City Council Meeting & Public Hearing
MAY 24, 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: "Building Safety Month"

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/17/2021)

B. Alcoholic Beverage License Applications

1. PH-21-AB-14 TAB Alpharetta, LLC
   d/b/a Senor Patron
   2560 Old Milton Parkway #120
   Alpharetta, GA 30009

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

   Owners: TAB Alpharetta, LLC
   Registered Agent: Shazin Hemani

2. PH-21-AB-15 HEG, LLC
   d/b/a The Hamilton
   35 Milton Avenue
   Alpharetta, GA 30009

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

   Owner: HEG, LLC
   Registered Agent: Michael Sard

VI. PUBLIC HEARING

A. **CU-21-04/V-21-07 Westside Wine & Spirits/Cousins Westside Pod B**
Consideration of conditional use and variance to allow a 9,880 square foot 'Liquor Store' on 3 acres. A variance is requested to reduce the landscape strip along Westside Parkway from 20' to 10'. The property is located at 2125 Hembree Road and is legally described as being located in Land Lot 691, 1st District, 2nd Section, Fulton County, Georgia.

B. **CLUP-21-03/Z-21-04/V-21-09 Hudson Park**
Consideration of a comprehensive land use plan amendment, rezoning and variance to allow a 17-lot single-family detached subdivision on 2.411 acres in the Downtown. A rezoning is requested from R-10MHD (Dwelling, 'For-Rent' of 'For-Sale', Residential - Historic District) to DT-R (Downtown Residential) for approximately 2.3 acres and from R-10MHD to DT-LW (Downtown Live-Work) for approximately 0.15 acres. A comprehensive land use plan amendment is requested for approximately 0.15 acres from Downtown Residential Density to Mixed Use Live-Work. A variance is requested to allow a private alley to count toward the minimum lot size. The property was previously approved for 20 townhomes and single-family homes. The property is located at 0 and 193 Canton Street and is legally described as being located in Land Lots 1197 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

C. **PH-21-10 Unified Development Code Text Amendment – Historic Preservation Incentive Zoning**
Consideration of text amendments to Article II, Appendix A: Historic Resources Inventory – Contributing Historic Buildings and Appendix A: Alpharetta Downtown Code Subsection 3.2.4(I)(2) of the Unified Development Code to remove a property from the list.

VII. OLD BUSINESS

A. **Senior Homestead Exemption Ordinance - AGI Clarification (2nd Reading)**

VIII. NEW BUSINESS

A. **RESOLUTION: Approval of the FY2021 Bulletproof Vest Partnership Grant Application**

B. **Discussion and Public Input on Parks Bond Referendum**

IX. WORKSHOP

A. **Encore Greenway Connection**

B. **Presentation And Discussion: Recommended Fiscal Year 2022 Budget**

C. **Review Design Concept for Park at the Corner of Highway 9 and Milton Ave.**

X. PUBLIC COMMENT

XI. REPORTS

XII. ADJOURNMENT

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: City Clerk
Submitted By:
Sponsored By:
Meeting Date: May 24, 2021

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 5/17/2021)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Meeting Minutes Draft 5-17-2021

City Council Meeting
May 17, 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**
  - Mayor Jim Gilvin
  - Mayor Pro Tem Donald F. Mitchell
  - Jason Binder
  - Ben Burnett
  - John Hipes
  - Dan Merkel
  - Karen Richard
- **Staff**
  - Bob Regus, City Administrator
  - Sam Thomas, City Attorney
  - James Drinkard, Asst. City Administrator
  - Erin Cobb, City Clerk
  - Tom Harris, Director of Finance
  - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
  - Pete Sewczwicz, Director of Public Works
  - John Robison, Director of Public Safety
  - Shawn Mitchell, Budget & Procurement Manager

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: "Public Works Week"

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/3/2021)

B. Financial Management Report: Month Ending March 31, 2021

- Council Member Hipes offered a motion to approve the consent agenda
  - The motion received a second from Mayor Pro Tem Mitchell
  - The motion was approved unanimously (7-0)

VI. PUBLIC HEARING

A. MP-21-01/CLUP-21-02/Z-21-03/CU-21-02/V-21-04 The Bailey/Northwinds **NOTE: This item has been deferred by the Applicant and will neither be heard nor discussed at this time.**

VII. NEW BUSINESS

A. Webb Bridge Road TSPLOST Improvements Phase 1, ITB 21-009

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Council award ITB 21-009 to Excellere Construction LLC for the construction of the Webb Bridge Road TSPLOST Improvements Phase 1 project in an amount not to exceed of $874,800.00 and authorize the Mayor to execute all necessary documents.
- The award of this bid is for the construction of the Webb Bridge Road TSPLOST Improvements Phase 1 project. This project will include the installation of approximately 500 linear feet of 10' wide multiuse trail along the north side of Webb Bridge Road from the western end of the existing sidewalk along the frontage of Westwind Subdivision to a point immediately west of the existing Big Creek Greenway tunnel crossing under Webb Bridge Road. The project will also construct approximately 100' of a 12' wide concrete decked boardwalk connecting the multiuse trail down to the Big Creek Greenway. Other items within the project scope include installation of header curb, storm drains, a 5' to 6' wide planting bed, and pedestrian lighting.
- Plans and specifications for this project were prepared by Pond & Company with program management oversight provided by Atkins. The project advertised for competitive bids during March and April 2020. A total of three bids for the project were received on April 22, 2021:

Excellere Construction LLC	$ 874,800.00
CMES LLC	$ 1,270,809.10
J.G. Leone Enterprises, Inc.	$ 1,959,845.41

- The apparent low bidder, Excellere Construction LLC, is an experienced contractor who has worked on several projects with similar elements for multiple governmental agencies including Cobb County, Forsyth County, and the City of Smyrna. The contacted references stated that Excellere Construction LLC provided reliable work on time and within budget and would utilize their services again. Additionally, Excellere Construction LLC was previously awarded and completed the City's "ITB 17-006 Multiple Sidewalk Improvements" project which included construction of sidewalks along Canton Street, Crabapple Road, North Point Parkway, Pointe Place, Upper Hembree Road, Waters Road, Hembree Road, and Haynes Bridge Road. Excellere Construction LLC demonstrated an exceptional level of communication, performance, professionalism, and workmanship on said project.

- Staff met with representatives of Excellere Construction LLC on April 30, 2021 to review the scope of work and the City's expectations. When asked about the gap between their bid and the next lowest bidder, Excellere Construction LLC attributed this to their ability to perform a number of tasks in-house and with their own equipment that other bidders likely utilize subcontractors to accomplish. Excellere Construction LLC assured Staff that they could complete the project for the submitted bid amount and within the allocated time frame. Thus, staff determined Excellere Construction LLC to be the lowest responsive and responsible bidder.

- This work will represent the first of several phases along the Webb Bridge Road corridor. The future phases will also construct 10' wide multiuse trails with 6' wide planting areas and install pedestrian lighting on both sides of Webb Bridge Road from the Greenway tunnel to Webb Bridge Way. Staff is currently working with Pond & Company to expedite completion of the portion of the plans which would extend the new typical section along the north side of Webb Bridge Road approximately 350 feet to Westwind Lane. These plans would then be presented to Excellere Construction LLC to provide pricing on as a potential change order to this contract. Completion of this work as part of this project would allow for the connection from Westwind Lane to the Big Creek Greenway to remain uninterrupted through future phases of work along Webb Bridge Road.

- Once a contract with Excellere Construction LLC has been finalized and executed, construction may begin immediately. The anticipated completion date for the project is no more than 120 days from notice to proceed.

- **Public Comment:** No Public Comment

❖ Mayor Pro Tem Mitchell offered a motion to award ITB 21-009 to Excellere Construction, LLC. for the construction of the Webb Bridge Road TSPLOST Improvements Phase 1 project in an amount not to exceed of $874,800.00 and authorize the Mayor to execute all necessary documents

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

B. IGA with the City of Milton Regarding Joint Use of Municipal Court Facilities & Clerk Services

- City Administrator, Bob Regus, and Municipal Court Director, Brooke Lappin, came forward to present this item.

- Staff is recommending that Council approve an Intergovernmental Agreement (IGA) between the City of Alpharetta and the City of Milton regarding joint use of Milton's Municipal Court facilities and shared clerk services and authorize the Mayor to execute all necessary documents.

- The Intergovernmental Agreement (IGA) with the City of Milton is regarding the joint use of their municipal court facility and shared municipal clerk services. In exchange for Alpharetta's right to use the City of Milton's Court, Alpharetta will pay Milton $6,775 per month during the term of this IGA. Milton will be responsible for all costs associated with the physical operation and maintenance of the court facility (including but not limited to utility costs, standard building lighting, heating and air conditioning, janitorial costs, trash/dumpster pickup, etc.).
- Currently, Milton and Alpharetta share the services of a single Municipal Court Director, Brooke Lappin. This IGA will continue those services, whereas Mrs. Lappin will spend an average of 40% of her work week on Milton court matters and 60% of her work week on Alpharetta court matters. Mrs. Lappin will continue to be an employee of the City of Alpharetta. The City of Milton will reimburse Alpharetta 40% of the prorated cost of the Clerk's base salary and 40% of the prorated cost of the employee benefits provided.
- The City of Alpharetta is responsible for reimbursing Milton for 60% of the furnishings, including installation, for Court Staff Areas (court staff, court clerk, and judge). The City's estimated share is $10,990. Additionally, Alpharetta will be responsible for contracting for the installation of the Fiber Optic infrastructure to connect the Facility to Alpharetta's network. The City's estimated cost is $15,000. The intent is that the City's buildout (furniture, equipment, fiber) will be funded through available operational funds.

- **Public Comment:** No Public Comment

❖ Council Member Hipes offered a motion to approve an Intergovernmental Agreement (IGA) between the City of Alpharetta and the City of Milton regarding joint use of Milton's Municipal Court facilities and shared clerk services in an annual lease amount not to exceed $81,300 and a onetime cost of $25,990 and authorize the Mayor to execute all necessary documents

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

C. Senior Homestead Exemption Ordinance - AGI Clarification (1st Reading)

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council approve an ordinance amending Article 1, Section 6 of the City Charter as it relates to senior homestead exemptions.
- Current language defining income, for purposes of applying the senior full exemption of property taxes, is confusing and leads to misinterpretations quite different from the County and surrounding jurisdictions with the same exemption.
- The ordinance simplifies and clarifies the language to define income consistent with the definition of adjusted gross income pursuant to the Internal Revenue Code of 1986.
- City Attorney, Sam Thomas, read the ordinance aloud.
- **Public Comment:** No Public Comment

- Council Member Binder offered a motion to approve an ordinance amending Article 1, Section 6 of the City Charter as it relates to senior homestead exemptions
  - The motion received a second from Council Member Merkel
  - The motion was approved unanimously (7-0)

VIII. WORKSHOP

A. TSPLOST II Project List

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item is being presented for informational purposes only. No formal vote will be required.
- Council Member Burnett suggested that we add the pedestrian tunnel at Haynes Bridge Road as a Tier III project, recommending that we take $500,000 from the Hopewell Rd at Vaughan Drive Roundabout to fund it. Council Member Richard and Mayor Pro Tem Mitchell support this.

TSPLOST II Project List

		Allocation (05/11/21)
TIER I (85%)	Mid-Block Crosswalk (Alpharetta Elementary School)	$85,000
	Mid-Block Crosswalk (Manning Oaks Elementary School)	$150,000
	Improved Crossing from Parking Deck to north side of Milton Ave	$275,000
	Raised intersection at Marietta St and Roswell St	$350,000
	Improved Pedestrian Crossings from City Center to Churches	$750,000
	Alpha Loop (Old Milton Pkwy to Northwinds Pkwy)	$12,000,000
	4 Pedestrian Bridges (Windward Pkwy over Big Creek; Greenway access)	$4,000,000
	North Point Pkwy Corridor (cost is an allocation)	$10,000,000
	Mid-Block Crosswalk (Cogburn Road Park)	$85,000
	Mid-Block Crosswalk (Mid Broadwell Rd at Charlotte Dr)	$100,000
	Webb Bridge Rd Improvements (Morris Rd to Greenway)	$13,000,000
	Tradewinds Ripple Effect Improvements	$6,500,000
	Cumming St Corridor Improvements (cost is an allocation)	$4,750,000
		$ 52,045,000
TIER II (100%)	Kimball Bridge Rd Widening (Verizon to Georgia Power driveways)	2,000,000
	Academy St Improvements	3,250,000
	Milton Ave Improvements (cost is an allocation)	3,935,740
		9,185,740
TIER III (115%)	Roundabout (Hopewell Rd at Vaughan Dr)	$2,000,000
	Roundabout (Mayfield Rd at Canton St)	2,000,000
	Roundabout (Mayfield Rd at Providence Rd)	2,000,000
	Miliing and Resurfacing	2,500,000
	Debt Retirement/Debt Service	681,850
		$9,181,850
		$68,215,000

*Public Works revised project pricing, based on the current increase of construction, cost estimates from on-call vendors, and recent bids.

*The increase of funds form the initial allocation to the revised (4/30/21)is based on new projected figures from Fulton County. Most recent figures received came on April 29, 2021.

*Cost allocation means the project cannot be accomplished for the dolalr amount listed and funds listed is for design work, right of way acquisition, utility relocations, or matching dolalrs for grants.

B. Discussion of Possible Parks Bond Projects

- Director of Recreation, Parks, & Cultural Services, Morgan Rodgers, and City Administrator, Bob Regus, came forward to present this item.
- This item is being presented for informational purposes and does not require a formal vote.
- Mr. Regus presented the timeline in order to place the park bond referendum on the November ballot. This item will be brought forward for public input at the May 24th and June 7th City Council Meeting.

Ranking Of Proposed Parks Bond Projects

May 13, 2021

	Tabulated Data	
Project	Combined Ranking	Average Rank
Wills Park Equestrian Center Buildout	1 (Tie)	3.14
Webb Bridge Soccer Field Turf	1 (Tie)	3.14
Wills Park Master Plan Projects	3	4.29
Union Hill Park Redevelopment	4	5.29
Mid Broadwell Park Development	5	5.57
Old Rucker Park Design / Build	6	6.43
Farmhouse Park Design / Build	7	7.14
Waters Road Park Design / Build	8	7.86
Mayfield Road Park Design / Build	9	8.29
AlphaLoop / Park Land Acquisition	10	8.86
Brookside Park Phase 1 Design / Build	11 (Tie)	9.00
Milton Avenue Park Design / Build	11 (Tie)	9.00

Individual Rankings By Mayor And Council								
Mayor Gilvin	Mayor Pro Tem Mitchell	Council Member Burnett	Council Member Richard	Council Member Hipes	Council Member Binder	Council Member Merkel		Morgan's Ranking
9	3	3	2	2	1	2	...	1
6	6	4	1	1	3	1	...	2
7	5	5	3	5	2	3	...	3
5	7	6	5	6	4	4	...	5
4	9	7	4	3	5	7	...	4
8	8	8	6	4	6	5	...	8
12	1	1	7	10	7	12	...	6
3	10	10	8	9	9	6	...	9
11	2	2	12	12	8	11	...	11
1	11	11	10	7	12	10	...	12
2	12	12	9	8	11	9	...	7
10	4	9	11	11	10	8	...	10

- **Public Comment:**
  - Connie Mashburn, 1245 Tuscany Court, Alpharetta, GA, 30004, came forward in support of the Farmhouse Park Design/Build and requested additional funding to complete "The Stories Project".
  - Lynn Sickeler, 110 Clipper Bay Drive, Alpharetta, GA, 30005, came forward in support of the Farmhouse Park Design/Build.
  - Shack Lewis, 184 Canton Street, Alpharetta, GA, 30009, came forward in support of the Farmhouse Park Design/Build.

C. Presentation and Discussion: Recommended Fiscal Year 2022 Budget

- Director of Finance, Tom Harris, came forward to present this item.
- This item will be presented for informational purposes only and no formal vote is required.
- The purpose of this presentation is to provide an overview of the Recommended Annual Operating and Capital Budget (the "FY 2022 Budget") and allow for a question-and-answer dialogue.
- The Fiscal Year 2022 Budget was distributed electronically to the City Council on April 26, 2021 and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency site powered by OpenGov.
- The Finance Department presented an overview of the FY 2021 Budget at the May 3rd City Council Meeting. A budget excerpt is attached to the agenda packet that includes the transmittal letter (budget overview), operating and capital initiatives, citywide fund summary and narrative, and general fund summary/narrative.
- Public Hearings and City Council action on the FY 2022 Budget and Millage Levy are scheduled for June 7th and 21st.
- Changes to Budget since last Workshop:
- Lucas Devices ($176,000) was moved to the Recommended Capital List.

- Funding for the American Rescue Act was revised from $10,588,223 to $6,644,511 (represents both tranches) with the following project funding changes:
    - Boardwalk Replacement between old Wild Wings and Greenway (increased by +$300,000 to a total funding request of $2,000,000 citywide);
    - Wills Park Fields 1-4 Lighting (removed funding totaling -$400,000);
    - Wacky World Playground Restroom Replacement (removed funding totaling -$700,000);
    - North Park Fields 1-4 Restroom Replacement (removed funding totaling -$700,000);
    - Milling & Resurfacing (reduced by -$824,000 to a total funding request of $3,000,000 citywide);
    - Stormwater Piper Replacement/Lining (increased by +$144,511 to a total funding request of $3,144,511 citywide);
    - Sidewalk Repair (increased +$324,000 to a total funding request of $1,324,000 citywide);
    - Removed est. Non-Allocated within the American Rescue Act due to revised funding (-$2,088,223)
- Mayor Pro Tem Mitchell would like to add $12,500 to "The Stories Project". Council Member Binder and Council Member Richard are in support of this.
- Council Member Burnett suggested that $25,000-$50,000 be allocated to the Rest Haven Cemetery for retaining wall repairs.
- Council Member Richard and Mayor Pro Tem Mitchell would like Council to reconsider funding the North Point Envelope Framework Plan.
- **Public Comment:**
    - Connie Mashburn, 1245 Tuscany Court, Alpharetta, GA, 30004, came forward to inquiry about the funds in the cemetery maintenance account.

IX. PUBLIC COMMENT

- Doug Horvath, 1610 Silverleaf Way, Alpharetta, GA, 30005, came forward to address his concerns regarding a certificate of occupancy for 1155 Park Glen Drive.

X. REPORTS

- Council Member Burnett appointed Lauren Hall and Gracile Dawes as his appointees to the Board of Ethics.
- Council Member Merkel announced the Community Input Meeting at Old Rucker Park on Tuesday, May 18th from 4:00 - 7:00 PM.
- Council Member Richard announced the Trails and Ales Greenway Bike Ride event at Jekyll Brewery on Marconi Drive scheduled for May 22nd at 12:00 – 2:00 PM.
- Mayor Gilvin asked Council to sing "Happy Birthday" to Director of Community Development, Kathi Cook.

XI. ADJOURNMENT

- With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 7:35 P.M.

Respectfully submitted,

Erin Cobb

Erin Cobb, City Clerk

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: City Clerk
Submitted By:
Sponsored By:
Meeting Date: May 24, 2021

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: City Clerk
Submitted By:
Sponsored By:
Meeting Date: May 24, 2021

I. AGENDA ITEM TITLE: PH-21-AB-14 TAB ALPHARETTA, LLC
D/B/A SENOR PATRON
2560 OLD MILTON PARKWAY #120
ALPHARETTA, GA 30009

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

OWNERS: TAB ALPHARETTA, LLC
REGISTERED AGENT: SHAZIN HEMANI

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Alcohol PH minutes 5-20-2021

CITY OF ALPHARETTA
PUBLIC HEARING
LIQUOR LICENSE

DATE: May 20, 2021
TIME: 2:00 P.M.
LOCATION: https://zoom.us/j/92394199776

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 Attorney, Sam Thomas, called the meeting to order at 2:00 P.M.

II. LICENSE APPLICATIONS:

1. **PH-21-AB-14** — TAB Alpharetta, LLC
d/b/a Senor Patron
2560 Old Milton Parkway #120
Alpharetta, GA 30009

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

Owners: TAB Alpharetta, LLC
Registered Agent: Shazin Hemani

The owner Nabeel Pujani of 1463 La France Street NE Apt. 15, Atlanta GA 30307 was present on the call. Dana Farkas was also on the call as a representative for Senor Patron.

Mr. Pujani currently owns a Senor Patron in mid-town Atlanta and Johns Creek. He has been in the restaurant business for 3 years. He plans to have the Alpharetta location open within 45-60 days. All employees will be trained in house on serving alcohol and told to check ID. He understands that all servers must have a pouring permit.

Public Comment: No Public Comment

Mr. Thomas recommended that this license be approved. Ms. Cobb confirmed it will be on the Consent Agenda at the City Council Meeting scheduled for Monday, May 24, 2021 at 6:30 P.M. The applicant is required to appear in person. Once City Council approves the application, applicant will be allowed to pick up and pay for their license at City Hall in Community Development.

2. PH-21-AB-15

HEG, LLC
d/b/a The Hamilton
35 Milton Avenue
Alpharetta, GA 30009

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

Owner: HEG, LLC
Registered Agent: Michael Sard

Dana Resnick of Sard & Leff, LLC 3789 Roswell Road Atlanta, GA 30342 is a representative for the applicant and was present on the call. Also present on the call was Ken Washington, Area General Manager for HEG, LLC.

Ms. Resnick stated that The Hamilton is planning to open in July 2021. There will be 3 restaurants in the hotel. All staff will be trained via the TIPS Training program and are told to ID all guests. There plans to be a few bowling lanes and solo musicians performing on the weekends on the property as well. Mr. Washington has been in the hotel industry for 20 years and 6 years with HEG, LLC. He recently was part of the opening of Fairway Social here in Alpharetta.

Public Comment: No Public Comment

Mr. Thomas recommended that this license be approved. Ms. Cobb confirmed it will be on the Consent Agenda at the City Council Meeting scheduled for Monday, May 24, 2021 at 6:30 P.M. The applicant is required to appear in person. Once City Council approves the application, applicant will be allowed to pick up and pay for their license at City Hall in Community Development.

III. ADJOURNMENT: With no further business to discuss or items to be heard, City Attorney, Sam Thomas, adjourned the meeting at 2:12 P.M.

Respectfully submitted,

Kiersten VanHorn

Kiersten VanHorn, Assistant City Clerk

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: City Clerk
Submitted By:
Sponsored By:
Meeting Date: May 24, 2021

I. AGENDA ITEM TITLE: PH-21-AB-15 HEG, LLC
D/B/A THE HAMILTON
35 MILTON AVENUE
ALPHARETTA, GA 30009

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

OWNER: HEG, LLC
REGISTERED AGENT: MICHAEL SARD

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-21-04/V-21-07 WESTSIDE WINE & SPIRITS

CITY COUNCIL: MAY 24, 2021

This item was heard at the 5/6/2021 Planning Commission meeting. Staff recommended approval of the conditional use and denial of the variance, subject to 13 conditions. There were no public comments. After discussion, Planning Commission recommended approval of the conditional use and denial of the variance, subject to Staff's recommended conditions. Vote 7-0

II. RECOMMENDATION:

Approve CU-21-04 Westside Wine & Spirits subject to the conditions below and deny V-21-07 request for landscape strip variance.

1. 'Liquor Store' shall be added as a conditional use at 2125 Hembree Road and limited to no more than 9,880 square feet.
2. Conditional use approval shall be limited to Westside Wine & Spirits; no additional 'Liquor Store' use or subleasing shall be permitted within the approved space.
3. Liquor Store shall be limited to package sales of beer, wine and liquor.
4. Hours of operation shall be Monday – Thursday 9:00 AM – 10:00 PM, Friday – Saturday 9:00 AM – 11:00 PM and Sunday 12:30 PM – 8:00 PM.
5. The site shall be developed substantially similar to site plan prepared by Contineo Group, dated 4/29/2021, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
6. Hembree and Westside streetscapes shall be substantially as shown on the submitted site plan with heavy ornamental landscaping between the buildings and the sidewalk. The landscape strip along Westside Parkway shall be 20'.
7. Existing street trees along Westside Parkway shall be saved as depicted on the site plan prepared by Contineo Group, dated 4/29/2021.
8. Property shall be limited to 1 curb cut on Hembree Road and 1 curb cut on Westside Parkway.
9. Buildings shall have an exterior which is primarily brick or stone, as approved by DRB. Buildings shall be oriented to the street and shall include a street-facing front door and windows with no glazing. There shall be no blank walls visible from the street.
10. Retaining walls over 14' shall be terraced with a minimum 4' planter in between and planted with a mix of shrubs and vines, with final approval by DRB. Retaining wall at the rear of the property shall be faced with a decorative masonry product that is compatible with materials used on the principal buildings, with final approval by DRB. Retaining wall along Hembree Road shall be faced with brick or stone and shall be terraced if over 7' with a minimum 4' planter in between and planted with a mix of shrubs and vines, with final approval by DRB. Fall protection railing required for retaining walls shall be decorative, as approved by DRB.
11. A minimum 30% open space shall be provided on the property and shall be improved with hardscape and landscape, with final approval by Staff.
12. Developer shall dedicate a permanent easement across the south end of the property for a pedestrian walking path for future connection to Maxwell Road.
13. EcoDistrict measures for the proposed development shall include the use of Sustainable Landscaping and Bio-Retention, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Contineo Group, is requesting a conditional use and variance to allow Westside Wine & Spirits to operate a 'Liquor Store' in a 9,880 square foot free-standing building. A convenience center with sixteen (16) gas pumps is also proposed as part of the development; however, the use is permitted by-right on the subject property. A variance is requested to reduce the landscape strip along Westside Parkway from twenty-feet (20') to ten-feet (10'). The subject property is located at 2125 Hembree Road at the west corner of Hembree Road and Westside Parkway.

DISCUSSION

The submitted request, if approved, would allow Westside Wine & Spirits to operate a 'Liquor Store' in a 9,880 square foot free-standing building. A convenience center with sixteen (16) gas pumps is also proposed as part of the development; however, the use is permitted by-right on the subject property. A conditional use is requested to allow a 'Liquor Store' and a variance is requested to reduce the landscape strip along Westside Parkway from twenty-feet (20') to ten-feet (10'). The subject property is located at 2125 Hembree Road at the northwest corner of Hembree Road and Westside Parkway.

The 3.05-acre undeveloped property is zoned CUP (Community Unit Plan) and is subject to the Cousins Westside Master Plan Pod B, which allows 'Liquor Store' with approval of a conditional use. Surrounding properties are zoned CUP, except the property to the west is zoned LI (Light Industrial). An undeveloped property is located to the north, two (2) office buildings are located to the east, Public Storage and a concrete plant are located to the west, and Westside Villas is located to the south. The Comprehensive Land Use Plan designation of the property is 'Business, Manufacturing, Warehousing, Light Industrial'.

Westside Wine & Spirits is a new business. The applicant has experience in liquor store management and will focus on high end liquors and wines. Hours of operation are Monday – Thursday 9:00 AM – 10:00 PM, Friday – Saturday 9:00 AM – 11:00 PM and Sunday 12:30 PM to 8:00 PM. The applicant anticipates approximately three (3) employees.

A variance is requested from Unified Development Code (UDC) Subsection 3.2.8(D) Landscape Strips, to reduce the landscape strip along Westside Parkway from twenty-feet (20') to ten-feet (10'). According to the applicant, the variance is necessary due to the shape and topography of the site. The elevation difference from the street frontage to the rear of the property is approximately thirty-feet (30'). The applicant believes that the reduced landscape strip would help keep the height of the retaining wall down at the rear of the property. According to the applicant, the retaining wall is approximately ten-feet (10') to fifteen-feet (15') assuming a reduced landscape strip. It is recommended that the retaining wall have a decorative finish and that the wall is terraced with planters in between.

SITE PLAN

The submitted site plan depicts a 9,880 square free-standing Liquor Store on the northern half of the property and a 5,500 square foot convenience center with sixteen (16) gas pumps on the middle portion of the property with surface parking behind the buildings. The south end of the site is depicted to remain undeveloped. The liquor store is pulled up to Hembree Road with a ten-foot (10') setback. The convenience center is pulled up to the intersection with the gas pumps located behind, which is an orientation required by the Cousins Westside Master Plan.

Two (2) driveways are depicted providing access to the property: one (1) from Hembree Road and one (1) from Westside Parkway. The Westside Parkway streetscape is depicted with a ten-foot (10') planter, twelve-foot (12') sidewalk and ten-foot (10') landscape strip. The Hembree Road streetscape is depicted with a six-foot (6') planter, twelve-foot (12') sidewalk and ten-foot (10') landscape strip. 69 parking spaces are provided to serve the proposed uses, which meets the minimum parking requirements for each use and including the required twenty percent (20%) reduction in parking in the North Point Overlay.

Retaining walls are depicted at the rear of the property and within approximately 20' of Hembree Road on the north end of the property. According to the applicant, the retaining walls are needed due to the steep topography of the site. The retaining wall proposed at the rear of the property is proposed to be between 10' – 15' in height and located approximately 15' off the rear property line. The retaining wall along Hembree Road is four-feet (4') in height and setback approximately 22' from the property line. A note on the site plan indicates that the wall will be faced with brick or decorative stone.

The site plan calls out 54%, or 71,110 square feet of open space, of which the North Point Overlay requires a minimum 15%. If approved, open space should be improved with seating/gathering areas, hardscape and landscape. The applicant proposes to meet the North Point EcoDistrict requirements using the following measures: Building Energy Efficiency – 2 points, Building Water Efficiency – 2 points, Bio-Retention – 2 points and Alternative Measure – 1 point. The use of Sustainable Landscaping and Bio-Retention is strongly encouraged at this location.

TRAFFIC

Staff estimates that the 9,880 square foot 'Liquor Store' would generate 128 PM Peak Hour trips. According to the traffic study submitted by the applicant, the convenience store with gas pumps would generate 224 PM Peak Hour trips. Therefore, the total expected PM Peak Hour traffic is 352 trips into and out of the development. The applicant's traffic study reduces the total trips to account for internal capture and pass-by trips; however, the information in the traffic study does not properly account for the liquor store and includes a car wash, which has since been removed from the proposed site plan.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The proposed use should not have significant impacts on vehicular and pedestrian access. The site plan depicts access to the property from Hembree Road and Westside Parkway.

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

Response: The applicant's site plan complies with the above-mentioned improvements.

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

Response: The proposal should not have significant impacts on surrounding properties, which are primarily developed with office and industrial uses. The nearest residential use is located at Westside Villas to the south, of which the nearest residential unit is approximately 750' away from the liquor store.

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

Response: Not applicable.

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

Response: The proposal should not impede the normal and orderly development of surrounding properties, which are primarily developed with office and industrial uses. The nearest residential use is located at Westside Villas to the south, of which the nearest residential unit is approximately 750' away from the liquor store.

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

Response: The subject property is located in a transitional area. Properties are developed with industrial and office uses to the north, east and west and residential uses to the south.

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

Response: The nearest residence to the proposed 'Liquor Store' is located to the south in Westside Villas, which is approximately 750' away and complies with the City's minimum distance of 200' associated with an alcohol license. The nearest school to the proposed Liquor Store is located to the west at the International Charter School of Atlanta, which is approximately 2,225' away and complies with the City's minimum distance of 300' associated with an alcohol license. The nearest similar uses are Red's Package Store and Total Wine, which are approximately 3,300' and 5,200' away, respectively. All distances above were measured in a straight-line distance, as the crow flies.

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 has an unusual shape and steep topography. However, the hardship does not relate to the requested variance. The site could be developed with the depicted development mix and accommodating the required landscape strip.

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

Response: Application of the ordinance would not create an unnecessary hardship. The site could be developed with the depicted development mix and accommodating the required landscape strip.

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

Response: The property has an unusual shape and steep topography. However, the hardship does not relate to the requested variance. The site could be developed with the depicted development mix and accommodating the required landscape strip.

(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: Granting the variance would cause a substantial detriment to the public good. The site could be developed with the depicted development mix and accommodating the required landscape strip.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that the request is not in conflict with the established review criteria for a conditional use. The proposal should not have significant impacts on surrounding properties, which are developed with office and industrial uses. The City's Public Safety Department was not aware of any issues at other liquor stores in the City.

The requested variance is in conflict with the established variance review criteria. The site could be developed with the proposed development mix and accommodating the required twenty-foot (20') landscape strip along Westside Parkway.

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 concerns were raised by parents from the International Charter School of Atlanta, which is located at 1675 Hembree Road. Concerns voiced were proximity of the liquor store to the school and crime associated with a liquor store.

Staff has received sixteen (16) emails objecting to the proposed Liquor Store. Concerns include crime, traffic, and proximity to the International Charter School of Atlanta.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on April 14, 2021. There were several public comments and questions with concerns over crime, entrance too close to the intersection, why an additional liquor store is needed given the proximity to Red's and Total Wine, proximity to the International Charter School of Atlanta, and what the liquor store will specialize in.

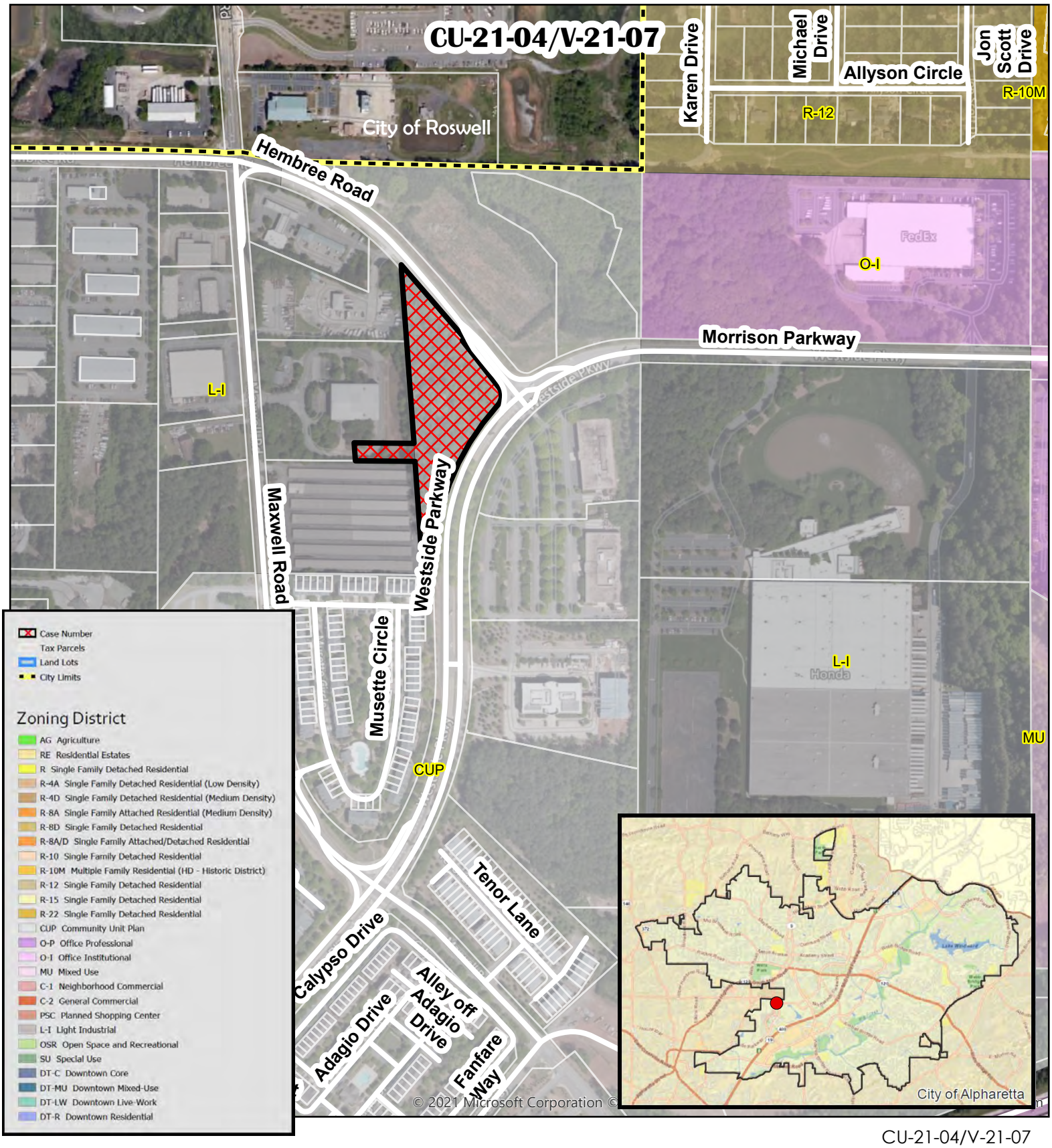
IV. ATTACHMENTS:

- Site Plan
- Building Elevations

CU-21-04/V-21-07
D/LL: 1/2/691
PC: 5/6/21
CC: 5/24/21

Aerial Map
Westside Wine & Spirits
2125 Hembree Road

Map Source :
Community Development GIS

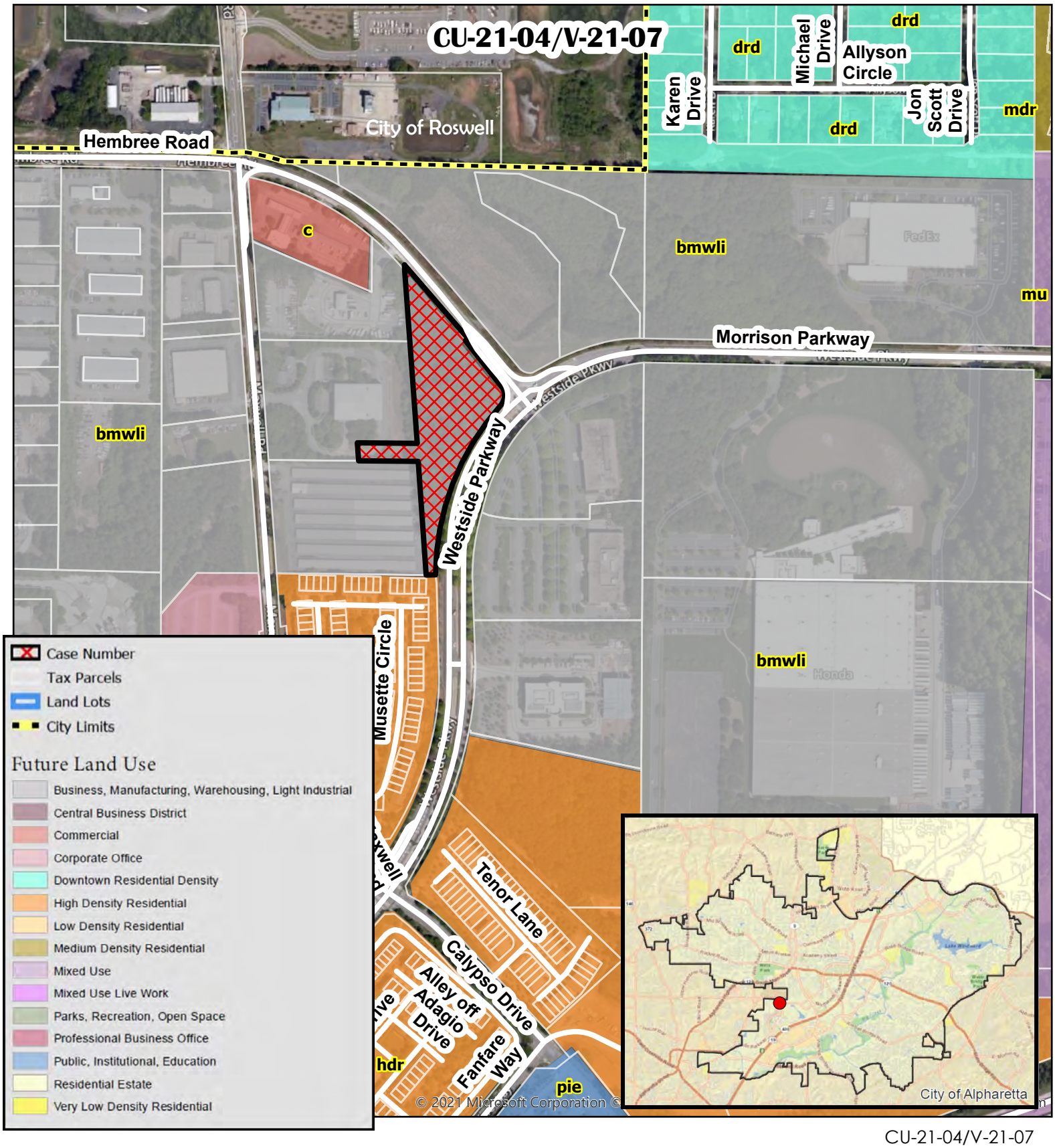


CU-21-04/V-21-07
D/LL: 1/2/691
PC: 5/6/21
CC: 5/24/21

THE CITY OF ALPHARETTA GEORGIA

Zoning Map
Westside Wine & Spirits
2125 Hembree Road

Map Source :
Community Development GIS

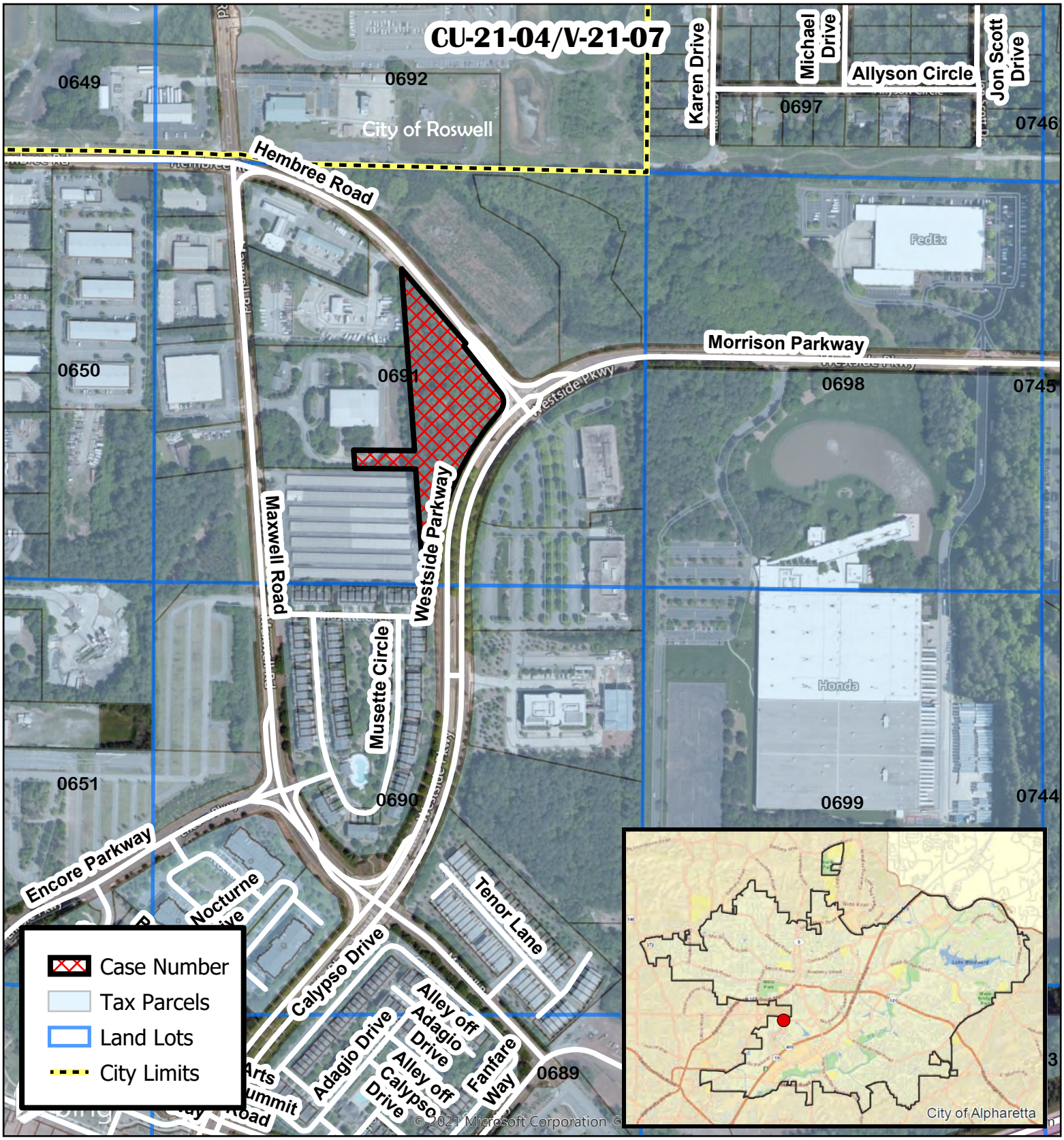


CU-21-04/V-21-07
D/LL: 1/2/691
PC: 5/6/21
CC: 5/24/21

THE CITY OF ALPHARETTA GEORGIA

Future Land Use
Westside Wine & Spirits
2125 Hembree Road

Map Source :
Community Development GIS



CU-21-04/V-21-07
D/LL: 1/2/691
PC: 5/6/21
CC: 5/24/21

Location Map
Westside Wine & Spirits
2125 Hembree Road

THE CITY OF ALPHARETTA GEORGIA

Map Source :
Community Development GIS

PARKING SUMMARY

	BUILDING	MIN.	REDUCED MIN. ALLOW	PROVIDED
C–STORE	5,500–SF	22	–4	18	22
GAS PUMP	8 PUMPS	16	–3	13	16
RETAIL	9,700–SF	48	–10	38	29
TOTAL		86	–17	69	69

REQUIREMENTS BASED ON:

- CONVENIENCE STORE: 2 SPACES/PUMP + 1/250–SF
- RETAIL: 1/200–SF
- 20% REDUCTION ALLOWED

SITE DATA

LOCAL JURISDICTION	CITY OF ALPHARETTA
PRIMARY PARCEL ID	12 25900610670
ZONING DESIGNATION	CUP
OVERLAY DISTRICT	NORTHPOINT ACTIVITY AREA
TOTAL PROPERTY ACREAGE	3.049 ACRES (132,803 SQ.FT)
MAX. BUILDING HEIGHT	LESSER OF 4–STORY OR 65'
MIN. BUILDING HEIGHT	2–STORY OR 20'

ECODISTRICT REQUIREMENTS:
7 POINT MINIMUM FOR CONSTRUCTION OF NEW BUILDINGS

PROPOSED MEASURES:

1. BUILDING ENERGY EFFICIENCY	2 POINTS
2. BUILDING WATER EFFICIENCY	2 POINTS
3. BIO–RETENTION	2 POINTS
4. *ALTERNATIVE MEASURE	1 POINTS

* PEDESTRIAN BENCH AND TRASH CONTAINER IN PLANTER STRIP ALONG STREET FRONTAGE. 5 OF EACH TOTAL

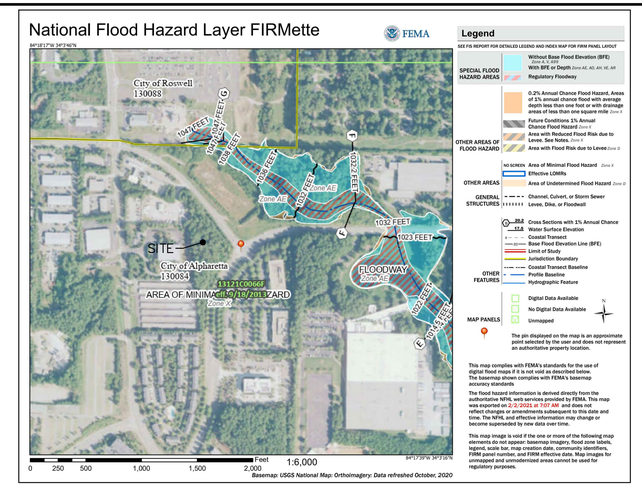
MINIMUM OPEN SPACE REQUIRED	15% (19,921 SF)
PROPOSED OPEN SPACE	54% (71,110 SF)

SITE LEGEND

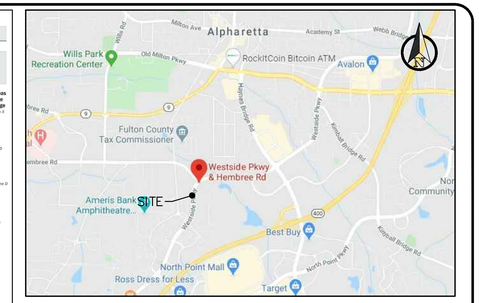
PROPERTY LINE

BUILDING SETBACK/BUFFER

(10) PARKING COUNT

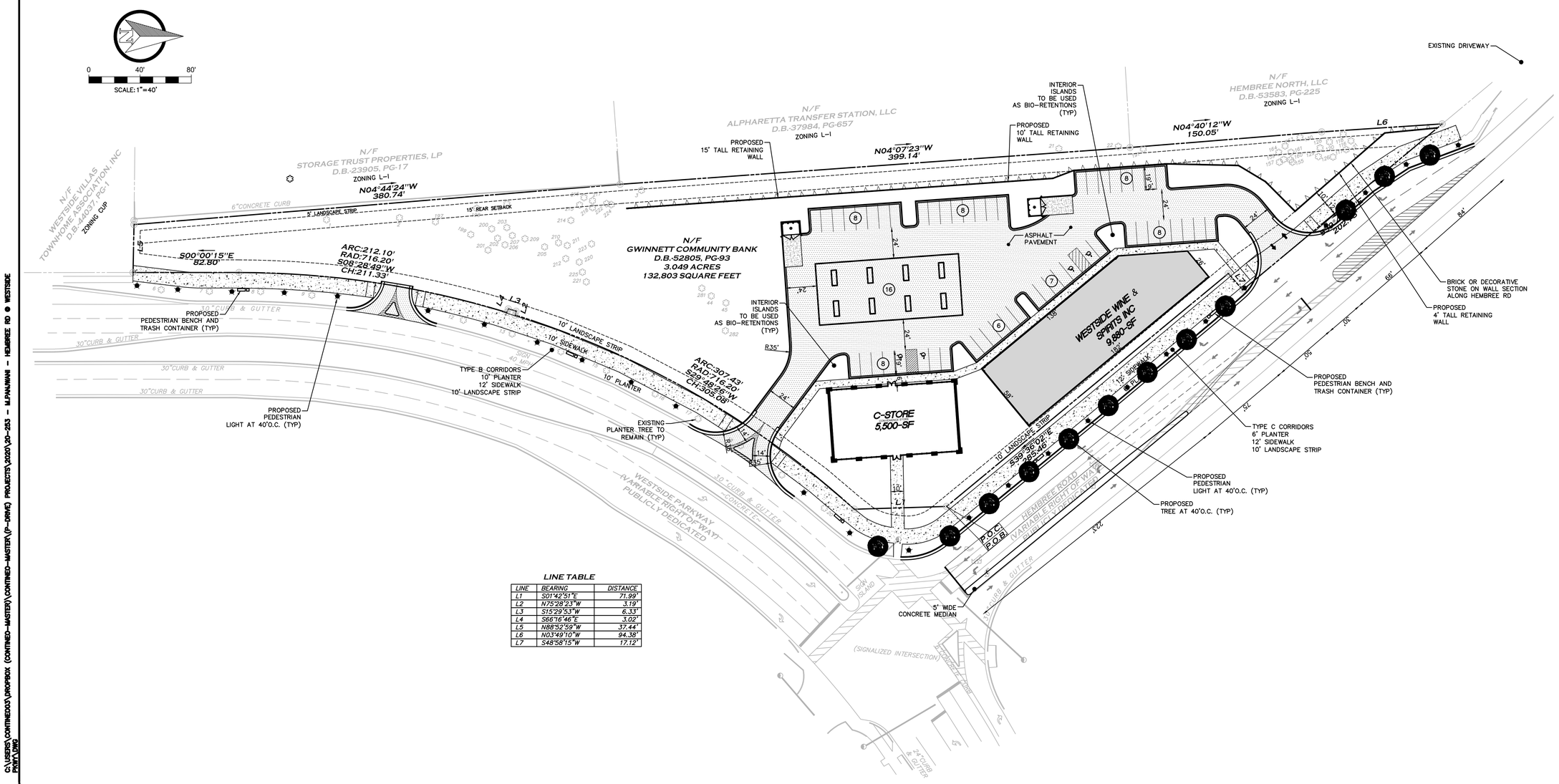


FEMA MAP



VICINITY MAP

N.T.S.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°42'51"E	71.99'
L2	N75°28'23"W	3.19'
L3	S15°29'53"W	6.33'
L4	S86°16'46"E	3.02'
L5	N88°52'59"W	37.44'
L6	N03°49'10"W	94.38'
L7	S48°58'15"W	17.12'

GEORGIA REGISTERED No. 27880 PROFESSIONAL ENGINEER BRYAN H. RUSSELL, P.E.

