



City Council Meeting & Public Hearing FEBRUARY 22, 2021

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Proclamation for Dorothy Norwood

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 2/15/2021)

B. Alcoholic Beverage License Application

1. PH-21-AB-06 Diner BC, LLC
d/b/a Vas Kouzina
58 Canton Street
Alpharetta, GA 30009

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

Owner: Diner BC, LLC
Registered Agent: Vasilios Liakakos

VI. PUBLIC HEARING

A. CLUP-21-01/Z-21-02/V-21-03 The 1858 Residential Subdivision

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 11 'For-Sale' single-family detached homes on 1.68 acres in the Downtown. A comprehensive land use plan amendment is requested from 'Public, Institutional, Education' to 'Downtown Residential Density' and a rezoning is requested from O-I (Office-Institutional) and R-15 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Residential). Variances are requested to allow the alley to count toward the minimum lot size, to reduce stream buffers and to reduce side setbacks. The property is located at 0, 73, 89 and 109 Cumming Street and is legally described as being located in Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia.

VII. OLD BUSINESS

A. Approval of Fiscal Year 2021 Mid-Year Budget Amendment (Second Reading)

VIII. NEW BUSINESS

A. List of Approved Substitute Municipal Court Judges

B. Resolution for Atlanta Regional Commission LCI Supplemental Study for the South Main Street Corridor

Consideration of a resolution authorizing the submission of the South Main Street Creative Placemaking Plan - LCI Supplemental Study grant application to the Atlanta Regional Commission

IX. WORKSHOP

A. Possible Wedding Venues Locations

B. Preliminary List of Parks Projects for Possible Bond Issue

C. Encore Greenway Extension and Park

D. City Manager / City Administrator

X. PUBLIC COMMENT

XI. REPORTS

XII. ADJOURNMENT



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: February 22, 2021

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 2/15/2021)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Meeting Minutes Draft 2-15-2021



City Council Meeting
February 15, 2021
Office of the City Clerk
CITY HALL 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in summary form. This is not an official record of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.

I. CALL TO ORDER

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

II. ROLL CALL

- **Council Members**

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

- **Staff**

- o Bob Regus, City Administrator
- o Sam Thomas, City Attorney
- o James Drinkard, Asst. City Administrator
- o Erin Cobb, City Clerk
- o Tom Harris, Director of Finance
- 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

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Proclamation for Betty-Ann Busby

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 1/25/2021)

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

C. Alcoholic Beverage License Applications

- 1. PH-21-AB-03 Any Two Cards, Inc.
d/b/a Brimstone Restaurant & Tavern
10595 Old Alabama Road Connector
Alpharetta, GA 30041**

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

**Owner: Any Two Cards, Inc.
Registered Agent: Terri Salichs**

- 2. PH-21-AB-04 Lily Sushi, LLC
d/b/a Lily Sushi Bar
220 S. Main Street, Suite H
Alpharetta, GA 30009**

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

**Owner: Lily Sushi, LLC
Registered Agent: Lily Susana**

- 3. PH-21-AB-05 Thoom's Kitchen, LLC
d/b/a Thoom's Thai Kitchen
5950 North Point Parkway, Suite 100
Alpharetta, GA 30022**

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

**Owner: Thoom's Kitchen, LLC
Registered Agent: Stephen Yazell**

❖ **Council Member Merkel offered a motion to approve the consent agenda**

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

VI. OLD BUSINESS

A. PH-20-18 Unified Development Code Text Amendments – North Point Overlay (2nd Reading)

- Director of Community Development, Kathi Cook, came forward to present this item.
 - Staff is recommending that Mayor and Council approve PH-20-18 Unified Development Code Text Amendments – North Point Overlay and the ordinance as presented.
 - This item was heard at the 1/7/2021 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval. Vote 7-0
 - The first reading of this ordinance was approved unanimously by Mayor and Council during the January 25, 2021 City Council Meeting. There have been no changes since the first reading.
 - Staff presented for consideration text amendments to the Unified Development Code (UDC) Subsection 2.10.2 North Point Overlay Use and Density, to amend the Overlay boundaries and priority areas. The City Council may authorize an increase to the residential density permitted in the underlying zoning district in conjunction with a request for conditional use permit for properties depicted in a priority area.
 - There are two (2) parcels of land, the Morrison Property at the northwest corner of Haynes Bridge Road and Morrison Parkway and the KB400 Property at the southwest corner of North Point Parkway and Kimball Bridge Road, where common ownership only includes a portion of the property within the North Point Overlay boundaries. In addition, the area south of the Mansell Road and North Point Parkway intersection is proposed to be added to the Overlay and become a priority area. There are currently three (3) shuttered restaurants and undeveloped properties in this area, which provide an opportunity to implement the vision of the Overlay to become a walkable, mixed-use environment.
 - City Attorney, Sam Thomas, read the ordinance aloud.
- ❖ Council Member Richard offered a motion to approve PH-20-18 Unified Development Code Text Amendments – North Point Overlay and the ordinance as presented
- The motion received a second from Council Member Merkel
 - The motion was approved unanimously (7-0)

VII. NEW BUSINESS

A. Board and Commission Appointments: Cultural Arts Commission

- ❖ Council Member Merkel offered a motion to appoint Melody Cookson as an alternate member of the Cultural Arts Commission
- The motion received a second from Council Member Hipes
 - The motion was approved unanimously (7-0)

B. Approval of Fiscal Year 2021 Mid-Year Budget Amendment (1st Reading)

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Fiscal Year 2021 Mid-Year Budget Amendment and the ordinance as presented.
- The purpose of the Fiscal Year (FY) 2021 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that have already occurred (e.g., during the first 7 months of the fiscal year) or are planned to occur before year-end.
- Initiatives are discussed in detail within the FY 2021 Mid-Year Budget Requests, which is attached to the agenda packet.
- The following list provides, by department, the associated detail/justification for each targeted initiative requested through the FY 2021 Mid-Year Budget Amendment:
- **General Fund:**
 - o City Administration:
 - Initiative: Economic Development Director position (+1 FTE) - Funding Request: \$43,000 (FY 2021 partial-year); \$170,000 annualized (FY 2022)
 - Initiative: Georgia Municipal Association (reactivate membership)- Funding Request: \$20,000 annually
 - o Human Resources:
 - Initiative: eForms software (NeoGov HRIS software) - Funding Request: \$9,000 (\$1,500 one-time; \$7,500 year 1; \$14,500 annually thereafter)
 - o Public Safety:
 - Initiative: Transfer of 3 DEA funded Police Officer positions to the General Fund - Funding Request: \$100,000 (FY 2021 partial-year); \$338,000 annualized (FY 2022)
 - Initiative: FususONE software - Funding Request: \$25,000 annually
 - o Recreation, Parks & Cultural Services:
 - Initiative: Maintenance of New Parks - Funding Request: \$42,200 (FY 2021 partial-year); \$84,000 annualized (FY 2022)
 - o General Government:
 - Funding Sources: \$239,200 (revenue; Insurance Premium Taxes) Funding totaling \$239,200 is available through the above revenue collections for Insurance Premium Taxes outpacing budgetary expectations for FY 2021.
- **Impact Fee Fund:**
 - o Initiative: AlphaLoop Grant Matches - Funding Request: \$745,000
 - o Initiative: Union Hill Rd Mid-Block Crosswalk (Greenway Extension)- Funding Request: \$200,000
- **Capital Project Fund:**
 - o Public Works:
 - Initiative: Mini-Excavator Replacement - Funding Request: \$42,000
 - Initiative: Chipper Insert - Funding Request: \$35,000

- o Information Technology:
 - Initiative: Operational Assessment - Funding Request: \$50,000
- o Community Development:
 - Initiative: Teleworking Equipment - Funding Request: \$21,000
 - Initiative: Brookside Focus Area Streetscape and Connectivity Plan - Funding Request: \$18,000
 - Initiative: South Main Street Creative Placemaking Plan – ARC LCI Supplemental Study Grant Match - Funding Request: \$16,000 (grant match)
- o Recreation, Parks & Cultural Services:
 - Initiative: Retaining Wall Replacement (Old Rucker Road Park) - Funding Request: \$30,000
- o General Government:
 - Funding Sources: \$212,000 (Non-Allocated)
- City Attorney, Sam Thomas, read the ordinance aloud.

Public Comment

- No Public Comment
- ❖ Council Member Binder offered a motion to approve the Fiscal Year 2021 Mid-Year Budget Amendment and the ordinance as presented
 - The motion received a second from Council Member Richard
 - The motion was approved (6-1); Council Member Burnett voting in opposition

C. Georgia Firefighters Standards and Training Council Fireworks Tax Grant

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Mayor and Council approve the submission of the FY2021 Fireworks Tax Grant application to the Georgia Firefighters Standards and Training Council and authorize the Mayor to execute all necessary documents.
- The Georgia Firefighters Standards and Training Council (GFSTC) created its Fireworks Tax Grant in accordance with Georgia Code Title 48. Revenue and Taxation § 48-13-131 to improve the equipping and training of firefighters and to improve the rating of fire departments in Georgia by the Insurance Services Office. The grant is funded through a portion of the proceeds generated by the 5% state excise tax on the sale of consumer fireworks.
- Applications may be submitted for qualifying purchases and expenditures up to \$25,000. The program does require a 10% local match to any funds awarded.
- The Department of Public Safety seeks to submit an application for \$9,200 for the purchase of particulate hoods related to the ongoing Firefighter Cancer Reduction Initiative. The required local match is \$920.

- A growing body of information is pointing to the relationship between exposure to fireground particulates and risks to firefighter health and safety, including certain types of cancers. Studies have shown that some of the most vulnerable areas for particulate exposure are around the neck and ears. The hoods that would be purchased with funds from the Fireworks Tax Grant block at least 90% or more of the particulates with a size from 0.1 to 1.0 microns, providing significantly more protection to the firefighters.
- The deadline for submitting applications for the 2021 GFSTC Fireworks Tax Grant was January 15 before 5:00 PM. In order to meet this deadline, the Alpharetta Department of Public Safety has submitted its application; however, the application can and will be withdrawn if City Council does not approve its submission.

Public Comment

- No Public Comment
- ❖ Council Member Hipes offered a motion to approve the submission of the FY2021 Fireworks Tax Grant application to the Georgia Firefighters Standards and Training Council and authorize the Mayor to execute all necessary documents, the total outlay of by the City, if the grant is approved, is \$920
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously (7-0)

D. Consideration of a Resolution in Support of T-SPLOST 2

- City Administrator, Bob Regus, came forward to present this item.
- Staff is recommending that Mayor and Council approve a resolution requesting the Fulton County Board of Commissioners to call for referendum on November 2, 2021 to renew the Metropolitan County Transportation Special Local Option Sales Tax (T-SPLOST 2) for an additional five-year period at a rate not to exceed 0.75%.
- On November 8, 2016, the voters within the Metropolitan County Special District composed of unincorporated Fulton County and the Fulton Cities, other than Atlanta, passed T-SPLOST 2 for a term of five (5) years at a rate of 0.75% for transportation projects only. The approval vote for T-SPLOST 2 included a majority of registered Alpharetta voters. The T-SPLOST has produced substantial revenue for much-needed transportation projects within the District, including Alpharetta, however the need for a revenue source to support existing and new transportation projects persists.
- The current T-SPLOST 2 expires in March of 2022 unless renewed in the manner provided by law. The renewal process includes the requirement of an additional referendum to be called by the Fulton County Board of Commissioners.
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment

- No Public Comment

- ❖ Mayor Pro Tem Mitchell offered a motion to approve a resolution requesting the Fulton County Board of Commissioners to call for referendum on November 2, 2021 to renew the Metropolitan County Transportation Special Local Option Sales Tax (T-SPLOST 2) for an additional five-year period at a rate not to exceed 0.75%

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

VIII. WORKSHOP

A. Preliminary List of Transportation Projects for Possible TSPLOST 2

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item is being presented for informational and discussion purposes. No formal action is requested at this time.
- Director Sewczwicz presented the following possible TSPLOST 2 projects list:

	Project Timelines			Project Rankings	
	0-3 Years	4-5 Years	6+ Years	Total	Average
Mid-Block Crosswalk (Alpharetta Elementary School)	50,000	-	-	50,000	1.1
Mid-Block Crosswalk (Manning Oaks Elementary School)	-	-	125,000	125,000	1.4
Improved Crossing from Parking Deck to north side of Milton Ave	250,000	-	-	250,000	1.4
Lily Garden Place Extension	-	85,000	700,000	785,000	1.6
Raised intersection at Marietta St and Roswell St	350,000	-	-	350,000	1.6
Improved Pedestrian Crossings from City Center to Churches	750,000	-	-	750,000	1.6
Marjean Way Extension	1,750,000	-	-	1,750,000	1.7
Alpha Loop (Old Milton Pkwy to Northwinds Pkwy)	9,250,000	-	-	9,250,000	1.7
4 Pedestrian Bridges (Windward Pkwy over Big Creek; Greenway access)	2,500,000	-	-	2,500,000	1.7
North Point Pkwy Corridor (cost is an allocation)	5,000,000	5,000,000	15,000,000	25,000,000	1.7
Mid-Block Crosswalk (Cogburn Road Park)	50,000	-	-	50,000	1.9
Mid-Block Crosswalk (Mid Broadwell Rd at Charlotte Dr)	75,000	-	-	75,000	1.9
Webb Bridge Rd Improvements (Morris Rd to Greenway)	\$ -	\$ 10,000,000	-	10,000,000	1.9
Tradewinds Ripple Effect Improvements (cost is an allocation)	5,000,000	5,000,000	-	10,000,000	1.9
Cumming St Corridor Improvements	750,000	1,250,000	10,000,000	12,000,000	1.9
Scramble Intersection at Canton St and Milton Ave	100,000	-	-	100,000	1.9
	\$ 25,875,000	\$ 21,335,000	\$ 25,825,000	\$ 73,035,000	
Hembree Rd Widening (Old Roswell Rd to Morrison/Westside Pkwy)	750,000	3,250,000	-	4,000,000	2.0
Kimball Bridge Rd Widening (Verizon to Georgia Power driveways)	-	1,500,000	-	1,500,000	2.1
Academy St Improvements	2,800,000	-	-	2,800,000	2.1
Milton Ave Improvements	500,000	4,500,000	-	5,000,000	2.3
	\$ 4,050,000	\$ 9,250,000	\$ -	\$ 13,300,000	
Roundabout (Hopewell Rd at Vaughan Dr)	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000	2.4
Roundabout (Mayfield Rd at Canton St)	-	1,750,000	-	1,750,000	2.4
Roundabout (Mayfield Rd at Providence Rd)	-	2,000,000	-	2,000,000	2.4
Southlake Dr Traffic Calming (cost is an allocation)	-	2,000,000	-	2,000,000	2.4
Roundabout (Milton Ave and Canton St/Roswell St)	-	2,000,000	-	2,000,000	2.6
Waters Rd Traffic Calming (cost is an allocation)	-	2,000,000	-	2,000,000	2.7
Dryden Rd Extension	-	3,000,000	-	3,000,000	2.9
Haynes Bridge Rd Widening (Mansell Rd to City Limits)	3,000,000	7,500,000	-	10,500,000	3.0
Roundabout (Roswell St/Old Roswell St)	-	1,500,000	-	1,500,000	3.0
	\$ 4,500,000	\$ 21,750,000	\$ -	\$ 26,250,000	
	\$ 34,425,000	\$ 52,335,000	\$ 25,825,000	\$ 112,585,000	

Rank 1	=	High Priority
Rank 2	=	Moderate Priority
Rank 3	=	Low Priority

- The following recommendations were made by Mayor and Council:
 - o Mayor Gilvin recommended adding debt reduction and milling & resurfacing to the possible TSPLOST 2 projects list.
 - o Council Member Binder suggested eliminating the Hembree Road Widening and Lilly Garden Place Extension projects from the list.
 - o Council Member Merkel suggested removing the Scramble Intersection at Canton St and Milton Ave.
 - o Mayor Pro Tem Mitchell wants to make the Cumming Street Corridor Improvements project a priority.
 - o Council Member Hipes suggested that we focus on the projects in the first two columns (0-3 years & 4-5 years).
 - o Mayor Gilvin recommended that Director Sewczwicz move forward with presenting this item as a new business to be voted on.

B. Preliminary List of Parks Projects for Possible Bond Issue

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.

- Possible Bond Referendum Items:

o Wills Park Equestrian Renovation build out	\$5,000,000
o Will Park Master Plan projects	\$5,000,000
o Mid Broadwell Park build out	\$ 500,000
o Milton Avenue design & build out	\$2,000,000
o Old Rucker Park design & build out	\$2,000,000
o Union Hill Park re-development/trailhead	\$2,000,000
o Farmhouse Park design & build out	\$3,000,000
o Turf Webb Bridge large Soccer field	\$1,000,000
o Park Land Acquisition:	
▪ Along Alpha-Loop	\$3,000,000
▪ Additional parkland	\$5,000,000
Total	\$28,500,000

- The following recommendations were made by Mayor and Council:
 - o Council Member Merkel suggested focusing on Brookside Park (25 acres) and rethinking the \$3M for the Farmhouse Park design and build out.
 - o Mayor Pro Tem Mitchell does not want to eliminate the Farmhouse Park design and build out. Additionally, he thinks we should reduce park land acquisition.
 - o Council Member Richard suggested prioritizing the Wills Park Master Plan projects and the Wills Park Equestrian Renovation build out.
- Director Rodgers will bring this item back as another workshop.

- This item is being presented for informational and discussion purposes. No formal action is requested at this time.
- City Clerk, Erin Cobb, came forward to present a brief overview of the bond timeline for the November 2, 2021 Municipal Election.

C. Town Green Turf Options

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- This item is being presented for informational and discussion purposes. No formal action is requested at this time.
- Staff is seeking input on the replacement of the current grass on Town Green with artificial Turf. Samples were available during the Workshop for Mayor and City Council to review.
- Council's overall recommendation was the option with the longer nap. Director Rodgers will move forward with a bid.

D. Operational Update: COVID-19 And Municipal Operations

- Asst. City Administrator, James Drinkard, came forward to present this item.
- This item was presented for information and discussion purposes only. No formal action by City Council is requested.
- Mr. Drinkard provided an overview of the current conditions with respect to the COVID-19 pandemic; including but not limited to current local trends, organizational impacts, and operational measures now and recommended for the future. Data used in this report is sourced from the Georgia Department of Public Health, Fulton County Board of Health, and our own internal information.
- **COMMUNITY LANDSCAPE:** The anticipated post-holiday surge saw an extremely rapid rise in the COVID-19 incidence rate¹ in Alpharetta, which reached its peak on January 22 with a rate of 920 infections per 100,000 people. The incidence rate began to climb after hitting a floor of 80.4 per 100,000 on October 9, ending a steady decline that began in early August. Between November 17 and January 22, however, Alpharetta's incidence rate climbed by 347%.
- The trend since January 22 is showing positive signs, with the incidence rate in Alpharetta falling by 45.21% between January 22 and February 5 to 504.1 diagnoses per 100,000 people. Hospitalization rates in Fulton County have remained relatively consistent throughout the pandemic, typically running between 4% to 4.5% of diagnosed patients, and the fatality rate has remained at 1%.
- This decline in Alpharetta's incidence rate, as well as that for Fulton County and the region, is expected to continue; however, variables such as the recent entrance of two new variants of the virus that causes COVID-19 and that are considerably more contagious will influence the rate of decline. The extent of that influence is not known.
- Of course, the biggest influence on the future condition with respect to the presence of COVID-19 in the population is the introduction and rollout of vaccines. As of February 3, just over 1 million eligible Georgians have received at least their first vaccine dose. With more than 2 million Georgians comprising the population covered by Phase 1A+ of the vaccine rollout, however, much work remains to be done before the vaccination program can be expanded to the populations in Phase 1B and 1C.

- The State of Georgia does have a plan for creating and supporting mass vaccination centers to aid in accelerating the vaccination effort, but the Governor and public health officials have stated that the current supply of vaccine in the Georgia is too low to allow that plan to be launched. The current statewide vaccine supply amounts to 154,000 doses per week, a supply that is far below the current demand. That supply shortage has, in fact, caused some public health agencies to periodically halt taking appointments for those seeking their first doses.
- Efforts are underway to increase the manufacture of currently approved vaccines, but the biggest news on the vaccine front may result from the February 4 submission of an application for emergency use authorization of the Janssen COVID-19 vaccine candidate. Developed by a division of Johnson and Johnson, the Janssen vaccine candidate is administered with a single dose and does not require the extreme refrigeration and limited storage and use windows of the currently available vaccines, which will enable a vaccination program with similarities to annual flu vaccines.
- If the Janssen vaccine candidate is given emergency use authorization by the FDA, the same authorization under which current vaccines are being provided, public health officials believe it will enable a rapid expansion of the vaccination program.
- **ORGANIZATION LANDSCAPE:** Organizationally, the City navigated the first nine months of the pandemic with few employees contracting COVID-19. In fact, between March 1 and November 30, only 15 employees were diagnosed as positive for the virus. Another 59 employees had to be quarantined during that period due to exposure to someone who had tested positive.
- Between December 1 and February 3, however, the same holiday surge that impacted the general population also took its toll within our ranks. During that period 50 employees contracted COVID19 while another 47 had to be quarantined due to exposure to a person or persons who had tested positive. This increased the totals from March 1 through February 3 to 65 employees having contracted COVID-19 and another 106 having been quarantined.
- The City bases its quarantine protocol for individuals who have been in close contact with someone who tested positive for COVID-19 on current CDC guidelines. As of the writing of this document, the City's protocol is for such individuals to quarantine for 10 days during which they are to monitor themselves for the development of any symptoms of the COVID-19 infection. If no such symptoms present themselves, the employee may return to work but are to be especially careful to take the with respect to social distancing, wearing a mask, and washing their hands frequently. Per the CDC guidelines, the City does not require a negative test for an employee quarantined under these circumstances to return to work, and such employees are advised to not go for testing until at least 5 days after exposure unless symptoms develop.
- The Families First Coronavirus Response Act (FFCRA) requires the City to provide employees with paid sick leave or expanded family and medical leave for specified reasons related to COVID-19. This includes providing two weeks (up to 80 hours) of paid sick leave at the employee's regular rate of pay where the employee is unable to work because the employee is quarantined (pursuant to Federal, State, or local government order or advice of a health care provider), and/or experiencing COVID-19 symptoms and seeking a medical diagnosis. While the Act expired on December 31, 2020, the City of Alpharetta voluntarily extended the paid sick leave benefit to allow employees to use any unused, available FFCRA leave through March 31, 2021.

- Between March 01, 2020 and February 03, 2021 employees have benefited from 10,202 hours of leave under the FFCRA. Of these hours, 1,918 have been used since December 1. Due to HIPPA regulations, employees are not required to advise their employer as to whether or not they have been vaccinated against COVID-19. Thus, we do not have an accurate picture as to the number of currently eligible employees who have received at least their first dose of the vaccine. Management continues to encourage all eligible employees to get vaccinated.
- **CURRENT POLICIES AND PROTOCOLS:** As the City of Alpharetta does not have public health professionals on staff, the policies, and protocols that we have in place have been developed and modified based upon the recommendations of public health agencies such as the Centers for Disease Control (CDC), Georgia Department of Public Health (GDPH), and the Fulton County Board of Health (FCBH). Most guidelines originate in whole or in part from the CDC.
- In April 2020, the City composed its Operational Restoration Plan, which was subsequently provided to and authorized by City Council. The plan is not a policy document but rather was intended as a set of guidelines for use by the City Administrator, Department Directors, and other key personnel in planning and implementing a phased return to typical operations and a reopening to the public of City facilities. The goal of the Operational Restoration Plan was to provide a set of tools and procedures to enable the recovery and continuation of business operations following a pandemic such as the COVID-19 outbreak.
- The Operational Restoration Plan established five operational stages:
 1. Phase 1: Preparation – Closed to The Public
 2. Phase 2: Implement Department Work Plans – Closed to The Public
 3. Phase 3: Restricted Public Access
 4. Phase 4: Open to Public – Normal Operations with Continued Social Distancing / Safety Protocols
 5. Phase 5: Open to Public – Normal Operations with Full Staffing
- Currently, the City continues under Phase 4 operational protocols, which allows for near-normal operations but maintains certain safety protocols such as mandatory temperature checks for employees and those entering City buildings, minimizing in-person meetings, and requiring social distancing for those in-person meetings that do take place, encouraging the use of remote / teleworking practices when possible, and not holding public events and gatherings. These operational protocols are consistent with current CDC guidelines and the active orders issued by the Governor.
- For our employees most vulnerable to COVID-19 exposure, firefighters and police officers, requirements remain in place for the use of personal protective equipment (PPE) when responding to calls and interacting with the public. This is the only employee group for whom the wearing of masks during work hours is mandatory at any time.
- The exception to this is that Staff is required to wear masks when attending meetings in the Council Chambers. For other City employees and visitors to our indoor facilities, the wearing of masks is encouraged but remains voluntary. We do maintain a supply of disposable masks that are made available to those who wish to wear one.

- Additionally, we do provide hand sanitation stations strategically located in public areas of our facilities and have cleaning and sanitation supplies in our conference rooms with protocols in place for cleaning of such rooms after each use. The expected duration of Phase 4 will continue until the threat of contracting COVID-19 is considered by federal, state, and/or county public health agencies to be nearly/entirely eliminated, until the Governor's public health emergency orders are lifted, or until the risk of employee-to employee infections is deemed minimal.
- **RETURNING TO NORMAL OPERATIONS:** A key factor in our ability to advance to Phase 5, especially as it relates to holding public events and gatherings, is for Alpharetta's COVID-19 incidence rate to remain at or below 100 per 100,000 for two consecutive weeks. This standard has been adopted by numerous public health agencies, businesses, and other organizations, and has continued to be the standard for public gatherings and other operations outlined in the orders that have been issued and renewed by the Governor.
- When that condition and the others noted at the end of the last section of this document are satisfied the City will advance to Phase 5 of our Operational Restoration Plan. This would be the condition that is equivalent to "business as usual" before the COVID- 19 pandemic. Under Phase 5, the City of Alpharetta will return to full on-site staffing during regular business hours. The necessity for most enhanced safety protocols (such as the 6-foot social distancing rule) and equipment (Plexiglas barriers, face masks/covering, or latex gloves) would be gradually phased out, but the sanitizing of hands and office surfaces will remain as normal daily work procedure.
- During the response to COVID-19, the City introduced tools and capabilities that will continue to influence our operations even after we enter Phase 5 of our operational plan. This includes the ability to support virtual meetings, improvements to the ability to receive online payments, and improved online submittal processes. New public engagement tools that encouraged citizens to participate in community planning efforts without the need to physically attend meetings proved very successful, and the expansion of their use into other areas of our external engagement and communications strategies are being planned.
- In terms of internal infrastructure, the move towards cloud computing solutions that accelerated due to the pandemic will have long-term benefits to how we operate. To realize the full benefit of those changes and better support operational continuity in the face of future incidents, however, the future refresh of departmental computers will need to place an emphasis on laptops and mobile devices to better allow employees to work remotely when appropriate or necessary.
- Finally, it must be recognized that the City will need to continue to carefully assess the community landscape over the 12+ months following the "return to normal" to determine what longer term impacts and changes may be in play. From potential changes in the way businesses and people work and the corresponding implications for the local economy, to changes in traffic patterns, and even the way residents use our parks or interact with their government, the City will need to assess what changes may be permanent and which may be short lived so that we can adjust services, strategies, and even goals appropriately.

E. City Special Events Management

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is seeking guidance for a change in the management of the City's major events.
- The Recreation, Parks & Cultural Services Department is considering that the following events be managed by a third-party event company: Brooke Street Concert Series, Taste of Alpharetta, and Wire & Wood Festival. Separate RFPs would be issued for each event.
- It is understood and expected that this model requires sponsorship of the events. The Department would be setting limitations on the number of on-site sponsor booths, either as a percentage of other vendor booths, or as a percentage of expected attendance, depending on event type.
- The goal would be for this change of management to be invisible to the residents, and for the Community Services Division to maintain oversight of all public events. The event management companies would need to follow the focus outlined by the City for each event. For example, Taste of Alpharetta is "Dedicated to the many facets of the local food system, including local restaurants, growers and producers, educators, distributors, innovators, and food rescuers". The City would be open to new ideas from the event management companies, but the overall focus of the events would remain the same.
- If approved this would begin with events in 2022 with a City subsidized two-year tiered approach of up to 50% for year one and up to 25% in year two based on 2019 budgeted amounts.
- The Department is also recommending that the Food Truck Alley events be eliminated due to the large number of restaurants in the downtown area.
- The Department is also recommending the elimination of the Arts Street Fest event which will allow the Farmer's Market and the Art in the Park events to be held over Memorial Day Weekend. Future events would be tailored for the City with an emphasis on meaningful, authentic, memorable community-based events.
- Council agreed that staff can move forward with cancelling the 2021 Taste of Alpharetta that was set to take place in May. Council Member Hipes would like to leave the option open to reschedule the event at a later date if the COVID-19 numbers are down.

IX. PUBLIC COMMENT

- No Public Comment

X. REPORTS

- Mayor Pro Tem Mitchell appointed Mary Farr as his appointee to the Board of Ethics.
- Council Member Richard appointed Mary Beth Cornelius as her appointee to the Cultural Arts Commission.
- City Administrator, Bob Regus, came forward to provide an update on the inclement weather that was predicted to take place overnight.

XI. ADJOURNMENT

- ❖ Mayor Pro Tem Mitchell offered a motion to adjourn into Executive Session
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously (7-0)
- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting to Executive Session at 9:06 P.M.

