 30009				
3.	GUSALOV SERGEY E & GUSALOVA ANNA M 821 PINEBROOK CT ALPHARETTA GA 30009				
4.	APPEN RAYMOND C & CHRISTINA B 316 LYNNE CIR ALPHARETTA GA 30004				
5.	SBLD PROPERTIES LLC 1030 POWERS PL ALPHARETTA GA 30004				
6.	MANNING SARAH P 40 CUMMING ST ALPHARETTA GA 30004-1610				



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Postmaster, per (name of receiving employee)						
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.	HAYWOOD T ASHLEY P O BOX 485 ALPHARETTA GA 30009		50			
2.	PIEDMONT BANK THE 1625 EXECUTIVE DRIVE SOUTH NW DULUTH GA 30096					
3.	MC MANES A SPENCER & A SPENCER JR 1015 POWERS PL ALPHARETTA GA 30004					
4.	BROWN MONDI PROPERTIES INC 11675 CENTURY DR STE D ALPHARETTA GA 30009					
5.	PIEDMONT BANK THE 1625 EXECUTIVE DRIVE SOUTH NW DULUTH GA 30096					
6.	COLLINS MARINE GROUP LLC 88 ROSWELL ST ALPHARETTA GA 30009					



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	PHILLIPS ALPHARETTA LLC 830 KENNESAW AVE NW MARIETTA GA 30060	50			
2.	BENSON DOROTHY C 133 CANTON ST ALPHARETTA GA 30004-1606				
3.	BUTTS ROBERT R 5360 FRANKLIN GOLDMINE RD CUMMING GA 30028				
4.	SNH AL GEORGIA LLC 255 WASHINGTON ST NEWTON MA 02458				
5.	COLE CV ALPHARETTA LLC P.O. BOX 4900 DEPT 604 SCOTTSDALE AZ 85261-4900				
6.	GEISEL PAMELA A 1000 POWERS PL ALPHARETTA GA 30004				



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	HAYMEADOW GROUP LLC 244 N MAIN ST ALPHARETTA GA 30009-3625	.50			
2.	COLE CV ALPHARETTA LLC P.O. BOX 4900 DEPT 604 SCOTTSDALE AZ 85261-4900				
3.	SOLLEY ROBERT A 1105 POWERS PL ALPHARETTA GA 30004				
4.	STONEWALK MAYFIELD CORNERS LLC 660 GLENOVER DR ALPHARETTA GA 30004				
5.	GENERAL CONVENIENCE STORE LLC 501 N CENTRAL AVE ATLANTA GA 30354				
6.	OBEROI MADANJIT OBEROI MADHU 205 W SMOKETREE TER ALPHARETTA GA 30005				



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	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	HEMBREE GEORGIA R 168 CANTON ST ALPHARETTA GA 30009-3670	.50			
2.	BOBE & SNELL LLC 1095 POWERS PL ALPHARETTA GA 30009	1			
3.	EHORSE L L C 1070 POWERS PL ALPHARETTA GA 30004				
4.	APPEN RAYMOND C & CHRISTIANA A 316 LYNNE CIR ALPHARETTA GA 30004				
5.	WHITMAN ARNOLD M 3500 LENOX RD NE STE 510 ATLANTA GA 30326				
6.	OBEROI MADANJIT & MADHU 205 WEST SMOKETREE TER ALPHARETTA GA 30005				



Certificate of Mailing — Firm

Name and Address of Sender Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here Postmark with Date of Receipt.			
	Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1.	ROBERTS JESSIE M P.O. BOX 535 HOLLY SPRINGS GA 30142-0009	.50				
2.	WHITMAN ARNOLD M 3820 MANSELL RD SUITE 280 ALPHARETTA GA 30022					
3.	GRONHOLM SCOTT 12200 KING CIR ROSWELL GA 30075					
4.	O DONNELL ROBERT J & CHERYL C 134 N MAIN ST ALPHARETTA GA 30004-1623					
5.	WHITMAN ARNOLD 3500 LENOX RD NE STE 510 ATLANTA GA 30326					
6.	ERIC S CHOFPNAS PC 1100 POWERS PL ALPHARETTA GA 30004					



Certificate of Mailing — Firm

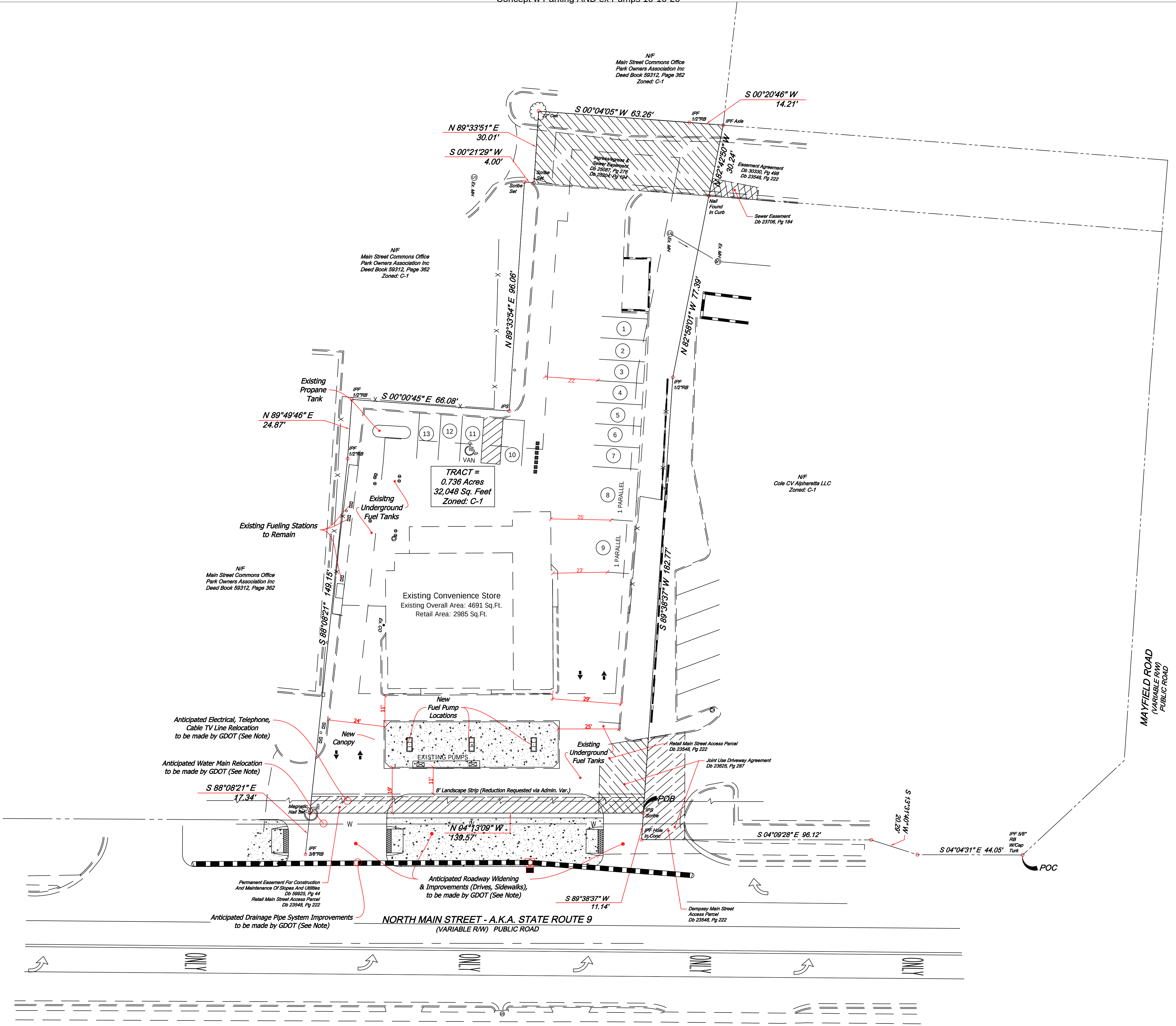
Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>			
Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	6					
Postmaster, per (name of receiving employee)						
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.	CITY OF ALPHARETTA 2 SOUTH MAIN ST ALPHARETTA GA 30004		50			
2.	PROPERTIES OF DUFFY LLC 10 CUMMING ST ALPHARETTA GA 30004					
3.	BELL LINDA REESE & JONES ELLON W 159 NORTH MAIN ST ALPHARETTA GA 30009					
4.	LIGHT INVESTMENTS LLC 145 N MAIN ST ALPHARETTA GA 30009					
5.	KIM KON & SOON JA 1160 ALPHARETTA ST ROSWELL GA 30075					
6.	SNH AL GEORGIA LLC 255 WASHINGTON ST NEWTON MA 02458					

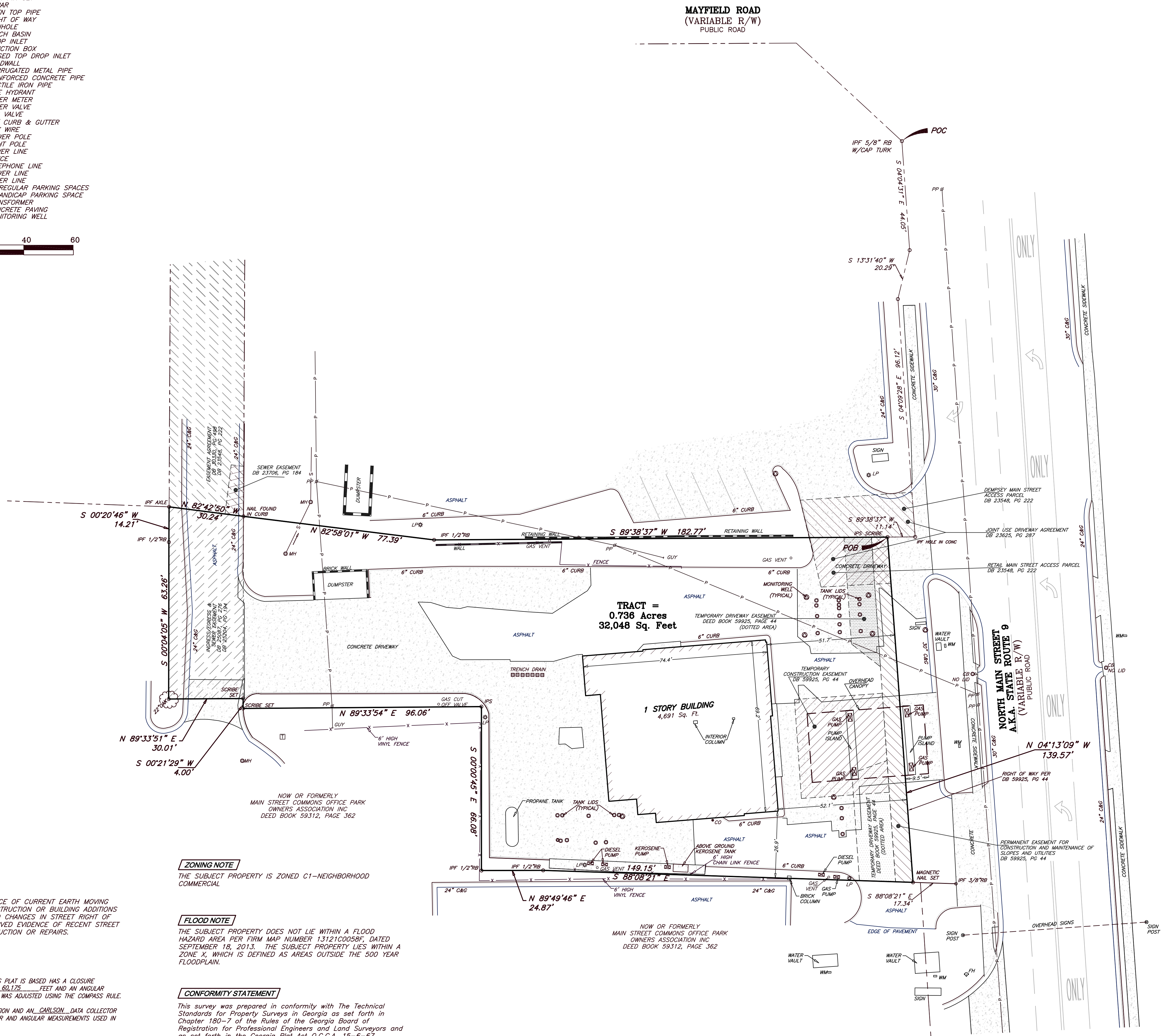
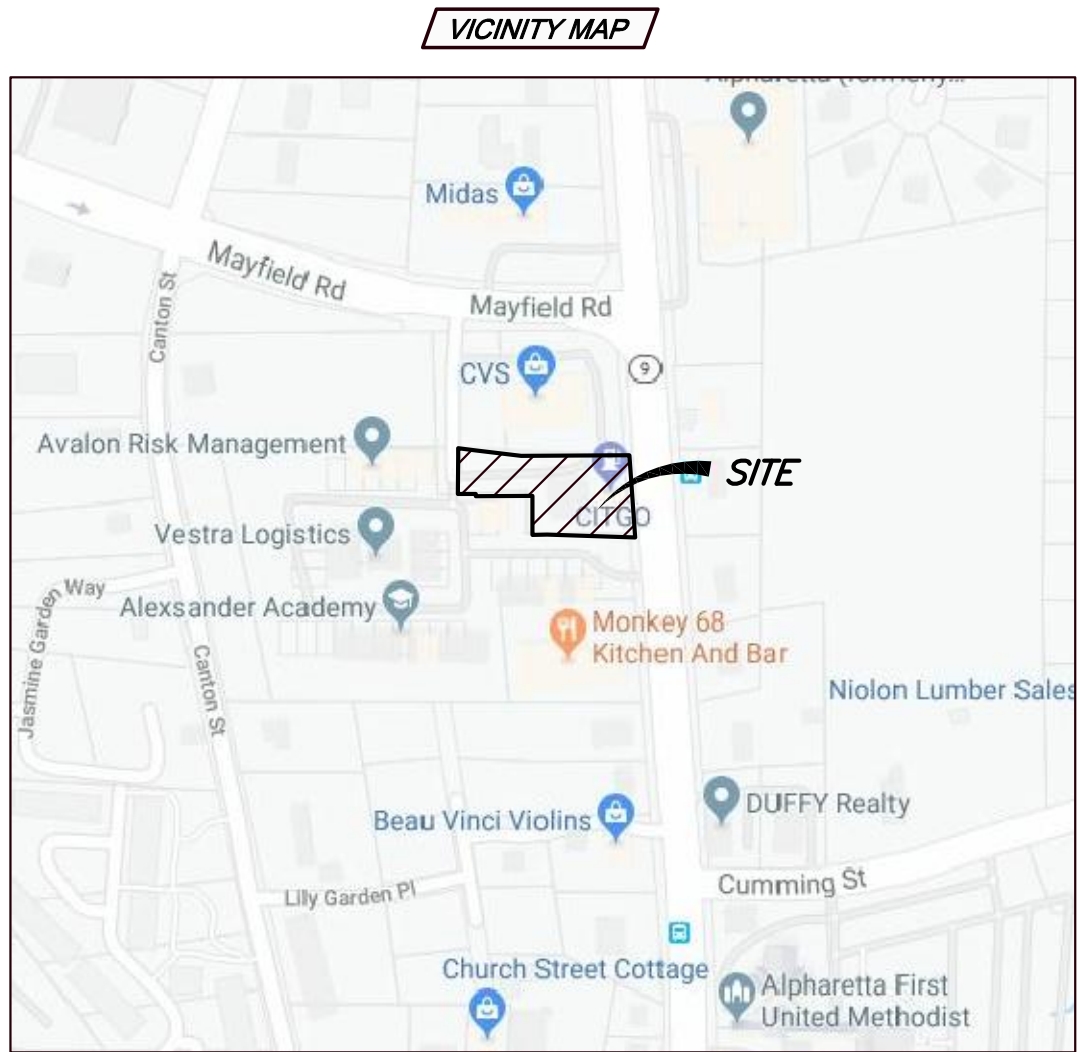


Certificate of Mailing — Firm

Name and Address of Sender Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	TOTAL NO. of Pieces Listed by Sender 3	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>
	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	SNH AL GEORGIA LLC 255 WASHINGTON ST NEWTON MA 02458	.50			
2.	LEWIS CLAUDIA B 184 CANTON ST ALPHARETTA GA 30004-1606				
3.	MAIN STREET COMMONS OFFICE PARK OW NERS ASSOCIATION 1102 ABBEY CT ALPHARETTA GA 30004				
4.					
5.					
6.					





SITE ADDRESS
174 N MAIN STREET
ALPHARETTA, GA 30009

TECHNICAL SURVEY SERVICES
Land Surveyors
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-6391 Office
(770) 922-0767 Fax
www.tss-atl.com

[illegible]

Field Date: 11/21/2019

Plat Date: 11/26/2019

Scale: 1" = 20'

BOUNDARY SURVEY
FOR
RICK SHAH
OF
174 N MAIN STREET
LOT 1252 2nd DISTRICT 2nd SECT
ALPHARETTA, FULTON COUNTY, GA

LAND LOT 1252 2nd DISTRICT 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA



1

SHEET 1 OF 1

JOB #: 2019-610

CRD: 174 N MAIN ST

DWG: 174 N MAIN ST

LSV:

10/23/2020

SA WHITE OIL COMPANY, INC.

S.A. White Letter

Phone (770) 427-1387 • Fax (770) 424-9255

Since 1926

590 Atlanta Street • P.O. Box 1057 • Marietta, Georgia 30061-1057



October 19, 2020

Re: 174 North Main Street
Alpharetta, GA 30009

To Whom It May Concern:

I am writing in regards to the above-mentioned location. S.A. White Oil Company has served as the Marketer/Jobber for this location for more than 20 years. In that capacity, we have helped the location negotiate the best deal possible to allow the location to maintain a high-end branded image in the community. It has come to my attention that the DOT is considering an option that would eliminate all but 2 of the MPDs that exist at the location.

In my professional opinion, it would be detrimental to the current business at the location and would affect future opportunities to grow and expand the business. We currently work with six different brands and with our knowledge of what they require to brand a location, this location with only 2 MPDs would not meet any of their criteria. I have attached a letter from our Business Development Retail Business Consultant for Chevron outlining what we believe to be an industry standard for convenience store businesses.

I hope this information is helpful.

If you need any further information or have any questions, please feel free to contact me.

Sincerely,

Kim Gresh
President
S.A. White Oil Company, Inc.
770-427-1387
kgresh@sawhite.com

10/23/2020



S A White Letter

Global Marketing



Wayne Johns
Business Development
Retail Business Consultant

Georgia and Alabama
Buford, GA
Tel 770-510-3803
waynejohns@chevron.com

October 19, 2020

Mr. Marvin Akin
SA White Oil Company
590 Atlanta St.
Marietta, GA 30060

Mr. Akin,

Presently, Chevron does not approve fewer than 3 multiple product dispensers (MPDs) at our Chevron or Texaco facilities in the greater Atlanta area.

There are many reasons for our position on this. First, a 2 MPD facility has a much smaller footprint and is generally not a competitive facility considering what is typically built in the metro area today. Further, 2 MPD's would not normally accommodate the volumes of gasoline we'd like to see our outlets selling. The typical station today would have a minimum of 4 MPD's and as a new facility should expect gasoline sales volume close to 100,000 gallons per month. Most of our competitors in large metro areas also restrict locations to a minimum of 3 MPDs and from this perspective we would be matching competition.

Chevron does solely decide what our brand standards will be and reserve the right to change any provisions of our image elements at any time.

Sincerely,

W. Johns

10/23/2020

Limited Warranty Deed

After recording, please return to:
Smith, Eubanks, Smith & Tumlin, P.C.
Post Office Box 1186
Marietta, Georgia 30061

GEORGIA, COBB COUNTY

LIMITED WARRANTY DEED

THIS INDENTURE, made the 11th day of June, in the year Two Thousand Two between

WILLIAM A. DEMPSEY, a/k/a WILLIAM DEMPSEY

of the County of Fulton, State of Georgia, as party of the first part, hereinafter called GRANTOR,
and

GENERAL CONVENIENCE STORE, INC.

as party of the second part, hereinafter called GRANTEE (the words "GRANTOR" and "GRANTEE" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, That: GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, and confirm unto the said GRANTEE,

See Exhibit "A" attached hereto and made a part hereof by reference.

This conveyance is given subject to the PERMITTED TITLE EXCEPTIONS as shown on Exhibit "B" attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEE forever in FEE SIMPLE.

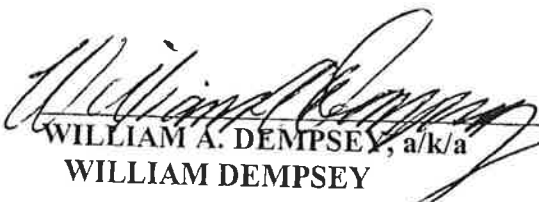
AND THE SAID GRANTOR will warrant and forever defend the right and title to the above-described property unto the said GRANTEE against the claims of all persons claiming under, by or through the Grantor.

02130802

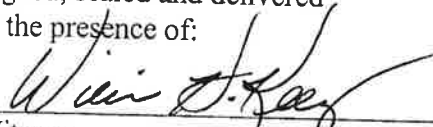
10/23/2020

Limited Warranty Deed

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this deed, the day and year above written.


WILLIAM A. DEMPSEY, a/k/a
WILLIAM DEMPSEY (SEAL)

Signed, sealed and delivered
in the presence of:


Witness


Notary Public

My Commission expires: 5/2/04



EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 1252, of the 2nd District, 2nd Section of Fulton County, Georgia, having an area of 0.79 acre, being Tracts One, Two and Three as shown on that certain plat of survey for William A. Dempsey, prepared by Larry D. Neese, Ga. Registered Land Surveyor No. 2235, West Georgia Surveyors, Inc., dated 10-26-00, and more particularly described as follows:

BEGINNING at an iron pin located on the west right of way of North Main Street a.k.a. Georgia State Route No. 9 (80 foot right of way), a distance of 160.0 feet south of the right of way of Mayfield Road, running thence along North Main Street south 06 degrees, 15 minutes, 52 seconds east, a distance of 139.98 feet to an iron pin and corner; running thence south 89 degrees, 51 minutes, 52 seconds west, a distance of 166.53 feet to an iron pin; running thence south 87 degrees, 30 minutes, 38 seconds west, a distance of 24.81 feet to an iron pin and corner; running thence north 02 degrees, 06 minutes, 47 seconds west, a distance of 66.05 feet to an iron pin and corner; running thence south 87 degrees, 30 minutes, 38 seconds west, a distance of 96.06 feet to an iron pin and corner; running thence north 01 degrees, 52 minutes, 40 seconds west, a distance of 4.00 feet to an iron pin and corner; running thence south 87 degrees, 30 minutes, 38 seconds west, a distance of 30.00 feet to an iron pin and corner; running thence north 01 degrees, 54 minutes, 15 seconds west, a distance of 63.29 feet to an iron pin; running thence north 02 degrees, 04 minutes, 22 seconds west, a distance of 14.18 feet to an iron pin and corner; running thence south 84 degrees, 53 minutes, 53 seconds east, a distance of 107.84 feet to an iron pin and corner; running thence north 87 degrees, 37 minutes, 51 seconds east, a distance of 199.86 feet to an iron pin and the point of beginning.