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer

WESTSIDE COMMERCIAL PROPERTIES INC
2363 SEABORN PLACE
DULUTH, GA 30097
CONTACT: MIKE PANJWANI
770.401.9655

WESTSIDE PARKWAY DEVELOPMENT

ISSUED FOR: PERMITTING

JURISDICTION: CITY OF ALPHARETTA

LOCATION: 2125 HEMBREE ROAD, ALPHARETTA, GA 30009

#	DATE	REVISIONS

These drawings and the design represented herein, are the exclusive property of The Contineo Group. Reproduction or any use of these drawings other than for the purpose for which they are prepared is prohibited. Any unauthorized use will be subject to legal action.

DRAWN:	CHECK:
JPD	BHR
JOB NO:	DATE:
20–253	04/29/21

SITE PLAN

SHEET C2

C:\USERS\CONTINEO03\DROPBOX (CONTINEO–MASTER)\CONTINEO–MASTER\(P–DRIVE) PROJECTS\2020\20–253 – M.PANJWANI – HEMBREE RD @ WESTSIDE PKWY.DWG

CU-21-04/V-21-07 WESTSIDE WINE & SPIRITS

1. Aren't there already 2 liquor stores close by – do we need another one? Felt this was a strategic location for high-end liquor sales.
2. School located .4 mile – not appropriate for area. Concerned about pedestrian foot traffic with alcohol. Expect most traffic to be vehicles.
3. Already a gas station nearby?
4. Retaining wall detail plan?
5. Crime concern – smoke shop & recycling center have had issues.
6. What will store offer that Red's & Total Wine don't have? High-end liquor
7. Entrance from Hembree close to light? Entrance has been moved
8. Competition is a good thing

19:01:18 From Megan A : I live in the area and aren't there already 2 liquor stores within a mile of the proposed location? Do we really need another liquor store?

19:02:18 From Marisa Salcines : I am the Governing Board Chair for the International Charter School of Atlanta a school located on Hembree Road about 4/10ths of a mile away from this location. As a Board Member and parent, I noticed that the application specifically asks for a variance on landscaping in order to promote pedestrian traffic. Where are you expecting pedestrian traffic to come from? As you can imagine, there is some concern about additional foot traffic from customers with alcohol in the area as there have been several reports of break-ins and robberies at liquor stores in Alpharetta and Roswell over the last few months as well as criminal activity at the tobacco store on Hembree.

19:02:31 From Megan A : Isn't there already a gas station within a block there too?

19:06:31 From Jim : do they have detail plan about retaining wall

19:07:16 From Jim : so many school buses going there overall for our city such development is not suitable at all

19:07:35 From Megan A : Are you concerned about crime at your location?

19:08:04 From Jim : as statistics shows ,as marrissa from school board said, such development bring nuisance

19:09:19 From Jim : the overall area is industrial , so to city personnel please do right thing , and we cannot see any detail on ingress on this plan

19:09:23 From Megan A : What will your store offer that reds and total wine don't offer?

19:11:14 From Jim : entrance from hembree, it seems close to light ?

19:11:23 From Marisa Salcines : There have been issues with similar type businesses in the area in terms of increased crime. There was an issue with Alpha Smoke up the street recently as opposed to an issue with the recycling center.

19:13:15 From Megan A : Total wine has the same high end selection, why is another store needed so close?

19:14:21 From Daniel : Increased competition is a good thing in any market, liquor stores included.

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: PHA210008 - 2125 Hembree Road

Contact Name: Juan Del Rio Telephone: 404-399-5192

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

We received a couple of concerns from parents from International School of Roswell. There was mention of the proximity to the school, but it was explained to them that the proposed liquor store meets the separation requirements for alcohol sales. Another neighbor raised an issue with statistics for liquor stores and crime. However, this statistic vary wildly depending on demographics and business presentation. As explained to them, the proposed development will beatify the intersection and security will be increased in the area. The parking lot and pedestrian areas will be properly lighted and security cameras installed for added security.

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.*

- [x] 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: Juan P. Del Rio Date: 04/05/2021

Print Form

12 248006510465	MAXWELL ROAD PROPERTIES LLC	544 LADY FERN PT	ALPHARETTA GA 30022-1462
12 259006910605	STORAGE TRUST PROPERTIES L P	P O BOX 25025	GLENDALE CA 91201-5025
12 259006910696	ANGEL & KARINA LLC	635 CITATION TRL	ALPHARETTA GA 30004
12 259006910704	HEMBREE NORTH LLC	P O BOX 28953	ATLANTA GA 30358
12 260006900141	WESTSIDE VILLAS TOWNHOME ASSN INC	2555 WESTSIDE PKWY SUITE 600	ALPHARETTA GA 30004
12 260006900398	ROBINSON COREY	1045 RICELAND CT	ROSWELL GA 30075
12 260006900406	CHEN TIANJIN	11257 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900463	PERY VINCENT M	11332 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900471	SCINEAUX TRESSA R	13222 ANTLER RIDGE	ALPHARETTA GA 30009-2127
12 260006900489	JAMES JOEL & JAMES KATHY B	11320 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900497	DAKER MARK ET AL	11038 ESTATES CIR	ALPHARETTA GA 30022
12 260006900547	NIDOY VICTOR S JR	11308 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900554	SHARPE BONNIE M	11036 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900562	CASH KEVIN EUGENE	11304 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900570	KRAUTER BRIDGETTE	2591 PIEDMONT RD NE APT 1323	ATLANTA GA 30324
12 260006900620	DI ZHOU & TSANG TOMMY	11292 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900638	PATEL CHIRAG & THAKKAR HATARTHI	11290 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900646	HORNIG KLAUS H & ROJAS CAROLINA D	11288 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900653	RICE JANET C	11286 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900711	CHANG SHARON S	11274 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900729	ALI HASSAN	11272 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900737	WOOLLEY MARTINE F & DELSOIN EDNER	11270 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900745	KIM MYUNG SOOK	11268 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900794	UNG JIMMY & UNG DIANE HUYNH	11261 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900802	DEL BARRIO IVAN	11263 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900810	BENNETT SARAH MC GARITY	11265 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900828	HUFF JOSHUA W	11267 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900877	KURTZ CLINTON J	11277 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900885	TEENA FNU MOHAN & SRIVASTAVA HIMANSHU	11279 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900893	WILKINSON ELIZABETH JOHNSON WILKINSON ZACHARY LYNDON	11311 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900901	MANTELLA BROCK	11313 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900919	RERIKH VLADIMIR	11315 MUSETTE CIR	ALPHARETTA GA 30009-2127
12 260006900968	SCHNARRE ANDREW A & ESQUIVIA LEE VERONICA E	11335 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900976	SHAH PURVI G	11337 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900984	LIN JIANG TRUST	11339 MUSETTE CIR	ALPHARETTA GA 30009
12 260006901040	MORAWSKI BARRETT R	11350 MUSETTE CIR	ALPHARETTA GA 30009
12 260006901057	LEE SANGWOOK	11351 MUSETTE CIR	ALPHARETTA GA 30022
12 260006901065	SHRAGA TOVAH A DERMER SUSAN	11353 MUSETTE CIR	ALPHARETTA GA 30009
12 260006901073	MOSALMANI BATOUL MITRA & TABRIZI MARYAM BITA	11355 MUSETTE CIR	ALPHARETTA GA 30009
12 259006910712	SMTT INVESTMENTS LLC	1950 SPECTRUM CIR SE SUITE 360	MARIETTA GA 30067-8470
12 260006893304	ADVANCE EDUCATION INC	9115 WESTSIDE PKWY	ALPHARETTA GA 30009-8000

12 259006980541	AMERICAN HONDA MOTOR CO INC	1919 TORRANCE BLVD	TORRANCE CA 90501-2722
12 259006920729	CITY OF ROSWELL	38 HILL ST	ROSWELL GA 30075
12 259006910282	KAHN DAVID H & NIX MICHAEL	13286 REGION TRCE	ALPHARETTA GA 30004
12 260006890201	KSFW PROPERTIES LLC	16880 W BERNARDO DR STE 150	SAN DIEGO CA 92127
12 260006900414	ZULLIG GREGORY P & ZULLIG MARLYN T	11259 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900422	VENUTI KERRY J	11340 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900430	PATEL DIPAL R & RITESH K	11338 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900448	NEWKIRK BRUCE E & NEWKIRK BEVERLY S	11336 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900455	HERNANDEZ PATRICIA HERNANDEZ JUAN R	11334 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900505	AFRIYIE KWABENA A	11316 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900513	JOHNSON ANDREW & JOHNSON TAMARA	11314 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900521	CLAXTON ANDREW P & STEPHANIE A	810 BELMONT BAY DR APT 402	WOODBRIDGE VA 22191-5464
12 260006900539	IFILL KEN A & DEBORAH	675 PROSPECT ST	MAPLEWOOD NJ 07040
12 260006900588	SUTARIA SAILESH J & MONA	11300 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900596	HOWARD AKIMA & HARRIGAN MARC J	11298 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900604	ROSS DOUGLAS E	11296 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900612	PELLERITO MICHAEL NORMAN & PELLERITO LEE	11294 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900661	HERNANDEZ MARTIN I	11284 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900679	DETWILER PAUL F & DETWILER KIM A	11282 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900687	POTLAPALLY DIRAJ KUMAR	11280 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900695	PARK SEUNG NAM	11278 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900703	SUTTON STEPHANIE & JERRY	11276 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900752	NATARAJAN VIJAYAKUMAR & SUBRAMANIAN VARUNA DEVI	11266 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900760	PRESHA VALERIE R	11264 MUSETTE CIR	ALPHARETTA GA 30346
12 260006900778	WARNER JENNIFER	11262 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900786	BARNEY ALICIA	11260 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900836	MAYOTTE ROBERT A JR	11269 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900844	REN JIACHENG	11271 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900851	NAYAK RAJIV MANEL	11273 MUSETTE CIR	ALPHARETTA GA 30004
12 260006900869	MENG CHARLES Q & CHEN LEI	2291 CHANCE LN	GRAYSON GA 30017
12 260006900927	RAWDIN SHEILA & RAWDIN DAVID	11317 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900935	SOSEBEE CATHLEEN B & JASON M	785 BRICKWOOD LN	ALPHARETTA GA 30004-0875
12 260006900943	BRIZUELA GISELLE N	11331 MUSETTE CIR	ALPHARETTA GA 30009
12 260006900950	PICKETT KATRINA	11333 MUSETTE CIR	ALPHARETTA GA 30009
12 260006901016	BLEM ANNE M	11356 MUSETTE CIR	ALPHARETTA GA 30009
12 260006901024	DURHAM GINA B	11354 MUSETTE CIR	ALPHARETTA GA 30009
12 260006901032	DODSON JOHN	11352 MUSETTE CIR	ALPHARETTA GA 30009
12 260006901081	JUNKINS JONATHAN L & CRYSTAL L	11357 MUSETTE CIR	ALPHARETTA GA 30009
12 260006910165	WESTSIDE PARKWAY GA LLC	800 SUPERIOR AVE E 21ST FL	CLEVELAND OH 44114
12 259006910613	CITY OF ALPHARETTA	2 SOUTH MAIN ST	ALPHARETTA GA 30004
12 259006910563	CITY OF ROSWELL	38 HILL ST	ROSWELL GA 30075

12 259006910662	ALPHARETTA TRANSFER STATION LLC	P O BOX 1450	CHICAGO IL 60690-1450
12 259006910639	C&J REALTY	11460 MAXWELL RD	ALPHARETTA GA 30004
12 259006910670	GWINNETT COMMUNITY BANK	2775 BUFORD HWY	DULUTH GA 30096
12 259006980558	SEALY ALPHARETTA L L C	333 TEXAS ST STE 1050	SHREVEPORT LA 71101
12 259006920653	FULTON COUNTY	141 PRYOR ST SW STE 7000	ATLANTA GA 30303

From: [redacted]
To: Taylor, Elicia
Subject: OBJECT to liquor store near ICSATLANTA on Hembree
Date: Tuesday, March 2, 2021 7:32:55 PM

Hi Elicia!

I'm reaching out to you regarding the possibility of zoning being approved near Weatside/ Hembree for a liquor store.

My daughter attends ICSA with plans to head to the upper campus. We really love the school and hope that Hembree continues to improve for all of Alpharetta.

I'm sure you're aware of the statistics of higher crime incidents near liquor stores. While I certainly think businesses have a right to flourish and people should have the ability to purchase alcohol, I would love for all making these decisions to consider the proximity to a school.

I've included a link to a study about the crime increases in neighborhoods being linked to liquor stores.

Thank you for your time and consideration!

https://www.ojp.gov/pdffiles1/nij/grants/227646.pdf

Bernice Booker

From: [redacted]
To: Taylor, Elicia
Subject: Re: Opposition to CU-21-04/V-21-07 Westside Wines & Spirits
Date: Tuesday, March 2, 2021 3:20:55 PM

Thank you, Ms. Taylor! I will pass this along to others I know who are concerned.

Be well,
Michele

On Tue, Mar 2, 2021 at 2:30 PM Taylor, Elicia <etaylor@alpharetta.ga.us> wrote:

> Ms. Neely,
>
> **Thank you for participating in the public hearing process. We will include your comments with this file as it moves through the process. The Community Zoning Information Meeting will be held on Wednesday, March 10, 2021 via ZOOM . This is an informal meeting to allow the Public to view current Applications and speak with the Applicants. The link to that meeting is https://zoom.us/j/96248834346. Please note that public comment is also available at the Planning Commission and City Council meetings scheduled for Thursday, April 1st and Monday, April 26th at 6:30 PM, respectively.**
>
> Please let me know if you have any questions.
>
> Best Regards,
>
> Elle
>
> Elicia Taylor
>
> Planning and Zoning Coordinator
>
> Community Development
>
> City of Alpharetta
>
> 678.297.6074

From: [redacted]
To: Taylor, Elicia
Cc: [redacted]
Subject: Objection to licorice store
Date: Tuesday, March 2, 2021 5:32:48 PM

Attention to Elicia Taylor
Planning and Zoning Coordinator
Community Development
City of Alpharetta
678.297.6074

I want to express my opposition to the building of a licor store by Hembre rd and Westside parkway in Alpharetta GA due the proximity of my kids school.

Thank you,
Carolina Smith

From: Borden, Brian
To: Taylor, Elicia
Subject: FW: Stop a liquor store
Date: Sunday, March 7, 2021 9:12:38 AM

Brian Borden, AICP
Zoning Administrator

2 Park Plaza
Alpharetta, GA 30009
Office: 678-297-6076

THE CITY OF ALPHARETTA
TECHNOLOGY CITY OF THE SOUTH

From: Yanelin Petersen [redacted]
Sent: Friday, March 5, 2021 11:20 PM
To: Borden, Brian <bborden@alpharetta.ga.us>
Subject: Stop a liquor store

Hi. I am writing to you on behalf of my family. I heard there is an application to build a liquor store at the corner of Hembree and westside parkway. My family and I opposed to this planning. First at all because it will be built near our children school. Building an alcohol store **increases the** alcohol consumption, increases in arrests mostly due to robberies, assaults, alcohol-related offenses, and nuisance **crimes**. We don't want to feel unsafe. We want our children to be able to walk home without being exposed to alcoholic or drugs. Usually liquor stores attracts also sexual predators and drugs when they know it is near a school. Please take it as a consideration. Thank you very much!

Sent from my iPhone

From: Borden, Brian
To: Taylor, Elicia
Subject: FW: Liquor store
Date: Friday, March 5, 2021 9:48:49 AM

See below.

Brian Borden, AICP
Zoning Administrator

City of Alpharetta
Community Development
2 Park Plaza
Alpharetta, Georgia 30009
(678) 297-6070 (office)
(678) 297-6076 (direct)
www.alpharetta.ga.us

From: Amy Squires [redacted]
Sent: Friday, March 05, 2021 9:48 AM
To: Borden, Brian <bborden@alpharetta.ga.us>
Subject: Liquor store

Hi Brian, I'm writing to express my disapproval of building a liquor store at Westside and Hembree, which is within walking distance of my children and some of my patients school (ICS Atlanta). This poses a huge safety concern for children in the area as liquor stores in this area of Roswell draws people with addiction. Furthermore, the incidence of alcoholism in this country is growing and many of those people headed to the liquor store are drinking and driving which poses a huge liability and endangerment to the kids. People who are intoxicated make poor choices and may even choose to do something drastic like go on school grounds even armed.
Pls see attached link from the CDC.

https://www.cdc.gov/motorvehiclesafety/pdf/impaired_driving/Drunk_Driving_in_GA.pdf

Amy Squires / Director/Owner
MS CCC-SLP
Speech Language Pathologist
Therapy and Learning Center of GA

[redacted]
[redacted]
11285 Elkins Road
Suite G2
Roswell GA 30076
www.TLCGeorgia.com
[redacted]

From: [redacted]
To: Taylor, Elicia
Subject: Re: Opposition to CU-21-04/V-21-07 Westside Wines & Spirits
Date: Tuesday, March 2, 2021 3:20:55 PM

Thank you, Ms. Taylor! I will pass this along to others I know who are concerned.

Be well,
Michele

On Tue, Mar 2, 2021 at 2:30 PM Taylor, Elicia <etaylor@alpharetta.ga.us> wrote:

> Ms. Neely,
>
> **Thank you for participating in the public hearing process. We will include your comments with this file as it moves through the process. The Community Zoning Information Meeting will be held on Wednesday, March 10, 2021 via ZOOM . This is an informal meeting to allow the Public to view current Applications and speak with the Applicants. The link to that meeting is https://zoom.us/j/96248834346. Please note that public comment is also available at the Planning Commission and City Council meetings scheduled for Thursday, April 1st and Monday, April 26th at 6:30 PM, respectively.**
>
> Please let me know if you have any questions.
>
> Best Regards,
>
> Elle
>
> Elicia Taylor
>
> Planning and Zoning Coordinator
>
> Community Development
>
> City of Alpharetta
>
> 678.297.6074

THE CITY OF

ALPHARETTA

TECHNOLOGY CITY OF THE SOUTH

From: [redacted]
To: Taylor, Elicia
Cc: [redacted]
Subject: Objection to licorice store
Date: Tuesday, March 2, 2021 5:32:48 PM

Attention to Elicia Taylor
Planning and Zoning Coordinator
Community Development
City of Alpharetta
678.297.6074

I want to express my opposition to the building of a licor store by Hembre rd and Westside parkway in Alpharetta GA due the proximity of my kids school.

Thank you,
Carolina Smith

From: [redacted]
To: Taylor, Elicia
Cc: [redacted]
Subject: Objection to licorice store
Date: Tuesday, March 2, 2021 5:32:48 PM

Attention to Elicia Taylor
Planning and Zoning Coordinator
Community Development
City of Alpharetta
678.297.6074

I want to express my opposition to the building of a licor store by Hembre rd and Westside parkway in Alpharetta GA due the proximity of my kids school.

Thank you,
Carolina Smith

CONTINEO GROUP

March 31, 2021

City of Alpharetta – Department of Community Development
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Special Use Permit and Variance (Revised)
Property location: 2125 Hembree Road, Alpharetta, GA

To whom it may concern,
This letter is being submitted to the City of Alpharetta, on behalf of the future property owner Westside Commercial Properties, Inc, for the property located at 2125 Hembree Road, which is seeking a Special Use Permit and Variance for a development. The property consists of 3.049 acres and is currently vacant and heavily wooded.
The property is part of a CUP, and the future owner would like to apply for a SUP to build and operate a liquor store. The owner and operator of the liquor store will be Westside Wine & Spirits, Inc. The condition for a SUP comes from the approved CUP under MP-03-02/Z-03-01/CLUP-03-01/V-03-17 Cousins Westside, Conditional Uses. The owner has experience in liquor store management and will focus on high end liquors, wines and cigars. The store will have at least three employees during business hours and up to 6 during peak times. Hours of operation will be similar to other liquor stores in the City, they will be: Monday through Thursday 9 am to 10 pm, Friday and Saturday 9 am to 11 pm, and Sundays 12:30 pm through 8 pm.
A variance is also being requested to allow for the reduction of the landscape strip along Westside Parkway from 20 feet to 10 feet. This variance relates to code section UDC Sec.3.2.8.D. This reduction will allow for the building to be closer to the street and reduce the height of a retaining wall to about 15 feet. This wall is necessary because the elevation difference between the existing road frontages and the rear of the property is about 30 feet. Site topography and shape are the factors for this variance request.
Thank you for your consideration and please contact me, Juan Del Rio at 770-648-3317 or juand@thecontineogroup.com if you have any questions.

Sincerely,

Juan Del Rio
Contineo Group
juand@thecontineogroup.com

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: Juan Del Rio Telephone: 404-399-5192

Address: 755 Commerce Drive Suite: 800

City Decatur State: GA Zip: 30030 Fax:

Mobile Tel: 404-399-5192 Email: juand@thecontineogroup.com

Subject Property Information:

Address: 2125 Hembree Road Current Zoning: CUP

District: 1 Section: 2 Land Lot: 691 Parcel ID: 12259006910670

Proposed Zoning: CUP Current Use: Vacant

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

☐ Conditional Use ☐ Master Plan Amendment ☐ Exception

☐ Rezoning ☐ Master Plan Review

☒ Variance ☐ Public Hearing

☐ Comprehensive Plan Amendment ☒ Other *(Specify)*: Special Use Permit

Applicant Request And Intent

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

Commercial development to include the construction of a 5,500 SF Convenience Store with 8 gas pumps, and 9,700 SF Liquor Store

Applicant's Request (Please itemize the proposal):

1. Obtain Special Use Permit for the construction of a Liquor Store per CUP under MP-03-02/Z-03-01/CLUP-03-01/V-03-17 Cousins Westside, Conditional Uses.

2. Obtain Variance to allow for the reduction of the landscape strip along Hembree Road from 10 feet to 0 feet. This variance relates to code section UDC Sec.3.2.8.D.

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

The proposed request will allow for the owner to build and operate a Liquor Store. It will also allow for the building to be placed closer to the street which will allow for a better interaction of the building with the pedestrians, and reducing the height of a large retaining wall that needs to be placed along the West side of the property due to the site's elevation in the rear being higher an average of 15 feet from the property frontage.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Mike Panjwani Telephone: 770-401-9655

Address: 2363 Seaborn Place Suite:

City Duluth State: GA Zip: 30097 -

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: Juan Del Rio Telephone: 404-399-5192

Address: 755 Commerce Drive Suite: 800

City Decatur State: GA Zip: 30030 -

So Sworn and Attested:

Owner Signature: Date: 2/1/2021

Notary:

Notary Signature: Date:

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Mike Panjwani

Subject Public Hearing Case: N/A

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 Position: N/A

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 2/1/2021

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

Due to a growing residential demand in the area, a high end liquor store that tenders for the surrounding community is in line would be compatible with the surrounding developments.

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

It wont as the proposed development is in line with the proposed growth of the surrounding area.

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

The proposed conditional use will not affect the City's future zoning. The intent of this area is for businesses that provide services to the community and the proposed uses are in this category.

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

Transportation improvements are being proposed to improve the safety access for consumers into the property. The increase of traffic in such high volume roads is minimal.

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

None. The proposed alcohol sales meets the distance requirements to protected establishments.

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

The proposed use is in line with the City's vision.

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

The property development requires a major investment due to the topography, shape, and required improvements to the R/W.

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.

A proposed site plan showing the buildings location, topography, and improvements to the R/W has been provided to support this request.

Board Of Zoning Appeals Review Criteria

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

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

Yes. As shown in the proposed site plan, the site has about 30 feet of elevation difference between the road frontages and the rear of the property. Also the shape of the property, forces the development to be as close to the street as possible in order to reduce the size of a large retaining wall which will be holding the properties to the rear.

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

Yes. The 20' landscape strip will force the buildings to be pushed further back, and this requires the reduction of the building footing and increase in the retaining wall height along the rear of the property.

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

Yes. The site has an elevation difference of approximately 30 feet from the street frontages and the rear. This creates a very challenging situation because the intent of the development is to keep the building easily accessible from the sidewalks which request the finish floor elevations to be close the street elevation they front. Also the topography of the site forces the buildings to be along the center and north 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. The property to the south has already been developed and the buildings will be screen from the street by the required trees to be planted along the street planter and the landscape strip.

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.

CONTINEO GROUP

March 31, 2021

City of Alpharetta – Department of Community Development
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Special Use Permit and Variance (Revised)
Property location: 2125 Hembree Road, Alpharetta, GA

To whom it may concern,
This letter is being submitted to the City of Alpharetta, on behalf of the future property owner Westside Commercial Properties, Inc, for the property located at 2125 Hembree Road, which is seeking a Special Use Permit and Variance for a development. The property consists of 3.049 acres and is currently vacant and heavily wooded.
The property is part of a CUP, and the future owner would like to apply for a SUP to build and operate a liquor store. The owner and operator of the liquor store will be Westside Wine & Spirits, Inc. The condition for a SUP comes from the approved CUP under MP-03-02/Z-03-01/CLUP-03-01/V-03-17 Cousins Westside, Conditional Uses. The owner has experience in liquor store management and will focus on high end liquors, wines and cigars. The store will have at least three employees during business hours and up to 6 during peak times. Hours of operation will be similar to other liquor stores in the City, they will be: Monday through Thursday 9 am to 10 pm, Friday and Saturday 9 am to 11 pm, and Sundays 12:30 pm through 8 pm.
A variance is also being requested to allow for the reduction of the landscape strip along Westside Parkway from 20 feet to 10 feet. This variance relates to code section UDC Sec.3.2.8.D. This reduction will allow for the building to be closer to the street and reduce the height of a retaining wall to about 15 feet. This wall is necessary because the elevation difference between the existing road frontages and the rear of the property is about 30 feet. Site topography and shape are the factors for this variance request.
Thank you for your consideration and please contact me, Juan Del Rio at 770-648-3317 or juand@thecontineogroup.com if you have any questions.

Sincerely,

Juan Del Rio
Contineo Group
juand@thecontineogroup.com

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 691, IN THE 1ST DISTRICT, IN THE 2ND SECTION, IN FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT OF WAY MONUMENT FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF HEMBREE ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY OF WESTSIDE PARKWAY (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY; SAID CONCRETE RIGHT OF WAY MONUMENT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF HEMBREE ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF WESTSIDE PARKWAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 42 MINUTES 51 SECONDS EAST A DISTANCE OF 71.99 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 716.20 FEET, WITH AN ARC DISTANCE OF 307.43 FEET, WITH A CHORD BEARING SOUTH 29 DEGREES 48 MINUTES 26 SECONDS WEST, AND A CHORD DISTANCE OF 305.08 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 75 DEGREES 28 MINUTES 23 SECONDS WEST A DISTANCE OF 3.19 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 15 DEGREES 29 MINUTES 53 SECONDS WEST A DISTANCE OF 6.33 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 66 DEGREES 16 MINUTES 46 SECONDS EAST A DISTANCE OF 3.02 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 716.20 FEET, WITH AN ARC DISTANCE OF 212.10 FEET, WITH A CHORD BEARING SOUTH 08 DEGREES 28 MINUTES 49 SECONDS WEST, AND A CHORD DISTANCE OF 211.33 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 00 DEGREES 00 MINUTES 15 SECONDS EAST A DISTANCE OF 82.80 FEET TO A 1/2-INCH REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY OF WESTSIDE PARKWAY NORTH 88 DEGREES 52 MINUTES 59 SECONDS WEST A DISTANCE OF 37.44 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 04 DEGREES 44 MINUTES 24 SECONDS WEST A DISTANCE OF 380.74 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 04 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 399.14 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 04 DEGREES 40 MINUTES 12 SECONDS WEST A DISTANCE OF 150.05 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 03 DEGREES 49 MINUTES 10 SECONDS WEST A DISTANCE OF 94.38 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND ON THE WESTERLY RIGHT OF WAY OF HEMBREE ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF HEMBREE ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 39 DEGREES 46 MINUTES 57 SECONDS EAST A DISTANCE OF 202.73 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 48 DEGREES 58 MINUTES 15 SECONDS WEST A DISTANCE OF 17.12 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 39 DEGREES 36 MINUTES 02 SECONDS EAST A DISTANCE OF 285.46 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND, SAID CONCRETE RIGHT OF WAY MONUMENT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 3.049 ACRES (132,803 SQUARE FEET).

PARKING SUMMARY

	BUILDING	MIN.	REDUCED	MIN. ALLOW	PROVIDED
C-STORE	5,500-SF	22	-4	18	22
GAS PUMP	8 PUMPS	16	-3	13	16
RETAIL	9,700-SF	48	-10	38	29
TOTAL		86	-17	69	69

REQUIREMENTS BASED ON:

- CONVENIENCE STORE: 2 SPACES/PUMP + 1/250-SF
- RETAIL: 1/200-SF
- 20% REDUCTION ALLOWED

SITE DATA

LOCAL JURISDICTION	CITY OF ALPHARETTA
PRIMARY PARCEL ID	12 25900610670
ZONING DESIGNATION	CUP
OVERLAY DISTRICT	NORTHPOINT ACTIVITY AREA
TOTAL PROPERTY ACREAGE	3.049 ACRES (132,803 SQ.FT)
MAX. BUILDING HEIGHT	LESSER OF 4-STORY OR 65'
MIN. BUILDING HEIGHT	2-STORY OR 20'

ECODISTRICT REQUIREMENTS:
7 POINT MINIMUM FOR CONSTRUCTION OF NEW BUILDINGS

PROPOSED MEASURES:

1. BUILDING ENERGY EFFICIENCY	2 POINTS
2. BUILDING WATER EFFICIENCY	2 POINTS
3. BIO-RETENTION	2 POINTS
4. *ALTERNATIVE MEASURE	1 POINTS

* PEDESTRIAN BENCH AND TRASH CONTAINER IN PLANTER STRIP ALONG STREET FRONTAGE. 5 OF EACH TOTAL

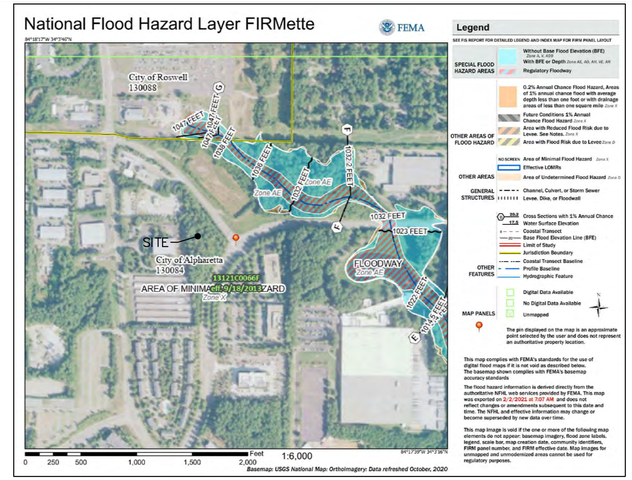
MINIMUM OPEN SPACE REQUIRED	15% (19,921 SF)
PROPOSED OPEN SPACE	54% (71,110 SF)

SITE LEGEND

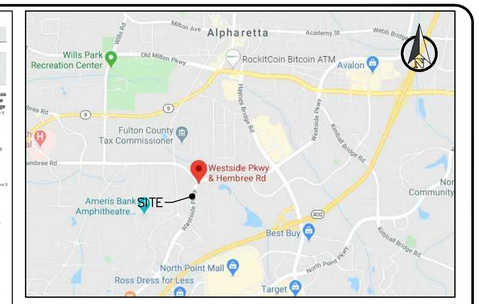
PROPERTY LINE

BUILDING SETBACK/BUFFER

(10) PARKING COUNT

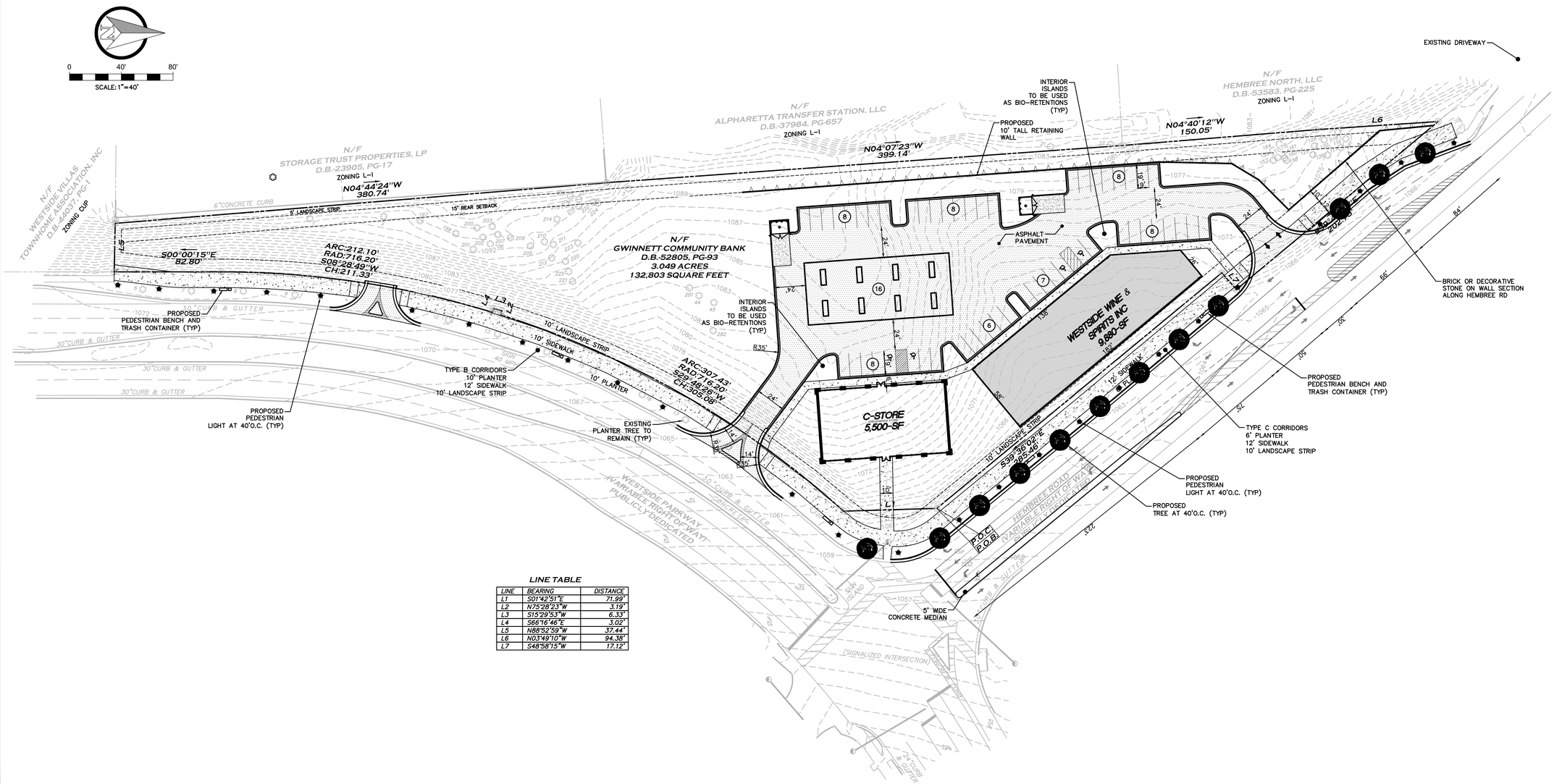


FEMA MAP



VICINITY MAP

N.T.S.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°42'51"E	71.99'
L2	N75°28'23"W	3.19'
L3	S15°29'53"W	6.33'
L4	S66°16'46"E	3.02'
L5	N88°52'59"W	37.44'
L6	N03°49'10"W	94.38'
L7	S48°58'15"W	17.12'

C:\USERS\CONTINEDO3\DROPBOX (CONTINED-MASTER)\CONTINED-MASTER\(P-DRIVE) PROJECTS\2020\20-253 - MJPANJWANI - HEMBREE RD @ WESTSIDE PKWY.DWG

GEORGIA REGISTERED No. 27880 PROFESSIONAL ENGINEER BRYAN H. RUSSELL, P.E.

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer

WESTSIDE COMMERCIAL PROPERTIES INC
2363 SEABORN PLACE
DULUTH, GA 30097
CONTACT: MIKE PANJWANI
770.401.9655

WESTSIDE PARKWAY DEVELOPMENT

ISSUED FOR: PERMITTING
JURISDICTION: CITY OF ALPHARETTA
LOCATION: 2125 HEMBREE ROAD, ALPHARETTA, GA 30009

#	DATE	REVISIONS

These drawings and the design represented herein are the exclusive property of The Contineo Group. Reproduction or any use of these drawings other than for the project specified without written permission of The Contineo Group is prohibited. Any unauthorized use will be subject to legal action.

DRAWN:	CHECK:
JPD	BHR
JOB NO: 20-253	DATE: 03/28/20

SITE PLAN

SHEET C200

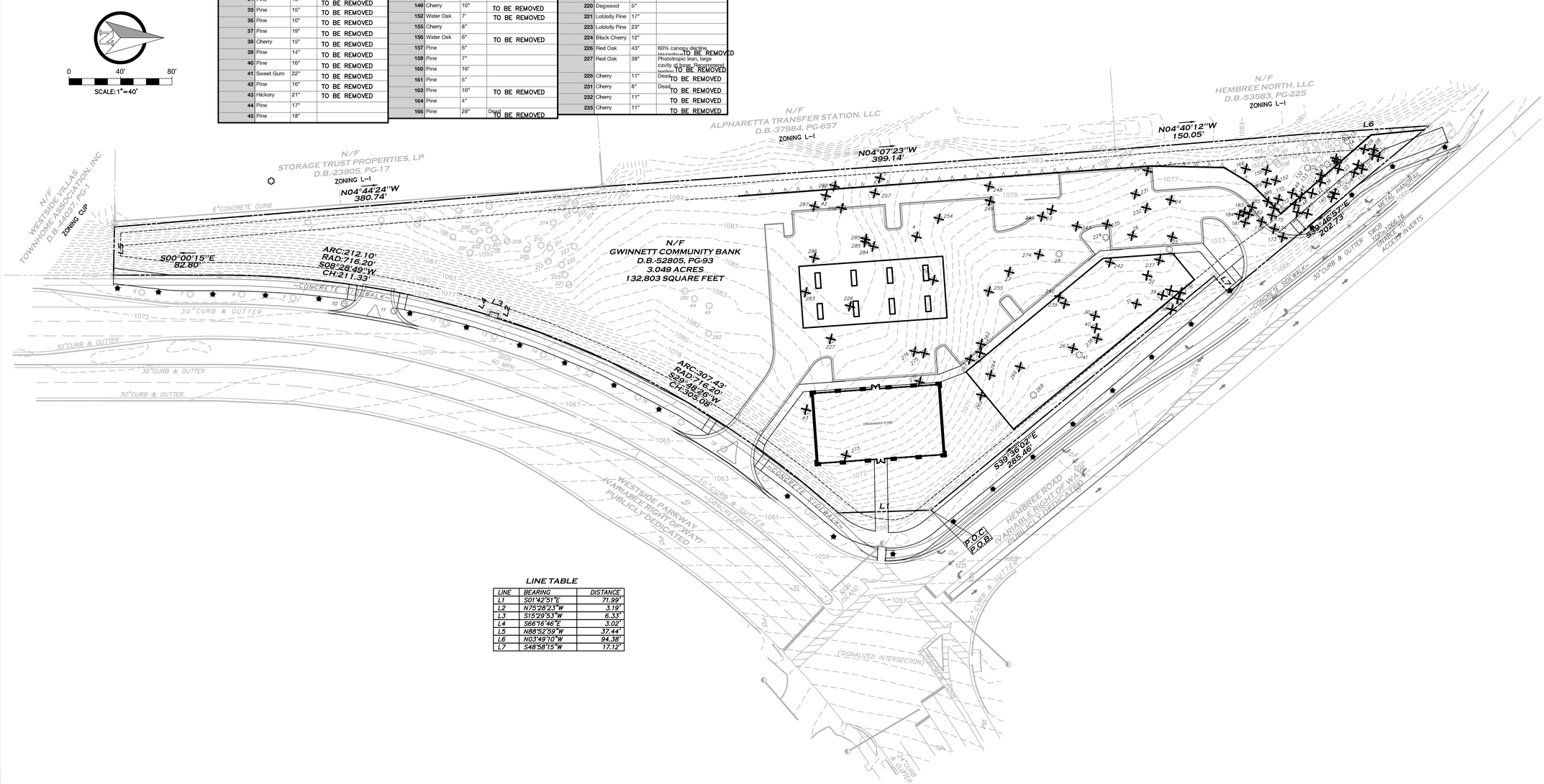
Projected Tree Removal

Tree Inventory

Tree Number	Species	Diameter	Condition
1	Loblolly Pine	25"	
2	Loblolly Pine	23"	
3	Loblolly Pine	21"	
4	Loblolly Pine	26"	TO BE REMOVED
5	Loblolly Pine	25"	TO BE REMOVED
6	Willow Oak	12"	
7	Willow Oak	13"	
8	Willow Oak	12"	
9	Willow Oak	13"	
10	Willow Oak	11"	TO BE REMOVED
11	Willow Oak	12"	TO BE REMOVED
12	Willow Oak	13"	
13	Willow Oak	11"	
14	Willow Oak	11"	
15	Willow Oak	12"	
16	Willow Oak	11"	
17	Willow Oak	11"	
18	Willow Oak	11"	
19	Willow Oak	12"	
20	Willow Oak	13"	
21	Pine	22"	
22	Elm	18	DDH, storm damaged. TO BE REMOVED
23	Pine	21"	TO BE REMOVED
24	Pine	27"	TO BE REMOVED
25	Pine	21"	TO BE REMOVED
26	Pine	25"	TO BE REMOVED
27	Pine	30"	TO BE REMOVED
28	Pine	16"	TO BE REMOVED
29	Pine	20"	DDH, Large fusiform canker. TO BE REMOVED
30	Pine	18"	TO BE REMOVED
31	Pine	20"	TO BE REMOVED
32	Pine	16"	TO BE REMOVED
33	Pine	15"	TO BE REMOVED
34	Pine	18"	TO BE REMOVED
35	Pine	15"	TO BE REMOVED
36	Pine	10"	TO BE REMOVED
37	Pine	19"	TO BE REMOVED
38	Cherry	15"	TO BE REMOVED
39	Pine	14"	TO BE REMOVED
40	Pine	16"	TO BE REMOVED
41	Sweet Gum	22"	TO BE REMOVED
42	Pine	16"	TO BE REMOVED
43	Hickory	21"	TO BE REMOVED
44	Pine	17"	
45	Pine	18"	
105	Pine	24"	DDH, Large fusiform canker. TO BE REMOVED
107	Water Oak	14"	TO BE REMOVED
108	Water Oak	4"	Dead. TO BE REMOVED
109	Cherry	6"	Dead. TO BE REMOVED
110	Water Oak	7"	TO BE REMOVED
111	Pine	24"	DDH, 50% Decline. TO BE REMOVED
112			TO BE REMOVED
113	White Oak	5'	Dead. TO BE REMOVED
114	Elm	5"	Dead. TO BE REMOVED
115	Water Oak	10"	TO BE REMOVED
116	Pine	9"	
117	Pine	17"	
118	Cherry	8"	
120	Pine	5"	
121	Sourwood	6"	
122	Cherry	4'	Dead. TO BE REMOVED
123	Maple	7"	TO BE REMOVED
124	Water Oak	20"	TO BE REMOVED
125	Water Oak	8"	TO BE REMOVED
126	Poplar	8"	
128	Pine	10"	
129	Pine	11"	
130	Water Oak	9"	
132	Water Oak	13"	TO BE REMOVED
133	Cherry	4"	Dead. TO BE REMOVED
134	Water Oak	5"	TO BE REMOVED
135	Pine	18"	TO BE REMOVED
136	Water Oak	8"	TO BE REMOVED
138	Pine	8"	TO BE REMOVED
139	Dogwood	5"	TO BE REMOVED
140	Pine	9"	TO BE REMOVED
124	Water Oak	20"	TO BE REMOVED
144	Pine	12'	TO BE REMOVED
145	Dogwood	16"	TO BE REMOVED
146	Cherry	9"	TO BE REMOVED
148	Pine	4"	TO BE REMOVED
149	Cherry	10"	TO BE REMOVED
152	Water Oak	7'	TO BE REMOVED
155	Cherry	8"	
156	Water Oak	6"	TO BE REMOVED
157	Pine	6"	
159	Pine	7"	
160	Pine	16"	
161	Pine	5"	
163	Pine	10"	TO BE REMOVED
164	Pine	4"	
166	Pine	28"	Dead. TO BE REMOVED
169	Pine	6"	TO BE REMOVED
170	Pine	9"	TO BE REMOVED
172	Pine	11"	TO BE REMOVED
173	Water Oak	14"	TO BE REMOVED
174	Water Oak	17"	TO BE REMOVED
175	Water Oak	17"	TO BE REMOVED
177	Pine	7"	TO BE REMOVED
178	Pine	12"	TO BE REMOVED
181	Pine	11"	TO BE REMOVED
182	Pine	13"	TO BE REMOVED
183	Pine	8"	TO BE REMOVED
184	Pine	5"	TO BE REMOVED
185	Pine	12"	TO BE REMOVED
186	White Oak	8"	TO BE REMOVED
191	Cherry	15"	
197			
198	Loblolly Pine	29"	
199	Loblolly Pine	16"	
200	Loblolly Pine	18"	
201	Loblolly Pine	16"	
202	Loblolly Pine	13"	Severe decay in trunk. TO BE REMOVED
203	Loblolly Pine	13"	
204	Loblolly Pine	17"	Large fusiform canker at base. TO BE REMOVED
205	Loblolly Pine	15"	
206	Loblolly Pine	9"	
207	Loblolly Pine	14"	Large cavity in trunk. TO BE REMOVED
208	Loblolly Pine	17"	TO BE REMOVED
209	Loblolly Pine	15"	
210	Loblolly Pine	20"	
211	Loblolly Pine	13"	Dead, only spur remaining. TO BE REMOVED
212	Loblolly Pine	15"	
214	Loblolly Pine	23"	
215	Black Cherry	8"	Dead. TO BE REMOVED
216	Loblolly Pine	19"	Large fusiform canker. TO BE REMOVED
217	Black Cherry	10"	50% decline
218	Loblolly Pine	16"	
220	Dogwood	5"	
221	Loblolly Pine	17"	
223	Loblolly Pine	23"	
224	Black Cherry	12"	
226	Red Oak	43"	60% canopy decline. Hazardous. TO BE REMOVED
227	Red Oak	38"	Phototropic lean, large cavity at base. Recovered section. TO BE REMOVED
228	Cherry	11"	Dead. TO BE REMOVED
231	Cherry	8"	Dead. TO BE REMOVED
232	Cherry	11"	TO BE REMOVED
235	Cherry	11"	TO BE REMOVED
236	Dogwood	5"	Dead. TO BE REMOVED
237	Cherry	12"	Dead. TO BE REMOVED
238	Cherry	11"	TO BE REMOVED
239	Cherry	12"	DDH, 50% Decline. TO BE REMOVED
240	Cherry	8"	Dead. TO BE REMOVED
242	Cherry	16"	TO BE REMOVED
243	Cherry	14"	Dead. TO BE REMOVED
245	Cherry	11"	TO BE REMOVED
248	Cherry	12"	DDH, 50% Decline. TO BE REMOVED
249	Cherry	10"	Dead. TO BE REMOVED
254	Cherry	10"	Dead. TO BE REMOVED
255	Cherry	8"	Dead. TO BE REMOVED
257	Cherry	12"	Dead. TO BE REMOVED
258	Cherry	15"	TO BE REMOVED
261	Cherry	10"	TO BE REMOVED
262	Cherry	13"	TO BE REMOVED
263	Cherry	11"	Dead. TO BE REMOVED
264	Cherry	14"	TO BE REMOVED
266	Cherry	10"	TO BE REMOVED
267	Cherry	10"	TO BE REMOVED
268	Cherry	15"	TO BE REMOVED
269	Sourwood	14"	TO BE REMOVED
270	Dogwood	9"	TO BE REMOVED
273	Cherry	14"	TO BE REMOVED
274	Cherry	15"	TO BE REMOVED
275	Cherry	12"	TO BE REMOVED
276	Cherry	12"	TO BE REMOVED
281	Cherry	9"	
282	Cherry	10"	Dead. TO BE REMOVED
283	Cherry	8"	Dead. TO BE REMOVED
284	Cherry	15"	TO BE REMOVED
285	Cherry	14"	TO BE REMOVED
286	Cherry	9"	TO BE REMOVED
287	Cherry	10"	TO BE REMOVED
288	Cherry	12"	Dead. TO BE REMOVED

TREE ASSESSMENT PERFORMED BY:

JOSHUA PAUL CORRELL
DIRECTOR, PLANT HEALTH CARE DIVISION
ISA CERTIFIED ARBORIST #: SO-6730A
PESTICIDE APPLICATOR #: 10984
ISA TREE RISK ASSESSMENT QUALIFIED
CELL: 404-392-0129
CORRELL@ATLANTAARBOR.COM
ATLANTA ARBOR TREE CARE SPECIALIST, LLC
301 OLD CLAY ST SE
MARIETTA, GA 30060



LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°42'51"E	71.99'
L2	N75°28'23"W	3.19'
L3	S15°29'53"W	6.33'
L4	S66°16'46"E	3.02'
L5	N88°52'59"W	37.44'
L6	N03°49'10"W	94.38'
L7	S48°58'15"W	17.12'

GEORGIA REGISTERED No. 27880 PROFESSIONAL ENGINEER
BRYAN H. RUSSELL, P.E.

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer

WESTSIDE COMMERCIAL PROPERTIES INC
2363 SEABORN PLACE
DULUTH, GA 30097
CONTACT: MIKE PANJWANI
770.401.9655

WESTSIDE PARKWAY DEVELOPMENT

ISSUED FOR: PERMITTING

JURISDICTION: CITY OF ALPHARETTA

LOCATION: 2125 HEMBREE ROAD, ALPHARETTA, GA 30009

#	DATE	REVISIONS

These drawings and the design represented herein are the exclusive property of The Contineo Group. Reproduction or any use of these drawings other than for the project specified and authorized by The Contineo Group is prohibited. Any unauthorized use will be subject to legal action.

DRAWN:	CHECK:
JPD	BHR
JOB NO: 20-253	DATE: 03/28/20

TREE REMOVAL

SHEET

C:\USERS\CONTINEOX03\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2020\20-253 - ALPHARETTA - HEMBREE RD @ WESTSIDE PKWY.DWG

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: CLUP-21-03/Z-21-04/V-21-09 HUDSON PARK

CITY COUNCIL: MAY 24, 2021

This item was heard at the 5/6/2021 Planning Commission meeting. Staff recommended approval subject to 26 conditions. There was one (1) public comment with concerns over using the historic structure for an office and conflicts between traffic and parallel parking along Canton Street and delivery trucks. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and accepting certain changes requested by the applicant (Planning Commission changes shown in RED). Vote 7-0

II. RECOMMENDATION:

Approve CLUP-21-03/Z-21-04/V-21-09 HUDSON PARK, subject to the following conditions:

1. Approximately 0.14 acres including the historic Weatherford House shall be zoned DT-LW and the remaining site, consisting of approximately 2.3 acres, shall be zoned DT-R and developed substantially similar to site plan prepared by Plum Creek Consulting, revised 4/26/2021, 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 0.14-acre property with the historic Weatherford House shall be 'Mixed Use Live-Work'.
3. Single-family lots may include the alley in order to comply with the minimum lot size. Lots shall not be permitted variances to the maximum lot coverage requirement.
4. The historic Weatherford House shall be used for an office or residence. A garage ~~and~~ or driveway shall be provided ~~with both~~ accommodating at least 2 side-by-side parking spaces.
5. The historic Weatherford House shall be saved on the property, restored and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 8th Certificate of Occupancy, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
6. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with Staff comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. All homes shall have 4-sided architecture, materials and details with a unique front elevation. All homes shall have a chimney. A minimum of 5 homes on Canton Street or Mayfield Road shall be substantially brick or stone.
7. Building heights along Canton Street and Mayfield Road shall be limited to no more than 2 stories over basement and 35'.
8. Lots shall have a front yard defined by a decorative low wall (brick or stone), hedge with columns (brick or stone) or decorative fence, as approved by DRB. Hardscape in front yards shall be limited to decorative brick or pervious pavers and/or stepping stones and shall not be placed within the required landscape strip, except to connect to the sidewalk along the street.
9. Canton Street streetscape shall be improved as follows: minimum 6' planter planted with street trees, 8' brick sidewalk, and decorative pedestrian lights, with final approval by Staff. Brick sidewalk shall follow the future right-of-way to accommodate the roundabout and shall connect to the sidewalk on Mayfield Road. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.