Respectfully submitted,

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

Erin Cobb, City Clerk



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: February 22, 2021

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATION

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 & Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: February 22, 2021

I. AGENDA ITEM TITLE: PH-21-AB-06 DINER BC, LLC
D/B/A VAS KOUZINA
58 CANTON STREET
ALPHARETTA, GA 30009

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

OWNER: DINER BC, LLC
REGISTERED AGENT: VASILIOS LIAKAKOS

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Vas kouzina PH minutes



**CITY OF ALPHARETTA
PUBLIC HEARING
LIQUOR LICENSE**

DATE: February 18, 2021
TIME: 2:00 P.M.
LOCATION: <https://zoom.us/j/94098029600>

Official Minutes

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

I. CALL TO ORDER: City Clerk, Erin Cobb, called the meeting to order at 2:00 P.M.

II. LICENSE APPLICATIONS:

1. PH-21-AB-06 Diner BC, LLC
 d/b/a Vas Kouzina
 58 Canton Street
 Alpharetta, GA 30009

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

 Owners: Diner BC, LLC
 Registered Agent: Vasilios Liakakos

Vasilios Liakakos, owner and registered agent of 15455 Alpha Woods Drive, Milton, GA 30004 was present on the call. Also on the call was Kristine Choi of KC License & Paralegal 3863 Postal Drive, Suite 210 Duluth, GA 30096.

Mr. Liakakos stated he has one other Greek restaurant in Roswell, this will be a second location. He has operated restaurants in the past. Vas Kouzina is not open yet, there are ongoing renovations taking place. Ms. Cobb asked Mr. Liakakos if he was familiar with Alpharetta's alcohol ordinances to which he replied he was. Mr.

Liakakos stated he is using TIPs Training for his employees. He is aware his employees must have pouring permits to serve alcohol. He is also aware he is required to obtain his State of Georgia alcohol license.

Public Comment: No Public Comment

Ms. Cobb recommended that this license be approved and confirmed it will be on the Consent Agenda at the City Council Meeting scheduled for Monday February 22, 2021 at 6:30 P.M.

The applicant is required to appear in person on February 22, 2021 should Council have any questions regarding this application. Once City Council approves the application, applicant will be allowed to pick up and pay for their alcohol license at City Hall in Community Development.

III. ADJOURNMENT: With no further business to discuss or items to be heard, City Clerk, Erin Cobb, adjourned the meeting at 2:05 P.M.

Respectfully submitted,

Kiersten VanHorn

Kiersten VanHorn, Assistant City Clerk



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CLUP-21-01/Z-21-02/V-21-03 THE 1858

CITY COUNCIL:

FEBRUARY 22, 2021

This item was heard at the 2/4/2021 Planning Commission meeting. Staff recommended approval subject to 21 conditions. There was one (1) public comment from a resident of East of Main 2 asking about the construction timeline and landscaping along the eastern property line. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0

II. RECOMMENDATION:

Approve CLUP-21-01/Z-21-02/V-21-03 THE 1858, subject to the following conditions:

1. The site, consisting of approximately 1.68 acres, shall be zoned DT-R and developed substantially similar to site plan prepared by Plum Creek Consulting, revised 1/20/2021, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use designation of the property shall be 'Downtown Residential Density'.
3. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with comments from the Downtown Consultant and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. A minimum of six (6) homes shall be 4-sided brick or stone and each home shall have a unique elevation with respect to design, material and color. A minimum of six (6) homes shall have a chimney and a minimum of six (6) homes shall have a front covered porch.
4. Building height shall be limited to no more than 2 stories and 35' along Cumming Street.
5. Lots shall have a front yard defined by a decorative low wall (brick or stone) or hedge with columns (brick or stone), as approved by DRB. Hardscape in front yards is limited to decorative brick pavers and/or stepping stones and shall not cover more than 25% of the front yard.
6. Side setbacks shall be 8' between structures and private alley shall be permitted to count toward meeting the minimum lot size. Variances to the maximum lot coverage shall not be permitted.
7. Cumming Street streetscape shall generally be improved as follows: 30' half width right-of-way to incorporate a min. 4' planter, 8' concrete sidewalk, 10' travel lane, street trees and decorative pedestrian lights, with final approval by Staff.
8. Shade trees shall be required in the planter along Cumming Street and behind the sidewalk within the 10' landscape strip as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by DRB. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
9. Residential alley shall meet the streetscape standards in the Alpharetta Downtown Code.
10. Project entrance shall include decorative paver apron, landscaping and low wall.
11. Northwest corner of the property shall include a community focal feature, as approved by the Art Committee.
12. Pocket park shall be developed with a park-like setting with decorative landscape, hardscape, low walls and seating. Landscape shall include plant selections promoting the historic Downtown. Exotic and invasive trees and shrubs shall be removed in the pocket park, as approved by Staff.
13. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
14. Trees shall be saved as depicted on the tree save plan prepared by Plum Creek Consulting, revised 1/20/2021. Developer shall save tree# 145 (18" Magnolia), 146 (17" Magnolia), 148 (14"

Redbud) and 149 (13" Redbud), if it is determined by Staff that those trees were incorrectly located on the site plan and reasonable effort can be made to save those trees. Developer shall make reasonable efforts to save additional trees in the pocket park.

15. Developer shall plant the area west of Lot 1 to landscape buffer standards and a 5' landscape strip shall be planted along the eastern property line.
16. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
17. Prior to the issuance of an LDP, developer shall provide the City with a copy of the parking agreement with AFUMC for 12 off-site parking spaces.
18. Stream buffer encroachment and 80' average width enhanced buffer shall be permitted as depicted on the site plan prepared by Plum Creek Consulting, revised 1/20/2021. In addition to the proposed enhanced buffer (invasive species removal and revegetation north side of stream), developer shall provide additional measures (one or a combination of the measures below) to mitigate the stream buffer encroachment, as approved by Staff, such as using:
 - 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 off-site riparian buffers on the south side of the stream on the AFUMC property, 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 off-site stream restoration within the watershed.
 - d. Other options that provide an ecological lift, as approved by Staff.
19. Developer shall provide an additional 20% channel protection volume in addition to the standard requirement for the site, as approved by Staff. An exemption from channel protection volume as described in GSMM2.2.4.2 will not be permitted for this project.
20. Garbage pickup shall be from the alley, not Cumming Street.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Vision Development Partners, LLC, is requesting a comprehensive land use plan amendment from 'Public, Institutional, Education' to 'Downtown Residential Density' and a rezoning from R-15 (Dwelling, 'For-Sale', Residential) and O-I (Office-Institutional) to DT-R (Downtown Residential) in order to construct eleven (11) 'For-Sale' single-family detached homes on 1.68 acres in the Downtown. Variances are requested to allow a private alley to count toward the minimum lot size, to reduce side setbacks and to allow a stream buffer encroachment. The subject properties are located at 0, 73, 89 and 109 Cumming Street on the south side of Cumming Street and across from Manning Drive.

DISCUSSION

The submitted request, if approved, would allow for the construction of eleven (11) 'For-Sale' single-family detached homes on 1.68 acres in the Downtown. The proposed residential density is 6.55 dwelling units per acre. The applicant proposes to rezone the property from R-15 and O-I to DT-R and a comprehensive land use plan amendment from 'Public, Institutional, Education' to 'Downtown Residential Density'. Variances are requested to allow an alley to count toward the minimum lot size, to reduce side setbacks and to allow a stream buffer encroachment. The subject properties are located at 0, 73, 89 and 109 Cumming Street on the south side of Cumming Street and across from Manning Drive.

The property represents a few parcels of land with frontage on Cumming Street. There are two (2) single-family detached homes currently developed on the properties. Surrounding properties are zoned DT-R and R-15 to the north, DT-R to the east, O-I, R-15 and DT-R to the south and O-I to the west. The Taylor Morrison residential development and Manning Drive Subdivision are located to the north, East of Main Phase 2 is located to the east and south, and Alpharetta First United Methodist Church (AFUMC) is located to the south and west. The Comprehensive Land Use Plan designation of the property is 'Public, Institutional, Education', which requires a comprehensive land use plan amendment to 'Downtown Residential Density' in order to allow the proposed use.

As summarized below, the applicant is requesting the three (3) variances from Unified Development Code (UDC):

1. UDC Section 1.4 Definitions. A variance is requested to the definition of a 'Lot' to allow a private alley to count toward meeting the minimum lot size on a residential lot. The applicant's site plan depicts a 16' private alley at the rear of each residential lot, which have an average lot width of 36'. The alley represents approximately 572 square feet of the lot area, of which the average proposed lot size is 4,758 square feet. The minimum lot size in the DT-R district is 4,500 square feet and the maximum lot coverage is 70%. There have been a few subdivisions in the Downtown that have been granted variances to allow an alley to count toward the minimum lot size, including East of Main Phase 2, If approved, it is recommended that lots not be permitted to vary the maximum lot coverage requirement. 'Lot' is defined as:

"A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. In determining the area and dimensions of a lot, no part of the street right-of-way or private street easement may be included."

2. UDC Appendix A: Alpharetta Downtown Code Subsection 3.8.4. (B) Building Placement, Principal and Accessory Structure Setbacks. A variance is requested to reduce the side setback from a minimum ten-feet (10') between structures to eight-feet (8') between structures. According to the applicant, the variance is necessary to accommodate the tree save area proposed within the 0.20-acre pocket park, which includes two (2) Oak trees (#143 – 24" Post Oak and #140 – 32" White Oak) within the proposed pocket park.
3. UDC Subsection 3.3.6(C)(1)(b) Stream Buffer Protection, Land Development Requirements. A variance is requested to allow an encroachment into the 150' perennial stream buffer. The applicant proposes to provide an 80' average width enhanced stream buffer on the north side of the stream as mitigation for the proposed impact. The enhanced stream buffer would include removal of invasive species and replanting of the buffer. The stream in question has been piped on the AFUMC property, as a result of previously approved stream buffer variances at the State and local level. The City granted the stream buffer variance on the AFUMC property in 2012, which included conditions requiring the church to develop an educational and maintenance program associated with a stormwater management facility that was constructed. In addition, the adjacent property to the east, East of Main Phase 2, received stream buffer variance approval to reduce the perennial stream buffer from 150' to 75'. Justification for that variance was to keep the open stream in its natural state, since the developer could have piped the section due to the upstream portion of the stream on the AFUMC property and downstream section under Cricket Lane being piped.

The Downtown Master Plan 5-Year market demand study reflects a demand potential of 40 – 45 single-family detached units. The demand analysis is intended to be a measure of market viability, not a prediction or recommendation for Downtown development. As shown in the table below, 350 single-family detached homes have been approved in the Downtown in the five (5) years since the adoption of the 2015 Downtown Master Plan update. The applicant's proposed density of 6.55 dwelling units per acre is in-line with past approvals in the Downtown.

Downtown Overlay – Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
AlphaDev	11 SFD, 6 TH	2.21 acres	7.7 du/ac
Alcovy	10 SFD	1.23 acres	8.1 du/ac
City Center/Voysey	42 SFD, 168 For-Rent	25 acres	8.0 du/ac
Midwick	17 SFD, 23 TH	5.85 acres	6.8 du/ac
Old Milton Holdings (Foundry)	25 SFD, 137 TH	23.89 acres	6.8 du/ac
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 du/ac
Burnett Circle (Ouray)	43 TH	5.72 acres	7.5 du/ac
Weyhill	9 SFD	3.1 acres	2.9 du/ac
Teasley Place	24 Condo (High)	2.2 acres	10.9 du/ac
East of Main	60 SFD, 42 TH	13.87 acres	7.35 du/ac
Twelve on Canton	12 SFD	5.46 acres	2.2 du/ac
The Maxwell	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 du/ac
Rowes Downtown (Tiffany Square)	22 SFD	3.26 acres	6.75 du/ac
Chelsea Walk	49 TH	7.04 acres	7.0 du/ac
Manning on the Square	58 SFD	11.7 acres	4.96 du/ac
Villa Magnolia	26 SFD	3.53 acres	7.37 du/ac

Downtown Overlay – Number of Approved Residential Units by Type

Residential Type	Number Approved
Single-Family Detached	350 units
Townhome	300 units
Condominium (Mid-Entry)	80 units
Condominium (High-End)	48 units
For-Rent	168 units
TOTAL	946 units (82% For-Sale/18% For-Rent)

SITE PLAN

The submitted site plan depicts eleven (11) single-family detached lots oriented to Cumming Street and served by a private alley with access from Cumming Street. Lots range in size from 4,537 to 5,780 square feet with an average lot size of 4,785 square feet. Homes are proposed to be 2-stories over a basement and include a front courtyard and rear covered deck over the driveway. A 20' setback is provided along Cumming Street from the current property line. Minimum building setbacks are consistent with the DT-R development standards, except that the applicant requests a reduction in the side setback from ten-feet (10') to eight-feet (8') between structures.

Each home has two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. The Downtown Code requires 28 parking spaces for the proposed subdivision, of which 44 parking spaces are provided on-site. The applicant has negotiated an off-site parking agreement with AFUMC for 12 unassigned parking

spaces located in the existing church parking lot to the west. Parking spaces will be available for use at all times, except for Sunday mornings during church services.

A 16' private alley is depicted at the rear of and within each lot. The alley adds an average of 572 square feet of impervious area to each lot. An eight-foot (8') concrete sidewalk is depicted along Cumming Street.

A 0.20-acre pocket park is provided at the project entrance along Cumming Street, which represents 12% open space. The pocket park includes two (2) tree saves with additional trees likely to be saved in the area. The percentage of open space is likely to be higher within the development, since the front courtyards and rear covered decks were not included in the open space calculation. Either way, the applicant's proposal exceeds the minimum 10% amenity space required in the DT-R district. If approved, amenity areas should include improvements associated with gathering and seating areas.

There are several specimen and trees of quality on the subject property, consisting primarily of Hardwoods. The applicant's site plan depicts two (2) tree saves (tree# 143 - 24" Post Oak and tree# 140 - 32" White Oak) in the 0.20-acre pocket park. There are additional trees within the proposed tree save area (20" Water Oak and 20" Oak), as well as a few boundary trees (Redbuds and Southern Magnolias) that are not depicted to be saved. If approved, it is recommended that the developer make reasonable efforts to save additional specimen trees and trees of quality on the property.

A note on the site plan indicates that the existing AFUMC detention pond, south of Lots 3-5, has sufficient capacity to serve the stormwater management needs of the proposed development.

RENDERINGS

The applicant's proposed renderings reflect the use of multiple architectural styles approved in the Downtown, including Tudor, Georgian, Federal, and Greek Revival. Homes are depicted to be 2-stories over basement with gable rooftops. According to the applicant's architect, homes will be primarily brick or siding with stone and hard coat stucco accents. The City's Downtown Consultant reviewed the renderings and believes the applicant's proposal for a mix of architectural styles is appropriate. If approved, the applicant should comply with the following comments provided by the Downtown Consultant:

1. Varied siding sizes and use of brick is appropriate
2. Window styles and mullion patterns are appropriate
3. Shutters should not be used on a triple window
4. Varied roof colors and textures are appropriate

TRAFFIC

The applicant provided a trip generation report, which estimates that the proposed 11-lot single-family detached subdivision would generate 13 AM Peak Hour trips and 12 PM Peak Hour trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County

Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 11 Detached Homes

School	Single Family Average #
Manning Oaks Elementary School	1 to 4 students
Hopewell Middle School	0 to 2 students
Alpharetta High School	1 to 4 students
TOTAL	2 to 10 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 10 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School is currently over capacity.

COMPREHENSIVE LAND USE PLAN (CLUP) AMENDMENT

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: The AFUMC property was assigned a comprehensive land use plan designation of 'Public, Institutional, Education' due to its use and development as a church. A small portion of the property, 109 Cumming Street, and contiguous properties to the east are designated 'Downtown Residential Density', which is consistent with the applicant's request.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The applicant's proposal is consistent with the following policies and strategies in the City's 2035 Comprehensive Plan:

ED Policy 1: Maintain a highly viable, growing and attractive downtown.

ED Policy 4: Maintain a high aesthetic standard and enhance architectural quality.

ED Strategy 4.1: Maintain and enforce high aesthetic standards and appropriate architectural guidelines.

LU Policy 1: Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.

LU Strategy 1.3: Encourage residential uses in the Downtown at higher densities and in mixed use buildings in order to support the viability of Downtown.

H Policy 1: Promote and encourage residential densities and designs that ensure varied living areas and housing types.

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

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

H Policy 5: Design quality and long-term value into residential development to maintain appearance and property values.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposal would have impacts on public facilities and services as it relates to increased demand on parks and recreation, fire and police and schools. However, the increased demand should be negligible given that the proposal represents a net increase of nine (9) dwelling units.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: The request to allow ‘For-Sale’ single-family detached homes should not negatively impact public health, safety or welfare. While the proposed rezoning is not consistent with the future land use designation of the property, a portion of the property and contiguous properties to the east are designated ‘Downtown Residential Density’.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: Development opportunities in the Downtown are limited given the growth the City has seen in the Downtown. The applicant’s request would further Housing Policy 6, as shown below, by adding to the housing opportunities in the City.

H Policy 6: Assure that people who work in Alpharetta have the opportunity to live in Alpharetta by maintaining a housing-to-jobs balance.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

STANDARDS FOR ZONING CHANGES

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:

a. 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 and nearby properties, which are primarily developed with similar residential uses and densities.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with similar residential uses and densities.

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's proposal includes a tree save area including two (2) large Oaks. A stream buffer variance is requested; however, the applicant proposes to mitigate the encroachment with an enhanced stream buffer, including removal of invasive species and revegetation. In addition, the stream in question has been piped on the AFUMC property and a stream buffer variance was granted on the adjacent property to the east, East of Main 2.

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

Response: The subject property could be developed with approximately three (3) additional single-family detached homes on minimum 15,000 square foot lots and/or AFUMC could develop the property with church uses. However, the proposed residential subdivision would contribute to a more balanced jobs to housing ratio and walkable downtown.

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 proposal would have impacts on public facilities and services as it relates to increased demand on parks and recreation, fire and police and schools. However, the increased demand should be negligible given that the proposal represents a net increase of nine (9) dwelling units.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts.

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 request to allow 'For-Sale' single-family detached homes should not negatively impact public health, safety or welfare. While the proposed zoning is not consistent with the future land use designation of the property, a portion of the property and contiguous properties to the east are designated 'Downtown Residential Density'.

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

Response: The subject property could be developed with approximately three (3) additional single-family detached homes on minimum 15,000 square foot lots and/or AFUMC could develop the property with church uses. However, the proposed residential subdivision would contribute to a more balanced jobs to housing ratio and walkable downtown.

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

Response: The Comprehensive Land Use Plan designation of the property is 'Public, Institutional, Education', which requires a comprehensive land use plan amendment to 'Downtown Residential Density' to allow the proposed use.

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 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 slopes down from Cumming Street due to the presence of a stream at the rear of the property. However, topography does not appear to contribute to the requested variances. The proposed side setback reduction would accommodate a tree save area in the 0.20-acre pocket park. The request to allow an alley to count toward the minimum lot size has been approved at other Downtown subdivisions, including East of Main 2. The average area of a lot minus the alley is 4,213 square feet, representing a 9% reduction. Stream buffer variances have been approved on adjacent properties, with AFUMC piping the section to the west and East of Main 2 granted a reduction in the stream buffer from 150' to 75'. The City's Stormwater Engineer typically does not support requests for stream buffer variance because of the water quality benefits that a stream provides. If approved, Staff recommends additional mitigation to offset the impacts resulting from the stream buffer encroachment.

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

Response: The proposed side setback reduction would accommodate a tree save area in the 0.20-acre pocket park. The request to allow an alley to count toward the minimum lot size has been approved at other Downtown subdivisions, including East of Main 2. The average area of a lot minus the alley is 4,213 square feet, representing a 9% reduction. Stream buffer variances have been approved on adjacent properties, with AFUMC piping the section to the west and East of Main 2 granted a reduction in the stream buffer from 150' to 75'. The proposed density is comparable to other approved densities and the massing and scale is similar to surrounding properties and approvals.

- (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 slopes down from Cumming Street due to the presence of a stream at the rear of the property. However, topography does not appear to contribute to the requested variances. The proposed side setback reduction would accommodate a tree save

area in the 0.20-acre pocket park. The request to allow an alley to count toward the minimum lot size has been approved at other Downtown subdivisions, including East of Main 2. The average area of a lot minus the alley is 4,213 square feet, representing a 9% reduction. Stream buffer variances have been approved on adjacent properties, with AFUMC piping the section to the west and East of Main 2 granted a reduction in the stream buffer from 150' to 75'.

(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 variances should not cause substantial detriment to the public good. The proposed side setback reduction would accommodate a tree save area in the 0.20-acre pocket park. The request to allow an alley to count toward the minimum lot size has been approved at other Downtown subdivisions, including East of Main 2. The average area of a lot minus the alley is 4,213 square feet, representing a 9% reduction. Stream buffer variances have been approved on adjacent properties, with AFUMC piping the section to the west and East of Main 2 granted a reduction in the stream buffer from 150' to 75'.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for comprehensive land use plan amendment, rezoning and variance. The comprehensive land use plan amendment is consistent with the designation of a portion of the subject property and contiguous properties to the east. The zoning proposal is consistent with the vision of the Downtown Master Plan and is suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with similar residential uses and densities. Approval of the variances should not cause substantial detriment to the public good, if the stream buffer encroachment is properly mitigated as approved by Staff.

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 the applicant was contacted by three (3) residents requesting informational packets, sales price of homes and developer information.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on January 13, 2021. There were questions about the size and price point of the homes, as well as parking. Public comments were in support of the applicant's proposal.

IV. ATTACHMENTS:

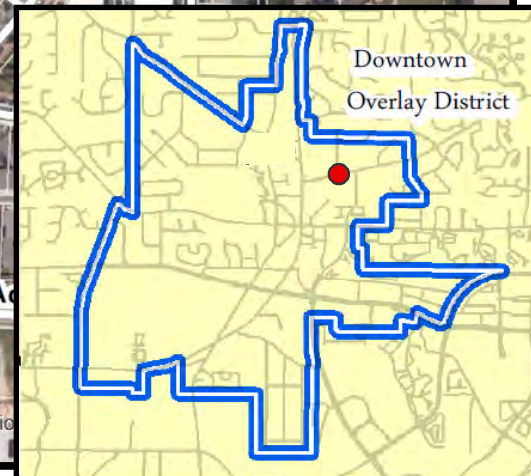
- Site Plan
- Renderings

CLUP-21-01 Z-21-02 V-21-03



LEGEND

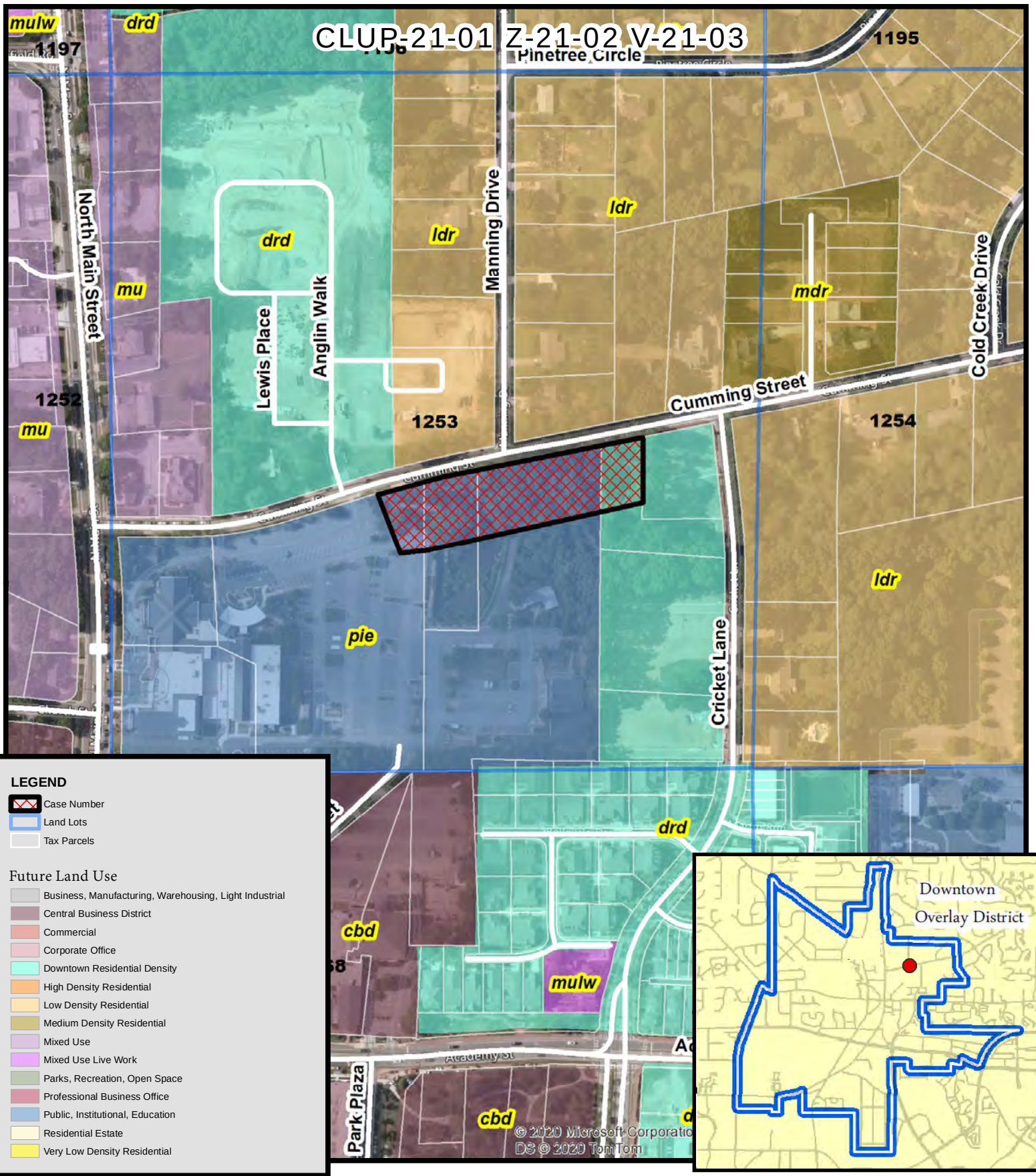
- Case Number
- Tax Parcels

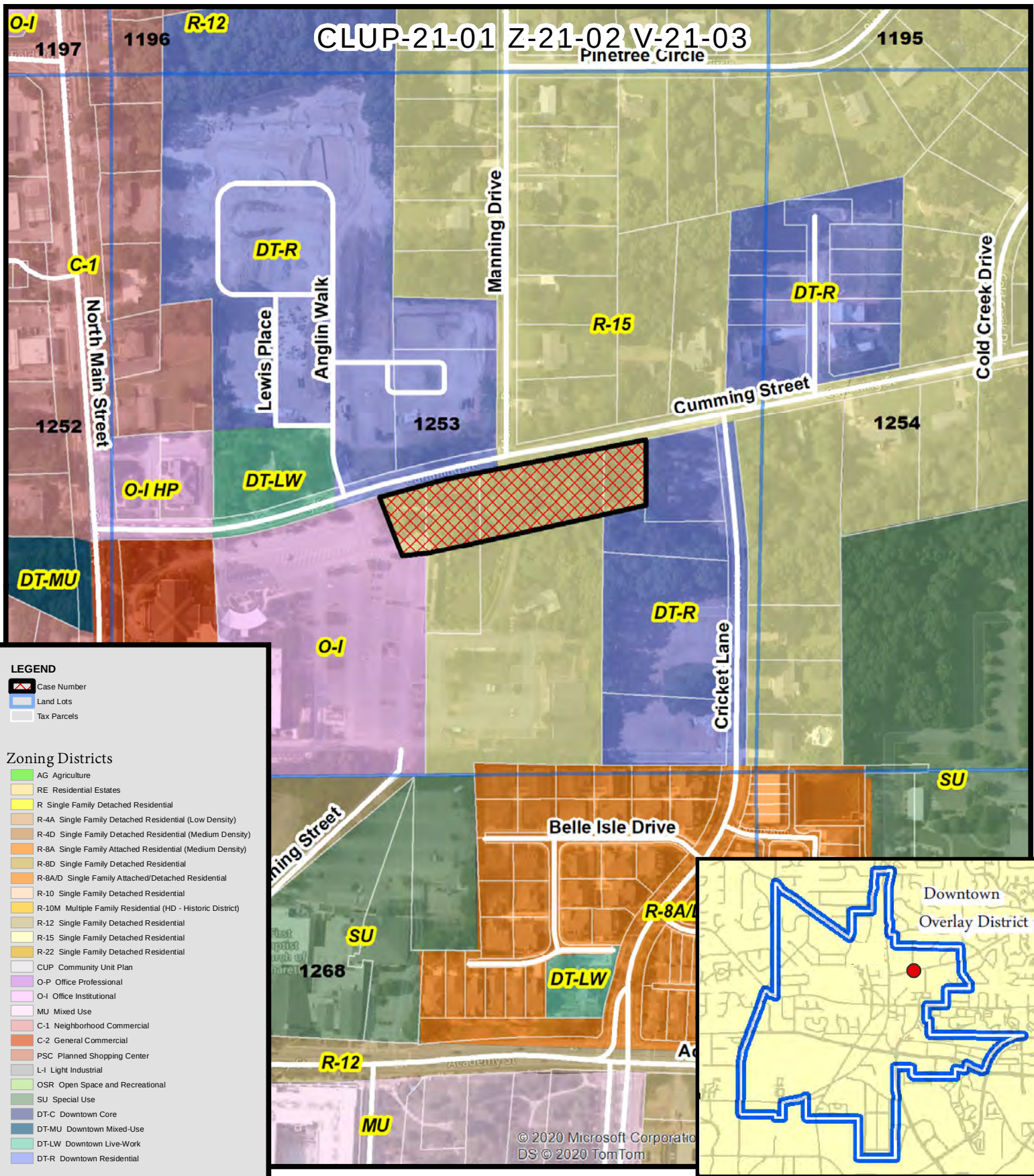


Aerial Map
The 1858
73, 89, 109 Cumming Street

CLUP-21-01 Z-21-02 V-21-03
D/LL: 2/2/253
PC: 2/04/21
CC: 2/22/21

Location Map Provided by:
Community Development - GIS





Zoning Map

The 1858

73, 89, 109 Cumming Street

CLUP-21-01 Z-21-02 V-21-03

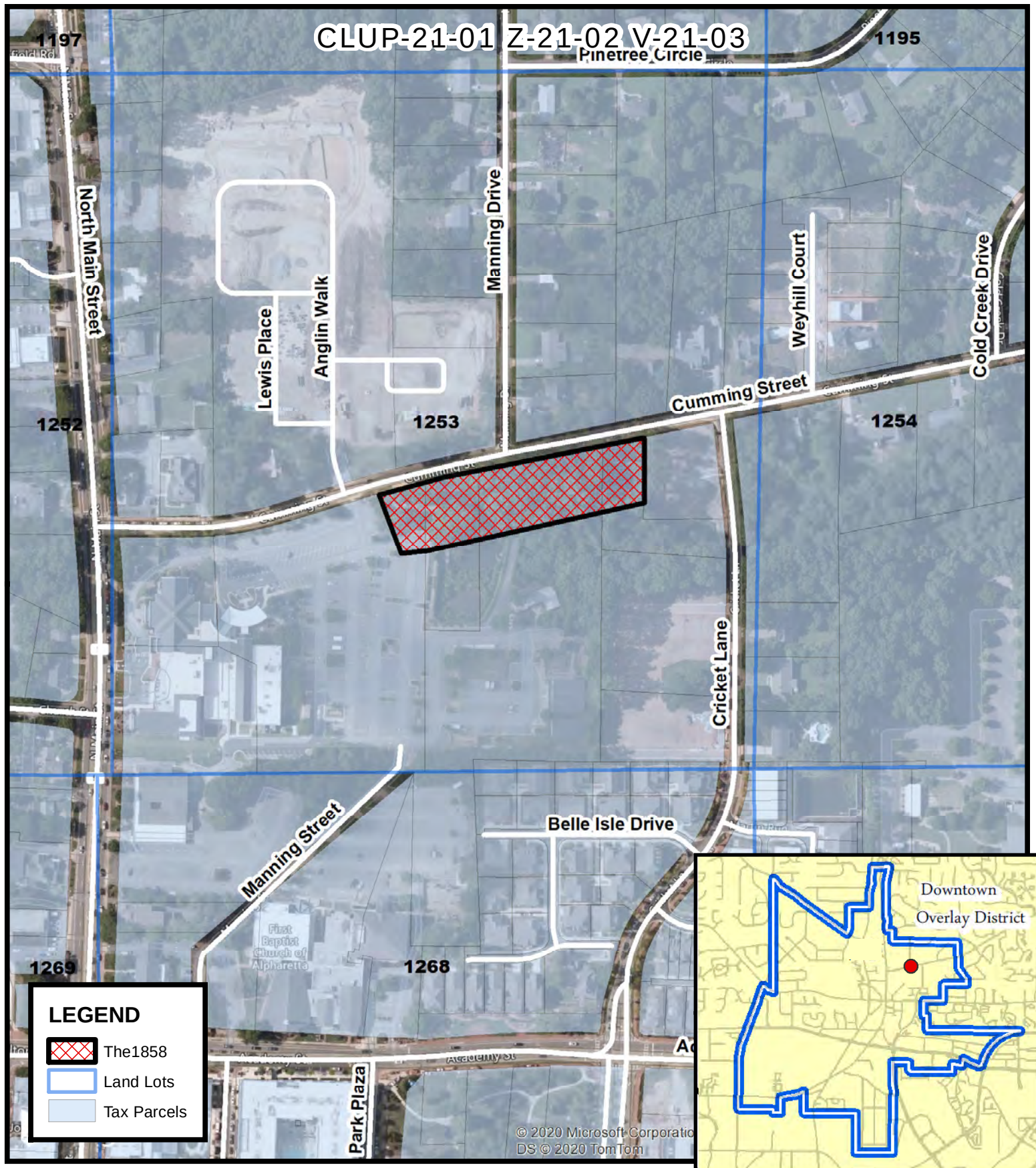
D/LL: 2/2/1253

PC:2/04/21

CC:2/22/21



Location Map Provided by:
Community Development - GIS



CZIM Chat Box Transcript – 1.13.21 6PM

What is the square footage of the units?

price range?