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. All taxes for the year 2002 and subsequent years and any additional taxes which may result from a reassessment of caption property are liens but are not yet due and payable.
2. Sewer easement in favor of Fulton County recorded in Deed Book 7781, Page 208, Fulton County, Georgia Records.
3. Permit in favor of Georgia Power Company recorded in Deed Book 5181, Page 533, Fulton County, Georgia Records.
4. Covenants contained in Warranty Deed recorded in Deed Book 5138, Page 413, Fulton County, Georgia Records.
5. Easement in favor of Georgia Power Company dated March 24, 1999, and recorded in Deed Book 27281, Page 186, Fulton County, Georgia Records.
6. Sewer easement in favor of Fulton County dated November 13, 1997, and recorded in Deed Book 23706, Page 184, Fulton County, Georgia Records.
7. Ingress/egress easement in favor of KMM 1, LLC dated April 25, 2001, and recorded in Deed Book 30330, Page 498, Fulton County, Georgia Records.
8. Reciprocal Grant of Easements and Agreements dated November 11, 1997, and recorded in Deed Book 23548, Page 222, Fulton County, Georgia Records.
9. Joint Use Driveway Agreement in favor of Retail Ventures Group, Inc. dated November 19, 1997, and recorded in Deed Book 23625, Page 287, Fulton County, Georgia Records.
10. Ingress/egress easement in favor of KMM 1, LLC dated September 10, 1998, and recorded in Deed Book 25204, Page 194, Fulton County, Georgia Records.
11. Sewer and ingress/egress easement in favor of KMM 1, LLC dated August 25, 1998, and recorded in Deed Book 25087, Page 276, Fulton County, Georgia Records.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
Joint Use Driveway Agreement

1097-01-121-06
Permit #0797-07-067

9-85
State Route No. 754

FULTON
Cobb County, Georgia

THIS AGREEMENT MADE AND ENTERED INTO THIS 17 DAY OF November
1997, BY and between Retail Ventures Group, Inc. hereinafter referred to as the
Applicant/Owner, and William A. Dempsey hereinafter known as Applicant/Adjoining property
owner.

WITNESSETH:

The parties referenced above agree to allow the continued permanent use of the drive as
access to the adjoining property for now and evermore, by the other parties, their heirs, agents, or
assigns, as shown on attached plat referenced as Exhibit "A". LL # 1252, 2nd Deded, 2nd Section

Corporate Seal and two (2) Signatures required for Corporations

Signed, Sealed and Delivered this 19th day of November, 1997.

Retail Ventures Group, Inc.
Name of Applicant

Name of Applicant

[Signature]
Signature of Applicant

[Signature]
Signature of Applicant

[Signature]
Witness

RECORDED:

Book No. _____ Page No. _____

Date _____

GEORGIA, FULTON COUNTY
FILED AND RECORDED
1997 DEC 22 PM 3:01
JUANITA HICKS
CLERK, SUPERIOR COURT

BOOK 23625 PAGE 287

William A. Dempsey
Name of Adjoining
Property Owner

[Signature]
Name of Adjoining
Property Owner

[Signature]
Signature of Adjoining
Property Owner

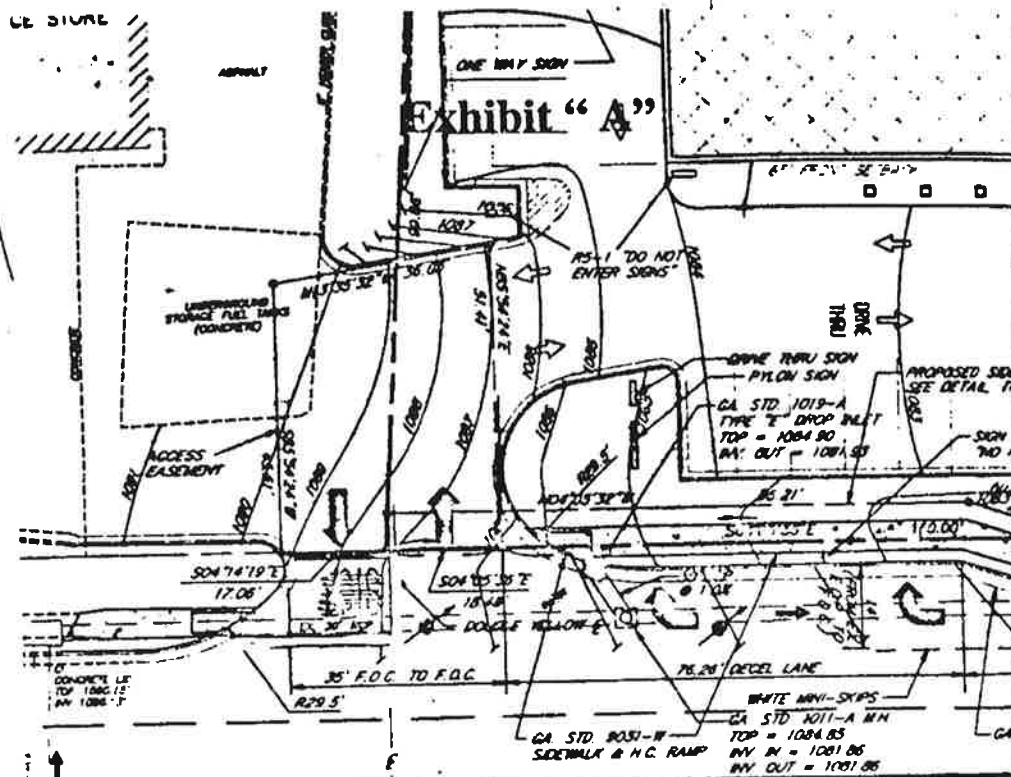
Signature of Adjoining
Property Owner

Witness

[Signature]
Notary Public
Fulton County, Georgia
My Commission Expires Oct. 18, 1999



10/23/2020



NORTH MAIN STREET

GEORGIA STATE ROUTE 9 (80')

CVE
Alpharetta, GA

2002

24

ENGINEERS, INC

2400 HORTONWAY WAY
SUITE 250
ALPHARETTA, GA 30009
(770) 244-2487
FAX (770) 244-1304

BOOK 23625 PG 288

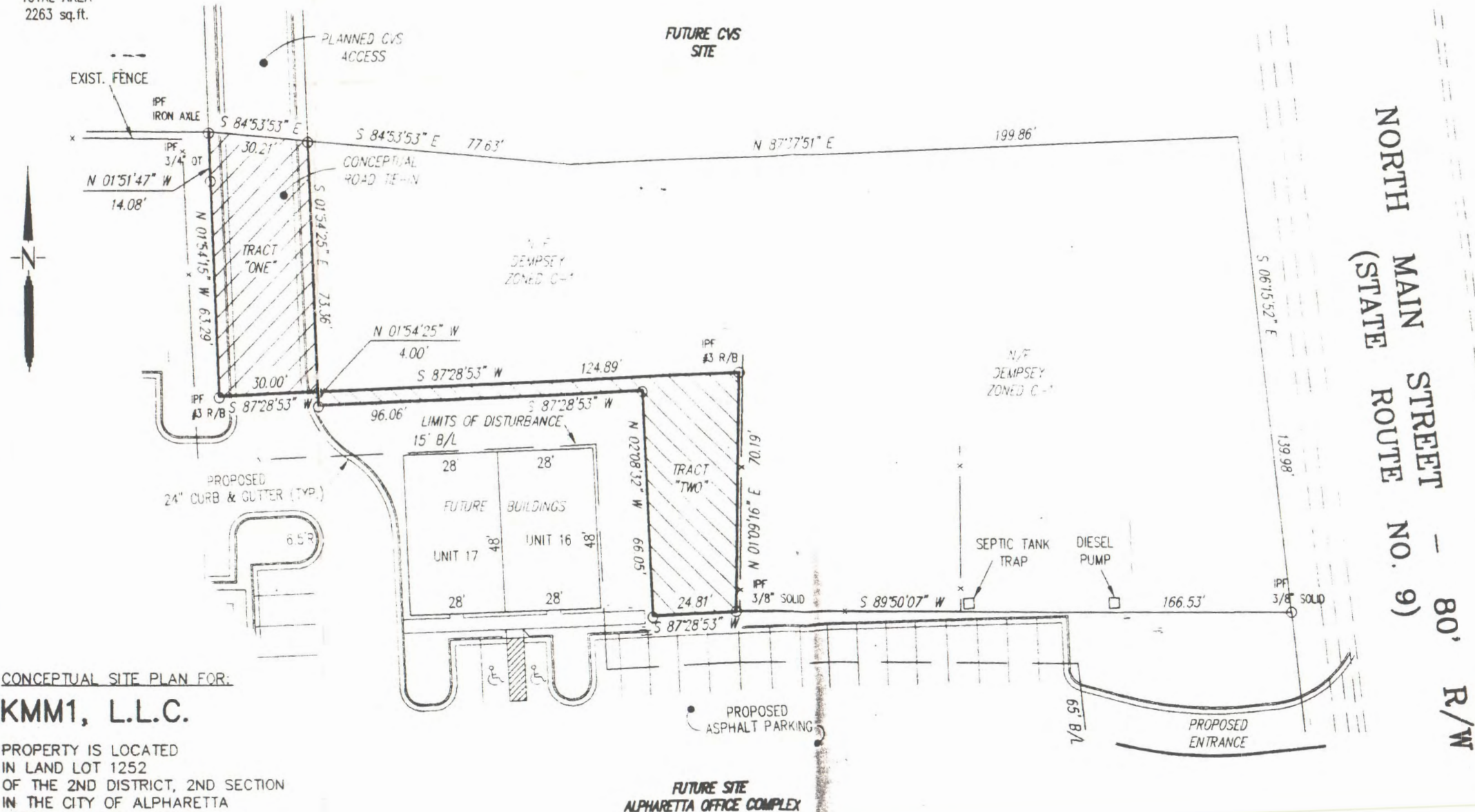
10/23/2020

KMMI Agreement

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE
ACCORDING TO CITY OF ALPHARETTA F.I.R.M. PANEL 0001B
COMMUNITY #130084, DATED: FEB. 15, 1978.

TRACT "ONE"
TOTAL AREA
2261 sq.ft.

TRACT "TWO"
TOTAL AREA
2263 sq.ft.



CONCEPTUAL SITE PLAN FOR:

KMM1, L.L.C.

PROPERTY IS LOCATED
IN LAND LOT 1252
OF THE 2ND DISTRICT, 2ND SECTION
IN THE CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
SCALE: 1" = 30' DATE: APRIL 13, 1998

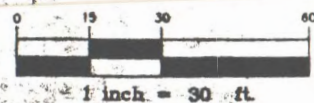


Exhibit "A"

Centerline Surveying Systems, Inc.
1631 ROSWELL ROAD, SUITE 208, MARIETTA, GA 30062
PHONE: (770) 585-1855 FAX: (770) 585-1879

COUNTY OF FULTON

STATE OF GEORGIA

AGREEMENT

THIS AGREEMENT is made this 25 day of August 1998, by and between KMM1, L.L.C., a Georgia Limited Liability Corporation, (hereinafter referred to as "KMM1") and William Dempsey, an individual (hereinafter referred to as "Dempsey").

Whereas, KMM1 owns and is currently developing that particular tract of property located in Land Lot 1252 of the 2nd District, 2nd Section in the City of Alpharetta, Fulton County, Georgia, known as the Alpharetta Office Complex, being approximately 5.60 acres (hereinafter referred to as the "Office Complex");

Whereas, Dempsey owns an adjacent tract of property which is currently developed as a Conoco Gas Station (hereinafter referred to as the "Dempsey Property");

Whereas, Dempsey is owner in fee simple of a particular piece of property known as "Tract One" which is located on the Dempsey Property, such tract being more particularly described on the Conceptual Site Plan for KMM1, L.L.C., drawn by Centerline Surveying Systems, Inc., such Site Plan being attached hereto as Exhibit "A" and incorporated herein by express reference;

Whereas, KMM1 is owner in fee simple of a particular piece of property known as "Tract Two" which is located on the Office Complex property, such tract being more particularly described on the Conceptual Site Plan for KMM1, L.L.C., drawn by Centerline Surveying Systems, Inc., such Site Plan being attached hereto as Exhibit "A" and incorporated herein by

BENTLEY, BENTLEY
& BENTLEY
ATTORNEYS AT LAW
241 WASHINGTON AVE.
MARIETTA, GA 30060
(770) 422-2300

express reference;

Whereas, Dempsey intends to grant a nonexclusive sewer and ingress/egress easement across Tract One to KMM1 and KMM1 intends to transfer marketable title in fee of Tract Two to Dempsey;

Whereas, this Agreement is being entered into for the express purpose to enable KMM1 to obtain a Land Disturbance Permit from the local governing authority to develop the Office Complex as well as begin the installation of sewer which will service the Office Complex;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.

KMM1 agrees to furnish marketable title and shall convey the property which comprises Tract Two as shown on Exhibit "A" by Quit Claim Deed to Dempsey on the date of closing.

2.

Dempsey agrees to grant a Sewer and Ingress/Egress Easement across Tract One as shown on Exhibit "A" to KMM1 on the date of closing. KMM1 shall construct sewer and driveways on Tract One to County and City standards, without contribution from Dempsey.

3.

The closing of this Agreement shall occur no later than five business days after KMM1 receives its development loan to develop the Office Complex and shall take place at the law office of Donald A. Rolader, 11660 Alpharetta Highway, Suite 630, Roswell, Georgia, 30076. Closing costs shall be divided equally between the parties hereto.

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& BENTLEY
ATTORNEYS AT LAW
241 WASHINGTON AVE.
MARIETTA, GA 30060
(770) 422-2300

4.

Dempsey agrees that no trucks larger than single axle trucks will be permitted to have access to or through the Office Complex across Tract One; however, Dempsey may operate larger than single axle trucks on all or a portion of the driveway of Tract One for ingress and egress purposes from and to the Dempsey Property. KMMI shall not use the Dempsey driveway to Mayfield Road for heavy construction vehicles and equipment used in the construction of the sewer and access easement. Access for such construction equipment and vehicles shall be from KMMI property.

5.

KMMI agrees to clear, grade and gravel Tract Two within sixty days after the closing of KMMI's development loan or within sixty days of receiving a valid permit from the local governing authority, whichever is later. However, in either event, if the clearing, grading and graveling, as contemplated in this paragraph, is not performed within one-hundred and eighty days after the date of the closing of this transaction, then, in that event, Dempsey may clear, grade and gravel Tract Two and KMMI agrees to reimburse Dempsey for the expense incurred by such clearing, grading and graveling. The clearing and grading of Tract Two shall include the proper engineering of an existing channel of water which currently runs along the southern and western boundaries of Tract Two as shown on Exhibit "A."

6.

Dempsey agrees to purchase title insurance on Tract Two at the closing of this transaction.

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& BENTLEY
ATTORNEYS AT LAW
241 WASHINGTON AVE.
MARIETTA, GA 30060
(770) 422-2300

3

7.

KMMI shall use its best efforts to provide for and design three additional parking spaces within the Office Complex, the intent being that Dempsey will have access to and will be able to use three parking spaces within the Office Complex. However, upon the sale and closing of the final office condominiums within the Office Complex, KMMI cannot guarantee these three additional parking spaces to Dempsey.

8.

Dempsey shall have the right to attach to any sewer connection on Tract One once the sewer is installed by KMMI on the Tract One property, subject to any authorization or approval by any federal, State or local governing authority and subject further to the terms and conditions of that Sewerage Agreement entered into between KMMI and Retail Ventures Group, Inc. on August 6, 1998, any cost of such connection that benefits the Dempsey Property to be incurred by Dempsey.

9.

The maintenance of Tract One shall be the responsibility of KMMI, its successors and assigns.

10.

Neither party to this Agreement makes any representation to the other party regarding the usability or zoning of either Tract One or Tract Two.

11.

This Agreement shall inure to the benefit of and shall be binding upon the parties and their successors and assigns.

BENTLEY, BENTLEY
& BENTLEY
ATTORNEYS AT LAW
241 WASHINGTON AVE.
MARIETTA, GA 30060
(770) 422-2300

12.

This Agreement shall be deemed to be made in, and in all respects shall be interpreted, construed and governed by and in accordance with, the laws of the State of Georgia.

13.

All representations, warranties, covenants and agreements made by the parties in this Agreement and pursuant to the terms hereof shall survive the consummation of the transactions contemplated by this Agreement notwithstanding any investigation heretofore or hereafter made by any of them or on behalf of any of them.

14.

Exhibit "A" to this Agreement is hereby incorporated herein and is made an integral part hereof.

15.

This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument.

16.

This Agreement embodies the entire agreement and understanding between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings relating to such subject matter. This Agreement may be modified only by a written instrument signed by each of the parties hereto.

17.

If any provision of this Agreement is held to be illegal, invalid, or unenforceable under

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& BENTLEY
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(770) 422-2300

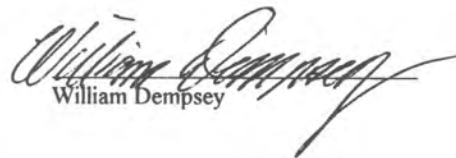
present or future laws effective during the term of this Agreement, such provisions shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Agreement; and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision.

This Agreement executed this the 25 day of August, 1998.

KMMI, L.L.C.

By: _____
T. Kenneth Minchew, Jr.

Title: _____


William Dempsey

BENTLEY, BENTLEY
& BENTLEY
ATTORNEYS AT LAW
241 WASHINGTON AVE.
MARIETTA, GA 30060
(770) 422-2300

May 15, 2020

The City of Alpharetta

Department of Community Development
2 Park Plaza
Alpharetta, Georgia 30009

Project Reference: CITGO Alpharetta Remodel Letter of Compliance for Design Review Board

Owner: OM Group, Ritesh.Shah@OMGRP.com (404)-209-8500

Project Description:

This existing Gas Station and Convenience Store is located at 174 North Main Street, Alpharetta, Georgia 30004. It is a single story brick masonry and storefront building with flat roof, and metal coping. It is part of the Downtown Overlay District and its remodel will be in compliance with the Alpharetta Downtown Design Guidelines dated August 29, 2017. Scope of work includes remodel of East and North Facades.

Project Goals:

Update building facades to be in harmony with the historic flavor of traditional, pre-WWII Main Street.

Points of Compliance:

1. Building Location & Orientation - Gas station was originally designed as such, with drive-under canopy and pumps located between the storefront entry, which faces Main Street, and the sidewalk.
2. Block Massing - This individual block remodel is designed with a variety of parapet heights and architectural finishes in order to break up the blocks' mass and provide visual interest.
3. Building Massing - Intended for larger buildings, this small gas station has elements of traditional Main Street buildings characterized by simple massing and forms.
4. Corner Articulation - The East and North facades join at an articulated corner with taller parapet, varied architectural expression, and historic corniced and bracketed parapet.
5. Building Entrances - Discretely incorporated under a suspended metal canopy the entrance complies with historic intent.
6. Variation of Style - The East and North facades are designed to give the appearance of a second story, with a more modern approach through the use of updated materials applied in harmony with Historic Guidelines, and a sense that the place has evolved over time.
7. Facade Design - This single-story Convenience Store has a high percentage of glass at pedestrian level providing high visibility into and out of the commercial establishment. The design is consistent with having a distinct base, middle and top that creates an attractive human scale.
8. Detail & Fenestration - Consider this remodel to be one of a more simple upgrade rather than having an ornate level of detail.
9. Materials & Details - Appropriate building materials, including brick, hard-coat stucco, Synthetic wood flush siding, and decorative FRP cornice and brackets are utilized in the remodel. Elements are well-proportioned and have an appropriate level of detail for the style of the building.

10. Hierarchy of Detail & Material - The highest level of detail and quality of materials are favored on the street-facing facades. Rear and side facades are majority brick construction in favor of durability and cost efficiency. Street-facing facade materials return at corners and sides before transitioning to ones less detailed.

Your consideration of our remodel design is most appreciated. We look forward to feed-back and final approval for the Design Review Board Hearing.

Sincerely,

Hotel Design Partners, Inc.