10. Mayfield Road streetscape shall be improved as follows: minimum 6' planter planted with street trees, 8' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
11. On-street parallel parking and brick sidewalk on the City's property to the south shall be constructed as depicted on the submitted site plan, with final approval by Staff.
12. Landscape strips along Canton Street and Mayfield Road shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by DRB.
13. Project entrance at Canton St shall include a decorative paver apron, landscaping and low wall.
14. In lieu of placing public art on the property, the applicant shall transfer to the City at no cost the 3,325 SF area labeled 'Roundabout R/W' on the submitted site plan. Applicant will pay a sum of $12,500 to the City toward the cost of future public art as part of the future roundabout project.
15. Amenity areas shall be developed with a park-like setting with decorative landscape, hardscape, low walls and seating. Amenity walking trails shall include a gravel or slate chip path, seating areas and landscaping. Landscape shall include plant selections promoting the historic Downtown.
16. Developer shall construct a pedestrian bridge across the stream connecting the east and west sides of the development.
17. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
18. ~~The following trees shall be saved: #736 (34" Water Oak) and #748 (41" Yellow Poplar) within the stream buffer.~~ Tree recompense shall be paid to the tree fund. A climbing risk assessment with a resistograph or similar testing to determine the health and structural integrity of the tree and main scaffold limbs shall be conducted to determine if tree #734 (38" Water Oak) should be saved, as approved by Staff. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings.
19. Access from the private drive along east property line (behind CVS) shall require an access agreement from the property owner.
20. Developer shall plant 10' landscape strip along the private driveway behind CVS and the 5' landscape strip along the south property line to landscape buffer standards, as approved by DRB.
21. Fences and walls visible from the public right-of-way shall be decorative, as approved by DRB. Unfinished wood fences and decks shall not be visible from the street.
22. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
23. Developer shall remove exotic and invasive species in the stream buffers and revegetate the area, as approved by Staff.
24. Stormwater management facilities ~~shall be provided on an independent lot and~~ shall not impede access to homes, with final approval by Staff. Applicant shall work with Staff to determine the best solution for providing underground stormwater management.
25. Garbage pickup shall be from the alley.
26. 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, Harrison Development & Construction, LLC, is requesting a comprehensive land use plan amendment, rezoning and variance to allow for the construction of a sixteen (16) lot single-family detached subdivision and to save and restore the historic Weatherford House in order to allow for its use as an office or residence. On approximately 0.14 acres (historic Weatherford House), a comprehensive land use plan amendment is requested from 'Downtown Residential Density' to 'Mixed Use Live-Work' and a rezoning is requested from R-10MHD (Dwelling, 'For-Rent' or 'For-Sale', Residential – Historic District) to DT-LW (Downtown Live-Work). On approximately 2.3 acres (remaining property), a rezoning is requested from R-10MHD to DT-R (Downtown Residential). A variance is requested to allow a private alley to count toward the minimum lot size. The subject property is located at 0 and 193 Canton Street at the southeast corner of Canton Street and Mayfield Road.

DISCUSSION

The submitted request, if approved, would allow for the construction of sixteen (16) 'For-Sale' single-family detached homes and a historic structure to be saved, restored and used for an office or residence on 2.41 acres in the Downtown. The proposed residential density is 6.64 dwelling units per acre, which does not include the historic Weatherford House. The applicant proposes a comprehensive land use plan amendment from 'Downtown Residential Density' to 'Mixed Use Live-Work' and a rezoning from R-10MHD to DT-LW for the historic Weatherford House property (approximately 0.14 acres). A rezoning is proposed for the remainder of the property (approximately 2.3 acres) from R-10MHD to DT-R. A variance is requested to allow an alley to count toward the minimum lot size. The subject property is located at 0 and 193 Canton Street at the southeast corner of Canton Street and Mayfield Road.

The property is developed with a single-family detached home known as the historic Weatherford House. The rest of the property is wooded with a non-perennial stream that divides the property from east and west. Surrounding properties are zoned R-15 to the north and west and C-1 (Neighborhood Commercial) to the south and east. The City owns the property located to the north, the historic Teasley Upshaw House is located to the west, CVS is located to the east and City-owned property and Main Street Commons Office Park are located to the south. The Comprehensive Land Use Plan designation of the property is 'Downtown Residential Density', which allows the proposed single-family detached homes.

The applicant is requesting a variance from Unified Development Code (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. '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."

The minimum lot size in DT-R district is 4,500 square feet. The applicant's site plan depicts a 20' private alley providing access to each lot. The average lot size including the alley is 4,814 square feet. The average lot size drops to 4,213 square feet when the alley is removed. Subdivisions in the Downtown have been granted variances to allow an alley to count toward the minimum lot size, including East of Main Phase 2 and The 1858. If approved, it is recommended that lots not be permitted to vary the maximum lot coverage requirement.

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, 361 single-family detached homes have been approved in the Downtown in the six (6) years since the adoption of the 2015 Downtown Master Plan update. The applicant's proposed density of 6.64 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
The 1858	11 SFD	1.68 acres	6.55 du/ac
AlphaDev	11 SFD, 6 TH	2.21 acres	7.7 du/ac
Alcovy Place	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	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

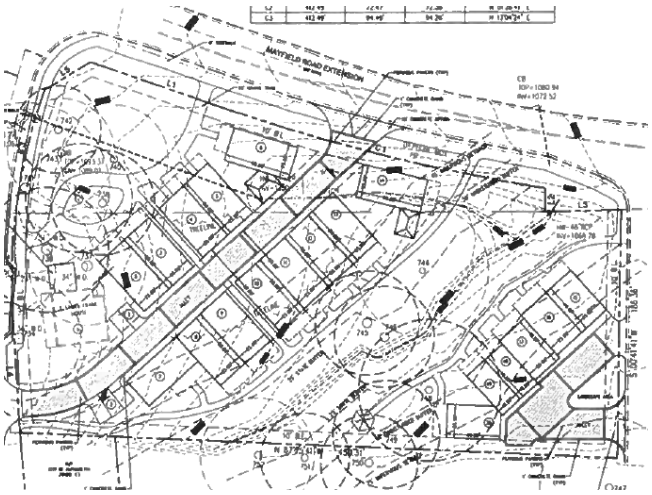
Downtown Overlay – Number of Approved Residential Units by Type

Residential Type	Number Approved
Single-Family Detached	361 units
Townhome	300 units
Condominium (Mid-Entry)	80 units
Condominium (High-End)	48 units
For-Rent	168 units
TOTAL	957 units (82% For-Sale/18% For-Rent)

SITE PLAN ANALYSIS

In 2014, the subject property was approved for a rezoning to construct twenty (20) single-family detached homes and townhome units. Conditions of approval required that the historic Weatherford House be saved and restored as a residence. The density of that development, which was called Stonewalk Mayfield, was 8.3 dwelling units per acre and did not include the historic structure. The applicant's proposed site plan depicts sixteen (16) single-family detached lots and an additional lot for the historic Weatherford House. The proposed density, not including the historic save, is 6.64 dwelling units per acre. The maximum height of the homes is proposed to be two (2) stories over a basement and 35'.

Approved



Proposed

The submitted site plan depicts sixteen (16) single-family detached lots and the historic Weatherford House oriented to Canton Street, Mayfield Road and a stream. Access is provided from Canton Street by way of a twenty-foot (20') private alley and from an existing private driveway off Mayfield Road behind CVS. Lots range in size from 4,500 to 6,000 square feet with an average lot size of 4,814 square feet. A 10' setback is provided along Canton Street, Mayfield Road and the private driveway. An eight-foot (8') brick sidewalk is depicted along Canton Street and an eight-foot (8') concrete sidewalk is depicted on Mayfield Road. Minimum building setbacks are consistent with the DT-LW and DT-R development standards.

Each home will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. The Downtown Code requires 40 parking spaces for the proposed subdivision, of which 64 parking spaces would be provided on-site. There is currently no parking proposed for the historic Weatherford House. The applicant proposes to construct approximately fifteen (15) on-street parallel parking spaces along the east side of Canton Street and on the City-owned property to the south.

The proposed development complies with the minimum required open space by way of saving the historic Weatherford House. However, the site plan depicts a few amenity walking trails and a 1,100 square foot amenity area within the development and on both sides of the stream. The applicant's proposal complies with the minimum 10% amenity space required in the DT-R and DT-LW districts. If approved, amenity areas should include improvements associated with gathering and seating areas.

There are a few specimen trees on the subject property, consisting primarily of Hardwoods. The applicant's site plan depicts two (2) tree saves (tree# 745 - 31" Water Oak and tree# 746 - 29" Poplar) in the stream buffer. Three (3) specimen trees are depicted to be removed, including a 35" Poplar, 25" Water Oak and 42" Poplar. The City Arborist recommends a climbing risk assessment be conducted on tree #734 – 40" Water Oak to determine is the tree should be saved. In addition, tree #748 (42" Poplar) cannot be removed as the tree is located within the stream buffer. It is recommended that the developer make reasonable efforts to save additional trees of quality and tree groupings on the property.

A site plan note indicates that stormwater management would be provided underground and in the alley off Canton Street. In addition, water quality will be provided for Lots 14 – 17, located on the east side of the property, independently from the rest of the development.

RENDERINGS

According to the applicant's architect, homes will be designed to be compatible with the architecture of the historic Weatherford House and surrounding homes along Canton Street. Homes are proposed to be designed in the Tudor Eclectic and Folk Victorian architectural styles, which are both approved in the Downtown. Façade materials will combine brick, stone, shingles and board and batten. Roof material is proposed to be architectural asphalt shingles resembling the period-correct shingle associated with each architectural style. The submitted renderings depict the homes to be 2-stories over basement with gable rooftops. Staff has reviewed the renderings and has the following comments:

- Tudor Eclectic style has a façade that is dominated by one or more prominent front-facing gables and windows should be tall and narrow.

- Shingle style almost always has a porch and wall cladding and roofs are continuous wood shingles.
- Shingles should be cedar shake or composite material acceptable to the City.
- Use of accent windows does not appear to be appropriate in either of the chosen styles.
- Chimney should be prominent and usually capped with decorative clay pots.
- Recommend the use of a color brick.
- Renderings only show the front elevation. A condition will be recommended requiring 4-sided architecture, materials and details.

TRAFFIC

The applicant provided a trip generation report, which estimates that the proposed 17-lot single-family detached subdivision would generate 13 AM Peak Hour trips and 17 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 – 17 Detached Homes

School	Single Family Average #
Alpharetta Elementary School	1 to 7 students
Hopewell Middle School	0 to 3 students
Cambridge High School	2 to 7 students
TOTAL	3 to 17 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 3 – 17 school age children. Numbers provided by Fulton County Schools show that all three (3) schools have 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 historic Weatherford House was conditioned to be saved in conjunction with the 2014 rezoning of the subject property for Stonewalk Mayfield. The applicant's request is similar to rezonings approved at the Ben Manning House and Lewis Manning House in 2017 to allow those structures to be used as a residence or office.

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 many of the goals and policies in the City's Comprehensive Plan, including promoting a mix of uses, walkability and historic preservation in the Downtown.

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

Response: The proposal would not have significant impacts on public facilities and services.

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

Response: The restoration and protection of the historic Weatherford House is a benefit to the community by preserving cultural resources.

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

Response: The success of the Downtown Master Plan has led to an increasing demand for both office space and residential development in the Downtown.

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. The applicant's request represents a reduction in density and a change to all detached product.

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. The applicant's request represents a reduction in density and a change to all detached product.

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, if additional trees are saved on the property.

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

Response: The subject property was approved in 2014 for a rezoning to allow for the construction of twenty (20) townhome units and detached homes. The current proposal represents a reduction in density (16 units) and a change to all detached product.

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 current proposal would have less impact on public facilities and services as it relates to parks and recreation, fire and police and schools, since the number of dwelling units on the property has been reduced by four (4) 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 should not negatively impact public health, safety or welfare. The proposed zoning is consistent with the future land use designation of the property and represents a reduction in density from the 2014 rezoning approval.

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

Response: The subject property was approved in 2014 for a rezoning to allow for the construction of twenty (20) townhome units and detached homes. The current proposal represents a reduction in density (16 units) and a change to all detached product.

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 'Downtown Residential Density', which allows the proposed single-family detached subdivision. A comprehensive land use plan amendment is required for the 0.14-acre historic Weatherford House property to 'Mixed Use Live-Work' to allow for that structure to be used for an office.

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 request to allow an alley to count toward the minimum lot size has been approved at other Downtown subdivisions, including East of Main 2 and The 1858. The average area of a lot minus the alley is 4,213 square feet, representing a 9% reduction.

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

Response: 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 and The 1858. The average area of a lot minus the alley is 4,213 square feet, representing a 9% reduction.

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

Response: 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 and The 1858. The average area of a lot minus the alley is 4,213 square feet, representing a 9% reduction.

(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 variance should not cause substantial detriment to the public good. 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 and The 1858. The average area of a lot minus the alley is 4,213 square feet, representing a 9% reduction.

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 assigned to historic structure saves in the Downtown, such as the Ben Manning House and the Lewis-Manning House. 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. In addition, the applicant's proposal represents a decrease in density from the 2014 approval on the subject property. Approval of the variance should not cause substantial detriment to the public good.

CITIZEN PARTICIPATION PLAN

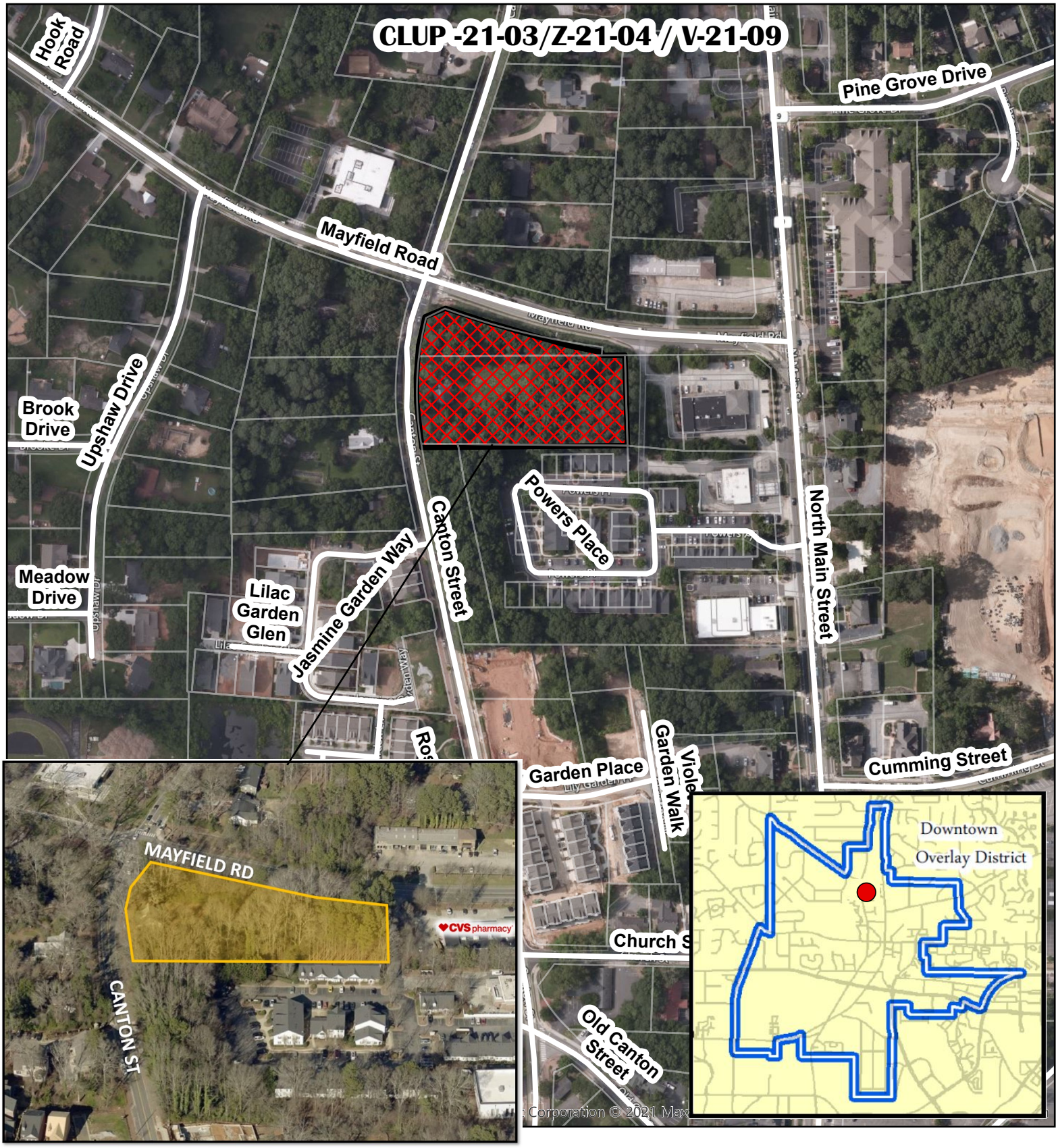
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant was contacted by two (2) residents with general informational questions. Neither resident expressed any concerns.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on April 14, 2021. There was one (1) public comment in support of the proposal.

IV. ATTACHMENTS:

- Site Plan
- Renderings

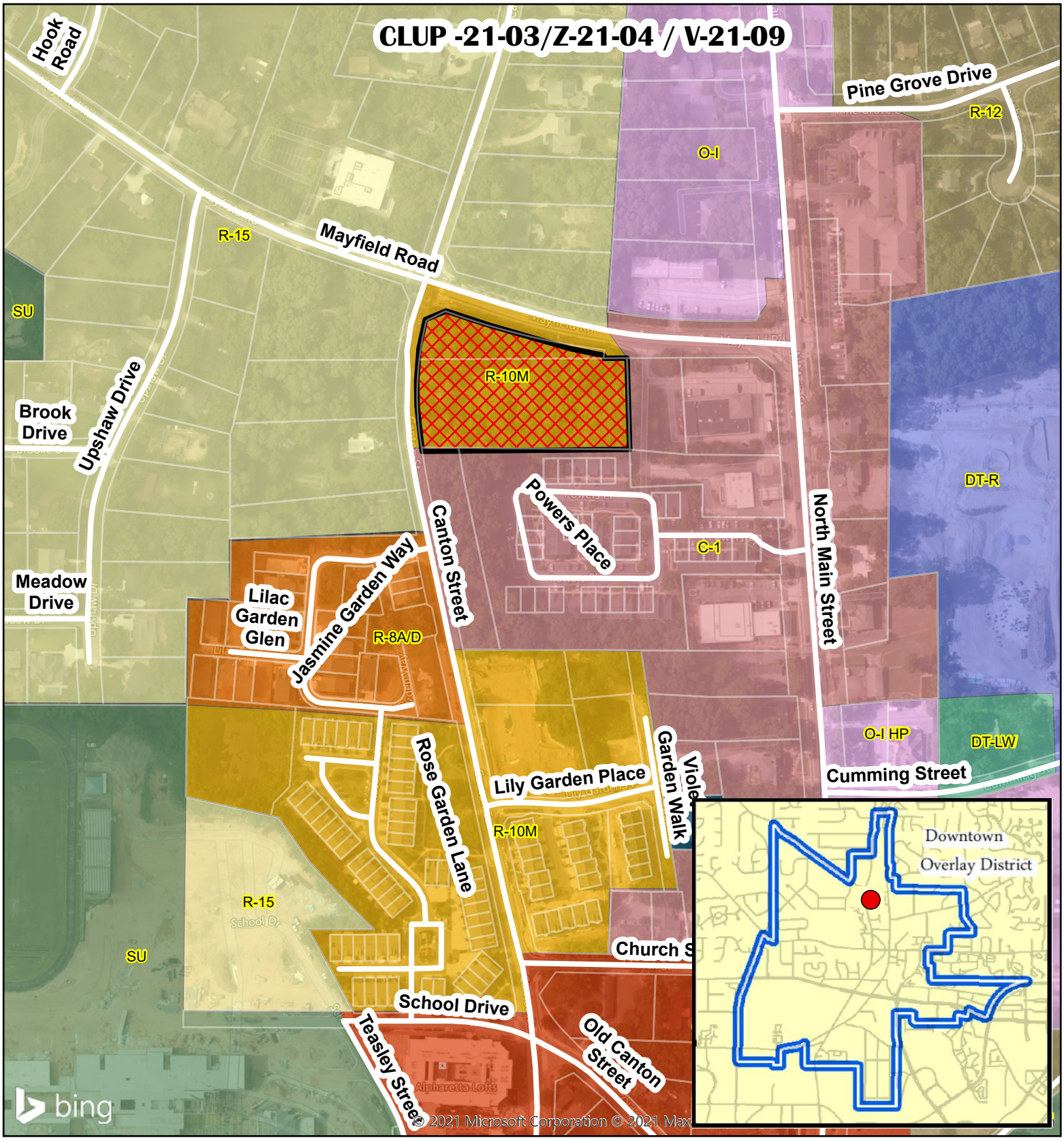


Aerial Map
Hudson Park
193 Canton Street

CLUP-21-03/Z-21-04/V-21-09
D/LL: 2/2/1197, 1252
PC: 5/6/21
CC: 5/24/21

THE CITY OF ALPHARETTA GEORGIA

Map Source :
Community Development GIS

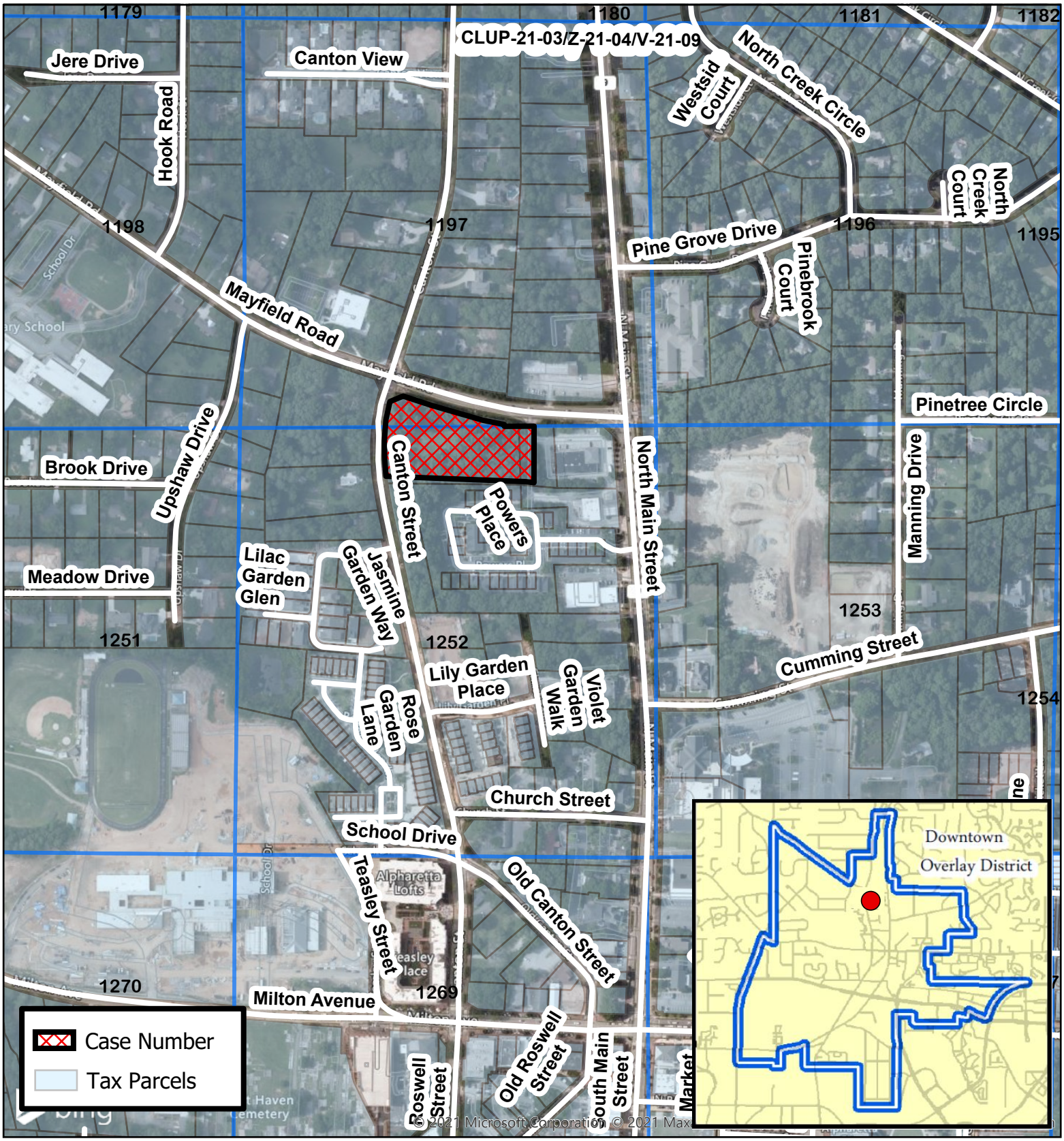


Zoning Map
Hudson Park
193 Canton Street

CLUP-21-03/Z-21-04/V-21-09
D/LL: 2/2/1197, 1252
PC: 5/6/21
CC: 5/24/21

THE CITY OF ALPHARETTA GEORGIA

Map Source :
Community Development GIS

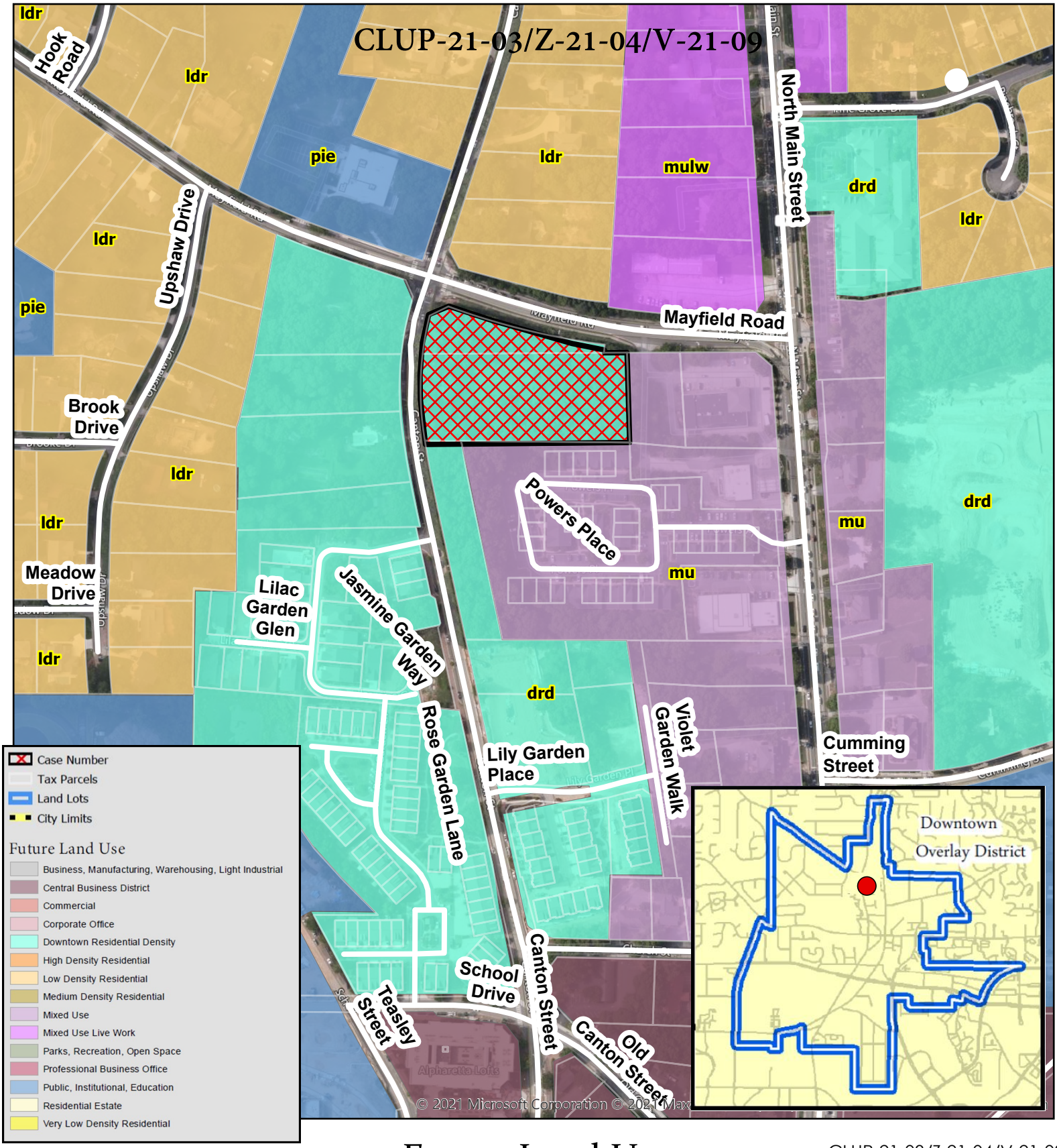


CLUP-21-03/Z-21-04/V-21-09
D/LL: 2/2/1197, 1252
PC: 5/6/21
CC: 5/24/21

THE CITY OF ALPHARETTA GEORGIA

Location Map
Hudson Park
193 Canton Street

Map Source :
Community Development GIS



Future Land Use
Hudson Park
193 Canton Street

CLUP-21-03/Z-21-04/V-21-09
D/LL: 2/2/1197, 1252
PC: 5/6/21
CC: 5/24/21

THE CITY OF ALPHARETTA GEORGIA

Map Source :
Community Development GIS

SITE DATA

SUBJECT SITE ACREAGE =	2.411 AC
EXISTING ZONING:	R-10M
EXISTING UNITS:	20
EXISTING DENSITY:	8.3 UNITS/AC
PROPOSED ZONING:	DT-R
PROPOSED UNITS:	17
PROPOSED DENSITY	7 UNITS/ACRE
MINIMUM LOT SIZE:	4,500 SF
MAXIMUM LOT COVERAGE	70%

PROPOSED HOMES

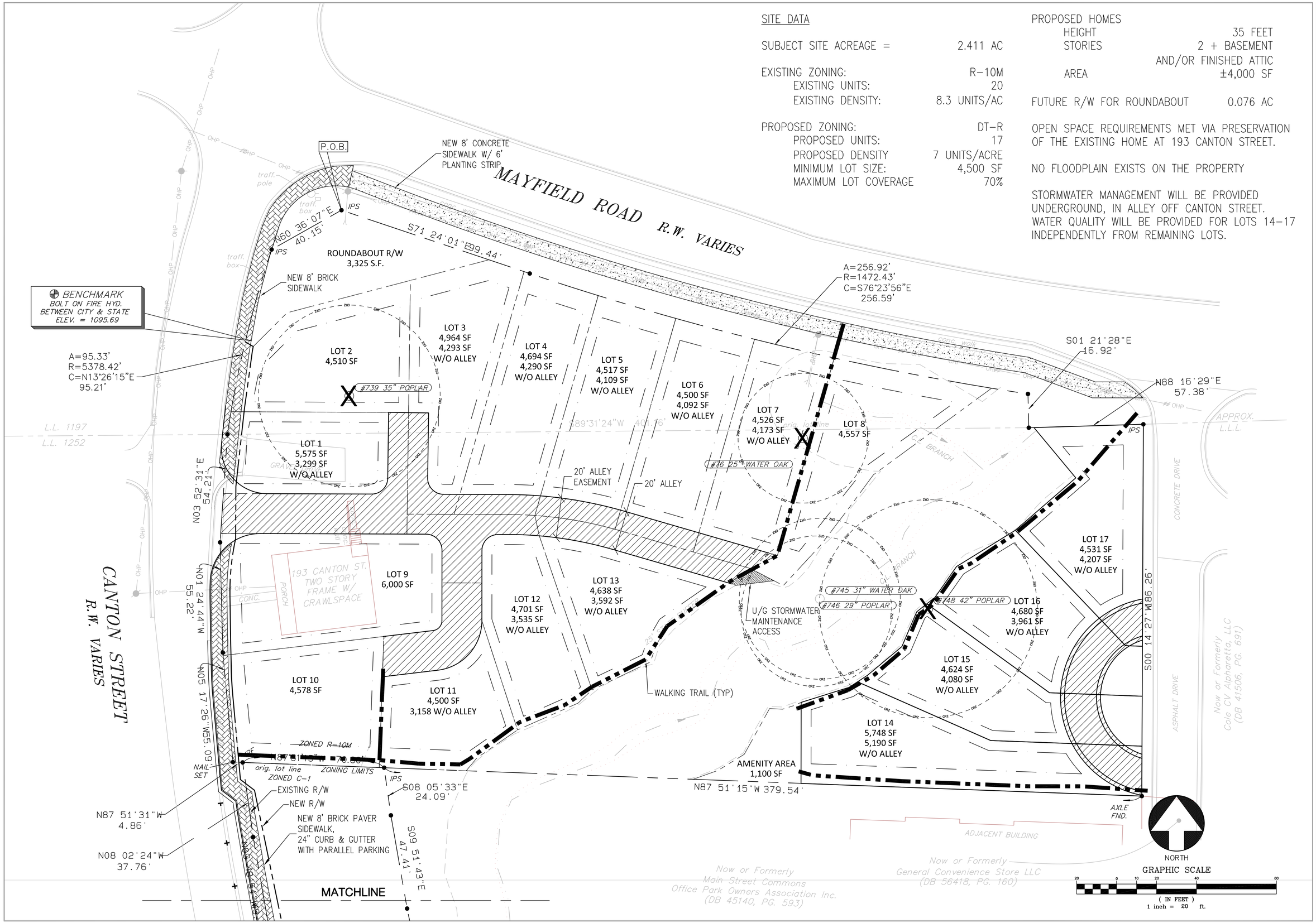
HEIGHT	35 FEET
STORIES	2 + BASEMENT AND/OR FINISHED ATTIC
AREA	±4,000 SF

FUTURE R/W FOR ROUNDABOUT 0.076 AC

OPEN SPACE REQUIREMENTS MET VIA PRESERVATION OF THE EXISTING HOME AT 193 CANTON STREET.

NO FLOODPLAIN EXISTS ON THE PROPERTY

STORMWATER MANAGEMENT WILL BE PROVIDED UNDERGROUND, IN ALLEY OFF CANTON STREET. WATER QUALITY WILL BE PROVIDED FOR LOTS 14-17 INDEPENDENTLY FROM REMAINING LOTS.



REVISIONS

NO.	DATE
1	2021-04-26

DATE: 03/01/2021

COPYRIGHT © 2020 BY PLUM CREEK CONSULTING, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF PLUM CREEK CONSULTING, LLC AND IS TO BE RETURNED UPON REQUEST OR AFTER PROJECT IS FINISHED. IT IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR IN PART, EXCEPT BY EXPRESSED WRITTEN AGREEMENT WITH PLUM CREEK CONSULTING, LLC.

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

HUDSON PARK
A RESIDENTIAL COMMUNITY

PREPARED FOR
HARRISON HOMES
1954 AIRPORT ROAD, SUITE 242
CHAMBLEE, GA 30341

SITE PLAN

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

PLUM CREEK CONSULTING

DRAWN BY:	CHECKED BY:	PROJECT NO.
KO	CO	21-100

SHEET C300

NOT ISSUED FOR CONSTRUCTION

Architectural Narrative for Hudson Park

The homes at Hudson Park are designed to be compatible with the vernacular architecture of the historic Weatherford House and surrounding homes along Canton Street. The exteriors draw primarily from the Tudor Eclectic and Folk Victorian styles as described under Sec. 2.8.7 of the Alpharetta Downtown Code. Due to the layout of the site, the front facades of the homes are narrow and asymmetrical and feature elements such as more prominent front-facing gables, arches, entry porches of varying size, or decorative wood accents such as brackets or window pediments. Façade materials combine brick, stone, shingles, and board-and-batten while applying the woven corner technique to emphasize the horizontal lines rather than verticals. All units will have prominent fenestration on main levels, with some designs including accent metal roofing above window bays and entry porches. The main roofs of all homes will be architectural asphalt shingles and resemble the period-correct shingle for each architectural style used. The color schemes for the homes will largely be rendered in neutral colors, featuring whites and greys.

The existing Weatherford House, which is considered by the City of Alpharetta to fit into the Folk Victorian style, will be renovated with period-appropriate details such as window shutters, brackets under roof eaves, and spindle-work detailing on the front porch.

CLUP-21-03/Z-21-04/V-21-09 HUDSON PARK

1. Great improvement – currently an eyesore

18:30:21 From Bo Towns : Great improvement! It is an eye-sore at the moment

18:30:35 From Chris Owens : Thank you, Bo!

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: Hudson Park

Contact Name: Ken Warlick Telephone: 404-965-7114

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

We mailed the attached notification letter to all property owners located within 500 feet of the property on March 1, 2021. As shown on the mailing list previously provided, a total of 60 property owners were contacted. Each of these owners was provided with a site plan, information about the project, and contact information for Harrison Development & Construction. We mailed an updated package to all 60 recipients on March 11, 2021 that included corrected information regarding the dates of the upcoming CZIM and public hearings, along with all other materials that were in the initial mailing. We received a phone call from Ms. Juanita Rocca in response to this mailing and answered her questions about the project. She did not offer any comments.

We additionally reached out directly to Mrs. Claudia Lewis, owner of the property directly across from the site at 184 Canton Street. We met Mrs. Lewis and her son Nat "Shack" Lewis on the site on March 5, 2021. We walked the site with them and answered their questions about the project. They did not express any major concerns or objections regarding the development.

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.*

- [x] Letter
- [x] 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: Ken Warlick Date: 3/23/2021

Print Form

March 10, 2021

RE: Rezoning Request from R10-MHD to DT- R
Hudson Park – Single Family Detached Residential Neighborhood
Location – 193 Canton Street at Mayfield Road
Parcel # 22-482212520161 and 22-481411970862

Dear Neighbor:
Harrison Homes has filed for a rezoning of 2.411 acres on Canton Street at Mayfield Road in the City of Alpharetta, Fulton County, Georgia from R10-MHD to DT-R. We are seeking approval for a 17-lot subdivision of single-family homes in lieu of the current approval of 20 units that includes a mixture of townhomes and single-family homes. A copy of the site plan is attached to this letter.

If you should have any questions regarding this matter, or would like some further information and details, please feel free to contact Harrison Homes at:

Telephone: 404-965-7114
Email: info@harrisonatl.com
Address: 1954 Airport Road, Suite 242, Chamblee GA 30341

The hearings on this matter will be as follows:

Community Zoning Information Meeting (CZIM) via ZOOM: April 14, 2021 at 6:00 pm
Zoom Link: https://zoom.us/j/95896318191

Planning Commission Meeting: May 6, 2021 at 6:30 pm; and
City Council Hearing: May 24, 2021 at 6:30 pm

Both Public Hearings will take place in Council Chambers, 2 Park Place, Alpharetta, GA 30009

For more details and meeting schedules, please visit:
https://www.alpharetta.ga.us/government/departments/community-development/public-hearings/z-21-04-v-21-09-hudson-park-193-canton-street

Sincerely,

KEN WARLICK
COO / VP OF COMMUNITIES
HARRISON HOMES | HarrisonATL.com

HARRISON COMMUNITIES

Attachment: Zoning Site Plan

Parcel	Owner	Address 1	Address 2
22 482212521318	AB REAL ESTATE INVESTMENTS LLC	1110 POWERS PL	ALPHARETTA GA 30004
22 482212520807	APPEN RAYMOND C & CHRISTINA B	316 LYNNE CIR	ALPHARETTA GA 30004
22 482112510064	BEAULY LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE AZ 85255
22 482212520666	BELL LINDA REESE & JONES ELLON W	159 NORTH MAIN ST	ALPHARETTA GA 30009
22 482212520872	BENSON DOROTHY C	133 CANTON ST	ALPHARETTA GA 30004-1606
22 482212521169	BERMIC RPOPERTIES LLC	1040 POWERS PL	ALPHARETTA GA 30009
22 482212521052	BOBE & SNELL LLC	1095 POWERS PL	ALPHARETTA GA 30009
22 481411970185	BURGESS JOHN R SR & BURGESS VIRGINIA P	255 CANTON ST	ALPHARETTA GA 30009
22 482212521193	BUTTS ROBERT R	5360 FRANKLIN GOLDMINE RD	CUMMING GA 30028
22 481411970441	CMP PROPERTIES LLC	254 N MAIN ST	ALPHARETTA GA 30009
22 482212521011	COLE CV ALPHARETTA LLC	P.O. BOX 4900 DEPT 604	SCOTTSDALE AZ 85261-4900
22 482212521185	COLLINS MARINE GROUP LLC	88 ROSWELL ST	ALPHARETTA GA 30009
22 481411970540	COOK BETTY R	146 MAYFIELD RD	ALPHARETTA GA 30004-1538
22 481411970904	COOK JUSTEN S	191 UPSHAW DR	ALPHARETTA GA 30009-1547
22 482112510072	DELAPERRIERE DARREN A & KELLEY P	11985 CRABAPPLE RD	ROSWELL GA 30075-2419
22 482212521276	EHORSE L L C	1070 POWERS PL	ALPHARETTA GA 30004
22 482212521300	ERIC S CHOFNAS PC	1100 POWERS PL	ALPHARETTA GA 30004
22 481411970797	FILIPOWICZ DAVID F & LAURA	260 CANTON ST	ALPHARETTA GA 30009
22 481411970839	FRANCIS SCHINDLER LLC	143 MAYFIELD RD	ALPHARETTA GA 30009
22 482212520047	GDCI GA 4 L P	5755 DUPREE DR SUITE 130	ATLANTA GA 30327
22 482212521201	GEISEL PAMELA A	1000 POWERS PL	ALPHARETTA GA 30004
22 482212521045	GENERAL CONVENIENCE STORE LLC	501 N CENTRAL AVE	ATLANTA GA 30354
22 482212521292	GRONHOLM SCOTT	12200 KING CIR	ROSWELL GA 30075
22 482212521250	HARMAN DEMPSEY PROPERTIES LLC	1145 POWERS PL	ALPHARETTA GA 30009-8358
22 481411970847	HAYMEADOW GROUP LLC	244 N MAIN ST	ALPHARETTA GA 30009-3625
22 482212520039	HEMBREE GEORGIA R	168 CANTON ST	ALPHARETTA GA 30009-3670
22 482212521227	HI RIVER PROPERTIES LLC	7917 SONATA BAY POINT	LAKE WORTH FL 33467-7067
22 481411970912	HUDSON ZACHERY CLEMETH & JENNY ROGERS	253 CANTON ST	ALPHARETTA GA 30009
22 481411970607	HUDSPETH ELIZABETH	1385 SUMMIT RD	ALPHARETTA GA 30004
22 481411970342	JMA HOMES LLC	565 WAYT RD	ROSWELL GA 30076
22 482212521086	JOBETH PROPERTIES LLC	745 GLENLEIGH LN	DULUTH GA 30097
22 482112510080	KASSAM AMIN	4957 SUMMER WIND DR	BUFORD GA 30519-3496
22 482212520708	KIM KON & SOON JA	1160 ALPHARETTA ST	ROSWELL GA 30075
22 482212521094	KLAM INC	4465 PINEHOLLOW CT	ALPHARETTA GA 30022
22 482212521144	LEE ANGELA D	959 BRIDGEGATE DR	MARIETTA GA 30066
22 482212520948	LEWIS CLAUDIA B	184 CANTON ST	ALPHARETTA GA 30004-1606
22 481411970680	LIPSCOMB MICHAEL K & SUSAN MARIE	233 CANTON ST	ALPHARETTA GA 30009
22 482212521235	LORVEN PROPERTIES LLC	1125 GOLDENROD LANE	SUWANEE GA 30024
22 481411970656	LOWER LATIGO GROUP LLC	244 N MAIN ST	ALPHARETTA GA 30009
22 482212521359	MAIN STREET COMMONS OFFICE PARK OWNERS	1102 ABBEY CT	ALPHARETTA GA 30004
22 481411970888	MAX AUTO REAL ESTATE LLC	1101 MONROE ST	TOLEDO OH 43604
22 482212520161	MAYFIELD LLC	11785 NORTHFALL LN STE 510	ALPHARETTA GA 30009
22 482212521136	MC MANES A SPENCER & A SPENCER JR	1015 POWERS PL	ALPHARETTA GA 30004
22 482112510056	MEADE ERIC A	355 CHELSEA CT	ALPHARETTA GA 30004
22 482212521151	MERIDIAN GROUP INC THE	1050 POWERS PL	ALPHARETTA GA 30004
22 482212520765	O DONNELL ROBERT J & CHERYL C	134 N MAIN ST	ALPHARETTA GA 30004-1623
22 482212521268	OBEROI MADANJIT OBEROI MADHU	205 W SMOKETREE TER	ALPHARETTA GA 30005
22 482212520989	PHILLIPS ALPHARETTA LLC	830 KENNESAW AVE NW	MARIETTA GA 30060
22 482212521078	RM BILOXI LLC	1075 POWERS PL STE B	ALPHARETTA GA 30009
22 482212521326	ROBERTSON SHERYL S	1120 POWERS PL	ALPHARETTA GA 30009-8359
22 482212521177	SBLD PROPERTIES LLC	1030 POWERS PL	ALPHARETTA GA 30004
22 497011950047	SNH AL GEORGIA LLC	255 WASHINGTON ST	NEWTON MA 02458
22 482212521219	SOLLEY ROBERT A	1105 POWERS PL	ALPHARETTA GA 30004
22 482212521342	SRISAI REALTY LLC	5755 N POINT PKWY SUITE 85	ALPHARETTA GA 30022
22 481411970862	STONEWALK MAYFIELD CORNERS LLC	660 GLENOVER DR	ALPHARETTA GA 30004
22 482212520914	SUMMERS DOLLEH KIM	1660 HAMIOTA RDG	ALPHARETTA GA 30004
22 482212521060	TINK WISE LLC	1085 POWERS PL	ALPHARETTA GA 30009
22 481411970672	WATSON RICHARD A & WATSON RENE O	243 CANTON ST	ALPHARETTA GA 30009
22 482212521128	WHITMAN ARNOLD	3500 LENOX RD NE STE 510	ATLANTA GA 30326
22 482212521110	WHITMAN ARNOLD M	3820 MANSELL RD SUITE 280	ALPHARETTA GA 30022
22 481411970565	WILLIAMS KATHRYN P	212 CANTON ST	ALPHARETTA GA 30004-1337

3/1/21

CLUP-21-03/Z-21-04/
V-21-09

Hudson Park 193 Canton St

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: Ken Warlick Telephone: 404-965-7114

Address: 1954 Airport Road Suite: 242

City Chamblee State: GA Zip: 30341 Fax: na

Mobile Tel: 678-409-7549 Email: ken@harrisonatl.com

Subject Property Information:

Address: 193 Canton Street Current Zoning: R-10M

District: 2nd Section: 2nd Land Lot: 1197 & 1252 Parcel ID: 22-482212520161 & 22-481411970862

Proposed Zoning: DT-R Current Use: Residential/Vacant Land

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

☐ Conditional Use ☐ Master Plan Amendment ☐ Exception

☒ Rezoning ☐ Master Plan Review

☒ Variance ☐ Public Hearing

☐ Comprehensive Plan Amendment ☐ Other *(Specify)*: _____

Applicant Request And Intent

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

17-home neighborhood of single-family detached homes, including the rehabilitation of the historic Weatherford House.

Applicant's Request (Please itemize the proposal):

1) Rezone the subject property from R-10M to DT-R
2) Variance to permit land located within private alleys to be counted as part of Lots 1, 3, 4, 5, 6, 7, 11, 12, 13. 15, 16, and 17.
3) Amending previously approved conditions as indicated in the Letter of Intent

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

Applicant proposes to develop Hudson Park, a 17-lot neighborhood of single-family detached homes. The development includes the rehabilitation of the historic Weatherford House, which has been vacant and deteriorating for many years. This home will be renovated in a respectful and historically appropriate manner as part of the development. The development will also include pedestrian and streetscaping improvements along Mayfield Road and Canton Street, an on-site footbridge and walking trails, and improvements to the adjacent city-owned parcel along Canton Street. This development will enhance the appearance of a long-neglected site at the northern gateway to downtown, restore the character of a prominent historic home, and improve pedestrian connections and safety along both Canton Street and Mayfield Road.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: GEORGE H. JACKSON III Telephone: 770-403-3592

Address: 766 BLACKFOOT TRAIL Suite:

City SUWANEE State: GA Zip: 30024

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: Ken Warlick Telephone: 404-965-7114

Address: 1954 Airport Road, Suite 242 Suite:

City Chamblee State: GA Zip: 30341

So Sworn and Attested:

Owner Signature: Date: FEB 10, 2021

Notary:

Notary Signature: Date: 02-10-2021.

NOTARY PUBLIC
DECEMBER 20, 2023
MY COMMISSION EXPIRES
DIANA ROSALES QUINTANILLA
GWINNETT COUNTY, GEORGIA

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: Harrison Development & Construction, LLC

Subject Public Hearing Case: Hudson Park (Mayfield / Canton)

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: Ben Burnett Position: City Council

Description of Contribution: Friends of Ben Burnett Value: $300

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Campaign Contribution Information:

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

Signature: Date: 2/8/21

HARRISON
COMMUNITIES

March 1, 2021

VIA HAND DELIVERY

Ms. Kathi Cook
Department of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Rezoning and Concurrent Variances on behalf of Harrison Development & Construction, LLC for subject property located at 193 Canton Street, City of Alpharetta, Fulton County, Georgia

Harrison Development & Construction, LLC ("Applicant") is the contract purchaser of the property located at 193 Canton Street in the City of Alpharetta, Georgia (Parcel IDs 22-482212520161 and 22-481411970862, Land Lots 1197 and 1252). The property is approximately 2.41 acres in size and is zoned R-10M. The property is also located in the City of Alpharetta's Downtown Overlay zoning district. Applicant is seeking a Rezoning from the current R-10M to Downtown Residential (DT-R), with a Variance. This letter shall be construed as Applicant's Letter of Intent for this Application.

Applicant proposes to develop the property as Hudson Park, a 17-lot subdivision of single-family detached homes. The arrangement and design of the lots and homes will be consistent with the City of Alpharetta Comprehensive Plan and the standards of the Downtown Overlay zone. One of the proposed lots contains the historic Weatherford House that is located on the property and has been vacant and deteriorating for many years. This home will be renovated in a respectful and historically appropriate manner as part of the development. The development will also include significant improvements to the visual and pedestrian environment around the perimeter of the site.

The property is situated in the southeast quadrant of the intersection of Canton Street and Mayfield Road. This highly visible location is at the northern gateway of Alpharetta's Downtown Overlay district, opposite from the Alpharetta Arts Center. We are aware that the City of Alpharetta plans to convert the intersection from its present four-way, signalized configuration to a roundabout. Applicant has obtained preliminary plans for the roundabout from the City of

Alpharetta's Department of Public Works and the proposed site plan has been designed to accommodate this design.

The proposed development represents a decrease in both density and lot coverage from the Mayfield Corners project (Z-13-15/V-13-18) that was approved by the City of Alpharetta on July 28, 2014. Mayfield Corners was a 20-lot subdivision that included a mix of townhouses and detached single-family units. Hudson Park would only consist of detached single-family units and would be less dense than recently completed townhouse developments along the Canton Street corridor such as West Main and Canton Street Commons. Unit sizes and setbacks will be consistent and compatible with these nearby developments, but individual lots will be larger, as the homes will all be detached. Hudson Park will provide another high quality, walkable neighborhood that reinforces the City's vision for its Downtown district.

The City's 2014 approval of Mayfield Corners included 22 separate conditions. Applicant acknowledges these conditions and requests the following modifications:.

- Condition 1: Strike and replace with: "Property shall be zoned DT-R and limited to single-family for-sale residential."
- Condition 2: Strike and replace with: "Development shall comply with Building Design requirements in Sec. 2.8 of the Alpharetta Downtown Code, including architectural style."
- Condition 3: Strike the second sentence stating: "Brick walls as depicted along Mayfield shall be required with final approval by Staff."
- Condition 4: Strike and replace with: "Site plan shall fully preserve the critical root zones of offsite specimens and preserve tree #76 (25" Water Oak), #739 (35" Tulip Poplar), and #746 (29" Tulip Poplar), as well as tree #748 (#42 Tulip Poplar) that is located within the stream buffer as shown on the submitted site plan."
- Condition 5: No changes.
- Condition 6: No changes.
- Condition 7: Strike and replace with: "A pedestrian bridge shall be constructed across the stream as shown on the submitted site plan."
- Condition 8: Strike and replace with: "Adequate off-street parking/guest parking shall be provided as shown on the submitted site plan."
- Condition 9: Strike.
- Condition 10: Strike and replace with: "Vehicle access on Canton Street shall be limited to one alley as shown on the submitted site plan."
- Condition 11: Strike, as the private drive has been acquired from the adjacent landowner and will be part of this site.
- Condition 12: No changes.
- Condition 13: strike and replace with: "In lieu of placing public art on the property, Applicant shall transfer to the City of Alpharetta at no cost the 3,325 SF area labeled 'Roundabout R/W' on the submitted site plan. Applicant will also pay a sum of $12,500 to the City of Alpharetta towards the cost of a future public art piece as part of the future roundabout project."

