Official City Council Meeting Minutes
May 24, 2021
Office of the City Clerk
CITY HALL 2 PARK PLAZA | 6:30 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

- **Council Members**
  - Mayor Jim Gilvin
  - Mayor Pro Tem Donald F. Mitchell
  - Jason Binder
  - Ben Burnett
  - John Hipes
  - Dan Merkel
  - Karen Richard
- **Staff**
  - Bob Regus, City Administrator
  - Steven Jones, Asst. 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
  - Kathi Cook, Director of Community Development
  - Shawn Mitchell, Budget & Procurement Manager
  - Michael Woodman, Senior Planner
  - Eric Graves, Senior Transportation Engineer/Planner

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

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

VI. PUBLIC HEARING

A. CU-21-04/V-21-07 Westside Wine & Spirits/Cousins Westside Pod B

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Council approve CU-21-04 Westside Wine & Spirits subject to the following conditions 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.

- 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
- 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.

- 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.

- 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.
- 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.
- The applicant's representative, Juan Del Rio, 755 Commerce Drive, Decatur, GA 30030, came forward on behalf of the application.
- **Public Comment:** No Public Comment

❖ Council Member Richard offered a motion to deny CU-21-04/V-21-07 Westside Wine & Spirits/Cousins Westside Pod B

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

B. CLUP-21-03/Z-21-04/V-21-09 Hudson Park

- Senior Planner, Michael Woodman, came forward to present this item.
- 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
- Staff is recommending that Council 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 steppingstones 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.

- 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.

- 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)

- 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'.

- 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 onsite. 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.

- 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.

- 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.
- 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:

1. 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 rezoning's approved at the Ben Manning House and Lewis Manning House in 2017 to allow those structures to be used as a residence or office.
2. 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.
3. 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
4. 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.
5. 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.

6. 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:

    1. 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 products.

    2. 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 products.

    3. 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

    4. Whether there are substantial reasons why the property cannot or should not be used as currently zoned. 8 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 products.

    5. 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.

    6. 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.

    7. 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.

    8. 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 products.

9. 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.

- Harrison Homes VP of Construction, Ken Warlick, 12892 Waterside Road, Alpharetta, GA, 30004, came forward to speak on behalf of the application.
- The Versel Group's consultant, David Versel, 350 Oak Terrace, Alpharetta, GA, 30009, came forward to speak on behalf of the application.
- Vice President of Business Development for Landis Evans + Partners, Chris Owens, came forward to discuss the applicant's requested change to Staff's proposed condition #24:
    - Storm water management facilities may be placed underground within the proposed private ally, with final approval by Staff. Easements shall be indicated on the recorded plat, clearly describing the underground facilities, their function, purpose, ownership, and outlining that maintenance responsibility lies with the HOA. These easements and maintenance responsibility shall also be included in the recorded covenants.
- **Public Comment:**
    - Nat Lewis Jr., 12762 Waterside Drive, Milton, GA, 30004, came forward in general support of this item, but also voiced concern for the trail, specifics regarding the renovations to the Weatherford House, and keeping as many trees as possible.

❖ Council Member Richard offered a motion to 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 or driveway shall be provided 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 steppingstones 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. Tree #748 (41" Yellow Poplar) within the stream buffer shall be saved. Encroachment into the critical root zone shall be limited to no more than 20% which shall include a tree care plan as approved by the City's Arborist. 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. Storm water management facilities may be placed underground within the proposed private ally, with final approval by Staff. Easements shall be indicated on the recorded plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. These easements and maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and Homeowners of Hudson Park.
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.

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

C. PH-21-10 Unified Development Code Text Amendment – Historic Preservation Incentive Zoning

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Council approve a text amendment 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.
- 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
- Asst. City Attorney, Steven Jones, read the ordinance aloud.
- **Public Comment:**
    - Brian Richey, 204 Violet Garden Walk, Alpharetta, GA, 30009, came forward in opposition of the Cumming Street Extension Project.

- Council Member Binder suggested removing projects from the City's list that are not supported by the public, additionally requesting a future workshop to take place in order to discuss.

❖ Council Member Richard offered a motion to approve PH-21-10 text amendment 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 and the ordinance as presented

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

VII. OLD BUSINESS

A. Senior Homestead Exemption Ordinance - AGI Clarification (2nd 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 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.
- This item was presented for the first reading at the May 17, City Council Meeting and was approved unanimously. There have been no changes made to the ordinance since the first reading.
- Asst. City Attorney, Steven Jones, 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. NEW BUSINESS

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

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Council approve the Resolution for the submission of a grant application to the U.S. Department of Justice for the purchase of ballistic vests.

- 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, 2021.
- 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.
- Ballistic vests are required for all sworn officers. With or without grant assistance the Department would buy the same vests at the same cost.
- Asst. City Attorney, Steven Jones, read the resolution aloud.
- **Public Comment:** No Public Comment

❖ Council Member Hipes offered a motion to approve the Resolution for the submission of a grant application for the FY 2021 Bulletproof Vest Partnership Grant and funds from the City in an amount not to exceed $23,247 to the U.S. Department of Justice for the purchase of ballistic vests

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

B. Discussion and Public Input on Parks Bond Referendum

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- This item is being presented for informational purposes and to seek public input. No formal vote is required.

- 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 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.
- Attached are the revised costs of following projects:
- WILLS PARK EQUESTRIAN CENTER:
    - 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:
    - 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:
    - 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 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:
    - 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:
    - 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:
    - 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 funds to create such a plan, complete necessary surveys, and engineering assessments, and begin development of trails, paths, and other amenities.
- BROOKSIDE PARK PHASE 1:
    - 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:
    - 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:
    - 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:
    - 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:
    - 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:
    - 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.