Lisa Steffee
LSteffee@HotelDesignPartners.com
770-777-1117

Hotel Design Partners • com

11138 State Bridge Road, Suite 180, Alpharetta, Georgia 30022
770-777-1117

CITGO ALPHARETTA REMODEL

174 NORTH MAIN STREET
ALPHARETTA, GEORGIA 30004

OM GROUP

RITESH.SHAH@OMGRP.COM
404-209-8500

MATERIALS LEGEND:

- | | | | |
|---|--------------------------------|---|-------------------------------|
| ① | EXISTING BRICK VENEER | ⑧ | BRICK PEDESTAL |
| ② | EXISTING STANDING SEAM PARAPET | ⑨ | BRICK INFILL - FLEMISH BOND |
| ③ | HARD-COAT STUCCO | ⑩ | SYNTHETIC WOOD SIDING |
| ④ | FRP CORNICE | ⑪ | EXISTING OVERHEAD DOOR |
| ⑤ | FRP BRACKET | ⑫ | EXISTING GUTTER AND DOWNSPOUT |
| ⑥ | SUSPENDED CANOPY | ⑬ | EXISTING FLAT ROOF |
| ⑦ | BRICK INFILL - RUNNING BOND | | |

Hotel Design Partners



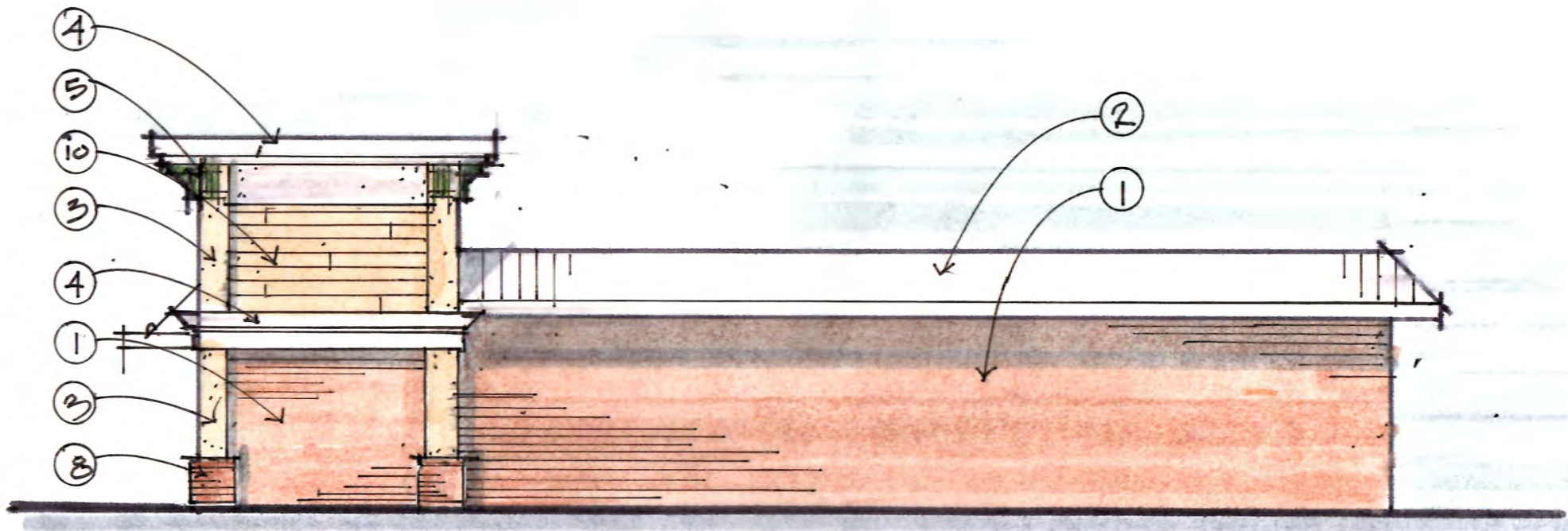


EAST ELEVATION

$\frac{1}{8}'' = 1'-0''$



MAY 1, 2020
MAY 15, 2020

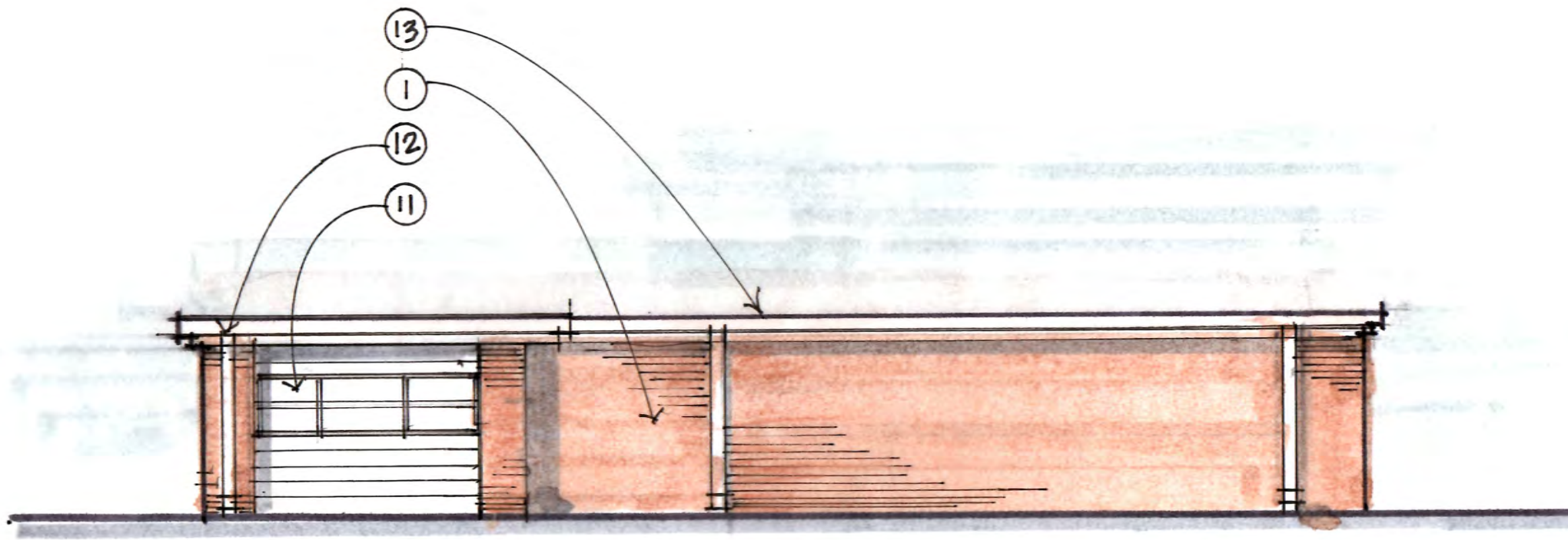


NORTH ELEVATION

1/8" = 1'-0"



MAY 1, 2020
MAY 15, 2020

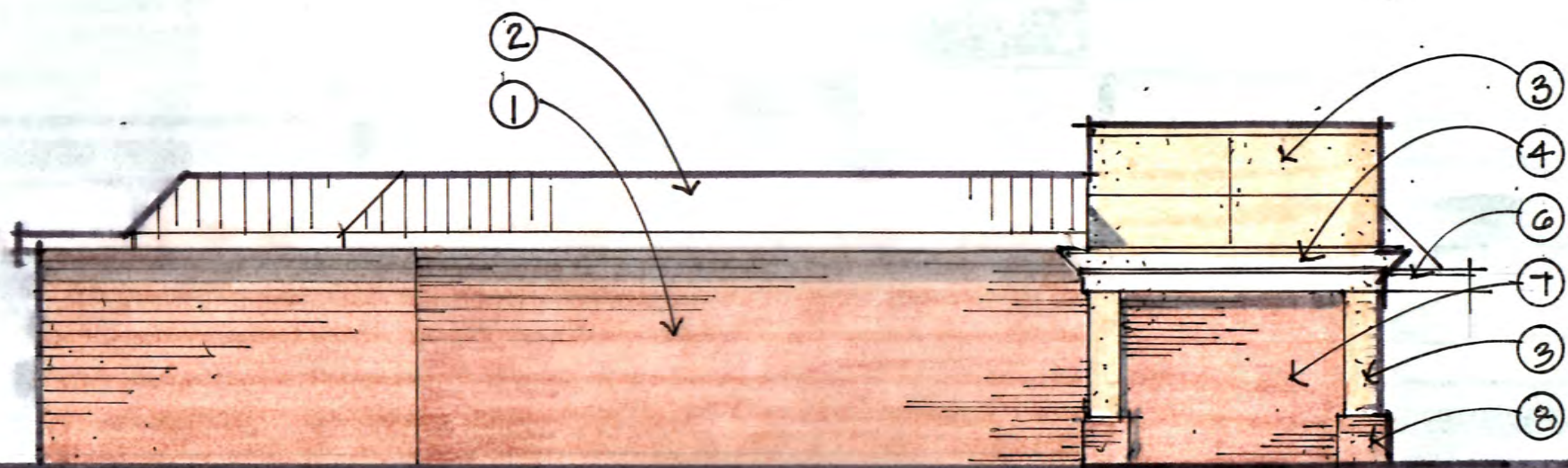


WEST ELEVATION

$\frac{1}{8}'' = 1'-0''$



MAY 1, 2020
MAY 15, 2020



SOUTH ELEVATION



MAY 01, 2020
MAY 15, 2020



ROOF PLAN

NO SCALE





EXISTING



PROPOSED



6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	03/25/20	K.A.	D.D.

REVISION DESCRIPTION

INITIAL DRAWING RELEASE

REV	DATE	REQUESTED BY	UPDATED BY
B	03/27/20	K.A.	D.D.

REVISION DESCRIPTION

REVISED TO MOVE TRIMARK AND WORDMARK TO THE FRONT OF THE CANOPY AND SHOW WORDMARK ON EACH SECONDARY.

REV	DATE	REQUESTED BY	UPDATED BY
C	03/30/20	K.A.	D.D.

REVISION DESCRIPTION

REVISED TO MOVE TRIMARK AND WORDMARK TO THE FRONT OF THE CANOPY.

PARTS LIST:

ITEM	DECORATION
A	
B	
C	
D	
E	
F	

MATERIAL LIST

1	
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
• GRAPHICS +/- 1/8" • FACE SIZE + 1/16"-1/4"
• CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
• ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RENDERING

DRAWN BY: D. DAWSON

CHECKED BY:

CLIENT: CITGO

LOCATION: ALPHARETTA

QUOTE: ALPHARETTA

DATE: 03/25/20

DRAWING/PART # ALPHARETTA_RENDERING

REV. C

SHEET # 1 OF 3

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APPROVAL SIGNATURE

DATE

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

SCALE :NTS



EXISTING



PROPOSED

SCALE : NTS

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

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6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	03/25/20	K.A.	D.D.

REVISION DESCRIPTION

INITIAL DRAWING RELEASE

REV	DATE	REQUESTED BY	UPDATED BY
B	03/27/20	K.A.	D.D.

REVISION DESCRIPTION

REVISED TO MOVE TRIMARK AND WORDMARK TO THE FRONT OF THE CANOPY AND SHOW WORDMARK ON EACH SECONDARY.

REV	DATE	REQUESTED BY	UPDATED BY
C	03/30/20	K.A.	D.D.

REVISION DESCRIPTION

REVISED TO MOVE TRIMARK AND WORDMARK TO THE FRONT OF THE CANOPY.

PARTS LIST:

ITEM	DECORATION
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E	
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MATERIAL LIST

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GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
• GRAPHICS +/- 1/8" • FACE SIZE + 1/16"-1/4"
• CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
• ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RENDERING

DRAWN BY:	CHECKED BY:	
D. DAWSON		
CLIENT:	CITGO	
LOCATION:	ALPHARETTA	
QUOTE:	ALPHARETTA	
DATE:	03/25/20	
DRAWING/PART #	REV.	SHEET #
ALPHARETTA_RENDERING	C	2 OF 3

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EXISTING



PROPOSED

REVISION HISTORY:			
REV	DATE	REQUESTED BY	UPDATED BY
A	03/25/20	K.A.	D.D.
REVISION DESCRIPTION			
INITIAL DRAWING RELEASE			
REV	DATE	REQUESTED BY	UPDATED BY
B	03/27/20	K.A.	D.D.
REVISION DESCRIPTION			
REVISED TO MOVE TRIMARK AND WORDMARK TO THE FRONT OF THE CANOPY AND SHOW WORDMARK ON EACH SECONDARY.			
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C	03/30/20	K.A.	D.D.
REVISION DESCRIPTION			
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5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RENDERING

DRAWN BY: D. DAWSON

CHECKED BY:

CLIENT: CITGO

LOCATION: ALPHARETTA

QUOTE: ALPHARETTA

DATE: 03/25/20

DRAWING/PART # ALPHARETTA_RENDERING

REV. C

SHEET # 3 OF 3

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APPROVAL SIGNATURE

DATE

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

SCALE :NTS

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

8/3/20

General Convenience Store

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

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: Miles Hansford & Tallant - Paul Mitchell Telephone: 770-781-4100Address: 202 Tribble Gap Road Suite: 200City: Cumming State: GA Zip: 30040 Fax: 770-781-9191Mobile Tel: _____ Email: pmitchell@mhtlegal.com/tfisher@mhtlegal.com

Subject Property Information:

Address: 174 N Main Street Alpharetta, GA 30009 Current Zoning: C-1District: 2 Section: 2 Land Lot: 1252 Parcel ID: 22 482212521045Proposed Zoning: N/A Current Use: Convenience Center with Gas Pumps

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 use of the Subject Property as a Convenience Center with Gas Pumps will remain the same.

Applicant's Request (Please itemize the proposal):

Variance to allow a 0' landscape strip instead of a 10' landscape strip for the Subject Property located along Highway 9. (See City of Alpharetta UDC § 3.2.8(D) and Appendix A, § 2.5.3 "Parking Lot Landscape Strips.")

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

The Applicant's Proposal will facilitate the reconfiguration of the gas pumps on the Subject Property due to the Georgia Department of Transportation's acquisition of a portion of the Subject Property along Highway 9 for the Highway 9 Road Widening Project. The Applicant is losing two of its existing four gas pumps due to the Highway 9 Road Widening Project. A 10' landscape strip would prevent the Applicant from reconfiguring the gas pumps. If the landscape strip is reduced to 0', then the Applicant will be able to reconfigure the locations of the gas pumps in a manner to allow three gas pumps on the Subject Property instead of only two. The Applicant's Proposal will also allow cars to safely turn in and out of the Subject Property. If the variance is granted, the Applicant intends to apply for Design Review Board approval of a modification to the exterior of the Convenience Center building. A more complete description of the Applicant's Intent is included in the Letter of Intent, which is submitted with this Application and incorporated herein by reference.

8/3/20

PROPERTY OWNER AUTHORIZATION

Property Owner Information:Contact Name: General Convenience Store, LLC Telephone: 404 209 8500Address: 174 N Main Street Alpharetta, GA 30009 Suite: _____City Alpharetta State: GA Zip: 30009Authorization:

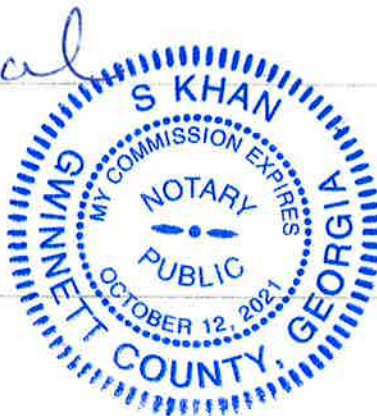
I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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: General Convenience Store, LLC; Ritesh Shah - Managing Member Telephone: 404 209 8500Address: 174 N. Main Street Suite: _____City Alpharetta State: GA Zip: 30009So Sworn and Attested:Owner Signature: Ritesh Shah Date: 07/31/20

Notary:

Notary Signature: S. Khan Date: 7/31/2020

8/3/20

General Convenience Store
DISCLOSURE FORM

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

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

Name of Applicant or Opponent: **General Convenience Store, LLC**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: **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: T. G. H. H. H.

Date: 07/31/20

8/3/20



**Miles Hansford
& Tallant, LLC**
ATTORNEYS AT LAW

General Convenience Store

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

770-781-4100 | www.mhtlegal.com

J. Paul Mitchell

pmitchell@mhtlegal.comCAMPAIGN DISCLOSURE

Applicant:	General Convenience Store, LLC
Subject Property:	174 N Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 482212521045
Proposed Action:	Variance to allow reduction of 10' landscape strip to 0'
Current Zoning:	C-1
Proposed Zoning:	C-1 (same as current zoning)
Proposed Use:	Convenience Center with Gas Pumps (same as current use)
ROW Access:	North Main Street (Highway 9)

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Miles, Hansford & Tallant, LLC has made the following campaign contributions to local officials of Alpharetta:

NONE

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Paul Mitchell
Attorney for Applicant

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Yes, regarding City of Alpharetta UDC § 3.2.8(D) and Appendix A, § 2.5.3 regarding landscape strips. Due to the narrow shape and size of the Subject Property, the most useful portion of the property is the portion nearest to Highway 9. However, the Georgia Department of Transportation recently acquired a significant portion of the Subject Property abutting Highway 9 as part of the ongoing Highway 9 Road Widening Project. The loss of the portion of the Subject Property closest to Highway 9, combined with a 10' landscape strip requirement, would severely limit the Applicant's current use of the Subject Property as a Convenience Center with Gas Pumps.

Specifically, the loss of the portion of the Subject Property acquired by GDOT, coupled with a 10' landscape strip requirement, would deprive the Applicant of an economically viable use of the Subject Property because the Applicant would lose two of the four gas pumps currently located on the Subject Property. A 0' landscape strip would allow the Applicant to reconfigure the gas pumps so that the Applicant would only lose one pump instead of two.

Further, the loss of the portion of the Subject Property acquired by GDOT, coupled with a 10' landscape strip requirement, would prevent cars from being able to turn in and out of the Subject Property safely because there would be insufficient space for a safe turning radius. A 0' landscape strip would allow the Applicant the ability to reconfigure the gas pumps so that cars could turn in and out of the Subject Property safely.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes. The application of the UDC standards as they relate to the Subject Property would create an unnecessary hardship because a 10' landscape strip along the portion of the Subject Property adjacent to Highway 9 would deprive the Applicant of an economically viable use of the Subject Property by preventing the Applicant from reconfiguring the gas pumps to allow for three pumps instead of only two. Further, without a variance to the 10' landscape strip requirement, there will be insufficient space to turn in and out of the Subject Property safely.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Yes. A significant portion of the Subject Property along Highway 9 was acquired by the Georgia Department of Transportation for the Highway 9 Road Widening Project. Due to the narrow size and shape of the Subject Property, the loss of property along Highway 9 deprives the Applicant of an economically viable use of the Subject Property unless a variance to the landscape strip requirement is granted.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No. The reduction of a 10' landscape strip requirement to 0' on the Subject Property would not cause a detriment to the public good because the reduction would ensure that cars could turn in and out of the Subject Property safely. Further, this reduction would not impair the purpose and intent of the UDC because the Applicant is not removing any landscaping on the Subject Property and the Applicant intends to enhance the aesthetic appeal of the Subject Property concurrently with the reconfiguration of the gas pumps if the variance is granted.

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.

8/3/20

General Convenience Store

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: **General Convenience Store, LLC**

Contact Name: **Miles Hansford & Tallant - Paul Mitchell** Telephone: **770-781-4100**

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.

Owners of properties located within 500 ft. of the Subject Property

Affected government departments

City officials

Interested parties noted on any list provided by the City

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

☒

Letter

☐

Personal Visits

☐

Telephone

☒

Group Meeting

☐

Email

☒

Other *(Please Specify)*

CZIM

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.

Individuals can contact Paul Mitchell via telephone at 770-781-4100 or via email at pmitchell@mhtlegal.com as well as during the public participation process.

8/3/20

V-20-11
General Convenience Store

HAYMEADOW GROUP LLC
244 N MAIN ST
ALPHARETTA GA 30009-3625

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

STONEWALK MAYFIELD CORNERS LLC
660 GLENOVER DR
ALPHARETTA GA 30004

GENERAL CONVENIENCE STORE LLC
501 N CENTRAL AVE
ATLANTA GA 30354

OBEROI MADANJIT OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

HEMBREE GEORGIA R
168 CANTON ST
ALPHARETTA GA 30009-3670

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

APPEN RAYMOND C & CHRISTIANA A
316 LYNNE CIR
ALPHARETTA GA 30004

WHITMAN ARNOLD M
3500 LENOX RD NE STE 510
ATLANTA GA 30326

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

WHITMAN ARNOLD M
3820 MANSELL RD SUITE 280
ALPHARETTA GA 30022

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

WHITMAN ARNOLD
3500 LENOX RD NE STE 510
ATLANTA GA 30326

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

MC MANES A SPENCER & A SPENCER JR
1015 POWERS PL
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

COLLINS MARINE GROUP LLC
88 ROSWELL ST
ALPHARETTA GA 30009

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BENSON DOROTHY C
133 CANTON ST
ALPHARETTA GA 30004-1606

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

BELL LINDA REESE & JONES ELLON W
159 NORTH MAIN ST
ALPHARETTA GA 30009

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

V-20-11

8/3/20

General Convenience Store

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

MAYFIELD LLC
11785 NORTHFALL LN STE 510
ALPHARETTA GA 30009

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA GA 30066

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

LEWIS CLAUDIA B
184 CANTON ST
ALPHARETTA GA 30004-1606

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

BERMIC RPROPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

MAIN STREET COMMONS OFFICE PARK OW
NERS ASSOCIATION
1102 ABBEY CT
ALPHARETTA GA 30004

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

LIPSCOMB MICHAEL K & SUSAN MARIE
233 CANTON ST
ALPHARETTA GA 30009

SUMMERS DOLLEH KIM
1660 HAMIOTA RDG
ALPHARETTA GA 30004

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

LEWIS CLAUDIA B & NAT E
184 CANTON ST
ALPHARETTA GA 30201

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

MAX AUTO REAL ESTATE LLC
1101 MONROE ST
TOLEDO OH 43604

TINK WISE LLC
1085 POWERS PL
ALPHARETTA GA 30009

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

HARMAN DEMPSEY PROPERTIES LLC
1145 POWERS PL
ALPHARETTA GA 30009-8358

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

JOBETH PROPERTIES LLC
745 GLENLEIGH LN
DULUTH GA 30097

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

General Convenience Store

8/3/20

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

SRISAI REALTY LLC
5755 N POINT PKWY SUITE 85
ALPHARETTA GA 30022

GUSALOV SERGEY E & GUSALOVA ANNA M
821 PINEBROOK CT
ALPHARETTA GA 30009

MANNING SARAH P
40 CUMMING ST
ALPHARETTA GA 30004-1610

HAYWOOD T ASHLEY
P O BOX 485
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

PHILLIPS ALPHARETTA LLC
830 KENNESAW AVE NW
MARIETTA GA 30060

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458



8/3/20

**Miles Hansford
& Tallant, LLC**
ATTORNEYS AT LAW

V-20-11

General Convenience Store

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

770-781-4100 | www.mhtlegal.com

J. Paul Mitchell

pmitchell@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	General Convenience Store, LLC
Subject Property:	174 N Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 482212521045
Proposed Action:	Variance to allow reduction of 10' landscape strip to 0'
Current Zoning:	C-1
Proposed Zoning:	C-1 (same as current zoning)
Proposed Use:	Convenience Center with Gas Pumps (same as current use)
ROW Access:	North Main Street (Highway 9)

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (the "Application") of the Applicant and the owners of the Subject Property and to put the City of Alpharetta on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant asserts the statements contained in the application package submitted herewith, incorporated herein by reference, and as may be amended (the "Application") describing justification for the Application, as if such were fully stated herein. The Applicant incorporates all statements made in the Public Hearing Application submitted concurrently herewith as its letter of intent required by the City of Alpharetta.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for the continued use as proposed by the Applicant.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will be unconstitutional in that it will constitute a taking of the Applicant's and owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

A denial of the Application, as requested by the Applicant, will constitute an arbitrary and capricious act by the City of Alpharetta without any basis for such, and will constitute an abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

The City of Alpharetta cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the UDC. To do so will constitute a taking of the Subject Property as set forth above, and also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and property owner that do not serve to ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and owner reserve the right to challenge any such zoning conditions and other restrictions. The Applicant and owner also reserve the right to challenge any unlawful exactions, whether they are in the form of illegal impact fees or otherwise.

Furthermore, this Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-33-5, which places the City of Alpharetta and all other agents of the City on notice of the Applicant's and owner's intent to seek monetary damages and attorney's fees against the City of Alpharetta for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property, the Applicant and the owner.

Finally, the Applicant and owner assert that the UDC, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and owner of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and owner respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that the City of Alpharetta include this Reservation with the Applicant's other application documents. The Applicant and owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Paul Mitchell
Attorney for Applicant



**Miles Hansford
& Tallant, LLC**
ATTORNEYS AT LAW

V-20-11

General Convenience Store

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

770-781-4100 | www.mhtlegal.com

J. Paul Mitchell

pmitchell@mhtlegal.com

LETTER OF INTENT

Applicant:	General Convenience Store, LLC
Subject Property:	174 N Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 482212521045
Proposed Action:	Variance to allow reduction of 10' landscape strip to 0'
Current Zoning:	C-1
Proposed Zoning:	C-1 (same as current zoning)
Proposed Use:	Convenience Center with Gas Pumps (same as current use)
ROW Access:	North Main Street (Highway 9)

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, GA for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the "UDC"), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the Public Hearing Application package for a variance, as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

ZONING CATEGORY AND USE WILL REMAIN THE SAME

The Applicant intends to maintain the same zoning category, C-1, and the same use, Convenience Center with Gas Pumps, as are currently in effect. The zoning category and use will contribute to the vibrancy of Downtown Alpharetta and are compatible with the surrounding properties because the surrounding properties are also zoned for commercial uses.