- Condition 14: Strike and replace with: "Brick sidewalks shall be installed along Canton Street up to the area being reserved as right-of-way for the proposed roundabout."
- Condition 15: No changes.
- Condition 16: Strike—this is now covered by Section 2.8 in the Downtown Overlay code.
- Condition 17: No changes.
- Condition 18: No changes.
- Condition 19: No changes.
- Condition 20: No changes.
- Condition 21: Strike and replace with: "Property shall be developed in a substantially similar manner to the site plans, elevations, and renderings submitted by the Applicant."
- Condition 22: Strike.

Applicant additionally requests a Concurrent Variance to allow land area located within private alleys to be counted as part the lot area. This variance request applies to Lots 1, 3, 4, 5, 6, 7, 11, 12, 13. 15, 16, and 17.

The granting of this Rezoning and Variance will have no negative impact on adjoining or nearby properties. Rather, it will represent a significant improvement to a neglected site at the northern gateway to Downtown Alpharetta, and the full restoration of a long vacant historic home. This will result in increased property values in the surrounding area. The development will have limited impact on City of Alpharetta and Fulton County utility, public safety, or public-school services. The Applicant and its representatives respectfully request that the City Council approve this Application.

Respectfully submitted this 1st day of March, 2021.

KEN WARLICK
COO / VP OF COMMUNITIES
HARRISON HOMES | HarrisonATL.com
O. 404.965.7114
1954 Airport Rd. Suite 242
Chamblee, GA 30341

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

This residential community will be compatible with the surrounding area, which is largely residential. The proposed development provides an effective transition from higher density townhouses to the south and older single-family units to the north.

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

The development will replace a vacant and neglected site with high-quality housing, restore a long vacant historic home, and provide significant improvements to streetscaping and pedestrian access. These investments will have positive impacts on property values in the surrounding area.

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

No. The previously approved plan for the site is out of date; the unit mix and site design is not marketable in the current market. Since the current zoning was approved prior to the enactment of the city's Downtown Overlay zone, any substantive change to this plan will require replacing the now-obsolete R-10M zoning with a DT-R zoning that is compatible with the standards of the current code.

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

Increases to population and traffic from a 17-unit residential development will be minimal. The development is expected to add fewer than 50 residents. Traffic impacts will be very minor and will be further mitigated by the site's proximity to Downtown and the proposed pedestrian improvements.

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

Impacts on schools and utilities will be very minor. The project and unit design and pricing will be geared towards empty nesters, so few residents are likely to have school-age children. All public utilities are readily available and have sufficient capacity to accommodate the development.

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

The Comprehensive Plan shows the site as being within the Downtown Activity Center character area, and the Future Land Use Map shows the site's future designation as "Downtown Residential Density." The proposed development is designed to be consistent with these standards.

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

This is the last remaining development site in the Canton Street corridor within the Downtown area. The vast majority of new residential developments along the corridor have been condos or townhouses. This is likely the last opportunity to add a different housing type to the corridor before it reaches buildout conditions.

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.

In order to develop the property in accordance with the City's vision for the Downtown Area, internal alleys will be needed. Without these alleys the site would only be able to be developed in a lower density fashion than what is envisioned for Downtown Alpharetta. Allowing the private alley to be counted as part of the lot area for Lots 1, 3, 4, 5, 6, 7, 11, 12, 13. 15, 16, and 17 will be necessary allow for the site to be developed in accordance with the City's vision for the Downtown area.

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

Yes. If the land area within the alleys was not able to be counted as part of the lot area for individual lots, the site would only be able to be developed at a significantly lower density. Also a private alley is necessary on the east side of the creek in order to provide a safer access point and a buffer from the high-traffic commercial uses located on adjacent parcels. Given the high cost of land in Downtown Alpharetta, the reduction in the number of lots and the value of lots would prevent this development from being economically feasible.

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

There are two unique conditions that create potential hardships on the site: 1) the home located on the site is designated as an historic property in the City's Downtown Master Plan, and the City has made it a priority to preserve this home; and 2) the eastern portion of the site fronts on a private access drive that serves multiple high-volume commercial uses.

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

No. The development plan was designed to be compatible with the vision and standards for Downtown Alpharetta as expressed in the Comprehensive Plan, Downtown Master Plan, and Downtown Code. The granting of this variance would allow for the plan to be executed as designed, resulting in a significant improvement to a long-neglected site and the enhancement of pedestrian access, the visual environment, and property values in the surrounding neighborhood.

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.

Exhibit C

193 Canton Street

Surveyed Legal Description

Tract 1

All that tract or parcel of land lying and being in Land Lot 1197, 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set at the northeast end of the mitered line of the intersection of the easterly right of way of Canton Street (right of way varies) and the southerly right of way of Mayfield Road (right of way varies); thence leaving said mitered line and continuing along said right of way of Mayfield Road for the following courses and distances: S71°24'01"E a distance of 99.44 feet to a point; thence along a curve to the left, following the curvature thereof for an arc distance of 256.92 feet, said curve having a radius of 1472.43 feet and being subtended by a chord of S76°23'56"E 256.59 feet to a point; thence S01°21'28"E a distance of 16.92 feet to a point at the intersection of said right of way of Mayfield Road and the south line of Land Lot 1197; thence leaving said right of way of Mayfield Road and continuing along said Land Lot line S89°31'24"W a distance of 401.16 feet to a point at the intersection of said Land Lot line and the easterly right of way of Canton Street; thence leaving said Land Lot line and continuing along said right of way for the following courses and distances: along a curve to the right, following the curvature thereof for an arc distance of 95.33 feet, said curve having a radius of 537.42 feet and being subtended by a chord of N13°26'15"E 95.21 feet to a 1/2 inch rebar set at the southwest end of the mitered line of the intersection of the easterly right of way of Canton Street and the southerly right of way of Mayfield Road; thence along said mitered line N60°36'07"E a distance of 40.15 feet to the POINT OF BEGINNING. Said tract contains 24,785 square feet or 0.569 acre and is shown as Tract 1 on a Boundary and Topographic Survey for Mayfield, LLC etal, prepared by Barton Surveying, Inc., dated February 17, 2017.

Together with

DS DS

Tract 2

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

To find the POINT OF BEGINNING, commence at a 1/2 inch rebar set at the northeast end of the mitered line of the intersection of the easterly right of way of Canton Street (right of way varies) and the southerly right of way of Mayfield Road (right of way varies); thence continuing along said mitered line S60°36'07"W a distance of 40.15 feet to a 1/2 inch rebar set at the southwest end of said mitered line; thence along said right of way of Canton Street, along a curve to the left, following the curvature thereof for an arc

distance of 95.33 feet, said curve having a radius of 537.42 feet and being subtended by a chord of S13°26'15"W 95.21 feet toa point at the intersection of said right of way of Canton Street and the south line of Land Lot 1197 and the POINT OF BEGINNING; thence leaving said right of way of Canton Street and continuing along said Land Lot line N89°31'24"E a distance of 401.16 feet to a point at the intersection of said Land Lot line and the southerly right of way of Mayfield Road; thence continuing along said Land Lot line and along said right of way N88°16'29"E a distance of 57.38 feet to a 1/2 inch rebar set; thence leaving said Land Lot line and leaving said right of way of Mayfield Road, along the westerly line of the property now or formerly owned by Cole CV Alpharetta, LLC, S00°14'27"W a distance of 186.26 feet to an axle found; thence along the northerly line of Main Street Commons N87°51'15"W a distance of 450.40 feet to a 1/2 inch rebar found on the easterly right of way of Canton Street; thence continuing along said right of way for the following courses and distances: N87°51'31"W a distance of 4.86 feet to a nail set; thence N05°17'26"W a distance of 55.09 feet to a point; thence N01°24'44"W a distance of 55.22 feet to a point; thence N03°52'31"E a distance of 54.21 feet to the POINT OF BEGINNING. Said tract contains 80,240 square feet or 1.842 acres and is shown as Tract 2 on a Boundary and Topographic Survey for Mayfield, LLC etal, prepared by Barton Surveying, Inc., dated February 17, 2017.

DS DS

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: Hudson Park

Contact Name: Ken Warlick

Telephone: 404-965-7114

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

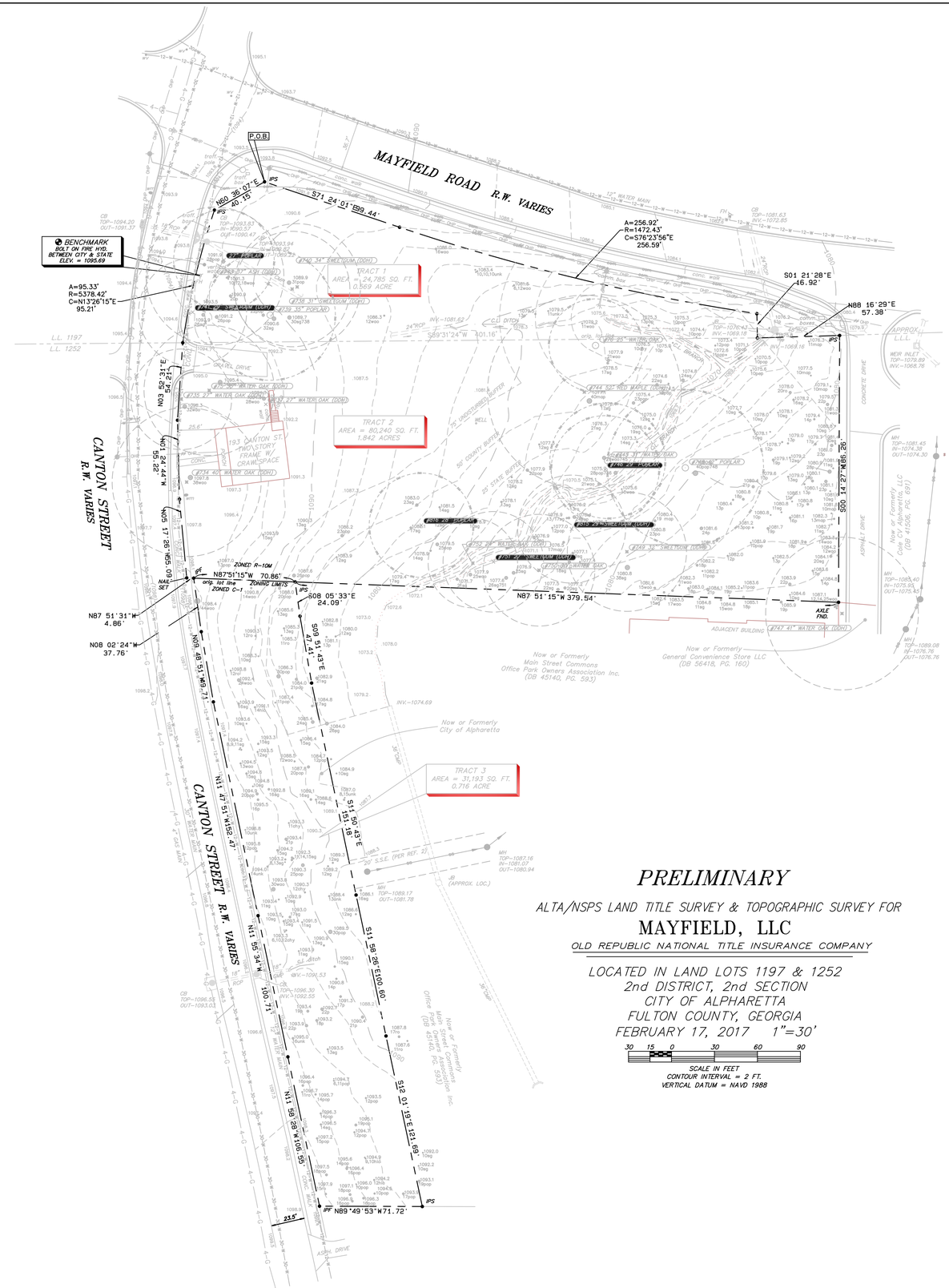
Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] 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.

Recipients will be informed of the application and told that they will be able to contact the applicant via phone or email or request an in-person meeting to ask questions or provide feedback on the application.

Parcel	Owner	Address 1	Address 2
22 482212521318	AB REAL ESTATE INVESTMENTS LLC	1110 POWERS PL	ALPHARETTA GA 30004
22 482212520807	APPEN RAYMOND C & CHRISTINA B	316 LYNNE CIR	ALPHARETTA GA 30004
22 482112510064	BEAULY LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE AZ 85255
22 482212520666	BELL LINDA REESE & JONES ELLON W	159 NORTH MAIN ST	ALPHARETTA GA 30009
22 482212520872	BENSON DOROTHY C	133 CANTON ST	ALPHARETTA GA 30004-1606
22 482212521169	BERMIC RPOPERTIES LLC	1040 POWERS PL	ALPHARETTA GA 30009
22 482212521052	BOBE & SNELL LLC	1095 POWERS PL	ALPHARETTA GA 30009
22 481411970185	BURGESS JOHN R SR & BURGESS VIRGINIA P	255 CANTON ST	ALPHARETTA GA 30009
22 482212521193	BUTTS ROBERT R	5360 FRANKLIN GOLDMINE RD	CUMMING GA 30028
22 481411970441	CMP PROPERTIES LLC	254 N MAIN ST	ALPHARETTA GA 30009
22 482212521011	COLE CV ALPHARETTA LLC	P.O. BOX 4900 DEPT 604	SCOTTSDALE AZ 85261-4900
22 482212521185	COLLINS MARINE GROUP LLC	88 ROSWELL ST	ALPHARETTA GA 30009
22 481411970540	COOK BETTY R	146 MAYFIELD RD	ALPHARETTA GA 30004-1538
22 481411970904	COOK JUSTEN S	191 UPSHAW DR	ALPHARETTA GA 30009-1547
22 482112510072	DELAPERRIERE DARREN A & KELLEY P	11985 CRABAPPLE RD	ROSWELL GA 30075-2419
22 482212521276	EHORSE L L C	1070 POWERS PL	ALPHARETTA GA 30004
22 482212521300	ERIC S CHOFNAS PC	1100 POWERS PL	ALPHARETTA GA 30004
22 481411970797	FILIPOWICZ DAVID F & LAURA	260 CANTON ST	ALPHARETTA GA 30009
22 481411970839	FRANCIS SCHINDLER LLC	143 MAYFIELD RD	ALPHARETTA GA 30009
22 482212520047	GDCI GA 4 L P	5755 DUPREE DR SUITE 130	ATLANTA GA 30327
22 482212521201	GEISEL PAMELA A	1000 POWERS PL	ALPHARETTA GA 30004
22 482212521045	GENERAL CONVENIENCE STORE LLC	501 N CENTRAL AVE	ATLANTA GA 30354
22 482212521292	GRONHOLM SCOTT	12200 KING CIR	ROSWELL GA 30075
22 482212521250	HARMAN DEMPSEY PROPERTIES LLC	1145 POWERS PL	ALPHARETTA GA 30009-8358
22 481411970847	HAYMEADOW GROUP LLC	244 N MAIN ST	ALPHARETTA GA 30009-3625
22 482212520039	HEMBREE GEORGIA R	168 CANTON ST	ALPHARETTA GA 30009-3670
22 482212521227	HI RIVER PROPERTIES LLC	7917 SONATA BAY POINT	LAKE WORTH FL 33467-7067
22 481411970912	HUDSON ZACHERY CLEMETH & JENNY ROGERS	253 CANTON ST	ALPHARETTA GA 30009
22 481411970607	HUDSPETH ELIZABETH	1385 SUMMIT RD	ALPHARETTA GA 30004
22 481411970342	JMA HOMES LLC	565 WAYT RD	ROSWELL GA 30076
22 482212521086	JOBETH PROPERTIES LLC	745 GLENLEIGH LN	DULUTH GA 30097
22 482112510080	KASSAM AMIN	4957 SUMMER WIND DR	BUFORD GA 30519-3496
22 482212520708	KIM KON & SOON JA	1160 ALPHARETTA ST	ROSWELL GA 30075
22 482212521094	KLAM INC	4465 PINEHOLLOW CT	ALPHARETTA GA 30022
22 482212521144	LEE ANGELA D	959 BRIDGEGATE DR	MARIETTA GA 30066
22 482212520948	LEWIS CLAUDIA B	184 CANTON ST	ALPHARETTA GA 30004-1606
22 481411970680	LIPSCOMB MICHAEL K & SUSAN MARIE	233 CANTON ST	ALPHARETTA GA 30009
22 482212521235	LORVEN PROPERTIES LLC	1125 GOLDENROD LANE	SUWANEE GA 30024
22 481411970656	LOWER LATIGO GROUP LLC	244 N MAIN ST	ALPHARETTA GA 30009
22 482212521359	MAIN STREET COMMONS OFFICE PARK OWNERS	1102 ABBEY CT	ALPHARETTA GA 30004
22 481411970888	MAX AUTO REAL ESTATE LLC	1101 MONROE ST	TOLEDO OH 43604
22 482212520161	MAYFIELD LLC	11785 NORTHFALL LN STE 510	ALPHARETTA GA 30009
22 482212521136	MC MANES A SPENCER & A SPENCER JR	1015 POWERS PL	ALPHARETTA GA 30004
22 482112510056	MEADE ERIC A	355 CHELSEA CT	ALPHARETTA GA 30004
22 482212521151	MERIDIAN GROUP INC THE	1050 POWERS PL	ALPHARETTA GA 30004
22 482212520765	O DONNELL ROBERT J & CHERYL C	134 N MAIN ST	ALPHARETTA GA 30004-1623
22 482212521268	OBEROI MADANJIT OBEROI MADHU	205 W SMOKETREE TER	ALPHARETTA GA 30005
22 482212520989	PHILLIPS ALPHARETTA LLC	830 KENNESAW AVE NW	MARIETTA GA 30060
22 482212521078	RM BILOXI LLC	1075 POWERS PL STE B	ALPHARETTA GA 30009
22 482212521326	ROBERTSON SHERYL S	1120 POWERS PL	ALPHARETTA GA 30009-8359
22 482212521177	SBLD PROPERTIES LLC	1030 POWERS PL	ALPHARETTA GA 30004
22 497011950047	SNH AL GEORGIA LLC	255 WASHINGTON ST	NEWTON MA 02458
22 482212521219	SOLLEY ROBERT A	1105 POWERS PL	ALPHARETTA GA 30004
22 482212521342	SRISAI REALTY LLC	5755 N POINT PKWY SUITE 85	ALPHARETTA GA 30022
22 481411970862	STONEWALK MAYFIELD CORNERS LLC	660 GLENOVER DR	ALPHARETTA GA 30004
22 482212520914	SUMMERS DOLLEH KIM	1660 HAMIOTA RDG	ALPHARETTA GA 30004
22 482212521060	TINK WISE LLC	1085 POWERS PL	ALPHARETTA GA 30009
22 481411970672	WATSON RICHARD A & WATSON RENE O	243 CANTON ST	ALPHARETTA GA 30009
22 482212521128	WHITMAN ARNOLD	3500 LENOX RD NE STE 510	ATLANTA GA 30326
22 482212521110	WHITMAN ARNOLD M	3820 MANSELL RD SUITE 280	ALPHARETTA GA 30022
22 481411970565	WILLIAMS KATHRYN P	212 CANTON ST	ALPHARETTA GA 30004-1337



PRELIMINARY

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY FOR

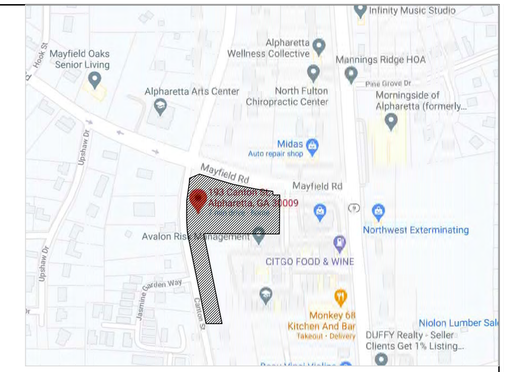
MAYFIELD, LLC

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOCATED IN LAND LOTS 1197 & 1252
2nd DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FEBRUARY 17, 2017 1"=30'

30 15 0 30 60 90

SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM = NAVD 1988



LOCATION MAP

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REVISIONS

NO.	DATE

DATE: 03/01/2021

COPYRIGHT © 2020 BY PLUM CREEK CONSULTING, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF PLUM CREEK CONSULTING, LLC AND IS TO BE RETURNED UPON REQUEST. IT MAY NOT BE REUSED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT. IN WHOLE OR IN PART, EXCEPT BY EXPRESSED WRITTEN AGREEMENT WITH PLUM CREEK CONSULTING, LLC.

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

HUDSON PARK
A RESIDENTIAL COMMUNITY

PREPARED FOR

HARRISON HOMES
1954 AIRPORT ROAD, SUITE 242
CHAMBLEE, GA 30341

EXISTING CONDITIONS PLAN OVERALL

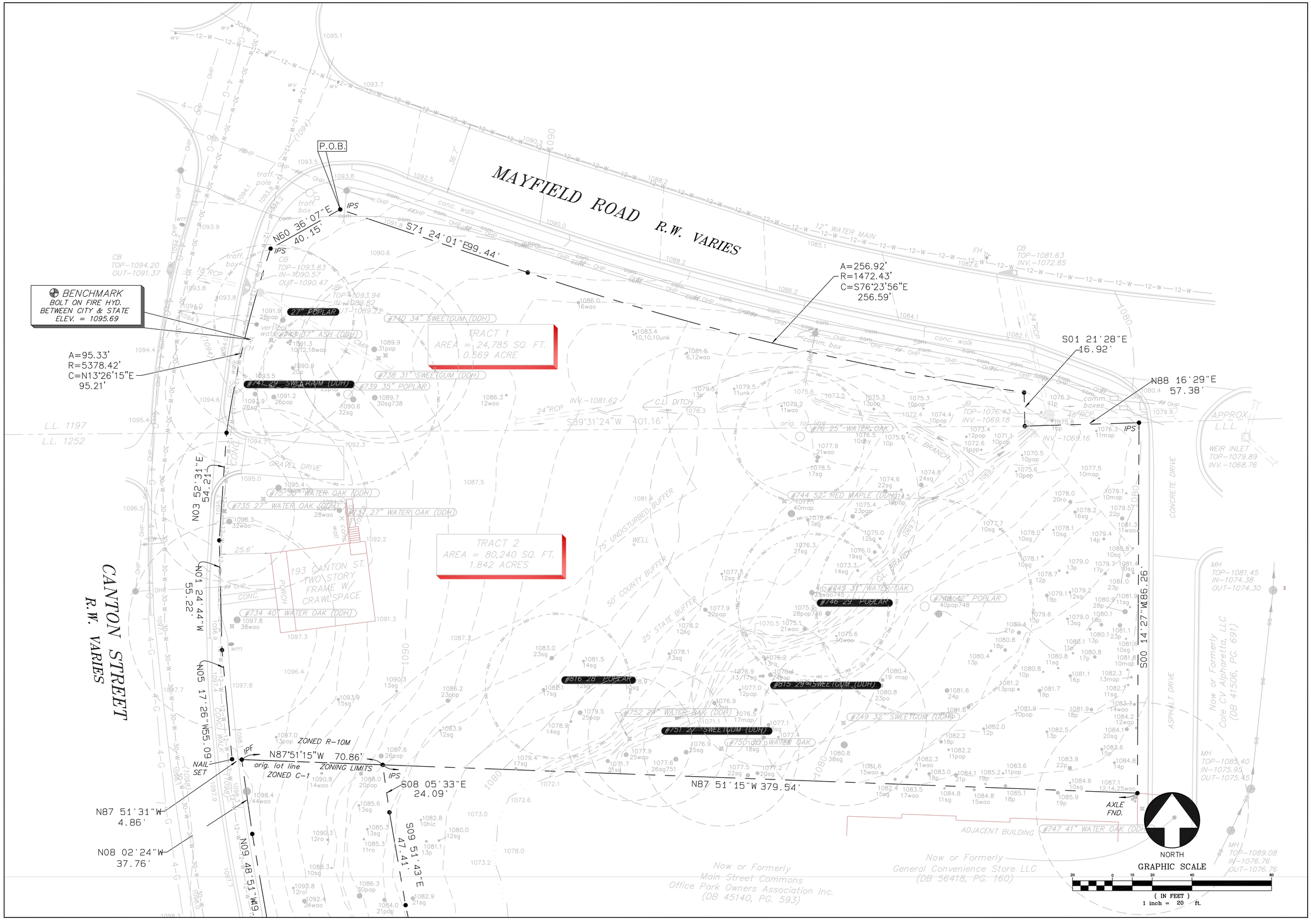
Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004
P: (404) 518-6505 E: chris.owens@plumcc.com

PLUM CREEK CONSULTING

DRAWN BY:	CHECKED BY:	PROJECT NO.
KO	CO	21-100

SHEET
C100

NOT ISSUED FOR CONSTRUCTION



REVISIONS

NO.	DATE

DATE: 03/01/2021

COPYRIGHT © 2020 BY PLUM CREEK CONSULTING, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF PLUM CREEK CONSULTING, LLC AND IS TO BE RETURNED UPON REQUEST OR AFTER THE PROJECT IS REVISED. IT IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR IN PART, EXCEPT BY EXPRESSED WRITTEN AGREEMENT WITH PLUM CREEK CONSULTING, LLC.

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

HUDSON PARK
A RESIDENTIAL COMMUNITY

PREPARED FOR
HARRISON HOMES
1954 AIRPORT ROAD, SUITE 242
CHAMBLEE, GA 30341

EXISTING CONDITIONS PLAN

Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004
P: (404) 518-6505 E: chris.owens@plumcc.com
PLUM CREEK CONSULTING

DRAWN BY:	CHECKED BY:	PROJECT NO.
KO	CO	21-100

SHEET
C101

NOT ISSUED FOR CONSTRUCTION

SITE DATA

SUBJECT SITE ACREAGE =	2.411 AC
EXISTING ZONING:	R-10M
EXISTING UNITS:	20
EXISTING DENSITY:	8.3 UNITS/AC
PROPOSED ZONING:	DT-R
PROPOSED UNITS:	17
PROPOSED DENSITY	7 UNITS/ACRE
MINIMUM LOT SIZE:	4,500 SF
MAXIMUM LOT COVERAGE	70%

PROPOSED HOMES

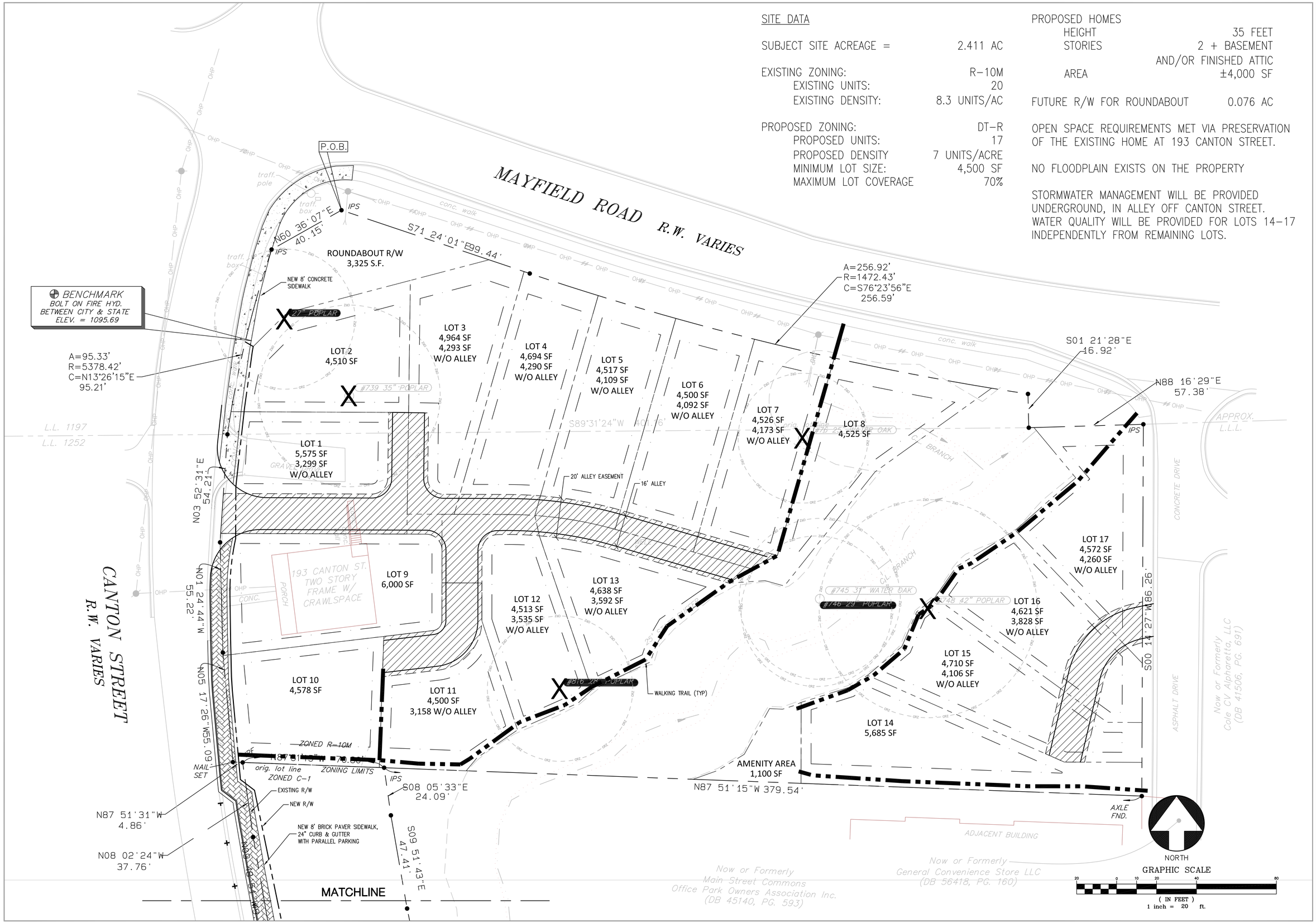
HEIGHT	35 FEET
STORIES	2 + BASEMENT AND/OR FINISHED ATTIC
AREA	±4,000 SF

FUTURE R/W FOR ROUNDABOUT 0.076 AC

OPEN SPACE REQUIREMENTS MET VIA PRESERVATION OF THE EXISTING HOME AT 193 CANTON STREET.

NO FLOODPLAIN EXISTS ON THE PROPERTY

STORMWATER MANAGEMENT WILL BE PROVIDED UNDERGROUND, IN ALLEY OFF CANTON STREET. WATER QUALITY WILL BE PROVIDED FOR LOTS 14-17 INDEPENDENTLY FROM REMAINING LOTS.



REVISIONS

NO.	DATE

DATE: 03/01/2021

COPYRIGHT © 2020 BY PLUM CREEK CONSULTING, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF PLUM CREEK CONSULTING, LLC AND IS TO BE RETURNED UPON REQUEST OR AFTER THE PROJECT IS REVISED. IT IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR IN PART, EXCEPT BY EXPRESSED WRITTEN AGREEMENT WITH PLUM CREEK CONSULTING, LLC.

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

HUDSON PARK
A RESIDENTIAL COMMUNITY

PREPARED FOR
HARRISON HOMES
1954 AIRPORT ROAD, SUITE 242
CHAMBLEE, GA 30341

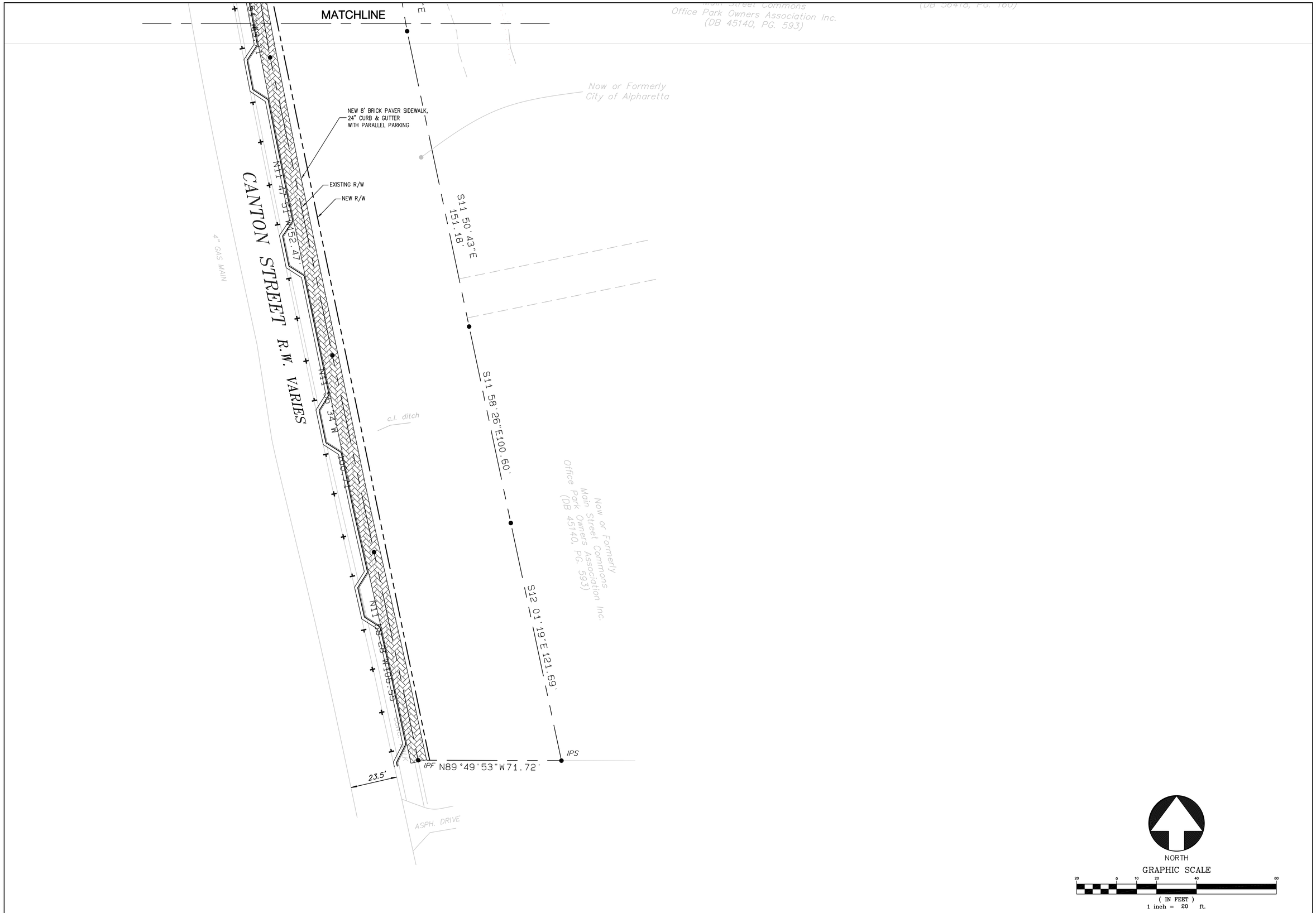
SITE PLAN

Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004
P: (404) 516-5806 E: chris.owens@plumcc.com
PLUM CREEK CONSULTING

DRAWN BY	CHECKED BY	PROJECT NO.
KO	CO	21-100

SHEET C300

NOT ISSUED FOR CONSTRUCTION



REVISIONS

NO.	DATE

DATE: 03/01/2021

COPYRIGHT © 2020 BY PLUM CREEK CONSULTING, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF PLUM CREEK CONSULTING, LLC AND IS TO BE RETURNED UPON REQUEST OR AFTER PROJECT REVIEW. IT IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR IN PART, EXCEPT BY EXPRESSED WRITTEN AGREEMENT WITH PLUM CREEK CONSULTING, LLC.

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

HUDSON PARK
A RESIDENTIAL COMMUNITY

PREPARED FOR

HARRISON HOMES
1954 AIRPORT ROAD, SUITE 242
CHAMBLEE, GA 30341

SITE PLAN (SOUTH)

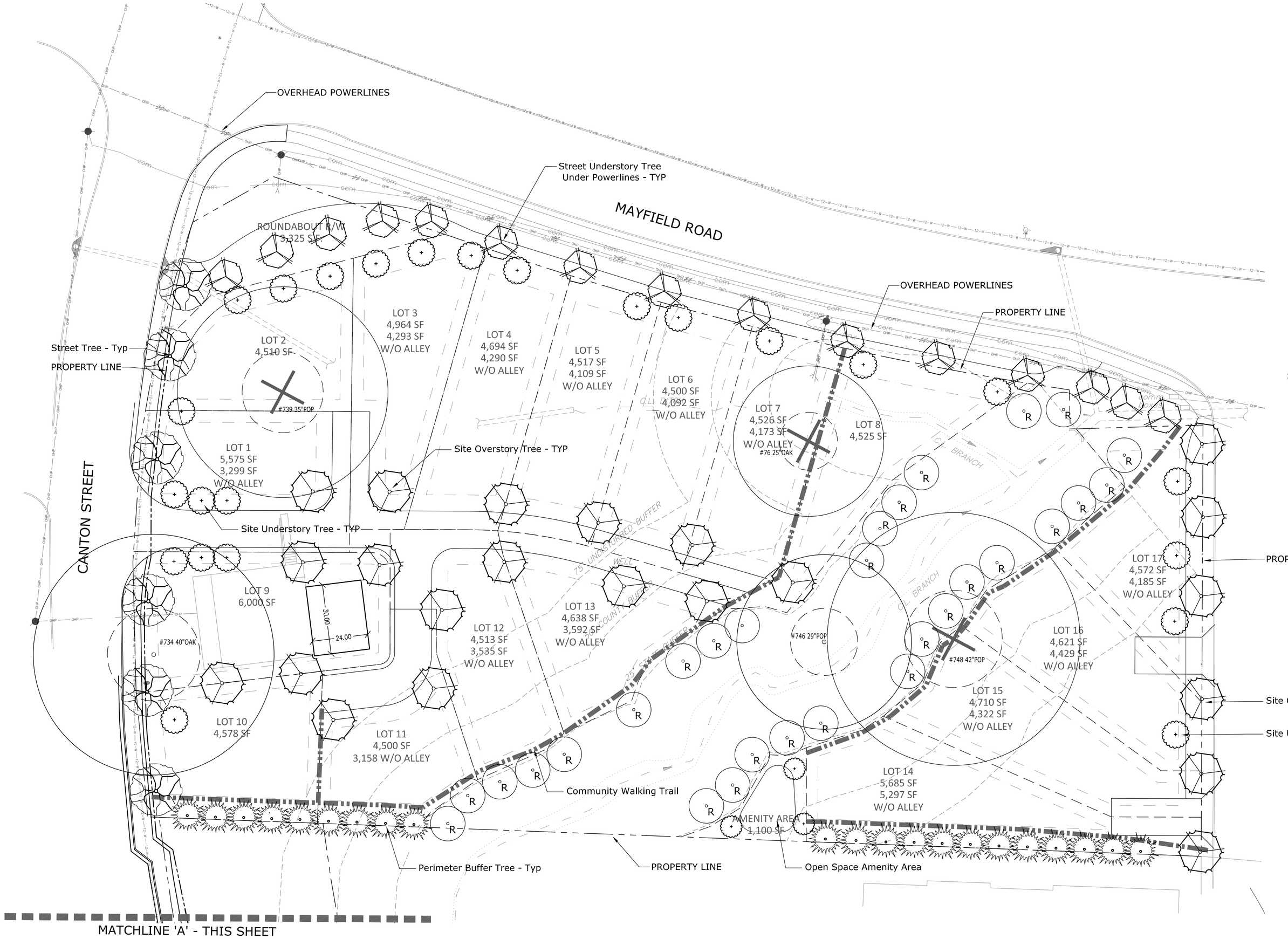
Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004
P: (404) 518-6505 E: chris.owens@plumcc.com

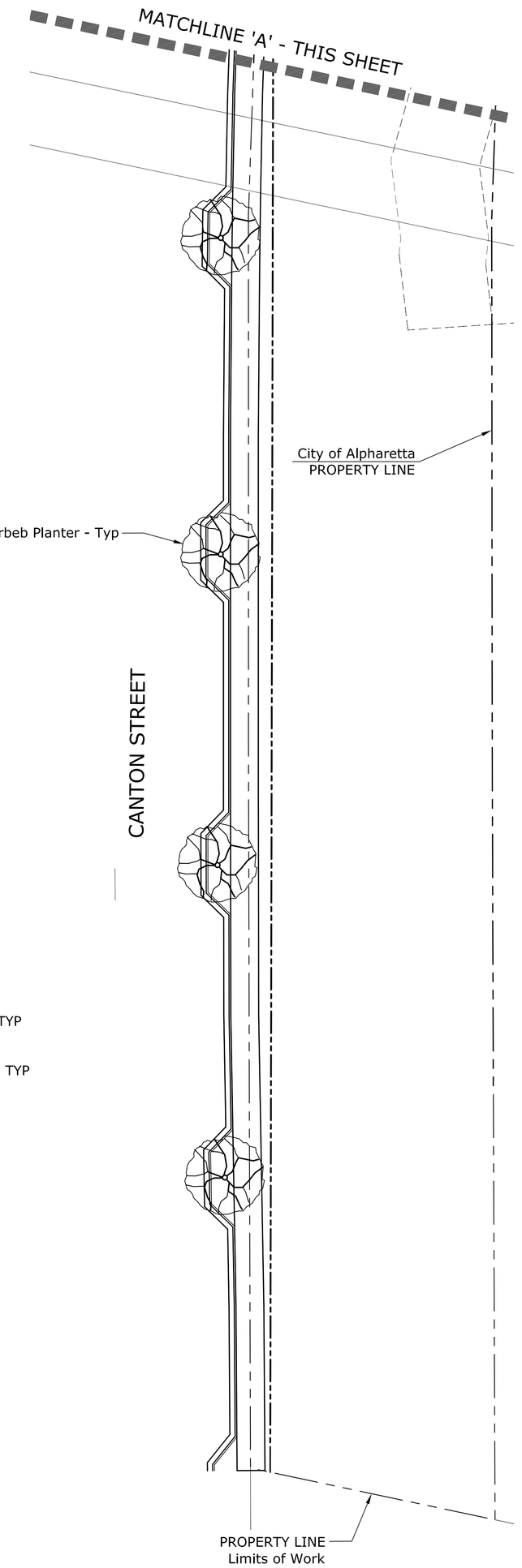
PLUM CREEK CONSULTING

DRAWN BY:	CHECKED BY:	PROJECT NO.
KO	CO	21-100

SHEET
C301

NOT ISSUED FOR CONSTRUCTION





CONCEPTUAL PLANT LIST

STREET TREE (6):
-4" Caliper Minimum

Allee Elm	Red Maple
Black Gum	European Hornbeam

STREET UNDERSTORY TREE - Under Powerlines (15):
-4" Caliper Minimum

Crape Myrtle	Cherry
Serviceberry	Japanese Maple
Redbud	Chaste Tree
Dogwood	Fringetree

SITE OVERSTORY TREE (22):
-2" Caliper Minimum

Chinese Pistache	Sugar Maple
Black Gum	Deodar Cedar
Dawn Redwood	Oak
Magnolia	Princeton Elm

SITE UNDERSTORY TREE (27):
-4" Caliper Minimum

Crape Myrtle	Cherry
Serviceberry	Japanese Maple
Redbud	Chaste Tree
Dogwood	Fringetree

PERIMETER BUFFER TREE (21):
-4" Caliper or 13' Height Minimum
Eastern Red Cedar
American Holly
Teddy Bear Magnolia
Green Giant Arborvitae
Nellie Stevens Holly

R - SPECIMEN RECOMPENSE TREE - 4" Caliper Minimum

TREE DENSITY CALCULATIONS - 130-INCHES PER ACRE

SITE AREA = 2.41 ACRES

SITE DENSITY FACTOR (SDF) = 2.41ac x 130 = 313.3"

SPECIMEN TREES TO REMAIN = NONE
= 0.0 INCHES DENSITY CREDIT

SITE DENSITY FACTOR (SDF) = 313.3" REQUIRED
320" PROVIDED

SPECIMEN TREE RECOMPENSE = 10" REMOVED

Tree #	Caliper Inches
76-Oak	25"
739-Poplar	35"
748-Poplar	42"
	102"

RECOMPENSE = 3 x 102 = 306" Caliper Required
ON-SITE RECOMPENSE PROVIDED (29 @ 4") = 116"
OFF-SITE RECOMPENSE PROVIDED-CANTON STREET TREES (4 @ 4")= 16"
RECOMPENSE SHORTAGE (306-116-16)= 174"

LANDSCAPE STRIP CALCULATIONS

MAYFIELD ROAD: 10-FOOT LANDSCAPE STRIP = 420 L.F.
STREET TREE SPACING AT 35' = 12 - 4" CALIPER TREES
- Note: Overhead Powerlines run the entire length of the ROW

CANTON STREET: 10-FOOT LANDSCAPE STRIP = 260L.F.
STREET TREE SPACING AT 35' = 8 - 4" CALIPER TREES

SOUTH LANDSCAPE STRIP: 5-FOOT LANDSCAPE STRIP = 340 L.F.
REQUIRED: 1 TREE PER 50 FEET = 7 TREES REQUIRED
- Note: Landscape Strip does not include 25' Stream Buffer

EAST LANDSCAPE STRIP: 5-FOOT LANDSCAPE STRIP = 190 L.F.
REQUIRED: 1 TREE PER 50 FEET = 4 TREES REQUIRED

0 10' 20' 30'
Scale: 1"=20'

North

PATRICK CORKILL
LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

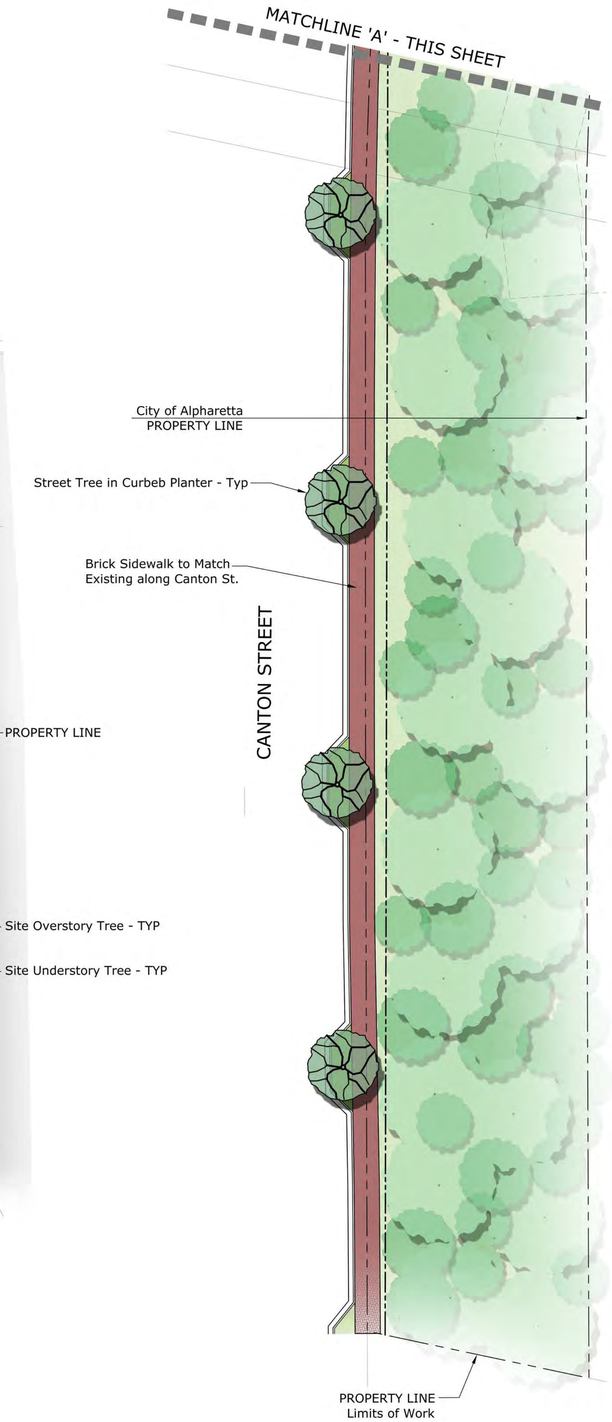
HUDSON PARK
Canton Street at Mayfield Road
Alpharetta, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:

PRELIMINARY TREE REPLACEMENT PLAN

DATE:	03.01.21
DRAWN:	PJC
SCALE:	1"=20'-0"
SHEET:	TP1.0



CONCEPTUAL PLANT LIST

STREET TREE (6):
-4" Caliper Minimum

Allee Elm	Red Maple
Black Gum	European Hornbeam

STREET UNDERSTORY TREE - Under Powerlines (15):
-4" Caliper Minimum

Crape Myrtle	Cherry
Serviceberry	Japanese Maple
Redbud	Chaste Tree
Dogwood	Fringetree

SITE OVERSTORY TREE (22):
-2" Caliper Minimum

Chinese Pistache	Sugar Maple
Black Gum	Deodar Cedar
Dawn Redwood	Oak
Magnolia	Princeton Elm

SITE UNDERSTORY TREE (27):
-4" Caliper Minimum

Crape Myrtle	Cherry
Serviceberry	Japanese Maple
Redbud	Chaste Tree
Dogwood	Fringetree

PERIMETER BUFFER TREE (21):
-4" Caliper or 13' Height Minimum
Eastern Red Cedar
American Holly
Teddy Bear Magnolia
Green Giant Arborvitae
Nellie Stevens Holly

ACCENT SHRUBS:

Encore Azalea	Limelight Hydrangea
Loropetalum	Maiden Grass
Shasta Viburnum	Emerald Heights Distylium
Knockout Rose	Lemon-Lime Nandina
Needlepoint Holly	Winter Green Boxwood
Cleyera	Liriope
Otto Luyken Laurel	Variegated Pittosporum
Abelia	Yellow Anise

FOUNDATION SHRUBS:

American Boxwood	Camellia
Aucuba	Tea Olive
Gardenia	Nellie Stevens Holly
Emerald Arbovitae	Loropetalum
Ligustrum	Cherry Laurel

0 10' 20' 30'
Scale: 1"=20'

North

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

HUDSON PARK
Canton Street at Mayfield Road
Alpharetta, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:

CONCEPTUAL LANDSCAPE PLAN

DATE: 03.01.21
DRAWN: PJC
SCALE: 1"=20'-0"
SHEET:
LP1.0

HUDSON PARK

EXTERIOR RENDERINGS

ALPHARETTA, GA

DESIGNSOUTH

Narrative of Architectural Design 3.11.21

Here is a narrative regarding the architectural design of Hudson Park:

The homes at Hudson Park are designed to be compatible with the vernacular architecture of the historic Weatherford House and surrounding homes along Canton Street. The home designs draw primarily from the Tudor Eclectic style with elements of the Shingle style, both as described under Sec. 2.8.7 of the Alpharetta Downtown Code. Due to the layout of the site, the front facades of the homes are narrow and asymmetrical and feature Tudor elements such as gables and arches. Façade materials combine brick, stone, shingles, and board and batten. All units will have prominent fenestration on main levels, with some designs including accent metal roofing above windows bays and entry porches. The main roofs of all homes will be architectural asphalt shingles. The color schemes for the homes will largely be rendered in neutral colors, featuring whites and greys.