Is parking a concern?

Comment, not question: 1858 looks impressive and in keeping with overall look and feel of Alpharetta

I agree

Great job Chris Owens

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: The 1858 Residential Development CLUP-21-01/Z-21-02/V-21-03

Contact Name: Don Rolader

Telephone: 770-442-0330

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.

Buddy Stovall 1)houses to be removed; 2)name of developer; 3)sales price of houses

Sandra Williams 1) requested information package and letter to property owners

Jonathan Freeland 1) requested information package and letter to property owners

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: 1/5/21

Print Form



December 15, 2020

ALPHARETTA CHRISTIAN ACADEMY
44 ACADEMY ST
ALPHARETTA GA 30004

RE: Application of Vision Development Partners, LLC / CLUP-21-01; Z-21-02; V-21-03
Cumming Street Single Family Residential Subdivision

Dear Property Owner:

Vision Development Partners, LLC has filed for a rezoning of 1.68 acres on Cumming Street in the City of Alpharetta, Fulton County, Georgia from O&I and R-15 to DT-R. We are seeking approval for an eleven-lot subdivision of single-family homes. A copy of the site plan is attached to this letter.

If you should have any questions regarding this matter, please contact our attorney, Don Rolader. His mailing address is P.O. Box 277, Marble Hill, GA 30148. His phone number is 770-442-0330, his email is don@roladerandrolader.com; and his fax number is 770-442-0641.

The hearings on this matter will be as follows:

Community Zoning Information Meeting (CZIM), January 13, 2021 at 6:00 pm (by ZOOM);
Planning Commission, February 4, 2021 at 6:30 pm; and
City Council, February 22, 2021 at 6:30 pm.

Sincerely,

Steven C. Smith

cc: Don Rolader

Attachment: Zoning Site Plan, dated December 12, 2020

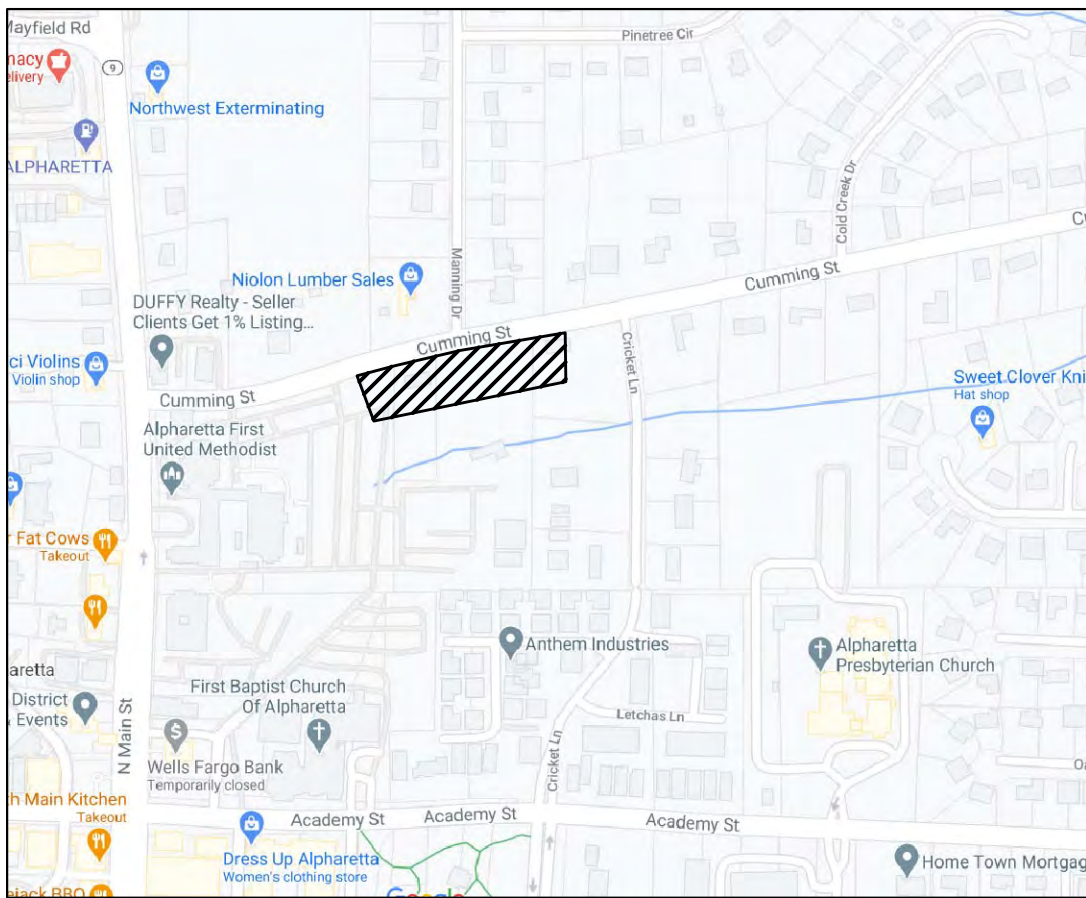
6160 Peachtree Dunwoody Rd, Suite B200, Atlanta, GA 30328
steve@visiondevpartners.com | (770) 330-3233

Citizen Participation Form - Part A Exhibit A

Parcel ID	Name	Address	City, State, Zip
22 498212540223	130 CUMMING LLC	43 WOODSTOCK RD	ROSWELL GA 30075
22 498112530621	130 CUMMING LLC	43 WOODSTOCK RD	ALPHARETTA GA 30009-3612
22 498112530217	260 WAVETREE DRIVE LLC	P O BOX 2033	ALPHARETTA GA 30023
22 498412680779	ALPHARETTA CHRISTIAN ACADEMY	44 ACADEMY ST	ALPHARETTA GA 30004
22 498112530357	ALPHARETTA FIRST UNITED METHODIST CHURCH	13480 HOPEWELL RD	ALPHARETTA GA 30004-3519
22 498112530290	ALPHARETTA FIRST UNITED METHODIST CHURCH INC	73 CUMMING ST	ALPHARETTA GA 30004
22 498112530605	ALPHARETTA FIRST UNITED METHODIST CHURCH INC	73 CUMMING ST	ALPHARETTA GA 30004
22 498412680654	ALPHARETTA FIRST UNITED METHODIST CHURCH INC	69 N MAIN ST	ALPHARETTA GA 30004
22 498112530183	ALPHARETTA WOMANS CLUB INC	P O BOX 896	ALPHARETTA GA 30009
22 498212540504	ATLANTA PRESBYTERY INC	180 ACADEMY ST	ALPHARETTA GA 30004-1704
22 498212540439	BERNARD JILL	145 CUMMING ST	ALPHARETTA GA 30009
22 498112530159	BLANKENSHIP LINDA S	183 PINETREE CIR	ALPHARETTA GA 30004-1626
22 498112530472	BROWN MONDI PROPERTIES INC	11675 CENTURY DR STE D	ALPHARETTA GA 30009
22 498112530068	CONNELL MICHAEL A & BONE ANDREW J	12460 CRABAPPLE RD SUITE 202-647	ALPHARETTA GA 30004
22 498112530506	DEVORE PEGGY W	3023 OAKSIDE CIR	ALPHARETTA GA 30004
22 498112530225	EQUITY TRUST COMPANY CUSTODIAN FBO & OF DANIEL M FRIES IRA	1 EQUITY WAY	WESTLAKE OH 44145-1050
22 498412680571	FIRST BAPTIST CHURCH OF ALPHARETTA INC	44 ACADEMY ST	ALPHARETTA GA 30004
22 498412680522	FIRST BAPTIST CHURCH OF ALPHARETTA INC	44 ACADEMY ST	ALPHARETTA GA 30004
22 498112530597	FIRST UNITED METHODIST CH OF ALPHARETTA	69 NORTH MAIN ST	ALPHARETTA GA 30004-1620
22 498112530266	FIRST UNITED METHODIST CH OF ALPHARETTA	69 N MAIN ST	ALPHARETTA GA 30009-3620
22 498112530258	FIRST UNITED METHODIST CH OF ALPHARETTA GA THE	69 N MAIN ST	ALPHARETTA GA 30004
22 498112530589	GARDNER JOAN LAUTRELL	241 CRICKET LN	ALPHARETTA GA 30009-3607
22 498412680944	GRBK ACADEMY LLC	P.O. BOX 550345	ATLANTA GA 30355
22 498412680951	GRBK ACADEMY LLC	P.O. BOX 550345	ATLANTA GA 30355
22 498412680985	GRBK ACADEMY LLC	P O BOX 550345	ATLANTA GA 30355
22 498112530464	HAYWOOD T ASHLEY	P O BOX 485	ALPHARETTA GA 30009
22 498112530613	JOHNSON JOHN RANDAL & JUDITH P	120 CUMMING ST	ALPHARETTA GA 30009
22 498112530142	KEETER NICHOLAS C & WANAMAKER REBEKAH M	175 PINETREE CIR	ALPHARETTA GA 30009
22 498112530498	LACHGAR REBECCA G	135 MANNING DR	ALPHARETTA GA 30009-3616
22 498112530548	LECAIN THOMAS K & PIXLEY JAMES WILLIAM JR	255 CRICKET LN	ALPHARETTA GA 30009
22 498112530027	MANNING SARAH P	40 CUMMING ST	ALPHARETTA GA 30004-1610
22 498112530084	MANNING SARAH P	40 CUMMING ST	ALPHARETTA GA 30004-1610
22 498112530480	MENTO CRAIG JAMES II & KINAST MENTO JENNIFER	145 MANNING DR	ALPHARETTA GA 30009
22 498112530415	MONZO PHILLIP R	133 CUMMING ST	ALPHARETTA GA 30004
22 498112530365	NIOLOL JOSEPH R JR & SUSAN M	1350 WILD AZALEA LN	ATHENS GA 30606-5354

Citizen Participation Form - Part A Exhibit A

22 498112530167	PARTAIN WENDELL	1316 E WINDSOR ST	KINGSPORT TN 37660-4042
22 498112530563	PIXLEY JAMES W JR & LECAIN THOMAS K	245 CRICKET LN	ALPHARETTA GA 30009
22 498112530399	PROPERTIES OF DUFFY LLC	10 CUMMING ST	ALPHARETTA GA 30004
22 498112530316	SCHAEFFER JAMES T	109 CUMMING ST	ALPHARETTA GA 30004-1611
22 498112530233	STOVALL LINDA STRICKLAND	175 MANNING DR	ALPHARETTA GA 30004
22 498112530639	THOMPSON STEPHEN M & DONNA S	8022 TEA GARDEN RD SE	HUNTSVILLE AL 35802-3954
22 498112530431	THOMPSON STEPHEN M & THOMPSON DONNA S	8022 TEA GARDEN RD	HUNTSVILLE AL 35802
22 498112530076	TUDOR WAYMOND B & PATRICIA J	160 MANNING DR	ALPHARETTA GA 30004-1617
22 498112530571	VAUGHAN JANET T	262 CRICKET LN	ALPHARETTA GA 30009-3661



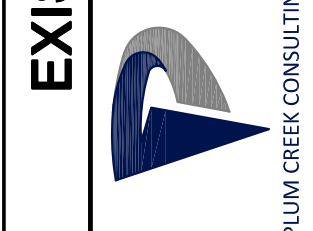
LOCATION MAP

REVISIONS	
NO.	DATE
1	12-13-2020
DATE: 12/01/2020	
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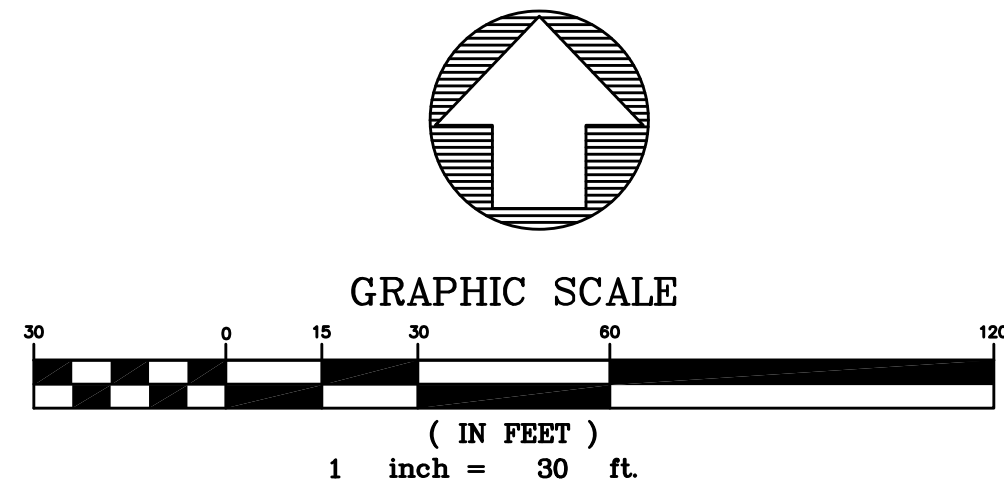
THE 1858
RESIDENCES ON CUMMING STREET
PREPARED FOR
VISION DEVELOPMENT PARTNERS, LLC
6180 PEACHTREE DUNWOODY ROAD, SUITE B200
ATLANTA, GA 30328

EXISTING CONDITIONS PLAN

Plum Creek Consulting, LLC
7425 Midway Road
Alpharetta, GA 30004
P: (404) 518-5505 E: chris.owens@plumcco.com



DRAWN BY	KO
CHECKED BY	CO
PROJECT NO.	2020105
SHEET	C 200



NOT ISSUED FOR CONSTRUCTION

1/22/21

Revised Architectural Rendering



SITE DATA

AFUMC TOTAL ACREAGE = 14.79 AC
JAMES SCHAEFFER ACREAGE = 0.26 AC

SUBJECT SITE ACREAGE = 1.68 AC (SCHAEFFER + PORTION OF AFUMC)

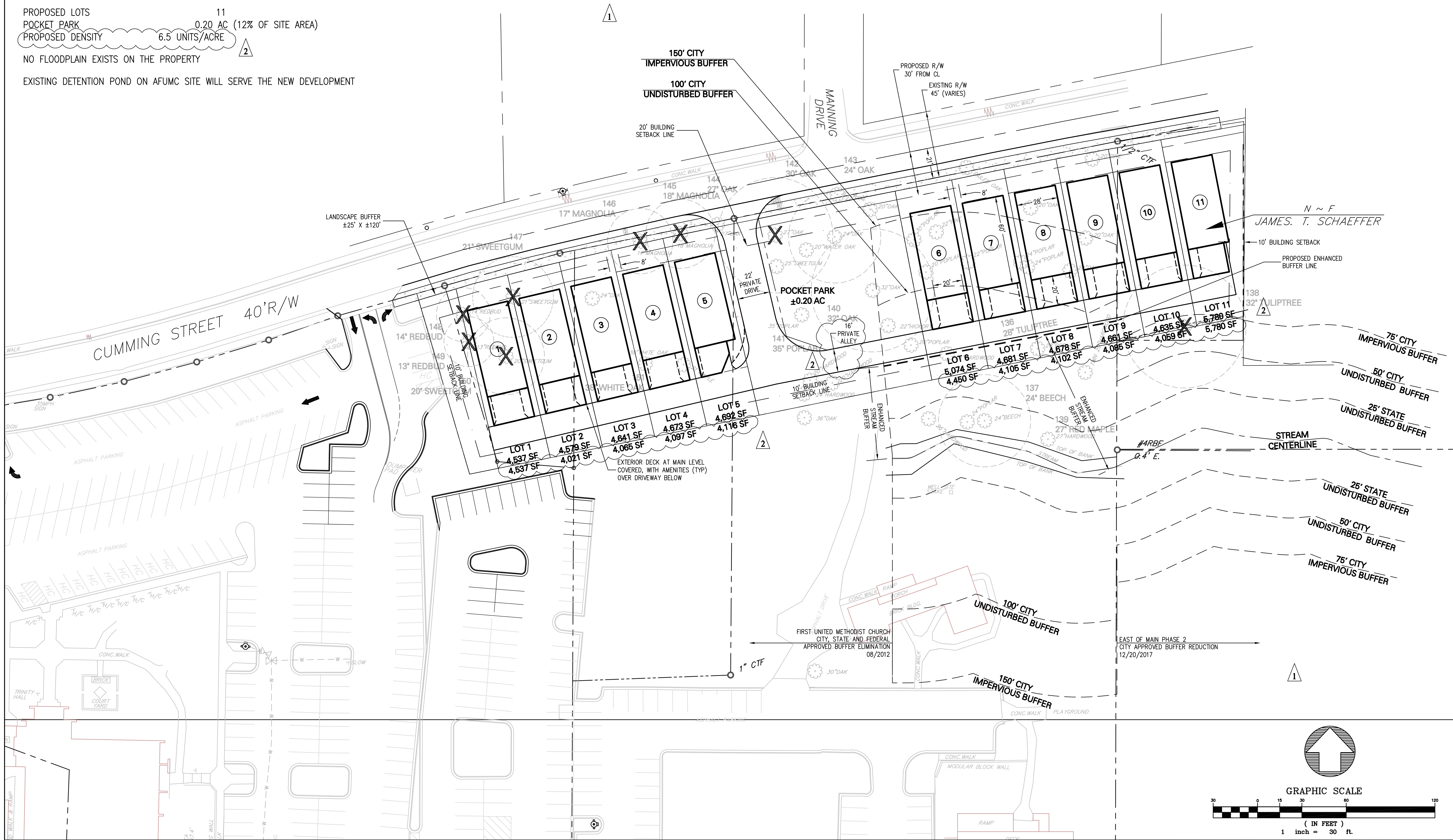
EXISTING ZONING: R-15 AND O&I
PROPOSED ZONING: DT-R

PROPOSED HOMES
HEIGHT 35 FEET
STORIES 2 + BASEMENT
AREA ±5,000 SF

PROPOSED LOTS 11
POCKET PARK 0.20 AC (12% OF SITE AREA)
PROPOSED DENSITY 6.5 UNITS/ACRE

NO FLOODPLAIN EXISTS ON THE PROPERTY

EXISTING DETENTION POND ON AFUMC SITE WILL SERVE THE NEW DEVELOPMENT



REVISIONS	
NO.	DATE
1	12/13/2020
2	01/20/2021
DATE: 12/01/2020	
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THIS DOCUMENT IS NOT TO BE CONSIDERED A CONTRACT DOCUMENT UNLESS IT IS PROPERLY SIGNED AND SEALED.	

THE 1858
RESIDENCES ON CUMMING STREET
PREPARED FOR
VISION DEVELOPMENT PARTNERS, LLC
6180 PEACHTREE DUNWOODY ROAD, SUITE B200
ATLANTA, GA 30328

ZONING SITE PLAN
Plum Creek Consulting, LLC
7425 Midway Road
Atlanta, GA 30304
P: (404) 518-5505 E: chris.owens@plumcc.com

DRAWN BY: KO	CHECKED BY: CO	PROJECT NO: 2020105
SHEET C 300		

NOT ISSUED FOR CONSTRUCTION



The 1858 - Landscape Concept Plan



December 22, 2020

Mr. Chris Owens, PE
Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004

VIA EMAIL

**Subject: Stream and Riparian Area Findings Report
The 1858
Alpharetta, Georgia
Corblu Project No. 02-110320**

Dear Mr. Owens:

Corblu Ecology Group (Corblu) is pleased to submit this report regarding the field investigation of the stream and riparian area within The 1858 site. The project site is located east of The First United Methodist Church on Cumming Street. Corblu conducted the field assessment on November 3, 2020.

Methods

The flow regime of the stream on the project site was assessed using the EPD, Watershed Protection Branch Field Guide for Determining the Presence of State Waters that Require a Buffer. The riparian area was documented photographically for condition and composition.

Results

The stream within the project area is a perennial stream (Photograph No. 1). The base flow could be influenced by the upstream stormwater basin, but the channel appears to have continuous base flow. Review of the U.S. Department of Agriculture 1958 Soil Survey of Fulton County, Georgia reveals two drainages that were filled in the development of the headwaters of the subject stream. There is no way of knowing the

flow regime of the previously impacted drainages; however, whatever base flows these drainages had compared with the increased storm runoff from the impervious developments in the watershed are stored in the stormwater basin that feeds the subject stream on the project site.

The site project site is a former single family residential parcel completely surrounded by institutional and residential development. Riparian areas are dominated by invasive/exotic vegetation (i.e., Chinese privet, thorny olive, and English ivy; Photograph No. 2).

Discussion

We understand you are seeking a local stream buffer variance to reduce the stream buffer to match the parcel downstream of the project site. This would reduce the buffer from 100 feet to 50 feet on the northern stream bank. In order to accomplish this buffer reduction, you are proposing buffer enhancement to provide ecological lift. Based on our observations in the field, we recommend the following enhancement plan to provide this lift.

Invasive species within the enhanced stream buffer will be selectively removed by cutting and stump treatment or foliage spraying with herbicide. Cut stump treatment can be done from late summer to winter with glyphosate immediately after cutting. Foliage spraying with glyphosate can be done prior to fall color change when plants stop feeding roots and foliage sprays become ineffective. Following glyphosate treatments and spring green-up, 2,4-D may be used selectively to kill invasive plants that were not killed by the previous year's glyphosate treatments. The use of 2,4-D should be selective and not broadly sprayed in riparian areas due to its potential to harm aquatic life.

Assuming the initial glyphosate application occurs no later than late fall, followed by a selective application of 2,4-D in early spring, the openings created by the invasive species removal may be replanted during the spring season prior to summer heat. Since the riparian area will need to provide ecological lift and will be in a visible setting, we recommend planting with showy native plants that provide fruits, seeds, or nectar for wildlife while also provide riparian protection.

Since the overstory of the riparian area is intact, the following suggested plantings will focus on the understory and groundcover: A) Small trees - Serviceberry (*Amelanchier arborea*), Carolina silverbell (*Halesia tetraptera*); B) Shrubs - Sweetshrub (*Calycanthus floridus*),

Inkberry (*Ilex glabra*); C) Herbs - Fire Pink (*Silene virginica*), and Ironweed (*Vernonia noveboracensis*). Quantities of these plantings can be determined following the invasive species removal.

Conclusion

Corblu appreciates the opportunity to assist you with this project. If you have any questions regarding this report, please contact me at (770) 591-9990.

Sincerely,

CORBLU ECOLOGY GROUP, LLC



Neil E. Blackman, CWB
Principal

Enclosures: Photograph Nos. 1-2



Photograph No. 1: Perennial stream on the project site.



Photograph No. 2: Typical invasive species within the riparian area on the project site.



THE 1858



DECEMBER 1, 2020



THE ⁹
1858
DECEMBER 1, 2020





The 1858 - Landscape Concept Plan

12.1.2020



GEORGIAN



FEDERAL





CLASSIC REVIVAL



VERNACULAR
GREEK REVIVAL



GEORGIAN
REVIVAL



CLASSIC
VERNACULAR



G R E E K R E V I V A L





FOLK VICTORIAN



SHINGLE STYLE



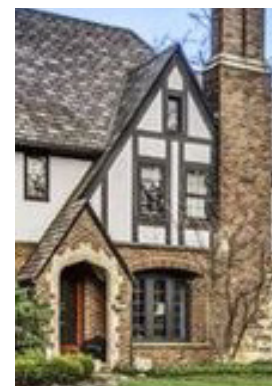
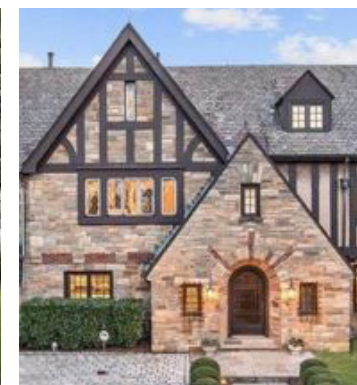
ITALIANATE

THE
1858

DECEMBER 1, 2020



QUEEN ANN



TUDOR ECLECTIC

12.4.20

CLUP-21-01/Z-21-02/V-21-03
THE 1858
ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW
1865 LOCKEWAY DRIVE, SUITE 601
ALPHARETTA, GEORGIA 30004
Telephone (770) 442-0330
Fax (770) 442-0641
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

December 1, 2020

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

RE: Application of Vision Development Partners, LLC for CLUP change PIE to Downtown Residential District; Rezoning from O&I and R-15 to DT-R and Variances on 1.68± acres on Cumming Street, City of Alpharetta, Fulton County, Georgia; Letter of Intent

Dear Mayor and Councilpersons:

This firm represents Vision Development Partners, LLC, the Applicant, which is seeking approval of this CLUP change, Rezoning from O&I and R-15 to DT-R with Variances. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 1.68± acres and is located on Cumming Street. It is presently owned by Alpharetta First United Methodist Church and James T. Schaffer. Applicant proposes to rezone the property DT-R, for the purpose of developing an 11-lot subdivision of single family detached homes. The impact on the surrounding area would be positive. Recent development in the area includes East of Main with similar sized homes on similar sized lots at a comparable density. Front, side and rear setbacks are similar.

The granting of this Zoning Application and Variances will have no negative impact on adjoining or nearby properties, but will provide a compatible, attractive use and increased property values. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, and garbage collection. Presently water and sewer services are available through Fulton County. The use change will have minimal impact on the Fulton County School System. The design continues the trend of providing quality residential opportunities in downtown Alpharetta in an environment providing walkability to City core services. This application, if approved, provides benefit to the City, the Church, the Applicant and the citizens who want to live in an in-town environment.

Mayor and City Council
City of Alpharetta
December 1, 2020
Page Two

It is the position of the Applicant that the proposed zoning complies with the downtown overlay both as to design and use. Constitutional Objections are attached hereto as Exhibit A, and made a part hereof by reference.

Property owner respectfully requests that the Mayor and City Council approve this Application for Rezoning and the Variances requested to allow the use of the property as indicated on the site plan.

Very truly yours,
ROLADER & ROLADER, P.C.