REQUESTED VARIANCE TO THE LANDSCAPE STRIP REQUIREMENT

The Applicant requests a variance to allow a 0' landscape strip instead of a 10' landscape strip for the portion of the Subject Property located along Highway 9. (See City of Alpharetta UDC § 3.2.8(D) and Appendix A, § 2.5.3 "Parking Lot Landscape Strips.")

The Georgia Department of Transportation recently acquired a significant portion of the Subject Property along Highway 9 as part of the Highway 9 Road Widening Project. Consequently, the Applicant is losing two of its four gas pumps and will be unable to use the Subject Property in an economically viable manner unless it receives a variance to the landscape strip requirement.

Without the Applicant's proposed variance to the 10' landscape strip requirement, the Applicant will lose two of its existing four gas pumps and will be unable to reconfigure the gas pumps to allow for safe ingress

and egress between Highway 9 and the Subject Property. If the landscape strip is reduced to 0', then the Applicant will be able to reconfigure the gas pump locations in a manner that will result in only one gas pump being lost, as shown in the site plan attached to this Application.

Further, unless the Applicant's Proposal is granted, cars will not be able to safely turn in and out of the Subject Property. The Applicant conducted an auto-turn analysis for the Subject Property. Without a variance, there would be insufficient space for a safe turning radius. According to the auto-turn analysis, a variance of 0' is necessary in order to allow cars to turn safely in and out of the Subject Property. A diagram showing the results of the auto-turn analysis is attached to this Application.

If the Applicant's Proposal is granted, the Applicant intends to apply for Design Review Board approval of a modification to the exterior of the Convenience Center building. This modification will enhance the aesthetic appeal of the building and contribute to the vibrancy of Downtown Alpharetta.

The Subject Property's narrow size and shape contribute to the extraordinary and exceptional conditions necessitating the requested variance. The most usable area of the Subject Property is the area nearest to Highway 9, but the Georgia Department of Transportation recently acquired a significant portion of this property for right-of-way and is also retaining a significant permanent easement across the Subject Property for construction, utilities, and maintenance of slopes. Without the requested variance, the Applicant will be unable to use the Subject Property in an economically viable manner because the Applicant would lose two gas pumps instead of only one and cars would not be able to safely turn in and out of the Subject Property.

The application of the UDC standards as they relate to the Subject Property would create an unnecessary hardship because a 10' landscape strip along the portion of the Subject Property adjacent to Highway 9 would deprive the Applicant of an economically viable use of the Subject Property by preventing the Applicant from reconfiguring the gas pumps to allow for three pumps instead of only two and to allow cars to safely turn in and out of the Subject Property.

Reducing the 10' landscape strip to 0' will not cause a substantial detriment to the public good because the reduction would ensure that cars could turn in and out of the Subject Property safely. Further, this reduction would not impair the purpose and intent of the UDC because the Applicant is not removing any landscaping on the Subject Property and will maintain all other landscaping as required by the UDC. Also, the Applicant intends to enhance the aesthetic appeal of the Subject Property concurrently with the reconfiguration of the gas pumps if the variance is granted.

As shown above, the requested variance to allow a 0' landscape strip along Highway 9 instead of a 10' landscape strip is necessary because the landscape strip requirement will result in a hardship that is substantially unwarranted by the protection of the public health, safety, or general welfare and the need for consistency among all properties similarly zoned.

8/3/20

Page 3 of 3

CONCLUSION

Because the Applicant's Proposal complies with all criteria appropriate for consideration for the Public Hearing Application, the Applicant respectfully requests that this Application, which is incorporated herein by reference, be approved as requested. The Applicant and owner reserve the right to amend and supplement this Letter of Intent at any time.

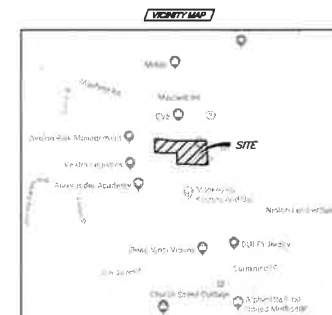
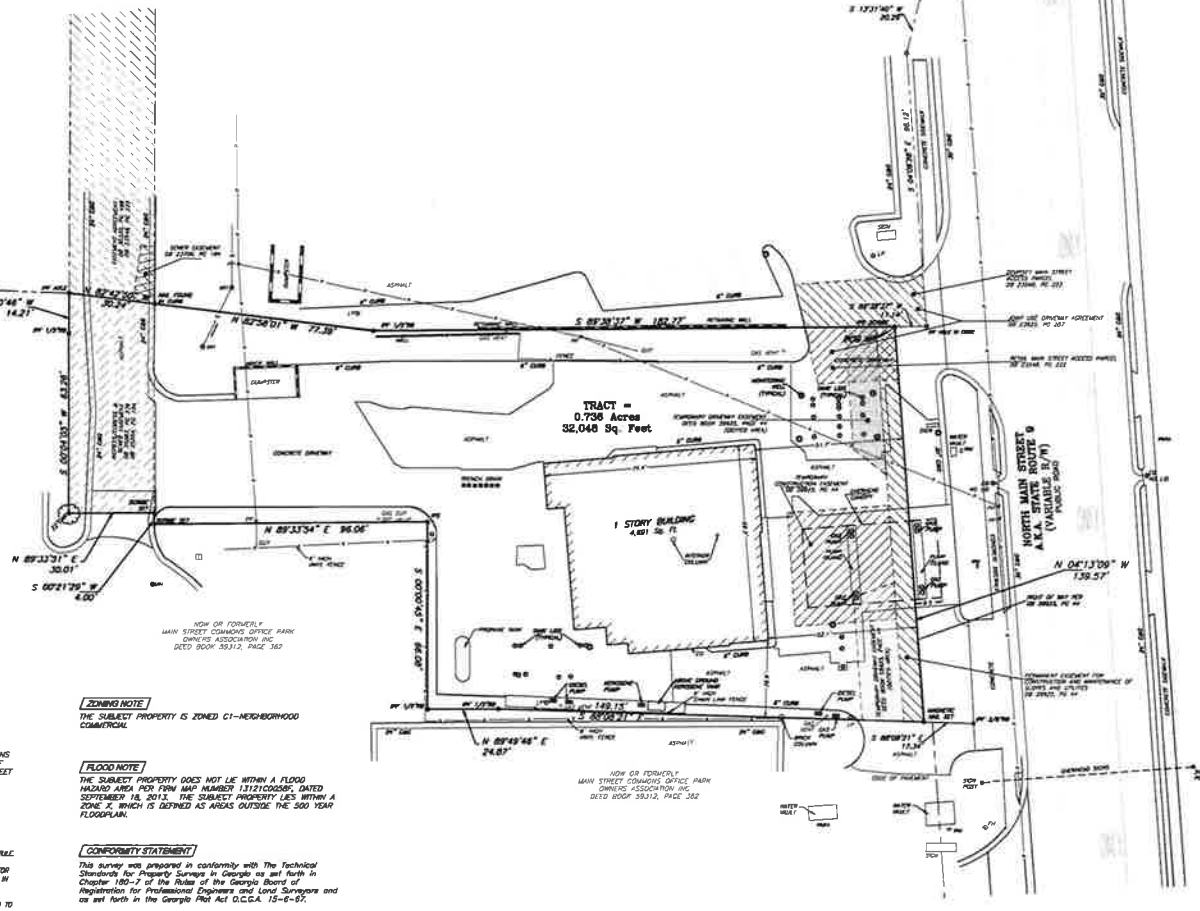
Sincerely,



Paul Mitchell
Attorney for Applicant

All that tract or parcel of land lying and being in land lot 1252 of the 2nd District 2nd Section of Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:

Commencing at an 5/8" rebar with cap found located at the southernmost mitered intersection of the southerly right of way line of Mayfield Road (Variable Right of way) and the westerly right of way of North Main Street A.K.A State Route 9 (Variable Right of way); thence along said Right of Way of North Main Street South 04° 04' 31" East a distance of 44.05 feet to a point; thence South 13° 31' 40" West a distance of 20.29 feet to a point; thence South 04° 09' 28" East a distance of 96.12 feet to a hole in concrete found; thence South 89° 38' 37" West a distance of 11.14 feet to a scribe set and the TRUE POINT OF BEGINNING; from point thus established and continuing along said Right of Way of North Main Street South 04° 13' 09" East a distance of 139.57 feet to a magnetic nail set; thence leaving said Right of Way North 88° 08' 21" West a distance of 149.15 feet to a 1/2" rebar found; thence South 89° 49' 46" West a distance of 24.87 feet to a 1/2" rebar found; thence North 00° 00' 45" West a distance of 66.08 feet to an iron pin set; thence South 89° 33' 54" West a distance of 96.06 feet to a scribe set; thence North 00° 21' 29" East a distance of 4.00 feet to a scribe set; thence South 89° 33' 51" West a distance of 30.01 feet to a 22" oak; thence North 00° 04' 05" East a distance of 63.26 feet to a 1/2" rebar found; thence North 00° 20' 46" East a distance of 14.21 feet to an axle found; thence South 82° 42' 50" East a distance of 30.24 feet to a nail found; thence South 82° 58' 01" East a distance of 77.39 feet to a 1/2" rebar found; thence North 89° 38' 37" East a distance of 182.77 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.736 acres (32,048 square feet).



TSS
TECHNICAL SUPPORT SERVICES
Last Success
1641 Autumn Blvd SW
Conyers, Georgia 30012
(770) 922-6391 Office
(110) 922-6767 Fax

[illegible]

Field Date: 11/01/2011
Plot Date: 11/01/2011
Scale: 1" = 40'

BOUNDARY SURVEY
FOR
RICK SHAH
OF
174 N MAIN STREET
LAWRENCE, MISSOURI 64503
GENERAL CONVENIENCE STORE



1

DOI: 10.1016/j.jad.2019.01.010
 CHD: 174 N MAIN ST
 TWEL: 174 N MAIN ST
 LSV:

V-20-11

Date	
Revision	
No.	

Field Date: 11/12/2019
 Plot Date: 11/26/2019
 Scale: 1" = 30'

BOUNDARY SURVEY
 FOR
RICK SHAH
 OF
General Conference Store
 174 N. MAIN STREET
 ALPHARETTA, GA 30009

1
 SHEET 1 OF 1
 JOB # 2019-010
 CAD: LTN/MAIN/WT
 DWG: 174 N MAIN-37
 LSV



LEGAL DESCRIPTION

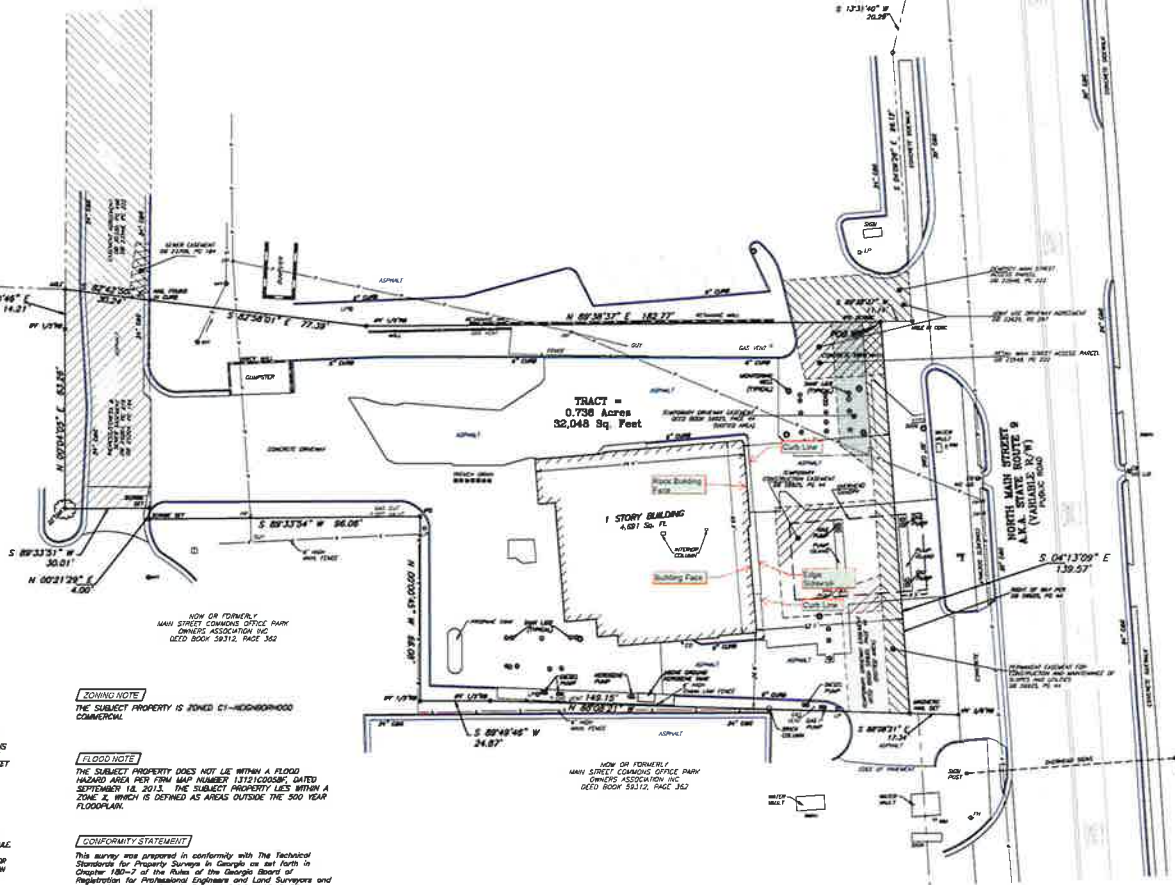
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SITE ADDRESS

174 N. MAIN STREET
 ALPHARETTA, GA 30009

MAYFIELD ROAD
 (VARIABLE R/W)
 PUBLIC ROAD



ZONING NOTE

THE SUBJECT PROPERTY IS ZONED C1-MEDIUM-DENSITY COMMERCIAL.

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C000AP, DATED SEPTEMBER 18, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE 2, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 100-2 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67.

SURVEY NOTES

- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO OBSERVATION OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

CLOSURE STATEMENT

THE FIELD DATA WHEN THIS PLAT IS ISSUED HAS A CLOSURE INTERSECTION OF ONE FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ FOR ANGLES AND HAS ADJUSTED USING THE COMPOUND RULE.

A _____ LEV. STATION AND ALL OBSERVATIONS CALLED FOR WERE USED TO OBTAIN THE LENGTH AND ANGLE MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN _____ FEET.



Legend

Handicap Accessible Parking Space

Proposed Traffic Flow Arrows

Existing Traffic Flow Arrows

General Site Notes

1. Site Tax Parcel Number: 22 482212521045
2. Site Address: 174 N Main St., Alpharetta, Georgia 30009
3. Total Project Area: 0.736 acres
4. Project Zoned: C-1
5. All dimensions are to face of curb or face of building, unless otherwise indicated.
6. Existing Land Use: C-Store; Proposed Land Use: C-Store
7. Zoning Requirements:
Yard Setbacks:
Front - 50 feet
Side - 15 feet
Rear - 15 feet
8. Parking Summary:
Minimum Required Parking Spaces: 2 per fuel pump (4), plus - 1/250 sq.ft. Retail space (2552 sq.ft.) = 3 spaces at fuel pumps, plus 9 spaces retail.
Provided Parking Spaces - 3 spaces at fuel pumps plus 9 spaces retail (12 total); includes 1 handicap accessible space.

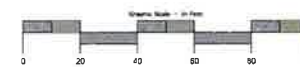


Concept Plan Convenience Store on North Main

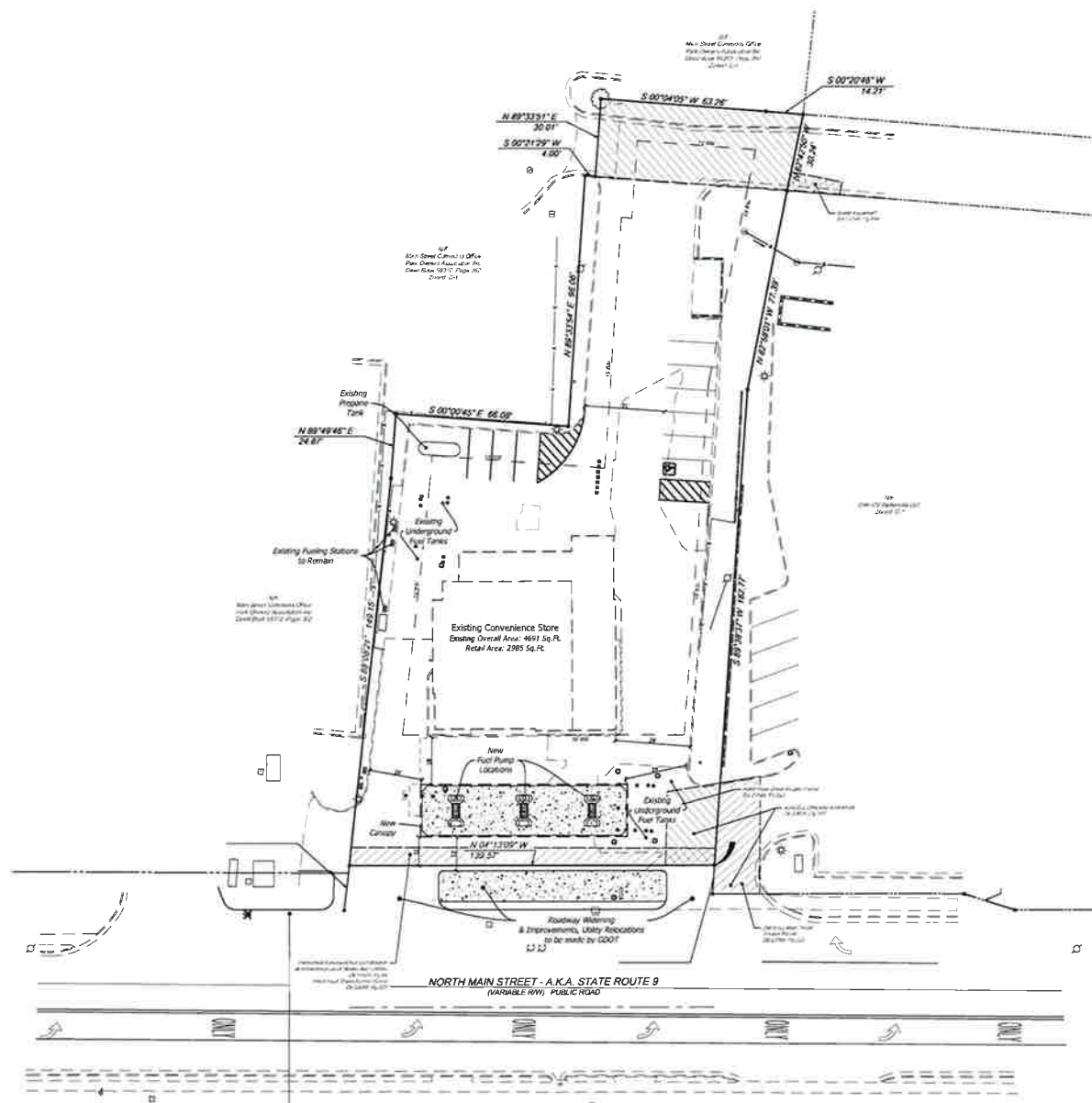
174 North Main Street

Parcel: 22 482212521045

City of Alpharetta
Land Lot 1252, 2nd District
Fulton County, Georgia



Date: 2020-03-26; Scale: 1" = 30'; File: 20-003; Sheet 1 of 1



Quality Civil Designs
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Suite 212
Buckhead, GA 30318
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Legend

- Handicap Accessible Parking Space
- Proposed Traffic Flow Arrows
- Existing Traffic Flow Arrows

General Site Notes

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4. Project Zoned: C-1
5. All dimensions are to face of curb or face of building, unless otherwise indicated.
6. Existing Land Use: C-Store; Proposed Land Use: C-Store
7. Zoning Requirements:
 - Yard Setbacks
 - Front - 30 feet
 - Side - 15 feet
 - Rear - 15 feet

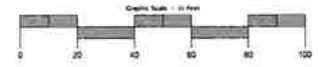


Convenience Store
Post Construction Operations Plan

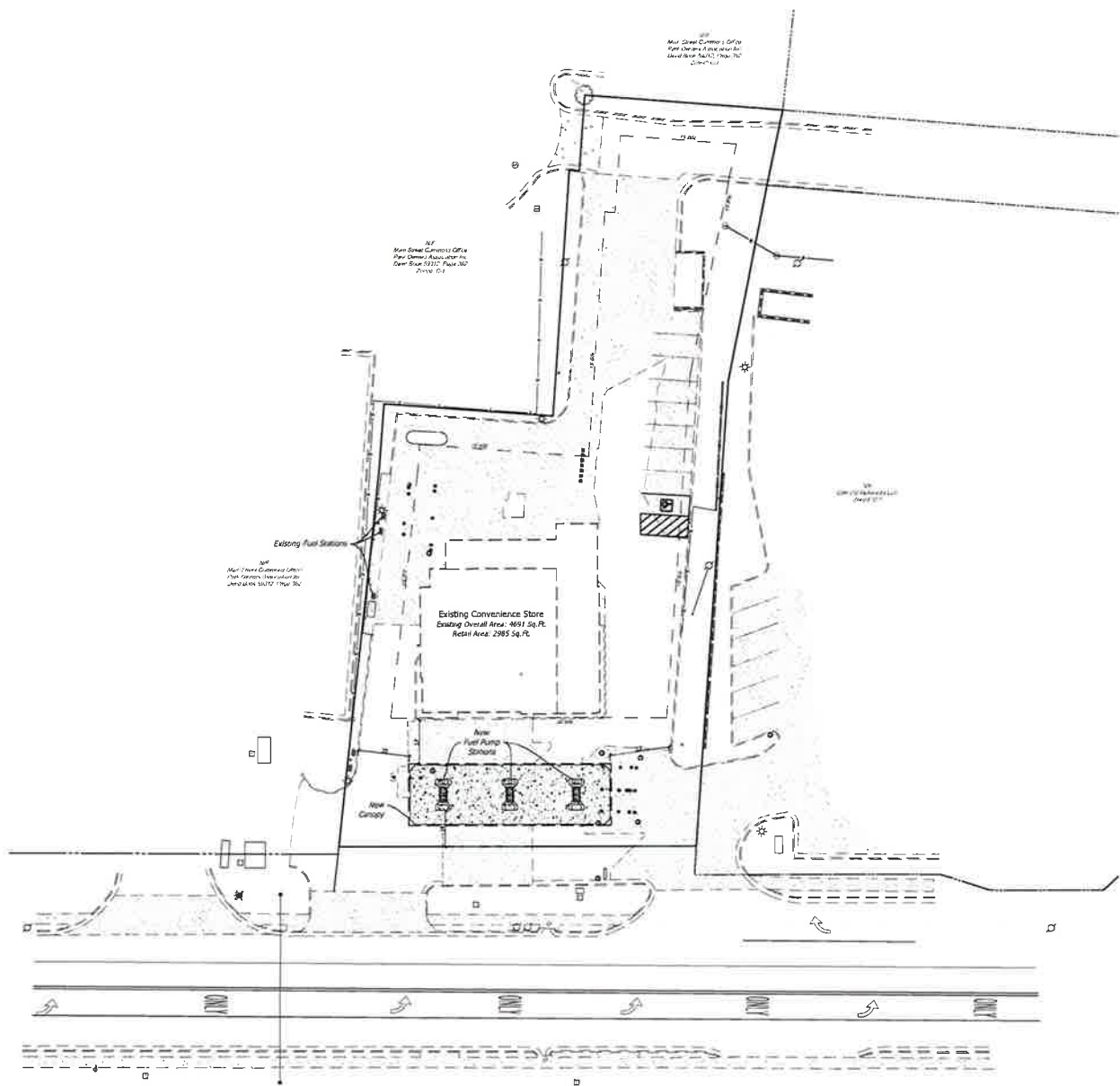
174 North Main Street

Parcel: 22 482212521045

City of Alpharetta
Land Lot 1252, 2nd District
Fulton County, Georgia



Date: 2020-05-04; Scale: 1" = 20'; File: 20-001; Sheet 1 of 1



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PROJECT NAME
**CONVENIENCE
STORE ON
NORTH MAIN**

174 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
CITY OF ALPHARETTA
GEORGIA