HUDSON PARK

ALPHARETTA, GA

DESIGNSOUTH

PARTIAL MAYFIELD STREETSCAPE

HUDSON PARK

ALPHARETTA, GA

DESIGNSOUTH

PARTIAL MAYFIELD STREETSCAPE

HUDSON PARK

ALPHARETTA, GA

DESIGNSOUTH

PAINTED BRICK:
SW 7066 Gray Matters

SHINGLES:
Weathered Wood

GUTTERS:
White

BOARD + BATTEN:
SW 7010 White Duck

WINDOWS:
SW 7674 Peppercorn

FLOWER BOX:
SW 7010 White Duck

METAL ROOF:
Dark Bronze

ENTRY DOOR:
Minwax Dark Walnut

RAILING:
Black Metal

STONE:
Light / Natural
Stacked Stone

HUDSON PARK

ALPHARETTA, GA

DESIGNSOUTH

METAL CHIMNEY COVER:
Dark Bronze

SHINGLES:
Aged Cedar

GUTTERS:
White

HARDIE SIDING:
SW 7010 White Duck

WINDOW TRIM:
SW 7643 Pussywillow

WINDOWS:
SW 7010 White Duck

PAINTED BRICK:
SW 7010 White Duck

STONE:
Light / Natural
Bluestone

ENTRY DOOR:
Minwax Espresso

RAILING:
Black Metal

STONE FLOORING:
Light / Natural
Stacked Stone

HUDSON PARK

ALPHARETTA, GA

DESIGNSOUTH

METAL CHIMNEY COVER:
Dark Bronze

SHINGLES:
Aged Cedar

GUTTERS:
White

HARDIE SIDING:
SW 7043 Worldly Gray

WINDOW TRIM:
SW 7643 Pussywillow

WINDOWS:
SW 7010 White Duck

PAINTED BRICK:
SW 7010 White Duck

STONE:
Light / Natural
Bluestone

ENTRY DOOR:
Minwax Espresso

RAILING:
Black Metal

STONE FLOORING:
Light / Natural
Stacked Stone

HUDSON PARK

ALPHARETTA, GA

DESIGNSOUTH

BRICK + TRIM:
SW 7010 White Duck

SHINGLES:
Weathered Wood

GUTTERS:
White

HARDIE SHAKE SIDING:
SW 7010 White Duck

WINDOWS:
SW 1015 Skyline Steel

METAL ROOF:
Dark Bronze

HEADER:
Natural Cedar

BUMP OUT:
SW 1015 Skyline Steel

ENTRY DOOR:
Minwax Special Walnut

RAILING:
Black Metal

STONE FLOORING:
Light / Natural
Bluestone

Trip Generation Report
Hudson Park Development

Single-Family Residential (ITE Code 210)
Number of Units: 17

	Total	AM Peak	PM Peak
Project Summary			
Daily Trips Per Unit	9.52	0.75	1.00
Total Daily Trips (2-Way)	**162**	**13**	**17**
Inbound Trips			
Percentages		25%	63%
Trips		3	11
Outbound Trips			
Percentages		75%	37%
Trips		10	6

Source: Trip Generation, 10th Edition, ITE

Mayfield, LLC

GEORGE H. JACKSON III
766 BLACKFOOT TRAIL, SUWANEE, GA 30024

May 5, 2021

Scott Hudson, President
HARRISON HOMES
1954 Airport Road
Suite #242
Chamblee, GA 30341

Scott,

Per our conversation earlier this week, and per your request, I am confirming in writing that Mayfield, LLC has acquired (Owns and has Clear Title to) the "Private Access Road" property, located between the Mayfield, LLC land, and CVS Drug Store.

The parcel ownership extends from Mayfield Road on the North, to (at least) the Mayfield, LLC property line on the South.

As such, Mayfield, LLC in a "no doubt" position to provide your proposed development in Alpharetta, GA; which is located on the 2+ acre parcel of land, located at Canton St. and Mayfield Road, Full and Unrestricted Access, from the "private access road" located behind CVS, as specified in our PSA agreement.

Know that I am very open to including this Private Access Road Ownership, as part of the Mayfield, LLC Land Acquisition.

- As we discussed, I have reviewed my calendar and I am proposing that we meet during the week of May 24-28 to discuss this matter in detail.

Alternatively, Harrison Homes can be assured that Mayfield, LLC will provide you with the necessary unrestricted Easement at "the back of" your development, as specified in our PSA.

If you should have any questions or comments, please contact me directly.

Sincerely,

George H. Jackson III
Owner/Manager
Mayfield, LLC

SPECIMEN TREE REPORT
CITY OF ALPHARETTA

Tree Report for:
Ken Warlick
Harrison Homes
1954 Airport Road, Suite 242
Chamblee, GA 30341

Property Address:
193 Canton Street
Alpharetta, GA 30009
Fulton County

Project 20157.00

Survey Date 08/13/2020

ROOT ZONE TREE CONSULTANTS
350 RESEARCH CT. PEACHTREE CORNERS, GA 30092
PHONE: 770-451-3915
A PEC DIVISION

ISA/TRAQ Certified Arborist SO-10377A
Billy Murphy
Planners and Engineers Inc.

193 Canton Street

Tree Inventory

The trees of Alpharetta warrant special consideration and encouragement for preservation. Specifications for these trees are established under the City of Alpharetta Tree Ordinances outlined on Municode. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The purpose is to make the City of Alpharetta a more attractive place to live, provide a healthy living environment, and better control of stormwater runoff, noise, glare and soil erosion.

City of Alpharetta tree specifications are organized by DBH size and species:

20" Overstory Hardwood - Beech & Magnolia

24" Overstory Hardwood - Oak & Hickory

20" Overstory Softwood - Cedar & Cypress

30" Overstory Hardwood - Poplar & Sweetgum

30" Overstory Softwood - Pine

10" Understory Hardwood - Sourwood

8" Understory Hardwood - Dogwood & Redbud

Site Description

This site is located on a partially-developed lot that still has a remaining structure deemed to be of historical significance to the City of Alpharetta. The site is bordered to the west and east by Canton Street and a private drive, respectively. The historical home is located on the western side of the site with the eastern portion of the site extending first into a cleared field area eventually sloping down until it reaches the stream found onsite The trees of specimen size located and assessed onsite were predominantly of poor quality. This may be a result of polluted/contaminated road water runoff and the high amounts of garbage and debris observed onsite as Alpharetta specimen sizes are not very large compared to other Atlanta Metro areas. The stream found onsite was similarly polluted and was also heavily eroded from high volume rain events.

Definitions

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level in inches.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Dying Tree: A tree that is diseased, injured or in terminal decline to the extent that death is more likely than not within two years, or a tree which is determined by the City Arborist to be in imminent danger of falling, based upon a visual inspection and evaluation of canopy, leaves (if present), trunk, structural integrity, buttress roots, and other factors.

Diseased Tree: Any fungal, bacterial, or viral infection that will likely result in structural failure or death of the tree within two years and where treatment will not prevent the death of the tree, as determined by Arborist.

Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe damage or condition that will lead to a loss of property or life if there is tree failure.

ROOT ZONE

Dead Dying and Hazardous (DDH) Trees

*DDH trees are listed below with a gray-shaded fill

Site Location:

193 Canton Street Alpharetta, GA

Project Number: 20157.00

Tag #	Species	DBH	Comments
75	*Quercus nigra* Water oak	35”	Utility pruning. Minor trunk wounds with gummosis. Dead branches. Poor union Pic #1
76	*Quercus nigra* Water oak	25”	Tree is in good health.
734	*Quercus nigra* Water oak	40”	Split with included bark. Mult burls. Fruiting bodies. Tip dieback, exposed root dmg. Pic #2
735	*Quercus nigra* Water oak	27”	Topped leader. Internal decay. Utility prune. Gummosis. Dieback. Fruiting Bodies. Pic #3
737	*Quercus nigra* Water oak	27*	Tree has been completely topped. *Only a snag remains. Pic #4
738	*Liquidambar styraciflua* Sweetgum	31”	Imbalanced crown(>70%). Multiple leaders with included bark unions. Ivy. Pic #5
739	*Liriodendron tulipifera* Tulip Poplar	35”	Tree is in good health.
740	*Liquidambar styraciflua* Sweetgum	34”	Split with severely included bark. Tip dieback. Mult dead branches. Ivy. Pic #6
741	*Liquidambar styraciflua* Sweetgum	29”	Not specimen sized. Dead leader. Severe trunk wound with decay and insects. Pic #7
743	*Fraxinus pennsylvatica* Green Ash	37”	Mult leaders with included bark. Severe tip dieback. Dead branches. Ivy. Pic #8
744	*Acer rubrum* Red Maple	52”	Mult leaders with included bark. 1 leader topped. 1 leader in severe decline. Pic #9
745	*Quercus nigra* Water oak	31”	Imbalanced crown(>70%). Mult dead major branches. Tip dieback. Pic #10
746	*Liriodendron tulipifera* Tulip Poplar	29”	Not specimen size. Tree is in good health.

ROOT ZONE

193 Canton Street

Dead Dying and Hazardous (DDH) Trees

Tag #	Species	DBH	Comments
747	*Quercus nigra* Water oak	41”	Mult. leaders with one hollow leader and included bark. Pic #11
748	*Liriodendron tulipifera* Tulip Poplar	42”	Tree is in good health.
749	*Liquidambar styraciflua* Sweetgum	32”	Mult. splits with included bark. 2 dead major branches. Trunk wound with decay. Pic #12
750	*Quercus nigra* Water oak	30”	Severe trunk wound. Fallen leader. Mult dead branches. Ivy. Pic #13
751	*Liquidambar styraciflua* Sweetgum	27”	Severe tip dieback. Severe ivy. Tree is in decline. Pic #14
752	*Quercus nigra* Water oak	24”	Severe lean with beginning signs of root upheaval. Pic #15
815	*Liquidambar styraciflua* Sweetgum	29”	Not specimen size. Split with included bark. Pic #16
816	*Liriodendron tulipifera* Tulip Poplar	28”	Not specimen size. Tree is in good health.

Total Specimen Sized Trees: 21
Specimen Condition: 5
Non-Specimen Condition: 16

Specimen Tree Site Condition:
More than one-half of the specimen-sized trees onsite do not meet the Specimen requirements of The City of Alpharetta.

193 Canton Street

Photo Evidence

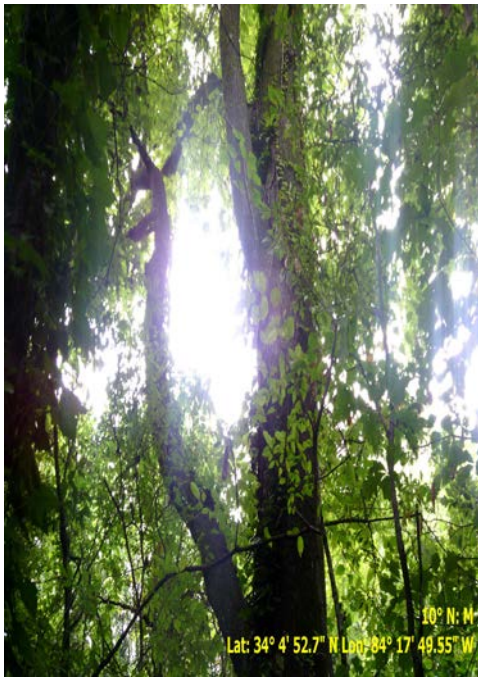
Pic # 1: Poor Utility pruning. Split with included bark.
DDH #1

Pic # 2: High split with included bark. Mult. burls. Exposed roots.
DDH #2

Pic # 3: Tree topped with severe decay. Gummosis. Tip dieback.
DDH #3

Pic # 4: Tree topped and dead. 8' snag is all that remains.
DDH #4

193 Canton Street



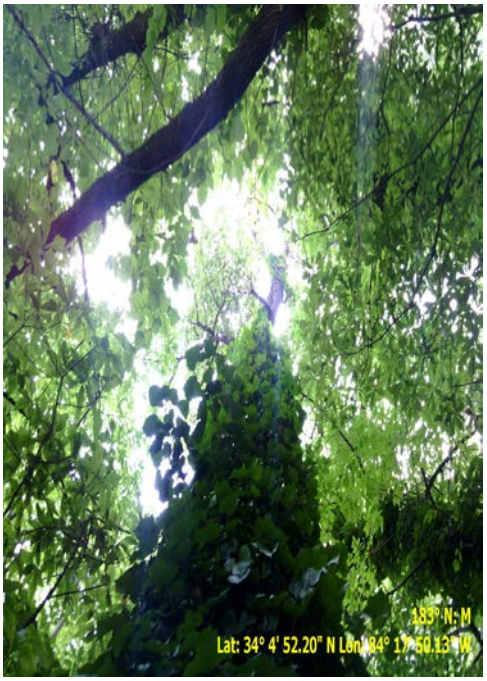
Pic # 5: Mult leaders with included bark and imbalanced crown.
DDH #5

Pic # 6: Split with included bark. Tip dieback. Dead branches. Ivy
DDH #6

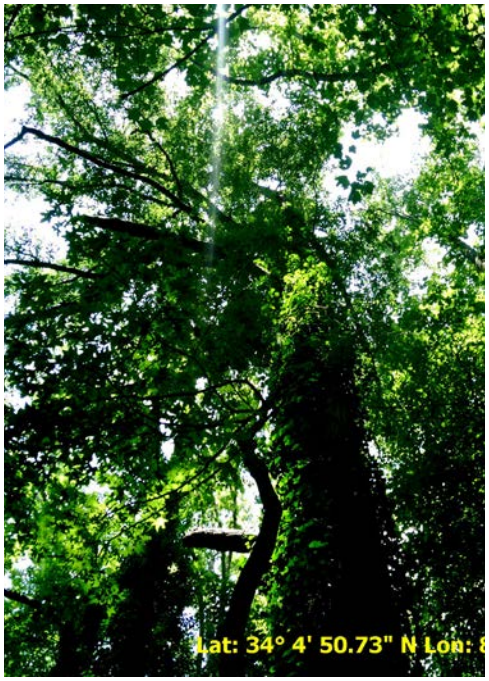
Pic # 7: Not specimen size. Split with included bark and dead leader.
DDH #7

Pic # 8: Mult leaders with included bark. Tip dieback. Thick ivy.
DDH #8

193 Canton Street



Pic # 9: Co-dominant leaders with one topped leader and sign of decline
DDH #9



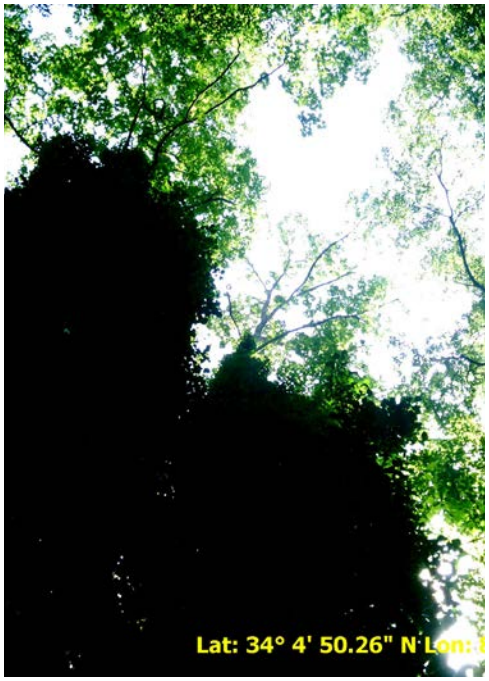
Pic # 10: Mult splits with hollow leader and included bark.
DDH #10

Pic # 11: Mult splits with hollow leader and included bark.
DDH #11

Pic # 12: Mult splits with included bark. Dead branches. Trunk wound.
DDH #12

193 Canton Street

Pic # 13: Severe trunk wound, mult dead branches. Fallen leader. Ivy.
DDH #13

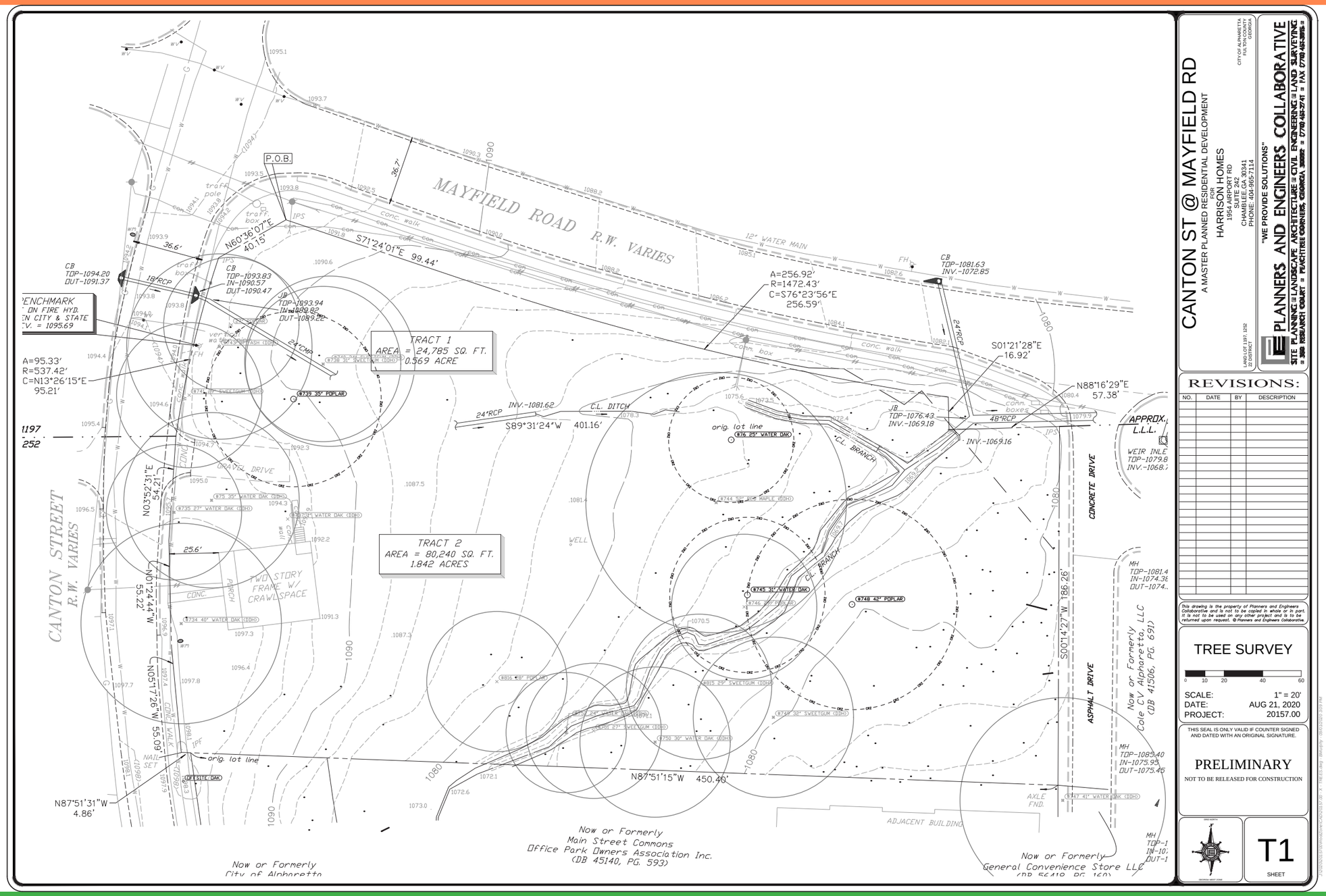


Pic # 14: Severe tip dieback. with dead branches. Ivy.
DDH #14

Pic # 15: Severe lean. Root upheaval has begun.
DDH #15

Pic # 16: Split with included bark. Not specimen size.
DDH #16

193 Canton Street



DDH Tree Location

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: May 24, 2021

I. AGENDA ITEM TITLE: PH-21-10 UNIFIED DEVELOPMENT CODE TEXT AMENDMENT – HISTORIC PRESERVATION INCENTIVE ZONING

CONSIDERATION OF TEXT AMENDMENTS TO ARTICLE II, APPENDIX A: HISTORIC RESOURCES INVENTORY – CONTRIBUTING HISTORIC BUILDINGS AND APPENDIX A: ALPHARETTA DOWNTOWN CODE SUBSECTION 3.2.4(I)(2) OF THE UNIFIED DEVELOPMENT CODE TO REMOVE A PROPERTY FROM THE LIST.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

UDC Remove 126 N Main St CC Staff Report, Aerial Location Map, UDC Article II Appendix A, UDC Appendix A Alpharetta Downtown Code Sec._3.2.___Rules_of_Interpretation., Ordinance HPIZ 126 North Main St Removal, 126 N Main St photos

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-21-10 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – HISTORIC PRESERVATION INCENTIVE ORDINANCE

CITY COUNCIL: MAY 24, 2021

This item was heard at the 5/6/2021 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0

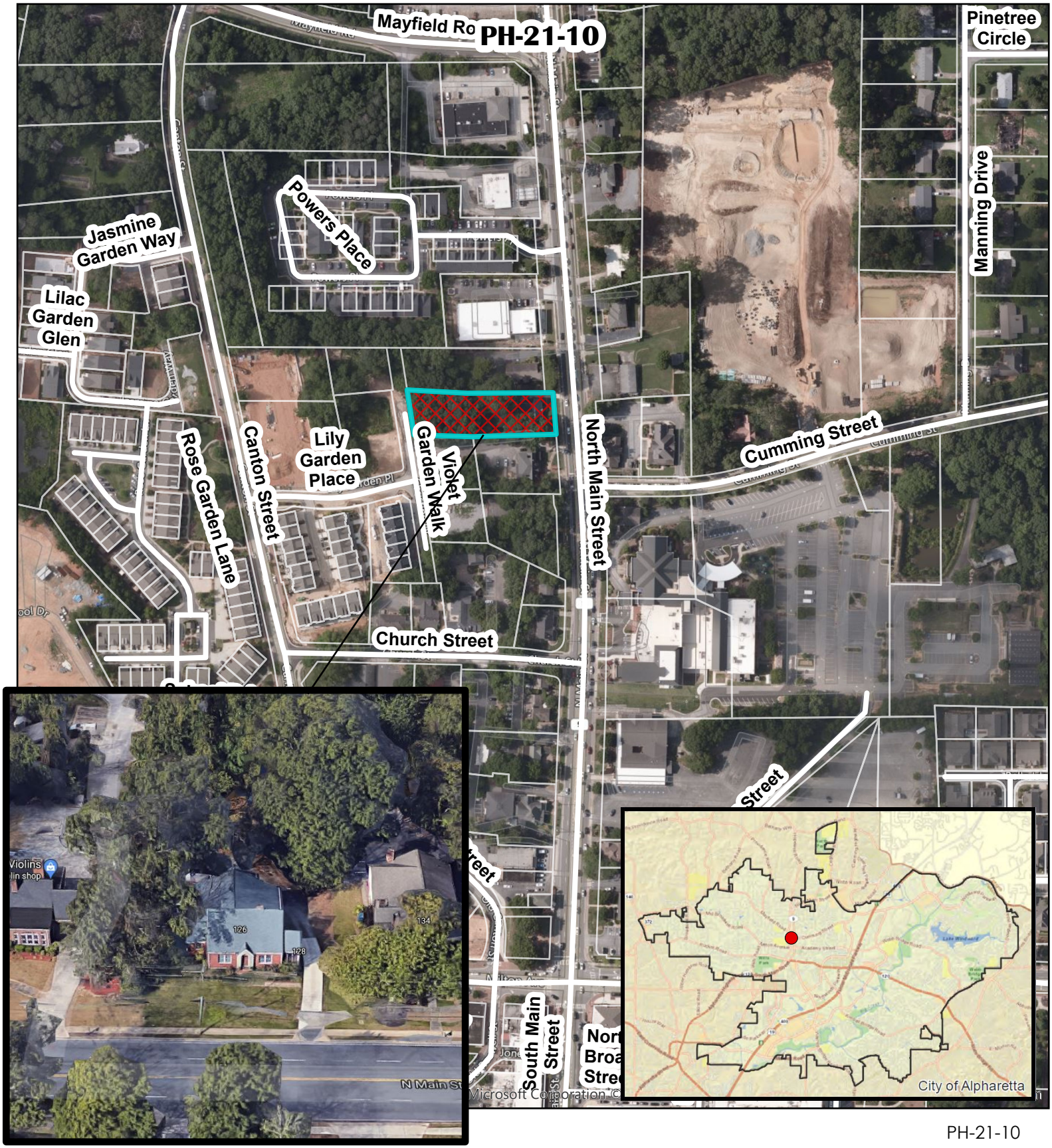
II. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC) Article II, Appendix A: Historic Resources Inventory – Contributing Historic Buildings and Appendix A: Alpharetta Downtown Code, Subsection 3.2.4(I)(2) to remove 126 North Main Street from the Contributing Historic Property list. The property has been modified over the years and does not represent 1) an outstanding example of a building representative of its era, 2) one of the few remaining examples of a past architectural style or type, and 3) a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation.

According to information provided by the Alpharetta Historic Society, 126 North Main Street was the second house of Dr. Morris and is believed to be constructed around 1933. There is no information regarding the architectural style of the home. Fulton County Tax Assessor information indicates that the home was built in 1950. The property is 0.69 acres and the 1-story home is approximately 2,140 square feet. The current property owner is Judge Roy Roberts, who is the grandson of Dr. Morris.

III. ATTACHMENTS:

- UDC Strike Through and Underline Edits



PH-21-10

Aerial Map
126 North Main Street

Map Source :
Community Development GIS

APPENDIX A - HISTORIC RESOURCES INVENTORY—CONTRIBUTING HISTORIC BUILDINGS

Building Address		
94 Academy Street	1825 Mayfield Rd.	37 Old Roswell Street
375 Brady Place	1405 Mid-Broadwell Rd.	48 Old Roswell Street
184 Canton Street	20 Milton Avenue	755 Old Rucker Rd.
193 Canton Street	22 Milton Avenue	760 Old Rucker Rd.
212 Canton Street	24 Milton Avenue	54 Roswell Street
248 Canton Street	26 Milton Avenue	61 Roswell Street
36 Church Street	28 Milton Avenue	88 Roswell Street
37 Church Street	210 Milton Avenue	103 Roswell Street
10 Cumming Street	333 Milton Avenue	119 Roswell Street

18 Cumming Street	38 North Main Street	1080 Rucker Rd.
112 Cumming Street	31 North Main Street	1670 Rucker Rd.
40 Cumming Street	69 North Main Street	1 South Main Street
130 Cumming Street	101 North Main Street	3 South Main Street
133 Cumming Street	116 North Main Street	9 South Main Street
122 Marietta Street	~~126 North Main Street~~	23 South Main Street
11475 Maxwell Rd.	134 North Main Street	25 South Main Street
1145 Mayfield Rd.	11 Old Canton Street	29 South Main Street
1750 Mayfield Rd.	1815 Old Milton Pkwy	50 South Main Street
	1835 Old Milton Pkwy	531 South Main Street

(Ord. No. 712 , § 1(Exh. A), 9-8-2015; Ord. No. 738 , § 3(Exhs. A, B), 5-1-2017)

Sec. 3.2. - Rules of Interpretation.

I. A site's Open space requirements shall be considered completely satisfied when a development incorporates a historic building that complies with all of the following:

1. The building is at least 75 years old and is listed on the following table:
2.

Original Building Address

94 Academy Street	25 Milton Avenue	61 Roswell Street
375 Brady Place	90 Milton Avenue	88 Roswell Street
184 Canton Street	333 Milton Avenue	103 Roswell Street
193 Canton Street	20 North Main Street	119 Roswell Street
212 Canton Street	31 North Main Street	164 Roswell Street
36 Church Street	38 North Main Street	86 School Drive
37 Church Street	69 North Main Street	3 South Main Street
10 Cumming Street	101 North Main Street	1 South Main Street

18 Cumming Street	116 North Main Street	3 South Main Street
40 Cumming Street	~~126 North Main Street~~	9 South Main Street
112 Cumming Street	126 North Main Street	21 South Main Street
130 Cumming Street	11 Old Canton Street	23 South Main Street
133 Cumming Street	1815 Old Milton Pkwy	25 South Main Street
122 Marietta Street	1835 Old Milton Pkwy	29 South Main Street
1825 Mayfield Road	48 Old Roswell Street	50 South Main Street
20 Milton Ave	37 Roswell Street	531 South Main Street
24 Milton Avenue	54 Roswell Street	

3. The building is deemed fit for human habitation in accordance with Article III of Chapter 5 of The Code of the City of Alpharetta, Georgia; and

4. A binding legal agreement that established a program for guaranteeing maintenance of said building through a condominium association, a homeowner association, bonding, or other protective maintenance guarantees is signed by all property owners and/or their prospective successors in title and is submitted to the City of Alpharetta.

J. When a historic building used to satisfy open space requirements in accordance with Section 3.2.4.I. is subsequently completely destroyed, the applicable open space requirements of the zoning district must be satisfied within one year unless a variance is granted by the Board of Appeals.

(Ord. No. 732 , §§ 47—55, 2-6-2017; Ord. No. 738 , § 4(Exhs. C, D), 5-1-2017; Ord. No. 757 , § 1(Exh. A), 5-9-2018)

AN ORDINANCE TO AMEND ARTICLE II AND APPENDIX A: ALPHARETTA DOWNTOWN CODE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO REMOVE 126 NORTH MAIN STREET FROM THE CONTRIBUTING HISTORIC PROPERTY LIST; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

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

WHEREAS, the City Council desires to amend Article II and Appendix A: Alpharetta Downtown Code of the Unified Development Code for the foregoing purposes; and

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

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

Section 1: Article II, Appendix A: Historic Resources Inventory – Contributing Historic Buildings of the Unified Development Code is hereby amended by revising same as set forth in Exhibit "A" attached hereto as if fully set forth herein; and

Section 2: Appendix A: Alpharetta Downtown Code, Subsection 3.2.4(I)(2) of the Unified Development Code is hereby amended by revising same as set forth in Exhibit "B" attached hereto as if fully set forth herein; and

Section 3: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

<u>Section 4</u>: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____day of _____, 2021.

Approved:

_____
Jim Gilvin, Mayor

Attest:

_____
Erin Cobb, City Clerk
(Seal)

Approved as to Form:

_____
C. Sam Thomas, City Attorney

COUNCILMEMBERS

_____

_____

_____

_____

_____

_____

Exhibit “A”

APPENDIX A - HISTORIC RESOURCES INVENTORY—CONTRIBUTING HISTORIC BUILDINGS

Building Address		
94 Academy Street	1825 Mayfield Rd.	37 Old Roswell Street
375 Brady Place	1405 Mid-Broadwell Rd.	48 Old Roswell Street
184 Canton Street	20 Milton Avenue	755 Old Rucker Rd.
193 Canton Street	22 Milton Avenue	760 Old Rucker Rd.
212 Canton Street	24 Milton Avenue	54 Roswell Street
248 Canton Street	26 Milton Avenue	61 Roswell Street
36 Church Street	28 Milton Avenue	88 Roswell Street
37 Church Street	210 Milton Avenue	103 Roswell Street
10 Cumming Street	333 Milton Avenue	119 Roswell Street

18 Cumming Street	38 North Main Street	1080 Rucker Rd.
112 Cumming Street	31 North Main Street	1670 Rucker Rd.
40 Cumming Street	69 North Main Street	1 South Main Street
130 Cumming Street	101 North Main Street	3 South Main Street
133 Cumming Street	116 North Main Street	9 South Main Street
122 Marietta Street	~~126 North Main Street~~	23 South Main Street
11475 Maxwell Rd.	134 North Main Street	25 South Main Street
1145 Mayfield Rd.	11 Old Canton Street	29 South Main Street
1750 Mayfield Rd.	1815 Old Milton Pkwy	50 South Main Street
	1835 Old Milton Pkwy	531 South Main Street

Exhibit “B”

Sec. 3.2. - Rules of Interpretation.

I. A site's Open space requirements shall be considered completely satisfied when a development incorporates a historic building that complies with all of the following:

1. The building is at least 75 years old and is listed on the following table:
2.

Original Building Address		
94 Academy Street	25 Milton Avenue	61 Roswell Street
375 Brady Place	90 Milton Avenue	88 Roswell Street
184 Canton Street	333 Milton Avenue	103 Roswell Street
193 Canton Street	20 North Main Street	119 Roswell Street
212 Canton Street	31 North Main Street	164 Roswell Street
36 Church Street	38 North Main Street	86 School Drive
37 Church Street	69 North Main Street	3 South Main Street
10 Cumming Street	101 North Main Street	1 South Main Street

18 Cumming Street	116 North Main Street	3 South Main Street
40 Cumming Street	~~126 North Main Street~~	9 South Main Street
112 Cumming Street	126 North Main Street	21 South Main Street
130 Cumming Street	11 Old Canton Street	23 South Main Street
133 Cumming Street	1815 Old Milton Pkwy	25 South Main Street
122 Marietta Street	1835 Old Milton Pkwy	29 South Main Street
1825 Mayfield Road	48 Old Roswell Street	50 South Main Street
20 Milton Ave	37 Roswell Street	531 South Main Street
24 Milton Avenue	54 Roswell Street	

3. The building is deemed fit for human habitation in accordance with Article III of Chapter 5 of The Code of the City of Alpharetta, Georgia; and

4. A binding legal agreement that established a program for guaranteeing maintenance of said building through a condominium association, a homeowner association, bonding, or other protective maintenance guarantees is signed by all property owners and/or their prospective successors in title and is submitted to the City of Alpharetta.

J. When a historic building used to satisfy open space requirements in accordance with Section 3.2.4.I. is subsequently completely destroyed, the applicable open space requirements of the zoning district must be satisfied within one year unless a variance is granted by the Board of Appeals.

726

6
3
Vic

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris
Sponsored By:
Meeting Date: May 24, 2021

I. AGENDA ITEM TITLE: SENIOR HOMESTEAD EXEMPTION ORDINANCE - AGI CLARIFICATION (2ND READING)

II. RECOMMENDATION:

Staff is recommending that Mayor and Council approve an ordinance amending Article 1, Section 6 of the City Charter as it relates to senior homestead exemptions.

III. REPORT IN BRIEF:

Current language defining income, for purposes of applying the senior full exemption of property taxes, is confusing and leads to misinterpretations quite different from the County and surrounding jurisdictions with the same exemption. The attached ordinance simplifies and clarifies the language to define income consistent with the definition adjusted gross income pursuant to the Internal Revenue Code of 1986.

IV. ALTERNATIVES:

V. ATTACHMENTS:

ORDINANCE AMENDING CHARTER - SENIOR EXEMPTIONS(3846270.1)

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA (THE "CITY") AMENDING ARTICLE 1, SECTION 6 OF THE CHARTER OF THE CITY OF ALPHARETTA, GEORGIA; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, Article IX, Section II, Paragraph II of the Constitution of the State of Georgia, entitled Home Rule for Municipalities, allows the General Assembly of the State of Georgia to provide by law for the self-government of municipalities, which the General Assembly has done with The Municipal Home Rule Act of 1965, O.C.G.A. § 36-35-1, et seq.; and

WHEREAS, O.C.G.A. § 36-35-3 provides that the governing authority of each municipal corporation shall have legislative power to adopt clearly reasonable ordinances, resolutions and regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

WHEREAS, O.C.G.A. § 36-35-3 provides that a municipal corporation may, as an incident of its home rule power, amend its charter, except where prohibited pursuant to O.C.G.A. § 36-35-6; and

WHEREAS, the Mayor and Council desire to amend the Charter of the City of Alpharetta so as to update the Act to clarify certain provisions establishing income limitations applicable to the homestead tax exemptions for seniors age seventy (70) and over; and

WHEREAS, the modifications provided for in this Ordinance may be lawfully completed by home rule; and

WHEREAS, O.C.G.A. § 36-35-3 provides that, in order to amend its charter, a municipal corporation must duly adopt ordinances at two regular consecutive meetings of the municipal governing authority, not less than seven (7) nor more than sixty (60) days apart;

WHEREAS, pursuant to O.C.G.A. § 36-35-3, a notice, containing a synopsis of the proposed amendment and stating that a copy of the proposed amendment is on file in the office of the clerk or

the recording officer of the municipal governing authority for the purpose of examination and inspection by the public, shall be published in the official organ of the county of the legal situs of the municipal corporation or in a newspaper of general circulation in the municipal corporation once a week for three weeks within a period of sixty (60) days immediately preceding its final adoption; and

WHEREAS, those requirements applicable to amendments to the charter of a municipal corporation by an ordinance duly adopted by the municipality's governing authority as set forth in O.C.G.A. § 36-35-3 have been met and satisfied, and, specifically, notice of the consideration of this Ordinance has been advertised and this Ordinance has been duly adopted by the governing authority at two (2) regularly consecutive meetings in compliance with O.C.G.A. § 36-35-3; and

WHEREAS, a majority of the Council deems it to be in the best interests of the citizens of the City of Alpharetta that the Act be further amended.

NOW THEREFORE, the Council of the City of Alpharetta hereby ordains and resolves that the Charter of the City of Alpharetta shall be amended as follows:

Section One of Amendment. Article 1, Section 6 - Homestead exemption for citizens age 70 [years] or over meeting certain income requirements is amended by striking Section 6 in its entirety and replacing it with a new Section 6 to read as follows:

"Section 6. Age 70 or Older Full Value Homestead Exemption

(a) As used in this section, the term:

(1) "Ad valorem taxes for municipal purposes" means all ad valorem taxes for municipal purposes levied by, for, or on behalf of the City of Alpharetta including, but not limited to, any ad valorem taxes to pay interest on and to retire municipal bonded indebtedness.

(2) "Homestead" means homestead as defined and qualified in O.C.G.A. § 48-5-40, as amended.

(3) "Income" means adjusted gross income determined pursuant to the Internal Revenue Code of 1986, as amended, for federal income tax purposes.

(4) "Senior citizen" means a person who is seventy (70) years of age or over on or before January 1 of the year in which application for the exemption under subsection (b) of this section is made."

Section Two of Amendment. This Ordinance shall become effective immediately upon a copy of this Ordinance, the required notice of publication, and an affidavit of a duly authorized representative of *The Herald* to the effect that the notice has been published as provided in O.C.G.A. § 36-35-1, *et seq.*, having been filed with the Secretary of State. The City Attorney is directed to effect such filings as soon as is reasonably practicable.

ADOPTED this _____ day of _____, 2021.

CITY OF ALPHARETTA, GEORGIA

By:_____
Jim Gilvin, Mayor

COUNCILMEMBERS

_____
Jason Binder

_____
Ben Burnett

_____
John Hipes

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE OF
ORDINANCE AMENDING ARTICLE 1, SECTION 6 OF CHARTER]

_____
Dan Merkel

_____
Donald Mitchell

_____
Karen Richard

(SEAL)

Attest:

_____
City Clerk

Approved as to form and
legal sufficiency:

_____
C. Sam Thomas, City Attorney

First Reading:_____

Second Reading:_____

Adopted:_____

3846270

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Public Safety
Submitted By: Stephanie Cochran
Sponsored By:
Meeting Date: May 24, 2021

I. AGENDA ITEM TITLE: RESOLUTION: APPROVAL OF THE FY2021 BULLETPROOF VEST PARTNERSHIP GRANT APPLICATION

II. RECOMMENDATION:

Approve the Resolution for the submission of a grant application to the U.S. Department of Justice for the purchase of ballistic vests.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: THE TOTAL COST IS $24,247, HALF OF THIS WILL BE FUNDED FROM THE CITY'S GRANT ACCOUNT WITH THE BALANCE FUNDED THROUGH THE GRANT.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
2021 Bulletproof Vest Grant Purchases (22031150-542100-TBD)	$46,494.00
Non-Allocated Grant Matching Funds (22090200-579000)	($23,247.00)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
2021 Bulletproof Vest Grant (22031150-331110-TBD)	$23,247.00
N/A	$0.00

IV. REPORT IN BRIEF:

The Department of Public Safety is requesting approval to submit a grant application for the Bureau of Justice Assistance (BJA) 2021 Bullet Proof Vest Grant. There is a 50% match requirement from the City totaling $23,247.00. If awarded, total funding for this initiative (grant and match components) will be $46,494.

The Bulletproof Vest Partnership (BVP) program is an initiative of the U.S. Department of Justice to help law enforcement agencies purchase body armor for its officers through a matching fund, reimbursement grant. Through the Bureau of Justice Assistance, the Department of Justice reimburses agencies for up to half the purchase price of new, approved ballistic vests. Applications are accepted annually and awards must be used within two years. Alpharetta has applied for this grant every year for more than ten years, generally receiving 60% to 100% of the amount requested.

The deadline for submission of this grant application to the Department of Justice is June 14, 2020.

The Department estimates needing 83 new vests through calendar year 2022 based on the expiration dates of current vests (which carry the maximum-permitted five-year warranty) and forecasted new hiring. New ballistic armor currently costs approximately $1,107 per set, depending on the level of protection. The total cost for 83 vests, assuming a normal mix of alternatives, is approximately $91,881.

The 2021 grant limits the number of vests requested to forty-one (41) and the maximum dollar amount of

$35,200. With our estimated need, we are asking for 21 vests at a total cost of $34,317.

The Department will have under $17,000 remaining from the 2020 grant, including the City's match, which will be applied to the need. The Bureau of Justice Assistance maintains a history of awards and payments and may reduce any award by this amount.

As noted in the Fiscal section, the City's match of $23,247 will come from the Grant Fund.

V. ALTERNATIVES:

Ballistic vests are required for all sworn officers. With or without grant assistance the Department would buy the same vests at the same cost.

VI. ATTACHMENTS:

2021 BVP Resolution

A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY COUNCIL TO APPROVE THE SUBMISSION OF THE 2021 BULLETPROOF VEST PARTNERSHIP GRANT TO THE US DEPARTMENT OF JUSTICE

WHEREAS, the US Department of Justice, Office of Justice Programs, and Bureau of Justice Assistance made available funding under the Bulletproof Vest Partnership Grant Act of 2000; and

WHEREAS, such funds may be used to help purchase approved bulletproof vests for eligible law enforcement officers; and

WHEREAS, this application round is to fund bulletproof vests purchased on or after June 14th, 2021; and

WHEREAS, the City of Alpharetta has applied for funding through this program; and

WHEREAS, the funding, if awarded, shall be utilized to help purchase new vests for Alpharetta's police officers; and

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

NOW, THEREFORE BE IT SO RESOLVED, this 24th day of May 2021, by the Mayor and Council of the City of Alpharetta that the submission of the 2021 Bulletproof Vest Partnership Grant application is hereby approved; and if awarded the Mayor is hereby authorized to execute award package with directives under the Bulletproof Vest Partnership Grant Program.

Adopted this _____ day of _____ 2020.

CITY OF Alpharetta, GEORGIA

By:_____
Mayor

_____
Council Member

_____
Council Member

_____
Council Member

_____
Council Member

_____
Council Member

_____
Council Member

Attest: _____
City Clerk

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: City Clerk
Submitted By: Morgan Rodgers
Sponsored By:
Meeting Date: May 24, 2021

I. AGENDA ITEM TITLE: DISCUSSION AND PUBLIC INPUT ON PARKS BOND REFERENDUM

II. RECOMMENDATION:

This item is being presented for informational purposes and to seek public input. No formal vote is required.

III. REPORT IN BRIEF:

Please reference the attached document.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Overview Of Proposed Projects - 2021 Parks Bond

Communities are alive; constantly evolving with changing opportunities, needs, and, yes, challenges. To ensure that Alpharetta remains a successful, vibrant place where residents thrive and enjoy an amazing quality of life, the City is always looking to the future and considering a variety of projects to improve recreational opportunities while preserving green spaces and natural lands.

During the November 2021 election, Alpharetta voters will have the opportunity to decide if the City should secure a $29.5 million general obligation bond to fund improvements to existing parks, development of new parks, and the acquisition of land that can be preserved as future public park spaces. The proposed projects and uses of the bond funds, if the 2021 Parks Bond Referendum is approved by voters, are outlined below.

WILLS PARK EQUESTRIAN CENTER

Proposed BOND Investment: $5 Million

The City proposes to renovate the existing equestrian arenas and training areas, construct new stables, improve internal roadways and pedestrian access within the Equestrian Center, improve lighting, renovate the concessions building and bathhouse, and enhance support amenities such as judges stands, pavilions, and RV connections.

The total anticipated project cost is $10 million; however, the remaining $5 million in funding would be provided by a private non-profit organization, the Wills Park Equestrian Foundation.

WEBB BRIDGE SOCCER FIELD TURF

Proposed BOND Investment: $1 Million

This project would resurface the upper soccer field at Webb Bridge Park, replacing the existing natural grass with artificial turf. During the last soccer season 60% of the practices and games that were scheduled on this field were cancelled due to wet conditions while only 10% of scheduled events on the lower soccer field, which has artificial turf, had to be cancelled. Converting the upper field to artificial turf would greatly improve the playability, usage, and athletic experience for the Alpharetta soccer program.

WILLS PARK IMPROVEMENTS

Proposed BOND Investment: $4 Million

At 120 acres, Wills Park is Alpharetta's largest single park property and includes a 60-acre equestrian show facility, 10 baseball fields, the newly renovated Wills Park Pool, three playgrounds, six tennis courts, and an 18-hole disc golf course. The park amenities have been developed over the years, but until 2019 there was not a single vision or plan for the park and many of the park's facilities are showing their age.

In 2019 the City adopted the Wills Park Master Plan, an effort to bring all of the park elements together and make it a more cohesive place that feels special and unique. The plans goals of the plan are to unite the various park facilities, identify key facility improvements, and strengthen connections to nearby neighborhoods.

If voters approve the 2021 Parks Bond, the City proposes to dedicate $4 million of the bond funds to implementing projects defined in the Wills Park Master Plan, including a complete renovation of the Wacky World Playground, create additional parking, improve the disc golf course, completely rebuild the Waggy World Dog Park, and creating a family gathering spot near the pool facility.

MID BROADWELL PARK DEVELOPMENT

Proposed BOND Investment: $500,000

The project involves constructing the final elements of Mid Broadwell Park including development of a playground area, trails throughout the property, a limited parking area, and other amenities. The park's development is based on a plan that was developed through a community-driven process in 2019.

UNION HILL PARK REDEVELOPMENT

Proposed BOND Investment: $2 Million

Union Hill Park is a roughly 11-acre park space located on Union Hill Road south of McGinnis Ferry Road. The park today consists primarily of a covered roller hockey rink, combined restroom and concession building, and a parking lot. The project as proposed includes the creation, with public input, of a design plan and redevelopment of the land for use as a park space that better meets the needs of Alpharetta residents.

FARMHOUSE PARK

Proposed BOND Investment: $2 Million

The 5.36-acre Farmhouse Property is the site of the original settlement that became present day Alpharetta and has been acquired by the City and proposed for a "heritage park." Currently, the property has not been master planned to determine the best manner in which to preserve the historic site while making it available for public use. The City proposes to dedicate up to $2 million to create such a plan, complete necessary surveys and engineering assessments, and begin development of trails, paths, and other amenities.

BROOKSIDE PARK PHASE 1

Proposed BOND Investment: $2 Million

Brookside Park is a roughly 25-acre park space located south of Old Milton Parkway along Big Creek and the Big Creek Greenway and adjoining the Brookside Office Park. The project as proposed includes the creation, with public input, of a design plan and development of the land for use as a passive park space. Such passive park areas are commonly developed to include parking, designed play areas, restrooms, trails, pavilions, and park amenities such as benches and trash receptacles as appropriate to the size of the property and character of the area in which the site is located.

OLD RUCKER PARK

Proposed BOND Investment: $2 Million

Old Rucker Park is an approximately 10-acre tract of land that was once a commercial nursery and is home to a variety of species of plants and trees. The rolling topography of the property is highlighted by a small stream that runs through the park. While a small section of the site has been developed into our operating educational farm, the Farm at Old Rucker Park, approximately 7.5 acres remain to be planned and developed into a passive recreational space.

The proposed project involves the design of the remaining 7.5 acres and the construction and installation of the trails, restrooms, and amenities necessary for the property to be a functional passive park space. Some of the preliminary work that can be accomplished by City staff has already begun, as we seek public input on some of the basic elements and design concepts. This information will help to jump start the process so the project can advance more quickly if the bond referendum is approved by Alpharetta voters.

WATERS ROAD PARK

Proposed BOND Investment: $2 Million

Waters Road Park will be located on a 1.6-acre parcel of land located near the intersection of Waters Road and Kimball Bridge Road. The project as proposed includes the creation, with public input, of a design plan and development of the land for use as a passive park space. Such passive park areas are commonly developed to include parking, designed play areas, restrooms, trails, pavilions, and park amenities such as benches and trash receptacles as appropriate to the size of the property and character of the area in which the site is located.

MILTON AVENUE PARK

Proposed BOND Investment: $2 Million

Milton Avenue Park is located at the northeast corner of Milton Avenue and Canton Street in Downtown Alpharetta. The project as proposed includes the creation, with public input, of a design plan and development of the land for use as a passive park space.

MAYFIELD ROAD PARK

Proposed BOND Investment: $1 Million

Mayfield Road Park will be located on a roughly 12-acre parcel of land that is jointly owned by the Cities of Alpharetta and Milton and that was acquired for the purpose of creating a large, passive park. The property is located on Mayfield Road near the Alpharetta / Milton border.

The project as proposed includes the creation, with public input, of a design plan and development of the land for use as a passive park space. Such passive park areas are commonly developed to include parking, designed play areas, restrooms, trails, pavilions, and park amenities such as benches and trash receptacles as appropriate to the size of the property and character of the area in which the site is located.

ALPHALOOP / PARK LAND ACQUISITION

Proposed BOND Investment: $6 Million

The City of Alpharetta currently owns 858 acres of maintained park lands consisting of active and passive park spaces, the Big Creek Greenway, the AlphaLoop, and associated paths and trails. Our parks range from large spaces such as the 120-acre Wills Park to small "pocket parks" of 1-acre or less.

To further elevate the quality of life of Alpharetta residents, we have established a goal of having a public park space within a 10-minute walk of every Alpharetta household. We are very close to meeting that goal today, with 74.8% of households within that 10-minute walk distance.

As we continue to work towards achieving our goal, the City proposes to dedicate bond funds, if approved by Alpharetta voters, to the acquisition of land in strategic locations that can be preserved for future park spaces.

FREQUENTLY ASKED QUESTIONS

- **What is a General Obligation Bond?**

  A General Obligation Bond, sometimes called a "GO Bond," is a way for cities to borrow money to fund capital projects like parks. Think of it like a citizen borrowing money in the form of a mortgage loan to purchase a home. The city is responsible for paying the principal and interest on the bonds, with the interest rate being determined by the creditworthiness of the city.

- **Where does the money come from to repay the bonds?**

  The short answer is from the taxes you pay. The City of Alpharetta's annual budget is divided into two primary sections, debt service and maintenance and operations. The debt service portion is the money needed annually to pay the principal and interest on debt obligations like general obligation bonds.

- **If Alpharetta voters approve the 2021 Parks Bond, what can the money be used for?**

  The City has proposed a list of projects that funds from the bonds would be used for. Legally, the money from the bonds can be used only for those purposes unless funds remain after those projects are completed or one of the projects on the list cannot be undertaken for some reason. Under those circumstances, following an extensive public education and engagement process, City Council can consider using the funds for other park-related projects.

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Public Works
Submitted By:
Sponsored By:
Meeting Date: May 24, 2021

I. AGENDA ITEM TITLE: ENCORE GREENWAY CONNECTION

II. RECOMMENDATION:

This item is being presented for informational purposes and no formal vote is required.

III. REPORT IN BRIEF:

The Director of Public Works, Pete Sewczwicz, will discuss the attached concepts for the Encore Greenway Connection.

IV. ALTERNATIVES:

V. ATTACHMENTS:

ENCORE GREENWAY PARK CONCEPT 1, ENCORE GREENWAY PARK CONCEPT 2, ENCORE GREENWAY PARK CONCEPT 3

A Bench

B Tree Bosque

C Garden Terrace

D Flagstone Retaining Wall

E Bollards

F Forest Floor Enhancement

G Overlook

H PermaTrak on Helical Pile Foundation

DISCLAIMER: CONCEPTUAL ONLY, SUBJECT TO CHANGE BASED ON FURTHER DESIGN, ENGINEERING AND COST ESTIMATING.

THE CITY OF ALPHARETTA PUBLIC WORKS

NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT

Encore Greenway Park – Concept 1

0 20 40 80 FEET

N

MAY 24, 2021

AECOM

A Pavement at Entry Plaza

B Bollards

C Lower Level Plaza

D Terraced Seating

E Elevated Pedestrian Trail

F Viewing Deck

THE CITY OF ALPHARETTA PUBLIC WORKS

NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT

Encore Greenway Park – Concept 2

0 20 40 80 FEET

N

MAY 24, 2021

AECOM

A Bench

B Tree Bosque

C Flagstone Retaining Wall

D Garden Terrace

E Bollards

F Forest Floor Enhancement

G Overlook

H PermaTrak on Helical Pile Foundation

DISCLAIMER: CONCEPTUAL ONLY, SUBJECT TO CHANGE BASED ON FURTHER DESIGN, ENGINEERING AND COST ESTIMATING.

