



City Council Meeting & Public Hearing AUGUST 23, 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. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 8-16-2021)

V. PUBLIC HEARING

A. V-21-18 Edwards / 91 John Christopher Stream Buffer Variance

This item was tabled during the July 26, 2021 City Council Meeting and must be removed from the table prior to presentation or consideration.

Consideration of a variance to reduce the front setback and allow a stream buffer encroachment on a single-family detached lot for a new residence. The property is located at 91 John Christopher Drive and is legally described as being located in Land Lots 1182 & 1183, 2nd District, 2nd Section, Fulton County, Georgia.

B. MP-21-05 / CU-21-10 George Animal Hospital / Windward Pod 4

Consideration of a master plan amendment and conditional use to allow an 'Animal Hospital, Small Animal' in a 2,600 square foot suite in the Market Forest strip center. A master plan amendment is requested to add 'Animal Hospital, Small Animal' to Pod 4 of the Windward Master Plan and a conditional use is requested to allow an animal hospital business owned by Erin George. The property is located at 6195 Windward Parkway, Suite 109 and is legally described as being located in Land Lots 1048 and 1107, 2nd District, 1st Section, Fulton County, Georgia.

C. CU-21-09 Alpharetta Liquor & Wine / 11380 State Bridge Road

Consideration of a conditional use to allow a 'Liquor Store' for Alpharetta Liquor & Wine in a 4,960 square foot suite located in a new strip center. The property is located at 11380 State Bridge Road, Suites 130, 140 & 150 and is legally described as being located in Land Lot 129, 1st District, 1st Section, Fulton County, Georgia.

VI. NEW BUSINESS

A. Resolution Approving Annual Update to City Pay Plan

Sponsored By: CM Burnett & CM Merkel

B. Atlanta Regional Commission Grant Application PE Funding

C. MOU with the City of Milton for Football Cooperation

Sponsored By: CM Merkel & CM Hipes

VII. PUBLIC COMMENT

VIII. REPORTS

IX. ADJOURNMENT



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: August 23, 2021

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 8-16-2021)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Meeting Minutes Draft 8-16-2021



City Council Meeting
August 16, 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 Pro Tem Mitchell called the meeting to order at 6:30 p.m.

II. ROLL CALL

- **Council Members**

- Mayor Jim Gilvin (absent)
- 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
- Kathi Cook, Director of Community Development
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Randy Bundy, Director of Information Technology
- Eric Graves, Senior Transportation Engineer/Planner

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Proclamation for Pat Miller

V. CONSENT AGENDA

A. Financial Management Report: Month Ending June 30, 2021

B. Council Meeting Minutes (Public Hearing On The Fiscal Year 2022 Millage Rate Levy 8-2-2021)

C. Council Meeting Minutes (Meeting of 8-2-2021)

D. Alcoholic Beverage License Application

- 1. PH-21-AB-22 Alpharetta Rooftop, LLC
d/b/a Up on the Roof
33 South Main Street Suite 500
Alpharetta, GA 30009**

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

**Owner: Alpharetta Rooftop, LLC
Registered Agent: Wilson Oswald**

- ❖ Council Member Binder requested the Financial Management Report be removed from the consent agenda.
- ❖ Council Member Burnett offered a motion to approve the consent agenda with the exception of the Financial Management Report: Month Ending June 30, 2021
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (6-0)

A. Financial Management Report: Month Ending June 30, 2021

- Director of Finance, Tom Harris, came forward to present this item and provided a brief overview of the Financial Management Report.
- ❖ Council Member Binder offered a motion to approve the Financial Management Report: Month Ending June 30, 2021
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (6-0)

VI. PUBLIC HEARING

A. PH-21-11 City of Alpharetta Capital Improvement Element

- Senior Transportation Engineer/Planner, Eric Graves, came forward to present this item.
- Staff is recommending that Council approve a resolution adopting the 2020-2021 Capital Improvement Element and Annual Report as required to keep Qualified Local Government status.
- The Georgia Planning Act of 1989 (The Act) requires that local governments keep their Comprehensive Plans current as a pre-requisite for maintaining Qualified Local Government status, a requirement for eligibility for receipt of State of Georgia funds. The Act requires that local governments provide annual updates to their Capital Improvement Element (CIE), prepared in accordance with the Minimum Planning Standards and Procedures and the Development Impact Fee Compliance Requirements.
- The CIE is designed to provide insight into key infrastructure and public improvement projects being undertaken and completed by local jurisdictions. The Annual Report details on an annualized basis the collection and use of funds derived from impact fees. Together these documents provide a means of tracking local government performance and serve as a tool for measuring progress with respect to achieving community goals as outlined in the Comprehensive Plan.
- The City of Alpharetta is required to transmit its annual update of the Capital Improvement Element to the Atlanta Regional Commission for review prior to Council Adoption.
- Failure to update the Capital Improvement Element in accordance with the Georgia Planning Act of 1989 would result in the loss of Qualified Local Government status, which would make the City ineligible to receive most State funding. Further, failure to submit this annual report would make the City ineligible to collect impact fees on new development.
- City Attorney, Sam Thomas, read the resolution aloud.
- **Public Comment:** No Public Comment
- ❖ Council Member Richard offered a motion to approve PH-21-11 City of Alpharetta Capital Improvement Element and the resolution as read by the City Attorney, Sam Thomas
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (6-0)

B. E-21-02 Tafter's Tavern Sign Exception

NOTE: This application has been withdrawn by the applicant and will be neither considered nor discussed.