DATE: 05-29-20

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

☒ Not Released For Construction
☐ Released For Construction

OWNER/DEVELOPER

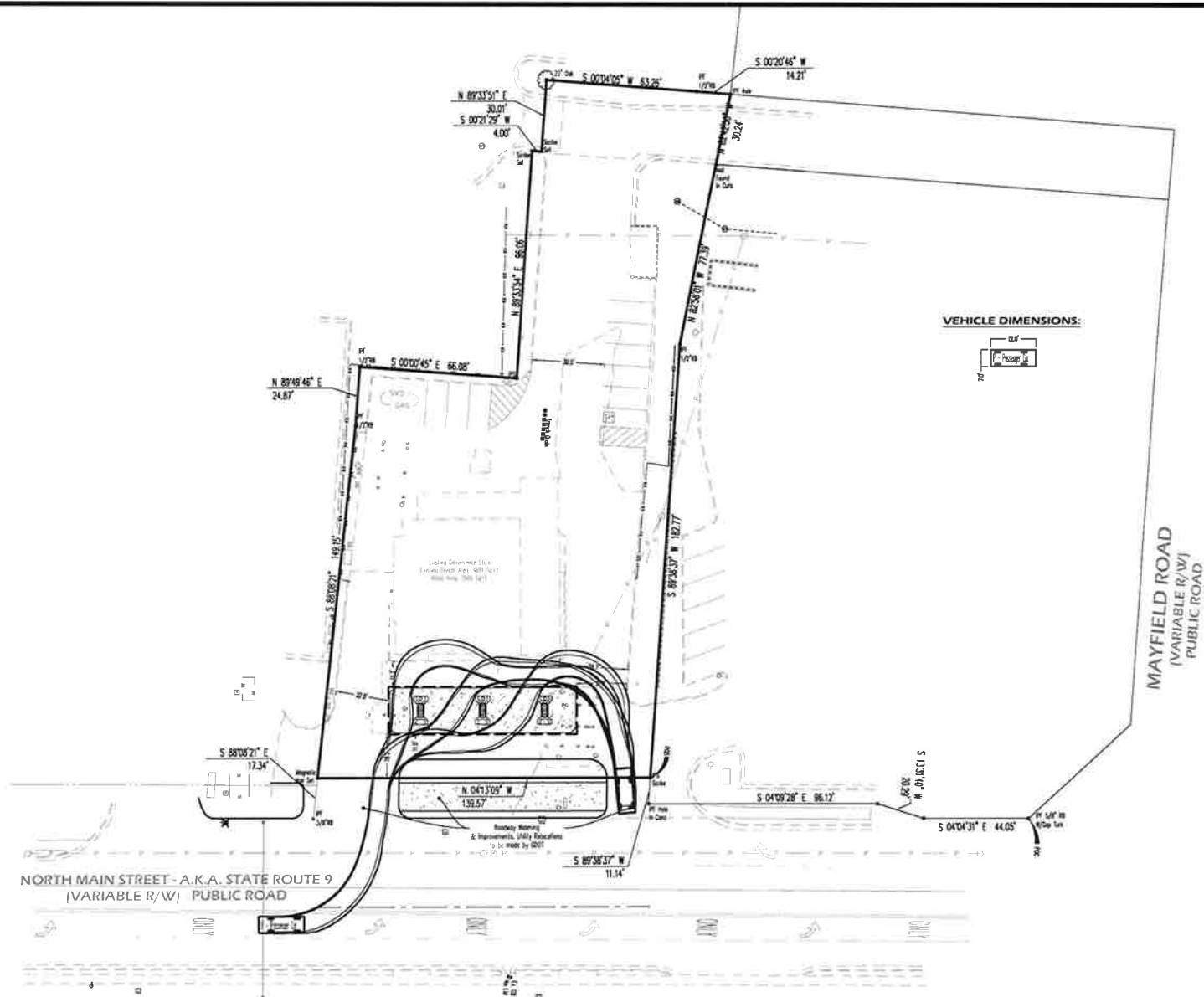
[illegible]

REVISIONS

JOB NUMBER:

**CAR TURN
EXHIBIT**

C-0



8/3/20

V-20-11

General Convenience Store

EDG
Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Burlington, GA 30519
(PH) 678.297.6830
j.evans@evansdg.com

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
NO. 88881
JAMES M. EVANS
EXPIRATION DATE 12/31/2024
SERVICE LICENSE NO. 00000000000000000000

PROJECT NAME
CONVENIENCE
STORE ON
NORTH MAIN

124 NORTH MAIN STREET
LL 1252, 2nd DIST.
CITY OF ALPHARETTA,
GEORGIA

DATE:
05-29-20

DESIGNED BY JME
DRAWN BY JME
CHECKED BY JME

☒ Not Released For Construction
☐ Released For Construction

OWNER/DEVELOPER

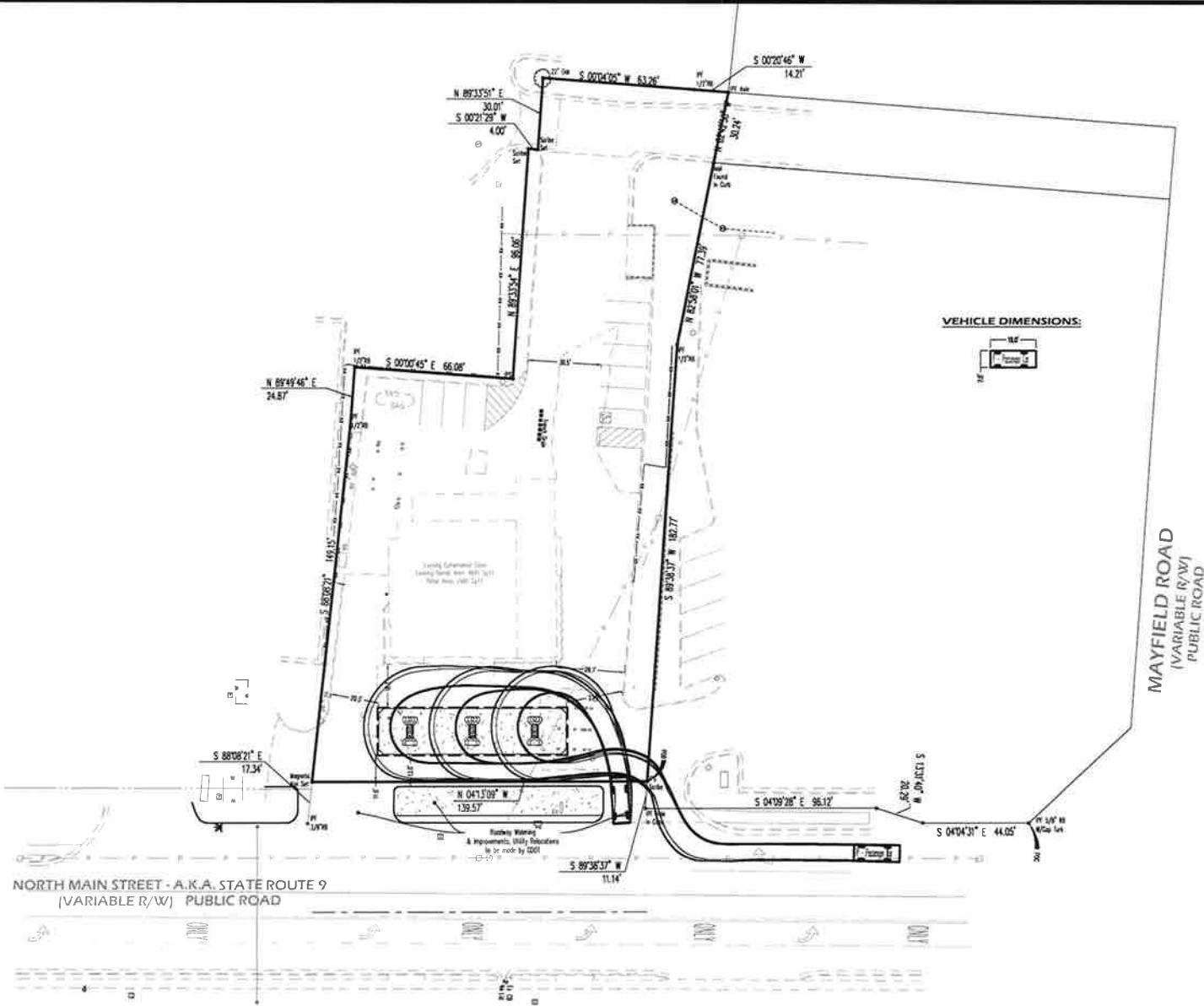
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NO.	DESCRIPTION

SHEET TOTAL
CAR TURN
EXHIBIT

C-0



8/3/20

V-20-11

General Convenience Store



Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Sand Court
Bldg. GA 30519
Jm4 678.207.6630
jevalens@evansdesign.com

PROJECT NAME
CONVENIENCE
STORE ON
NORTH MAIN

74 NORTH MAIN STREET
ATL 1252, 2ND DIST.
CITY OF ALPHARETTA
GEORGIA

05-29-20

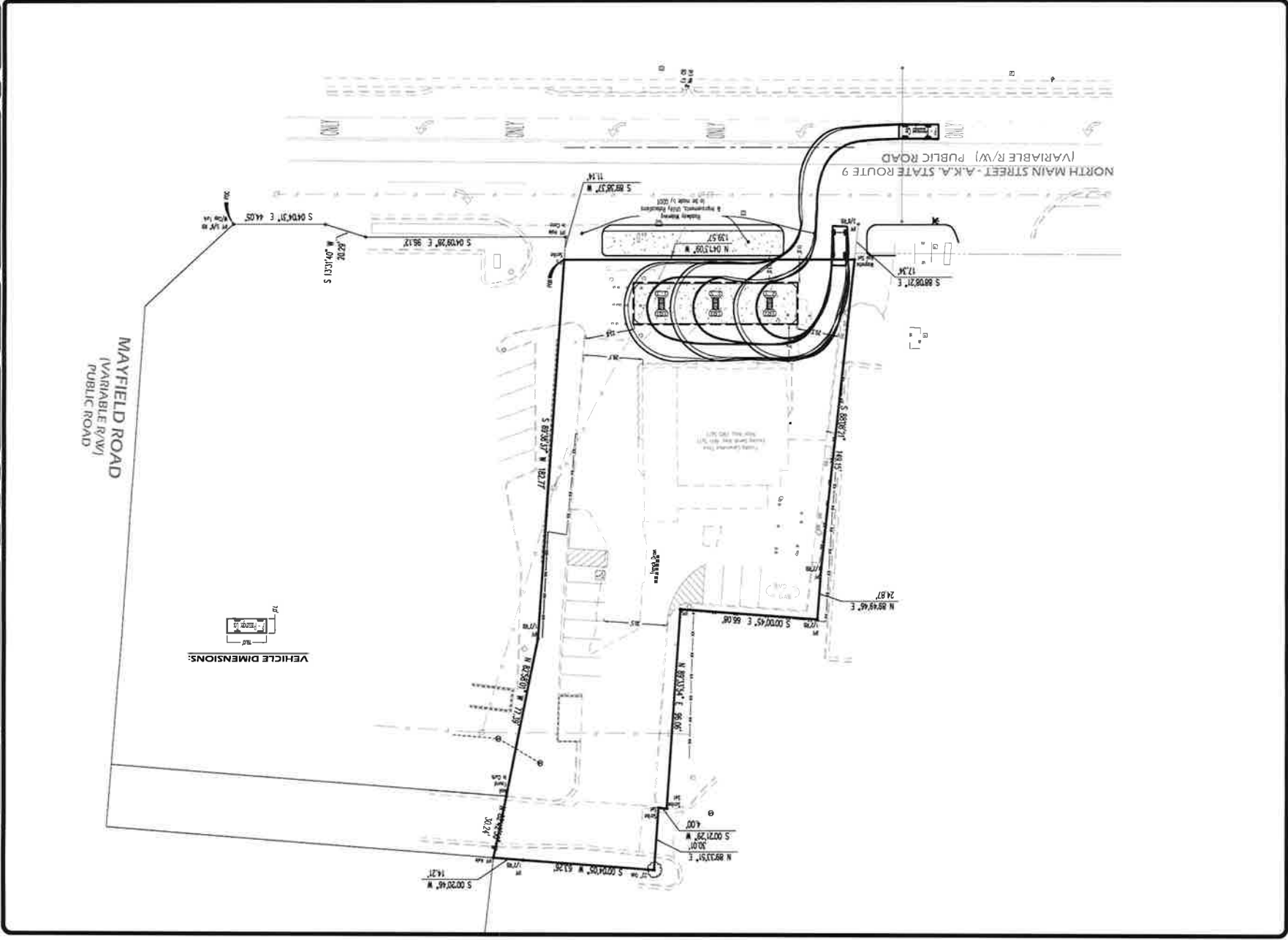
Not Released For Construction	Released For Construction	OWNER/DEVELOPER
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[illegible]

REVISIONS

CAR TURN
EXHIBIT

0-3



8/3/20

PROJECT NAME:

CONVENIENCE
STORE ON
NORTH MAIN

174 NORTH MAIN STREET
CITY OF ALPHARETTA,
GEORGIA

DATE:
05-29-20

DESIGN BY: JANE
CHECKED BY: JANE

NOTED FOR CONSTRUCTION

OWNER/DEVELOPER

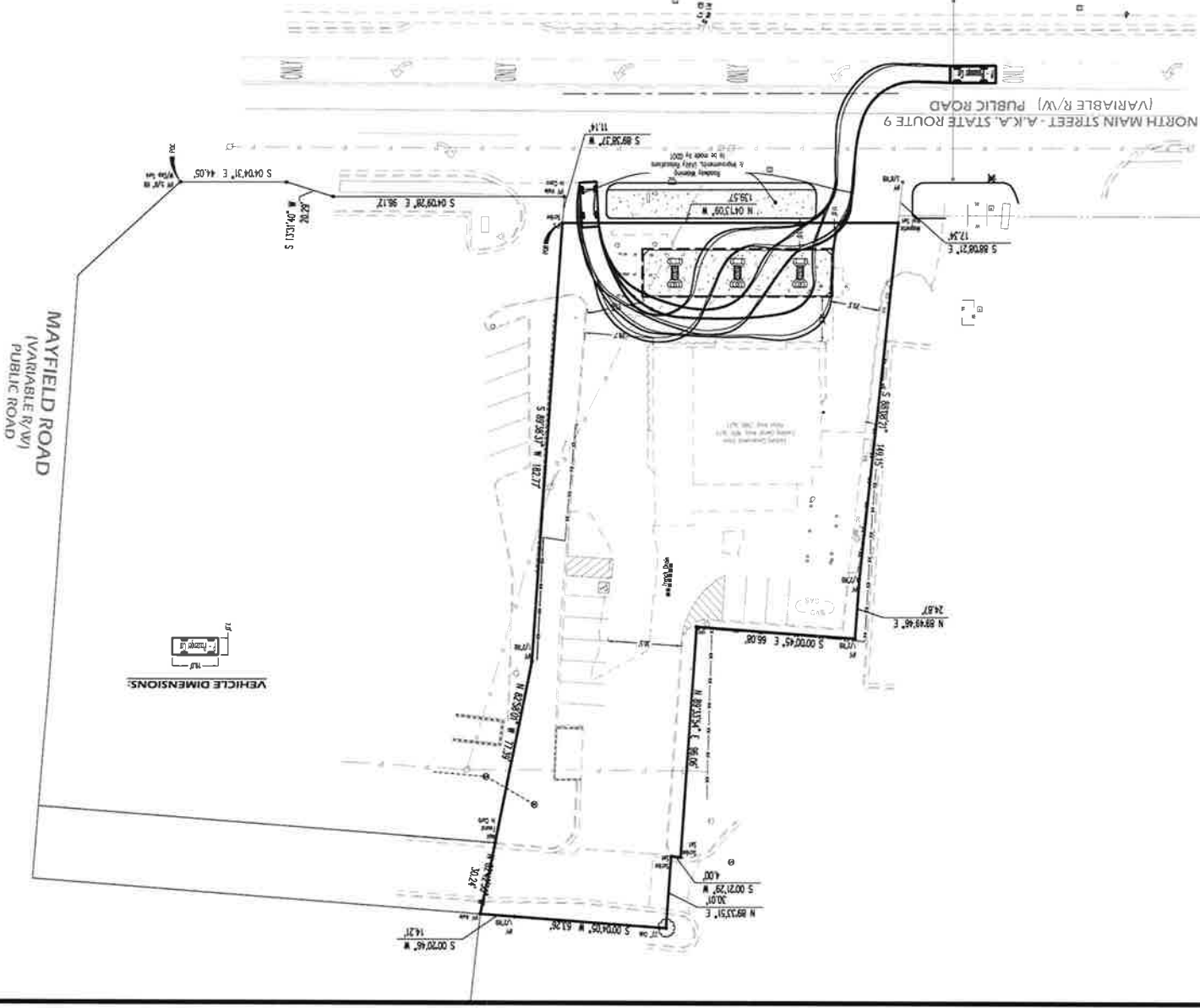
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REVISIONS:

NO.	DESCRIPTION

FOR FURNISH

SHEET TITLE
CAR TURN
EXHIBIT
C-0



8/3/20

V-20-11

General Convenience Store



Evans Design Group, Inc.
Civil Engineering /
Land Development Services
4255 Summer Song Court
Baldwin, CA 90719
(916) 678-2074 FAX
evansdesigngroup.com

PROJECT NAME
CONVENIENCE
STORE ON
NORTH MAIN

174 NORTH MAIN STREET
L.L. 1252, 2ND DIST.,
CITY OF ALPHARETTA,
GEORGIA

05-29-20

JWE	JWE	JWE
10/10/10	10/10/10	10/10/10

Selected for Construction

OWNER/DEVELOPER

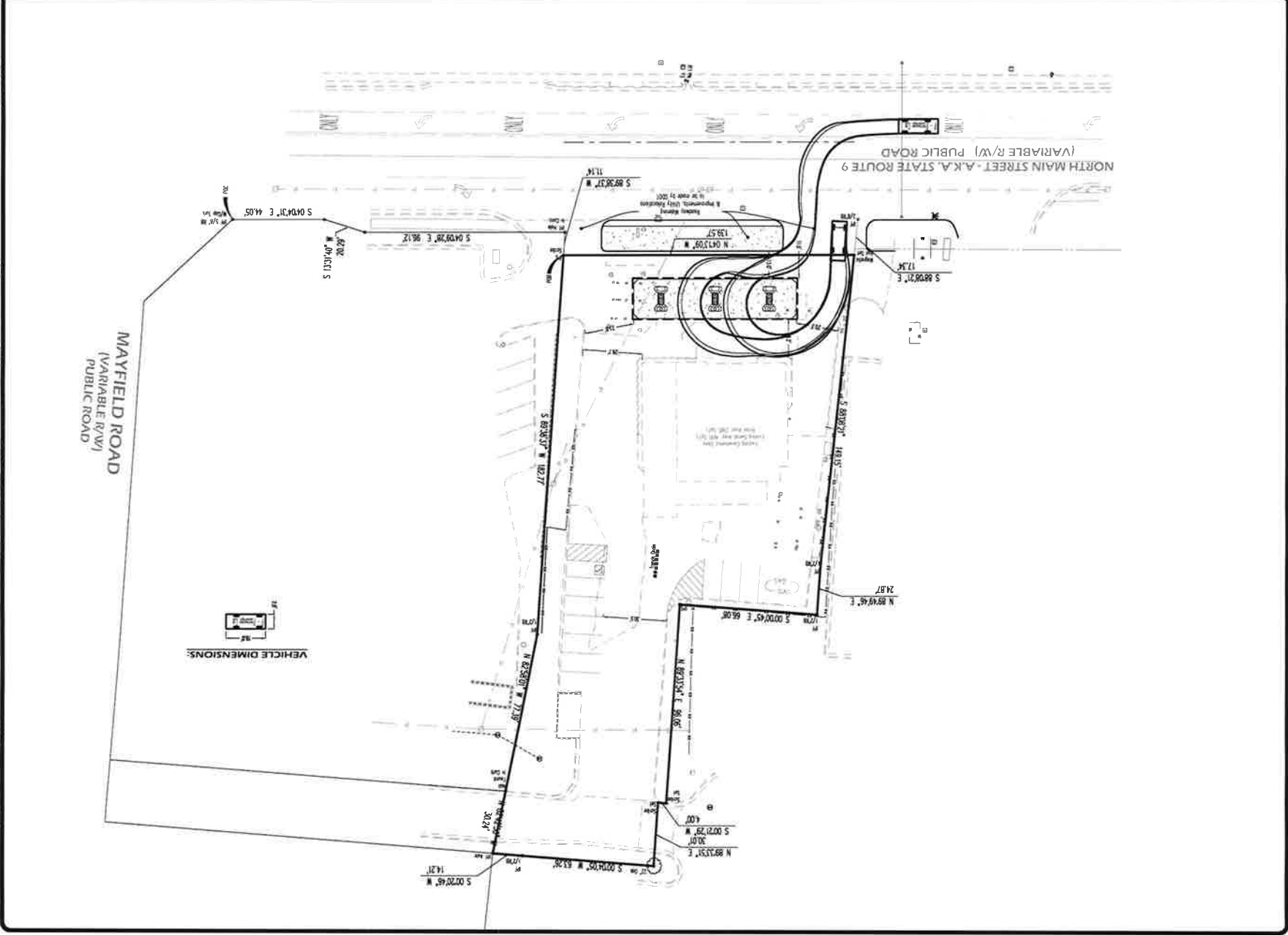
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ANN ARBOR, MICHIGAN 48106-1000
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ANN ARBOR, MICHIGAN 48106-1000
TEL: 734 763 1000 FAX: 734 763 1001
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REVISIONS