Donald A. Rolader

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

12.4.20

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: 
Donald A. Rolader
Attorney for Owner

1865 Lockeway Drive
Suite 601
Alpharetta, GA 30004
770-442-0330

12.4.20

THE 1858

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: Steve SmithTelephone: 770-330-3233Address: 6160 Peachtree Dunwoody RoadSuite: B200City: AtlantaState: GAZip: 30328

Fax: _____

Mobile Tel: 770-330-3233Email: steve@visiondevpartners.comSubject Property Information:Address: 0, 73, 89 & 109 Cumming Street; 0 Cumming StreetCurrent Zoning: O-I & R-15District: 2ndSection: 2ndLand Lot: 1253 & 1268Parcel ID: 22 498112530316; portions of 22 498112530357, 22 498112530290, 22 498112530605, 22 498112530597Proposed Zoning: DT-RCurrent Use: Church and Single FamilyThis Application For (Check All That Apply):☐ Conditional Use☐ Master Plan Amendment☐ Exception☒ Rezoning☐ Master Plan Review☒ Variance☐ Public Hearing☐ Comprehensive Plan Amendment☐ Other (Specify): _____

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

11 Lot detached single family home subdivision.

Applicant's Request (Please itemize the proposal):

Applicant is requesting that the property be rezoned from O&I and R-15 to DT-R with conditions and variances to permit the development of a single family home subdivision as shown on the attached site plan.

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

Applicant's proposal will permit the construction of 11 new single family homes as allowed under the DT-R zoning classification in the Alpharetta Downtown overlay district.

12.4.20

THE 1858

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Rene Watson Telephone: 678-867-7503

Address: 69 N Main Street 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: Steve Smith Telephone: 770-330-3233

Address: _____ Suite: _____

City: 6160 Peachtree Dunwoody Road, Suite B200, Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature:  Date: 11/18/2020

Notary:  Date: 11/18/2020

Notary Signature: _____



12.4.20

THE 1858
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:

Rene O. Watson

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:

N/A - none made

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:

Rene Watson

Date:

11/18/2020

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: James T. Schaeffer Telephone: 770-442-3825
Address: 109 Cumming St 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:

Steven C. Smith
Name of Authorized Applicant: Vision Development Partner, LLC Telephone: 770-330-3233
Address: 6160 Peachtree Dunwoody Rd Suite: B200
City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: James T. Schaeffer Date: 11/13/20

Notary:

Notary Signature: Cathy Eidson Date: 11-13-2020
My Commission Expires
May 13, 2022



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: **James T. Schaeffer**

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.

N/A

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: _____

James T. Schaeffer

Date: _____

11/30/20

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposal to develop a single family home subdivision is compatible with new single family home subdivisions being developed along Cumming Street, Cricket Lane and Academy Street. Home size, lot size, subdivision layout and amenities are comparable to the other subdivisions in the immediate area which have been developed under the downtown overlay district.

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

The development of an 11 lot new home subdivision should serve to increase the value of surrounding properties with the creation of a desirable, proven residential product which adds to the attraction of downtown Alpharetta.

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

The property is unsuited for development as either an office site (too long and narrow with high parking demand) or as an R-15 subdivision. A large lot subdivision could not be developed on this odd-shaped tract, and the product is not desirable in the immediate vicinity. There is no economic value in either category.

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

The increase in population is estimated to be 31 residents. The increase in traffic is small and is addressed on the trip counts and traffic study filed as a part of this application.

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

The impact to public schools will be included in the Staff Report based on Fulton County computations. It is not significant. There are sufficient utilities presently available to serve the proposed development.

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

NOTE: Chris, can you tell me what the Comp Plan, FLUP and particularly the downtown overlay provide for this site?

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

Since the adoption of the downtown overlay district, conditions in downtown Alpharetta have changed significantly with the creation of City Center, East of Main, the hotel and parking decks on Milton Avenue and the construction of homes, townhomes, apartments and restaurants/retail throughout downtown. The proposed development is a continuation of the metamorphosis of downtown Alpharetta.

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.

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.

Variance to the stream buffer width, reducing from 150-feet to an enhanced buffer of prescribed width as shown on "Zoning Site Plan", dated December 1, 2020, prepared by Plum Creek Consulting, LLC.

An existing stream originates from the Methodist Church parking lot and flow east, behind the proposed 1858 development and through East of Main Phase 2. Based on State-issued Classification Criteria, the stream requires a 150' City buffer along each side. The subject property is long and shallow, causing the application of the buffer to impact the property more than usual.

The property has been developed as single family homes since the 1960s, well before the adoption of stream buffer ordinances by the State or City. Current conditions in the buffer include overgrown, non-native, invasive plant species that do not have the same level of quality or sustainability as a naturally occurring buffer.

Variances were previously granted to the Church (upstream) and East of Main (downstream) to reduce the buffer width. The small stream and water quality can be managed effectively with a reduced stream buffer. With reduced buffers up and downstream, little benefit is provided by requiring a wider buffer on this stream segment. However, a reduced, but enhanced, buffer would function more effectively over the long term than the existing conditions surrounding the stream.

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

Applying the required 150' stream buffer to this property render it impossible to develop economically as a DT-R subdivision, or any residential use compatible with existing development in the immediate area. That represents an unnecessary hardship not imposed upon other properties and uses in the area. The stream may be adequately protected by a reduced buffer with no negative impact to the health, safety and welfare of the residents.

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

The property is long (along Cumming Street) but narrow from the street to the rear property line where the stream is located. Imposing a 150' buffer would make it impossible to build, because the lots would be too shallow for the construction of a home.

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.

Granting this variance to permit a reduced stream buffer will cause no detriment to the public good and will not impair the purpose and intent of the zoning code. The stream buffer is already reduced upstream and downstream of this property. The applicant proposes to enhance the reduced buffer by removing invasive species and planting native, sustainable materials that will be more effective than the existing stream buffer conditions and will provide better protection for the stream long term, improving water quality.

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.

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.

Variance to the definition of a "lot", allowing a rear alley to be included in the minimum lot area:

The property is long (along Cumming Street) and shallow. There are existing quality trees in the center of the property that are desirable and create the opportunity for a central pocket park. Minimum lot sizes exceed 4,500 square feet with an average lot size of 4,785 square feet (including the rear alley area). The applicant is requesting to include the rear alley as part of the minimum lot area.

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

Yes. Application of the code would create a hardship by requiring further impact to trees, the stream buffer and discourage the use of rear-entry garages.

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

Yes. The subject property is long and shallow, being defined by an existing stream to the rear. Many existing trees are either unhealthy or of undesirable species (sweetgum, tulip poplar, etc), but the larger healthy oaks are located in the center of the property.

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. Relief from the code will not cause detriment to the public good, will not impact property owners in the surrounding area and will not impair the purpose and intent of the Zoning Code. Granting the request will allow for the preservation of existing quality trees.

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.

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.

Variance to the minimum distance between structures (side yard), reduce from 10-feet to 8-feet with conditions:

The property is long (along Cumming Street) and shallow. There are existing quality trees in the center of the property that are desirable and create the opportunity for a central pocket park. Minimum internal side yards are defined as 0-feet, with a minimum separation between structures of 10-feet. The applicant is requesting to reduce the separation between structures from 10-feet to 8-feet (excluding chimneys or other architectural details, as recommended by Staff and the project Architect).

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

Yes. Application of the code would create a hardship by requiring further impact to the existing oak trees.

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

Yes. The subject property is long and shallow, being defined by an existing stream to the rear. Many existing trees are either unhealthy or of undesirable species (sweetgum, tulip poplar, etc), but the larger healthy oaks are located in the center of the property, limiting the separation between structures.

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. Relief from the code will not cause detriment to the public good, will not impact property owners in the surrounding area and will not impair the purpose and intent of the Zoning Code. Granting the request will allow for the preservation of existing quality trees. The minimal reduction requested will not be perceptible once construction is complete.

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.

12.4.20

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: The 1858

Contact Name: Steve Smith

Telephone: 770-330-3233

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 on Exhibit A

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.

Individuals will have the opportunity to call, email or request an in person meeting with the applicant in order to ask any questions or express any concerns that they may have regarding the application.

12.4.20

THE 1858
Citizen Participation Form - Part A Exhibit A

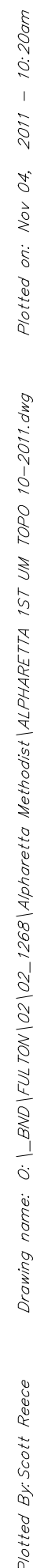
Parcel ID	Name	Address	City, State, Zip
22 498212540223	130 CUMMING LLC	43 WOODSTOCK RD	ROSWELL GA 30075
22 498112530621	130 CUMMING LLC	43 WOODSTOCK RD	ALPHARETTA GA 30009-3612
22 498112530217	260 WAVETREE DRIVE LLC	P O BOX 2033	ALPHARETTA GA 30023
22 498412680779	ALPHARETTA CHRISTIAN ACADEMY	44 ACADEMY ST	ALPHARETTA GA 30004
22 498112530357	ALPHARETTA FIRST UNITED METHODIST CHURCH	13480 HOPEWELL RD	ALPHARETTA GA 30004-3519
22 498112530290	ALPHARETTA FIRST UNITED METHODIST CHURCH INC	73 CUMMING ST	ALPHARETTA GA 30004
22 498112530605	ALPHARETTA FIRST UNITED METHODIST CHURCH INC	73 CUMMING ST	ALPHARETTA GA 30004
22 498412680654	ALPHARETTA FIRST UNITED METHODIST CHURCH INC	69 N MAIN ST	ALPHARETTA GA 30004
22 498112530183	ALPHARETTA WOMANS CLUB INC	P O BOX 896	ALPHARETTA GA 30009
22 498212540504	ATLANTA PRESBYTERY INC	180 ACADEMY ST	ALPHARETTA GA 30004-1704
22 498212540439	BERNARD JILL	145 CUMMING ST	ALPHARETTA GA 30009
22 498112530159	BLANKENSHIP LINDA S	183 PINETREE CIR	ALPHARETTA GA 30004-1626
22 498112530472	BROWN MONDI PROPERTIES INC	11675 CENTURY DR STE D	ALPHARETTA GA 30009
22 498112530068	CONNELL MICHAEL A & BONE ANDREW J	12460 CRABAPPLE RD SUITE 202-647	ALPHARETTA GA 30004
22 498112530506	DEVORE PEGGY W	3023 OAKSIDE CIR	ALPHARETTA GA 30004
22 498112530225	EQUITY TRUST COMPANY CUSTODIAN FBO & OF DANIEL M FRIES IRA	1 EQUITY WAY	WESTLAKE OH 44145-1050
22 498412680571	FIRST BAPTIST CHURCH OF ALPHARETTA INC	44 ACADEMY ST	ALPHARETTA GA 30004
22 498412680522	FIRST BAPTIST CHURCH OF ALPHARETTA INC	44 ACADEMY ST	ALPHARETTA GA 30004
22 498112530597	FIRST UNITED METHODIST CH OF ALPHARETTA	69 NORTH MAIN ST	ALPHARETTA GA 30004-1620
22 498112530266	FIRST UNITED METHODIST CH OF ALPHARETTA	69 N MAIN ST	ALPHARETTA GA 30009-3620
22 498112530258	FIRST UNITED METHODIST CH OF ALPHARETTA GA THE	69 N MAIN ST	ALPHARETTA GA 30004
22 498112530589	GARDNER JOAN LAUTRELL	241 CRICKET LN	ALPHARETTA GA 30009-3607
22 498412680944	GRBK ACADEMY LLC	P.O. BOX 550345	ATLANTA GA 30355
22 498412680951	GRBK ACADEMY LLC	P.O. BOX 550345	ATLANTA GA 30355
22 498412680985	GRBK ACADEMY LLC	P O BOX 550345	ATLANTA GA 30355
22 498112530464	HAYWOOD T ASHLEY	P O BOX 485	ALPHARETTA GA 30009
22 498112530613	JOHNSON JOHN RANDAL & JUDITH P	120 CUMMING ST	ALPHARETTA GA 30009
22 498112530142	KEETER NICHOLAS C & WANAMAKER REBEKAH M	175 PINETREE CIR	ALPHARETTA GA 30009
22 498112530498	LACHGAR REBECCA G	135 MANNING DR	ALPHARETTA GA 30009-3616
22 498112530548	LECAIN THOMAS K & PIXLEY JAMES WILLIAM JR	255 CRICKET LN	ALPHARETTA GA 30009
22 498112530027	MANNING SARAH P	40 CUMMING ST	ALPHARETTA GA 30004-1610
22 498112530084	MANNING SARAH P	40 CUMMING ST	ALPHARETTA GA 30004-1610
22 498112530480	MENTO CRAIG JAMES II & KINAST MENTO JENNIFER	145 MANNING DR	ALPHARETTA GA 30009
22 498112530415	MONZO PHILLIP R	133 CUMMING ST	ALPHARETTA GA 30004
22 498112530365	NIOLON JOSEPH R JR & SUSAN M	1350 WILD AZALEA LN	ATHENS GA 30606-5354

12.4.20

THE 1858

Citizen Participation Form - Part A Exhibit A

22 498112530167	PARTAIN WENDELL	1316 E WINDSOR ST	KINGSPORT TN 37660-4042
22 498112530563	PIXLEY JAMES W JR & LECAIN THOMAS K	245 CRICKET LN	ALPHARETTA GA 30009
22 498112530399	PROPERTIES OF DUFFY LLC	10 CUMMING ST	ALPHARETTA GA 30004
22 498112530316	SCHAEFFER JAMES T	109 CUMMING ST	ALPHARETTA GA 30004-1611
22 498112530233	STOVALL LINDA STRICKLAND	175 MANNING DR	ALPHARETTA GA 30004
22 498112530639	THOMPSON STEPHEN M & DONNA S	8022 TEA GARDEN RD SE	HUNTSVILLE AL 35802-3954
22 498112530431	THOMPSON STEPHEN M & THOMPSON DONNA S	8022 TEA GARDEN RD	HUNTSVILLE AL 35802
22 498112530076	TUDOR WAYMOND B & PATRICIA J	160 MANNING DR	ALPHARETTA GA 30004-1617
22 498112530571	VAUGHAN JANET T	262 CRICKET LN	ALPHARETTA GA 30009-3661



LEGAL DESCRIPTION

For

The 1858 Residential Development

Cumming Street, Alpharetta, GA

Fulton County Tax Parcel IDs:

22 498112530316;

and portions of:

22 498112530357, 22 498112530290, 22 498112530605, 22 498112530597

All that tract or parcel of land lying and being located in Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia, located within the City of Alpharetta, and being more particularly described as follows:

Beginning at an iron pin set (1/2" rebar) at the northeast end of an intersection miter of the east right of way line of North Main Street (a variable right of way) with the south right of way line of Cumming Street (a variable right of way);

THENCE along the southern right of way line of Cumming Street, travel:

South 89 degrees 35 minutes 48 seconds East for a distance of 32.68 feet; then,
South 88 degrees 56 minutes 31 seconds East for a distance of 49.83 feet; then,
South 88 degrees 58 minutes 06 seconds East for a distance of 51.06 feet; then,
North 85 degrees 52 minutes 59 seconds East for a distance of 51.88 feet; then,
North 80 degrees 24 minutes 02 seconds East for a distance of 51.35 feet; then,
North 77 degrees 56 minutes 51 seconds East for a distance of 51.14 feet; then,
North 74 degrees 54 minutes 01 seconds East for a distance of 50.89 feet; then,
North 72 degrees 58 minutes 34 seconds East for a distance of 50.86 feet; then,
North 70 degrees 40 minutes 46 seconds East for a distance of 49.49 feet; then,
North 74 degrees 16 minutes 12 seconds East for a distance of 55.51 feet;

which is the TRUE POINT OF BEGINNING.

THENCE continue along the southern right of way of Cumming Street, travel:

North 74 degrees 16 minutes 12 seconds East for a distance of 19.58 feet; then,
North 74 degrees 16 minutes 12 seconds East for a distance of 81.03 feet; then,
North 78 degrees 42 minutes 01 seconds East for a distance of 120.11 feet; then,
North 78 degrees 36 minutes 55 seconds East for a distance of 264.63 feet; then,
North 81 degrees 05 minutes 06 seconds East for a distance of 86.31 feet; then,

THENCE departing the southern right of way of Cumming Street, travel:

South 00 degrees 15 minutes 31 seconds West for a distance of 132.77 feet; then,
South 77 degrees 12 minutes 50 seconds West for a distance of 85.20 feet; then,
South 78 degrees 29 minutes 07 seconds West for a distance of 446.86 feet; then,
North 16 degrees 18 minutes 51 seconds West for a distance of 127.35 feet;

returning to the TRUE POINT OF BEGINNING.

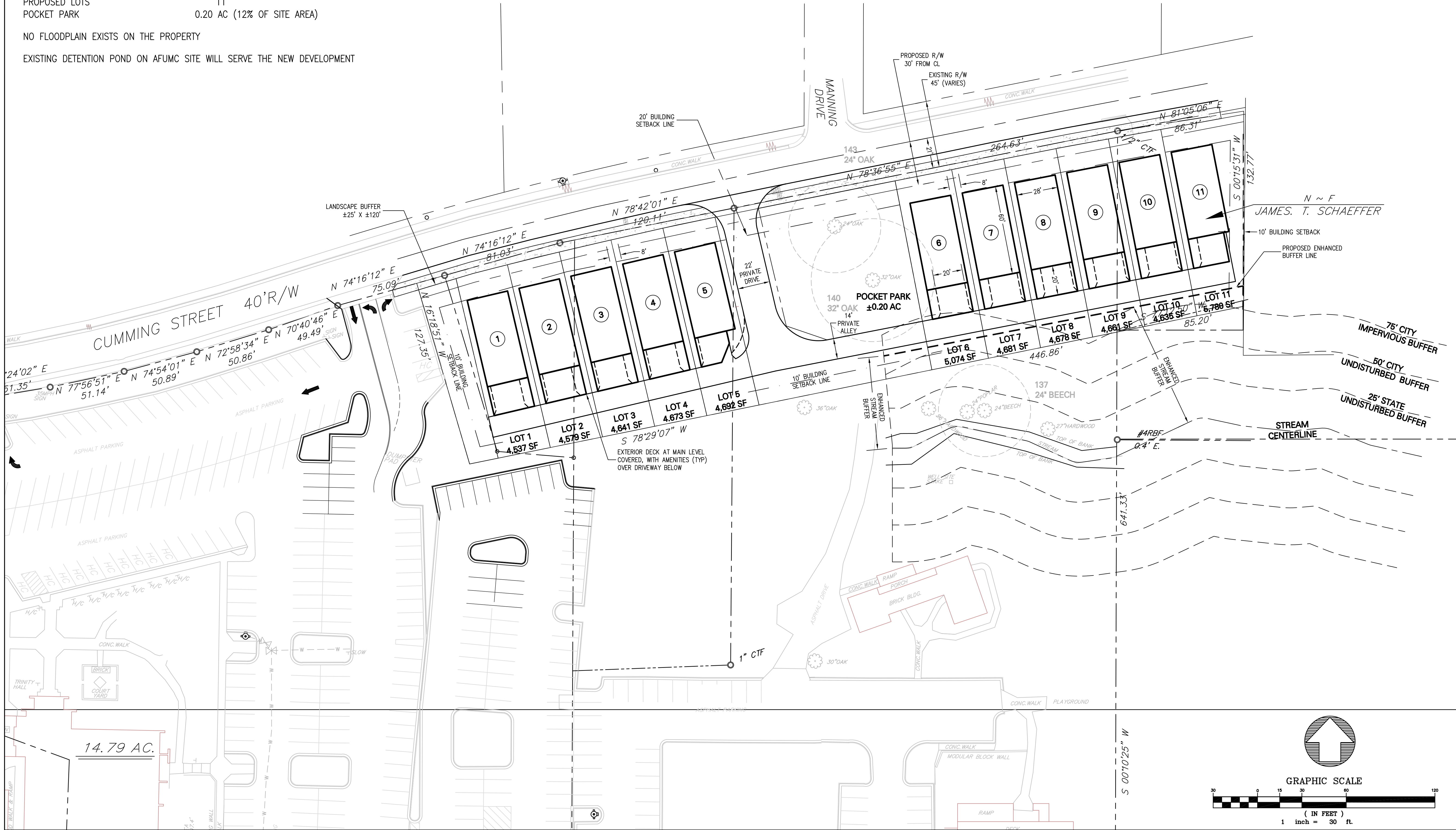
Said property contains 73,139 square feet, or approximately 1.68 acres.

AFUMC TOTAL ACREAGE =	14.79 AC
JAMES SCHAEFFER ACREAGE =	0.26 AC
SUBJECT SITE ACREAGE =	1.68 AC (SCHAEFFER + PORTION OF AFUMC)

PROPOSED HOMES
HEIGHT 35 FEET
STORIES 2 + BASEMENT
AREA ±5,000 SF

NO FLOODPLAIN EXISTS ON THE PROPERTY

EXISTING DETENTION POND ON AFUMC SITE WILL SERVE THE NEW DEVELOPMENT

[illegible]

DATE: 12/01/2020

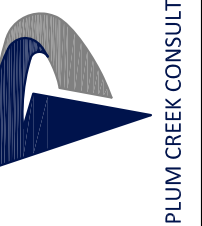
RIGHT © 2020 BY PLUM CREEK CONSULTING, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF PLUM CREEK CONSULTING, LLC AND IS TO BE USED ONLY FOR THE PROJECT SPECIFIED HEREIN. IT IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR IN PART, EXCEPT BY EXPRESS WRITTEN AGREEMENT WITH PLUM CREEK CONSULTING, LLC.

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS PROPERLY SIGNED AND DATED.

THE 1858
RESIDENCES ON CUMMING STREET
PREPARED FOR
VISION DEVELOPMENT PARTNERS, LLC
6160 PEACHTRE DUNWOODY ROAD, SUITE B200
ATLANTA, GA 30328

ZONING SITE PLAN

Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004
P: (404) 518-5505 E: chris.owens@plumcc.com



NOT ISSUED FOR CONSTRUCTION

KO	CHECKED BY:	CO	PROJECT NO.	20201105
SHEET C 300				



THE 1858



DECEMBER 1, 2020







The 1858 - Landscape Concept Plan



Onebark LLC
88 N. Avondale Road, #450
Avondale Estates GA 30002
p: 678-344-6948 www.onebark.com

Tree Study Report

UMC Cumming Street Parcel, Alpharetta GA

Date of Inspection 10/6/2020

Inspector

Jesse Milton
ISA #SO-1170B
Email: jesse@onebark.com

Design Professional

Chris Owens
cowens@landisevans.com

INTRODUCTION

This inspection was made to verify trees that meet Specimen Tree criteria and/or meet the criteria for an Arborist Report as outlined in the Alpharetta municipal code.

METHODOLOGY

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request. All tree sizes were measure as DBH (Diameter at Breast Height, 4.5 feet above soil level).

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential 'Trees of Character.' Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below:

30-inch DBH or larger for trees in the Pinus genus
30-inch diameter or larger for trees in the Sweetgum or Tulip poplar genus
20-inch DBH or larger for trees in the Cedrus, Thuja, or other ecologically similar trees
20-inch diameter or larger for trees in the Beech, Nyssa, Persimmon, Sassafras, or other ecologically similar trees
20-inch diameter or larger for Magnolia grandiflora and those cultivars that generally reach a mature height over 40'
24-inch DBH or larger for trees in all other genera
10-inch DBH or larger for Sourwood
Understory Trees: 8-inch DBH diameter or larger

DEFINITIONS OF TREE HEALTH

GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater

FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.

POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.

DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

12.4.20

Tree 136

Previous tag old tag 70

Species	28" Tuliptree,	
Status	Not Specimen	
Health/Vigor	Good	No significant problems identified
Structure	Single	No significant problems identified
Other notes	Tree does not meet size criteria	



Tree 137

Previous tag n/a

Species	24" Beech, American, <i>Fagus grandifolia</i>	
Status	Specimen	
Health/Vigor	Good	No significant problems identified
Structure	Single	No significant problems identified

Other notes



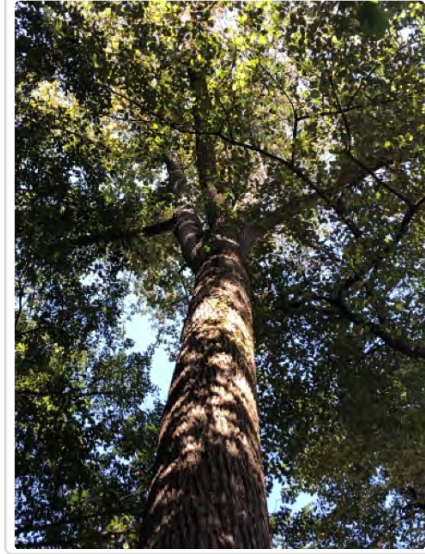
12.4.20

Tree 138

Previous tag n/a

Species	32" Tuliptree,	
Status	Specimen	
Health/Vigor	Fair	No significant problems identified
Structure	Single	No significant problems identified

Other notes

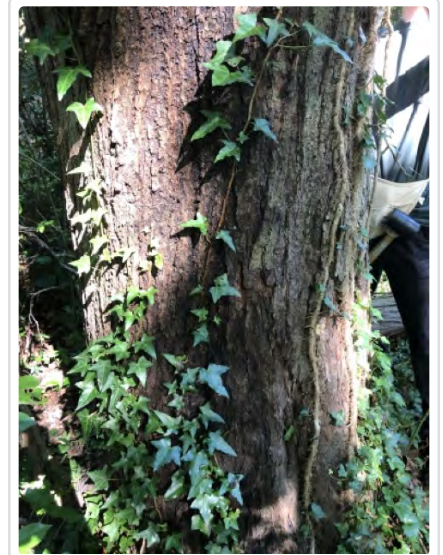


Tree 139

Previous tag n/a

Species	27" Maple, red, <i>Acer rubrum</i>	
Status	Not Specimen	
Health/Vigor	Poor	Broken & damaged canopy; decay progressing into main stem, open cavity at stem terminal
Structure	Asymmetric	Significatn canopy failure

Other notes Does not meet condition criteria



12.4.20

Tree 140

Previous tag 73

Species 32" Oak, white, *Quercus alba*Status **Specimen**

Health/Vigor Good No significant problems identified

Structure Single No significant problems identified; excellent form

Other notes



Tree 141

Previous tag n/a

Species 35" Tuliptree,

Status **Not Specimen**

Health/Vigor Poor Decay observed between stems; open cavity

Structure Multiple trunks Weak stem attachment; likely two separate trees growing from proximate point

Other notes Does not meet condition criteria



12.4.20

Tree 142

Previous tag n/a

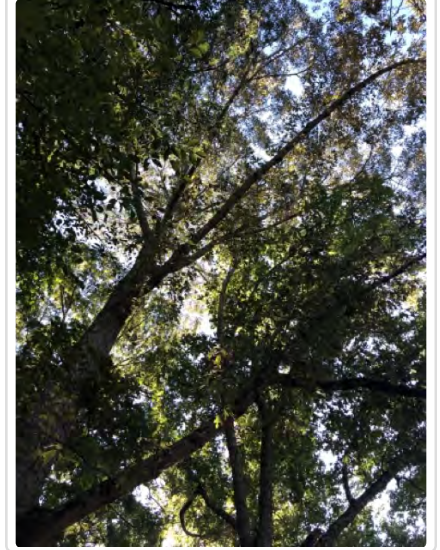
Species 30" Oak, Southern red, *Quercus falcata*

Status **Specimen**

Health/Vigor Fair

Structure Asymmetric

Other notes



Tree 143

Previous tag n/a

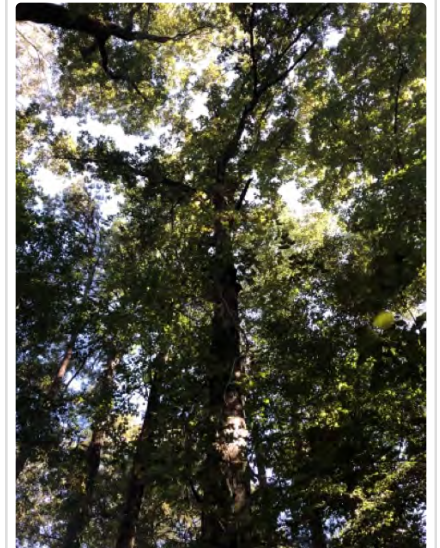
Species 24" Oak, post, *Quercus stellata*

Status **Specimen**

Health/Vigor Fair Multiple dead limb stubs

Structure Single No significant problems identified

Other notes



12.4.20

Tree 144

Previous tag 77

Species	27" Oak, post, <i>Quercus stellata</i>	
Status	Not Specimen	
Health/Vigor	Poor	Early fall leaf drop, leaves may have anthracnose
Structure	Asymmetric	Weighted over Cumming street; broken limb remains; would not make a good candidate for conservation
Other notes	Tree does not meet condition criteria	



Tree 145

Previous tag n/a

Species	18" Magnolia, southern,	
Status	Character/Quality Tree	
Health/Vigor	Fair	Foliage and twig growth exhibiting stress symptoms due to compacted soil conditions; correctable.
Structure	Single	Normal form
Other notes	Possible Character Tree depending on site design	



12.4.20

Tree 146

Previous tag n/a

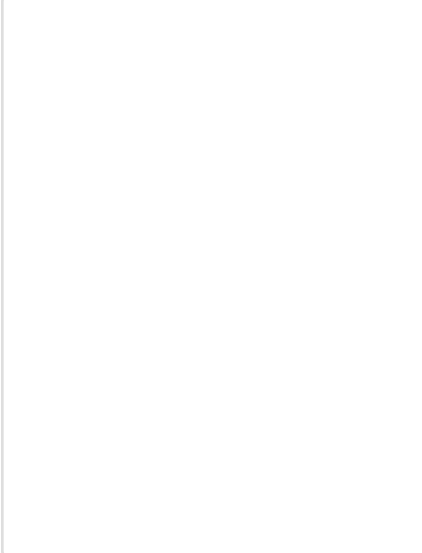
Species	17" Magnolia, southern,	
Status	Character/Quality Tree	
Health/Vigor	Fair	Foliage and twig growth exhibiting stress symptoms due to compacted soil conditions; correctable.
Structure	Single	Normal form
Other notes	Possible Character Tree depending on site design	



Tree 147

Previous tag n/a

Species	21" Sweetgum, <i>Liquidambar styraciflua</i>	
Status	OK	
Health/Vigor	Good	No significant problems identified
Structure	Single	Generally symmetrical
Other notes	Possible Character Tree depending on site design	



12.4.20

Tree 148

Previous tag n/a

Species 14" Redbud, *Cercis canadensis*

Status **Specimen**

Health/Vigor Good Full canopy

Structure Asymmetric Some decay in trunk, but not yet problematic

Other notes



Tree 149

Previous tag n/a

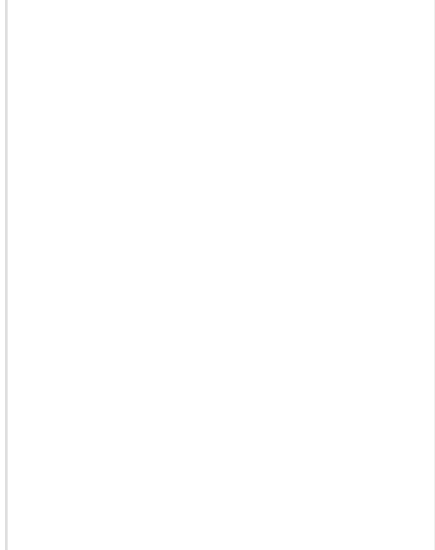
Species 13" Redbud, *Cercis canadensis*

Status **Specimen**

Health/Vigor Fair Foliage density is below average, but not yet problematic

Structure Multiple trunks Asymmetric, typical of some landscape plantings

Other notes



12.4.20

Tree 150

Previous tag n/a

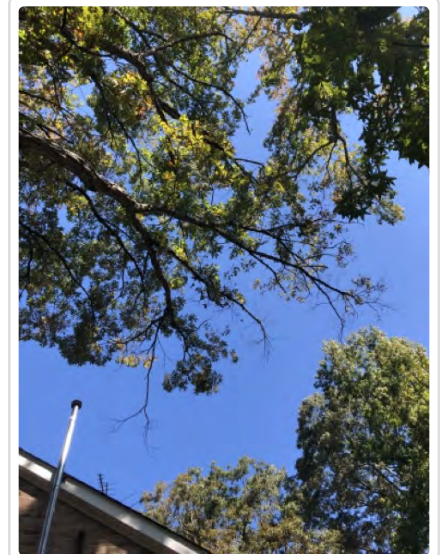
Species	20" Sweetgum, <i>Liquidambar styraciflua</i>	
Status	Character/Quality Tree	
Health/Vigor	Good	No significant problems identified
Structure	Single	No significant problems identified
Other notes	Possible Character Tree depending on site design	



Tree 151

Previous tag n/a

Species	38" Oak, white, <i>Quercus alba</i>	
Status	Not Specimen	
Health/Vigor	Poor	Alcoholic fermentation ; cambial dieback approx 20% of circumference ; dead tips beginning to develop
Structure	Single	Broad voluminous canopy
Other notes	Tree does not meet condition criteria	



12.4.20

Summary

Total specimen trees identified: 7

Additional Recommendations

LIMITATIONS

This report is not meant to override any determination by Alpharetta regarding the status of Specimen trees. Additional tree information may be required by the City once the Specimen Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level III assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

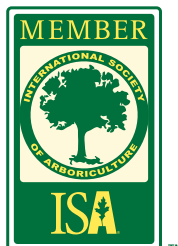
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

Certification

Date Certified: 10/6/2020

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.