THE CITY OF ALPHARETTA PUBLIC WORKS

NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT

Encore Greenway Park – Concept 3

0 20 40 80 FEET

N

MAY 24, 2021

AECOM

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Finance
Submitted By:
Sponsored By:
Meeting Date: May 24, 2021

I. AGENDA ITEM TITLE: PRESENTATION AND DISCUSSION: RECOMMENDED FISCAL YEAR 2022 BUDGET

II. RECOMMENDATION:

The purpose of this presentation is to provide an overview of the Recommended Annual Operating and Capital Budget (the "FY 2022 Budget") and allow for a question and answer dialogue.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The Fiscal Year 2022 Budget was distributed electronically to the City Council on April 26, 2021 and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency site powered by OpenGov.

The Finance Department presented an overview of the FY 2022 Budget at the May 3rd and 17th City Council Meetings.

A budget excerpt is attached that includes the transmittal letter (budget overview), operating and capital initiatives, citywide fund summary and narrative, and general fund summary/narrative.

Public Hearings and City Council action on the FY 2022 Budget and Millage Levy are scheduled for June 7th and 21st.

Changes to Budget since last Workshop
The Stories Project ($12,500; funded through Non-Allocated) and Meadow Brook Hills Drainage Design ($250,000; funded through a reallocation of Stormwater appropriations) were moved to the Recommended Capital List.

V. ALTERNATIVES:

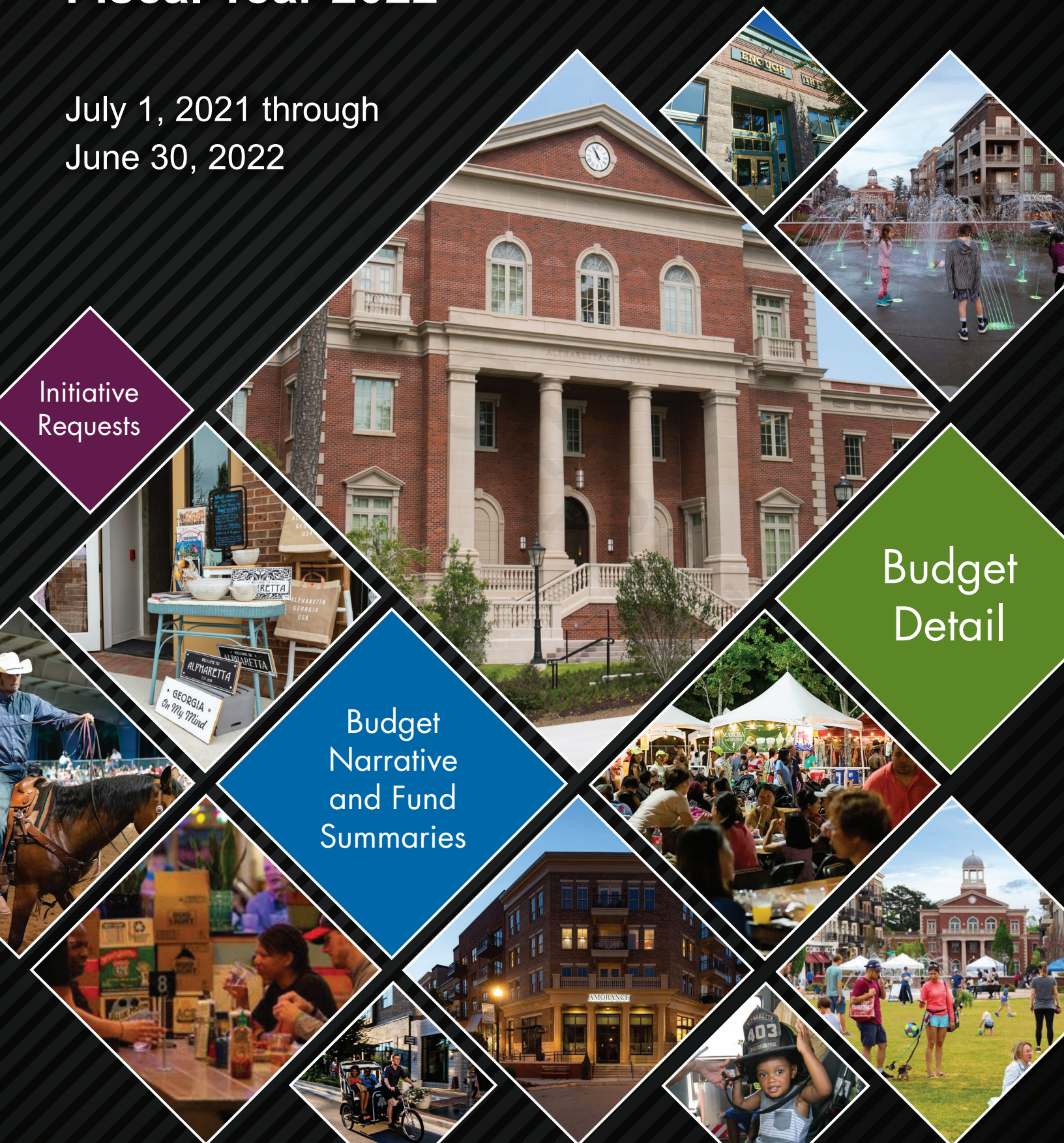
VI. ATTACHMENTS:

FY 2022 Mayor Rec Budget 5-24-2021 - EXCERPT

THE CITY OF ALPHARETTA GEORGIA

Operating and Capital Budget For Fiscal Year 2022

July 1, 2021 through
June 30, 2022



City of Alpharetta, GA

Prepared by:
Finance Department
2 Park Plaza
Alpharetta, GA 30009
Phone (678) 297-6094
Fax (678) 297-6063

Annual Operating & Capital Budget

for Fiscal Year 2022

(July 1, 2021 through June 30, 2022)

EXCERPT

THE CITY OF ALPHARETTA GEORGIA

TABLE OF CONTENTS

Contents

Table of Contents 1
Mayor and City Council 4
Executive Management Team 5
Organizational Structure 6
Introduction and Overview 7
Transmittal Letter 7
Operating Initiative Requests 15
Executive Summary 15
Detail (Recommended Operating Initiatives) 15
Detail (Unfunded Operating Initiatives) 17
Capital Initiative Requests 20
Summary 20
Detail (Recommended Capital Investment) 21
Detail (Unfunded Capital Investment) 33
Citywide Budget Summaries 41
Overview 41
Summary by Fund Type 42
Summary by Fund 43
Summary by Revenue Source 45
Summary by Department Expenditures 46
Summary by Expenditure Category 47
Consolidated Summary (Revenues by Source/Expenditures by Department) 48
Consolidated Summary (Revenues by Source/Expenditures by Category) 50
Personnel Listing by Department 52
General Fund Summary 53
Overview 53
Summary by Revenue Source 54
Summary by Department Expenditures 54
Statement of Budgetary Comparisons 55
Budget Narrative 56
Departmental Summaries 68
Overview 68

EXCERPT

TABLE OF CONTENTS

Mayor and City Council 69
City Administration 73
Finance 80
Information Technology 87
Human Resources 92
Municipal Court 98
Public Safety 103
Public Works 111
Recreation, Parks & Cultural Services 118
Community Development 130
Special Revenue Fund Summaries 137
Overview 137
Emergency 911 Fund Summary 138
Impact Fee Fund Summary 140
Hotel/Motel Fund Summary 142
Debt Service Fund Summary 144
Overview 144
Enterprise Fund Summary 146
Overview 146
Solid Waste Fund Summary 147
Internal Service Fund Summaries 149
Overview 149
Risk Management Fund Summary 150
Medical Insurance Fund Summary 152
Fiduciary Fund Summaries 154
Overview 154
Other Post Employment Benefit (OPEB) Trust Fund Summary 155
Other Post Employment Benefit (OPEB) Reimbursement Fund Summary 156
Appendix 157
Alpharetta Convention & Visitors Bureau (ACVB) 157

EXCERPT

MAYOR AND CITY COUNCIL

Mayor and City Council

DONALD MITCHELL
CITY COUNCIL (POST 1)

DMitchell@alpharetta.ga.us

BEN BURNETT
CITY COUNCIL (POST 2)

BBurnett@alpharetta.ga.us

KAREN RICHARD
CITY COUNCIL (POST 3)

KRichard@alpharetta.ga.us

JIM GILVIN
MAYOR

JGilvin@alpharetta.ga.us

Mission Statement

TO MAKE A POSITIVE DIFFERENCE in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

JOHN HIPES
CITY COUNCIL (POST 4)

JHipes@alpharetta.ga.us

JASON BINDER
CITY COUNCIL (POST 5)

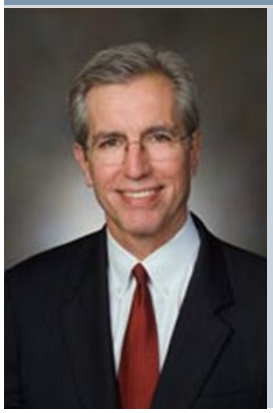
JBinder@alpharetta.ga.us

DAN MERKEL
CITY COUNCIL (POST 6)

DMerkel@alpharetta.ga.us

EXECUTIVE MANAGEMENT TEAM

Executive Management Team



BOB REGUS
CITY ADMINISTRATOR

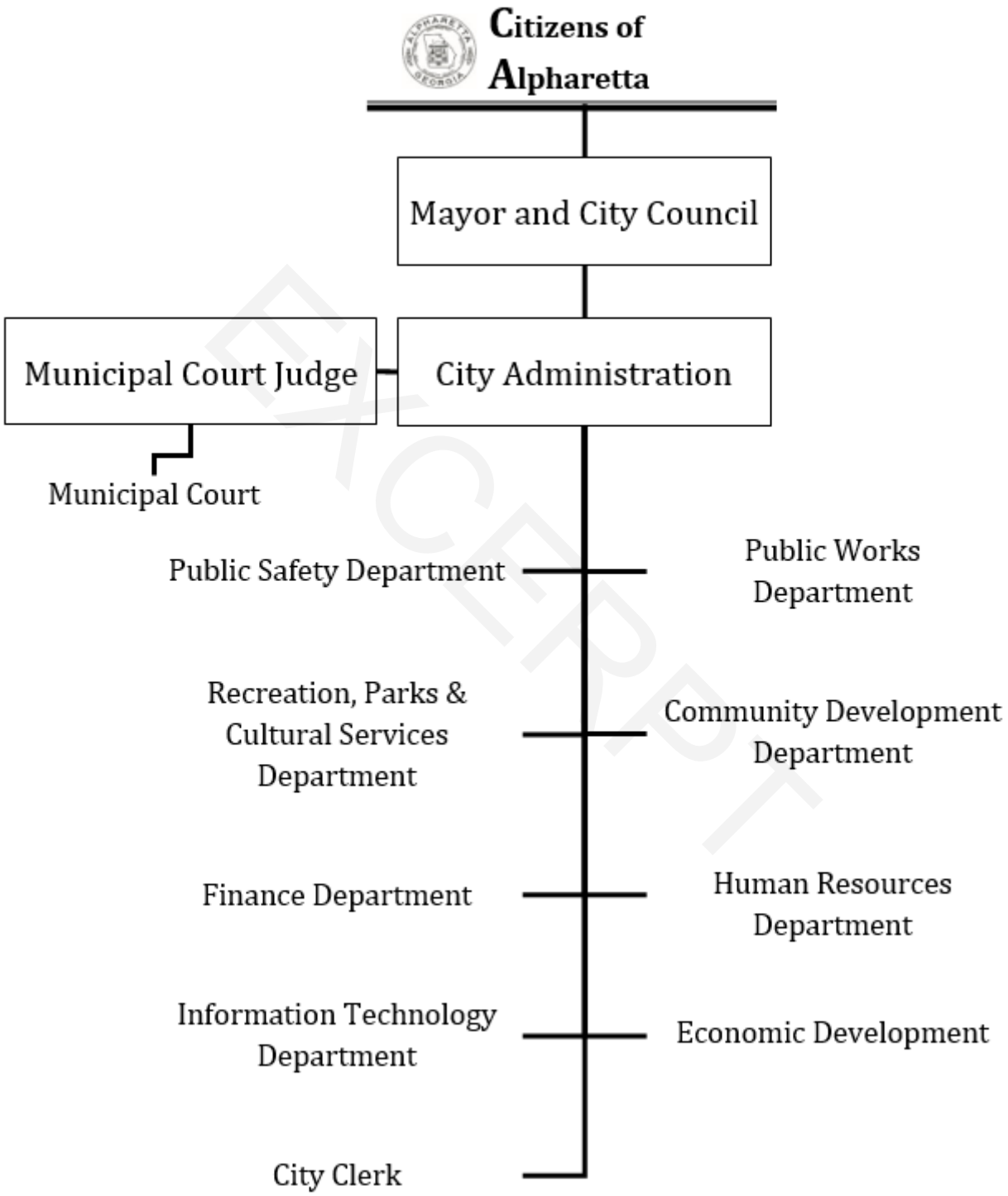
BRegus@alpharetta.ga.us

EXCERPT

EXECUTIVE STAFF		
James Drinkard	JDrinkard@alpharetta.ga.us	Assistant City Administrator
Barry Zimmerman	BLz@zimmermanattys.com	Chief Judge
John Robison	JRobison@alpharetta.ga.us	Director of Public Safety
Pete Sewczwicz	PSewczwicz@alpharetta.ga.us	Director of Public Works
Morgan Rodgers	MRodgers@alpharetta.ga.us	Director of Recreation, Parks & Cultural Services
Kathi Cook	KCook@alpharetta.ga.us	Director of Community Development
Thomas G. Harris	THarris@alpharetta.ga.us	Director of Finance
Cris Randall	CRandall@alpharetta.ga.us	Director of Human Resources
Randy Bundy	RBundy@alpharetta.ga.us	Director of Information Technology
Erin Cobb	ECobb@alpharetta.ga.us	City Clerk

ORGANIZATIONAL STRUCTURE

Organizational Structure



EXCERPT

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

May 24, 2021

To the City Council and Citizens of Alpharetta:

We are pleased to present our Annual Operating and Capital Budget (line-item budget detail) for Fiscal Year 2022 (the "Budget") of the City of Alpharetta, Georgia. Our recommendations are based on direction provided at our City Council Retreats as well as a thorough review of our current financial status, revenue trends, economic data, and our standard of providing top level service while maintaining our focus on keeping Alpharetta an affordable option for our citizens and stakeholders.

The City of Alpharetta, like many cities in our region and throughout the world, is currently facing fiscal challenges as a result of the COVID-19 pandemic. Current challenges include economic losses within the hospitality, restaurant, and arts/entertainment/recreation market segments, reduced consumer spending, etc. That said, economic trends are improving and, while not close to pre-pandemic levels, are trending towards growth. The one exception is forecasted to be the commercial segment of our property tax digest valuations which, with the 2021 taxroll year (FY 2022), will include revaluations associated with the reduced business income generation resulting from the COVID-19 pandemic.

In light of the current economic challenges and its impact on city resources, staff has compiled a budget in line with our guiding principles that accomplishes the following:

- Tax-burden reductions for our homeowners in excess of $5 million annually (see section entitled *Taxpayer Savings* for more information).
- Continuation of the same high service levels our citizenry, business owners, and stakeholders expect from our city.
- Maintenance of the city's millage rate at 5.750 mills (flat with FY 2021).
- Alignment of departmental operating budgets to the city's short-term revenue outlook.

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD MITCHELL

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

CITY ADMINISTRATOR
ROBERT J. REGUS

INTRODUCTION AND OVERVIEW

- Capital investment focused on maintaining and improving city infrastructure and assets ($47 million when including potential grant sources) while reserving sufficient funds to provide flexibility for future prioritized capital investment ($1.4 million).

Budget Process and Overview

In response to the economic challenges, our businesses and citizens have tightened their budgets and are doing more with less. And so too shall the City of Alpharetta.

The city has been proactive in realigning its spending to match the current economic reality. Spending during FY 2021 has been limited to essential items only and vacancies are filled on a priority basis with an emphasis on public safety operations. Proactive fiscal management has positioned us to more effectively approach the challenges in the FY 2022 Budget resulting from COVID-19.

The Fiscal Year 2022 Budget process began with an update of the city's financial condition, which was presented to the Mayor and City Council during the September 2020 and January 2021 City Council retreats. During this update, a financial plan was established which prioritized the use of available fund balance to most effectively position the city for financial success in the future. This information was also shared with the city's department directors during budget kick-off meetings.

City departments responded to the direction provided by the Finance Department and submitted their 2022 budget requests to be in-line with current revenue estimates.

The FY 2022 Budget is balanced for all funds and totals $149 million with the breakdown by fund type as follows:

FUNDS BY TYPE	$	
General Fund	$ 74,499,064	
Special Revenue Funds	11,986,295	(1)
Debt Service Fund	4,958,881	
Capital Project Funds	41,231,310	(1)
Solid Waste Fund	5,595,116	
Risk Management Fund	1,610,172	
Medical Insurance Fund	8,740,000	
OPEB Funds	632,427	
Total	$149,253,265	

(1) Amounts contained herein represent new appropriations for FY 2022. Unexpended FY 2021 appropriations for City Council approved projects are re-appropriated annually pursuant to city policy.

EXCERPT

INTRODUCTION AND OVERVIEW

Several of the major points of the FY 2022 Budget are as follows:

- Management of personnel and compensation program to align with current market environment:
  - Staffing level at 451.5 full-time equivalents "FTE" with the funding breakdown as follows:
    - 441 full-time equivalents (funded);
    - 10.5 full-time equivalents (unfunded; budgetary savings of $900,000); positions to remain vacant pending an identified funding source and workload justification.
  - Continuation of the annual performance-based merit program (3% on average) effective July 1, 2021 in an estimated cost of $1 million.
- Reduction (-2% or -$259,652) in departmental maintenance and operations budgets (General Fund) including controls on non-essential spending.
  - Net reduction is in excess of -5% after adjusting for new initiatives (e.g. elections, municipal court office space lease, Innovation Academy field maintenance IGA, etc.) and growth drivers including risk insurance premiums (8% growth or +$59,500 based on premium trends), maintenance of new parks (+$42,000 for AlphaLoop, Thompson Street Park, Maddox Park, and Encore Park), and expanded Public Safety Taser program (42% growth or +$30,000).
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, police tasers, etc.) coupled with minor maintenance capital needs. The FY 2022 budget experienced growth due primarily to approval of the Quint lease as part of the 2021 Mid-Year budget (replaced 1 Pumper with a dual-purpose Quint including ladder and water pumping capabilities).
- $904,083 is included for targeted operating initiatives (please refer to the *Operating Initiatives Request* section of this document for detail of the requests).
- Funding from the General Fund which is available for immediate capital investment in 2022 includes the following:
  - $5,836,799 Fund Balance for one-time capital;
  - $1,650,000 Recurring Capital Contribution from the General Fund

  $7,486,799

Please refer to the Fund and Departmental Summary sections of this document for (1) multi-year revenue/expense statements on both a citywide and individual fund basis (e.g. Special Revenue Funds, Enterprise Fund, etc.) as well as (2) a personnel listing by department.

DRAFT

INTRODUCTION AND OVERVIEW

Budget and Millage Rate Hearings

As set forth under Georgia law and the City of Alpharetta Code, citizen input is solicited during the process of adopting the budget through publicly advertised meetings as follows.

DATE	ACTION
April 26, 2021	Distribute 2022 Mayor's Recommended Budget
May 3, 2021	Council Meeting
May 17, 2021	Council Meeting
May 24, 2021	Council Meeting
June 7, 2021	Public Hearing and Council Meeting (Budget)
	1st reading of Budget Ordinance
	1st reading of Millage Rate Ordinance
June 21, 2021	Public Hearing and Council Meeting (Budget)
	2nd reading of Budget Ordinance
	2nd reading of Millage Rate Ordinance

Budget Issues and Priorities

The FY 2022 Budget formalizes numerous key financial factors which have been themes for several years within the government.

- ✓ Bond ratings;
- ✓ Cost of government;
- ✓ Taxpayer savings;
- ✓ Debt service payments;
- ✓ Expansion of departmental service levels;
- ✓ Maintaining an effective capital improvement program;
- ✓ Proper use of fund balance; and
- ✓ Funding recurring capital from operating budget.

Bond Ratings

The city's AAA bond rating was reaffirmed by Moody's and Standard & Poor's ("S&P") during April 2020 in conjunction with the sale of $18 million (par) of City of Alpharetta General Obligation Bonds Refunding Bonds, Series 2020, for refunding of the outstanding Series 2012 General Obligation Bonds (saving over $300,000 annually).

The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs. This rating demonstrates the strongest creditworthiness relative to other US municipal or tax-exempt issuers and reflects the city's current sound financial position as well as strong financial management practices guiding our ongoing decision making. These practices are supported by formal policies to guide budget and procurement practices, capital investment,

EXCERPT

INTRODUCTION AND OVERVIEW

and debt management. Other positive factors include a relatively strong economic base and debt/pension burdens. The FY 2022 Budget is mindful of these factors and the importance of maintaining the highest rating, not only for our citizens but also our bondholders.

Cost of Government

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The FY 2022 Budget is based on maintenance of the city's millage rate at 5.750 mills.

Fiscal Year	Operating Millage Levy	Debt Service Millage Levy	Total Millage Levy	% Increase (Decrease)
2022	4.935	0.815	5.750	0.0%
2021	4.935	0.815	5.750	0.0%
2020	4.820	0.930	5.750	0.0%
2019	4.770	0.980	5.750	0.0%
2018	4.720	1.030	5.750	0.0%
2017	4.620	1.130	5.750	0.0%
2016	5.000	0.750	5.750	0.0%
2015	4.950	0.800	5.750	0.0%
2014	4.870	0.880	5.750	0.0%
2013	4.820	0.930	5.750	0.0%

The portion of the millage rate funding debt service (Debt Service Fund) is proposed to remain flat with FY 2021 at 0.815 mills.

The portion of the millage rate funding operations and recurring capital investment (General Fund) is proposed to remain flat with FY 2021 at 4.935 mills.

Taxpayer Savings

The FY 2022 millage rate, coupled with the city's substantial Homestead Exemptions, goes great lengths in keeping Alpharetta an affordable place to live and strategically positions us relative to neighboring areas.

The city's multiple homestead exemptions are estimated to save our homeowners over $5 million annually and include:

- Floating Homestead exemption that caps the taxable value growth of homesteaded properties to the lesser of 3% or CPI;
- Basic Homestead exemption of $45,000 off the assessed value of homesteaded properties which is among the highest in the State;
- Senior Basic Homestead exemption of $25,000 off the assessed value of homesteaded properties for residents age 65 and older;
- Senior full-value exemption available to residents age 70 and older who meet certain income requirements.

Debt Service Payments

The city's primary method of funding large scale capital projects is through the issuance of bonds (e.g. general obligation bonds, Development Authority bonds, etc.). General obligation bonds have been issued to fund numerous large-scale projects including public safety

EXCERPT

INTRODUCTION AND OVERVIEW

facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live.

The Alpharetta Development Authority, a component unit of the city that is focused on economic development within our borders, issued bonds in 2016 to fund construction of our state-of-the-art Conference Center. These bonds are funded by a portion of the Hotel/Motel Tax.

Principal and interest payments for fiscal year 2022 are budgeted at $6.6 million with the following forecast: 2023 - 2041[1]: $7 million (annual average). These figures include city and Development Authority obligations and span multiple Funds.

Expansion of Departmental Service Levels (Operating Initiatives)

Recommended operating initiative funding totals $904,083 and is allocated as follows:

	General Fund	911 Fund	Total
Funds Available for Operating Initiatives:	**$ 654,083**	**$ 250,000**	**$ 904,083**
Recommended Initiatives:			
City Admin National Recruitment Services	$ 25,000	$ -	$ 25,000
HRIS Software Enhancement (Emp. Performance)	24,000	-	24,000
Quint Apparatus Staffing (Fire; 6 FTE)	605,083	-	605,083
Portable Radio Replacements (Qty: 200) - Capital Lease	-	250,000	250,000
	$ 654,083	**$ 250,000**	**$ 904,083**

Operating Initiative funding for FY 2022 has been programmed into a non-allocated account within the General Fund. Operating Initiatives not recommended for funding total $317,015. Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

Proper Use of Fund Balance

General Fund - Based on audited financial statements for the year ended June 30, 2020, the city's fund balance totaled $26.6 million. Of this amount, approximately $5.3 million was appropriated in the FY 2021 Budget for capital/one-time initiatives/reserve and $15.5 million has been designated as an emergency account based on a conservative policy of 23% of total appropriations (i.e. roughly 2½ months of operating expenditures). It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures (generally capital investment). Available capital/one-time initiative funding for FY 2022 totals $5.8 million.

[1] Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds issued in FY 2017.

EXCERPT

INTRODUCTION AND OVERVIEW

Funding Recurring Capital/Operational Reserves from Operating Budget

The 2020 budget included $4.8 million in appropriations within the General Fund budget to fund recurring capital initiatives (e.g. milling and resurfacing of city streets, traffic equipment replacement, fleet replacement, stormwater repair and maintenance, etc.). By programming the recurring capital program into the operating budget, the city is announcing to its citizens and stakeholders that capital investment in our roads and infrastructure is a priority that should be funded with certainty as opposed to relying on fund balance which may or may not be accumulated.

However, due to the sudden impact of COVID-19 on forecasted revenues, operational funding from the General Fund for recurring capital was reduced to $189,000 in FY 2021. The city is slowly growing the recurring capital funding in accordance with revenue growth and operational needs. The FY 2022 Budget proposes a recurring capital funding level of $1.7 million.

Funding from the General Fund available for immediate capital investment in 2022 includes the following:

- $5,836,799 Fund Balance for one-time capital;
- $1,650,000 Recurring Capital Contribution from the General Fund

$7,486,799

EXCERPT

INTRODUCTION AND OVERVIEW

Maintaining an Effective Capital Improvement Program (Capital Initiatives)

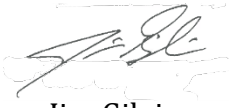
The FY 2022 Capital Plan includes funding of $48 million for capital initiatives (including potential grant funding). Recommended capital investment totals $47 million and is focused on maintaining and improving city infrastructure and assets. An additional $1.4 million is being reserved to provide flexibility for future prioritized capital investment.

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Fund	American Rescue Act Fund	Impact Fee Fund	E911 Fund	Subtotal	Other Sources	Total
Sources:									
Available Fund Balance	$ 2,000,000	$ -	$ 17,160,000	$ -	$ 1,443,100	$ 50,000	$ 20,653,100	$ -	$ 20,653,100
General Fund									
Recurring Capital Program	1,650,000	-	-	-	-	-	1,650,000	-	1,650,000
Available Fund Balance	4,316,799	1,520,000	-	-	-	-	5,836,799	-	5,836,799
Other (Taxes, Investment Earnings, etc.)	100,000	-	7,840,000	6,644,511	-	-	14,584,511	-	14,584,511
Grants (LMIG)	-	-	-	-	-	-	-	5,600,000	5,600,000
	$ 8,066,799	**$ 1,520,000**	**$ 25,000,000**	**$ 6,644,511**	**$ 1,443,100**	**$ 50,000**	**$ 42,724,410**	**$ 5,600,000**	**$ 48,324,410**
Uses:									
Capital									
Information Technology	$ 950,000	$ -	$ -		$ -		$ 950,000	$ -	$ 950,000
Public Safety	767,400	-	-		124,600	50,000	942,000	-	942,000
Public Works	3,344,000	1,520,000	25,000,000	4,644,511	-	-	34,508,511	600,000	35,108,511
Recreation, Parks & Cultural Services	1,584,500	-	-	2,000,000	-		3,584,500	-	3,584,500
Community Development	60,000	-	-		1,318,500		1,378,500	5,000,000	6,378,500
	$ 6,705,900	**$ 1,520,000**	**$ 25,000,000**	**$ 6,644,511**	**$ 1,443,100**	**$ 50,000**	**$ 41,363,511**	**$ 5,600,000**	**$ 46,963,511**
Non-Allocated:									
Future Capital/One-Time Initiatives	$ 1,360,899	$ -	$ -	$ -	$ -		$ 1,360,899	$ -	$ 1,360,899
	$ 1,360,899	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,360,899**	**$ -**	**$ 1,360,899**

Please refer to the *Capital Initiatives Request* section of this document for detail of the requests.

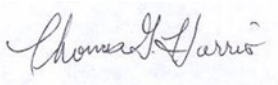
This budget is committed to continuing our focus on providing effective and efficient services to our citizens and stakeholders.

Respectfully Submitted,



Jim Gilvin
Mayor

Robert J. Regus
City Administrator



Thomas G. Harris
Finance Director

EXCERPT

OPERATING INITIATIVE REQUESTS

Operating Initiative Requests

Executive Summary

	General Fund	911 Fund	Total
Funds Available for Operating Initiatives:	**$ 654,083**	**$ 250,000**	**$ 904,083**
Recommended Initiatives:			
City Admin National Recruitment Services	$ 25,000	$ -	$ 25,000
HRIS Software Enhancement (Emp. Performance)	24,000	-	24,000
Quint Apparatus Staffing (Fire; 6 FTE)	605,083	-	605,083
Portable Radio Replacements (Qty: 200) - Capital Lease	-	250,000	250,000
	$ 654,083	**$ 250,000**	**$ 904,083**

Operating Initiative funding for FY 2022 has been programmed into a non-allocated account within the General Fund and 911 Fund.

Operating Initiatives not recommended for funding total $317,015.

Detail (Recommended Operating Initiatives)

General Fund

City Administration

City Administrator National Recruitment Services **$25,000**

This request is for professional services associated with conducting a national search for Alpharetta's next City Administrator. It is inclusive of services of a professional executive search firm, appropriate advertising, and other typical expenses associated with an executive search.

Human Resources

HRIS Software Enhancements **$24,000**

This request is for NEOGOV Human Resources Information System (HRIS) PERFORM module to automate the performance management review process. Increases transparency and engagement between employees and supervisors and identifies growth opportunities for professional development. Easily track workflows and reports on employee performance trends at the organizational, departmental, team, and individual level. Increase operation efficiency and effectiveness by eliminating laborious and cumbersome paper processes.

DRAFT

OPERATING INITIATIVE REQUESTS

Public Safety

Quint Apparatus Staffing (6 FTE) $605,083

In November 2020, the City Council approved funding a replacement Fire Pumper with a Quint Apparatus that provides water-pumping and aerial ladder functionality. This additional functionality will insulate the City from any service fluctuations associated with the City of Milton's eventual relocation of their ladder engine from FS 81.

However, the Quint does require additional staffing over the existing Fire Engine. Specifically, 6 personnel (2 per shift) will be programmed into the FY 2022 budget (3 Lieutenants and 3 Fire Apparatus Engineers; est. cost of $605K annually). The FY 2022 budget also includes a proposal requesting the purchase of an F-250 (est. one-time cost including equipment of $200K) to serve as a Rescue-Rapid Response unit to augment service capabilities and reduce the response of the Quint to lower priority incidents. The requested personnel will be utilized as staffing for the Rescue-Rapid Response unit while the Quint is not in the field. The lower planned utilization of the Quint also enabled the city to extend its useful life from the normal 10-years (typical Fire Engine Pumper) to 13-years which was represented in the financing terms.

911 Fund

Public Safety

Portable Radio Replacement (Qty: 200) – Capital Lease $250,000

The Public Safety Department places a high priority on integrating technology into its operations. A vital component of this strategy is ensuring department operations benefit from advances in technology as they become widely adopted and standardized. Two vital components of technology relied upon by the Department include mobile radios (installed in vehicles) and portable radios (carried by staff). Mobile radios were replaced in 2017 and are functioning well and meet technological needs. Portable radios, however, were replaced in 2015/2016 and have been eclipsed by advancements in technology and have reached end-of-life (as determined by the manufacturer, Motorola). New portable radio models ensure advanced technology for the end-user advancing security, location, encryption, and functionality with public safety partners in the adjoining area. Enhanced battery technology decrease weight and minimizes fatigue. Furthermore, new portable radio models utilize in the field programming, firmware updates, and cellular LTE backup in the event of radio system failure or out of territory utilization. Current estimates include replacing 200 portable radios in an amount approximating $2.2 million (including 7 years of service/maintenance costs).

Technology replacements are being programmed into the operating budget when it makes financial sense to do so (e.g. asset has a relative long-life of 7-years or greater coupled with a high-acquisition cost) through a capital lease arrangement. Mobile radios were replaced under a capital lease arrangement in 2017 with the associated lease payments funded within the 911 Fund operating budget. This request is to fund acquisition of replacement portable radios through a capital lease (7-year term) with the 911 Fund covering the annual payment. Payments will escalate over the life of the lease as software maintenance costs are $0 in year 1 and begin in year 2 with escalation factors

OPERATING INITIATIVE REQUESTS

every two years thereafter (payments estimated between $250K and $360K annually over the life of the lease). The portable radios are being acquired early in their lifecycle and are expected to last in excess of 7-years before any functional obsolescence occurs.

Detail (Unfunded Operating Initiatives)

General Fund

Community Development

Planner (intermediate level; 1.0 FTE) $103,000

This request is for an additional Planner (Intermediate) position to planner to fill-in, oversee trail planning, smart infrastructure, zoning research etc. Requested funding includes estimated salary and benefit expenses.

Public Safety

Public Safety Parking Attendant (1.0 FTE – upgrade from PT to FT) $28,015

This request is for the Parking Attendant position to be changed from a PT position to a FT position. This position reports to the Public Safety Traffic Division to walk the downtown parking areas for parking violations and issue parking citations. The salary and benefits cost for this position would increase from $19,190 to an estimated at $47,205, representing a net increase of $28,015.

Explorer Program $11,000

This request is to cover registration, travel and per diem costs for advisors and explorers to attend five (5) competitions and training conferences per year. Professional services include the registration fees for youth and adults, as well as re-charter fees paid to Learning for Life to cover insurance for the program. Registration and re-charter fees are $3,000 and lodging and per diem costs are $4,500. In addition, the Explorer program has operated out of the main PD Uniform and Equipment budget. We are seeking a line item of $3,500 annually to equip our Explorers with uniforms and equipment when necessary. We have been covering this expense in previous budgets in the past; however, with other expenses increasing, we need dedicated money to continue the Explorer program. Operational costs total $11,000 annually (uniforms, equipment, travel, etc.).

SWAT Training and Conferences $45,000

- **SWAT Tactical Medic Training:** This request is for two (2) SWAT Medics to attend a Tactical Medic Class. Though our Medics are highly trained, they need more advanced training in trauma care specific to the type of specialized care needed to treat wounds and injuries that happen in SWAT operations and training. They will receive advanced training taught by medics that have been in combat, enabling them to save more lives in the most serious of situations. $7,600
- **SWAT Sniper Training:** This request is for the SWAT Long Rifleman to attend an Advanced Marksmanship Class. This training will enhance their skill in making precision rifle shots in different environments, in various conditions, and from

OPERATING INITIATIVE REQUESTS

different positions. When these operators take a shot, they are shooting at an area of about 1.5 inches, so their skill must be at the highest level. These types of classes are crucial for the safety of officers and citizens. $5,500

- **SWAT Team Leader Training:** This request is for two (2) Team Leaders to attend a SWAT Team Leader Class. This training teaches many aspects of being a team leader, including but not limited to decision making, planning, risk assessment, risk mitigation and legal liability. This training is crucial in a Team Leader in running successful SWAT Operations, resulting the safest resolution of incidents as possible. $6,250
- **SWAT Negotiator Outside Instruction:** This request is to bring in an outside Crisis Negotiator Instructor. Crisis Negotiators are highly trained and need on-going training to maintain their proficiency level. This training is not offered locally, so the best way to get the training is to bring in an outside instructor to provide the training. It may be possible to recover some of the cost by charging other agencies to take the training. $6,000
- **SWAT GTOA Conference:** This request is for four (4) SWAT Operators to attend the Georgia Tactical Officers Association (GTOA) Conference. This conference allows operators to attend advanced training that is taught by instructors that are from outside of our normal area of operations. They will be exposed to new and different tactics and techniques that will improve the way we conduct operations. This outside training is mandated by national standards. This conference is a portion of our 40-hour annual in-service training requirement, which is also a national mandate. $10,650
- **SWAT Negotiator Conference:** This request is for four (4) Crisis Negotiators to attend the Negotiator Conference. Though our negotiators are highly trained, they need more advanced training in negotiations with different people in various situations. This will also allow negotiators to gain other skills needed for successful negotiations. $9,000

SWAT Night Vision Lease **$3,600**

This request is for the SWAT Team to lease night vision goggles and a thermal viewer for night-time operations. These devices are crucial for the SWAT Team to perform their duties. The cost to buy one set of goggles is $14,000 per unit while we can lease them for 300 per set. We have eleven (11) sets of goggles and one (1) thermal viewer.

Training Space **$116,400**

This request is for the rental of an approximately 10,000 square feet office/warehouse space for training purposes for one (1) year. Due to the climate of the country today the Public Safety Department has adjusted some areas of training and added additional training to ensure that the City of Alpharetta remains ready to handle any situation that it encounters. Use of Force and De-escalation as well as Defensive Tactics have become much of our focus. We have always done a very good job training on these topics, but we

DRAFT

OPERATING INITIATIVE REQUESTS

want to do more. When it comes to De-Escalation and Use-of-Force Training, doing realistic scenarios are the best way to reinforce classroom and online training.

To accomplish this goal, the Public Safety Department needs a facility where it can set up scenarios. This includes simulated houses, businesses, schools etc. The common term for this is "Shoot House." There are various ways, including physically building walls, walls on wheels, and various temporary structure, to make a "Shoot House" work. All of these options require a permanent dedicated space. Currently we do not have enough space to utilize any form of "Shoot House."

In order to train Defensive Tactics, we also need a dedicated permanent space. We need to have the ability to have mats and other equipment set up at all times. If we do not have a dedicated permanent training space, time is wasted rolling and unrolling mats. Constant rolling and unrolling will also reduce the life of the mats due to constantly taping and un-taping.

Changing the way training is done has caused us to add training staff, so we do not have enough office and storage space. This is an on-going issue.

We have located a couple of office/warehouse locations that would be ideal for our needs. Depending on the length of the lease, we would get an allowance from the owner for build out costs. The cost of leasing the space is approximately $9,700 per month, including rent and utilities.

Defensive Tactics Mats **$10,000**

Contingent on the approval of the training space, the department is also requesting funds for defensive tactics mat.

EXCERPT

CAPITAL INITIATIVE REQUESTS

Capital Initiative Requests

Summary

Capital Funding Sources:

General Fund	
Recurring Capital Program	$ 1,650,000
Available Fund Balance	5,836,799
E911 Fund	
Available Fund Balance	50,000
Capital Project Fund	
Available Fund Balance	2,000,000
Other (interest earnings)	100,000
T-SPLOST Capital Fund	
Available Fund Balance	17,160,000
Other (taxes, interest earnings)	7,840,000
Impact Fee Fund	
Available Fund Balance	1,443,100
Grant[2]	5,600,000
American Rescue Plan Act (both tranches)	6,644,511
Total Sources:	**$48,324,410**

Recommended Capital Initiatives*:

Recurring Capital Initiatives	$ 6,587,000
Stormwater/Drainage Initiatives	1,420,000
General Capital Initiatives	7,312,000
TSPLOST Initiatives	25,000,000
American Rescue Act Initiatives:	6,644,511
Total Uses:	**$46,963,511**

Non-Allocated (Future Capital/One-Time Investment)

Capital Project Fund:	$ 1,360,899

** Capital initiatives not recommended for funding total $5,397,150.*

[2] Includes potential LMIG grant funding for milling and resurfacing initiatives ($600,000) and Transportation Improvement Program grant funding ($5,000,000) for North Point Parkway improvements and would be appropriated upon execution of binding agreements and/or receipt of the funds.

CAPITAL INITIATIVE REQUESTS

Detail (Recommended Capital Investment)

American Rescue Act (and other sources where noted)

Public Works

Recurring Milling and Resurfacing $3,000,000 (multiple sources)

Priority 1: This request is for the on-going maintenance of milling and resurfacing and preservation of city streets. Resurfacing of city streets increases the life expectancy of the roads. Without resurfacing, roadways will deteriorate and be more costly to repair. It is anticipated that this project will be augmented through an LMIG grant (additional $600,000 that will be appropriated upon grant submission/approval) and American Rescue Act funding.

In FY 2019, the City contracted with Dynatest to complete a full evaluation of the city roadways. Each road receives a Pavement Condition Index score between 0 and 100. This standardized rating system is also used by the Georgia Department of Transportation. Lower scores indicate need for maintenance or reconstruction.

In FY 2022, the City will allocate funding in accordance with the Pavement Condition Index findings and identify preservation techniques that will best extend the life of our roads. This includes a combination of surface coating techniques, milling and resurfacing, soil cement, etc.

Funding to be provided through the following sources: Recurring Capital ($1,150,000); Fund Balance ($74,000); LMIG Grant ($600,000); and American Rescue Act ($1,176,000). Grant funding will be appropriated upon execution of binding agreements and/or receipt of the funds.

Recurring Stormwater Pipes/Structure Repair $2,894,511 (multiple sources)

Priority 1: This request is for stormwater pipe and structure maintenance, repair, and replacement. This category includes unclogging pipes and structures filled with sediment and debris, repairing pipes by relining, contractual repairs to stormwater structures, and pipe replacement projects. The contractual pipe unclogging and structure repair will be throughout the city based on inspection results.

Funding to be provided through the following sources: Fund Balance ($750,000); and American Rescue Act ($2,144,511).

Recurring Sidewalk Maintenance and Repair $1,324,000

Priority 1: This request is for the continual maintenance and repair of the city's sidewalk inventory. Over the last 10 years, the city has expended in excess of $5 million on sidewalk projects. During that same period, the city's sidewalk inventory has also been increased through larger roadway and streetscape projects, through private development, and through annexation. This request will fund the replacement/repair of approximately 26,500 linear feet of sidewalk.

EXCERPT

CAPITAL INITIATIVE REQUESTS

In FY 2019 the City contracted with Dynatest to complete a sidewalk inventory and evaluate sidewalk conditions. This list standardizes the evaluation process, provides a clear prioritized list of sidewalks needing repair, and ties sidewalk data into the city's GIS and asset management software. Types of repairs (cracking, trip hazard vertical displacements, and spalling) along with location (near schools and parks, along arterial roadways, in the downtown district, etc.) will help determine the repair priority. Due to the large number and complexity, the City contracts out some of these repairs. This budget item covers the cost of sidewalk repairs completed by outside contractors. This work will occur in various locations throughout the city pursuant to the Dynatest findings.

Recreation, Parks & Cultural Services

Replace Boardwalk between old Wild Wings and Greenway $2,000,000

Priority 1: The current boardwalk in this location is in need of replacement. The poor design has accelerated the decline of the boardwalk. Whole sections of the boardwalk are failing, and some sections have been replaced and/or repaired numerous times. This project would replace in excess of 1,115 linear feet of boardwalk that connects the commercial areas with the City of Alpharetta's Greenway.

Recurring Capital Initiatives

Public Works

Recurring Traffic Signal System Maintenance $100,000

Priority 1: This request is for the continual maintenance, repair, and upgrading of existing traffic signals throughout the City. This includes vehicular detection systems, pedestrian signals, signal heads, signal cabinets and components, and signal communication systems. This funding request also allows for the replacement of loops removed during the annual milling and resurfacing project.

Recurring Traffic Control Equipment $100,000

Priority 1: This request is for equipment necessary for traffic control throughout the City. This includes traffic signal communications, traffic monitoring, and temporary traffic control measures. Traffic signal communications enable the intersections to work together and smoothen traffic flow. Traffic signal monitoring includes equipment such as traffic cameras and maintenance to the Traffic Control Center. Temporary traffic control equipment includes devices used to detour or delineate traffic flow, such as cones, delineators and barricades, and variable message boards.

Recurring Traffic Responsive System Maintenance $150,000

Priority 1: Since 2018, the Georgia Department of Transportation has upgraded over 100 signals throughout the City with new software (MaxTime) and has worked with the City staff to develop new Traffic Responsive timing plans along major corridors. All at no cost to the City. This request provides funds to maintain the upgraded traffic signal software and equipment provided and installed by GDOT. Additionally, the funds will be utilized to

EXCERPT

CAPITAL INITIATIVE REQUESTS

work with consultants to analyze data collected through these upgrades to continue modifying timing plans and expand the system throughout the City with new signal timings. The funds will also be utilized for maintenance, replacements, upgrades, and necessary installations of network, security, and communication systems to and from signalized intersections/traffic cameras in the server room and out at the field. Furthermore, this request is for maintenance, replacements, upgrades, and installations of emergency vehicles preemption system and connected vehicles technology.

Recurring Traffic Striping and Signage $200,000

Priority 1: This request is for purchase of equipment and material needed for the repair/replacement of traffic striping and signage throughout the City. Repair/replacement of striping consists of refreshing the existing striping due to normal wear and the restriping of roadways after milling and resurfacing. Repair/replacement of traffic signage consists of replacement of existing signage due to normal wear as well as damage. This request also includes equipment/materials needed for fabrication of the city's signage (performed in-house).

Recurring Traffic Calming Improvements $75,000

Priority 1: This request is for the identification, design, and implementation of safety improvements primarily in neighborhoods and at high crash rate intersections. Additionally, funds will enable staff to implement necessary traffic calming measures within the city. Projects may consist of roadway striping, signage such as radar signs, speed cushions, and channelization to mitigate existing safety deficiencies. Program will enhance public health and safety for users of the city's transportation system.

Recurring Bridge Maintenance $150,000

This request is for the continual performance of required repairs and maintenance measures identified by Georgia Department of Transportation (GDOT) inspectors during their biennial inspections of city owned bridges. Tasks include: the removal of corrosion and repainting of bridge supports; remediation of erosion issues; installation/extension of concrete encasements around piles; cleaning and sealing deck joints; and replacement of failed wing walls. Failure to address these items can lead to further deterioration of bridge conditions.

Below is our list of bridge repair locations in order of highest priority to lowest. It is anticipated to complete bridge repairs at the first three locations in FY 2022: 1) Waters Road over Long Indian Creek; 2) Windward Pkwy westbound lanes over Big Creek; 3) Windward Pkwy eastbound lanes over Big Creek; 4) Windward Pkwy eastbound lanes over Camp Creek; 5) Windward Pkwy eastbound lanes over Big Creek Tributary; 6) Mansell Road westbound lanes over Foe Killer Creek; and 7) Windward Pkwy westbound lanes over Camp Creek. Future year funding will cover any needs not completed in the list above as well as findings from future GDOT Inspections.

CAPITAL INITIATIVE REQUESTS

Recurring Tree Planting and Landscape Improvements $265,000

Priority 1: This request is for tree pruning, tree removal, tree planting, and landscape improvements within city rights-of-way. The city's aging tree canopy within right-of-way areas requires pruning and removal to address issues such as pedestrian and vehicular safety, conflicts with streetlights, signal head clearance, and intersection sightline clearance. FY 2022 funding will be used at various locations throughout the city including along Kimball Bridge Rd. The Kimball scope includes installation of landscape within the right-of-way area from the east side of the bridge to Sterling Brooke Drive. The proposed landscape is intended to replace the landscape buffer that was installed by Sterling Brooke as part of their development plan and which they were responsible for maintaining. Once installed by the City, the replacement landscape within the right-of-way at this location will also be maintained by Sterling Brooke in perpetuity.

Recurring F-250 Truck Replacement $65,000

Priority 2: This request is for the replacement of a F-250 truck within the Public Works fleet. The F-250 replacement is based on age and/or maintenance/repair costs. These vehicles are expected to last in excess of 130,000 miles. FY 2022 replacements include Unit #689 (2011 model year F-250 4x2 Crew Cab) with 103,000 miles. This unit is utilized by our construction crew and is constantly idling for long periods of time, which is taxing on the vehicle. The transmission is beginning to show signs of slipping. The utility boxes on the sides are failing. Due to the age and wear and tear on the vehicle, this vehicle is scheduled for replacement.

Recurring Chipper Truck Replacement $140,000

Priority 2: This request is for the replacement of 1994 Ford F-800 Chipper Truck (Unit # 74) within the Public Works fleet. This vehicle enables staff to haul wood chips and is essential to enable staff to clear trees and brush from City right of way while recycling the debris to usable mulch. The chipper truck replacement is based on age, wear and tear, and maintenance/repair costs. This truck has extensive rust and corrosion on the frame, chassis, and suspension. Cracks and dry rot have developed on the air brake lines. The only backup staff has for this vehicle is a chipper-insert that allows current vehicles to assume some of the functionality (smaller-scale).

Recurring Skid Steer Loader Replacement $85,000

Priority 2: This request is for the purchase of a skid steer loader to replace a 2004 New Holland LS190 skid steer loader. This equipment allows staff to perform various digging, hauling, and lifting tasks on jobsites as well as loading/unloading cargo at Public Works headquarters. The current unit is showing its age and have a significant repair backlog including:

- Unit will not maintain proper hydraulic pressure when using hydraulic attachments;
- Both boom pivot pins, mounting pins and attachment arms need to be replaced;
- Both male and female hydraulic connections are worn out and will not safely keep hoses connected when in use;

CAPITAL INITIATIVE REQUESTS

- All tires need to be replaced immediately; and
- Units tilt bucket remote is inoperable and will need to be completely re-wired and the remote replaced.

Streetlight Maintenance (recurring) $80,000
Priority 1: This request is for City streets that currently do not have enough lighting or no lighting at all throughout the street and maintenance to existing City owned streetlights. The City owns and maintains approximately 600+ lights. This work will include installation and maintenance of new and existing lighting either on existing power poles or the installation of new poles along with lighting. This will increase the safety of citizens who use our streets and sidewalks daily. Periodic inspections and troubleshooting will ensure longevity and minimum replacement of lighting components.

Traffic Control Center/Server Room Maintenance (recurring) $60,000
Priority 1: This project is to make necessary improvements and keep the City traffic control center and server room equipment up to industry standards, concerning network communication and security features. Some of the major tasks include: 1) Asset management and upgrade assessment of ITS equipment; 2) Server room reorganization and reconfiguration; 3) Commissioning and configuring new and existing switches, routers, firewalls, and servers; 4) Implementing and configuring network management tools and software packages.

City Trash Receptacle Service (recurring) $50,000
Priority 1: This initiative proposes that 80 trash receptacles owned by the City and located within City right-of-way be serviced two days per week by a private vendor.

The work area will be split into two areas as follows: Area 1) all receptacles located within the Downtown Overlay District; and Area 2) all receptacles located outside of the Downtown Overlay District.

Justification: Public use of City owned trash receptacles has increased dramatically over the last few years, particularly in the Downtown Overlay District. The increased public use has resulted in a corresponding increase of Public Works resources committed to servicing the receptacles. The effect of this increased commitment to trash receptacle service is a decline in roadside litter collection, vegetation management, and other general right-of-way maintenance activities by the department.

Recurring PS Facility Roof Repairs/Wall Restorations $250,000
Priority 1: This request is for roof replacement of the metal roof segment at Fire Station 81. This roof was installed in 1996 and totals approximately 5,800 sq.ft. Although the field of the roof is in good shape, the transition at the ridge and eave are showing significant signs of age and are no longer providing adequate watertight protection. This facility is actively experiencing leaks. The metal roof segments at FS 82 and 83 were replaced in fiscal years 2020 and 2021 (proposed) respectively.

DRAFT

CAPITAL INITIATIVE REQUESTS

Recurring Facility Renovations (Fire Stations) $60,000
Priority 1: This request is for the renovation of bathrooms, kitchens, flooring, lighting, appliances, ceiling fans, etc. at various Fire Stations within the City. The renovations will be accomplished over multiple years. FY 2022 request includes: LED lighting in multiple fire stations, bathroom remodeling in multiple stations, exterior paint for Station 86, and pressure washing, sealing, and trim painting at various fire stations.

Recurring Rec Facility Bathroom, Painting, Floor Repairs $30,000
Priority 1: This request is for interior and exterior painting, updating sinks, toilets, and hand dryers as well as floor repairs at Webb Bridge Park restroom and concession, improving the functionality and the aesthetics of the facilities.

Recurring Parking Garage Maintenance $25,000
Priority 1: This request is for general maintenance of the two Parking Garages. For FY 2022: City Hall Parking Garage work includes painting stairway handrails, washing windows, pressure washing inside surfaces of garage, inspection of structural components and repair as needed. Typical repairs include, but are not limited to, epoxy injections for structural cracks on columns and wall surfaces, expansion joint repairs to verify proper flex under heavy loads and create a watertight seal, etc.

Recurring HVAC Replacements $60,000
Priority 2: This request is for the replacement of HVAC units for all City maintained facilities. Useful life expectancy for HVAC units is 15 years and a lot of the units serving facilities within the City are approaching or have exceeded the life expectancy. FY 2022 replacements include units at the Fire Stations 81, 84, and 85.