FOR NUMBER

C-0
CAR TURN
EXHIBIT



EVANS DESIGN GROUP, INC.
Civil Engineering / Site Planning
4755 Summer Song Court
Buckley, CA 90239
Tel: 626 257 4850
evansdesigngroup.com



PROJECT NAME
CONVENIENCE STORE ON NORTH MAIN

174 NORTH MAIN STREET
CITY OF ALPHARETTA,
GEORGIA

DATE
05-29-20

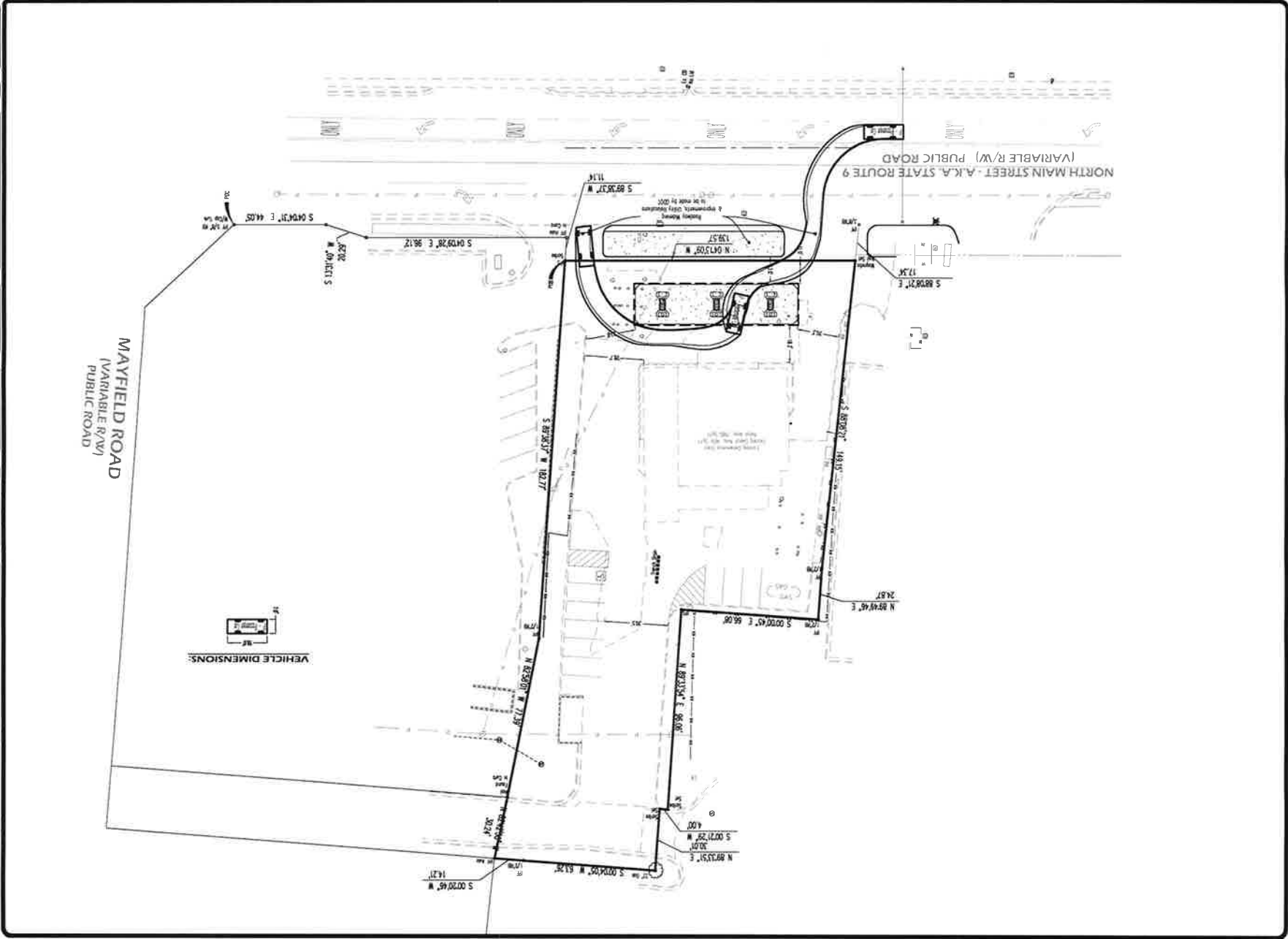
DESIGN BY JME
CHECKED BY JME
☒ Not Required for Construction

OWNER/DEVELOPER
☐ Released for Construction

REVISIONS

NO.	DESCRIPTION

SHEET TITLE
CAR TURN
C-0

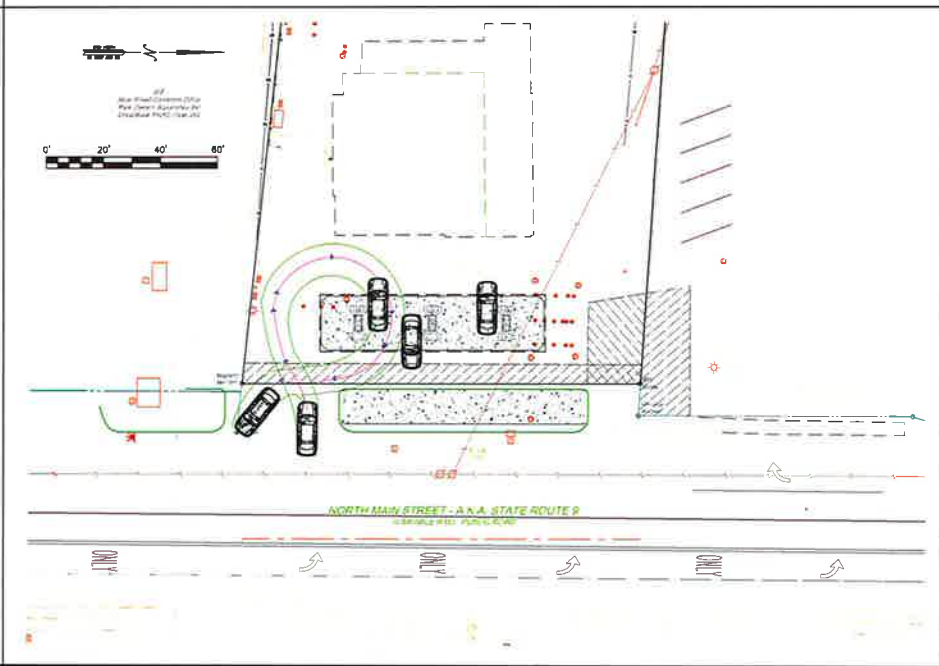
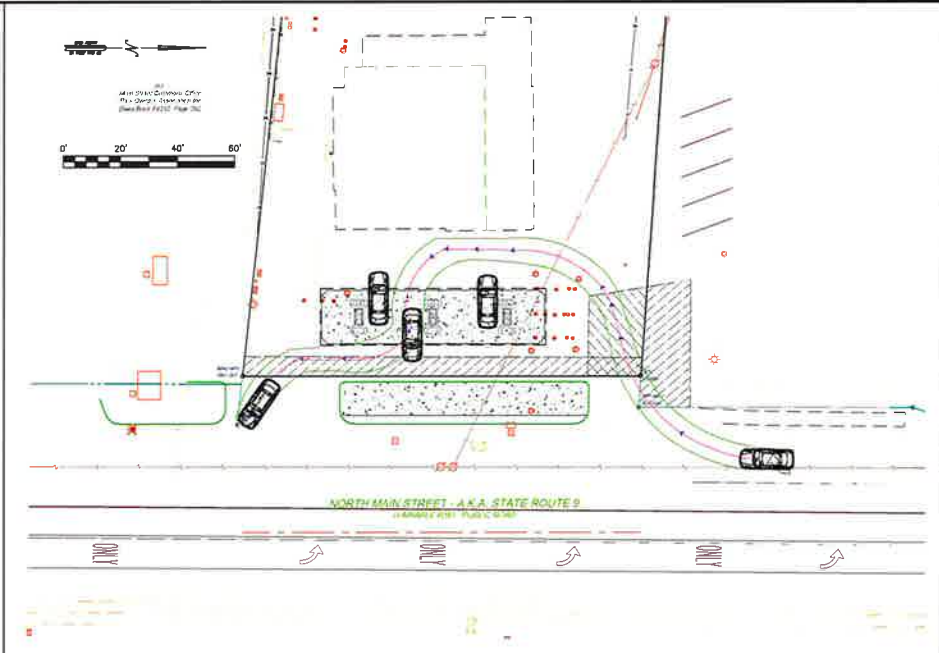
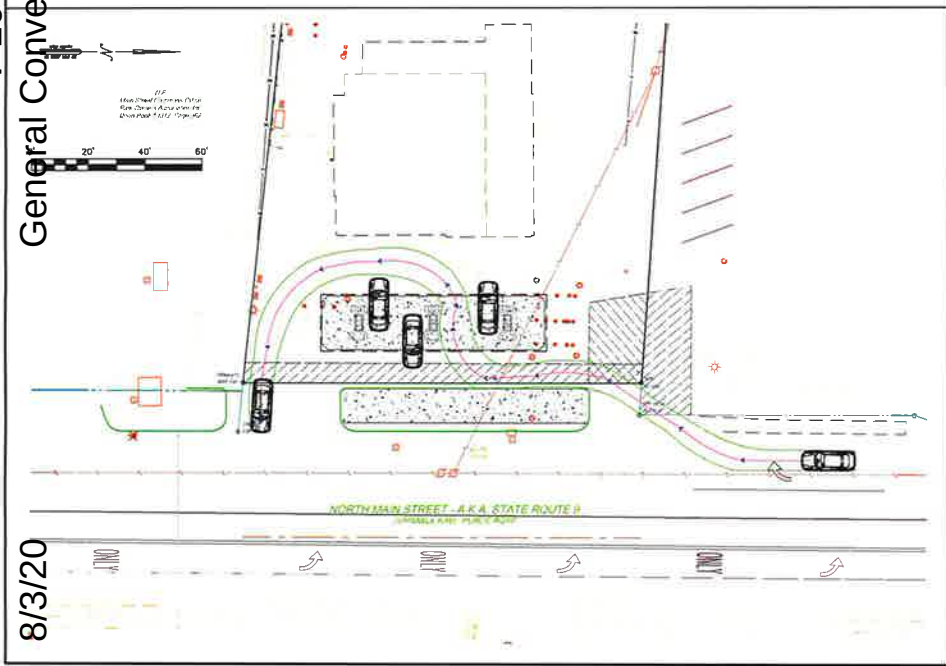


General Convenience Store

0' 20' 40' 60'

Convenience Store

NORTH MAIN STREET - A.K.A. STATE ROUTE 9
(VARIOUSLY NAMED: PARK AVENUE)



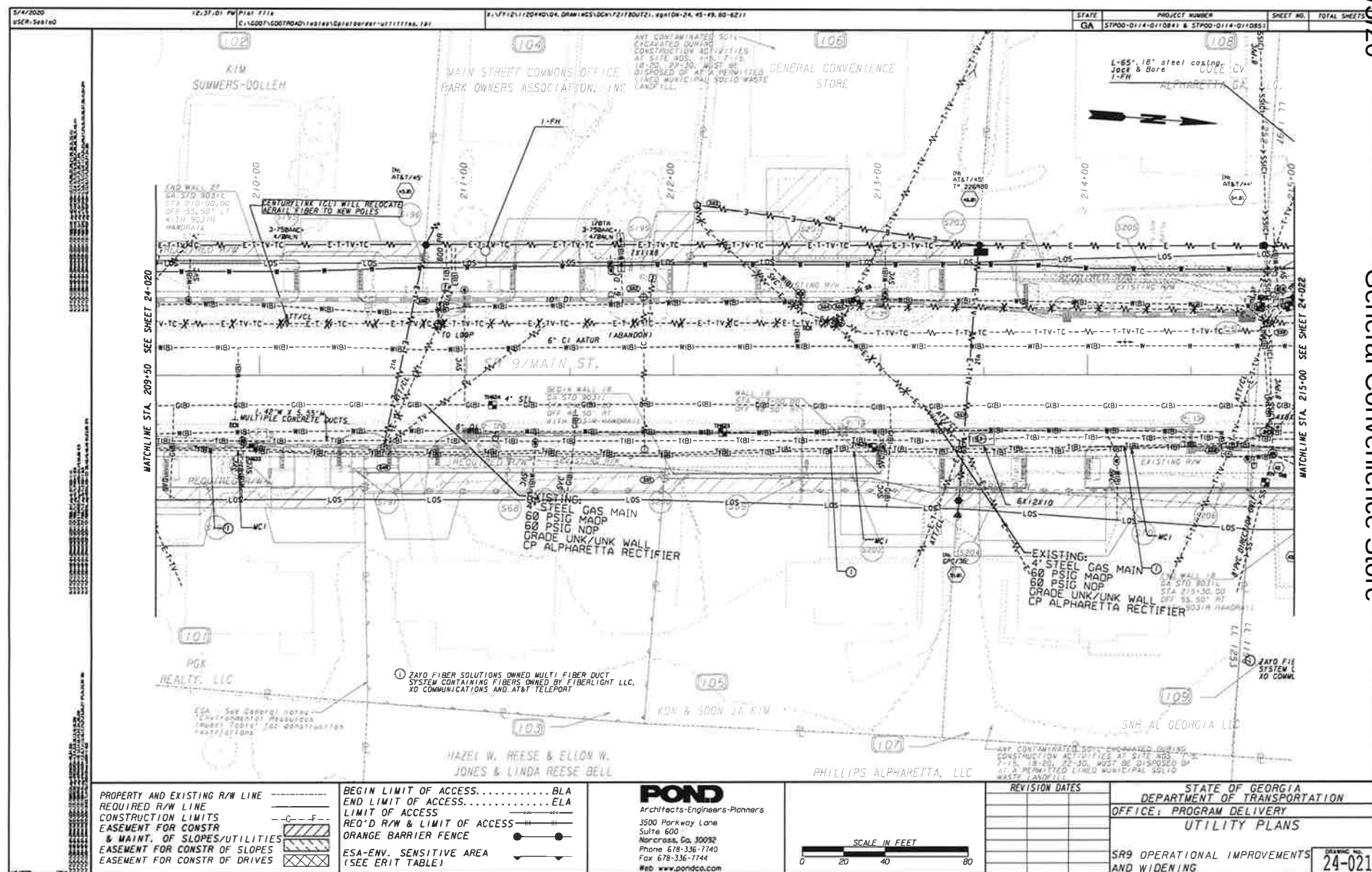
TSS
HISTORICAL SOCIETY OF THE
SOUTH
1641 Auburn (Dorchester)
County, Georgia 30312
(770) 925-6791 Office
(770) 922-0167 Fax
www.tss-usa.com

[illegible]

Field Date:	N/A
Plot Date:	5/27/20
Scale:	1"=xx

SWEPT PATH ANALYSIS
FOR
174 NORTH MAIN STREET
LAND LOT 1252 2nd DISTRICT
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

1
SHEET 1 OF 1





City Council Meeting STAFF REPORT

Submitting Department: Public Safety
Submitted By: John Robison
Sponsored By: Council Member Burnett
Meeting Date: November 2, 2020

I. AGENDA ITEM TITLE: CONSIDERATION OF AN ORDINANCE TO AMEND CHAPTER 30 OF THE CITY CODE - LOITERING (2ND READING)
SPONSORED BY: COUNCIL MEMBER BURNETT

II. RECOMMENDATION:

Staff is recommending that Mayor and Council approve an ordinance to amend Chapter 30 of the City Code to add an article IV (Loitering for the Purpose of Engaging in the Solicitation of Sex Acts).

III. REPORT IN BRIEF:

This ordinance amendment reflects state law regarding loitering and solicitation of sex acts. Having a local ordinance will provide law enforcement more discretion in the handling of these types of cases. The goal is to create additional enforcement options for law enforcement officers encountering loitering and solicitation of sex crimes activity.

The first reading of the ordinance was presented at the Monday, October 26, 2020 City Council Meeting and was approved unanimously.

IV. ALTERNATIVES:

V. ATTACHMENTS:

AMENDING CHAPTER 30 (OFFENSES AND MISCELLANEOUS PROVISIONS) OF CODE - ADDING NEW ARTICLE IV (LOITERING FOR SOLICITATION OF SEX ACTS)(3917247.1)

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 30 (OFFENSES AND MISCELLANEOUS PROVISIONS) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD AN ARTICLE IV (LOITERING FOR THE PURPOSE OF ENGAGING IN THE SOLICITATION OF SEX ACTS); TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, Chapter 30 (Offenses and Miscellaneous Provisions) of The Code of the City of Alpharetta, Georgia provides regulations governing the sale of alcoholic beverages within the City; and

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

WHEREAS, the City Council desires to amend Chapter 30 (Offenses and Miscellaneous Provisions) of The Code of the City of Alpharetta, Georgia (the "Code") in order to add an Article IV prohibiting loitering for the purpose of engaging in the solicitation of sex acts.

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

Section 1. Chapter 30 of the Code is hereby amended by adding a new Article IV, Section 30-50 (Offenses and Miscellaneous Provisions) as follows:

"ARTICLE IV - Loitering for the purpose of
engaging in the solicitation of sex acts

Sec. 30-50.

(a) It shall be unlawful for any person to remain or loiter in any public place for the purpose of soliciting another to perform or offer or consent to perform an act of prostitution as more specifically defined in O.C.G.A. § 16-6-9.

(b) Definitions. For the purposes of this Section:

"loitering" shall mean delaying or lingering without a lawful purpose in a public space;

"public place" shall mean an area open to the public, including an alley, plaza, park, driveway, parking lot, a car

(moving or parked), a building open to the general public (including, but not limited to, clubs, bars, restaurants and movie theaters), the doorways and entrances to a building or dwelling or the grounds enclosing a building or dwelling.

(c) Any person found guilty of violating any of these sections shall be punished by a fine not exceeding five hundred dollars (\$500.00) or by imprisonment not to exceed one hundred eighty (180) days, or both."

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

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

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

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

ADOPTED this _____ day of _____, 2020.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE TO ORDINANCE AMENDING CHAPTER 30 (OFFENSES AND MISCELLANEOUS PROVISIONS) TO ADD ARTICLE IV (LOITERING FOR PURPOSE OF ENGAGING IN SOLICITATION OF SEX ACTS)]

COUNCILMEMBERS

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Donald Mitchell

Karen Richard

(SEAL)

Attest:

Approved as to form and
legal sufficiency:

Erin Cobb, City Clerk

C. Sam Thomas, City Attorney

First Reading:_____

Second Reading:_____

Adopted:_____



City Council Meeting STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Sponsored By: N/A
Meeting Date: November 2, 2020

I. AGENDA ITEM TITLE: DESIGN SERVICES FOR WEBB BRIDGE ROAD - EAST OF NORTH POINT PARKWAY TO GREENWAY

II. RECOMMENDATION:

Please approve Pond & Company's proposal in the amount of \$583,508.00 for the design of improvements to Webb Bridge Road from east of North Point Parkway to the Big Creek Greenway culvert; approve Atkins's proposal in the amount of \$109,000.00 for project management services for the Webb Bridge Road Improvements project; and, authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

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

TOTAL PROJECT COST: \$692,580.00

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Webb Bridge Rd Improvements (33541100-541410-C2104)	\$692,508.00
Non-Allocated TSPLOST (33590200-579000)	(\$692,508.00)

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

This request is for the approval of Pond & Company's proposal for design services related to the Webb Bridge Road Improvements from East of North Point Parkway to the Big Creek Greenway and the approval of Atkins' proposal for project management services for the same.

The project scope will include the design of a new bridge over Big Creek to replace the existing vehicular and pedestrian bridges and of a 10' wide multi-use trail with a 6' wide planting strip along Webb Bridge Road from east of North Point Parkway to the Big Creek Greenway culvert under Webb Bridge Road. Street trees and pedestrian lighting will be provided along the shoulders. The design will seek to preserve the existing streetscape along the frontage of Eastgate Subdivision.

The proposed new bridge will be designed to be built to the south of the existing vehicular bridge allowing for its construction while traffic is maintained along Webb Bridge Road. This will require a portion of Webb Bridge Road to be re-aligned to the south of its existing location and the existing pedestrian bridge to be removed. Additionally, the portion of the Big Creek Greenway between Big Creek and the culvert under Webb Bridge Road will need to be demolished and re-constructed. The bridge will provide two 10.5' travel lanes, header curb, 2' separation (stamped concrete or concrete pavers) and a 10' multi-use trail. Aesthetic treatments similar to those provided at the bridges along Rucker Road and Mayfield Road will be incorporated into the bridge design.

Bike accommodations will be provided on the roadway from east of North Point Parkway to west of the proposed new bridge over Big Creek. At that point, bicyclists will be merged onto the multi-use trails. This is

necessary to minimize the width of the new bridge and impacts to the adjacent wetlands and flood plain. Bicyclists will be provided the opportunity to return to the roadway east of the Big creek Greenway culvert under Webb Bridge Road.

Pond & Company was awarded one of three contracts for on-call engineering services on August 1, 2016 through RFQ 16-1009. Atkins and City staff have reviewed Pond & Company's proposal and found their rates and allocated hours for the various design tasks to be reasonable and in line with industry standards. Staff from Atkins will review Pond & Company's invoices to verify that the hours being billed accurately represent the progress made for each billing period and make payment recommendations to the City. Design is anticipated to be complete within 12-18 months from notice to proceed. The project schedule has a wide range due to possible permitting associated with the bridge and sidewalk around wetlands and floodplain.

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

V. ALTERNATIVES:

N/A

VI. ATTACHMENTS:

Pond & Company Proposal, Atkins Proposal



3500 Parkway Lane, Suite 500
Peachtree Corners, Georgia 30092

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

October 19, 2020

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

Re: **Webb Bridge Road Bike/Ped/Operational Improvements from East of North Point Parkway to Big Creek Greenway Culvert - Professional Design Services Fee Proposal**

Pond & Company (Pond) is pleased to submit this proposal for survey, environmental, geotechnical, landscaping, lighting, transportation and engineering design services for the above project. The paragraphs below describe the professional services and fees to accomplish this work.

PROJECT UNDERSTANDING:

The Webb Bridge Road corridor from Morris Road to Big Creek Greenway Culvert is an important two-lane collector road in the City of Alpharetta. This road connects the western neighborhoods to Downtown Alpharetta and has community destinations such as Big Creek Greenway, Alpharetta High School, and the business cluster along North Point Parkway. The corridor crosses the FEMA regulated floodplain and floodway over Big Creek stream.

We understand the importance of this project for the City as being a component to the Alpha Loop and the need to keep the neighborhood feel for its residents. This project will provide connections for the neighborhoods to the Alpha Loop and other destinations mentioned above. Our understanding is the City of Alpharetta will locally fund the design and construction of the roadway improvement through City's T-SPLOST program.