Jesse Milton
ISA #SO-1170B





Memorandum

Date: November 24, 2020

From: Marc R. Acampora, PE

Subject: Access Study for Proposed The 1858 Residential Subdivision
Cumming Street at Manning, City of Alpharetta, Georgia

This memorandum documents a review of the proposed access location for The 1858 residential subdivision in Alpharetta. The site is located along the south side of Cumming Street, across from Manning Drive, as shown in the location map in Figure 1. The site will be developed with 11 single family homes. One full-movement vehicular driveway is proposed to serve the project. The proposed site plan is presented in Figure 2.

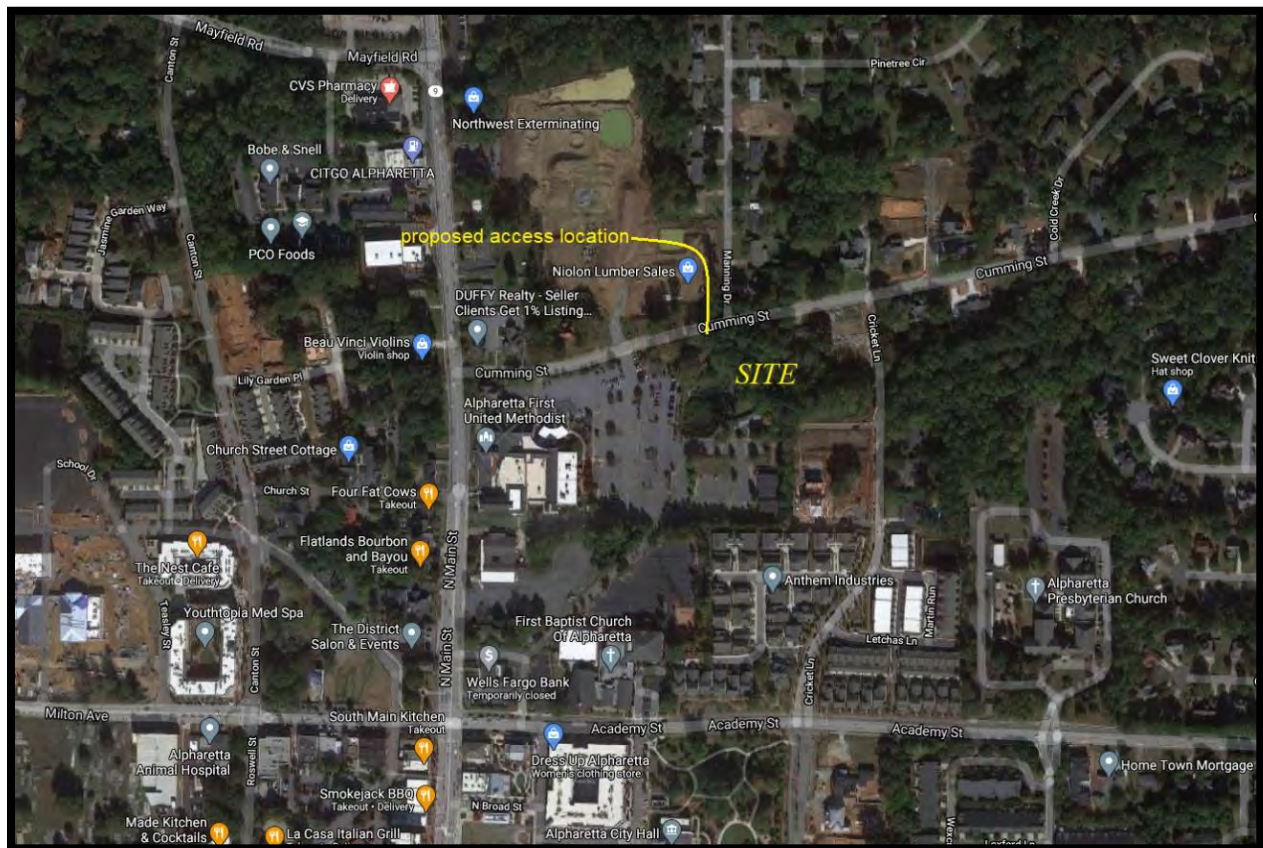


Figure 1 – Site Location Map

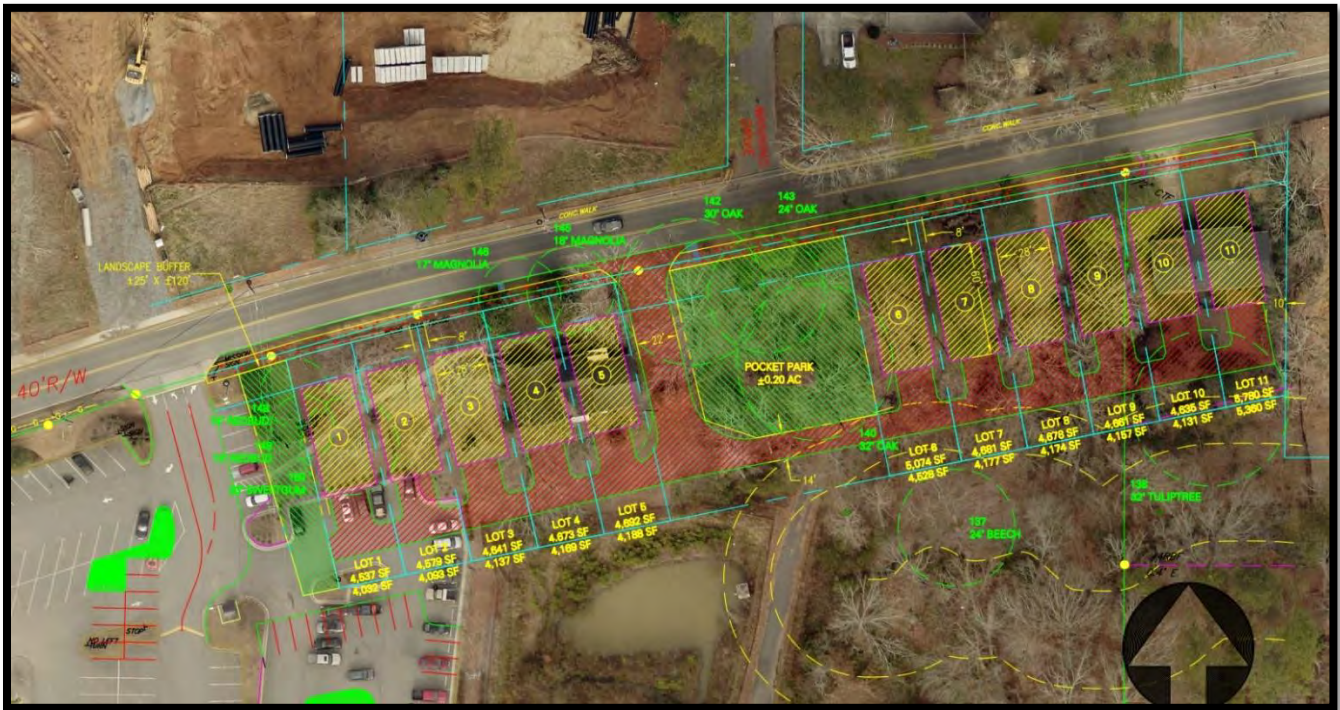


Figure 2 – Site Plan

In order to preserve large old-growth trees on the property, the subdivision driveway is proposed to be offset from Manning Drive. The access is proposed to be offset approximately 70 feet, centerline-to-centerline, west of Manning Drive and approximately 260 feet east of the Alpharetta First United Methodist church driveway which aligns with the driveway to an under-construction 58-home subdivision. A basic traffic engineering design principle is to directly align opposing legs at an intersection (such that the site access would be located directly across from Manning Drive). This provides the highest level of safety and operational efficiency by minimizing conflict points, meeting driver expectation, reducing driver confusion of assignment of right-of-way, and maximizing lines of sight. If opposing legs at an intersection cannot be aligned, then they should be sufficiently separated so as to create two separate intersections that do not conflict with one another. The following is a traffic engineering review of this proposed offset design.

Existing Conditions

Cumming Street is a two-lane local urban street that begins at a signalized intersection at North Main Street, passes the subject site, then terminates at a signalized intersection at Westside Parkway. The 2019 Georgia DOT Annual Average Daily Traffic (AADT) volume on Cumming Street east of Manning Drive was recorded as 4,920 vehicles per day in 2019. A 24-hour bi-directional count was collected for this study on Manning Drive at the proposed subdivision access location on Wednesday, November 18, 2020. The eastbound volume was 1,963 and the westbound volume was 1,862, for a two-way 24-hour volume of 3,825 vehicles, which is an approximately 22% decrease from the 2019 AADT, likely attributable to the COVID-19 pandemic. Cumming Street has a straight

alignment adjacent to the subject site, with a very gentle curve between the site and North Main Street. The terrain is level and the posted speed limit is 35 mph.

Manning Drive is a two-lane local residential street with side-street stop sign control at its T-intersection with Cumming Street. The terrain is level on Manning Drive and the posted speed limit is 25 mph.

A weekday a.m. and p.m. peak hour turning movement volume count was collected at the intersection of Cumming Street at Manning Drive on Wednesday, November 18, 2020. These volumes are shown coupled with the projected subdivision trips, later in this memorandum, in Figure 3.

Intersection Sight Distance

There is a clear line of sight between Manning Drive and the location of the proposed subdivision access. The intersection sight distance is clear to and from the west of the proposed access location. The City of Alpharetta recognizes the intersection sight distance standards prescribed by the American Association of State Highway and Transportation Officials (AASHTO). The AASHTO minimum intersection sight distance to the east for vehicles turning left from the proposed access is 390 feet. The intersection sight distance was measured to/from the east of the proposed access location as 231 feet. However, it is noted that this sight distance is limited by small vegetation along the subject site frontage, which can be easily cleared. It appears that clearing some of this vegetation would significantly increase the line of sight to well beyond the 390 foot requirement. Photographs 1 through 3 document the field conditions. Photograph 1 shows the clear line of sight to the west from the proposed access location. Photograph 2 shows the clear line of sight between the proposed access location and Manning Drive. The yellow arrow in Photograph 2 identifies the vegetation that can be removed to increase the sight distance to the east. Photograph 3 shows the straight, level section of Cumming Street facing east, with the site frontage to the right.



Photograph 1 – View to West (Left) from Proposed Access Location



Photograph 2 – View to East (Right) from Proposed Access Location, Yellow Arrow Shows Vegetation



Photograph 3 – View to East on Cumming Street Along Townhomes Frontage (to right)

Intersection Volumes

In order to document the potential turning movement volumes that may conflict between the offset Manning Drive / subdivision access, the volume of traffic that will be generated by the subdivision was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition – with Supplement* (the current edition). ITE Land Use 210 – Single Family Detached Housing was selected as representative of the project. The calculated trip generation is presented in Table 1.

Table 1 – The 1858 Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
Single Family Homes	210	11 units	3	10	13	7	5	12	136

The proposed subdivision will generate 13 new trips in the morning peak hour, 12 new trips in the evening peak hour, and 136 new daily trips. These trips were assigned to the proposed site access at the same percentages as the volumes turning to and from Manning Drive. The a.m. and p.m. peak hour turning movement volumes collected at Manning Drive, as discussed previously, were combined with the volumes projected to turn to and from the proposed subdivision access. These volumes are presented in Figure 3. It was noted above that counted volumes appear to be reduced due to the COVID-19 pandemic. The differences on the Manning Drive side-street volumes

are expected to be minimal (Even large percentage increases to such low volumes equate to low volumes. For example, a 22% increase in the highest movement volume turning from Manning Drive, changes the 7 vehicles to 9 vehicles). The through volumes on Cumming Street will likely increase somewhat post-pandemic, but, for the same reasoning – that the volumes are moderate – these volumes are still anticipated to remain moderate.

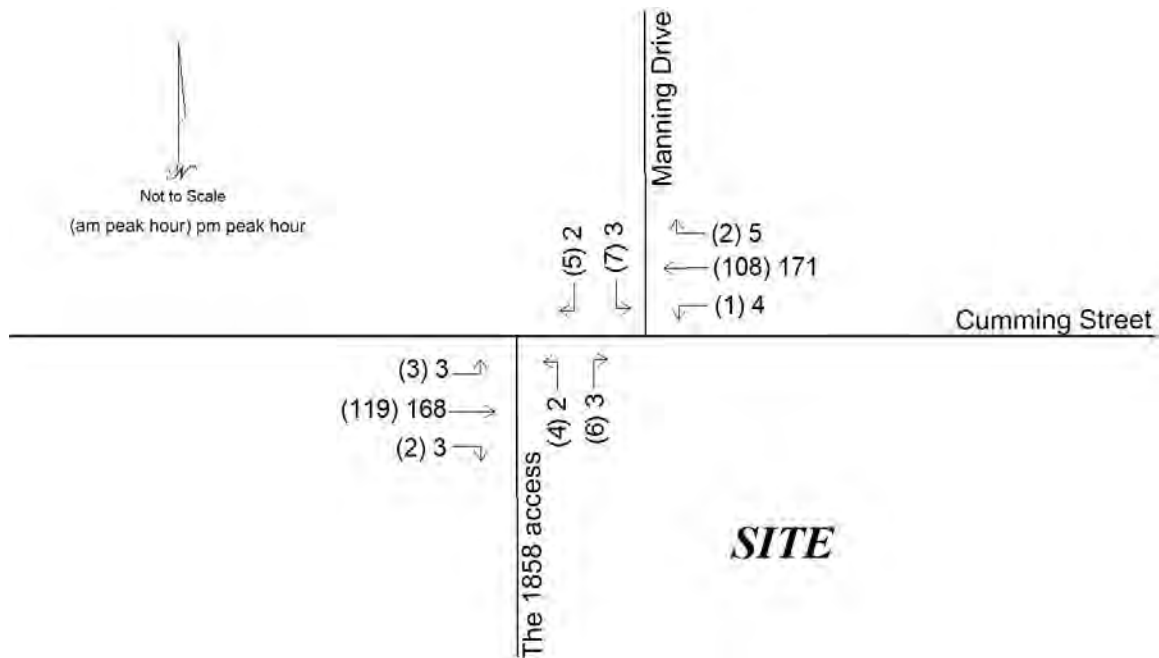


Figure 3 – Weekday A.M. and P.M. Peak Hour Volumes with Proposed Subdivision

Discussion of Findings

As proposed, the subdivision access is closer to the adjacent church access and, when completed, the aligning access to a new subdivision on the north side of Cumming Street. While no excessive queuing was observed along Cumming Street, the hatched out “Don’t Block the Box” condition at the Cumming Street / Manning Street intersection suggests that queuing may be an issue from North Main Street during certain peak times. Relocation of the site access to the east of Manning Drive, further from North Main Street and the church and aligning new subdivision access could reduce potential proximity and queuing issues. Conversely, the location of the site access, as proposed, eliminates the potential for conflicts between left turners from the two side street approaches. Based on the extremely low side street volumes, the modest volumes on Cumming Street, the clear line of sight between the side street approaches, and the low 35 mph speed on Cumming Street, the proposed site access is expected to operate safely and with minimal delays, offset from Manning Drive in either direction.



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Finance
Submitted By: Shawn Mitchell
Sponsored By:
Meeting Date: February 22, 2021

I. AGENDA ITEM TITLE: APPROVAL OF FISCAL YEAR 2021 MID-YEAR BUDGET AMENDMENT
(SECOND READING)

II. RECOMMENDATION:

The purpose of this meeting is to provide an overview of the Fiscal Year 2021 Mid-Year Budget and adopt the Budget Ordinance (2nd Reading).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: VARIES BY FUND. SEE MID-YEAR
BUDGET REQUESTS (ATTACHED)

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The purpose of the Fiscal Year (FY) 2021 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that have already occurred (e.g. during the first 7 months of the fiscal year) or are planned to occur before year-end.

Initiatives are discussed in detail within the attached FY 2021 Mid-Year Budget Requests.

Changes to the Mid-Year Budget Amendment since the 1st Reading (2/15/2021) include the following:
+\$115,000 for Town Green Artificial Turf.

V. ALTERNATIVES:

VI. ATTACHMENTS:

2021 MidYear Budget Ordinance, 2021 MidYear Budget (Exhibit A)



AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, TO ADOPT THE MID-YEAR FISCAL 2021 BUDGET FOR CERTAIN FUNDS OF THE CITY OF ALPHARETTA, GEORGIA APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ITEM OF REVENUE ANTICIPATION, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS, AND PROHIBITING EXPENDITURES TO EXCEED ACTUAL FUNDING AVAILABLE.

WHEREAS, the Director of Finance has presented a proposed fiscal year 2021 mid-year budget to the City Council on certain funds of the City; and

WHEREAS, each of these proposed amendments will adjust expenditures and revenues originally appropriated in the fiscal year 2021 budget; and

WHEREAS, each of these mid-year amendments represent a balanced budget, so that anticipated revenues for each fund equal or exceed proposed expenditures;

NOW, THEREFORE BE IT ORDAINED that this mid-year budget, "Exhibit A" attached hereto and by this reference made a part hereof this ordinance shall be the City of Alpharetta's fiscal year 2021 mid-year budget for these certain funds for the fiscal year 2021; and

BE IT FURTHER ORDAINED that this mid-year budget be and is hereby approved and the revenue items shown in the budget for each fund in the amount anticipated are adopted and that the several amounts shown in the budget for each fund as proposed expenditures are hereby appropriated to the departments named in each fund; and

BE IT FURTHER ORDAINED that the expenditures shall not exceed the appropriations authorized by this mid-year budget or amendments thereto provided; and that expenditures shall not exceed actual funding available.

ADOPTED this _____ day of _____, 2021.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCILMEMBERS

(SEAL)

Attest:

City Clerk

First Reading: _____

Second Reading: _____



City of Alpharetta, Georgia
Fiscal Year 2021
Mid-Year Budget Request

The purpose of the Fiscal Year (FY) 2021 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that have already occurred (e.g. during the first seven months of the fiscal year) or are planned to occur before fiscal year-end.

General Fund

This Fund is the principal operating fund of the City and includes governmental activities such as police, fire, recreation, transportation, and other general government functions that are primarily funded with property taxes, franchise fees, state shared revenues, and charges for services such as recreation program fees. State law requires that the city's budget be balanced: revenues = expenditures.

The budgetary legal level of control resides at the department level (e.g. City Administration, Recreation, Parks and Cultural Services, etc.). That is to say, a given department has the operational flexibility to reallocate appropriations within specific line-items to achieve its mission, but cannot exceed its overall appropriation level as approved by City Council. Furthermore, the Adopted Budget approves the staffing level (i.e. authorized full-time equivalent staffing level) for each department. The FY 2021 Mid-Year Budget Amendment adjusts departmental budgets to fund/authorize the targeted initiatives discussed in detail over the following pages.

Fiscal Year 2021 Mid-Year Budget Requests

GENERAL FUND			
LEGAL LEVEL OF CONTROL			
	Fiscal Year 2021		
	Current Budget	Mid-Year Budget Amendment	Revised Budget
Revenues by Source:			
Property Taxes	\$ 25,350,000	\$ -	\$ 25,350,000
Motor Vehicle Title Fees, Delinquent Taxes, etc.	1,892,000	-	1,892,000
Local Option Sales Taxes	13,479,457	-	13,479,457
Other Taxes	10,967,750	-	10,967,750
Insurance Premium Taxes	4,350,000	239,200	4,589,200
Licenses and Permits	2,579,750	-	2,579,750
Intergovernmental Revenue	113,000	-	113,000
Charges for Services	3,394,300	-	3,394,300
Fines and Forfeitures	1,806,000	-	1,806,000
Investment Earnings	310,000	-	310,000
Other/Miscellaneous	246,393	-	246,393
Other Financing Sources			
Transfer-in from Hotel/Motel Fund	2,531,250	-	2,531,250
Budgeted Fund Balance	5,289,252	-	5,289,252
Total Revenues	\$ 72,309,152	\$ 239,200	\$ 72,548,352
Expenditures by Department:			
Mayor and City Council	\$ 382,505	\$ -	\$ 382,505
City Administration	1,268,313	63,000	1,331,313
Finance	3,541,567	-	3,541,567
City Attorney	750,000	-	750,000
Information Technology	2,194,661	-	2,194,661
Human Resources	638,529	9,000	647,529
Municipal Court	1,006,645	-	1,006,645
Public Safety	30,470,265	125,000	30,595,265
Public Works	9,046,380	-	9,046,380
Recreation, Parks and Cultural Services	10,043,003	42,200	10,085,203
Community Development	4,147,713	-	4,147,713
subtotal	\$ 63,489,581	\$ 239,200	\$ 63,728,781
General Government:			
Insurance Premiums	\$ 720,250	\$ -	\$ 720,250
Gwinnett Tech Bond (P&I)	290,490	-	290,490
Transfer to Capital Project Fund	3,156,862	-	3,156,862
Transfer to Stormwater Capital Fund	1,385,000	-	1,385,000
Contingency	700,000	-	700,000
Non-Allocated	1,880,579	-	1,880,579
Non Allocated (one-time)	686,390	-	686,390
subtotal	\$ 8,819,571	\$ -	\$ 8,819,571
Total Expenditures	\$ 72,309,152	\$ 239,200	\$ 72,548,352

Fiscal Year 2021 Mid-Year Budget Requests

The following section provides, by department, the associated detail/justification for each targeted initiative requested through the FY 2021 Mid-Year Budget Amendment.

City Administration

Initiative: Economic Development Director position (+1 FTE)

Funding Request: \$43,000 (FY 2021 partial-year); \$170,000 annualized (FY 2022)

The Economic Development Division currently consists of one full-time position (Economic Development Manager) and is under-staffed to tackle the economic development opportunities available to the city as we transition from the COVID-19 pandemic and its effects on our local economy. The Economic Development Director position will better position the city to support our local businesses and ensure a solid economic development strategy moving forward.

Costs are estimated at \$43,000 for the remainder of FY 2021 and will approximate \$170,000 annually beginning in FY 2022. These figures reflect salary and benefit costs only; growth in operational needs would be in addition to these costs.

Initiative: Georgia Municipal Association (reactivate membership)

Funding Request: \$20,000 annually

This request involves reactivating the annual membership with the Georgia Municipal Association (GMA) which provides training and education opportunities for city staff and elected officials while also providing advocacy on local, state, and national legislative issues.

Human Resources

Initiative: eForms software (NeoGov HRIS software)

Funding Request: \$9,000 (\$1,500 one-time; \$7,500 year 1; \$14,500 annually thereafter)

The Human Resources Department (HR) has steadily improved efficiencies through the implementation of technology including electronic Applicant Tracking and Onboarding (NeoGov software).

HR would like to continue its efforts in transforming work processes through the implementation of an eForms software solution. eForms is a document & workflow management software that simplifies the creation of online forms, manages documents, and builds seamless workflows. This initiative will greatly speed the routing of HR approvals that require multiple signatures which takes far too long under the current paper-based processes. HR's objective is to build an 100% electronic personnel file system in the next 18-months.

Public Safety

Initiative: Transfer of 3 DEA funded Police Officer positions to the General Fund

Funding Request: \$100,000 (FY 2021 partial-year); \$338,000 annualized (FY 2022)

Federal asset forfeiture receipts within the DEA Fund have slowed over the last several years including a low of \$26,000 year-to-date (FY 2021). Receipts of \$340,000 annually are required to fund the 3 FTE Police Officer positions allocated to the Fund. As such, the DEA Fund is no longer a viable funding source for these positions. These positions will be transferred to the General Fund resulting in an estimated impact of \$100,000 for the remainder of FY 2021 and will approximate \$338,000 annually beginning in FY 2022.

Fiscal Year 2021 Mid-Year Budget Requests

This transfer of positions will free DEA funds moving forward to be utilized by the Public Safety Department for allowable initiatives.

Initiative: **FususONE software**

Funding Request: \$25,000 annually

The Public Safety Department is requesting funding for the purchase of FususONE camera software that integrates the existing Flock LPR systems as well as community cameras to expedite intelligence gathering and response efficiency.

Recreation, Parks and Cultural Services

Initiative: **Maintenance of New Parks**

Funding Request: \$42,200 (FY 2021 partial-year); \$84,000 annualized (FY 2022)

Funding is requested for maintenance (e.g. landscaping, mulch, pine straw, etc.) of new parks within Alpharetta's system including AlphaLoop, Thompson Street Park, Maddox Park, and Encore Park.

General Government

Funding Sources: \$239,200 (revenue; Insurance Premium Taxes)

Funding totaling \$239,200 is available through the above revenue collections for Insurance Premium Taxes outpacing budgetary expectations for FY 2021.

Impact Fee Fund

This fund accounts for fees assessed upon development activity. These fees are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the city's impact fee ordinance. The budgetary legal level of control resides at the project level.

IMPACT FEE FUND				
LEGAL LEVEL OF CONTROL (Impacted Line-Items)				
		Fiscal Year 2021		
		Current Budget	Mid-Year Budget Amendment	Revised Budget
Revenue by Source:				
Impact Fees (Parks)		\$ -	\$ 745,000	\$ 745,000
Net Budget Adjustments		\$ -	\$ 745,000	\$ 745,000
Expenditures by Project:				
AlphaLoop (Grant Matches)		\$ -	\$ 745,000	\$ 745,000
Union Hill Rd (Mid-Block Crosswalk for Greenway Ext.)		-	200,000	200,000
Parks Impact Fees (Non-Allocated)		272,820	(200,000)	72,820
Net Budget Adjustments		\$ 272,820	\$ 745,000	\$ 1,017,820

Fiscal Year 2021 Mid-Year Budget Requests

Initiative: **AlphaLoop Grant Matches**

Funding Request: \$745,000

The intent of this request is to formally appropriate the required match funding for grant applications thru the Land & Water Conservation Fund (\$500,000 match) and GA Outdoor Stewardship Program (\$1,005,341). Existing grant matching funds total \$760,341 and has been set aside within the Capital Project Fund. The remaining funds needed total \$745,000 and are proposed to be allocated herein through the Impact Fee Fund as it is an allowable use. If the grants are not approved and finalized, the funds will be available for other uses as determined by the City Council.

It should be noted that the original intent was to leverage funding within the various AlphaLoop accounts to provide matching needs but a portion of these funds have been prioritized towards other uses for AlphaLoop and may not be available for matching.