Recurring Generator Replacement (Detention Facility) $100,000
Priority 1: This request is for replacement of generators for city facilities. New generators will be natural gas instead of diesel. FY 2022 replacement is for Detention Facility. Currently, its unit is over 20 years old.

<u>Information Technology</u>
Recurring Technology Replacement (all city departments) $300,000
Priority 1: This request is to provide for the annual replacement of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which may or may not equate to the actual need during the fiscal year). The city currently has 555 computers in operation (288 desktops; 267 laptops). The main component of the FY 2022 request includes funding for the replacement of approximately 132 PCs, 75 iPhones, 44 iPads, and wireless access points throughout city facilities (although actual replacement will be driven by equipment condition).

EXCERPT

CAPITAL INITIATIVE REQUESTS

The current city standards for technology replacement (based on funding availability)are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop PCs (4 years); iPad tablets (3 years); iPhones (3 years);large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access Points [WAPs] (5 years);network routers/switched/firewalls (5 years); telephony gateways (5-6 years). Larger replacement initiatives are not included in this appropriation (e.g. CISCO network devices).

Recurring Network Devices (all city departments) $350,000

Priority 1: This request is for network equipment replacement (typically CISCO, HP, and Palo Alto) for the data center at Public Works (PW), Pubic Safety, City Hall, and other network facilities at various City locations. The equipment to be replaced provides system-wide functionality and includes: the central core switch/router (catalyst 6500/7600 replacement) at PW, core switch/router (catalyst 3750 replacement) at Public Safety, switches for Recreation and Parks, City Hall, etc. (catalyst 3560s), a variety of network controllers, various power supplies, giga-ports for switches, and miscellaneous connective components at all locations. This will provide greater reliability, reduced annual costs, and greater efficiency and capability for the use of system applications for the city.

<u>Public Safety</u>

Recurring Fleet Replacement (Qty: 7) $305,000

Priority 1: This request is for the forecasted annual replacement of Police and Fire SUVs, light trucks and motorcycles. The replacement need is driven by the model year, mileage and mechanical condition of the vehicles. Emergency response vehicles are expected to last in excess of 100,000 to 110,000 miles; administrative vehicles will generally run somewhat longer. This request includes the complete upfitting costs for new vehicles and the stripping costs for expired vehicles in preparation for public auction. Replacement vehicles to be purchased in FY 2022 include: (2) SUVs for Patrol; (1) F150 for CID; (1) SUV for the Admin team; (1) F150 for Training and (2) motorcycles, totaling 7 vehicles.

Recurring Public Safety Equipment (replacement) $211,000

Priority 1: This request is for scheduled replacement of equipment that is essential for the safety of firefighters and police officers which has expired, failed inspection, is uneconomical to repair, or otherwise must be taken out of service.

FY 2022 request includes: funding for Fire Station replacements for furniture/bedding ($10,000) and fire tools/equipment ($15,000); replacement of (2) turnout gear washing machines for Stations 81 and 83 ($14,000); replacement of exercise equipment ($10,000); (12) AEDs (Patrol $17,000); extrication equipment ($45,000); turnout gear and PPE for firefighters ($60,000); PD tools/equipment ($40,000).

CAPITAL INITIATIVE REQUESTS

Recreation, Parks & Cultural Services

Recurring Park Enhancements **$120,000**

Priority 2: This funding is for amenities within the parks themselves such as fence replacement and repair, bleacher repair and replacement, new trash cans, new benches, netting replacement and signage not related to wayfinding (such as park rules, dogs on leash, no smoking, etc.) and maintenance shade structures. Each year we are repairing and/or replacing the amenities, plus adding these same amenities to our new parks and downtown areas.

Recurring Playground Equipment Improvements **$100,000**

Priority 1: One of our park systems favorite amenities is our playgrounds. This program will allow for the replacement of all our playgrounds in a timely manner. FY 2022 funding is for replacement of the playground at Wills Park # 3. The Kings Ridge Playground was originally built in 2003.

Recurring Park Repairs/Improvements **$125,000**

Priority 1: This funding is for general park repairs and improvements on a smaller scale (non-capital size projects). This account allows us to repair trails throughout the system as they need to be repaired. As an example, FY 2021 funds were used to: (1) remove and replace parking lot curb at Windward Community Park; (2) remove and replace damaged sidewalk at Union Hill Skatepark; (3) design and install a modular block wall at Wills Park Recreation Center; (4) repair concrete walkways and pads at Wills Park; (5) repair and refinish Gym 1 floor at Community Center, etc. This account is crucial to the Department's ability to respond to the needs and repairs as they arise throughout the year. The additional funds requested, beginning in FY 2022, will be used to repair picnic shelters/pavilions, as needed.

Recurring Tennis Courts Resurfacing **$60,000**

Priority 1: This request is for the repair/resurface/recoat of tennis courts with a fabric crack repair system. The FY 2022 request is for the resurfacing of four tennis courts at Webb Bridge Park. These courts were last resurfaced in FY 2014. Department policy is to resurface athletic courts every five years. A five-year cycle for this work is recommended to maintain the courts in the best and safest condition for public use.

Recurring Synthetic Turf Field Replacements **$500,000**

Priority 2: This request is for the replacement of North Park turf field #2. This multi-use field is over 11-years old and accommodates youth football, lacrosse, soccer programs, and public use. Average life of a turf field is 8-10 years. This field has required extensive turf repairs over the past 2-years. The current condition calls for immediate replacement for better playability and safety for users.

DRAFT

CAPITAL INITIATIVE REQUESTS

Recurring Fleet Replacement (Qty: 6) $275,000

Priority 2: This request is for the forecasted annual replacement of Recreation, Parks & Cultural Services vehicles. The replacement criteria is as follows: 1) when the department director determines it is no longer cost effective to retain the vehicle; 2) when either mileage or age reaches or exceeds 10-years of service or 125,000 miles; and 3) motorized equipment damaged in accidents shall be inspected by the Safety/Risk Administrator to determine feasibility of repairs as compared to replacement cost. FY 2022 includes replacement of (3) 2008 Ford F-150s; (2) 2008 Ford F-250s; and (1) 2005 Ford 15 passenger bus, totaling (6) vehicles.

Recurring Park Equipment Replacement $122,000

Priority 2: This request is for the replacement of (1) 1999 Skid Steer Loader, (1) 2007 EZ-Go Golf Cart, (1) 2012 John Deer 6x4 Trail Gator, (1) 2012 John Deer Turf Gator, (1) 2014 Turbine blower, (1) 2006 John Deer Field Rake, and (1) 2007 Mill Creek Turf Tiger Spreader. Replacement requested due to age, hours of use, and estimated repair cost.

Recurring Greenway Improvements/Repairs $250,000

Priority 3: This fund will be used to repair, improve and enhance the entire length of the Alpharetta Greenway. This asset is extremely valuable to the City but is showing its age. Washouts, erosion, heavy use and constant maintenance has taken a toll on the Greenway. Major repairs are needed on the boardwalk portion of the Greenway. Many trees need to be maintained and/or removed to ensure the health of the Greenway and Big Creek.

Stormwater/Drainage Initiatives

Public Works

Recurring Stormwater Drainage Maintenance $200,000

Priority 1: This request is for the continual maintenance and small drainage maintenance work within the city including: (1) small repairs such as grouting, paved inverts, and replacing tops; (2) annual maintenance of the city's stormceptor units, oil/water separators, and city-owned detention ponds (as required by the Georgia Environmental Protection Division); and (3) Water Quality lab testing (as required by the Georgia Environmental Protection Division). The breakdown for this account is approximately $70,000 for pond and best management practices maintenance and $130,000 for testing, sampling, sweeping, crew materials, etc.

Recurring Stormwater Inspections $120,000

Priority 1: The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete several inspections to protect our stormwater system. These inspections include site visits to private industrial facilities, private carwash and auto body repair shops, city ponds and stormwater management facilities, private ponds and stormwater management facilities, and city-maintained storm structures and pipes. These inspections help us identify maintenance repair work, help us prioritize our crews and CIP lists, and help us recognize private violations of the stormwater ordinance.

DRAFT

CAPITAL INITIATIVE REQUESTS

This project includes hiring a private consultant to complete the inspections so that city staff can focus their efforts toward planning, maintenance, and enforcement activities.

Recurring Stormwater Design/Studies $100,000
Priority 1: This request funds various drainage, flood, and watershed studies that are required by state and federal regulations. Watershed studies identify capital projects to improve water quality in impaired streams. Additional studies include dam breach analysis, bacterial source testing, emergency planning and estimating damage, GIS maintenance, inventory updates, stream delisting, etc. These studies also identify future capital improvement projects or provide specific information that can be used by the city to meet regulatory compliance or further our service to our citizenry.

Meadow Brook Hills Drainage Improvements (design) $250,000
Priority 1: This request is for design of drainage improvements in Meadow Brook Hills. This neighborhood has experienced drainage impacts of redevelopment. The impacts are localized between homes and are having a cumulative effect as you move downstream. The City is working with the on-call consultants to design a solution that will address the drainage issues in this neighborhood.

General Capital Initiatives

Community Development

North Point Parkway Corridor Imp. (TIP Grant) $6,250,000 (Grant; Impact Fee)
Priority 1: This initiative represents Atlanta Regional Commission TIP (Transportation Improvement Program) grant funding ($5,000,000) and associated match funding ($1,250,000) for North Point Parkway improvements which includes 12' sidewalks, landscaping, lighting, placemaking signage, and crosswalks as recommended in the North Point LCI and North Point Placemaking Plan. Grant funding will be appropriated upon execution of binding agreements and/or receipt of the funds. The Public Works Department will handle the construction phase of this project and, as such, this activity will be reported within the budgetary schedules under Public Works Department ownership.

Design Services $60,000
Priority 2: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Comprehensive Plans, Small Area Plans, project designs such as plazas, landscape architecture, hosting a series of public input sessions, conceptual design standards, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of performance by City Staff that our citizens and business owners are accustomed to.

CAPITAL INITIATIVE REQUESTS

Impact Fee Study Update **$68,500 (Impact Fee)**
Priority 2: This initiative includes the review and update of the city's impact fee ordinance to reflect current capital needs and adjust the resulting fees and categories (e.g. parks, roads, etc.) accordingly. The last update occurred in 2015. Funding is provided through the Impact Fee Fund. This activity will be recorded within a non-capital account (professional services) and, as such, will be reflected within the budgetary schedules as Maintenance & Operations activity.

Public Works

Stormwater Asset Management Assessment **$100,000**
Priority 1: This request is for an Asset Management Assessment of the entire Stormwater System to reasonably determine the condition and annual funding necessary to maintain the integrity of the system. This includes assessing and recommending funding levels for pipes, structures, management facilities such as ponds and swales, and operation needs such as inspections and testing. The study would include historical spend and costs to complete backlog. The study would assist the City in determining the state of the system, current funding adequacy, future funding level recommendations as well as best practice recommendations to our current stormwater code and operations. This phase would serve as the basis of a stormwater utility feasibility report should a dedicated funding source for stormwater maintenance be considered by mayor/council.

Design Services **$75,000**
Priority 1: This request is for various design services associated with minor projects unable to be completed by city staff. Such services include structural designs and/or evaluations, sub-surface geotechnical investigations, miscellaneous right-of-way/easement research. Utilizing experts in various fields enables city staff to make the appropriate decisions related to resolving construction issues. Additionally, the information gathered by the design professionals allows staff to properly design or address issues in the field.

Information Technology

City Council Audio Visual Replacement **$300,000**
Priority 1: This request is for the modernization, replacement, and upgrade of the City of Alpharetta City Council audio visual system located in City Hall. The equipment to be replaced provides support for City Council and other City meetings for conducting in person and remote broadcast of audio and video data. By replacing the equipment, this will provide greater reliability, reduced annual costs, and greater efficiency and capability for the use of the audio/video systems. The existing/remaining components will have reached end-of-life either in age or functionality. Software/equipment maintenance costs are estimated at $30K annually and will impact the operating budget in FY 2023.

DRAFT

CAPITAL INITIATIVE REQUESTS

Public Safety

E-911 Facility Renovations **$50,000 (E911 Fund)**

Priority 2: This request is for renovations to the E-911 facilities, including restrooms, breakroom, and training area. The current facilities are original to the structure and in need of repair. Renovations will include removal and replacement of sinks, toilets, partitions, cabinets, and appliances, improving the aesthetics and functionality of the facility. Funding is provided through the E911 Fund.

Lucas Chest Compression System Devices **$176,000**

Priority 1: This request is for acquisition of (8) Lucas-3 chest compression system devices. Lucas devices provide uninterrupted, consistent chest compressions during resuscitation events. This helps create life-sustaining perfusion of the heart and brain and ultimately increases the survivability rates in a cardiac arrest. With the LUCAS device, fatigue, individual variations or psychological factors are removed from CPR and there is no longer a need for switching providers every two minutes. LUCAS devices also help provide high-quality, uninterrupted chest compressions during patient movement and transportation. Placing one of these devices on each of our apparatus, including Air & Light Truck, would provide our personnel with a vital tool in the treatment of cardiac arrests.

Fire Rescue-Rapid Response Truck **$200,000 (Impact Fee; FB)**

Priority 1: This request is for the acquisition of one F-250 Rescue-Rapid Response truck for Fire Station 81. To maximize staffing service capabilities, the Department proposes to purchase this vehicle to augment service capabilities and reduce the response of larger vehicles to lower priority incidents, thereby, extending the life of the larger vehicles. This vehicle will be versatile, smaller, and more mobile to reach automobile cars in parking decks and serve the greenway. The system can also be used to complete gross decontamination of firefighters as they exit structure fires to reduce the exposure to carcinogens. Funding is provided through Impact Fees ($124,600 based on allowable impact fee funding allocations) and Fund Balance ($75,400).

Recreation, Parks & Cultural Services

The Stories Project **$12,500**

Priority 1: This project entails video recording the stories and oral history of our citizens and their memories of the Alpharetta Experience. This project will continue and involve the recordings of a number of citizens each year as seniors are willing to express their emotions, memories and recollections of the Alpharetta they have known. As time progresses, the videos will be compiled so they can be used as an online story of our past and its respected citizens who have helped to shape our city. This documentation will also be used within the History Center as an oral history of Alpharetta's development over time. This funding supplements existing funding within the FY 2021 budget ($12,500) to provide a total of $25,000 for investment in this project in FY 2022.

DRAFT

CAPITAL INITIATIVE REQUESTS

Design Services **$20,000**

Priority 2: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Recreation Master Plans, construction plans for recreation amenities including pavilions, gazebos, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of services our customers are accustomed to.

T-SPLOST

Old Milton Parkway Capacity Improvements **$2,000,000**

Priority 1: Project consists of widening Old Milton Parkway (SR 120) between GA 400 and State Bridge Road to provide a 6-lane divided section with appropriate pedestrian and bicycle amenities. Additionally, this project includes the design and construction of intersection improvements throughout the corridor that would add capacity to improve safety and intersection operations. Intersections include, but are not limited to, the following locations:

- Old Milton Parkway at Cotton Creek entry/Brookside Parkway;
- Old Milton Parkway at Vista Forest Drive/Brookside Parkway;
- Old Milton Parkway at Park Bridge Parkway/Alexander Drive.

Funding sources to include local (TSPLOST), state and/or Federal Funds. Project costs are currently estimated at $3M for design, $4M for right-of-way and easements, $25M for construction. Current cost estimates for the city's portion totals $5 million ($3 million in appropriations previously provided leaving $2 million left to fund).

Webb Bridge Road Improvements **$23,000,000**

Priority 1: In addition to milling/resurfacing and roadway striping, this request consists of widening Webb Bridge Road to create wider sidewalks along both sides of the road, adding bike lanes, traffic calming treatments such as concrete medians on Webb Bridge Road, and a roundabout at the intersection of Webb Bridge Road at Webb Bridge Way. The project design is anticipated to be completed by March 2021.

Detail (Unfunded Capital Investment)

City Administration

Website Upgrade **$145,000**

Priority 1: The project consists of the design, development, hosting, and maintenance of a new City of Alpharetta website and suite of public communications tools including an integrated mobile application, mass notification system, and other features. The core platform will be based on a complete Headless Content Management System (HCMS) with an enhanced design that will organize, structure, and label content in a way that will help website users find information and complete tasks in an efficient, user-friendly way. The solution proposed should be based on the latest technologies to be implemented in a

CAPITAL INITIATIVE REQUESTS

constantly growing organization with a need for scalability, security, and the capability necessary to seamlessly integrate with other systems used within the organization. It is estimated that the project would take approximately 28 weeks to plan, design, build, and launch.

Community Development

North Point Envelope Framework Plan $120,000

Priority 1: Building on the recommendations of the LCI and North Point Placemaking Plan, provide a framework of public streets, public space, trails and green infrastructure to guide high-value, sustainable redevelopment of auto-centric properties in the North Point area. To ensure that redevelopment within the North Point District aligns with community-based plans and vision for a walkable, mixed-use district, the North Point Development Framework Plan will provide actionable guidance that aligns public policy, regulatory tools, public capital investment, and private investment. The Development Framework will provide clarity around the arrangement of public streets, public spaces, and infrastructure on which the private market can plan their development and investment. Staff is researching alternate funding options including securing partner investment as well as utilizing existing appropriations.

Bus Shelter Construction Program $95,000

Priority 1: This request is for the installation of at least two (2) new bus shelters in Downtown Alpharetta, one on Haynes Bridge Road by the library and a second on Main Street near the former Hardees location. Designs will complement those installed by the North Fulton Community Improvement District.

Public Works

Recurring Park Facilities Pavement Preservation $250,000

Priority 1: This request is for the on-going maintenance of pavement within the city's park facilities. Preservation of the roads, drives, and parking lots increases their life expectancy. Without preservation, these pavements will deteriorate and be more costly to repair. FY 2022 funding request is for Webb Bridge Park.

Tree Planting and Landscape Improvements (Haynes Bridge Road) $450,000

Priority 1: This request includes landscape improvements along Haynes Bridge Road. Specifically, this initiative proposes to revitalize the existing declining and overgrown median landscape within the approximate one-mile segment from SR 400 to just south of Old Milton Parkway (Nottaway Lane). The project will include selective removal and pruning of existing trees/plants followed by the addition of new trees, shrubs and groundcovers. The city's aging tree canopy within right-of-way areas requires pruning and removal as needed to address issues such as vehicle clearance, traffic safety, streetlight and signal head clearance, and maintaining the required intersection sightlines. Approximately 10% of the budget item will go towards pruning and removal, while the remaining 90% will go towards the installation and watering of new trees and plants. Funding for this capital initiative may be partially offset through the City's Tree Replacement Fund.

UNOFFICIAL

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Streetlight Expansion **$250,000**

Priority 1: This request is for recurring capital of the installation of new street/pedestrian lighting in neighborhoods and areas of the City where currently limited illumination is evident. Older neighborhoods in the City do not meet today's illumination standards and require extra lighting for safety. Neighborhoods identified as needing more lighting are primarily located on the west side of town. Subdivisions such as North Farm, North Towne at Andover, Burnett Way, etc. have all inquired about adding more streetlighting in their neighborhoods for safety. This recurring capital item would start addressing these areas on an as needed/requested basis.

Citywide Sign Inventory **$150,000**

Priority 1: This request is for a citywide sign inventory. The City does not currently have an inventory of our right-of-way signage which hinders our ability to adequately maintain these assets. With this inventory the management, location, and condition of signage will be tracked. This inventory will provide data collection, post processing, and a geodatabase that will integrate with the city's asset management system (CityWorks) and the city's GIS. The inventory system will enable Public Works to identify when signage was installed and develop a pro-active replacement program for when signage exceeds its useful life (e.g. degradation of reflectivity).

Milton Estates Floodplain (design) **$260,000**

Priority 1: This request is for design solutions for the flooding issues occurring in Milton Estates. This neighborhood has experienced impacts of riverine flooding. The stretch of Foe Killer Creek in this neighborhood overtops it banks often and causes extreme flooding in yards and homes. The City is working with the on-call consultants to design a solution that will address the flooding in this neighborhood.

Recurring Rec Gym Restoration **$35,000**

Priority 1: This request is for repair and maintenance of interior ceilings, walls, beams, and duct work in various gym facilities. It will also include repairs to ceiling insulation and painting of the ceilings as well, improving the energy efficiency and longevity of the facility.

Recurring City Hall Maintenance **$40,000**

Priority 1: This request is for on-going interior maintenance of City Hall, including replacing cabinetry in multiple breakroom floors, painting walls and trim, repairs to the custom stained moldings throughout the main floor, etc., maintaining the aesthetics and functionality of the facility.

Public Safety HQ Parking Lot Expansion **$200,000**

Priority 1: Due to the increased number of individuals accessing the Public Safety Headquarters, additional parking needs are desired. This request is for funding to construct an additional 24 parking spaces along the main entrance off Westside Parkway to the Public Safety Headquarters complex. Design was funded in FY 2019 and completed by Staff.

EXCERPT

CAPITAL INITIATIVE REQUESTS

Alpharetta Arts Center Parking Expansion (Design) $50,000

Priority 3: This request is for funding of the design for an expansion of the parking lot at the Arts Center. The existing parking lot provides 39 parking spaces. The proposed expansion would increase this number by 36 spaces to 75 (total). The parking lot expansion would be constructed atop the current detention pond. This will necessitate the creation of an underground detention system beneath the parking expansion. The use of permeable pavers in lieu of asphalt is proposed for the parking expansion. Construction costs are estimated at $900,000 and would be part of future funding requests.

Human Resources

Office Improvements $55,000

Priority 1: This request is for the reorganization of the Human Resources office to better utilize current space for efficient workflow and to allow accommodations for future personnel growth. The objective is to have three offices (two currently) with doors to deal with confidential matters, one reception desk, one workspace (copy and other office machines) and space for applicant computer kiosk.

Public Safety

Community Center Generator $200,000

Priority 3: This request is for purchase and installation a of a new 400kw natural gas generator for the Alpharetta Community Center. The facility is targeted to serve as an emergency shelter. The American Red Cross and Salvation Army require emergency shelters that serve the public to have emergency generators; however, at the current time, the Community Center does not have a generator.

i4POD Camera System $10,000

Priority 3: This request is for the (1) i4POD camera system and (5) mounting brackets. The i4POD system is a power pole mounted camera pod that give us (3) pan/tilt/zoom cameras and (1) fixed camera per pod. Communicating through the city's cellphone provider, they are accessible and controllable via a web interface. They can be mounted and placed anywhere, allowing them to be used for special events, trouble areas, or high traffic areas. The mounting brackets can be pre-positioned around the city at strategic locations and the pods can be mounted and unmounted in a matter of minutes as needed.

Automatic License Plate Reader (LPR) Equipment $15,500

Priority 1: This request is to expand the current vehicle mounted automatic license plate reader system in use in the Community Response Team. This request is to purchase (1) additional processing camera unit to pair with the spare camera unit currently in stock to enable one additional fully functioning 2-camera LPR system. The capabilities provided by the additional unit will allow for more coverage, which in turn will increase the amount of contacts with violators. Training on the additional systems will be done on-duty at no additional costs. Annual software fees will be identical to the fees already budgeted for the LPR system.

UNOFFICIAL

CAPITAL INITIATIVE REQUESTS

Fire Station Alerting System **$250,000**

Priority 2: This request is for the installation of Purvis Fire Station Alerting System (FSAS) in all (6) fire stations. The PURVIS FSAS, an IP-based alerting system, provides improved response times through streamlined dispatch communications and reliable alert delivery; reduced stress on first responders through automated heart-friendly, zone specific alerts; accurate incident alerting through a variety of devices; and high system reliability and availability through real-time monitoring and built-in redundancy.

3D Laser Scanner **$60,100**

Priority 1: This request is for a Faro 3-D laser scanner and software with equipment which will replace the out-of-service and outdated Total Station equipment previously used during crash investigations by the Traffic Unit. The laser scanner captures a 3D representation of any scene, exactly how it was at the time. It can create 2D and 3D scene diagrams/animations, perform crash/crime scene analysis, and courtroom presentations. This system can be used for crime scene investigations, arson investigations, training, fire pre-planning, and wide array of other uses by several units within Public Safety. This request includes: Faro 3D scanner ($30,000); set up ($4,000); software ($9,000); equipment ($6,100); and 3-year maintenance and warranty on equipment and software ($11,000). Additional costs every 4 years of $16,000 to upgrade software and warranties.

Stalker Lasers **$20,000**

Priority 1: This request is for the purchase of (8) new Stalker RLR lasers. This purchase will replace (8) ProLaser 3 units, which were manufactured in 2001 and 2002. The new laser units can measure distance between vehicles for enforcement.

PS Equipment (New) **$76,550**

Priority 1: This request includes multiple new equipment initiatives for the Public Safety Department including:

- Operator Rifles ($15,000): This request is for three (3) rifles for our new SWAT Operators. These rifles are the LWRC M6 .223, piston operated rifle with 10.5 inch barrel and selector for semi-automatic and fully automatic modes. The following accessories will be included: Socom Suppressor, Aimpoint or Sig Optic, 6 Mag Pull 30 round magazines, 3 point tactical sling and carrying bag. These rifles are needed to ensure that we can handle incidents where suspects are wearing body armor or longer stand off distances are required.
- AR-10 Sniper Rifles ($12,660): This request is for two (2) AR-10 Sniper Rifle Systems, including the weapon, scope, suppressor, and bipod. The modern advances in weapon technology over the past ten (10) years have produced the current AR-10 platform that as accurate and reliable as traditional bolt action rifles. With the accuracy and reliability equal, other advantages such as rate of fire, fire control familiarization, and modularity of operational use, have pushed the AR-10 past other platforms as the superior SWAT sniper weapon system.

EXCERPT

CAPITAL INITIATIVE REQUESTS

- SWAT Operator Truck Vaults ($6,000): This request is for six (6) SWAT vehicle truck vault vehicle containers. These containers are lockable, allowing SWAT Operators to safely and securely store their equipment, such as firearms, helmets, night vision equipment, etc., in their vehicles for quick access in an emergency situation.
- Movable Shoot House ($42,890): This request is for a mobile shoot house, a small arms shooting range used to train law enforcement personnel for close contact engagements in urban combat environments, simulating houses, businesses, schools, etc. It will allow Public Safety to train virtually and through the use of scenarios. This request includes a pressure treated upgrade, allowing more flexibility by enabling it to be used outdoors and provides improved durability.

Recreation, Parks & Cultural Services

Pocket Park Development (design) $50,000

Priority 1: The request is for the design/development of downtown pocket parks throughout downtown Alpharetta. These parks need to be planned for connectivity and curb appeal. Included in these areas are Ole Milton Park (where the fountain and Christmas tree are); areas at the corner of Old Roswell and Roswell Street; the corner of Old Canton and Canton; the parking area where Food Truck Alley is held; and other small city-owned areas in downtown. FY 2022 includes funding for design of the improvements. Construction of the improvements would span multiple years and is currently estimated at $375,000.

Park System Wayfinding Signage $100,000

Priority 1: This project is the implementation of the park system wayfinding and signage plan developed in FY 2017. The purpose of the signage plan is to bring uniformity to the numerous signs in our entire park system. The plan defines a specific sign style that will become our "brand" and help park patrons easily identify Alpharetta parks. The plan recommends locations for signs to help visitors locate various amenities in the parks, such as fields, playgrounds, tennis courts, restrooms, etc. Signs within parks will be evaluated and prioritized for replacement. Staff will systematically replace signs using the new guidelines outlined in the plan. Entrance upgrades were listed for all parks in the Master Plan and part of the upgrade includes signage. This is a multi-year initiative.

Historic Preservation Initiative $60,000

Priority 2: This fund supports several initiatives to preserve the rich history of the City of Alpharetta

- Farmhouse property - This request is for funding of a master plan, along with the necessary permits for the Farmhouse property.
- Alpharetta Old Milton County Museum - This request is for upgrading the displays, artifacts, equipment, etc. and totals $10,000 in 2022.

DRAFT

CAPITAL INITIATIVE REQUESTS

Cultural Services Plan **$30,000**

Priority 1: In 2018, Recreation, Parks and Cultural Services Master Plan recommended that Cultural Services develop a public art program to integrate art into all parks and public spaces in Alpharetta; create the Arts Center as a cultural hub; and create a Department-wide Program Plan. This Cultural Plan would be a yearlong planning effort, which includes in-depth research, engagement, analysis of City plans and collaboration with residents, artists, organizations, City Staff Departments and City Council / Leaders. Fulton County Arts & Culture is working with a consultant for an Arts & Culture Strategic Plan. To better collaborate and obtain funding, staff would like to have a Cultural Plan in place to follow on a City, County, and State level.

Haynes Bridge Road Park Restroom **$300,000**

Priority 1: This request is for a new restroom facility at Haynes Bridge Road Park. Currently at the Haynes Bridge Road Park, visitors have access only to a port-a-let. This access park was opened in 1997. Funds were limited and plans were to construct a restroom at a later date. A pre-tab type restroom would be preferred. The amount of funding requested for this facility is due to current flood plain constraints, entailing more site work prep, design, and surveying. Approximately 100' of sewer line will need to be installed. A waterline will have to be bored under Haynes Bridge Road and a new meter installed for connection to existing waterlines. Additional restrooms at the access points is the most requested improvement made by Greenway users.

Marconi Drive Park Restroom **$100,000**

Priority 1: This request is for a new restroom facility at Marconi Drive Park. Currently at the Marconi Drive Park, visitors have access only to a port-a-let. This access park was opened in 2011. Funds were limited and plans were to construct a restroom at a later date. A pre-tab type restroom would be preferred. We anticipate the estimated cost is $100,000, based on the construction costs of the restroom at Windward Community Park. Additional restrooms at the access points is the most requested improvement made by Greenway users.

Athletic Field Lighting (Wills Park fields 1-4) **$400,000**

Priority 1: This project entails athletic field lighting improvements for Wills Park fields 1-4. Specifically, these fields have older wooden poles (23 in total) that are reaching end of life and are also not in the optimal location for usability. This initiative involves replacing these poles with concrete poles like what is installed at fields 5-8.

Additionally, this initiative involves upgrading the lighting at fields 1-4 from incandescent to LED fixtures. LED fixtures provide a much lower operational cost (energy and maintenance) and more optimal lighting for our customers.

Restroom replacement (Wacky World – Wills Park) **$700,000**

Priority 1: The existing restroom at the Wacky World Playground serves the playground, four baseball fields, batting cages, two picnic pavilions, and trail users. The restroom

CAPITAL INITIATIVE REQUESTS

facility is old and much too small for the number of park users. The new restroom would have increased capacity for both women and men, as well as two family style restrooms.

Restroom replacement (North Park – Fields 1-4) $700,000

Priority 1: The existing restroom/concession stand at North Park (fields 1-4) serves four softball fields, batting cages, and a playground. The facility is old and much too small for the number of users. The new restroom/concession facility would have increased numbers of facilities for men and women. It would also have an enhanced concession operation.

Big Creek Stream Bank Restoration $100,000

Priority 2: At the direction of the Director of Recreation, Parks and Cultural Services, this capital item is for construction projects repairing bank stabilization along the Big Creek Greenway. The projects listed were identified in the FY 2018 Big Creek Erosion Study and were designed in FY 2019 and FY 2020. The FY 2022 funds are for the construction of a culvert replacement along the greenway trail south of Old Milton Parkway. This area has seen severe erosion and sediment deposition. This area has seen severe erosion and sediment deposition. In this area, the bank of Big Creek has been eroding away and threatens to impact the greenway trail.

Town Green Park Holiday (Christmas) Tree $125,000

Priority 2: This request is for a 60' Holiday (Christmas) Tree to place over the interactive fountain located at Town Green Park. This tree will become the centerpiece of Alpharetta's Season of Celebration, which happens every December and brings the community together. The current plans call for the existing tree located at the corner of Highway 9 and Milton Avenue to be removed as part of the renovation of this small pocket park. The tree is declining, and according to the City Arborist should be removed. In addition, it is hindering the growth of the large specimen oak tree in the same park.

The 60' Tree would be erected early in December and would remain in place through the New Year. It would serve as the backdrop for many of the Season of Celebration activities including the Nutcracker Village, our scheduled "snow days" and the food drive benefiting the North Fulton Community Charities.

This tree would be equipped with LED lighting that allows for changing colors and lighting patterns to be done easily and often.

The initial cost of $125,000 would include the tree, lighting and delivery. Estimated annual costs of $1,500 will be incurred for installation and removal each year. Staff is currently researching partner funding opportunities to fully/partially offset the city's investment in this initiative.

NOT FOR FUNDING

CITYWIDE BUDGET SUMMARIES

Citywide Budget Summaries

Overview

The *Citywide Budget Summaries* section is intended to provide readers with an overall understanding of the city's fiscal year 2022 budget. The following schedules provide readers with revenue and expenditure summaries from several different perspectives including:

- **Citywide Budget Summary by Fund**

  This section provides a summary/narrative of FY 2022 budget data by fund type (e.g. General Fund, Special Revenue Funds, etc.).

- **Citywide Budget Summary by Revenue Source**

  This section provides a summary/narrative of FY 2022 budget data by revenue source (i.e. Property Taxes, Other Taxes, Charges for Services, etc.). Please refer to the specific Fund Summaries section (e.g. General Fund Summary, Special Revenue Fund Summaries, etc.) of this document for more detailed information about the city's various revenue sources.

- **Citywide Budget Summary by Department Expenditures**

  This section provides a summary/narrative of FY 2022 budget data by department expenditures (e.g. City Administration, Public Safety, etc.). Please refer to the *Departmental Summaries* section of this document for more detailed information about each department's expenditures.

- **Citywide Budget Summary by Expenditure Category**

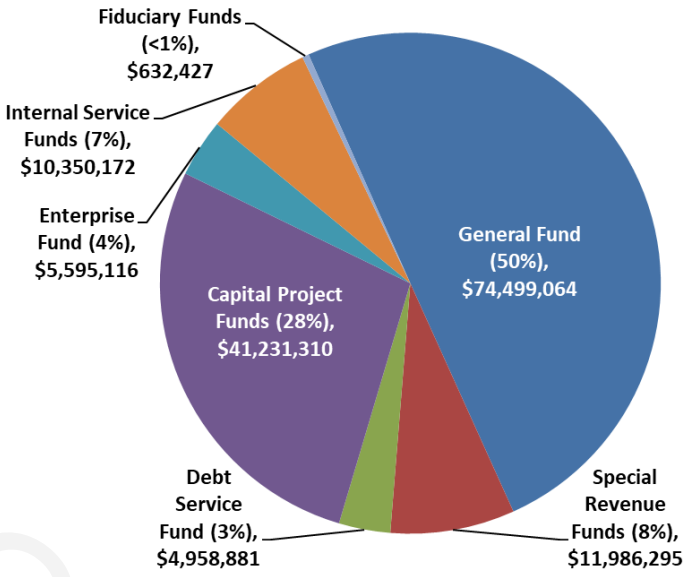
  This section provides a summary/narrative of FY 2022 budget data by expenditure category (e.g. Personnel Services, Maintenance & Operations, etc.).

EXCERPT

CITYWIDE BUDGET SUMMARIES

Summary by Fund Type

FY 2022 Citywide Budget totals $149 Million



The Fiscal Year 2022 budget for all funds totals $149 million. The city budget includes appropriations for the following fund types:

General Fund: The city's General Fund is its largest fund and includes governmental activities such as police, fire, recreation, and other general governmental functions that are primarily funded with property taxes, utility taxes, franchise fees, and charges for services, such as recreation program fees.

Special Revenue Funds: These Funds are established to account for revenues that are restricted by statute, ordinance, or resolution for a specific purpose. Appropriated Funds include: E-911 Fund; Impact Fee Fund; and the Hotel/Motel Fund.

Debt Service Fund: This Fund is utilized to account for debt service requirements of the city's general government debt obligations.

Capital Project Funds: These Funds are used for various citywide capital projects. Projected funding for FY 2022 is from fund balance, T-SPLOST collections, transfers from other funds, and funds from the American Rescue Act. Unspent appropriations from fiscal year 2021 will be re-appropriated to continue previously approved projects.

Enterprise Fund: This Fund is a self-supporting entity that derives its revenue primarily from charges levied on the users of its services, much like private enterprises. The city utilizes an enterprise fund to account for operations of its solid waste system.

Internal Service Fund: These Funds are used to accumulate and allocate costs internally among the city's various functions. The city utilizes a Risk Management Fund (administering general liability, automotive liability, workers' compensation, etc.) and Medical Insurance Fund (account for activity under the Minimum Premium Plan in accordance with GAAP).

Fiduciary Funds: These Funds are used to account for resources held for the benefit of parties outside the government and include the OPEB Funds.

EXECUTIVE DRAFT

CITYWIDE BUDGET SUMMARIES

Summary by Fund

	Revenues	Expenditures	Balanced Budget
General Fund	**$ 74,499,064**	**$ 74,499,064**	√
Special Revenue Funds:			
E-911 Fund	$ 4,728,482	$ 4,728,482	√
Impact Fee Fund	1,443,100	1,443,100	√
Hotel/Motel Fund	5,814,713	5,814,713	√
	$ 11,986,295	**$ 11,986,295**	√
Debt Service Fund	**$ 4,958,881**	**$ 4,958,881**	√
Capital Project Funds:			
Capital Projects Fund	$ 8,066,799	$ 8,066,799	√
Stormwater Capital Fund	1,520,000	1,520,000	√
T-SPLOST Capital Fund	25,000,000	25,000,000	√
American Rescue Act Fund	6,644,511	6,644,511	√
	$ 41,231,310	**$ 41,231,310**	√
Enterprise Fund:			
Solid Waste Fund	**$ 5,595,116**	**$ 5,595,116**	√
Internal Service Funds:			
Risk Management Fund	$ 1,610,172	$ 1,610,172	√
Medical Insurance Fund	8,740,000	8,740,000	√
	$ 10,350,172	**$ 10,350,172**	√
Fiduciary Funds:			
OPEB Health Benefit Fund	$ 22,474	$ 22,474	√
OPEB Reimbursement Benefit Fund	609,953	609,953	√
	$ 632,427	**$ 632,427**	√
Total	**$ 149,253,265**	**$ 149,253,265**	√

EXCERPT

CITYWIDE BUDGET SUMMARIES

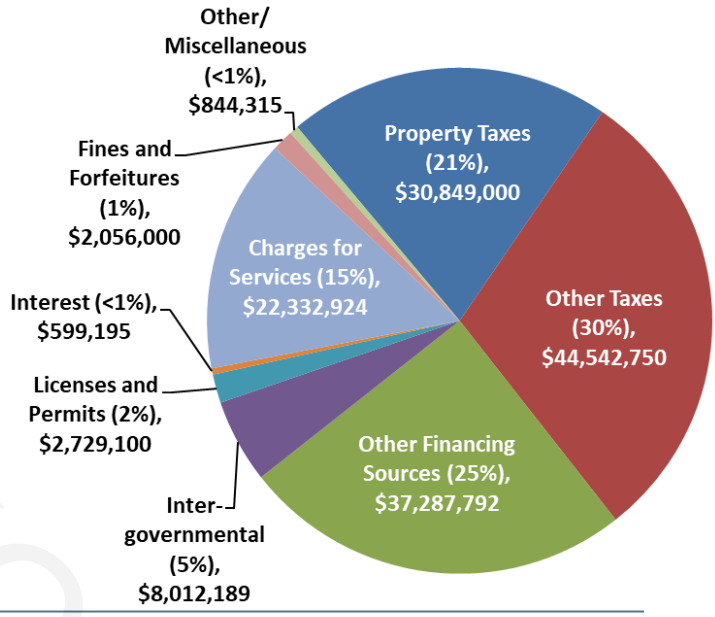
EXCERPT

This page has been intentionally left blank.

CITYWIDE BUDGET SUMMARIES

Summary by Revenue Source

FY 2022 Citywide Budget totals $149 Million



EXCERPT

The chart above segments the FY 2022 budget by revenue source and includes the following:

Property Taxes: Ad Valorem tax on real/personal property owned within the city. The recommended millage rate for FY 2022 is flat with the prior year at 5.750 mills and is composed of the following: Operating Millage Rate of 4.935 mills (used to fund general city operations and the recurring capital program); and a Debt Service Millage Rate of 0.815 mills (used to fund debt service on voter approved general obligation bonds).

Other Taxes: Includes local option sales taxes (i.e. LOST), T-SPLOST collections (transportation special purpose local option sales taxes), franchise fees (fees charged to utility companies operating within the city that allow for the use of public right-of-way), hotel/motel taxes, business and occupational taxes, etc.

Licenses and Permits: Includes building permit fees, occupancy permit fees, alcohol beverage permit fees, development permits and related fees, etc.

Intergovernmental: Includes federal (American Rescue Act), state, and local grant funding as well as revenue sharing associated with intergovernmental agreements.

Charges for Services: Includes recreation user fees, planning and development fees, fire plan review fees, special event fees, solid waste fees, employer/employee premium fees; etc.

Fines and Forfeitures: Includes municipal court fines, code enforcement board fines, etc.

Interest: Includes investment earnings on city funds.

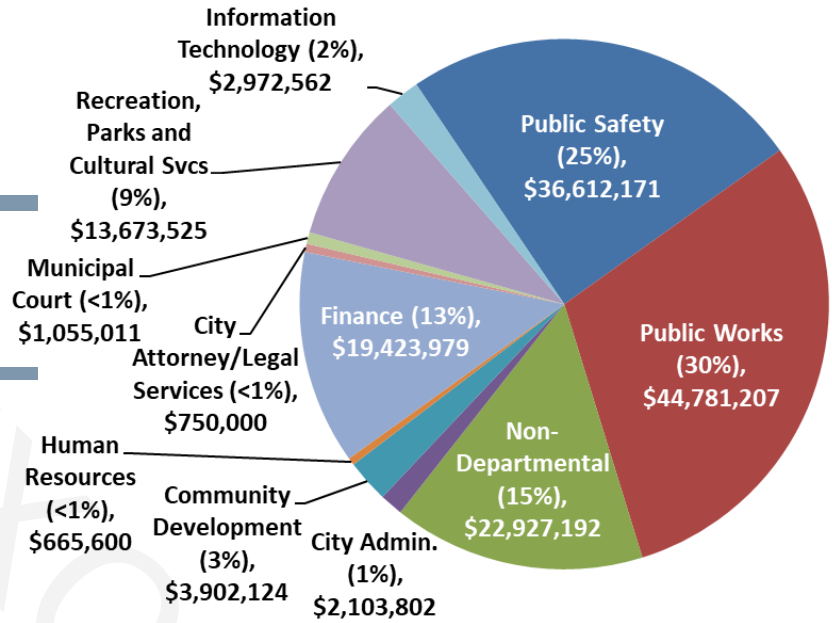
Other/Miscellaneous: Includes the sale of surplus assets, donations, and other miscellaneous revenues.

Other Financing Sources: Includes inter-fund transfers and budgeted fund balance.

CITYWIDE BUDGET SUMMARIES

Summary by Department Expenditures

FY 2022 Citywide Budget totals $149 Million



The chart above segments the FY 2022 budget by department/functional unit and includes the following:

Mayor and City Council

City Administration

Community Development

Public Works

Finance (includes general operations and activities associated with the Solid Waste Fund, Risk Management Fund, and Medical Insurance Fund)

Human Resources

Information Technology

Legal Services (City Attorney)

Municipal Court

Public Safety (includes general operations and activities associated with the E-911 Fund)

Recreation, Parks and Cultural Services

Non-Departmental (interfund transfers, contingency/reserves, Hotel/Motel Fund distributions, debt service, activities within the OPEB Funds, etc.)

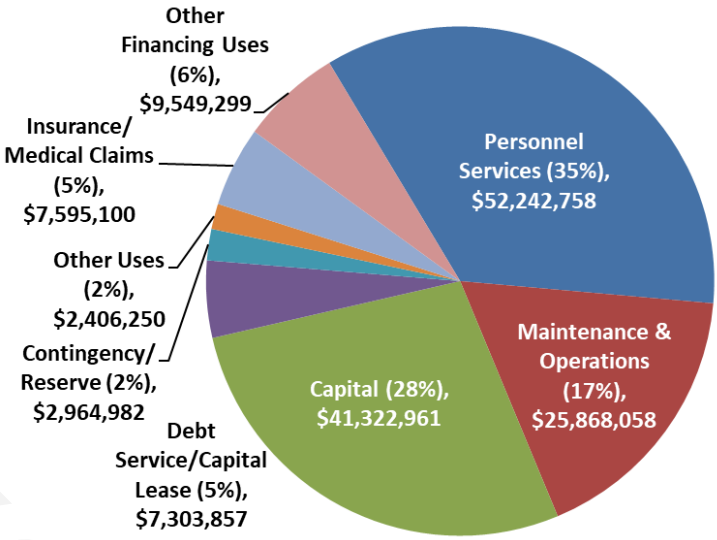
Please refer to the *Departmental Summaries* section of this document for specific information on each department including mission, goals and objectives, financial summary, and performance measures.

EXCERPT

CITYWIDE BUDGET SUMMARIES

Summary by Expenditure Category

FY 2022 Citywide Budget totals $149 Million



EXCERPT

The chart above segments the FY 2022 budget by expenditure category and includes the following:

Personnel Services: Includes expenses for salaries, wages, and related employee benefits provided for all persons employed by the city whether on a full-time, part-time, temporary, or seasonal basis. Employee benefits include employer contribution for health insurance, pension, social security, workers compensation, other post-employment benefits, etc.

Maintenance and Operations: Includes expenses for goods and services associated with city's provision of services. Examples include professional fees, repair & maintenance, utilities, travel and training, etc.

Capital: Includes expenses for the acquisition of capital assets (e.g. building improvements, machinery and equipment, vehicle replacement/acquisition, etc.).

Debt Service: Includes expenses related to the repayment of the city's voter approved debt obligations (e.g. principal and interest payments, debt service fees, etc.).

Insurance/Medical Claims: Includes an actuarially determined estimate for risk-management insurance claims and estimated medical claims under the city's Minimum Premium Plan. There is a grossing-up effect with the Medical Insurance Fund as the employer premium expenses are also reflected in the Operating Funds (e.g. General Fund, E911 Fund, etc.).

Other Uses: Includes Hotel/Motel Tax disbursements to the Alpharetta Convention & Visitors Bureau.

Contingency/Reserves: Includes General Fund contingency appropriations and reserve appropriations across multiple funds (E911 Fund, American Rescue Act Fund, etc.).

Other Financing Uses: Includes interfund transfers for items such as grant matches, capital improvements, etc.