This project is a continuation of our initial concept efforts where we evaluated typical sections, determined concept limits, and prepared construction cost estimates for this corridor. This project will apply the City's preferred typical cross-section as well as specific guidance along the corridor as follows:

1. Webb Bridge Road from East of North Point to Big Creek Greenway Culvert

- a. Maintain existing curb & gutter to greatest extent possible.
 - i. Provide 3' striped bike shoulder minimum. 4' bike lane would be preferred.
 - ii. Prefer minimum 10.5' travel lanes. Would consider 10' travel lanes.
- b. Reconstruct shoulder to a 6' planting strip and 10' sidewalk.
 - i. Where a 6'/10' shoulder is not feasible, planting strip may be reduced to a minimum 2' width. If additional narrowing is still needed, sidewalk can be narrowed to 8' width. If conflicts still exist with a 2'/8' combination further evaluation will be needed.
- c. No impacts onto Eastgate Subdivision landscape. Shoulder section widening only to occur if no impact to existing landscape.
- d. Bridge over Big Creek
 - i. Closure of Webb Bridge Road will not be permitted.
 - ii. The existing pedestrian bridge will be removed, and sidewalk access across Big Creek Greenway will be closed during construction.
 - iii. Temporary bridge is not desired.

- iv. Re-align Webb Bridge Road between Alpharetta High School Entrance and Greenway culvert to allow for new permanent bridge to be constructed south of existing bridge.
- v. Bridge to provide two 10.5' travel lanes, header curb, 2' separation (stamped concrete/concrete pavers) and 10' sidewalk (46' width plus outside edge treatments)
- vi. Continue pedestrian lighting across bridge.
- vii. Will require reconstruction of existing greenway connection on south side of Webb Bridge Road.
- viii. Start/End bike accommodations west of bridge. Provide connection to/from 10' sidewalk from/to bike accommodations.
- ix. Bridge will need aesthetic treatments. (Reference Rucker Road / Mayfield Road.)

POND will coordinate the design efforts through the design process with the City of Alpharetta, and their T-SPLOST Program Manager ATKINS.

PROFESSIONAL SERVICES:

The work will consist of designing roadway improvement of the preferred typical mentioned above and developing construction plans. Pond will provide all labor, materials and equipment necessary to assist the City of Alpharetta Public Works in completing the tasks as described herein.

Scope of Work

Phase 1: Database Preparation and Site Investigations

Task 1A. Geotechnical – Team member S&ME will provide Wall Foundation Investigation (WFI) and Bridge Foundation Investigation (BFI). The Load and Resistance Factor Design (LRFD) of the bridge replacement will require a BFI which will include 2 test borings, one at each bent. It has been estimated that taller walls, greater than a typical gravity wall, will be required in certain sections of the corridor. We have estimated 1,000 linear feet of walls with maximum height of 20 feet, depending on the location and fill height. We plan for 6 borings, with up to 240 feet of drilling. As part of the geotechnical activities traffic control will be required to help facilitate field crew movements for up to 2 days.

Task 1B. Survey Update – Team member McKim & Creed will obtain additional survey for area of the proposed road realignment which will be towards the south of the bridge over Big Creek. The survey team will also obtain a Hydraulic Survey consisting of cross sections of the floodway 500 feet north and south of the existing bridge for the purpose of finalizing the hydrology study.

Deliverables of Phase 1

- Geotechnical Report (WFI & BFI)
- Updated survey limits with Hydraulic Survey requirements

Phase 2: Concept Development

Task 2A. Hydrology Study

- i) FEMA Model – The previous prepared model will be reviewed with the FEMA map and FIS data for consistency and terrain (DTM) matching.
- ii) Existing Conditions – The existing hydraulic conditions regarding the water surface elevations for design storm, 100-year, 500-year, and future conditions events will be confirmed as a basis for the

proposed conditions. A digital terrain model (DTM) will be updated to cut additional hydraulic cross sections to supplement the existing hydraulic model. The DTM will consist of the field run survey and the LiDAR data provided by the city.

- iii) Proposed Conditions – The hydraulic conditions for the proposed bridge for will be evaluated to convey the design storm (50-yr) and base flood (100-yr) through the structure. The effect of these conditions will be evaluated to determine if the City’s no-rise criteria can be met. The City’s Floodplain Ordinance 3.4 defines a no-rise condition as (0.01 foot or less). If it is found that conveying the 100-year storm through the structure will preclude meeting the no-rise criteria, then the 100-year, 500-year, and future conditions flow events will be allowed to overtop the structure while also evaluating the floodplain for a no-rise change for impact. The sizing for the bridge will be based on ensuring a no-rise condition can be maintained per City Floodplain Ordinance 3.4. A structure size will be recommended based on the hydraulic results for the report. A no-rise certification will be provided that will be signed by a licensed professional engineer. Scour design and preventive countermeasure methods will be provided for the hydraulic design. The effect of a dam breach for Lake Windward’s earthen dam will be evaluated. The City will provide this dam breach analysis and we will determine its effect on the proposed conditions and accommodate if feasible.
- iv) The hydrology study will be submitted to the City for review and we will respond to 1 round of comments.

Task 2B. Concept Development – We will update 3 roll plots at 40 scale of the proposed road improvements as aforementioned in our Project Understanding section. The design will include horizontal layout of these improvements, develop concept cross sections to determine proposed construction limits. We will do early bridge, environmental, and hydrology analysis for the bridge improvements located in the environmentally sensitive area of the Big Creek Flood zone.

Task 2C. Renderings – We will prepare 2 Bridge renderings with aesthetics treatments similar to those found along the recently completed Rucker Road project. We will prepare 2 isometric views of the proposed typical section

Deliverables of Phase 2

- Updated Hydrology Study
- 3 Concept Roll Plots with estimated ROW limits
- Concept vertical profile and cross sections
- 2 Bridge Renderings and 2 Isometric views of the typical road section

Phase 3: Preliminary Plans

Task 3A. Preliminary Design Plans and Cost Estimate – The preliminary design will address comments received on the concept phase and will establish a preliminary version of the plans.

The Preliminary plans will further refine the horizontal and vertical design of the corridor. The preliminary plans deliverable will include roadway plans, drainage layout, driveway profiles, drainage profiles, cross sections, staging plans for the approaches to the bridge, signing and marking, traffic signals, wall profiles, utilities, erosion control plans, and a draft of the right-of-way plans. See attached Phase 3 Detail of the plans sections that will be included as part of this submittal. The design will consider impacts to environmental resources and right-of-way, project constructability, and cost.

Task 3B. Traffic Signal design – The design will include major signal modification/rebuild at the intersection of Webb Bridge Road and Alpharetta High School Driveway. The design will also include school flasher modification/rebuild at two locations.

Task 3C. ITS Design – Design plans will be prepared to install fiber optic communications from the intersection of Webb Bridge Road at Alpharetta Highschool Driveway to the project eastern limits (Big Creek Greenway). This distance is approximately 2,800 LF. We understand that the western section of the project, Morris Road to Alpharetta Highschool Driveway, currently has ITS infrastructure. This project should not impact this existing infrastructure since the existing curb lines within this section should not be modified. Our ITS design will connect to this existing infrastructure.

Task 3D. Utility Plans and Coordination – Early coordination with the utility owners is critical to the success of any project. Once the conceptual layout has been approved, we will have defined the impacted area. We will prepare utility plans and submit to all utility owners for markups. We will incorporate the markups into the utility adjustment plans.

Task 3E. Bridge Plans - The preliminary bridge design effort will establish a cost-effective bridge type and span configuration. Our estimate anticipates that the vertical face abutments will be normal to the centerline of the bridge. The horizontal alignment will be established to provide a lateral offset sufficient to allow for construction of the replacement structure while maintaining traffic on the existing structure. The vertical profile and bridge length will be established to provide a minimum hydraulic opening large enough to obtain a "no rise" certification in lieu of meeting GDOT hydraulic criteria. The bridge typical section is assumed to consist of two 10'-6" wide travel lanes with 10'-0" wide sidewalks on each side. Each sidewalk will be separated from the adjacent travel lane by a curb and buffer totaling 2'-6" in width. A 14.5" wide pedestrian parapet will be constructed at the back of each sidewalk with a 1.5" offset to the edge of deck. This will provide an overall bridge deck width of 48'-8". Preliminary coordination will be initiated to determine if the proposed structure will need to be sized to carry utilities or accommodate the mounting of light poles.

The preliminary bridge plans preparation will include developing a bridge plan and elevation for selected bridge section. Perform preliminary Superstructure, Substructure Analyses, and develop wall geometry. Prepare preliminary plans (30%) for review and comments.

Task 3F. Landscaping Design – Preliminary landscape plans will be developed for each distinctive character area along the corridor. Since the road alignment will be shifted to the south, we assume the existing roadbed along the approaches of the existing bridge will be regraded and would require a reforestation plan. The landscape design also includes aesthetic design to the bridge railings and retaining walls. Our landscape architects will evaluate the connection of the Big Creek Greenway trail into the Webb Bridge Road realignment.

Task 3G. Lighting Design – Pond will provide preliminary lighting plans for these sections to include photometric calculations and locations of proposed light fixtures.

- i) Light fixture and pole types, mounting heights, spacing, and lateral offset from the roadway and/or sidewalk will be specified by the City. Calculations will be performed in accordance with Illumination Engineering Society (IES) RP-8-18, and recommended photometric criteria contained within that publication will be provided to the client as a reference. Modification of lighting equipment selections and locations is beyond this project scope of work.
- ii) Photometric analysis will be provided for selected representative segments for each distinctive roadway cross section.

Task 3H. Deliverables – We will submit for comment/approval preliminary plans to the City. We will respond to 1 round of comments and incorporate appropriate comments into the plans. We will submit all electronic document files.

Deliverables of Phase 3

- Preliminary Plans (see attached Phase 3 detail for plans sections included in submittal)
- Cost Estimate
- Revisions to Hydrology Report

Phase 4: Right of Way Plans

Task 4A. Right of Way Plans – After preliminary plan approval and public meeting input, we will prepare Right of Way plans per GDOT design guidelines. The Right of Way plans will include all required permanent Right of Way takings and all temporary construction easements.

Task 4B. Right of Way revisions – We will revise Right-of-Way plans as the City engages property owners and receives plan change requests.

Deliverables of Phase 4

- Right of Way Plans
- Right of Way Plans and Revisions

Phase 5: 90% Plans

Task 5A. Final Design Plans and Cost Estimate – After preliminary plans approval, we will further refine plans as described in Task 3A and also include lighting, landscaping and bridge plans that will be suitable for construction. We will also update the construction cost estimate.

Task 5B. Traffic Signal Plans – Traffic Signal Plans described in Phase 3 will further be refined to be suitable for construction. These plans will include incorporation of preliminary plan comments.

Task 5C. ITS Plans – ITS Plans described in Phase 3 will further be refined to be suitable for construction. These plans will include incorporation of preliminary plan comments.

Task 5D. Utility Plans and Coordination – We will prepare a 2nd utility submittal for coordination with utility companies for avoidance and mitigation of impacts to their utilities. We will incorporate the markups into the utility adjustment plans.

Task 5E. Bridge Design Plans – Bridge design calculations will be developed to the 90% level of completion, with all structural elements being sized for applicable design loading.

Task 5F. Landscape Design Plans – Detailed landscape plans will be developed for each distinctive character area along the corridor. These plans will include incorporation of preliminary plan comments.

Task 5G. Lighting Design Plans – Lighting Plans described in Phase 3 will further be refined to be suitable for construction. These plans will include incorporation of preliminary plan comments.

Task 5H. Deliverables – We will submit for comment/approval 90% plans to the City. We will respond to 1 round of comments and incorporate appropriate comments into the plans. We will also meet with the City as requested. We will submit all electronic document files.

Deliverables of Phase 5

- 90% Plans
- Cost estimate
- Response to Preliminary Plan Comments

Phase 6: Final Bid Plans

Task 6A. Final Design Plans and Cost Estimate – After 90% plan comments have been received, we will respond to comments. We will address comments and further refine plans that will be suitable for construction. We will also update the construction cost estimate.

Task 6B. Traffic Signal Plans – Traffic Signal Plans described in Phase 5 will further be refined to be suitable for construction. These plans will include incorporation of 90% plan comments.

Task 6C. Final Bridge Design - Perform final design of bridge components, finalize special details associated with lighting, barrier rails, and aesthetic elements. Prepare final plans, specifications, and construction documents related to bridge elements.

Task 6D. Landscape Design Plans – Detailed landscape plans will be developed for each distinctive character area along the corridor. These plans will include incorporation of 90% plan comments.

Task 6E. Lighting Design Plans – Lighting Plans described in Phase 5 will further be refined to be suitable for construction. These plans will include incorporation of 90% plan comments.

Task 6F. Permitting – Pond will develop and submit application packages for a Clean Water Act Section 404 Nationwide or Regional permit and a GAEPD buffer variance.

- i) Clean Water Act Section 404 Permitting: Prepare a joint Jurisdictional Determination and Pre-construction Notification (PCN) package for authorization under the Nationwide Permit (NWP) program and coordinate with USACE, as necessary for permit authorization. Includes one (1) on-site meeting with regulators.
- ii) State Buffer Variance Application: Prepare an application for variance from the State's riparian buffer regulations and coordinate with GEPD, as necessary for variance approval. Includes one (1) on-site meeting with regulators.
- iii) City of Alpharetta Buffer Variance Application: Prepare an application for variance from the Cities riparian buffer regulations and coordinate with the City of Alpharetta, as necessary for variance approval. Includes one (1) on-site meeting with regulators.

Task 6G. Deliverables – We will submit for Final Bid Plans to the City suitable for advertisement for bid by the City. We will submit all electronic document files.

Deliverables of Phase 6

- Final Plans
- Environmental Permit (GAEPD Buffer Variance, 404 permit NWP or Regional Permit)
- Cost Estimate

- Special Provisions (if necessary)
- Response to 90% Comments

Phase 7: Construction Phase Services

Task 7A. Pond will assist the City during the estimated 18-month construction phase of the project by providing responses for 12 Request for Information (RFIs) from the contractor, 5 reviews for Bridge Shop Drawings, attend 1 preconstruction meeting and perform a 7-day inspection of erosion control installation.

Schedule

Pond has estimated that all tasks above will be completed within 12 months from notice to proceed. We will meet with the City to prepare, validate, and approve a detailed schedule once under contract with the City.

ASSUMPTIONS

Services or tasks not specifically outlined above are excluded. Right-of-way acquisition, right-of-way staking, MS4 design, SUE services, Clean Water Act Section 404 Individual Permit, protected species surveys, Phase I cultural resources survey, procurement or provision of compensatory mitigation credits, and construction administration are not included in the scope of services. It is assumed that no coordination with GDOT, or FEMA will be required. It is assumed that a FEMA Conditional Letter of Map Revision (CLOMR) will not be part of this work. It is anticipated that a “no-rise” condition can be achieved with the City of Alpharetta’s concurrence.

PROFESSIONAL FEES:

Pond proposes to accomplish Phases 1 through 7 for a proposed total lump sum fee of \$583,508.00

If this fee and scope is acceptable, Pond & Company is available to begin work immediately in issuance of a work order under our current On-call Engineering Services agreement (Contract 16-1009A). If you need any additional information, please feel free to contact me at (470)387-8949.

Sincerely,

POND & COMPANY

A handwritten signature in blue ink, appearing to read 'Jason McNabb'.

Jason McNabb, PE
Senior Vice President

Cc: Arwin Lopez, P.E.

Attachments:
Schedule of Fees

City of Alpharetta

**Webb Bridge Road
from East of North Point Pkwy to Big Creek Greenway
Project Length 0.9 miles**

SUMMARY BY Segment

COST AMOUNT OF CONTRACT PROPOSAL

10/19/2020

	PHASE AMOUNTS
Phase 1 Database Preparation and Site Investigation	\$ 62,799.00
Phase 2 Concept Development	\$ 64,949.50
Phase 3 Preliminary Plans	\$ 193,499.00
Phase 4 Right of way Plans	\$ 15,660.00
Phase 5 90% Plans	\$ 156,539.50
Phase 6 Final Bid Plans	\$ 68,943.00
Phase 7 Construction Phase Services	\$ 21,118.00
TOTAL DESIGN COST FOR ALL SEGMENTS	\$ 583,508.00

City of Alpharetta				
Phase 1 summary				
PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway				
Phase 1				
Database Preparation and Site Investigation				
PERSONNEL	EST. HOURS	RATE/HR.	COST \$	TOTALS
PRINCIPAL	0	\$ 200.00	\$ -	
PROJECT MANAGER	16	\$ 160.00	\$ 2,560.00	
SENIOR ENGINEER	8	\$ 130.00	\$ 1,040.00	
ENGINEER, ASSOCIATE	8	\$ 100.00	\$ 800.00	
TECHNICIAN	0	\$ 80.00	\$ -	
CADD TECHNICIAN	0	\$ 80.00	\$ -	
ADMINISTRATIVE	0	\$ 60.00	\$ -	
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
TOTAL DIRECT LABOR		32 Manhours	\$	4,400.00
DIRECT COSTS (SPECIFY):				
ITEM	UNIT COST	QUANTITY	TOTALS	
Mileage	\$ 0.55	180	\$	99.00
REPRODUCTION	\$ 150.00	0	\$	-
MAIL & DELIVERY	\$ 50.00	0	\$	-
TRAVEL	\$ -	0	\$	-
			\$	-
Direct Cost Total				\$ 99.00
SUBCONSULTANTS (LIST):				
SUB CONSULTANT			TOTALS	
Geotech-Wall Foundation Inv.			\$	30,800.00
Geotech-Bridge Foundation Inv.			\$	11,000.00
Survey			\$	16,500.00
Subconsultant Sub Total				\$ 58,300.00
COST AMOUNT FOR PHASE				\$ 62,799.00

Phase 1 detail

Phase 1

TASKS	Assumptions	No. of SHT	PRINCIPAL	PROJECT MANAGER	SENIOR ENGINEER	ENGINEER, ASSOCIATE	TECHNICIAN	CADD TECHNICIAN	ADMINISTRATIVE	TOTAL	% OF TOTAL HOURS
Data Gathering											
Site Visit	Perform site visit after obtaining survey, review survey in field				8	8				16	50.0%
PM											
Management of Survey Constultant				8						8	25.0%
Management of Geotechnical Consultant				8						8	25.0%
TOTALS			0	16	8	8	0	0	0	32	100.0%

City of Alpharetta

Phase 2 summary

PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway

Phase 2

Concept Development

PERSONNEL	EST. HOURS	RATE/HR.	COST \$	TOTALS
PRINCIPAL	2	\$ 200.00	\$ 400.00	
PROJECT MANAGER	78	\$ 160.00	\$ 12,480.00	
SENIOR ENGINEER	130	\$ 130.00	\$ 16,900.00	
ENGINEER, ASSOCIATE	276	\$ 100.00	\$ 27,600.00	
TECHNICIAN	0	\$ 80.00	\$ -	
CADD TECHNICIAN	0	\$ 80.00	\$ -	
ADMINISTRATIVE	8	\$ 60.00	\$ 480.00	
SENIOR LANDSCAPE ARCHITECT	16	\$ 110.00	\$ 1,760.00	
LANDSCAPE ARCHITECT	40	\$ 90.00	\$ 3,600.00	
SENIOR REGULATORY SCIENTIST	8	\$ 155.00	\$ 1,240.00	
PROJECT SCIENTIST 1	4	\$ 110.00	\$ 440.00	
		\$ -		
		\$ -		
		\$ -		
		\$ -		
TOTAL DIRECT LABOR		562 Manhours		\$ 64,900.00
DIRECT COSTS (SPECIFY):				
ITEM	UNIT COST	QUANTITY	TOTALS	
Mileage	\$ 0.55	90	\$ 49.50	
REPRODUCTION	\$ 150.00	0	\$ -	
MAIL & DELIVERY	\$ 50.00	0	\$ -	
TRAVEL	\$ -	0	\$ -	
			\$ -	
Direct Cost Total			\$	49.50
SUBCONSULTANTS (LIST):				
SUB CONSULTANT			TOTALS	
			\$	-
			\$	-
Subconsultant Sub Total			\$	-
COST AMOUNT FOR PHASE			\$	64,949.50

City of Alpharetta
Phase 2 detail

PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway
Phase 2
Concept Development

TASKS	Assumptions	No. of SHT	PRINCIPAL	PROJECT MANAGER	SENIOR ENGINEER	ENGINEER, ASSOCIATE	TECHNICIAN	CADD TECHNICIAN	ADMINISTRATIVE	SENIOR LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECT	SENIOR REGULATORY SPECIALIST	PROJECT SCIENTIST 1	TOTAL	% OF TOTAL HOURS
PM															
Client Meetings															
Kick-off Meeting	Virtual Meeting		2		2									4	0.7%
Internal coordination meetings	monthly project mtg (assumed 2 month duration)(2hr/each)			4	4	4			4					16	2.8%
Project Management	invoices, progress reports (assumed 2 month duration)(1hr/each)			4					4					8	1.4%
QA/QC															
Concept Pre submittal Review				4	6	12								22	3.9%
Concept															
Set horizontal Alignment				4	8	12								24	4.3%
Set vertical alignment	Offset vertical of existing for overlay (3800 ft). Set new vertical for new location vertical (2300 ft). Coordinate with hydrology and structural			4	12	16								32	5.7%
Plan view layout (EOP, Radius, Sidewalks, Ramps, ROW limits)				4	10	18								32	5.7%
Concept Cross Sections															
Set-up concept corridor templates					2	6								8	1.4%
Set-up concept corridor				4	12	30								46	8.2%
Conceptual Bridge Design				10	20	30								60	10.7%
Updated Previous Concept sheets	(2,200 ft/sheet= 3 sheets)				2	4								6	1.1%
Concept Revisions	assumed 2 rounds of comments			4	8	16								28	5.0%
Preparation of renderings for public display	Bridge renderings (2) and isometric views of typical (2)									16	40			56	10.0%
Environmental Reviews												8	4	12	2.1%
Hydrology															
Update the proposed DTM with Bridge Survey				2	4	16								22	3.9%
Finalize Proposed Conditions Hydraulic Model with updated DTM				2	4	12								18	3.2%
Finalize FEMA Current Conditions Model with Floodway				2	4	8								14	2.5%
Finalize FEMA Proposed Conditions Model with Floodway				2	4	16								22	3.9%
Finalize Scour Analysis				2	4	4								10	1.8%
Finalize Report for no-rise with exhibits				2	4	40								46	8.2%
Coordination with City (Comments)				4	8	16								28	5.0%
Dam Breach Analysis	assumes the City will provide the analysis results			4	8	16								28	5.0%
Internal QA/QC				16	4									20	3.6%
TOTALS			2	78	130	276	0	0	8	16	40	8	4	562	100.0%