Public Works

Initiative: **Union Hill Rd Mid-Block Crosswalk (Greenway Extension)**

Funding Request: \$200,000

In order to improve pedestrian safety and accessibility, a mid-block crosswalk is proposed on Union Hill Road at the connection with the Greenway and the Union Hill Park. The crosswalk will be equipped with AC power rapid flashing beacons, warning signs, and thermal sensors for automatic pedestrian detection.

A Pedestrian Detection Zone along with a thermal sensor will be created and installed on both ends of the crosswalk, especially to detect pedestrians approaching from the Greenway. Advance warning signs, installed on Union Hill Road, will be activated when: 1) a pedestrian is detected by thermal sensors within Pedestrian Detection Zones on either ends of the crosswalk; or 2) a pedestrian activates pushbuttons at the crosswalk.

The rapid flashing beacons are such that they can be activated under both conditions 1 & 2 stated above. However, to avoid fault calls, the flashing beacons will be programmed to start flashing only if someone activates pushbuttons.

This project is a component of the Greenway Extension project and an allowable use of impact fees.

Fiscal Year 2021 Mid-Year Budget Requests

Capital Project Fund

This Fund accounts for the acquisition and construction of major items such as buildings, infrastructure, parks, streets, and other major capital facilities. The budgetary legal level of control resides at the project level.

CAPITAL PROJECT FUND				
LEGAL LEVEL OF CONTROL (Impacted Line-Items)				
	Fiscal Year 2021			
	Current Budget	Mid-Year Budget Amendment	Revised Budget	
Expenditures by Project:				
Mini-Excavator Replacement (Public Works)	\$ -	\$ 42,000	\$	42,000
Chipper Insert (Public Works)	-	35,000		35,000
Information Technology (Operational Assessment)	-	50,000		50,000
Teleworking Equipment (Community Development)	-	21,000		21,000
Brookside Focus Area Streetscape/Connectivity Plan (CD)	-	18,000		18,000
S. Main Street Creative Placemaking Plan (Grant Match)	-	16,000		16,000
Retaining Wall Replacement (Old Rucker Road Park)	-	30,000		30,000
Town Green Turf	-	115,000		115,000
Non-Allocated	2,906,736	(327,000)		2,579,736
Net Budget Adjustments	\$ 2,906,736	\$ -	\$	2,906,736

Public Works

Initiative: Mini-Excavator Replacement

Funding Request: \$42,000

This initiative entails replacing the 2018 mini-excavator utilized by the infrastructure team that is experiencing mechanical repair needs that exceed the salvage value of the unit. Renting the necessary equipment is not justifiable on a cost basis. This replacement will allow the department to purchase a larger excavator unit that is more suitable to the work being completed without stressing the equipment (which may have exacerbated the current unit's issues).

Initiative: Chipper Insert

Funding Request: \$35,000

This request is for the purchase of a Chipper Insert for Public Works to utilize as a backup to our current F800 Chipper Truck (1994 model year). This truck is currently operational; however, given the age we are hesitant to solely rely on this as our only suitable vehicle to handle downed trees and the chippings involved with such. Public Works currently has 4 Ford F750's that are utilized with a salt spreader insert during Winter Weather events and utilized for hauling necessary material to job sites and to the dump. These vehicles do not require a CDL which helps to have available drivers at all times. The Chipper Insert will be installed into one of our current vehicles (F750's previously mentioned) and provide flexibility to staff for smaller cleanup events while also insulating operations from a mechanical failure of the main Chipper truck (to protect operations in case of failure of the main unit). Additionally, in the event that the City purchases a new Chipper truck the

Fiscal Year 2021 Mid-Year Budget Requests

lead time would be about 8-12 months as you have to obtain that type of vehicle from two separate vendors and coordinate the assembly.

Information Technology

Initiative: Operational Assessment

Funding Request: \$50,000

This initiative entails working with an independent IT firm to assess Alpharetta's information technology operations, infrastructure, policies, procedures, etc. against industry standard best-practices. Goal includes actionable information to facilitate efficient and effective operations now and into the future.

Community Development

Initiative: Teleworking Equipment

Funding Request: \$21,000

This initiative entails replacing 17 iPads with iPad Pros in addition to purchasing 2 laptops to facilitate teleworking as well as utilizing digital systems in the field.

As the Community development team has transitioned to fully electronic processes, the software requirements have outpaced the existing iPad technology constraints (operating system is not robust enough to handle ePlan, Munis, CityWorks, SharePoint, NOVAtime, etc.). Additionally, the iPad Pros (larger screen size) allow for reviewing of plans sets in the field much more efficiently.

Initiative: Brookside Focus Area Streetscape and Connectivity Plan

Funding Request: \$18,000

This initiative entails creating a small area plan as part of the in-house Comprehensive Land Use Plan effort for the Brookside office area on the east side of Georgia 400 and working with stakeholders to determine future streetscape, placemaking initiatives, pedestrian connections, review existing park and programming, possible land use change recommendations, evaluate streetscape opportunities and envision opportunities for future success. This would be a joint effort between a consultant and staff. Costs are estimated at \$22,000. Available funding within the Comprehensive Plan Update account (\$4,000) is being used to offset this funding request.

Initiative: South Main Street Creative Placemaking Plan – ARC LCI Supplemental Study Grant Match

Funding Request: \$16,000 (grant match)

The city is seeking to develop a Creative Placemaking Plan for the South Main Street corridor. The study would develop and define placemaking, public space activation, and interactive art strategies and concepts for the area as well as corresponding design guidelines. The study would also address location identification and criteria in greater detail than was possible in the LCI study. To promote a mixed-use, walkable environment along South Main Street, it is necessary to create memorable experiences through interesting and inviting interactive art and other space activation installations. Costs are estimated at \$80,000 with funding provided through grant funds from the ARC (\$64,000 or 80%) and the city (\$16,000 or 20% match).

Fiscal Year 2021 Mid-Year Budget Requests

Recreation, Parks and Cultural Services

Initiative: Retaining Wall Replacement (Old Rucker Road Park)

Funding Request: \$30,000

Demo and replacement of the failed retaining wall at Old Rucker Park.

The retaining wall at the Old Rucker Road Park was compromised after flash flooding occurred during a rain event in 2020 (August). This funding will allow for the demo and replacement of the failed retaining wall with a new block retaining wall (roughly 150 feet long and 4-6 feet tall).

Initiative: Town Green Turf

Funding Request: \$115,000

The Town Green is located in the heart of downtown Alpharetta and is a gathering spot for friends and family as they enjoy the many aspects of our vibrant city. The high usage rate of this amenity has proven too much for the current grass to handle. The large number of users combined with too much rain, too much sun in some spots, and too much shade in other spots, has made it virtually impossible to keep the grass healthy. This initiative entails installing artificial turf in the Town Green which will improve its appearance and usability for our citizens and stakeholders.

General Government

Funding Sources: \$327,000 (Non-Allocated)



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Courts
Submitted By: Brooke Lappin
Sponsored By:
Meeting Date: February 22, 2021

I. AGENDA ITEM TITLE: LIST OF APPROVED SUBSTITUTE MUNICIPAL COURT JUDGES

II. RECOMMENDATION:

Staff is recommending that Mayor and Council approve the submitted list of substitute judges.

III. REPORT IN BRIEF:

In the event that the Chief Judge for the City of Alpharetta is absent or recuses himself or herself, a substitute Judge shall be selected by the Court Clerk from a list approved by the City Council per Section 4.16 of the City Charter.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Approved Sub Judges



ALPHARETTA MUNICIPAL COURT
12624 BROADWELL ROAD
ALPHARETTA, GA 30004
678-297-6250
ALPHARETTA.GA.US

February 3, 2021

Council Approved Substitute Judges

Sec. 4.16. - Absence of judge.

(a) Subject to subsection (b) of this section, in the event that the judge is absent, recuses himself or herself, or is otherwise unavailable for court, a substitute judge shall be selected by the court clerk from a list approved by the city council. The list shall include only individuals who meet the qualifications listed in subsection (b) of this section for appointed part-time, full-time, or stand-by judges.

(b) In addition to the judge provided for in [section 4.11](#) of this Act, the municipal court may be presided over by such part-time, full-time, or stand-by judges as the city council, in its discretion, deems necessary to meet the needs of the court. All such judges shall have attained the age of 21 years, shall be a member of the State Bar of Georgia, and [shall] possess all qualifications required by law. Such judges need not be residents of the city. All judges shall be appointed by the city council and shall serve until a successor is appointed and qualified. Compensation of the judges shall be fixed by ordinance. Judges shall serve at will and may be removed from office at any time by the city council, unless otherwise provided by ordinance. Before assuming office, each judge shall take an oath, given by the mayor, that the judge will honestly and faithfully discharge the duties of the office to the best of that person's ability and without fear, favor, or partiality. The oath shall be entered upon the minutes of the city council journal.

- Lee Whiteside
- Jared Mitnik
- Richard Hicks
- Scott Carter

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

JUDGE
BARRY L. ZIMMERMAN

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

CITY
ADMINISTRATOR
ROBERT J. REGUS



City Council Meeting & Public Hearing

STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: February 22, 2021

I. AGENDA ITEM TITLE: RESOLUTION FOR ATLANTA REGIONAL COMMISSION LCI SUPPLEMENTAL STUDY FOR THE SOUTH MAIN STREET CORRIDOR
CONSIDERATION OF A RESOLUTION AUTHORIZING THE SUBMISSION OF THE SOUTH MAIN STREET CREATIVE PLACEMAKING PLAN - LCI SUPPLEMENTAL STUDY GRANT APPLICATION TO THE ATLANTA REGIONAL COMMISSION

II. RECOMMENDATION:

Approve authorization (resolution) for submittal of the South Main Street Creative Placemaking Plan - LCI Supplemental Study grant application to the Atlanta Regional Commission.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
South Main St. Creative Placemaking Plan (Grant; 34074150-544200-TBD)	\$64,000.00
South Main St. Creative Placemaking Plan (City Match; 30190200-579011)	\$16,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
South Main St. Creative Placemaking Plan (Grant; 34074150-334310-TBD)	\$64,000.00
-	\$0.00

IV. REPORT IN BRIEF:

Consideration of a resolution authorizing the submission of the South Main Street Creative Placemaking Plan - LCI Supplemental Study grant application to the Atlanta Regional Commission.

The City is seeking to develop a Creative Placemaking Plan for the South Main Street corridor. This is in response to the community prioritizing South Main Street as the #2 area of the City in need of redevelopment in conjunction with the Horizon 2040 Comprehensive Plan public outreach effort. The Atlanta Regional Commission (ARC) accepted the 2015 Downtown Master Plan update as meeting the requirements for an LCI and has designated the Downtown area as such. The plan would develop and define creative placemaking, public space activation, and interactive art strategies and concepts to promote the redevelopment of South Main Street into a mixed-use, walkable area.

ARC requires a minimum 20% match, which based on an estimated project budget of \$80,000 the City's commitment would be \$16,000. This funding request is currently part of the 2021 Mid-Year Budget ordinance (2nd reading on 2/22/2021).

V. ALTERNATIVES:

VI. ATTACHMENTS:

Resolution, 2021 LCI-Study-Application, South Main Street Study Area, Arts of Alpharetta Letter of Support,

Cultural Arts Commission LOS, Mayfair Street Partners Letter of Support, Village Park Letter of Support,
NFCID LOS



RESOLUTION NO.

A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY COUNCIL TO APPROVE THE SUBMISSION OF THE SOUTH MAIN STREET CREATIVE PLACEMAKING PLAN GRANT APPLICATION TO THE ATLANTA REGIONAL COMMISSION.

WHEREAS, the Alpharetta City Council adopted the Downtown Master Plan update (Downtown LCI) in 2015; and

WHEREAS, ARC provides local assistance programs to implement facets of the LCI within the designated study area, including the LCI Program and Community Development Assistance Program (CDAP); and

WHEREAS, the City of Alpharetta seeks to participate in the LCI Program to prepare a Supplemental Study to support Creative Placemaking along South Main Street in the Downtown LCI area; and

WHEREAS, evidence authorizing the acceptance of said application must be provided.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Alpharetta hereby that the submission of the South Main Street Creative Placemaking Plan grant application is hereby approved, and if awarded the Mayor is hereby authorized to execute award package with directives under the LCI Program; and

IT IS HEREBY FURTHER RESOLVED, that the Mayor and Council do hereby acknowledge and agree to provide a cash match equivalent to twenty percent (20%) of the total study amount.

SO RESOLVED this ____ day of _____, 2021.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

(SEAL)

COUNCIL MEMBERS

Attest:

City Clerk

2021 LCI Call for Studies

Prior to starting your application, did you review the application guidebook, and do you have a clear understanding of the LCI Program?

☒ **Yes, I acknowledge that I reviewed the guidebook and fully understand the program as explained.**

SECTION I. APPLICANT INFORMATION:

1. **Name of organization:** City of Alpharetta
(eligible applicants include governmental entities, or CIDs)
2. **Name of primary contact person:** Michael Woodman, AICP
3. **Title:** Senior Planner
4. **Department:** Community Development

Address/City/State/Zip: 2 Park Plaza, Alpharetta, Georgia 30009

Telephone: (678) 297-6072

E-mail: mwoodman@alpharetta.ga.us

SECTION II. TYPE OF ASSISTANCE:

5. **Please select the type of assistance you are seeking. You may check multiple boxes if your project requires multiple types of assistance.**

- ☐ LCI Priorities Discussion (no study funds) Technical Assistance provided by ARC Staff to help build consensus around LCI priorities in community, identifying appropriate LCI study areas, and the development of a scope of work for a future LCI Study
- ☐ Catalytic: Promotes the creation of transit-oriented development around and existing or planned ART, BRT, LRT, or HRT station.
- ☒ Catalytic: Supports the revitalization of the community's existing or planned downtown district.
- ☐ Tactical: Advances the implementation of a priority action identified in a study within the LCI area.
- ☒ Tactical: Development of Transit Safety and Placemaking Plan

Section III. PROJECT INFORMATION:

Please be brief and specific. Responses are limited to 1,400 characters

- 6. Name of project: South Main Street Creative Placemaking Plan – LCI Supplemental Study**
- 7. Name of LCI area and last plan adoption date: Downtown LCI (Downtown Master Plan) was adopted on February 23, 2015.**
- 8. Study Project Cost: \$80,000**
- 9. Proposed Local Match (Minimum 20% of Project Cost): 20% or \$16,000**
- 10. Project location/extents: The study area includes the South Main Street (A.K.A. Highway 9 or Alpharetta Highway) corridor from Old Milton Parkway south to the City limits at Upper Hembree Road. Please see attached map.**
- 11. Has this project been identified in a previous LCI Study, Comprehensive Plan or another recently completed study? (please check one)**
☒ YES ☐ NO
- 12. If YES, please name the study, and reference the section or page that relates to this project:**
South Main Street is part of the City's 2015 Downtown Master Plan (Downtown LCI) and is referenced in the 'Master Plan' section on Pages 103 - 108. The 'Implementation' section references projects related to the South Main Street corridor on Pages 121, 124 (Devore), and 131. Developing a Creative Placemaking Plan is not specifically called out in the Downtown Master Plan; however, establishing and reinforcing a sense of place is contemplated through the Plan.
- 13. Is the project within an existing LCI area? If yes please include your report of accomplishment of your LCI work program with your application. (please check one)**
☒ YES ☐ NO
- 14. Provide a brief study goal and description. In your project description, please briefly describe the specific products and deliverables that this study will result in.**

The City's goal is to develop a creative placemaking plan with and for the community that will enhance the South Main Street corridor as a more vibrant, walkable destination. The study will develop and define placemaking, public space activation, and interactive art strategies and concepts for the area. The approach to plan development will include building value to improve quality of life and competitiveness, building on existing assets unique to Alpharetta and building a safe, walkable environment for the community. The study would also address location identification and criteria in greater detail than was possible in the LCI study. In addition, the study would aim to develop some temporary/tactical/pop-up demonstrations of these strategies and concepts to help the community better visualize the value of these installations, which may provide future implementation funding opportunities.

- 15. How does this LCI Study address a need in your community?**

As part of the City's on-going 2040 Comprehensive Plan effort, the community prioritized South Main Street as the #2 area of the City in need of redevelopment, second only to North Point. To promote the vision of the Downtown LCI to create a mixed-use, walkable environment along South Main Street, it is necessary to create memorable experiences through interesting and inviting interactive art and other space activation installations. The study will be aimed at identifying inclusive methods to equitably engage the community through placemaking, space activation, and interactive art strategies. In addition, an emphasis will be placed on creating corresponding design guidelines representative of the community and the City's history and cultural identity. The area also needs a brand or identity, which this project will support. Further enhancing the area as a destination instead of a hodge-podge of uses will prove beneficial for economic prosperity. In addition, cultural vitality will be fostered through curated art installations that further this identity.

16. How does your LCI Study advance or address one or more of the following LCI Priorities. If your application is selected, the answers provided will be incorporated within the LCI Study scope.

a. Smart Technology

- i. What specific issues will be addressed through the use of technology? The Plan will address mobility and safety improvements along the South Main Street corridor through the use and expansion of smart technologies. In late 2019, the City and North Fulton Community Improvement District (CID) partnered with Applied Information, Inc. to become the first community in Georgia to approve and install Connected Vehicle Technology to intersections within the North Fulton area. The Connected Vehicle Program upgraded 55 district intersections, including along South Main Street, with special technology designed to communicate with vehicles using the TravelSafely™ app providing them with audio cues such as “red light running” and “get ready for green”. Motorists can download the TravelSafely app on iTunes or at the Google Play store for free, which will allow them to utilize this technology.

The technology encompasses all 3 connected vehicle communication platforms including: 4G LTE, Dedicated Short Range Communications (DSRC) and Cellular Vehicle to Everything (C-V2X). One application directs traffic signals to adjust providing green lights to emergency vehicles responding to emergencies.

Additional smart technologies that the Plan may explore include 5G small cell technology in conjunction with art and district marker installations, roadway condition monitoring, green infrastructure monitoring, as well as autonomous vehicles to expand mobility options.

- ii. How will technology improve mobility and safety? The Connected Vehicle Technology Program has resulted in improved responses times. In just over 6 months, the Alpharetta Fire Department reported an 18% improvement in response times since the CV technology was deployed. This technology can be taken a step further with MARTA bus routes, potentially improving bus trip times and schedule reliability.

b. Creative Placemaking

- i. What types of investments are you looking to make? Investments along the South Main Street corridor should include, public spaces, streetscape improvements, public art installations, entrance gateway features/district markers, trails,

enhanced pedestrian connections and branding. In addition, the City has been working with GDOT for several years on the South Main Street improvements, as well as the realignment of Maxwell Road and Devore Road at their intersections with South Main Street. The GDOT project along South Main Street will provide bicycle, pedestrian and operational improvements along the corridor by providing two through lanes in each direction, a raised or flush median as needed to accommodate turning movements, and 10'-12' multi-use trails along each side of the road.

- ii. How will the arts community be involved? The City recently established the Alpharetta Cultural Arts Commission, which includes several members of the local arts Committee, Arts Alpharetta. The Cultural Arts Commission will be a key stakeholder in the development of the plan.
- c. Housing
 - i. How would the study address housing challenges identified by the Regional Housing Strategy for this area?
 - ii. What housing solutions will be explored further?
- d. Green Infrastructure
 - i. How will the study incorporate green infrastructure into transportation projects? The study will promote the use of green infrastructure, such as curb planter bioswales incorporated into streetscapes. The City already has policies and regulations that promote the use of green infrastructure.

17. Please describe the community engagement of this process and explain how local officials, community groups, businesses and/or institutions will be involved in the planning process.

Community engagement for this process will include, at a minimum, key stakeholders, elected officials and property owner interviews, interactive public workshops and/or open house and online surveys. The City plans to utilize its survey software, such as Menti Meter, Social Pinpoint, and Typeform to solicit online and in-person feedback. The City recently established the Alpharetta Arts Committee, who will be an integral part of the public engagement strategy.

18. How will the project involve groups that are historically under-represented in planning processes?

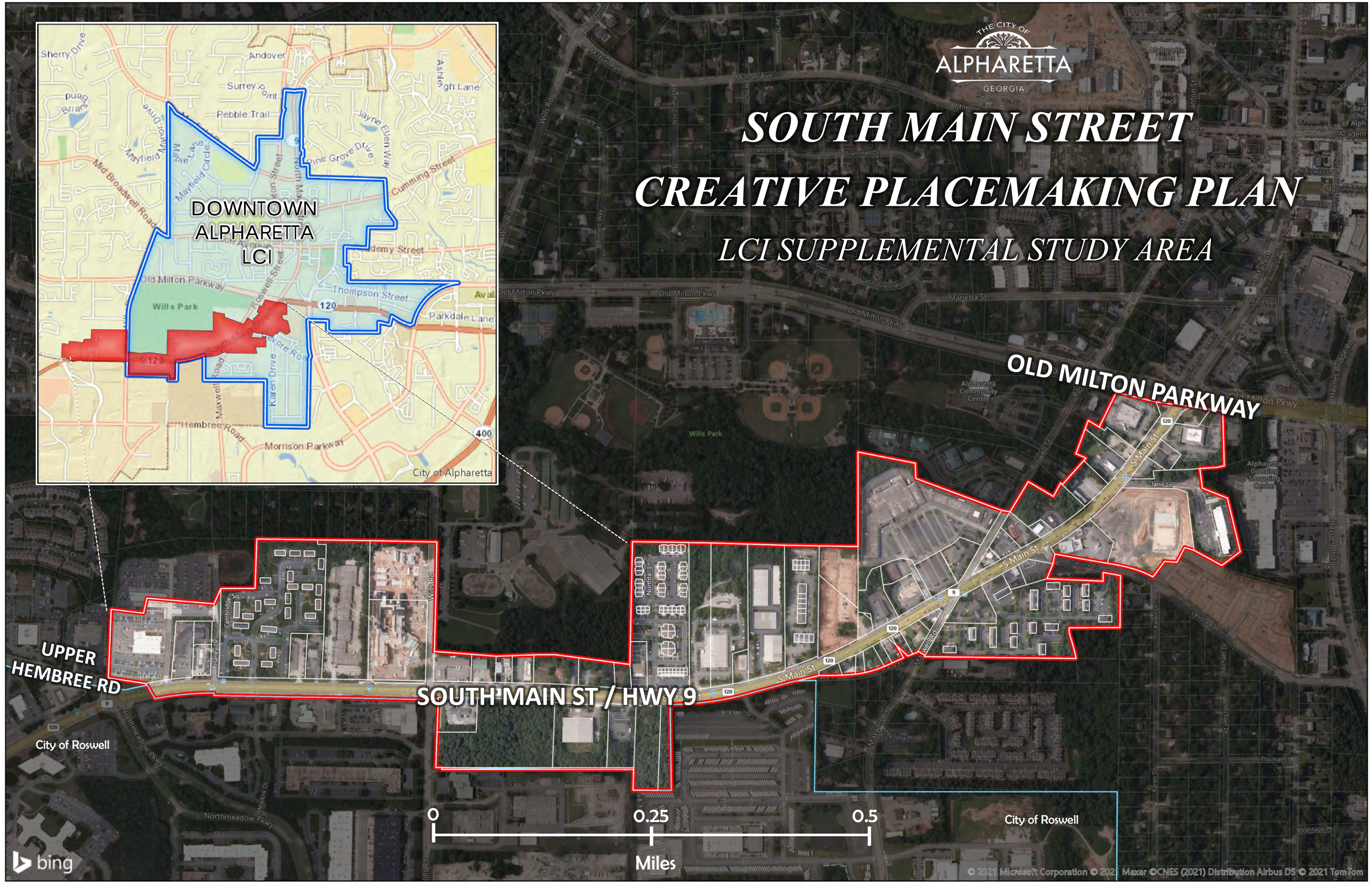
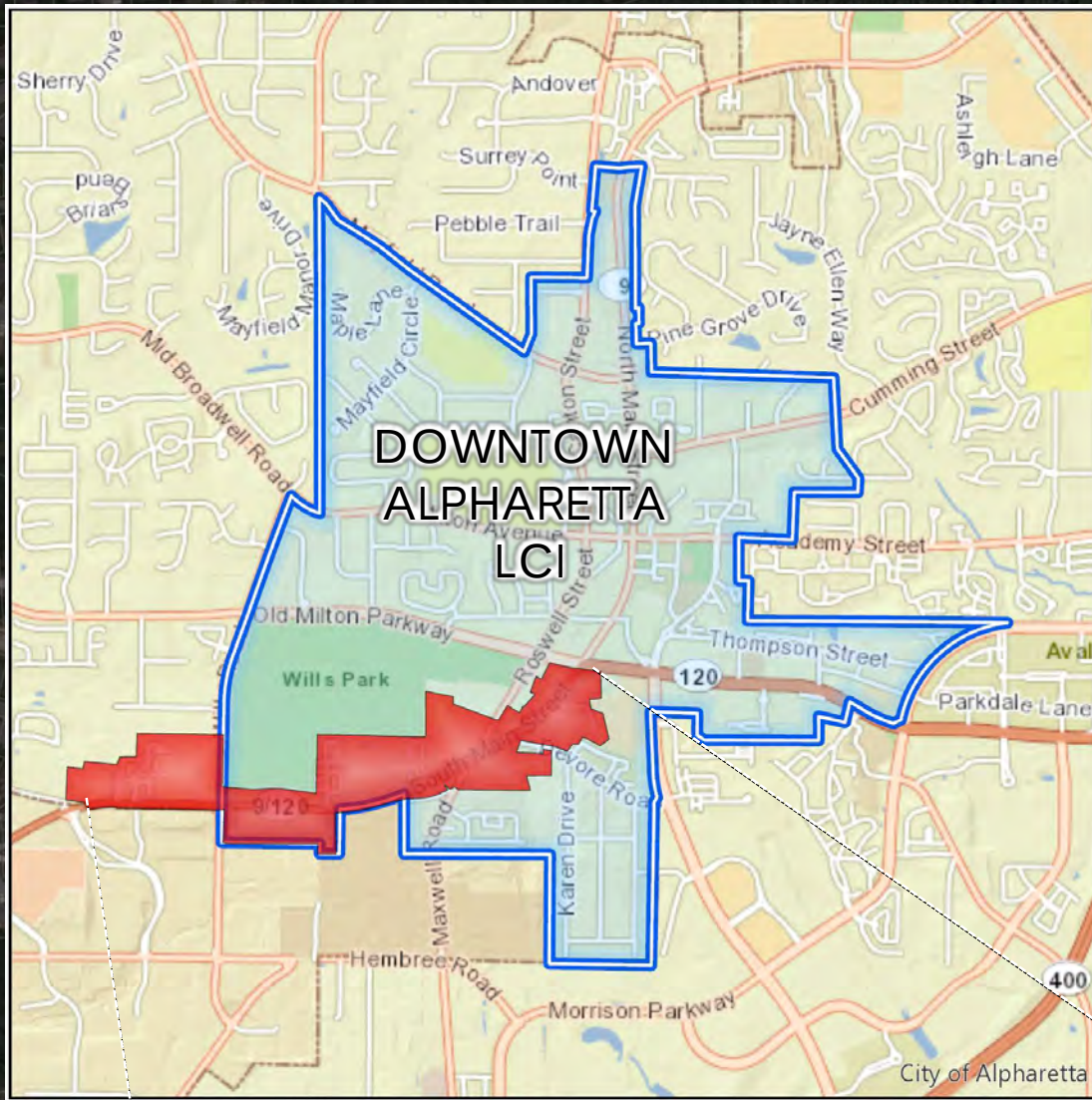
Community engagement will be inclusive and equitable, promoting the involvement of all stakeholders in the study area, including local residents, businesses, property owners, Cultural Arts Commission, ARC, GDOT, and MARTA, to name a few. The South Main Street corridor sits in Census Tract 116.11, which has a median household income that is nearly 36% lower than the median household income of the City. The area also has a higher percentage of minority population, approximately 10% higher than the population of the City. The City is aware that the area is represented by groups that are historically under-represented and will make efforts to ensure those groups have their voice heard.

Section IV. COMMITMENT:

- **All applications should include a letter of commitment from the Chief Elected Official, or a Council/Commission Resolution, indicating commitment to the implementation of the project and the matching funds.**
- **Non-governmental organizations applying for assistance shall include a letter of commitment to the implementation of the project and for matching funds (if applicable) from its Executive Director or Board Chairperson, as well as a letter of support from the underlying jurisdiction.**
- **If entities other than the applicant are providing matching funds, please include letters of commitment to the matching fund from those funders.**
- **Other letters of support are encouraged**

SOUTH MAIN STREET CREATIVE PLACEMAKING PLAN

LCI SUPPLEMENTAL STUDY AREA



OLD MILTON PARKWAY

SOUTH MAIN ST / HWY 9

City of Roswell



To: City of Alpharetta
From: Arts Alpharetta
Date: February 9, 2021
Re: Letter of Support - South Main Street Creative Placemaking Plan – LCI Grant Application

To whom it may concern,

Arts Alpharetta is a non-profit organization committed to Advancing Alpharetta as a Cultural Arts Community. We work with artists, local partnerships, and the Alpharetta Arts Center, and we serve as an advocacy agency for ten other non-profit arts organizations: Act1 Theater, Alpha Arts Guild, Alpharetta City Band, Georgia Nature Photography Association, Alpharetta Community Chorus, Alpharetta Symphony Orchestra, Metropolitan Ballet Theatre, The Lionheart School, Friends of Alpharetta Library and Chattahoochee Evening Stars Quilt Guild.

Arts Alpharetta is excited by the City of Alpharetta's plans to develop a Creative Placemaking Plan for the South Main Street corridor. We encourage and support the City's pursuit of a grant from the Atlanta Regional Commission (ARC) to help fund the study.