- Director Rodgers discussed the option of completing some of these projects in phases due to the increase in construction costs.
- Council Member Binder suggested that we separate the AlphaLoop and Park Land Acquisition. Also remove Mayfield Road (design/build-out) from the project list. Mayor Pro Tem Mitchell supported CM Binders suggestions.
- Council Member Burnett suggested making the AlphaLoop its own project category, additionally CM Burnett is willing to pull the Mayfield Park Project.
- Council Member Hipes suggested waiting to see if the TSPLOST II gets approved this November, then bringing the Park Bond Referendum forward next May.
- Council Member Binder recommended that Staff bring the updated possible parks bond list and include the phased project plan to include the increased project costs.

- **Public Comment:**
  - Gariel Burchett, 2441 Loxford Lane, Alpharetta, GA, 30009, came forward to voice his concern of having both the TSPLOST II and park bond on the November ballot.

❖ Mayor Gilvin requested that Council have a 5-minute break. Meeting was called back to order at 9:20 PM.

IX. WORKSHOP

A. Encore Greenway Connection

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item is being presented for informational purposes and no formal vote is required.
- The Director of Public Works, Pete Sewczwicz, discussed three concepts for the Encore Greenway Connection.
- Council Member Burnett, Mayor Pro Tem Mitchell, Council Member Hipes and Council Member Richard prefer Encore Greenway Park Concept 3.
- Mayor Gilvin suggested a hybrid version of Encore Greenway Park Concepts 2 and 3.
- CID representative, Senator Beach, 3100 Brierfield Road, Alpharetta, GA, 30004, came forward in support of this project.

B. 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 2022 Budget at the May 3rd and 17th City Council Meetings.
- A budget excerpt is attached to the Council 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:
    - 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.

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

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is seeking input and direction for the redesign of Ole Milton Park located at the corner of Highway 9 and Milton Avenue.
- 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 concept presented 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.
- Landscape Architect, Steve Manley, came forward to discuss his design.
- Director Rodgers and City Administrator, Bob Regus, will reach out to The Hamilton Hotel to discuss negotiations regarding the retaining wall. Council also agreed that we can move forward with removing the old city Christmas tree.
- Additionally, Director of Public Works, Pete Sewczwicz, advised that GDOT will need to approve the plans.

❖ Council Member Burnett left the meeting at 9:57 PM.

X. PUBLIC COMMENT

- No Public Comment

XI. REPORTS

- Council Member Hipes announced that the City hosted the "Paint the Town Alpharetta Plein Air" which raised money for the Art Center.
- City Administrator, Bob Regus, announced that the City of Milton approved the IGA to co-share their municipal court facility.

XII. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 10:09 P.M.

Respectfully submitted,

Erin Cobb

Erin Cobb, City Clerk

Parks Bond Referendum

Ranking and Revised Costs

Project	Original $ Estimates	Revised $ Estimates	$ Change	Combined Ranking	Average Rank	Mayor Gilvin	Mayor Pro Tem Mitchell	Council Member Burnett	Council Member Richard	Council Member Hipes	Council Member Binder	Council Member Merkel	Morgan's Ranking
Wills Park Equestrian Center Renovation (phase 1)	$ 5,000,000	$ 5,000,000 *, **	$ -	**1 (Tie)**	3.14	9	3	3	2	2	1	2	1
Webb Bridge Soccer Field Turf	$ 1,000,000	$ 1,000,000	$ -	**1 (Tie)**	3.14	6	6	4	1	1	3	1	2
Wills Park Master Plan (phase 1)	$ 4,000,000	$ 7,350,000 *	$ 3,350,000	**3**	4.29	7	5	5	3	5	2	3	3
Union Hill Park Redevelopment/Trailhead (build-out)	$ 2,000,000	$ 3,780,000 *	$ 1,780,000	**4**	5.29	5	7	6	5	6	4	4	5
Mid Broadwell Park (build-out)	$ 500,000	$ 500,000	$ -	**5**	5.57	4	9	7	4	3	5	7	4
Old Rucker Park (design/build-out)	$ 2,000,000	$ 3,630,000 *	$ 1,630,000	**6**	6.43	8	8	8	6	4	6	5	8
Farmhouse Park (design/build-out)	$ 2,000,000	$ 2,000,000	$ -	**7**	7.14	12	1	1	7	10	7	12	6
Waters Road Park (design/build-out)	$ 2,000,000	$ 2,000,000	$ -	**8**	7.86	3	10	10	8	9	9	6	9
Mayfield Road (design/build-out)	$ 1,000,000	$ 1,000,000	$ -	**9**	8.29	11	2	2	12	12	8	11	11
AlphaLoop / Park Land Acquisition	$ 6,000,000	$ 6,000,000	$ -	**10**	8.86	1	11	11	10	7	12	10	12
Brookside Park (phase 1; design/build-out)	$ 2,000,000	$ 2,000,000	$ -	**11 (Tie)**	9.00	2	12	12	9	8	11	9	7
Milton Avenue Park (design/build-out)	$ 2,000,000	$ 750,000 *	$ (1,250,000)	**11 (Tie)**	9.00	10	4	9	11	11	10	8	10
	$ 29,500,000	**$ 35,010,000**	**$ 5,510,000**										

* *Reflects revised cost estimates based on existing design/planning documents.*

** *Revised Estimate reflects a phased approach to the Equestrian Center Renovation. Full Master Plan improvements are estimated at $18.5 million. Phase 1 totals $10 million ($5 million City; $5 million Foundation) and includes new stalls/barns and renovation of the existing show arenas.*