CITYWIDE BUDGET SUMMARIES

Consolidated Summary (Revenues by Source/Expenditures by Department)

		Special Revenue Funds			Capital Project Funds			
	General Fund	E-911 Fund	Impact Fee Fund	Hotel/Motel Fund	Capital Projects Fund	Stormwater Capital Fund	T-SPLOST Capital Fund	American Rescue Act Fund
REVENUES:								
Property Taxes	$ 26,097,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Option Sales Taxes/T-SPLOST	15,700,000	-	-	-	-	-	7,615,000	-
Other Taxes	15,727,750	-	-	5,500,000	-	-	-	-
Licenses and Permits	2,729,100	-	-	-	-	-	-	-
Intergovernmental Revenue	117,678	1,250,000	-	-	-	-	-	6,644,511
Charges for Services	3,741,450	3,410,000	-	-	-	-	-	-
Fines and Forfeitures	2,056,000	-	-	-	-	-	-	-
Interest Earnings	190,000	18,482	-	10,000	100,000	-	225,000	-
Other/Miscellaneous	240,787	-	-	-	-	-	-	-
subtotal	$ 66,599,765	$ 4,678,482	$ -	$ 5,510,000	$ 100,000	$ -	$ 7,840,000	$ 6,644,511
Other Financing Sources								
Interfund Transfer from General Fund	$ -	$ -	$ -	$ -	$ 5,966,799	$ 1,520,000	$ -	$ -
Interfund Transfer from Hotel/Motel Fund	2,062,500	-	-	-	-	-	-	-
Budgeted Fund Balance	5,836,799	50,000	1,443,100	304,713	2,000,000	-	17,160,000	-
subtotal	$ 7,899,299	$ 50,000	$ 1,443,100	$ 304,713	$ 7,966,799	$ 1,520,000	$ 17,160,000	$ -
Total Revenues	**$ 74,499,064**	**$ 4,728,482**	**$ 1,443,100**	**$ 5,814,713**	**$ 8,066,799**	**$ 1,520,000**	**$ 25,000,000**	**$ 6,644,511**
EXPENDITURES:								
Mayor and City Council	$ 386,092	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City Administration	2,103,802	-	-	-	-	-	-	-
Finance	3,478,691	-	-	-	-	-	-	-
Legal Services	750,000	-	-	-	-	-	-	-
Information Technology	2,022,562	-	-	-	950,000	-	-	-
Human Resources	665,600	-	-	-	-	-	-	-
Municipal Court	1,055,011	-	-	-	-	-	-	-
Public Safety	31,241,689	4,478,482	124,600	-	767,400	-	-	-
Public Works	9,022,696	-	1,250,000	-	3,344,000	1,520,000	25,000,000	4,644,511
Recreation, Parks and Cultural Services	10,089,025	-	-	-	1,584,500	-	-	2,000,000
Community Development	3,773,624	-	68,500	-	60,000	-	-	-
Non-Departmental	-	-	-	6,000	-	-	-	-
Insurance Premiums (Risk Fund)	779,750	-	-	-	-	-	-	-
Alpharetta Convention and Visitors Bureau	-	-	-	2,406,250	-	-	-	-
Debt Service (Principal and Interest)*	289,640	-	-	1,339,963	-	-	-	-
Contingency	700,000	-	-	-	-	-	-	-
Non-Allocated (Operating Initiatives)	654,083	250,000	-	-	-	-	-	-
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	1,360,899	-	-	-
subtotal	$ 67,012,265	$ 4,728,482	$ 1,443,100	$ 3,752,213	$ 8,066,799	$ 1,520,000	$ 25,000,000	$ 6,644,511
Other Financing Uses								
Interfund Transfer to General Fund	$ -	$ -	$ -	$ 2,062,500	$ -	$ -	$ -	$ -
Interfund Transfer to Capital Funds	7,486,799	-	-	-	-	-	-	-
subtotal	$ 7,486,799	$ -	$ -	$ 2,062,500	$ -	$ -	$ -	$ -
Total Expenditures	**$ 74,499,064**	**$ 4,728,482**	**$ 1,443,100**	**$ 5,814,713**	**$ 8,066,799**	**$ 1,520,000**	**$ 25,000,000**	**$ 6,644,511**

** Not including Capital Leases which are programmed into the appropriate Departmental budget above.*

DRAFT

CITYWIDE BUDGET SUMMARIES

		Enterprise Fund	Internal Service Funds		Fiduciary Funds		
	Debt Service Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	OPEB Health Benefit Fund	OPEB Reimb. Fund	TOTAL
REVENUES:							
Property Taxes	$ 4,752,000	$ -	$ -	$ -	$ -	$ -	$ 30,849,000
Local Option Sales Taxes/T-SPLOST	-	-	-	-	-	-	23,315,000
Other Taxes	-	-	-	-	-	-	21,227,750
Licenses and Permits	-	-	-	-	-	-	2,729,100
Intergovernmental Revenue	-	-	-	-	-	-	8,012,189
Charges for Services	-	4,831,575	1,609,899	8,740,000	-	-	22,332,924
Fines and Forfeitures	-	-	-	-	-	-	2,056,000
Interest Earnings	13,000	13,541	273	-	9,874	19,025	599,195
Other/Miscellaneous	-	-	-	-	12,600	590,928	844,315
subtotal	$ 4,765,000	$ 4,845,116	$ 1,610,172	$ 8,740,000	$ 22,474	$ 609,953	$ 111,965,473
Other Financing Sources							
Interfund Transfer from General Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,486,799
Interfund Transfer from Hotel/Motel Fund	-	-	-	-	-	-	2,062,500
Budgeted Fund Balance	193,881	750,000	-	-	-	-	27,738,493
subtotal	$ 193,881	$ 750,000	$ -	$ -	$ -	$ -	$ 37,287,792
Total Revenues	**$ 4,958,881**	**$ 5,595,116**	**$ 1,610,172**	**$ 8,740,000**	**$ 22,474**	**$ 609,953**	**$ 149,253,265**
EXPENDITURES:							
Mayor and City Council	$ -	$ -	$ -	$ -	$ -	$ -	$ 386,092
City Administration	-	-	-	-	-	-	2,103,802
Finance	-	5,595,116	1,610,172	8,740,000	-	-	19,423,979
Legal Services	-	-	-	-	-	-	750,000
Information Technology	-	-	-	-	-	-	2,972,562
Human Resources	-	-	-	-	-	-	665,600
Municipal Court	-	-	-	-	-	-	1,055,011
Public Safety	-	-	-	-	-	-	36,612,171
Public Works	-	-	-	-	-	-	44,781,207
Recreation, Parks and Cultural Services	-	-	-	-	-	-	13,673,525
Community Development	-	-	-	-	-	-	3,902,124
Non-Departmental	16,000	-	-	-	22,474	609,953	654,427
Insurance Premiums (Risk Fund)	-	-	-	-	-	-	779,750
Alpharetta Convention and Visitors Bureau	-	-	-	-	-	-	2,406,250
Debt Service (Principal and Interest)*	4,942,881	-	-	-	-	-	6,572,484
Contingency	-	-	-	-	-	-	700,000
Non-Allocated (Operating Initiatives)	-	-	-	-	-	-	904,083
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	-	-	1,360,899
subtotal	$ 4,958,881	$ 5,595,116	$ 1,610,172	$ 8,740,000	$ 22,474	$ 609,953	$ 139,703,966
Other Financing Uses							
Interfund Transfer to General Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,062,500
Interfund Transfer to Capital Funds	-	-	-	-	-	-	7,486,799
subtotal	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,549,299
Total Expenditures	**$ 4,958,881**	**$ 5,595,116**	**$ 1,610,172**	**$ 8,740,000**	**$ 22,474**	**$ 609,953**	**$ 149,253,265**

** Not including Capital Leases which are programmed into the appropriate Departmental budget above.*

DRAFT

CITYWIDE BUDGET SUMMARIES

Consolidated Summary (Revenues by Source/Expenditures by Category)

		Special Revenue Funds			Capital Project Funds			
	General Fund	E-911 Fund	Impact Fee Fund	Hotel/Motel Fund	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Capital Fund	American Rescue Act Fund
REVENUES:								
Property Taxes	$ 26,097,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Option Sales Taxes/T-SPLOST	15,700,000	-	-	-	-	-	7,615,000	-
Other Taxes	15,727,750	-	-	5,500,000	-	-	-	-
Licenses and Permits	2,729,100	-	-	-	-	-	-	-
Intergovernmental Revenue	117,678	1,250,000	-	-	-	-	-	6,644,511
Charges for Services	3,741,450	3,410,000	-	-	-	-	-	-
Fines and Forfeitures	2,056,000	-	-	-	-	-	-	-
Interest Earnings	190,000	18,482	-	10,000	100,000	-	225,000	-
Other/Miscellaneous	240,787	-	-	-	-	-	-	-
subtotal	$ 66,599,765	$ 4,678,482	$ -	$ 5,510,000	$ 100,000	$ -	$ 7,840,000	$ 6,644,511
Other Financing Sources								
Interfund Transfer from General Fund	$ -	$ -	$ -	$ -	$ 5,966,799	$ 1,520,000	$ -	$ -
Interfund Transfer from Hotel/Motel Fund	2,062,500	-	-	-	-	-	-	-
Budgeted Fund Balance	5,836,799	50,000	1,443,100	304,713	2,000,000	-	17,160,000	-
subtotal	$ 7,899,299	$ 50,000	$ 1,443,100	$ 304,713	$ 7,966,799	$ 1,520,000	$ 17,160,000	$ -
Total Revenues	**$ 74,499,064**	**$ 4,728,482**	**$ 1,443,100**	**$ 5,814,713**	**$ 8,066,799**	**$ 1,520,000**	**$ 25,000,000**	**$ 6,644,511**
EXPENDITURES:								
Personnel Services	$ 48,530,988	$ 3,032,903	$ -	$ -	$ -	$ -	$ -	$ -
Maintenance and Operations	16,155,009	1,318,801	68,500	6,000	-	-	-	-
Capital	27,950	50,000	1,374,600	-	6,705,900	1,520,000	25,000,000	6,644,511
Debt Service	944,235	76,778	-	1,339,963	-	-	-	-
Other								
Insurance/Medical Claims	-	-	-	-	-	-	-	-
Alpharetta Convention and Visitors Bureau	-	-	-	2,406,250	-	-	-	-
Contingency	700,000	-	-	-	-	-	-	-
Non-Allocated (Operating Initiatives)	654,083	250,000	-	-	-	-	-	-
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	1,360,899	-	-	-
subtotal	$ 67,012,265	$ 4,728,482	$ 1,443,100	$ 3,752,213	$ 8,066,799	$ 1,520,000	$ 25,000,000	$ 6,644,511
Other Financing Uses								
Interfund Transfer to General Fund	$ -	$ -	$ -	$ 2,062,500	$ -	$ -	$ -	$ -
Interfund Transfer to Capital Funds	7,486,799	-	-	-	-	-	-	-
subtotal	$ 7,486,799	$ -	$ -	$ 2,062,500	$ -	$ -	$ -	$ -
Total Expenditures	**$ 74,499,064**	**$ 4,728,482**	**$ 1,443,100**	**$ 5,814,713**	**$ 8,066,799**	**$ 1,520,000**	**$ 25,000,000**	**$ 6,644,511**

DRAFT

CITYWIDE BUDGET SUMMARIES

		Enterprise Fund	Internal Service Funds		Fiduciary Fund		
	Debt Service Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	OPEB Health Benefit Fund	OPEB Reimb. Fund	TOTAL
REVENUES:							
Property Taxes	$ 4,752,000	$ -	$ -	$ -	$ -	$ -	$ 30,849,000
Local Option Sales Taxes/T-SPLOST	-	-	-	-	-	-	23,315,000
Other Taxes	-	-	-	-	-	-	21,227,750
Licenses and Permits	-	-	-	-	-	-	2,729,100
Intergovernmental Revenue	-	-	-	-	-	-	8,012,189
Charges for Services	-	4,831,575	1,609,899	8,740,000	-	-	22,332,924
Fines and Forfeitures	-	-	-	-	-	-	2,056,000
Interest Earnings	13,000	13,541	273	-	9,874	19,025	599,195
Other/Miscellaneous	-	-	-	-	12,600	590,928	844,315
subtotal	$ 4,765,000	$ 4,845,116	$ 1,610,172	$ 8,740,000	$ 22,474	$ 609,953	$ 111,965,473
Other Financing Sources							
Interfund Transfer from General Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,486,799
Interfund Transfer from Hotel/Motel Fund	-	-	-	-	-	-	2,062,500
Budgeted Fund Balance	193,881	750,000	-	-	-	-	27,738,493
subtotal	$ 193,881	$ 750,000	$ -	$ -	$ -	$ -	$ 37,287,792
Total Revenues	**$ 4,958,881**	**$ 5,595,116**	**$ 1,610,172**	**$ 8,740,000**	**$ 22,474**	**$ 609,953**	**$ 149,253,265**
EXPENDITURES:							
Personnel Services	$ -	$ 75,440	$ -	$ -	$ 12,474	$ 590,953	$ 52,242,758
Maintenance and Operations	16,000	5,519,676	900,072	1,855,000	10,000	19,000	25,868,058
Capital	-	-	-	-	-	-	41,322,961
Debt Service	4,942,881	-	-	-	-	-	7,303,857
Other							
Insurance/Medical Claims	-	-	710,100	6,885,000	-	-	7,595,100
Alpharetta Convention and Visitors Bureau	-	-	-	-	-	-	2,406,250
Contingency	-	-	-	-	-	-	700,000
Non-Allocated (Operating Initiatives)	-	-	-	-	-	-	904,083
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	-	-	1,360,899
subtotal	$ 4,958,881	$ 5,595,116	$ 1,610,172	$ 8,740,000	$ 22,474	$ 609,953	$ 139,703,966
Other Financing Uses							
Interfund Transfer to General Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,062,500
Interfund Transfer to Capital Funds	-	-	-	-	-	-	7,486,799
subtotal	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,549,299
Total Expenditures	**$ 4,958,881**	**$ 5,595,116**	**$ 1,610,172**	**$ 8,740,000**	**$ 22,474**	**$ 609,953**	**$ 149,253,265**

EXCERPT

CITYWIDE BUDGET SUMMARIES

Personnel Listing by Department

	Actual FY 2018	Actual FY 2019	Actual FY 2020	Actual FY 2021	Proposed FY 2022*	Variance
Detail by Department:						
General Fund						
Mayor & City Council	7.0	7.0	7.0	7.0	7.0	-
City Administration	10.0	8.0	7.0	6.0	8.0	2.0
Community Development	26.0	28.0	30.0	32.0	30.0	(2.0)
Public Works	52.0	52.0	52.0	52.0	52.0	-
Finance	21.5	21.5	21.5	21.5	21.5	-
Public Safety	221.0	221.0	223.5	226.5	226.5	-
Human Resources	2.0	3.0	3.0	3.0	3.0	-
Municipal Court	9.0	8.0	8.0	8.0	7.0	(1.0)
Recreation, Parks and Cultural Svcs	51.0	51.0	51.0	51.0	50.5	(0.5)
Information Technology	11.0	11.0	12.0	12.0	12.0	-
subtotal	***410.5***	***410.5***	***415.0***	***419.0***	***417.5***	**(1.5)**
E-911 Fund (Special Revenue Fund)						
Public Safety	29.0	29.0	32.0	32.0	32.0	-
Information Technology	1.0	1.0	1.0	1.0	1.0	-
subtotal	***30.0***	***30.0***	***33.0***	***33.0***	***33.0***	**-**
DEA Fund (Special Revenue Fund)						
Public Safety	3.0	3.0	3.0	-	-	-
Solid Waste Fund (Enterprise Fund)						
Finance	1.0	1.0	1.0	1.0	1.0	-
Full-Time-Equivalent (FTE) Positions	***444.5***	***444.5***	***452.0***	***453.0***	***451.5*** *	***(1.5)***

** Not counting 6 FTE Quint Initiative*

Notes:

* Includes 10.5 full-time equivalent positions that are not funded but are part of the City's authorized work force. These positions will remain vacant pending a (1) justifiable needs assessment by City Administration and (2) identification of a sustainable funding source.

Frozen positions include:

General Fund	Department	Full-Time Equivalent
Crew Leader	Public Works	2.0
Tech I	Public Works	1.0
Civil Engineer	Public Works	1.0
Deputy Court Clerk III	Court	1.0
Treasury Services Manager	Finance	1.0
Technology Analyst	IT	1.0
Admin Assistant II	Parks	1.0
Police Officer	Public Safety	2.0
Parking Enforcement Officer	Public Safety	0.5
		10.5

EXCERPT

GENERAL FUND SUMMARY

General Fund Summary

Overview

The *General Fund Summary* section is intended to provide readers with an overall understanding of the city's fiscal year 2022 General Fund budget. The following schedules provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **General Fund Summary**

  This section provides a brief description of the General Fund as well as charts segmenting revenues by source (e.g. Property Taxes, Licenses & Permits, etc.) and expenditures by department (e.g. City Administration, Public Safety, etc.).

- **Statement of Budgetary Comparisons**

  This statement provides a detailed comparison of revenues and expenditures for fiscal years 2021 and 2022. Revenues are presented by source and expenditures are presented by category (i.e. Personnel Services, Maintenance & Operations, Capital, etc.).

- **Budget Narrative**

  This section provides a narrative of General Fund revenue and expenditure trends including historical information.

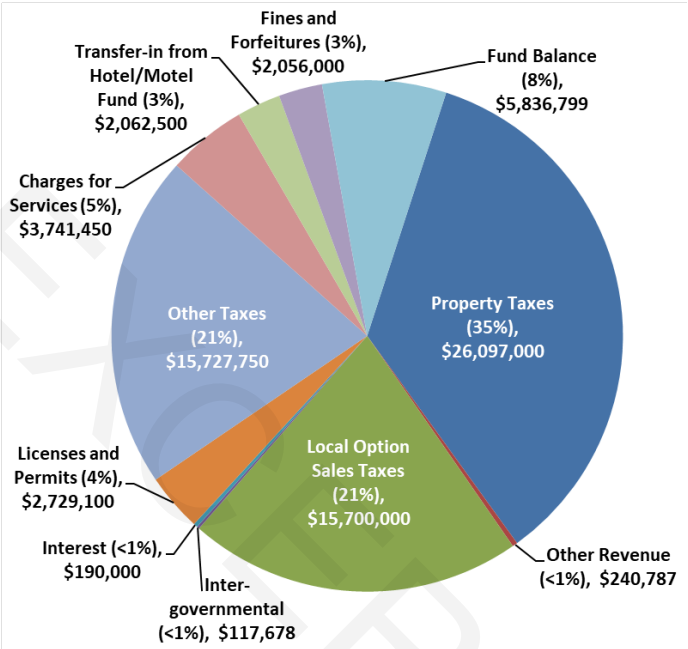
EXCERPT

GENERAL FUND SUMMARY

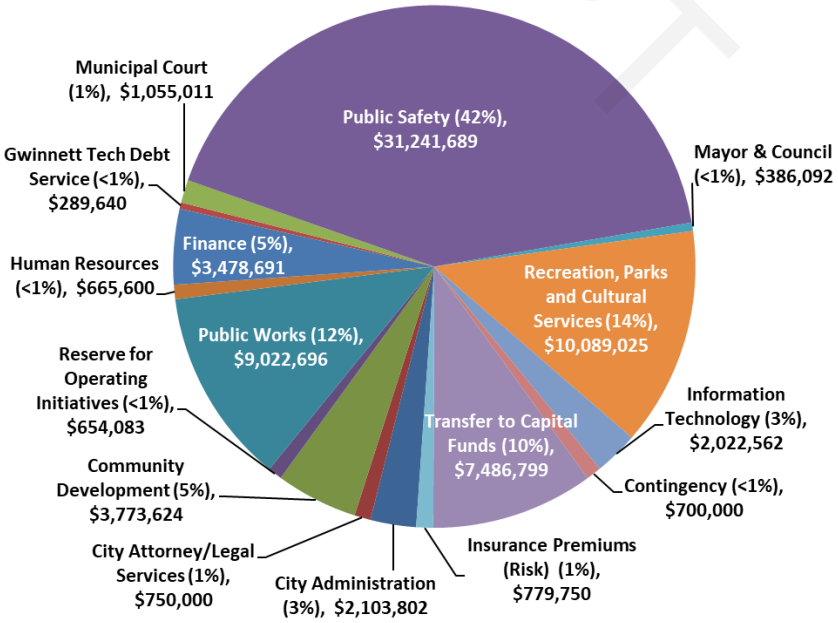
The General Fund is the city's largest fund and includes governmental activities such as police, fire, recreation, and other general governmental functions that are primarily funded with property taxes, utility taxes, franchise fees, state shared revenues, and charges for services, such as recreation program fees.

Summary by Revenue Source

FY 2022 General Fund Budget totals $74 Million



Summary by Department Expenditures



DRAFT

GENERAL FUND SUMMARY

Statement of Budgetary Comparisons

	FY 2021 AMENDED BUDGET	FY 2022 RECOMMENDED BUDGET	$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	$ 25,350,000	$ 24,000,000	$ (1,350,000)	-5.3%
Motor Vehicle	75,000	60,000	(15,000)	-20.0%
Motor Vehicle Title Tax Fee	1,600,000	1,800,000	200,000	12.5%
Prior Year/Delinquent	217,000	237,000	20,000	9.2%
Local Option Sales Tax	13,479,457	15,700,000	2,220,543	16.5%
Other Taxes	15,556,950	15,727,750	170,800	1.1%
Licenses & Permits	2,579,750	2,729,100	149,350	5.8%
Intergovernmental	113,000	117,678	4,678	4.1%
Charges for Services	3,395,105	3,741,450	346,345	10.2%
Fines & Forfeitures	1,806,000	2,056,000	250,000	13.8%
Interest	310,000	190,000	(120,000)	-38.7%
Other Revenues	249,809	240,787	(9,022)	-3.6%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,531,250	2,062,500	(468,750)	-18.5%
Total Operating Revenues	**$ 67,263,321**	**$ 68,662,265**	**$ 1,398,944**	**2.1%**
Fund Balance Carryforward	5,289,252	5,836,799		
Total Revenues	**$ 72,552,573**	**$ 74,499,064**		
Expenditures (by Category):				
Personnel Services:				
Salaries	$ 29,915,404	$ 30,363,545	$ 448,141	1.5%
Group Insurance	9,005,901	9,332,337	326,436	3.6%
Pension (Defined Benefit)	2,675,532	2,818,660	143,128	5.3%
Pension (401A)	2,183,255	2,319,892	136,637	6.3%
Miscellaneous Benefits	3,644,651	3,696,554	51,903	1.4%
subtotal	$ 47,424,743	$ 48,530,988	$ 1,106,245	2.3%
Maintenance and Operations:				
Professional Services	$ 2,561,658	$ 2,671,938	$ 110,280	4.3%
Repair/Maintenance	1,603,061	1,620,750	17,689	1.1%
Maintenance Contracts	2,846,574	2,850,778	4,204	0.1%
Professional Services (IT)	2,048,834	2,003,570	(45,264)	-2.2%
General Supplies	958,131	869,161	(88,970)	-9.3%
Utilities	2,897,285	2,953,175	55,890	1.9%
Legal Services	750,000	750,000	-	0.0%
Insurance Premiums (Risk Fund)	720,250	779,750	59,500	8.3%
Miscellaneous	2,028,868	1,655,887	(372,981)	-18.4%
subtotal	$ 16,414,661	$ 16,155,009	$ (259,652)	-1.6%
Capital/Lease:	$ 613,848	$ 682,545	$ 68,697	11.2%
Other Uses:				
Contingency	$ 700,000	$ 700,000	$ -	0.0%
Gwinnett Tech Contribution (Debt Svc)	290,490	289,640	(850)	-0.3%
subtotal	$ 990,490	$ 989,640	$ (850)	-0.1%
Total Operating Expenditures	**$ 65,443,742**	**$ 66,358,182**	**$ 914,440**	**1.4%**
Non-Allocated/Reserve (Oper. Initiative)	-	654,083		
Non-Allocated/Reserve	1,880,579	-		
Non-Allocated/Reserve (One-Time Usage)	686,390	-		
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	4,352,862	5,836,799		
Recurring Capital Program	189,000	1,650,000		
Total Expenditures	**$ 72,552,573**	**$ 74,499,064**		
*Personnel (full-time-equivalent)**	419.0	417.5		

** FY 2022 includes 10.5 full-time equivalent positions that are not funded but are part of the City's authorized workforce. These positions will remain vacant pending a (1) justifiable needs assessment by City Administration and (2) identification of a sustainable funding source.*

DRAFT

GENERAL FUND SUMMARY

Budget Narrative

The City of Alpharetta, like many cities in our region and throughout the world, is currently facing fiscal challenges as a result of the COVID-19 pandemic. The main incremental economic impact forecasted for FY 2022 is a reduction in property taxes due to the COVID-19 pandemic's impact on property valuations (primarily commercial). Specifically, FY 2022 property valuations represent market conditions as of January 1, 2021 (valuations during 2020). Due to the unprecedented impact on our businesses during 2020 from COVID-19, the city has forecasted a steep reduction in commercial valuations (20% reduction). The forecasted reduction in commercial valuations, which is partially offset through forecasted growth in residential valuations and estimated new construction ($168 million in market valuations), equates to a -5% reduction in property tax revenues.

Other revenue sources, while down compared to pre-pandemic levels, are forecasting growth compared to FY 2021 except for Investment Earnings (low market interest rates).

The city has been proactive in realigning its spending to match the current economic reality. Spending since FY 2020 has been limited to essential items only and vacancies are filled on a priority basis with an emphasis on public safety operations. This trend continues and has positioned the city to more effectively approach the challenges in the FY 2022 Budget resulting from COVID-19.

EXCERPT

GENERAL FUND SUMMARY

Revenues

FY 2022 General Fund operating revenues are forecasted to grow by 2%, or $1.4 million, compared to Amended FY 2021. The following table compares major revenue categories within the General Fund:

	FY 2021 AMENDED BUDGET	FY 2022 RECOMMENDED BUDGET	$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	$ 25,350,000	$ 24,000,000	$ (1,350,000)	-5.3%
Motor Vehicle	75,000	60,000	(15,000)	-20.0%
Motor Vehicle Title Tax Fee	1,600,000	1,800,000	200,000	12.5%
Prior Year/Delinquent	217,000	237,000	20,000	9.2%
Local Option Sales Tax	13,479,457	15,700,000	2,220,543	16.5%
Other Taxes:				
Franchise Fees	6,675,000	6,620,000	(55,000)	-0.8%
Insurance Premium Tax	4,589,200	4,650,000	60,800	1.3%
Alcohol Beverage Excise Tax	2,100,000	2,025,000	(75,000)	-3.6%
Other Taxes	2,192,750	2,432,750	240,000	10.9%
Licenses & Permits	2,579,750	2,729,100	149,350	5.8%
Intergovernmental	113,000	117,678	4,678	4.1%
Charges for Services	3,395,105	3,741,450	346,345	10.2%
Fines & Forfeitures	1,806,000	2,056,000	250,000	13.8%
Interest	310,000	190,000	(120,000)	-38.7%
Other Revenues	249,809	240,787	(9,022)	-3.6%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,531,250	2,062,500	(468,750)	-18.5%
Total Operating Revenues	**$ 67,263,321**	**$ 68,662,265**	**$ 1,398,944**	**2.1%**
Fund Balance Carryforward	5,289,252	5,836,799		
Total Revenues	**$ 72,552,573**	**$ 74,499,064**		

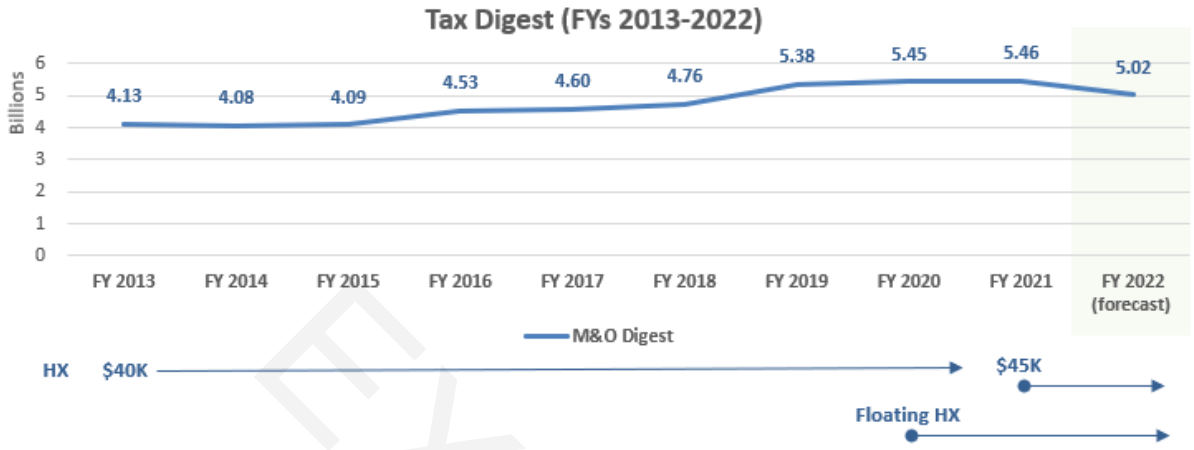
Property and Motor Vehicle Taxes

Property taxes are calculated based on an assessed millage rate on real and personal property owned within the city. Real property consists of land, buildings, structures, and improvements affixed to land. Personal property includes machinery, equipment, inventory supplies, furniture, motor vehicles, boats, etc. The Fulton County Board of Assessors (the "BOA") determines the fair market value of property (i.e. tax digest) utilizing numerous analytical methods including comparative sales data. As of the date of this budget submission, the BOA has not provided the updated tax digest. As such, FY 2022 is based on a forecasted tax digest.

EXCERPT

GENERAL FUND SUMMARY

The chart below illustrates the tax digest growth within the city for the last 9 years as provided by the BOA and a staff forecast for FY 2022. These figures are net of all exemptions (e.g. basic homestead and floating homestead exemptions).



As previously mentioned, FY's 2013-2021 represent tax digest valuations provided by the BOA. Property valuations have stagnated from a digest perspective over the last several years due to a combination of the following:

- FY 2020: Implementation of the floating homestead exemption;
- FY 2021: $5,000 increase to the basic homestead exemption ($40,000 to $45,000);
- FY 2021: Removal of income restrictions for residents age 65 and older to qualify for the $10,000 senior homestead exemption; and
- General tax digest appeal valuation adjustments.

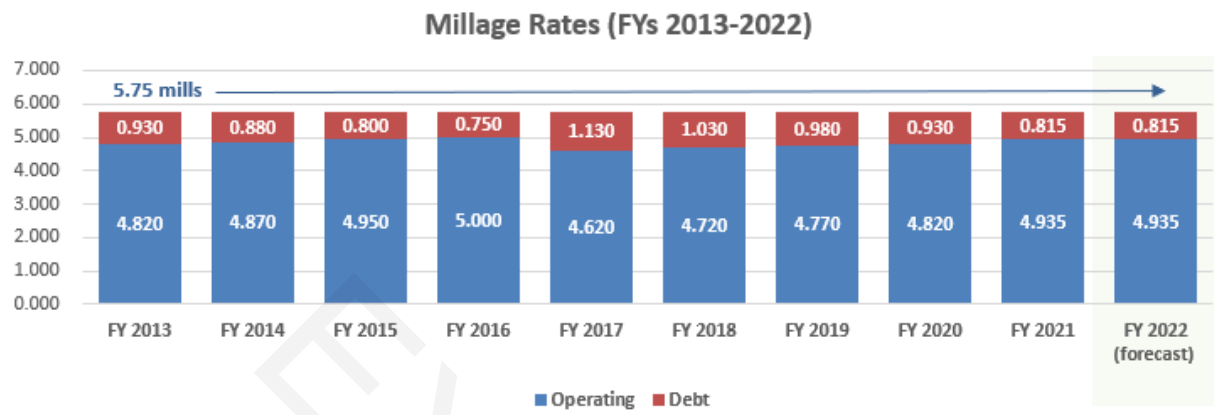
As highlighted above, the tax digest is subject to tax appeal adjustments which reduce overall valuations. It is the City's practice to conservatively estimate appeal valuation adjustments as well as collectability when forecasting property tax collections for the upcoming budget year. Additionally, FY 2022 valuations represent the 1st year of valuation impacts resulting from the COVID-19 pandemic. Specifically, FY 2022 property valuations represent market conditions as of January 1, 2021 (valuations during 2020). Due to the unprecedented impact on our businesses during 2020 from COVID-19, the City has forecasted a steep reduction in commercial valuations (20% reduction). The forecasted reduction in commercial valuations, which is partially offset through forecasted growth in residential valuations and estimated new construction ($168 million in market valuations), equates to an -8% overall reduction in the property tax digest.

In conjunction with the annual budget process, the city adopts a millage rate to be applied to the tax digest in order to determine the taxroll value and, consequently, the property tax billings.

EXCERPT

GENERAL FUND SUMMARY

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The chart below illustrates the annual millage rates levied by the city for the last 9 years including the request for FY 2022.

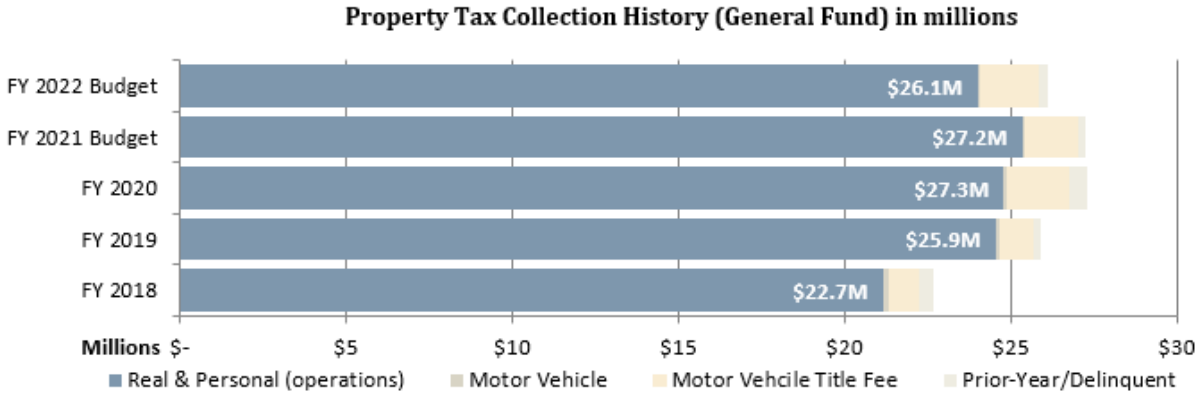


The FY 2022 Budget is based on maintenance of the city's millage rate at 5.750 mills.

- The portion of the millage rate funding debt service (Debt Service Fund) is estimated to remain flat with FY 2021 at 0.815 mills.
- The portion of the millage rate funding operations and recurring capital investment (General Fund) is estimated to remain flat with FY 2021 at 4.935 mills.

The property tax revenue estimates are net of the city's homestead exemptions which is estimated to save our homeowners over $5 million annually. The main homestead components include the floating homestead exemption that caps the valuation growth of homesteaded properties at the lesser of 3% or CPI and the basic homestead exemption that lowers the taxable value of a homesteaded property by $45,000. The city's homestead exemptions go great lengths in keeping Alpharetta an affordable place to live and retire.

General Fund property taxes are budgeted at $26.1 million in FY 2022 and represent approximately 35% of General Fund revenues. The chart below depicts a 5-year history of General Fund property tax collections by type.

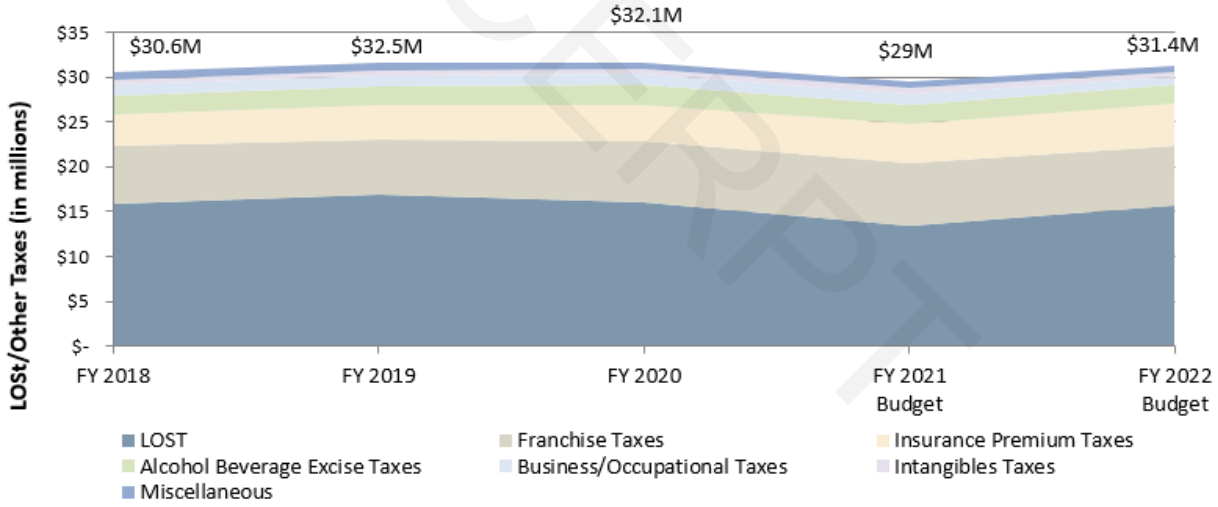


GENERAL FUND SUMMARY

Motor vehicle taxes are experiencing declines due to House Bill 386 which phased out motor vehicle taxes on all vehicles titled on or after March 1, 2013. The city is still receiving motor vehicle taxes on vehicles titled before March 1, 2013 until the vehicle is sold/transferred. The city is forecasting motor vehicle revenues to be fully phased-out over the period ending in FY 2024. HB 386 created a Motor Vehicle Title Fee to partially offset the reduction in motor vehicle taxes. The Title Fee is 6.6% and is shared between the State and local governments (county, city, and school boards; local share approaches 65% of collections). An increase of 13% is forecasted in FY 2022 for motor vehicle title fees from a budget-to-budget standpoint. However, the reduction programmed into the FY 2021 budget due to anticipated COVID-19 impacts has not been realized and 2021 actuals are trending towards $1.8 million resulting in a conservative flat-collection trend for 2022.

Other Taxes (including LOST)

Other taxes account for 42%, or $31 million, of total General Fund revenue for FY 2022. Specifically, revenue sources within the Other Taxes category include Local Option Sales Taxes ("LOST"), Franchise Taxes, Insurance Premium Taxes, Alcohol Beverage Excise Taxes, etc. The chart below provides a 5-year history of Other Tax collections by type.



- **Local Option Sales Taxes ("LOST"):** This revenue source represents the city's portion of the 7% sales and use tax collected in Fulton County (not counting T-SPLOST levy) and totals $15.7 million for FY 2022.

  Sales and use tax is collected by the retailer making sales of tangible personal property in Fulton County. LOST is reported and remitted to the Georgia Department of revenue each month for the previous month's sales. The DOR calculates the distribution and remits the revenue to the city monthly.

EXCERPT

GENERAL FUND SUMMARY

The LOST is distributed to municipalities within Fulton County based on population. The rate of distribution is negotiated every 10-years after the decennial U.S. Census. Due to relative population growth (including annexations), the city received an increase in its proportionate distribution in 2013 to 5.84% of the amount shared by local governments (roughly 1% of the 7% sales and use tax levy).

An increase of 17% is forecasted for FY 2022 from a budget-to-budget standpoint. However, actual collections are conservatively estimated at $15.5 million in FY 2021 which equates to a revised growth rate of 2%. Due to the Federal stimulus recently approved and beginning to flow thru the local, State, and National economy, LOST collections are likely to exceed budgetary figures for 2022 and begin to recover towards pre-COVID trends (e.g. 2019).

- **Franchise Taxes:** Several of the larger franchise agreements include the following: Georgia Power (electric/4% of taxable gross sales); Comcast (cable and communications/5% of gross receipts); BellSouth (communications/3% of gross receipts); etc.

  A reduction of -1% is forecasted for FY 2022 from a budget-to-budget standpoint. However, actual collections are estimated at $6.4 million in FY 2021 which equates to a revised growth rate of 3%.

  Franchise Fee revenue is sensitive to fluctuations in usage (e.g. cool summer significantly lessens the need for air conditioning and associated energy usage) and economic activity. COVID-19 has had a detrimental effect on many of our commercial partners through closings and/or reduced operational hours which impacted onsite energy usage. That said, the residential segment will provide growth in energy usage (and cable usage) as families work/attend school from home. Budgetary practice is to be conservative with forecasting these collections to insulate the operating budget from the associated short-term collection fluctuations inherent in this revenue source.

  Collections from GA Power and Sawnee EMC, the largest contributors of this revenue source (70% of total franchise fees), totaled $4.3 million in FY 2021 and represents a -$440,370 decrease over the prior year ($4.8 million was collected in FY 2020). The budget forecast for FY 2022 totals $4.4 million and represents minor growth compared to 2021 collections. Augmenting revenue growth forecasts are approved rate increases by GA Power (average of 3% on 1/1/2021 and 5% on 1/1/2022).

  Collections from cable franchise agreements represent the next largest source and are estimated to total $890,000 in FY 2021. The budget forecast for FY 2022 totals $950,000 and reflects growth approximating 6%. The city raised the Cable Franchise Fee from 3% to 5% effective January 1, 2019.

DRAFT

GENERAL FUND SUMMARY

- **Insurance Premium Taxes:** This revenue source represents a percentage of insurers' gross direct premiums on life, accident, and sickness insurance policies written within the State and totals $4.7 million in FY 2022. Strong growth is forecasted for FY 2022 from a budget-to-budget standpoint. However, actual collections during FY 2021 totaled $4.6 million which is equates to a conservative 1% growth factor.

  Insurance premium tax is due on the first day of the calendar year and is collected directly by the city.

- **Alcohol Beverage Excise Taxes:** This revenue source represents taxes levied on dealers and wholesalers of alcoholic beverages within the city and totals $2 million in FY 2022. A contraction of -4% is forecasted for FY 2022 from a budget-to-budget standpoint. However, actual collections during FY 2021 are estimated at $2 million which equates to a conservative 1% growth factor and reflects the ongoing economic impacts of the COVID-19 pandemic.

Licenses & Permits

Licenses & permits account for 4%, or $2.7 million, of total General Fund revenue for FY 2022. Licenses and permit revenues include alcoholic beverage permit fees, development permit and related fees, building permit fees, occupancy permit fees, sign permit fees, etc.

Growth of 6% is forecasted for FY 2022 based on 2021 collection patterns but lags pre-pandemic collection levels ($4.2 million in 2019).

The largest revenue source is Building Permit Fees ($1.7 million conservatively forecasted for FY 2022; $1.9 million estimated for FY 2021).

Intergovernmental

Intergovernmental sources account for <1%, or $117,678, of total General Fund revenue for FY 2022. This revenue is primarily generated from Intergovernmental Agreements with the City of Milton related to the sharing of court management capabilities as well as overtime reimbursement through the Federal HIDTA (High Intensity Drug Trafficking Area) program.

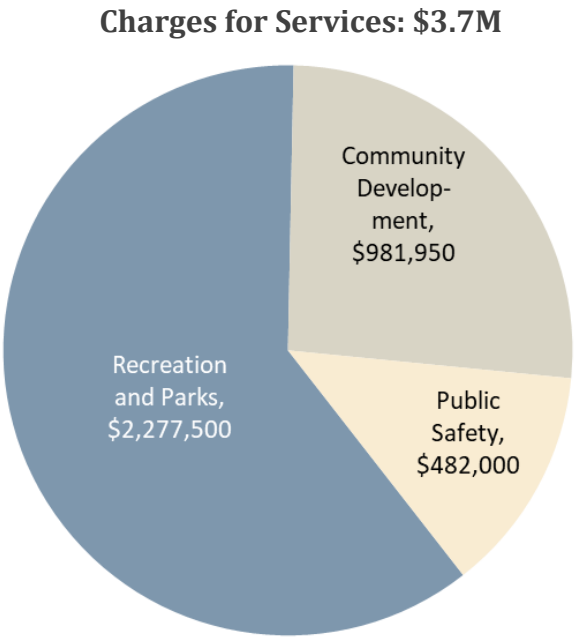
EXCERPT

GENERAL FUND SUMMARY

Charges for Services

Charges for services include user fees for community development (plan review, planning and development fees, etc.), public safety (plan review, police reports and services, etc.), recreation and parks (program and activity fees, etc.), and special events.

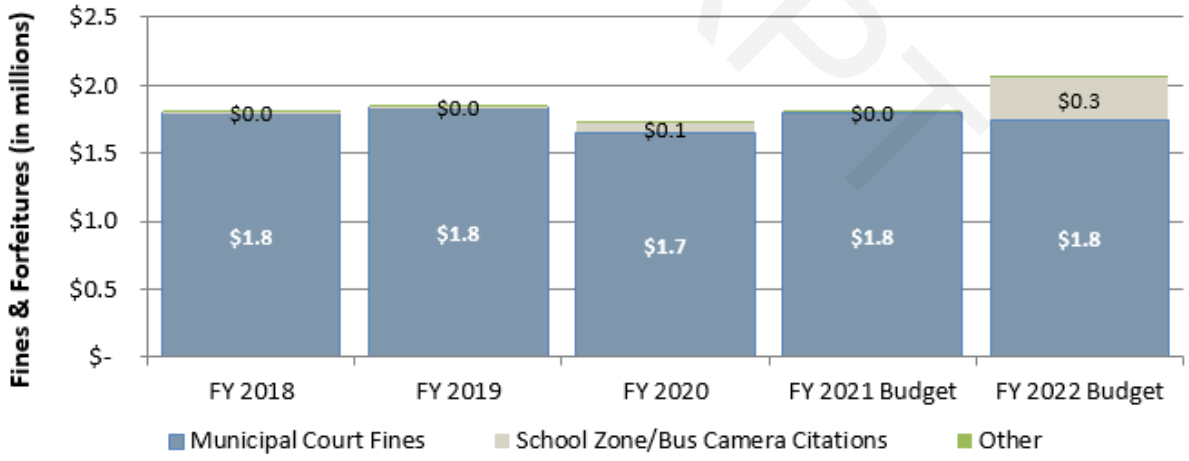
Charges for services account for 5%, or $3.7 million, of total General Fund revenue. Growth of 10% is forecasted for FY 2022 primarily due to increased plan review fee trends coupled with recreation program attendance growth (compared to 2020 which included significant program cancelations due to COVID-19).



Fines & Forfeitures

Fines & Forfeitures include municipal court fines, code enforcement, etc.

Fines & forfeitures account for 3%, or $2.1 million, of total General Fund revenue for FY 2022. An increase of 14% is forecasted for FY 2022 from a budget-to-budget standpoint due primarily to School Zone traffic camera citation fees being included within the budget.



Interest

Interest earnings account for <1%, or $190,000, of total General Fund revenue for FY 2022. Reductions are forecasted to more accurately reflect the earnings the city is currently receiving on its investments in the low market-rate environment.

EXCERPT

GENERAL FUND SUMMARY

Other Financing Sources

Other Financing Sources account for 3%, or $2.1 million, of total General Fund revenue for FY 2022 and consists of the city's share (40%) of the Hotel/Motel Tax. This revenue source is discussed in more detail within the *Special Revenue Fund Summaries* (Hotel/Motel Fund) section of this document.

Fund Balance

Carryforward fund balance accounts for 8%, or $5.8 million, of total General Fund appropriations for FY 2022. Carryforward Fund Balance represents available cash in excess of the city's 23% emergency reserve.

It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures.

EXCERPT

GENERAL FUND SUMMARY

Expenditures

Operating expenditures of the General Fund are forecasted to grow by 1% over FY 2021. The following table compares departmental appropriations within the General Fund:

Expenditures (by Department):	FY 2021 AMENDED BUDGET	FY 2022 RECOMMENDED BUDGET	$ Variance	% Variance
Mayor and Council	$ 382,505	$ 386,092	$ 3,587	0.9%
City Administration	1,288,313	2,103,802	815,489	63.3%
Finance	3,541,567	3,478,691	(62,876)	-1.8%
Legal Services	750,000	750,000	-	0.0%
Information Technology	2,194,661	2,022,562	(172,099)	-7.8%
Human Resources	647,529	665,600	18,071	2.8%
Municipal Court	1,006,645	1,055,011	48,366	4.8%
Public Safety	30,596,284	31,241,689	645,405	2.1%
Public Works	9,046,380	9,022,696	(23,684)	-0.3%
Recreation, Parks & Cultural Services	10,088,405	10,089,025	620	0.0%
Community Development	4,190,713	3,773,624	(417,089)	-10.0%
Non-Departmental:				
Contingency	700,000	700,000	-	0.0%
Insurance Premiums (Risk Fund)	720,250	779,750	59,500	8.3%
Gwinnett Tech Contribution (Debt Svc)	290,490	289,640	(850)	-0.3%
Total Operating Expenditures	**$ 65,443,742**	**$ 66,358,182**	**$ 914,440**	**1.4%**
Non-Allocated/Reserve (Oper. Initiative)	-	654,083		
Non-Allocated/Reserve	1,880,579	-		
Non-Allocated/Reserve (One-Time Usage)	686,390	-		
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	4,352,862	5,836,799		
Recurring Capital Program	189,000	1,650,000		
Total Expenditures	**$ 72,552,573**	**$ 74,499,064**		

EXCERPT

GENERAL FUND SUMMARY

The following table compares expenditure category appropriations within the General Fund:

	FY 2021 AMENDED BUDGET	FY 2022 RECOMMENDED BUDGET	$ Variance	% Variance
Expenditures (by Category):				
Personnel Services:				
Salaries	$ 29,915,404	$ 30,363,545	$ 448,141	1.5%
Group Insurance	9,005,901	9,332,337	326,436	3.6%
Pension (Defined Benefit)	2,675,532	2,818,660	143,128	5.3%
Pension (401A)	2,183,255	2,319,892	136,637	6.3%
OPEB/Post Employment Healthcare	604,717	566,084	(38,633)	-6.4%
Miscellaneous Benefits	3,039,934	3,130,470	90,536	3.0%
subtotal	$ 47,424,743	$ 48,530,988	$ 1,106,245	2.3%
Maintenance and Operations:				
Professional Services	$ 2,561,658	$ 2,671,938	$ 110,280	4.3%
Repair/Maintenance	1,603,061	1,620,750	17,689	1.1%
Maintenance Contracts	2,846,574	2,850,778	4,204	0.1%
Professional Services (IT)	2,048,834	2,003,570	(45,264)	-2.2%
General Supplies	958,131	869,161	(88,970)	-9.3%
Utilities	2,897,285	2,953,175	55,890	1.9%
Legal Services	750,000	750,000	-	0.0%
Insurance Premiums (Risk Fund)	720,250	779,750	59,500	8.3%
Miscellaneous	2,028,868	1,655,887	(372,981)	-18.4%
subtotal	$ 16,414,661	$ 16,155,009	$ (259,652)	-1.6%
Capital/Lease:	$ 613,848	$ 682,545	$ 68,697	11.2%
Other Uses:				
Contingency	$ 700,000	$ 700,000	$ -	0.0%
Gwinnett Tech Contribution (Debt Svc)	290,490	289,640	(850)	-0.3%
subtotal	$ 990,490	$ 989,640	$ (850)	-0.1%
Total Operating Expenditures	**$ 65,443,742**	**$ 66,358,182**	**$ 914,440**	**1.4%**
Non-Allocated/Reserve (Oper. Initiative)	-	654,083		
Non-Allocated/Reserve	1,880,579	-		
Non-Allocated/Reserve (One-Time Usage)	686,390	-		
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	4,352,862	5,836,799		
Recurring Capital Program	189,000	1,650,000		
Total Expenditures	**$ 72,552,573**	**$ 74,499,064**		

EXCERPT

GENERAL FUND SUMMARY

Meeting the Internal Needs of Operating Departments

Several of the major points of the FY 2022 Budget are as follows:

- Management of personnel and compensation program to align with current market environment:
  - Staffing level at 451.5 full-time equivalents "FTE" with the funding breakdown as follows:
    - 441 full-time equivalents (funded);
    - 10.5 full-time equivalents (unfunded; budgetary savings of $900,000); positions to remain vacant pending an identified funding source and workload justification.
  - Continuation of the annual performance-based merit program (3% on average) effective July 1, 2021 in an estimated cost of $1 million.
- Reduction (-2% or -$259,652) in departmental maintenance and operations budgets (General Fund) including controls on non-essential spending.
  - Net reduction is in excess of -5% after adjusting for new initiatives (e.g. elections, municipal court office space lease, Innovation Academy field maintenance IGA, etc.) and growth drivers including risk insurance premiums (8% growth or +$59,500 based on premium trends), maintenance of new parks (+$42,000 for AlphaLoop, Thompson Street Park, Maddox Park, and Encore Park), and expanded Public Safety Taser program (42% growth or +$30,000).
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, police tasers, etc.) coupled with minor maintenance capital needs. The FY 2022 budget experienced growth due primarily to approval of the Quint lease as part of the 2021 Mid-Year budget (replaced 1 Pumper with a dual-purpose Quint including ladder and water pumping capabilities).
- $654,083 is included for targeted operating initiatives (please refer to the *Operating Initiatives Request* section of this document for detail of the requests).
- Funding from the General Fund which is available for immediate capital investment in 2022 includes the following:
  - $5,836,799 Fund Balance for one-time capital;
  - $1,650,000 Recurring Capital Contribution from the General Fund

  $7,486,799

DRAFT

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Sponsored By:
Meeting Date: May 24, 2021

I. AGENDA ITEM TITLE: REVIEW DESIGN CONCEPT FOR PARK AT THE CORNER OF HIGHWAY 9 AND MILTON AVE.

II. RECOMMENDATION:

Staff is seeking input and direction for the redesign of Ole Milton Park located at the corner of Highway 9 and Milton Avenue.

III. REPORT IN BRIEF:

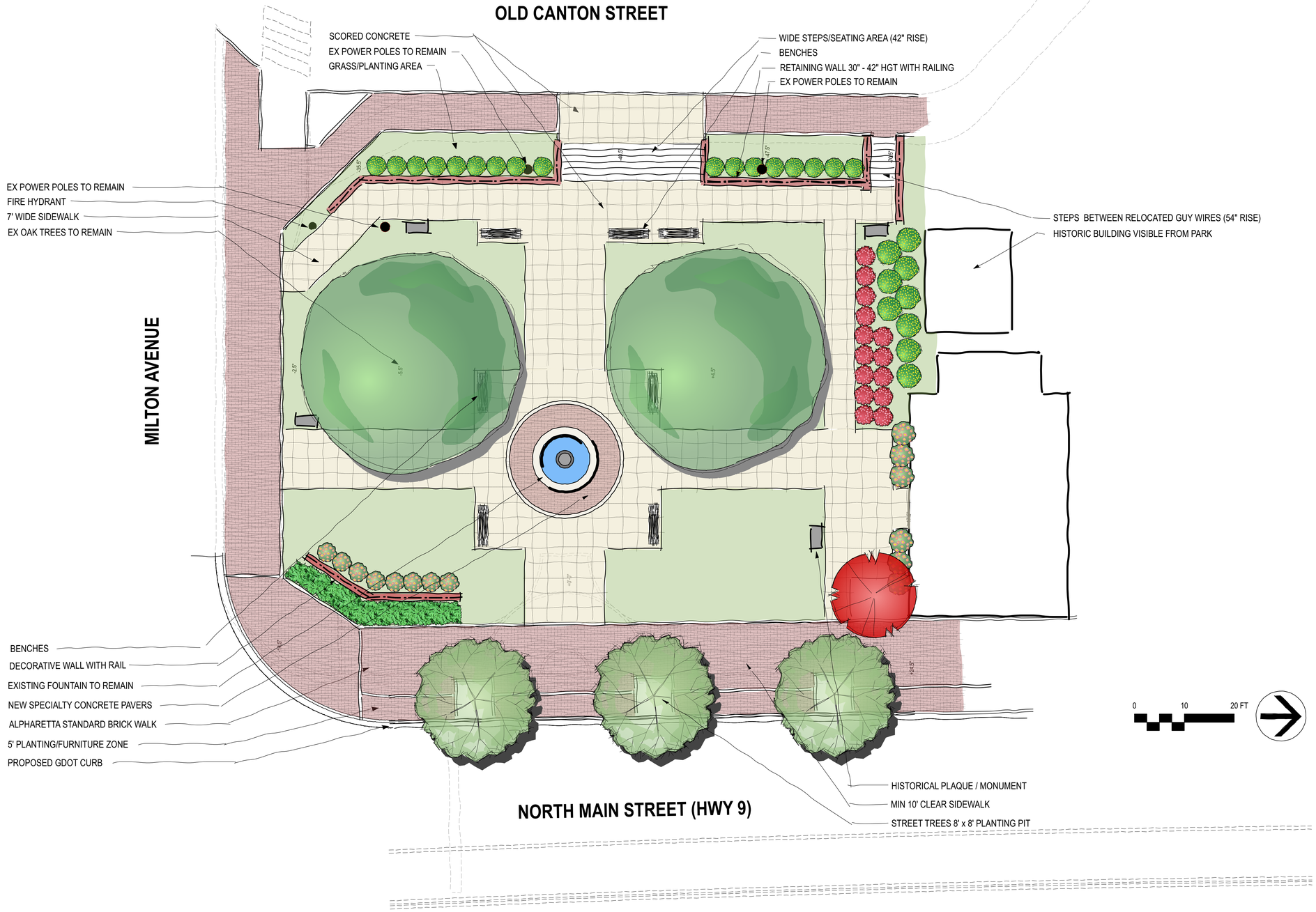
This workshop is to review the redesign of the park at the corner of Highway 9 and Milton Avenue. This park is officially named “Ole Milton Park”. As part of the development of the downtown hotel, the developer allocated $50,000 towards the development of the park.

The attached concept was designed by local landscape architect Steve Manley. The highlights of the concept include the removal of the current Christmas Tree and the understory trees, the removal of the gazebo, a seating wall along Old Canton Street, and wide access stairs down to the street. The current fountain would remain, along with the historical markers. Improved landscaping and improved pedestrian access would highlight the new open park concept.

IV. ALTERNATIVES:

V. ATTACHMENTS:

NORTH MAIN ST PARK S-100-CONCEPTUAL SITE PLAN 'A'



manley
LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
manleylanddesign.com

THE CITY OF ALPHARETTA

NORTH MAIN STREET PARK

Milton Avenue and North Main Street (Highway 9)
Alpharetta, GA. 30009

REVISION SCHEDULE

NO.	DATE	BY	DESCRIPTION

MLD PROJECT #	2021043
DRAWN BY	SLM
CHECKED BY	SLM
DATE	5.13.21

CONCEPTUAL SITE PLAN 'A'

S-100