The South Main Street Creative Placemaking Plan will support the City's Downtown Master Plan vision for a walkable, mixed-use environment by developing and defining placemaking, public space activation and interactive art strategies and concepts. These initiatives are sought by businesses and residents as they support the area's sustainability by providing pedestrian facilities in what is largely an auto-centric area. In conjunction the City's 2040 Comprehensive Plan update, the South Main Street corridor has been identified by the community as the #1 area in the City in need of redevelopment.

We appreciate this effort to enhance Alpharetta as a community that continues to foster an arts-supportive atmosphere.

If you have questions, please feel free to contact me at c.404-834-1147 or nancyjmurphy@att.net. We are look forward to continuing the partnership with the City of Alpharetta.

Sincerely,

Nancy Murphy, Board President
Arts Alpharetta

To: City of Alpharetta

From: Cultural Arts Commission of Alpharetta

Date: February 9, 2021

Re: Letter of Support – South Main Street Creative Placemaking Plan – LCI Grant Application

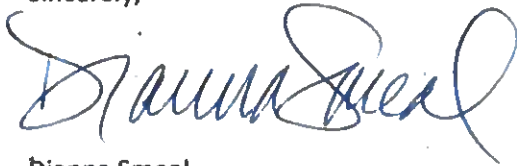
To whom it may concern:

The Cultural Arts Commission has been actively aware of the City of Alpharetta's plans to develop a Creative Placemaking Plan for the South Main Street corridor and supports the City's pursuit of a grant from the Atlanta Regional Commission (ARC) to help fund the study.

The South Main Street Creative Placemaking Plan will support the City's Downtown Master Plan vision for a walkable, mixed-use environment by developing and defining placemaking, public space activation and interactive art strategies and concepts. These initiatives are sought by businesses and residents as they support the area's sustainability by providing pedestrian facilities in what is largely an auto-centric area.

If you need any further information from the Cultural Arts Commission of Alpharetta about our support for this project, please do not hesitate to reach out to me.

Sincerely,



Dianna Smeal

Commissioner, Cultural Arts Commission of Alpharetta

770-442-1448

drsmeal@bellsouth.net



To: City of Alpharetta

From: Mayfair Street Partners

Date: February 8, 2021

Re: Letter of Support – South Main Street Creative Placemaking Plan – LCI Grant Application

To whom it may concern:

Mayfair Street Partners is excited by the City of Alpharetta's plans to develop a Creative Placemaking Plan for the South Main Street corridor. We encourage and support the City's pursuit of a grant from the Atlanta Regional Commission (ARC) to help fund the study.

The South Main Street Creative Placemaking Plan will support the City's Downtown Master Plan vision for a walkable, mixed-use environment by developing and defining placemaking, public space activation and interactive art strategies and concepts. These initiatives are sought by businesses and residents as they support the area's sustainability by providing pedestrian facilities in what is largely an auto-centric area.

If you need any further information from Mayfair about our support for this project, please do not hesitate to reach out to me.

Sincerely,

John Boniface

Principal, Development & Construction

Mayfair Street Partners

352-425-3356

John@mayfairstreetpartners.com

City of Alpharetta
2 Park Plaza
Alpharetta GA 30009

February 8, 2021

Re: Letter of Support – South Main Street Creative Placemaking Plan – LCI Grant Application

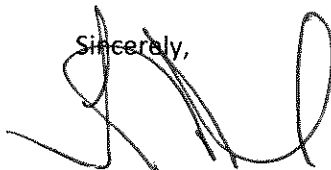
To whom it may concern:

Village Park of Milton (Wills Road) is excited by the City of Alpharetta's plans to develop a Creative Placemaking Plan for the South Main Street corridor. We encourage and support the City's pursuit of a grant from the Atlanta Regional Commission (ARC) to help fund the study.

The South Main Street Creative Placemaking Plan will support the City's Downtown Master Plan vision for a walkable, mixed-use environment by developing and defining placemaking, public space activation and interactive art strategies and concepts. These initiatives are sought by businesses and residents as they support the area's sustainability by providing pedestrian facilities in what is largely an auto-centric area.

If you need any further information from Village Park Senior Living about our support for this project, please do not hesitate to reach out to me.

Sincerely,



Fergal M. Brady
CFO

Galerie Living parent company of
Village Park & Corso Atlanta

To: City of Alpharetta

From: North Fulton Community Improvement District

Date: February 8, 2021

Re: Letter of Support – South Main Street Creative Placemaking Plan – LCI Grant Application

To whom it may concern:

The North Fulton Community Improvement District (NFCID) is excited by the City of Alpharetta's plans to develop a Creative Placemaking Plan for the South Main Street corridor. We encourage and support the City's pursuit of a grant from the Atlanta Regional Commission (ARC) to help fund the study.

The South Main Street Creative Placemaking Plan will support the City's Downtown Master Plan vision for a walkable, mixed-use environment by developing and defining placemaking, public space activation and interactive art strategies and concepts. These initiatives are sought by businesses and residents as they support the area's sustainability by providing pedestrian facilities in what is largely an auto-centric area.

Please do not hesitate to reach out at (678)397-0570 if the NFCID can be of further assistance.

Sincerely,



Kristin Winzeler
Program Director



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Sponsored By:

Meeting Date: February 22, 2021

I. AGENDA ITEM TITLE: POSSIBLE WEDDING VENUES LOCATIONS

II. RECOMMENDATION:

Staff is looking for guidance on this matter.

III. REPORT IN BRIEF:

With assistance from the Alpharetta Convention and Visitors Bureau, staff reviewed possible sites to be used as wedding venues on city-owned property. Four (4) locations were selected to place in the attached report.

Weddings have been identified as a significant market segment for Alpharetta Hotels. These locations could help with bringing more weddings, hotel room nights and general business to Alpharetta.

The attached report has a current overview of the four sites, improvements necessary and an estimated cost for these improvements

IV. ALTERNATIVES:

V. ATTACHMENTS:

wedding venues 2-9-21, Marketing Plan for Wedding Venues

POSSIBLE WEDDING/EVENT LOCATIONS IN ALPHARETTA

Mansell House
Formal Garden at City Hall
Arts Center
Rock Mill Park

1. MANSELL HOUSE



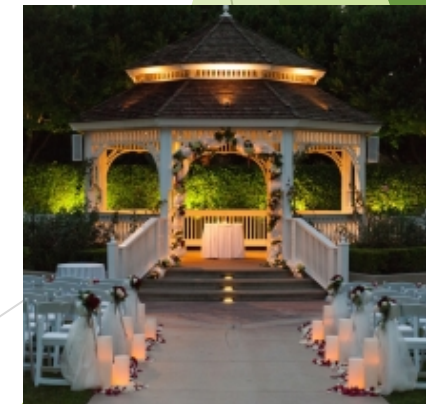






Mansell House Recommendations

- ◆ General improvement of landscaping:
 - ◆ Addition of bordering trees to block view of parking, ball grounds, etc. during ceremony proceedings such as behind both the larger gazebo and new wedding arbor.
 - ◆ Work with Alpharetta Garden Club and Historical Society on establishing a photogenic Spring/Summer wedding site by removal of any dead debris, installation of sustainable perennials, etc.
- ◆ Ceremony backdrop options:
 - ◆ Remove old, smaller gazebo and replace with wedding arbor (see illustrations). Could be placed along the greenspace versus stone patio as a second wedding ceremony backdrop choice.
 - ◆ New lights on larger gazebo and new wedding arbor (see illustration).
- ◆ Indoors (discussed this change may come in time and with blessing of Historical Society):
 - ◆ Freshen-up indoors by neutralizing furniture and walls, expose hardwood flooring, etc. to compliment any bride's color scheme.
 - ◆ With a pre-existing plan to move historic archives to the Log Cabin, we could showcase indoor office space as bride's pre-ceremony waiting area?



Mansell House Estimated Cost:

◆ General improvement of landscaping	\$ 2500
◆ Remove old smaller gazebo and replace with long wedding arbor	\$ 7500
◆ New lights on larger gazebo and new wedding arbor	\$ 1500
◆ <u>Total</u>	<u>\$ 11,500</u>

◆ Additional information

- ◆ Requires Historical Society's buy-in
- ◆ Could be rented anytime
- ◆ Scheduling with baseball / parking
- ◆ Maximum Wedding Party = 150

3. FORMAL COURTYARD AT CITY HALL







Formal Garden Recommendations

- ◆ General improvement of landscaping:
 - ◆ Ensure landscaping is photogenic in Spring/Summer season by removal of any dead debris, installation of sustainable perennials.
 - ◆ Consider evergreens planted in rectangular pots that order the railing to block the view of the parking deck from the formal garden.
- ◆ Ceremony backdrop options:
 - ◆ Lionhead Wall Fountain
 - ◆ Add additional taller greenery around the Lionhead fountain to give it more character as an alternative to the fountain as a ceremony backdrop.
 - ◆ Consider thin, columnar trees like Italian cypress or hanging vines as in the illustration.
 - ◆ For larger weddings, could consider the use of the Brooke Street Park
 - ◆ Add lighting to bandstand as a ceremony site.
- ◆ Permit use of Community Room as bride's "waiting area" post-wedding prep.



Formal Garden Estimated Cost:

- ◆ Landscaping improvements/planters \$ 7500

- ◆ Additional Information
 - ◆ Would require community room access
 - ◆ Maximum wedding party = 200
 - ◆ If rented during business hours, access could be limited to community room



4. ARTS CENTER LAWN/PATIO AREA







Art Center Recommendations

- ◆ General improvement of landscaping:
 - ◆ Ensure landscaping is photogenic with the proper placement of barricading trees to avoid view of parking areas, etc.
 - ◆ Add additional planters to match existing ones to soften the space while in keeping with the modern vibe.
- ◆ Ceremony backdrop options:
 - ◆ A modern style pavilion at the back outdoor studios, that could be repurposed for “reading hammocks week”, etc. as Atlanta does around The High Museum (see illustrations). A pavilion such as this is also chuppah friendly for any Jewish bride.
 - ◆ Consider having a local artist weld/craft a unique piece of art that can be easily decorated and double as a ceremony backdrop feature (see illustrations)
- ◆ Up-lighting trees.
- ◆ Ensure fans installed for hot summer/spring days to cool guests along the veranda.



Alpharetta Arts Center Estimated Cost:

◆ Tree Up-lighting	\$ 2500
◆ Pavilion or Ceremony Art - Backdrop Consideration?	\$ 10,000
◆ Planters and barricading landscaping	\$ 5000
◆ Big ____ fans	\$ 7500
◆ <u>Total</u>	<u>\$25,000</u>

- ◆ Additional Information
 - ◆ Scheduling challenge with classes & exhibits
 - ◆ Limited parking
 - ◆ Arts Alpharetta buy-in
 - ◆ Maximum wedding party = 150

5. ROCK MILL PARK







Rock Mill Recommendations

- ◆ General improvement of landscaping:
 - ◆ Ensure landscaping is photogenic with the proper placement of barricading trees to avoid view of parking areas, etc.
 - ◆ Level amphitheater
 - ◆ Surround the amphitheater with evergreens to block view of parking lot.
 - ◆ Add lighting to existing pavilions.
- ◆ Ceremony Backdrop Options:
 - ◆ A stone wall with arching architecture as opposed to evergreens that blocks the view of parking and could be decorated with natural landscaping (moss, climbing flowers) and/or by florists (see illustration).
 - ◆ A wooden stained curved pergola that organically flows with the surroundings of the park that brings variety and an alternative style to the table for potential brides.
 - ◆ Include enough architecture in the design that not much is needed in terms of decor for your budget-friendly bride but that could easily add drapes and extravagant floral designs for more high-end brides.



Rock Mill Park Estimated Cost:

◆ Landscaping improvements	\$ 5000
◆ Level amphitheater	\$ 7500
◆ Wedding pergola or stone wall install	\$ 10,000
◆ Add lighting in pavilions	\$ 5,000
◆ <u>Total</u>	<u>\$ 27,500</u>

◆ Additional Information

- ◆ Active use in a passive area (Environmental)
- ◆ No indoor space
- ◆ Maximum wedding party = 125



CVB PLAN TO MARKET & PROMOTE EACH CITY WEDDING VENUE

OUR MARKETING TEAM WILL:

- Work with Recreation & Parks to get the venue details needed to share with the public
- Schedule a photographer to get photos of the venue
- Create both electronic & printed collateral piece about the venue for marketing efforts
- Write and distribute press release to the media about the venue
- Add the venue details & contact info to our CVB website
- Add the venue & contact info to our master Event Facilities Guide
- Create and distribute scheduled social media posts about the venue
- Research and evaluate paid opportunities to market the venue on social media
- Create & distribute a dedicated eblast to the CVB enewsletter database
- Partner with venue contact to help them create a free venue listing on TheKnot.com and WeddingWire.com
- Work with the City of Alpharetta contact to get venue info on city's website
- Contact local civic organizations and ask them to distribute the venue collateral
- Research and price out local advertising opportunities
- Intertwine the venue info into the CVB's collateral



CVB PLAN TO MARKET & PROMOTE EACH CITY WEDDING VENUE

OUR GROUP SALES TEAM WILL:

- **Share and distribute the collateral piece for each venue to:**
 - All pending CVB wedding leads and contacts
 - Any new wedding leads or contacts
 - All third-party wedding planners and wedding vendors
 - All local event rental companies
 - All local bridal shops
 - All AlphaRetta hotel sales managers
 - AlphaRetta Wedding Alliance (AWA) vendors
 - Faith based planners
 - All other local wedding venue contacts
- **Work with venue contact to ensure hotel room night leads are sent to CVB**
- **Host a familiarization gathering at the new venue**



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Administration

Submitted By: Morgan Rodgers

Sponsored By:

Meeting Date: February 22, 2021

I. AGENDA ITEM TITLE: PRELIMINARY LIST OF PARKS PROJECTS FOR POSSIBLE BOND ISSUE

II. RECOMMENDATION:

This item is being presented for informational and discussion purposes. No formal action is requested at this time.

III. REPORT IN BRIEF:

Please reference attached documents.

IV. ALTERNATIVES:

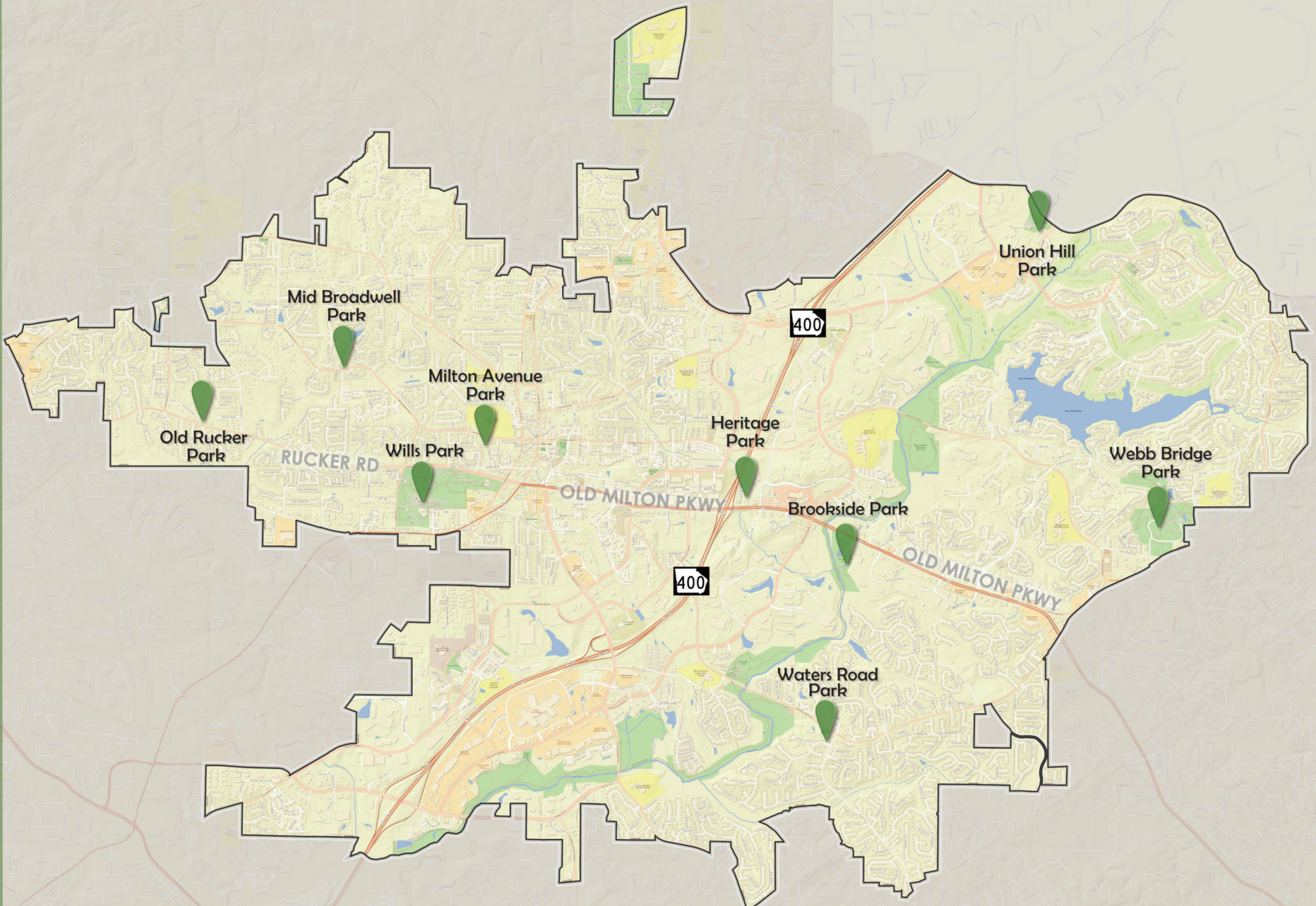
V. ATTACHMENTS:

Bond items 2-21, Parks Map Updated - 2.17.21, BOND TIMELINE 2021 (002)

Possible Bond Referendum Items

• Wills Park Equestrian Renovation build out	5,000,000
• Will Park Master Plan projects	4,000,000
• Mid Broadwell Park build out	500,000
• Milton Avenue design & build out	2,000,000
• Old Rucker Park design & build out	2,000,000
• Union Hill Park re-development/trailhead	2,000,000
• Farmhouse Park design & build out	3,000,000
• Brookside Park (Phase 1 – connection/bridge	2,000,000
• Waters Road Park design & build out	2,000,000
• Turf Webb Bridge large Soccer field	1,000,000
• Park Land Acquisition	6,000,000

29,500,000



Old Rucker
Park

RUCKER RD

Mid Broadwell
Park

Wills Park

Milton Avenue
Park

OLD MILTON PKWY

Heritage
Park

Brookside Park

Waters Road
Park

Union Hill
Park

Webb Bridge
Park

400

400

OLD MILTON PKWY

BOND TIMELINE FOR THE NOVEMBER 2, 2021 MUNICIPAL ELECTION

DUE DATES	EVENTS	RESPONSIBLE DEPARTMENTS
February 15 th & 22 nd	Workshop – Bond Discussion - Preliminary list of projects for possible bond	Recreation, Parks & Cultural Services
March 1 st , 15 th & 22 nd	Workshop - Bond Discussion	Recreation, Parks & Cultural Services
April 5 th	City Council to approve an IGA with Fulton County for Election Services (City should receive IGA from County by March 19 th)	City Clerk & Legal
April 5 th , 19 th & 26 th	Workshop - Bond Discussion	Recreation, Parks & Cultural Services
April 19 th	City Council to adopt a Resolution Authorizing Fulton County to Conduct Election	City Clerk & Legal
May 3 rd , 17 th & 24 th	Workshop - Bond Discussion & Public Input	Recreation, Parks & Cultural Services
June 7 th	Final Project Lists Approved by City Council	Recreation, Parks & Cultural Services
June 21 st	First Reading of an Ordinance Calling for an Election to Determine the Issuance of a Bond	City Clerk & Legal
June 28 th	Second Reading of an Ordinance Calling for an Election to Determine the Issuance of a Bond	City Clerk & Legal
August 20 th	Provide Fulton County with Referendum Verbiage for Ballot Building	City Clerk
NLT October 3 rd	Deadline to Publish Notice of Call for the Election & Provide a copy to the Secretary of State Office	City Clerk
October 12 th	Commence Early Voting Operations	FCDVR&E
November 2 nd	Conduct Election and Tabulation	FCDVR&E
November 11 th	Certification of Election & Distribution of Certified Results	FCBOE



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Sponsored By:

Meeting Date: February 22, 2021

I. AGENDA ITEM TITLE: ENCORE GREENWAY EXTENSION AND PARK

II. RECOMMENDATION:

This item is being presented for informational and discussion purposes. No formal action is requested at this time.

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: February 22, 2021

I. AGENDA ITEM TITLE: CITY MANAGER / CITY ADMINISTRATOR

II. RECOMMENDATION:

This item is being presented for informational and discussion purposes. No formal action is requested at this time.

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

City Manager and City Administrator Role Similarities and Differences

City Manager and City Administrator Role Similarities and Differences

Perceptions Among Persons Who Have Served as Both

David N. Ammons

University of North Carolina at Chapel Hill

The hiring of chief administrative officers, also known as city administrators, in municipalities with the mayor–council form of government has contributed to the professionalization of these city governments. Although some observers suggest that the role of city administrator is the functional equivalent of city manager, survey responses from 276 persons who have held both jobs note similarities and important differences.

Keywords: *city manager; administrator; reform; roles; forms of local government; CAO*

The position of city manager was introduced a century ago to bring greater efficiency and professionalism to cities adopting the council–manager form of government. In time, cities operating under the older mayor–council form began to hire chief administrative officers (CAOs), often called city administrators, in hopes of bringing similar benefits to their governments. This article examines the proposition that a city administrator who serves in a mayor–council form of government is the functional equivalent of a city manager in a council–manager government.

Some commentaries on role similarities and differences of city administrators and city managers have focused conceptually or normatively on how these positions *should* work and *should* relate to other officials in their respective systems, whereas others have drawn upon the perceptions of persons with direct insights on only one form of government or the other. This article draws on perceptions that are likely to be broader and more balanced in a particular way. Here, the proposition of role equivalency is explored through the perceptions of persons who have held both positions at various times in their career and therefore possess special insights on the similarities and differences they have experienced personally. Unlike persons whose preference for one of the two positions is so strong that they rule out serving in the other position without even trying it, these persons have at some time perceived promise and opportunity in both. How do these persons compare the two sets of roles, responsibilities, and expectations?

Author's Note: I gratefully acknowledge graduate research assistants Adam Ross, Sara Yanosy, and Matt Bosse for their help with this study. Correspondence should be addressed to David N. Ammons, CB# 3330 Knapp-Sanders Building, University of North Carolina at Chapel Hill, Chapel Hill, NC 27599-3330; e-mail: ammons@sog.unc.edu.

Background: Reform Movement

A century ago, Progressive Era reformers sought to rid American cities of rampant waste and corruption in municipal affairs. They promoted merit civil service to remove the influence of politics from hiring decisions and encouraged purchasing reform to reduce its impact on contract awards. Most cities eventually adopted these reforms. The reformers also pressed for fundamental changes in the way city councils were elected and city governments were structured and managed. They took particular aim at two features of the electoral system thought to be most crucial for sustaining the political machines of the early 20th century: the focus on party affiliations of candidates for municipal office and the election of city councilors by ward. They urged the removal of partisan labels from municipal ballots and the election of council members on an at-large basis. Reformers argued that city council members should be elected not as partisan politicians representing a single ward or district but instead as nonpartisan, civic-minded citizens focusing on the needs of the entire community.

The reformers also recommended a basic structural change in the organization of city government. They proposed that the mayor and city council retain ultimate responsibility for the city government but appoint a city manager to serve them as chief executive. The city manager would be a skilled, professional manager, selected on the basis of education and experience, and would serve at the pleasure of the city council. The administrative apparatus of the city in this council–manager form of government would be under the direction of the appointed, professional manager rather than an elected mayor. By 1915, the National Municipal League, forerunner to today’s National Civic League, was recommending the council–manager form in its Model City Charter and many cities were adopting it as their municipal structure.

The reformers’ electoral and structural proposals were embraced in some communities, adopted partially and only gradually in others, and fiercely resisted in still other cities. Changes, however, continued across the 20th century. Over time, some of the early adopters of the electoral and structural prescriptions rescinded or modified various of these reform elements, whereas many of the resisters relented and adopted selected elements of reform. The history of reform adoption, partial adoption, and modification has produced a broad mosaic of systems in evidence today.

The percentage of U.S. cities that operate on a council–manager platform with an appointed city manager serving as chief executive (53% among cities having a population of 5,000 or greater, according to survey responses) exceeds the percentage operating on a mayor–council base with the mayor serving as chief executive (39%; International City/County Management Association, 2006, p. xii).¹ Observers have noted in recent decades a blurring of the sharp distinctions that once differentiated “reformed” from “unreformed” cities (Adrian, 1988; Frederickson, Johnson, & Wood, 2004). Some council–manager cities have adopted partisan ballots, many have adopted district election of councilors or systems that include a mixture of district and at-large characteristics, and many have switched to popular election of the mayor and have granted expanded authority to that office.² Various departures from the prescriptions of the original council–manager plan, labeled “the reform of the reform” (Hansell, 1998, 1999), have left relatively few cities with what might be called the “pure” council–manager form. Whether inspired by the desire to

boost political responsiveness, to increase the representativeness of the city council,³ or to enhance political leadership where it was perceived to be lacking, collectively these changes have made the “more professional” form of government (i.e., council–manager government) more political.

Changes in cities operating under the mayor–council form of government, where politics are prominent and the mayor serves as chief executive, have taken these cities in the opposite direction. They, too, have adopted civil service and purchasing reforms. Furthermore, many mayor–council cities have authorized their chief executive mayor or city council to appoint a CAO to bring professional expertise to the administration of municipal operations. The introduction of the CAO—carrying an array of official titles in various cities, including city administrator, chief of staff, executive assistant, and deputy mayor, as well as chief administrative officer—and the changes that the CAO often brings to city government have made the “more political” form of government (i.e., mayor–council government) more professional (Adrian, 1988; Frederickson et al., 2004).

Many proponents of mayor–council government suggest that the introduction of the CAO or city administrator (the titles will be used interchangeably) gives this form of government the advantages of professionalism normally associated with council–manager government and the strong political leadership of mayor–council government—in short, the best of both worlds. They suggest that the hiring of CAOs is the equivalent of bringing the city manager to mayor–council government and point to the fact that many CAOs are, in fact, former city managers. Some scholars have reinforced this point, declaring, for instance, “It turns out that CAOs in cities with mayor–council statutory platforms are much like city managers in cities with council–manager platforms” (Frederickson et al., 2004, p. 133). Or declaring, “a sizable proportion of previously mayor–council cities have adopted ‘city-manager-like’ positions” (Meek, Schildt, & Witt, 2002, p. 146).

Form-of-government scholar James Svara is a keen observer of the roles and relationships of local government officials. Svara (1999) notes that “city administrators have limited personnel appointment authority and are slightly less likely than city managers to have other executive powers” (p. 32) and that city administrators are perceived by council members to be influential in policy processes but less influential than city managers (Svara, 2003). Furthermore, city administrators serving chief executive mayors occupy a secondary position in the executive chain of command, whereas city managers serve as “the head of the administrative organization—not the assistant to the head” (Svara, 2004, p. 21). Serving in a secondary capacity rather than as chief executive can still be very influential, but second-rung status on the executive ladder inevitably handicaps an administrator’s ability to shape the culture and operating standards of the organization. Nevertheless, Svara (1999) notes that city administrators “have extensive executive authority” and concludes that “city managers and city administrators are more alike than we have often presumed” (p. 32).

Increasingly, scholars are comfortable lumping CAOs and city managers together in their research and describing the responsibilities of “chief appointed officials,” as if their roles were functionally equivalent (e.g., MacManus & Bullock, 2003; Svara, 1999). Some proponents of council–manager government disagree, insisting that the roles, and therefore the professional influence, of city managers and CAOs are far from equal.⁴

City Administrator Role

San Francisco hired a CAO for its mayor–council government in 1931. Other major mayor–council cities, including Philadelphia, New Orleans, and New York City, soon followed suit. It is important to note that the city administrator in this system typically reports to the mayor rather than to the council, although in many cities the council does have a role in the hiring and termination of the city administrator. Detractors suggest that this arrangement, particularly where the hiring is unfettered by council influence, opens an opportunity for the mayor to deviate from the original intent and appoint a political supporter rather than a professional manager. James Hogan (1976), an early chronicler of the CAO plan, observed, “The role of the CAO can vary all the way from errand boy to competent administrator performing functions similar to those of city manager” (p. 81).

The gap between the roles of errand boy and key administrator is wide. Placement along this divide is determined not only by the experience and skills of the person selected as city administrator but also by the willingness of the mayor, and sometimes the city council, to trust the CAO’s judgment and to vest real authority in the position. The mayor in mayor–council cities is chief executive, whether a city administrator is appointed or not. The magnitude of the mayor’s executive authority, however, varies across mayor–council cities, depending on the responsibilities declared in the city charter. When executive authority is concentrated in the office of mayor, it is said to be a *strong mayor* form; when executive authority is diffused, it is said to be a *weak mayor* form.

In some mayor–council cities, the CAO either formally or informally has been granted considerable administrative authority, but even a strong city administrator typically channels budget recommendations through the mayor rather than directly to the city council and seeks the mayor’s approval prior to important hiring decisions—for, as previously noted, the mayor is chief executive in the mayor–council form. Budget ideas that fail to meet the approval of the mayor are likely never to be seen by the council. The CAO’s choices for department head appointment similarly may be preempted. In contrast, city managers in council–manager governments have the opportunity to present unfiltered budgetary recommendations to the city council and, in most cases, to make personnel decisions.⁵ Although city managers and city administrators both exercise important roles in similar arrays of functions, the fact that the mayor in mayor–council governments is chief executive is likely to curb any actual budgetary and personnel management authority that might be granted formally to the city administrator, rendering this official weaker than the city manager in these and other key executive functions.