City of Alpharetta				
Phase 3 summary				
PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway				
Phase 3				
Preliminary Plans				
PERSONNEL	EST. HOURS	RATE/HR.	COST \$	TOTALS
PRINCIPAL	21	\$ 200.00	\$ 4,200.00	
PROGRAM MANAGER	55	\$ 180.00	\$ 9,900.00	
PROJECT MANAGER	203	\$ 160.00	\$ 32,480.00	
SENIOR ENGINEER	456	\$ 130.00	\$ 59,280.00	
ENGINEER, ASSOCIATE	701	\$ 100.00	\$ 70,100.00	
TECHNICIAN	0	\$ 80.00	\$ -	
CADD TECHNICIAN	95	\$ 80.00	\$ 7,600.00	
ADMINISTRATIVE	17	\$ 60.00	\$ 1,020.00	
SENIOR LANDSCAPE ARCHITECT	24	\$ 110.00	\$ 2,640.00	
LANDSCAPE ARCHITECT	52	\$ 90.00	\$ 4,680.00	
GIS ANALYST	0	\$ 85.00	\$ -	
SENIOR REGULATORY SCIENTIST 1	4	\$ 155.00	\$ 620.00	
PROJECT SCIENTIST 1	8	\$ 110.00	\$ 880.00	
		\$ -		
		\$ -		
TOTAL DIRECT LABOR	1636 Manhours		\$	193,400.00
DIRECT COSTS (SPECIFY):				
ITEM	UNIT COST	QUANTITY	TOTALS	
Mileage	\$ 0.55	180	\$	99.00
REPRODUCTION	\$ 150.00	0	\$	-
MAIL & DELIVERY	\$ 50.00	0	\$	-
TRAVEL	\$ -	0	\$	-
			\$	-
Direct Cost Total			\$	99.00
SUBCONSULTANTS (LIST):				
SUB CONSULTANT			TOTALS	
			\$	-
Subconsultant Sub Total			\$	-
COST AMOUNT FOR PHASE			\$	193,499.00

Phase 3 detail

Phase 3

Preliminary Plans

[illegible]

City of Alpharetta
Phase 3 detail

PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway

Phase 3
Preliminary Plans

TASKS	Assumptions	No. of SHT	PRINCIPAL	PROGRAM MANAGER	PROJECT MANAGER	SENIOR ENGINEER	ENGINEER, ASSOCIATE	TECHNICIAN	CADD TECHNICIAN	ADMINISTRA TIVE	SENIOR LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECT	GIS ANALYST	REGULATOR Y SPECIALIST	PROJECT SCIENTIST 1	TOTAL	% OF TOTAL HOURS
Deliverables Preparation																	
Cover		1				1	2									3	0.2%
Index Drawings		1				1	2									3	0.2%
Revision Summary		1					1									1	0.1%
General Notes		1			2	2	4									8	0.5%
Typical Sections		5				6	16									22	1.3%
Summary of Quantities	Not included in preliminary plans submittal	3															
Construction Layout		2				2	6									8	0.5%
Construction Plans	Sheet creation, plan detailing and labeling	8			4	12	20									36	2.2%
Mainline Roadway Profiles	Sheet creation, and labeling	4			2	6	12									20	1.2%
Crossroad Profile		1			2	4	8									14	0.9%
Driveway Profile	5 Driveways	1				4	8									12	0.7%
Staging Plan Drawings	For 1,000ft in either approach of bridge	2			8	20	60									88	5.4%
Staging Profiles	For 1,000ft in either approach of bridge	1			4	16	24									44	2.7%
Staging Cross Sections	For 1,000ft in either approach of bridge	4				20	40									60	3.7%
Staging Details	For 1,000ft in either approach of bridge	1				8	4									12	0.7%
Drainage Area Map		1				2	4									6	0.4%
Drainage Profiles	Sheet creation, and labeling	4				4	12									16	1.0%
Cross Sections	Sheet creation, and labeling	20				4	8									12	0.7%
Utility Plans		8				2	8									10	0.6%
Lighting Plans and Details		10							40							40	2.4%
Signing and Marking Plans	Design of signing and marking, sheet creation and labeling	8				10	60									70	4.3%
Signal Plans		8			2	4	8									14	0.9%
ITS		10			1	4	5									10	0.6%
Landscaping Plans		10									6	16				22	1.3%
Retaining Wall Envelopes	Sheet creation, and labeling	2				3	6									9	0.6%
Bridge Plans		10	10	35	50	35	10		40							180	11.0%
Erosion Cover Drawing		1				1	2									3	0.2%
ESPCP General Notes Drawings		4				4	12									16	1.0%
Erosion Control Legend		7					1									1	0.1%
ESPCP Drainage Area Map		1				2	2									4	0.2%
BMP Location Details		24			4	12	24									40	2.4%
EC Watershed Map-Site Mon.		1				2	4									6	0.4%
Const Stds & Dtls for EC Only		3				1	4									5	0.3%
Right of Way Plans - Covers	Not included in preliminary plans submittal	1															
Right of Way Plans - Drawings	Not included in preliminary plans submittal	11															
TOTALS		180	21	55	203	456	701	0	95	17	24	52	0	4	8	1636	100.0%

City of Alpharetta Phase 4 summary				
PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway Phase 4 Right of way Plans				
PERSONNEL	EST. HOURS	RATE/HR.	COST \$	TOTALS
PRINCIPAL	2	\$ 200.00	\$ 400.00	
PROJECT MANAGER	16	\$ 160.00	\$ 2,560.00	
SENIOR ENGINEER	36	\$ 130.00	\$ 4,680.00	
ENGINEER, ASSOCIATE	64	\$ 100.00	\$ 6,400.00	
SENIOR REGULATORY S	4	\$ 155.00	\$ 620.00	
PROJECT SCIENTIST 1	8	\$ 110.00	\$ 880.00	
ADMINISTRATIVE	2	\$ 60.00	\$ 120.00	
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
TOTAL DIRECT LABOR		132 Manhours	\$	15,660.00
DIRECT COSTS (SPECIFY):				
ITEM	UNIT COST	QUANTITY	TOTALS	
Mileage	\$ 0.55	0	\$ -	
REPRODUCTION	\$ 150.00	0	\$ -	
MAIL & DELIVERY	\$ 50.00	0	\$ -	
TRAVEL	\$ -	0	\$ -	
			\$ -	
Direct Cost Total				\$ -
SUBCONSULTANTS (LIST):				
SUB CONSULTANT			TOTALS	
			\$ -	
Subconsultant Sub Total				\$ -
COST AMOUNT FOR PHASE				\$ 15,660.00

Phase 4 detail

Phase 4

Right of way Plans

TOTALS	0	2	16	36	64	4	8	2	132	100.0%
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City of Alpharetta

Phase 5 summary

PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway

Phase 5

90% Plans

PERSONNEL	EST. HOURS	RATE/HR.	COST \$	TOTALS
PRINCIPAL	35	\$ 200.00	\$ 7,000.00	
PROGRAM MANAGER	137	\$ 180.00	\$ 24,660.00	
PROJECT MANAGER	240	\$ 160.00	\$ 38,400.00	
SENIOR ENGINEER	239	\$ 130.00	\$ 31,070.00	
ENGINEER, ASSOCIATE	333	\$ 100.00	\$ 33,300.00	
TECHNICIAN	76	\$ 80.00	\$ 6,080.00	
CADD TECHNICIAN	123	\$ 80.00	\$ 9,840.00	
ADMINISTRATIVE	12	\$ 60.00	\$ 720.00	
SENIOR LANDSCAPE ARCHITECT	12	\$ 110.00	\$ 1,320.00	
LANDSCAPE ARCHITECT	24	\$ 90.00	\$ 2,160.00	
SENIOR REGULATORY SCIENTIST	4	\$ 155.00	\$ 620.00	
PROJECT SCIENTIST 1	12	\$ 110.00	\$ 1,320.00	
		\$ -		
		\$ -		
		\$ -		
TOTAL DIRECT LABOR		1247 Manhours		\$ 156,490.00
DIRECT COSTS (SPECIFY):				
ITEM	UNIT COST	QUANTITY	TOTALS	
Mileage	\$ 0.55	90	\$	49.50
REPRODUCTION	\$ 150.00	0	\$	-
MAIL & DELIVERY	\$ 50.00	0	\$	-
TRAVEL	\$ -	0	\$	-
			\$	-
Direct Cost Total			\$	49.50
SUBCONSULTANTS (LIST):				
SUB CONSULTANT			TOTALS	
			\$	-
Subconsultant Sub Total				\$ -
COST AMOUNT FOR PHASE				\$ 156,539.50

City of Alpharetta
Phase 5 detail

PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway

Phase 5
90% Plans

TASKS	Assumptions	No. of SHT	PRINCIPAL	PROGRAM MANAGER	PROJECT MANAGER	SENIOR ENGINEER	ENGINEER, ASSOCIATE	TECHNICIAN	CADD TECHNICIAN	ADMINISTRATIVE	SENIOR LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECT	SENIOR REGULATORY SPECIALIST	PROJECT SCIENTIST 1	TOTAL	% OF TOTAL HOURS
Non-Drawing Tasks																
Project Management	invoices, progress reports (assumed 3 month duration)(1hr/each)		4		24					6					34	2.7%
Internal Coordination Meeting	3 internal meeting @ 3 hrs per meeting				9					6					15	1.2%
Drawing Tasks																
Respond to Preliminary comments						6	8								14	1.1%
Address Preliminary Comments																
Typical section comments						2	6								8	0.6%
Planview comments		21				6	24								30	2.4%
Profile Comments		8				4	8								12	1.0%
Staging Plan Comments		8				20	40								60	4.8%
Cross section comments		26				10	40								50	4.0%
Drainage comments		4				6	16								22	1.8%
Traffic Signal Desin Comments					6	24	54								84	6.7%
ITS Design Comments					2	8	12								22	1.8%
Landscape Comments		13		4	6						12	24			46	3.7%
Preliminary Bridge Comments		10		8	8										16	1.3%
90% Bridge Calculations			6	24	36	24	6		24						120	9.6%
90% Bridge Plans			22	88	132	88	22		88						440	35.3%
Bridge QA/QC			3	11	17	11	3		11						56	4.5%
Electrical Comments		13					10	40							50	4.0%
Discipline Management/Scheduling.						2	4								6	0.5%
Detailed photometric analysis and submittals (2)							12	32							44	3.5%
Perform voltage drop calculations.							6	2							8	0.6%
Coordinate electrical service with utility.							6	2							8	0.6%
QA/QC						4	8								12	1.0%
Prepare/Submit 90% Plans				2		4	8								14	1.1%
Finalize Special Construction Details						4	8								12	1.0%
Finalize Special Provisions						4	8								12	1.0%
Environmental Plan Review													4	12	16	1.3%
Utility Coordination & SUE coordination	1st utility coordination					12	24								36	2.9%
TOTALS		36	35	137	240	239	333	76	123	12	12	24	4	12	1247	100.0%

City of Alpharetta

Phase 6 summary

PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway

Phase 6

Final Bid Plans

PERSONNEL	EST. HOURS	RATE/HR.	COST \$	TOTALS
PRINCIPAL	8	\$ 200.00	\$ 1,600.00	
PROGRAM MANAGER	30	\$ 180.00	\$ 5,400.00	
PROJECT MANAGER	71	\$ 160.00	\$ 11,360.00	
SENIOR ENGINEER	92	\$ 130.00	\$ 11,960.00	
ENGINEER, ASSOCIATE	116	\$ 100.00	\$ 11,600.00	
TECHNICIAN	0	\$ 80.00	\$ -	
CADD TECHNICIAN	42	\$ 80.00	\$ 3,360.00	
ADMINISTRATIVE	4	\$ 60.00	\$ 240.00	
SENIOR LANDSCAPE ARCHITECT	12	\$ 110.00	\$ 1,320.00	
LANDSCAPE ARCHITECT	24	\$ 90.00	\$ 2,160.00	
SENIOR REGULATORY SCIENTIST	34	\$ 155.00	\$ 5,270.00	
PROJECT SCIENTIST 1	64	\$ 110.00	\$ 7,040.00	
SCIENTIST 2	80	\$ 95.00	\$ 7,600.00	
SCIENTIST 1	0	\$ 75.00	\$ -	
		\$ -		
TOTAL DIRECT LABOR		577 Manhours		\$ 68,910.00
DIRECT COSTS (SPECIFY):				
ITEM	UNIT COST	QUANTITY	TOTALS	
Mileage	\$ 0.55	60	\$ 33.00	
REPRODUCTION	\$ 150.00	0	\$ -	
MAIL & DELIVERY	\$ 50.00	0	\$ -	
TRAVEL	\$ -	0	\$ -	
			\$ -	
Direct Cost Total			\$	33.00
SUBCONSULTANTS (LIST):				
SUB CONSULTANT			TOTALS	
ROW Staking			\$ -	
			\$ -	
Subconsultant Sub Total			\$	-
COST AMOUNT FOR PHASE			\$	68,943.00

City of Alpharetta
Phase 6 detail

PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway
Phase 6
Final Bid Plans

TASKS	Assumptions	No. of SHT	PRINCIPAL	PROGRAM MANAGER	PROJECT MANAGER	SENIOR ENGINEER	ENGINEER, ASSOCIATE	TECHNICIAN	CADD TECHNICIAN	ADMINISTRATIVE	SENIOR LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECT	REGULATORY SPECIALIST	PROJECT SCIENTIST 1	SCIENTIST 2	TOTAL	% OF TOTAL HOURS
Non-Drawing Tasks																	
Project Management	invoices, progress reports (assumed 1 month duration)(1hr/each)		2		12					2						16	2.8%
Internal Coordination Meeting	1 internal meeting @ 4 hrs per meeting				4					2						6	1.0%
Drawing Tasks																	
Respond to 90% comments						4	8									12	2.1%
Address 90% Comments						16	24									40	6.9%
Traffic Signal Design Comments						4	12									16	2.8%
ITS Design Comments						4	4									8	1.4%
Landscape Comments				4							8	16				28	4.9%
Landscape specs/Notes											2	4				6	1.0%
Wall Specs/details											2	4				6	1.0%
Preliminary Bridge Comments				4	4											8	1.4%
100% Bridge Calculations			1	4	6	4	1		4							20	3.5%
100% Bridge Plans			4	16	24	16	4		16							80	13.9%
Bridge QA/QC			1	2	3	2	1		2							11	1.9%
Electrical Comments						2	2									4	0.7%
Perform photometric analysis	(modify as needed based on client review).					2	4									6	1.0%
Coordinate electrical service with utility.							2									2	0.3%
Finalize Lighting Plans						4	8		20							32	5.5%
QA/QC						4	6									10	1.7%
Environmental plan review													2	8		10	1.7%
Section 404 Pre-Construction Notification													4	16	40	60	10.4%
State of Georgia Riparian Buffer Variance													4	16	40	60	10.4%
City of Alpharetta Riparian Buffer Variance																	
Agency Site Visits													24	24		48	8.3%
Cost Estimate					4	6	12									22	3.8%
Prepare/Submit Final Bid Plans					2	4										14	2.4%
QA/QC					12	20	20									52	9.0%
TOTALS			8	30	71	92	116	0	42	4	12	24	34	64	80	577	100.0%

City of Alpharetta				
Phase 7 summary				
PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway				
Phase 7				
Construction Phase Services				
PERSONNEL	EST. HOURS	RATE/HR.	COST \$	TOTALS
PRINCIPAL	0	\$ 200.00	\$ -	
PROGRAM MANAGER	0	\$ 180.00	\$ -	
PROJECT MANAGER	29	\$ 160.00	\$ 4,640.00	
SENIOR ENGINEER	108	\$ 130.00	\$ 14,040.00	
ENGINEER, ASSOCIATE	0	\$ 100.00	\$ -	
TECHNICIAN	0	\$ 80.00	\$ -	
CADD TECHNICIAN	0	\$ 80.00	\$ -	
ADMINISTRATIVE	24	\$ 60.00	\$ 1,440.00	
SENIOR LANDSCAPE ARCHITECT	4	\$ 110.00	\$ 440.00	
LANDSCAPE ARCHITECT	4	\$ 90.00	\$ 360.00	
SENIOR REGULATORY SCIENTIST	0	\$ 155.00	\$ -	
PROJECT SCIENTIST 1	0	\$ 110.00	\$ -	
SCIENTIST 2	0	\$ 95.00	\$ -	
SCIENTIST 1	0	\$ 75.00	\$ -	
		\$ -		
TOTAL DIRECT LABOR	169 Manhours		\$	20,920.00
DIRECT COSTS (SPECIFY):				
ITEM	UNIT COST	QUANTITY	TOTALS	
Mileage	\$ 0.55	360	\$	198.00
REPRODUCTION	\$ 150.00	0	\$	-
MAIL & DELIVERY	\$ 50.00	0	\$	-
TRAVEL	\$ -	0	\$	-
			\$	-
Direct Cost Total			\$	198.00
SUBCONSULTANTS (LIST):				
SUB CONSULTANT			TOTALS	
ROW Staking			\$	-
			\$	-
Subconsultant Sub Total			\$	-
COST AMOUNT FOR PHASE			\$	21,118.00

City of Alpharetta
Phase 7 detail

PROJECT: Webb Bridge Road from East of North Point Pkwy to Big Creek Greenway

Phase 7

Construction Phase Services

TASKS	Assumptions	No. of SHT	PRINCIPAL	PROGRAM MANAGER	PROJECT MANAGER	SENIOR ENGINEER	ENGINEER, ASSOCIATE	TECHNICIAN	CADD TECHNICIAN	ADMINISTRATIVE	SENIOR LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECT	TOTAL	% OF TOTAL HOURS
Roadway														
Respond to Roadway Related RFIs	3 RFIs(4hrs/RFI). 2 Site visits				6	20				6			32	18.9%
Attend Pre-con mtg					4	4							8	4.7%
7-Day inspections					2	8							10	5.9%
Bridge														
Respond to Bridge Related RFIs	up to 5(4hrs/RFI). 5 Site visits (4hr/visit)				8	40				8			56	33.1%
Review Bridge Shop Drawings	up to 5 shop drawings (4hrs/Shop Drawing).				4	20				4			28	16.6%
Landscape														
Respond to Landscape Related RFIs	up to 2 (4hrs/RFI). 1 Site visits				1					2	4	4	11	6.5%
Signals														
Respond to Signal Related RFIs	up to 1 (4hrs/RFI). 1 Site visits				2	8				2			12	7.1%
Lighting														
Respond to Lighting Related RFIs	up to 1 (4hrs/RFI). 1 Site visits				2	8				2			12	7.1%
TOTALS			0	0	29	108	0	0	0	24	4	4	169	100.0%



Member of the SNC-Lavalin Group

WBR - East of North Point to Greenway

Task ID	Description	Price
	Consultant Oversight (schedule and budget	
01	monitoring)	7,169.00
02	Internal Coordination Meetings	3,392.95
03	Invoice Review/Recommendations	3,795.60
04	Plan Reviews	86,436.25
	Meetings with City (including monthly consultant	
05	status meetings)	8,206.20
Total Extended Price		\$109,000.00



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Sponsored By:

Meeting Date: November 2, 2020

I. AGENDA ITEM TITLE: OCCUPATIONAL TAX STRUCTURE/RATE(S)

II. RECOMMENDATION:

Workshop to discuss the city's current Occupational Tax structure/rate(s).

III. REPORT IN BRIEF:

The intent of this workshop is to discuss the city's current Occupational Tax structure/rate(s) and compare/contrast with a sampling of our companion local government entities.

The attached survey compares multiple data points that reflect the varied structures currently being utilized by the sampled entities.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Business License Matrix

Occupational Tax Survey

October 2022

Jurisdiction	Occupation Tax Method					Fee Composition	Professional				Employee Fees			Gross Receipts Fees			Flat Fee	Revenue History					Revenue as % of Budget
	# of Employees	Profitability Ratio	Gross Receipts	Flat Fee	Admin Fee		Practitioners (400 Club)	Insurance Companies	Misc. Fee	Employee Fee (Base)	Employee Fee (Incremental)	Max Fee	Lowest Rate	Highest Rate	Exempt Income	2017 Actual		2018 Actual	2019 Actual	2020 Budget	2021 Budget		
Alpharetta	✓				Employee Count	\$ 50	\$ 400	\$ 100	\$90 (home business)	\$100 - \$450	\$7 per employee (50 and above)	\$ 10,000					\$ 1,136,506	\$ 1,120,188	\$ 1,170,422	\$ 1,175,000	\$ 925,000	1%	
Brookhaven	✓	✓	✓		Gross Receipts AND Employee Count	\$ 125	\$ 400	\$ 100			\$4 - \$14 per employee (depending on Class)		0.027%	0.117%	\$ 20,000		\$ 2,015,380	\$ 2,169,061	\$ 1,943,574	\$ 2,170,000	\$ 1,800,000	6%	
Cumming	✓				Employee Count	\$ 25	?	\$ 100		\$75 - \$16,305	\$15 - \$50 per employee (3 and above)						?	?	?	?	?	?	
Dunwoody	✓	✓	✓	✓	Gross Receipts AND Employee Count		\$ 400	\$ 100			\$6 - \$16 per employee (depending on Class)		0.021%	0.090%	\$ 50,000	\$ 125	\$ 2,747,129	\$ 2,866,603	\$ 2,946,929	\$ 2,850,000	\$ 2,473,000	12%	
Forsyth County	✓				Employee Count	\$ 50	?	?		\$62.50 - \$4,318.75	\$6.25 - \$10 per employee (3 and above)						\$ 349,411	\$ 355,872	\$ 1,688,746	\$ 1,656,400	\$ 1,938,000	1%	
Johns Creek	✓	✓	✓	✓	Gross Receipts AND Employee Count	\$ 75	\$ 400	\$ 150			\$13 per employee		0.050%	0.220%	1st \$20K pays flat fee	\$50 (for 1st \$20K of gross receipts)	\$ 1,762,111	\$ 1,741,748	\$ 1,785,112	\$ 1,780,000	\$ 1,386,620	2%	
Milton	✓	✓	✓		Gross Receipts OR Employee Count	\$ 75	\$ 400	\$ 100	\$150 (application fee); \$100 (home business)		\$7 per employee		0.050%	0.220%			\$ 711,817	\$ 781,276	\$ 803,913	\$ 824,000	\$ 800,000	3%	
Peachtree Corners		✓	✓		Gross Receipts	\$ 80	\$ 400	\$ 100				\$ 20,000	0.065%	0.130%			\$ 2,606,672	\$ 3,294,712	\$ 3,313,076	\$ 2,550,000	\$ 2,550,000	21%	
Roswell	✓	✓	✓		Gross Receipts AND Employee Count	\$ 100	\$ 400	\$ 150	\$50 (regulatory fee)		\$12 per employee (100 and above)		0.010%	0.060%	\$ 100,000		\$ 950,836	\$ 1,659,378	\$ 1,621,210	\$ 1,850,000	\$ 1,225,000	2%	
Sandy Springs	✓	✓	✓	✓	Gross Receipts AND Employee Count	\$ 75	\$ 400	\$ 150			\$13 per employee		0.050%	0.220%	\$ 20,000	\$ 50	\$ 9,745,468	\$ 10,024,591	\$ 9,767,768	\$ 9,500,000	\$ 7,250,000	8%	
Woodstock		✓	✓		Gross Receipts	\$ 55	\$ 300	\$ 75					2-step multiplier				\$ 1,154,350	\$ 1,324,803	\$ 1,525,200	\$ 1,551,500	\$ 1,401,500	6%	