Still, the notion that the CAO is, or can be, the functional equivalent of the city manager is strongly held in some quarters. In fact, the Los Angeles CAO once was named by a national publication as the nation’s all-pro “city manager” (Oakley, 1987). In their recent study of forms of local government, Frederickson et al. (2004) document the tendency of mayor–council and council–manager governments each to adopt characteristics of the other. Focusing on mayor–council governments, they declare, “When a CAO is appointed exclusively by the mayor, we regard that city as an adapted political jurisdiction. Most of these CAOs function very much like city managers” (p. 163). But even if they are engaged in the same functions, can we be certain that the two positions are functionally equivalent? If we detect key differences in influence and discretion in some of the most important of these functions, would this limit our ability to assert functional equivalency?

Survey of Persons Experienced as Both City Manager and City Administrator

Scholars, practitioners, and local government observers have offered their views on the roles of city managers and CAOs; the relative strengths, weaknesses, and similarities of the two positions; and their relative contributions to the professionalization of local government. Some of these assessments are conceptual, offering perspectives based on system design, formal grants of authority, and notions of how a given system should work ideally. Others draw on the experience and perceptions of local government officials in one form of government or another. Still others contrast the experiences or observations of those familiar with one system to those familiar with the other. A perspective largely missing from this discussion is that held by persons who have experienced both systems.

Perhaps no one has greater insights into the similarities and differences in the roles and responsibilities of city managers and city administrators than persons who have served in both capacities. A review of information available in *Municipal Year Books* and membership directories of the International City/County Management Association in 2004 produced the names of 448 individuals who had held both positions at some time during their careers in local government. The cities served by these persons ranged in population from less than 1,000 to more than 850,000 people. Contact information could be secured for all but 10 of these persons, yielding a set of 438 potential respondents to a survey on the differences between the roles and responsibilities of city manager and city administrator. The survey was conducted in 2004—the first wave by e-mail and the second wave by standard mail—and netted 276 usable responses, for an effective response rate of 63%.

Respondents drew upon their experience as city manager and city administrator to outline the characteristics and demands of each role. They shared their views about similarities and differences in the two roles and also in the respective forms of government in which these positions are found. This study probes dimensions of professionalism, staff stability, political influence, administrative responsibility and discretion, human resource management and budgetary influence, role complexity, and status. In some cases, there was broad agreement among respondents on similarities or differences; in other cases, broad disagreement.

Findings

Each survey respondent had held both positions during his or her career: city manager in council–manager government and city administrator in mayor–council government. On the surface, at least, these respondents corroborated some of the contentions regarding role similarity. The respondents agreed that both are demanding positions. Although some reported that their typical workweek when they served as city manager was 40 hours, others reported a normal workweek as lengthy as 80 hours. The reported range of normal workweeks during their service as city administrator ran from a low of 40 to a high of 75 hours. The respective means for all respondents were 53.7 hours of work in the city manager’s typical week and 52.6 in the city administrator’s. Both positions are important and demanding.

If the work hours of city managers and city administrators differ little, what about the manner in which occupants of the two positions divide their time among management, policy, and

Table 1
Mean Percentage of Time Devoted to the Management, Policy, and Political Roles
by Persons Serving as City Manager (CM) and City Administrator (CA)

	% of Time Devoted to Specified Roles			
	Ammons and Newell Study ^a		Persons Who Have Served in Both Roles	
	C M 1985	C A 1985	C M 2004	C A 2004
Management role	50.8	55.3	53.2 ^b	53.8
Policy role	32.2	27.0	29.0 ^b	26.9
Political role	17.0	17.6	17.9	19.0
<i>n</i>	142	100	275	275
Population of cities	50,000 and greater		850,000 and fewer	

a. Ammons and Newell (1989, p. 62).

b. Although the mean percentages for city managers and city administrators appear remarkably similar across a period of two decades, two differences are statistically significant. *t* tests reveal statistically significant differences in the percentage of time reportedly devoted by city managers to the management role across the two studies, $t(274) = 2.57, p = .01$, and to the policy role, $t(273) = -4.62, p < .001$. Among city administrator time allocations, the only difference that could be considered significant is the time reportedly devoted to the political role across the two studies, $t(274) = 1.98, p = .049$, but only if one accepts a much more generous significance threshold.

political roles? To what extent are some roles emphasized in one position and deemphasized in the other? The respondents in the current study were more numerous and represented cities having a wider population range than those in a 1985 study of time allocations (Ammons & Newell, 1989), but the reported time allotted to the management role, defined as administrative activities; to the policy role, including council relations; and to the political role, including community leadership, were strikingly similar across positions over two decades of time—even if, for a pair of dimensions among city managers, these small differences in time allocation achieve statistical significance (Table 1).

Role Equivalency?

If persons who have served in both positions report that the posts of city manager and city administrator demand similar hours and that incumbents allocate similar amounts of their time to various roles, does this add up to role equivalency? Not necessarily, according to the respondents.

Respondents were asked to declare their agreement or disagreement with a series of statements, some asserting that particular characteristics were more associated with one position or form of government and others declaring that the positions and forms of government are comparable on a given characteristic. The responses, shown in Table 2, are reported for the set of respondents as a whole and by subsets according to the current or most recent position (city manager or city administrator) held by the respondent.⁶ Respondents also were asked about the relative influence and authority associated with the respective positions. In each instance, they were allowed to indicate neutrality on a given statement or question.

Table 2
Agreement and Disagreement With Statements Regarding City
Managers (CM) and City Administrators (CA)

Statement	Respondent		Percentage of Respondents Who				
	Category	<i>n</i>	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
1. Mayor–council governments tend to be more politicized than council–manager governments ($\chi^2 = 1.772$, $p = .7776$)	Total	275	24.0	42.5	11.6	17.1	4.7
	Current CM	168	22.0	45.2	11.3	17.3	4.2
	Current CA	107	27.1	38.3	12.1	16.8	5.6
2. Both CAs and CMs must be politically astute	Total	276	75.0	25.0	0	0	0
	Current CM	169	71.6	28.4	0	0	0
	Current CA	107	80.4	19.6	0	0	0
3. Longevity of CAs tends to be more dependent on political skills and connections than that of CMs ($\chi^2 = 1.604$, $p = .8081$)	Total	274	6.9	24.1	16.1	40.9	12.0
	Current CM	169	5.9	24.3	15.4	43.2	11.2
	Current CA	105	8.6	23.8	17.1	37.1	13.3
4. CMs tend to focus on city council concerns and relations more than CAs do ($\chi^2 = 8.563$, $p = .073$)	Total	275	4.7	14.5	16.7	46.5	17.5
	Current CM	168	6.0	14.3	20.8	44.6	14.3
	Current CA	107	2.8	15.0	10.3	49.5	22.4
5. CAs and CMs devote similar amounts of attention to city council concerns and relations ($\chi^2 = 1.124$, $p = .8905$)	Total	275	26.5	53.5	2.9	14.5	2.5
	Current CM	168	24.4	55.4	3.0	14.9	2.4
	Current CA	107	29.9	50.5	2.8	14.0	2.8
6. Staffs tend to be equally professional in council–manager and mayor–council governments ($\chi^2 = 8.985$, $p = .0615$)	Total	274	7.7	37.6	12.4	37.2	5.1
	Current CM	167	4.2	36.5	13.8	40.7	4.8
	Current CA	107	13.1	39.3	10.3	31.8	5.6
7. Municipal staff tends to be more professional in council–manager governments ($\chi^2 = 14.166^*$, $p = .0068$)	Total	272	15.4	39.7	15.4	25.4	4.0
	Current CM	167	18.6	43.7	15.6	20.4	1.8
	Current CA	105	10.5	33.3	15.2	33.3	7.6
8. Staffs tend to be equally stable in council–manager and mayor–council governments ($\chi^2 = 5.008$, $p = .2865$)	Total	273	5.5	43.6	10.3	34.8	5.9
	Current CM	167	4.2	40.1	10.2	38.9	6.6
	Current CA	106	7.5	49.1	10.4	28.3	4.7
9. Municipal staff tends to be more stable in mayor–council governments ($\chi^2 = 5.063$, $p = .2809$)	Total	274	0.7	5.1	17.2	66.8	10.2
	Current CM	168	0.0	5.4	14.9	69.6	10.1
	Current CA	106	1.9	4.7	20.8	62.3	10.4

*Statistically significant at $p \leq .01$.

Role equivalence would be corroborated convincingly if clear majorities of respondents consistently agreed with statements asserting role similarities, consistently rejected statements asserting role differences, and consistently offered neutral responses to questions asking which of the two positions has greater influence or responsibility. This level of corroboration was achieved occasionally on questions pertaining to general qualities, such as political astuteness and focus of attention, but only rarely on matters of influence and responsibility. More common were either clear majorities associating a given characteristic with one position or form of government or the other or split verdicts among the respondents—substantial numbers associating one of the two positions or forms of government with a given quality, substantial numbers naming the other position or form on the same question, and still others unable to draw distinctions.

It is tempting to regard a split decision—one that for a given question draws large numbers of responses for the city manager and roughly similar numbers for the CAO—as corroboration of role equivalence; of course, it is not. In such instances only a minority of respondents has declared that there is no difference in roles. The majority in such cases has rejected role equivalence, even if the respondents could not agree among themselves about which of the two positions is more associated with a given quality. Split decisions are testimony to wide variation within each form of government on the particular qualities highlighted by a given question. On some questions and qualities, however, there was a clearer verdict, suggesting less variation on that quality within a given form of government.

A few respondents did indeed offer opinions asserting role equivalence and declaring that they perceived few meaningful differences in forms of government. Comments supporting this view included the following:

Differences in positions are negligible. The differing needs of differing cities served are what make the differences. Trying to find *real* differences between managers and administrators is like splitting hairs.

Success in either form has more to do with fit and management style than the form of government.

Seldom, however, were such opinions expressed so overtly. More often, respondents who thought form-of-government differences are overstated said that mayor–council and council–manager labels only hint at likely differences. A label, they argued, does not guarantee these differences. The authority implied by a given label may yield to contravening forces in the form of ordinances, traditions, and the personalities, predilections, education, and job experience of the mayor and members of city council or the perceived skills and integrity of the person serving as manager or administrator.

Wrote one respondent,

Experience and answers [to questions about role characteristics] depend on [the] people for whom [one is] working. Different election results in either type of community would have changed my answers for my experience.

Even among the group of respondents who argued that the significance of labels is overstated, some offered comments implying that they held the precepts of council–manager government in higher regard. These respondents noted that the city administrator can be

elevated by ordinance or tradition to a role equivalent to city manager or a city manager can be reduced similarly to the role of city administrator.

The key, in my mind, is the ability of the governing body to let you manage. . . . What I found as a city administrator is that if I acted more as a city manager the governing body was happy to have me act that way. . . . In [my] current city manager position, the governing body [is accustomed] to think[ing] policy and [is] not [inclined] to micro-manage. You can get a lot done when you don't have to watch your back.

A respondent who cautioned against assuming too much from a job title or form-of-government label recommended instead a careful review of charter provisions and relevant ordinances to learn the actual roles and responsibilities of a position. He noted that a charter provision requiring council ratification of decisions to hire or fire department heads has the effect of turning a city manager into a city administrator.

The time spent on political concerns is greater in mayor-council cities because of time dealing with a mayor who wants to be the CEO [chief executive officer] but does not have the knowledge, skills, or ability to be one. I believe that weak city administrators or CAOs in mayor-council cities become glorified clerks in a caretaker role and therefore are not change agents that can act strategically.

The city council has ultimate authority in council-manager government, but the city manager is appointed as chief executive. Action taken by the mayor or a member of the council that would usurp the manager's executive authority is considered encroachment and is likely to be resisted, perhaps even by fellow council members. In mayor-council governments, the role of city administrator is defined not as chief executive—the mayor holds that title—but as head of administration. The involvement of the mayor (and, in weak mayor systems, perhaps even the members of the city council) in administrative functions is less likely to be regarded as encroachment, thereby weakening the hand of the professional administrator for coordination and control. Only if the elected officials—typically the mayor but in some cases the city council—trust the city administrator to manage city operations and function as an executive, can the city enjoy the benefits of professionalism touted by advocates of the mayor-council-government-with-CAO combination.

Bottom line is that the difference between the two forms varies dramatically with the trust level of the current city council. If the trust level is high, both forms operate almost the same. If the trust level is low, the city administrator form has greater potential for bad government.

As a whole, the respondents perceived differences in the work environments and authority of city managers and city administrators. For instance, they declared mayor-council government to be more political than council-manager government by a 2-to-1 margin (66% agreed or strongly agreed, whereas the other one third of respondents disagreed, strongly disagreed, or were neutral; see Statement 1 in Table 2). This does not imply, however, that council-manager governments are devoid of politics. All respondents—100% of them—agreed that both roles demand political astuteness. Nor does it mean that the worst images of political influence in mayor-council cities are confirmed. Most respondents rejected the stereotype of the mayor's appointed CAO as a crony or political operative. A statement suggesting that the longevity of city administrators is particularly dependent on political skills

and connections met disagreement more often than agreement. The respondents perceived clear differences in the two forms of government on the political continuum, but the forms were not placed at polar extremes.

In mayor–council governments of the strong mayor variety, the separation of powers between the executive (mayor) and legislative (council) branches is apt to be sharp. In the absence of a supervisor–subordinate relationship between the city council and mayor-appointed city administrator in that form of government, one might assume that the bulk of the city administrator’s attention would be directed toward the initiatives and concerns of the mayor and municipal staff and that less attention would be directed toward the city council. This relationship would be different in mayor–council governments where the city council shares executive authority and has a role in the appointment of the city administrator. And certainly, the relationship would differ from that of a city manager, who is appointed by and accountable to the city council in a system without separation of powers. The respondents, however, challenged the assumption that city administrators might be less focused on the city council than city managers. Although precise testing of anticipated distinctions was not possible in the absence of details about the structures of mayor–council cities in the backgrounds of the respondents, it is reasonable to assume a mixture of strong mayor and weak mayor structures among the set, with portions of the respondents having experience in each system. Nevertheless, four of every five respondents contended that city administrators and city managers devote similar amounts of attention to city council concerns and relations.

Analyzing perceived differences in professionalism and staff stability by coupling pairs of questions together reveals that a majority of respondents tended either to regard these characteristics as equivalent across forms of government or to give a decided edge to council–manager governments. On the matter of professionalism, 45% agreed with the statement that staffs tend to be equally professional across forms of government (Statement 6 in Table 2), whereas 55% gave the edge to council–manager governments (Statement 7). Persons who had served as city administrator earlier in their career but now were serving as city manager were especially likely to regard council–manager staffs as more professional ($\chi^2 = 14.166$, $p < .01$). City administrators were more evenly divided on the matter. A plausible explanation for this finding can be built on an assumption that greater variation exists in the degree of professionalism among mayor–council governments. City administrators finding themselves in governments at the more professionalized end of the mayor–council government spectrum are pleased and stay, but many recall favorably their experience in professionalized council–manager governments as well. City administrators landing in governments at the less professionalized end of the spectrum are not pleased and depart for a council–manager government, where they report finding a higher level of professionalism.

Parsing responses to the questions regarding staff stability (Statements 8 and 9) reveals almost half perceiving equal stability across the two forms of government and only 6% reporting a stability advantage for mayor–council governments. That leaves an apparent 45% who perceive greater staff stability in council–manager governments.

The opportunity to assemble and retain a staff on the basis of professional skills and experience, unencumbered by political pressures in the appointment process, and then to direct that staff is prized by professional managers. If they are to be held accountable for the performance of the organization, they argue, they should be allowed to hire the most

Table 3
Percentage of Respondents Associating Selected Characteristics With the
Position of City Manager (CM) or City Administrator (CA)

	Respondent		CM	CA	Neither/About Equal/Difficult to Say
	Category	<i>n</i>			
Who tends to have more authority to assemble and direct his or her management team? ($\chi^2 = 4.828, p = .0894$)	Total	275	81.1	3.3	15.6
	Current CM	169	84.6	3.6	11.8
	Current CA	106	75.5	2.8	21.7
Who tends to have more influence on budgetary matters? ($\chi^2 = 12.004^*, p = .0025$)	Total	275	46.5	1.1	52.4
	Current CM	168	54.8	1.2	44.0
	Current CA	107	33.6	0.9	65.4
Which position tends to carry the greater level of responsibility? ($\chi^2 = 22.003^{**}, p = .000017$)	Total	274	74.8	1.5	23.7
	Current CM	168	84.5	0.6	14.9
	Current CA	106	59.4	2.8	37.7

*Statistically significant at $p \leq .01$. **Statistically significant at $p \leq .001$.

competent staff they can and given the authority to direct its efforts. Overwhelmingly, the respondents agreed that city managers have this authority to a greater degree than city administrators (Table 3).

Proponents of the council–manager form assert that important differences may be found in the authority of the city manager and CAO in matters of human resource management, as well as differences in the influence of politics on hiring decisions. Some respondents reported experiences corroborating these assertions.

My experience in a large [mayor–council] city was that the staff was much more likely to be friends and supporters of the mayor. This also was my experience all through the organization because those that hired the lower level staff also tended to hire their friends and acquaintances even when a civil service system was in place.

As a city manager, staff hirings were based on [who was] best qualified and met education and experience requirements. Way too many times as a city administrator the mayor and council would waive important requirements of education and experience for senior positions in order to hire a “good old boy.” As a result the citizens pay the price and get a quarter on the dollar.

The biggest difference is that the city manager has control of department heads and staff and therefore more control of the direction of the town and the quality of staff work.

The respondents as a whole asserted that city managers have equal or greater budgetary influence than city administrators and possess a greater level of overall responsibility. Half of the respondents, unable to attribute greater budgetary influence to one position or the other,

Table 4
Which Position Is Considered More Complex? More Political?

	Respondent		% Responding		
	Category	<i>n</i>	City Manager (CM)	City Administrator (CA)	Neither/About Equal/Difficult to Say
Which role is more complex/difficult? ($\chi^2 = 1.004, p = .6054$)	Total	275	21.8	30.5	47.6
	Current CM	168	23.8	29.8	46.4
	Current CA	107	18.7	31.8	49.5
Which role tends to be more political? ($\chi^2 = 0.476, p = .7884$)	Total	274	15.7	44.2	40.1
	Current CM	167	16.8	44.3	38.9
	Current CA	107	14.0	43.9	42.1

presumably would argue that budgetary influence is roughly equal. However, among the other half of the respondents—those who *could* attribute greater influence to one position or the other—almost all associated greater budgetary influence with city managers. Little support at all was found for the notion that city administrators have greater budgetary influence. These perceptions were expressed more distinctly than might have been anticipated in light of recent research showing city managers to assess their influence in budgetary matters only moderately greater than city administrators assess theirs (92 vs. 87 on a 100-point scale; Svava, 1999). This set of respondents, consisting of persons who had served in both roles, drew sharper distinctions.

On the question of overall responsibility, respondents were also in broad agreement. More than four fifths of the respondents currently serving as city manager, and more than half of those serving as city administrator associated greater overall responsibility with the role of city manager.

The privilege of presenting the proposed budget directly to the city council is important to city managers for symbolic, professional, and practical reasons. As chief executive in council-manager government, it is appropriate that the city manager present unfiltered, professional recommendations to the municipality's board of directors. Furthermore, because it is a key policy document, the budget represents one of the city manager's principal vehicles for offering policy recommendations. Managers are understandably protective of this prerogative. Assertions regarding greater overall responsibility of city managers were particularly pronounced among respondents currently serving as city managers ($\chi^2 = 22.003, p < .001$). Especially noteworthy, however, is the fact that even those respondents currently serving as city administrators were more likely to concede equal or greater budgetary influence and greater overall responsibility to city managers than to claim them for CAOs.

Greater budgetary and personnel authority does not necessarily mean that the city manager's role is more complex than that of the CAO. One respondent declared bluntly, "The role of city administrator is much broader than that of city manager, and much more complex." This view was shared by almost one third of the respondents, perhaps in recognition of the more political environment that the city administrator must navigate (Table 4). Still, almost half could not distinguish one position from the other in terms of complexity.

Which role is more political? Nearly three times as many respondents said city administrator was the more political position than made such an assertion about the city manager, but 40% were unable to designate one position as more political than the other.

Several respondents noted issues of authority that can distinguish the two forms of government from each other and that caused them to favor the role of city manager in council–manager government:

Administrators do not have much authority. Their decisions are frequently changed by the political process and politicians. Administrators are often little more than puppets of elected officials and more often than not have no skills in government, administration, supervision, or leadership.

Under the council–manager system the lines of responsibility and accountability are usually more clearly outlined. Under the city administrator form the management responsibility can be nebulous and lead to conflict over “who’s the boss.” This can create a lot of stress among council members and staff.

As city administrator I have often been hamstrung by the mayor’s ego and desire to take care of department heads who tell her what she wants to hear. It is therefore extremely difficult to manage those department heads who still look to the mayor as their ultimate authority. The council has, as a result, recently changed the charter to provide the administrator with more authority. As a city manager in a city that had a long history of city managers, the department heads were much easier to manage. They [understood] they were part of my team.

City managers seem to experience much less office politics. Employees must deal with the manager instead of [holding] the implied threat of the “end run” to the mayor or council.

As city administrator, [I was] appointed by the mayor and approved by the council. [In that system] the department heads would play off of the administrator and mayor—that is, [they would] go to whichever they thought would approve of their request. The city administrator had continuous conflicts with the mayor over what constituted day-to-day operations, which were normally the responsibility of the city administrator. On the other hand, the city administrator had the political cover of the mayor’s office, which is not available to the city manager.

The remarks of respondents suggest that many perceive differences in appointment, budgetary, and general management authority *between* city managers and city administrators in general and wide variation *among* city administrators. Some CAOs are granted considerable authority, and some are not. The comments of respondents suggest that as CAOs, they are pleased when they are granted the authority normally associated with city managers. As city managers, they expect such authority.

Career Progression

Respondents held differing views regarding the status and desirability of the city manager position relative to the position of city administrator. These differences were particularly evident when respondents were asked about career progression and, more specifically, about what constitutes a lateral move or a step up professionally. A careful review of their answers suggests that the group as a whole tended to accord equal or greater status and desirability to

Table 5
Municipal Officials' Assessment of Career Progressions

Statement	Respondent		% of Respondents Who				
	Category	<i>n</i>	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
A move from a CA position to a CM position in a city of similar size and characteristics is a <i>lateral</i> move professionally ($\chi^2 = 9.260, p = .0549$)	Total	274	5.8	35.4	19.0	36.9	2.9
	Current CM	168	5.4	29.8	18.5	43.5	3.0
	Current CA	106	6.6	44.3	19.8	26.4	2.8
A move from a CA position to a CM position in a slightly smaller city having similar characteristics is a step <i>up</i> professionally ($\chi^2 = 19.005^{**}, p = .0008$)	Total	276	4.7	37.7	22.8	28.6	6.2
	Current CM	169	5.3	46.2	19.5	26.0	3.0
	Current CA	107	3.7	24.3	28.0	32.7	11.2

Note: CA = city administrator; CM = city manager.

**Statistically significant at $p \leq .001$.

the position of city manager (Table 5). When asked if a move from the city administrator position in one city to the city manager position in another city of similar size and characteristics would be considered a lateral move, respondents were divided. Approximately 41% thought that it would indeed be a lateral move, 40% disagreed, and 19% could not say. Why did so many disagree? Did they perceive such a move to be a step up rather than merely a lateral move? Responses to a related question suggest that the answer is *yes*.

Status among managers and administrators is drawn in part from the size of the community one serves. This factor was removed from the equation by the previous question that posed a move to a community of similar size. The population factor, however, was used in the next question to test the extent to which the role of city manager might actually be favored, for in this question the destination city is smaller. Respondents were asked whether they agreed or disagreed with the following statement: "A move from a city administrator position to a city manager position in a slightly smaller city having similar characteristics is a step *up* professionally." More than 42% agreed or strongly agreed, even though the move would be to a smaller city. The level of agreement was particularly evident among current city managers (51.5%), each of whom had also served as city administrator in the past ($\chi^2 = 19.005, p < .001$).

Wrote one respondent,

I went from a much larger community as a city administrator to a smaller one with a long tradition of professional council–manager government. After 17 years, I have *no* regrets!

Another was even more adamant:

I would *never* work as a city administrator again.

Conclusion

Scholars and urban observers have declared that distinctions between the mayor–council and council–manager forms of government are becoming blurred and that the two forms are moving closer together in many respects (Adrian, 1988; Frederickson et al., 2004). They, of course, are correct. However, occasional assertions that CAOs in mayor–council cities have brought to their municipalities the same level of professionalism that city managers have brought to theirs are overstated. Too often these assertions disregard important differences in serving in the role of chief executive (city manager) versus the role of principal assistant (CAO), as well as differences in the political–professional environments that persist despite general movement toward the blurring of the forms of government. Differences in politicization and professionalism in council–manager and mayor–council governments, manifested in differing budgetary and personnel influence and in the responsibility vested in appointed professionals in the respective forms of government, are reported by professionals who have held top appointive posts in both. Despite the blurring of distinctions in the broadest sense, these key differences remain.

The perspectives of persons surveyed in this study contribute to a broader understanding of role similarities and differences. Having served as both city manager and city administrator at different points in their careers, their observations are firsthand. Still, it is important to recognize the limitations, as well as the strengths, of this set of respondents as experts on the question of role equivalency. The principal limitation is that the perspective of each respondent is limited by the particular conditions he or she has experienced. The perceptions reflected in their responses have been influenced by the individual communities the respondents have served, the personalities and practices of the mayors and councils with whom they have worked, and the prescriptions and restrictions of state laws and city charters affecting local government structures in the communities along their particular career paths. Their views regarding the level of responsibility and influence they held as city manager and city administrator are likely to be affected by the sequence, career stage, and length of tenure in the positions they held, as well as by relationships and occurrences they observed or experienced and now consider to be characteristic of a given form of government. Nevertheless, the set of respondents in this study is a large group of persons that is not restricted to one state or region, one career sequence (i.e., a manager-to-CAO progression or vice versa), or service with mayors and council members of one personality type. Included in the set of respondents is a broad range of experiences, providing ample opportunity for favorable and unfavorable recollections coast to coast, community type to community type, and mayoral personality to mayoral personality.

The research design for this study perhaps is biased somewhat to the advantage of city administrators, making the results in favor of city managers all the more striking. If the literature suggesting that CAOs range from competent administrator to errand boys is correct, this set of respondents, consisting solely of persons who also have served as city managers, undoubtedly underrepresents the errand boy element. It is unlikely that persons whose professional credentials qualify them for city manager positions would accept or even be offered an errand boy role.⁷ If this assumption is correct, this study could understate the difference between city manager and city administrator roles in general by underrepresenting that portion of CAO positions with minimal influence and managerial responsibility.

Despite these limitations, this set of respondents lends to the question of city manager–CAO role equivalence the perspective of practitioners who have experienced both roles. Theirs is not the detached perspective of arm’s-length observers. Nor is theirs the perspective of a practitioner who has served in only one of the two positions and is convinced of the superiority of that position and its form of government. Theirs is the perspective of persons who have labored to function effectively in each position.

As a group, persons who have served in both roles acknowledge the functional similarities of the positions of city manager and city administrator. But on several key dimensions—particularly on matters of budget and human resource management—they reject the assertion of role equivalence. On these important dimensions, the city manager’s influence and authority are perceived to be greater. These findings suggest that local government observers and modern architects of municipal organizations overreach when they imply that CAOs and city managers are alike in their influence on the professionalization of a city’s government. Professionalism tends to be advanced by the appointment of a city administrator and advanced even further by the appointment of a city manager.

Notes

1. The figures reported are based on survey responses from 5,142 cities of 5,000 population or greater. Other forms of city government include the commission form (2%), the town meeting form (5%), and the representative town meeting form (1%). The two major forms of local government are the mayor–council and council–manager forms. In the mayor–council form, the mayor serves as chief executive. Executive authority may be concentrated in the office of mayor (“strong mayor” form) or diffused among the mayor, city council, and elected executives (“weak mayor” form). In many cases, the mayor in mayor–council governments (especially in the “strong mayor” variety) has the power to veto council actions. The election of council members is often by wards and partisan. As noted in this article, the introduction of the council–manager form of government was the reformers’ attempt to professionalize local government and preserve the ultimate authority of the city council but reduce the influence of politics on administration and service delivery.

2. Early versions of the council–manager plan typically called for the selection of the mayor from among the persons elected to city council. Often this was accomplished by a simple vote of the new council. There were and are, however, many variations. For instance, some rotate the office of mayor among council members; some others award the office of mayor to the highest vote getter in the general election. Increasingly, however, even council–manager cities have moved toward popular election of the mayor, as noted in this article.

3. Representativeness proved to be a problem in many reformed cities, where at-large voting systems thwarted the efforts of minority candidates to gain election to the city council. Candidates who could carry the election in their minority neighborhood failed to do so on a citywide basis. By switching to district elections, many of these cities achieved greater representativeness on their city councils.

4. Among the most ardent advocates of the council–manager form of government and the role of city manager is a group of International City/County Management Association members calling itself the “Staunton Society” after the Virginia city credited with hiring the first city manager in 1908.

5. Although city managers have the authority to prepare the proposed budget and to hire and fire department heads, many acknowledge that often they confer with the mayor and council prior to exercising this authority, especially before filling key staff positions or removing a major department head. As noted by one respondent to the survey reported in this article, “Such approval is not required in a council–manager form, but a politically astute city manager will be sure his/her appointments meet the approval of the council in any event.”

6. The “current position” variable is isolated for examination not only because the position itself could reflect the perceptions and preferences among respondents, given that they have accepted their current position after prior service in the other form of government or perhaps in both forms, but also because it could have more subtle influences on their responses. Its influence could be positive, for respondents might be tempted to rationalize their career progression and put a positive spin on their current position and form of government, or it

could be negative if the pressures of their current position, whichever it is, cause them to recall fondly the best features of the other form of government (a “greener grass” syndrome). Responses from persons not currently serving as either city manager or city administrator were included with the position most recently occupied.

7. I am grateful to an anonymous reviewer for offering this observation.

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