VII. BOARDS & COMMISSIONS APPOINTMENTS

A. Appointment of an Alternate Member to the Board of Zoning Appeals

- Council Member Richard is recommending the appointment of Mr. Cliff Cobb as an alternate member of the Board of Zoning Appeals. This appointment will require a formal vote from Council.
- **Public Comment:** No Public Comment
- ❖ Council Member Richard offered a motion to appoint Mr. Cliff Cobb as an alternate member of the Board of Zoning Appeals
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (6-0)

VIII. NEW BUSINESS

A. Award of Residential Curbside Solid Waste and Recycling Collection Services (RFP 21-105)

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Council award Republic Services with the Sanitation Collection Services as described in their response to RFP 21-105 and authorize the Mayor to execute all necessary documents.
- In May the Finance Department issued RFP 21-105 for the purpose of contracting with a hauler to supply weekly curbside residential solid waste, yard waste, recycling collection, and glass collection services. The city received 5 responses that were evaluated by the selection team comprised of Finance, Community Development & Public Works & Engineering Departments. The criteria for evaluation was References/Experience – 25 points; Technical Approach, Key Personnel and Resources – 35 points; and Cost – 40 points.
- The scores were as follows:

Supplier	Total/100 pts
Republic Services	87.60 pts
Waste Mn	83.94 pts
Waste Pro of Ga Inc.	78.85 pts
Capital Waste Services LLC	71.65 pts
Red Oak Sanitation	66.85 pts

- Republic was the high scorer, and it should be noted that their cost proposal was the lowest among all respondents. The next highest scorer proposed rates at approximately 22% higher than Republic. This would amount to additional cost of approximately \$1.35 million annually.
- The proposed charges for the primary services are as follows:

95 gallon	\$25.69
68 gallon	\$24.02
Senior Discount	\$11.38
Senior Exempt	-
Glass Recycling	\$4.07

- Total Charge (using 95 gallon plus glass): \$29.76 month. Current rate we charge Resident: \$25.65 month. Difference - \$4.11 month or 16% increase. These rates/charges are 4% greater than the rates currently being charged by Republic under their existing contract.
- Staff will work with the Republic to finalize a contract in accordance with Republic's response to the RFP. The contract term will be 7 years beginning April 1, 2022, with three (3) one year renewal options. The charges are to be adjusted annually by the lesser of CPI (Water, Sewer, Trash Collection) or 4%. Additionally, the Republic will service City facilities. Their rates were competitive if not cheaper than the other respondents.
- **Public Comment:** No Public Comment
- ❖ Council Member Binder offered a motion to award Republic Services with the Sanitation Collection Services as described in their response to RFP 21-105 and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously (6-0)

B. Duo Access Security Software - Annual Renewal

- Director of Information Technology, Randy Bundy, came forward to present this item.
- Staff is recommending that Council award CDW-G LLC as the low-quote vendor to provide for one year of maintenance and support of the Duo Access Edition software for the City of Alpharetta in the amount of \$51,840.00 and authorize the Mayor to execute all necessary documents.
- This provides for the annual renewal of the Duo Access Edition security software for maintenance and support for a period of one year. The Duo Access Edition system provides for two-factor-authentication as an identity management tool to protect the organization. This is an essential first level of security deployment for any data network. CDW-G LLC was the low-cost provider. The remaining vendor quotes are included within this agenda packet.
- **Public Comment:** No Public Comment
- ❖ Council Member Burnett offered a motion to award CDW-G LLC as the low-quote vendor to provide for one year of maintenance and support of the Duo Access Edition software for the City of Alpharetta in an amount not to exceed \$51,840.00, and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Hipes
 - The motion was approved unanimously (6-0)

C. Equipment Refresh CIP 2022

- Director of Information Technology, Randy Bundy, came forward to present this item.
 - Staff is recommending that Council approve the request to provide for the annual replacement of technology for all City Departments in FY 2022 in the amount of \$300,000 and authorize the Mayor to execute all necessary documents.
 - 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 486 computers in operation (228 desktops; 258 laptops). The main component of the FY 2022 request includes funding for the replacement of approximately 128 PCs (including eight (8) 911 CAD Stations), 78 iPhones, 58 iPads.
 - Technology will be procured through multiple sources including State Contracts (Dell and Apple products) and the City quote process. The largest portion of this funding will be utilized for Dell computers which is the standard personal computer platform for the City and is purchased from the State of Georgia technology contract. This provides a consistency of platform for management and operations/maintenance for City services. The City has also standardized on the iOS platform for tablets and smart phones in order to provide consistency and the best level of integration and security with City systems. Acquisition will be done in accordance with the City's procurement code.
 - 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 (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). Refresh of IT equipment is scheduled throughout the fiscal year and is allocated to the most essential needs first.
 - **Public Comment:** No Public Comment
- ❖ Council Member Burnett offered a motion to approve the request to provide for the annual replacement of technology for all City Departments in FY 2022 in an amount not to exceed \$300,000 and authorize the Mayor to execute all necessary documents
- The motion received a second from Council Member Merkel
 - The motion was approved unanimously (6-0)

D. Traffic Signal Preemption Maintenance

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Council award this project to Temple, Inc. to monitor existing signal preemption systems in an amount not to exceed \$65,020.00 for one year; and to Metro Traftix LLC to make necessary repairs and field adjustments to preemption systems in an amount not to exceed \$28,400.00 in one year.
- This item is for maintenance of existing traffic signal preemption systems throughout the city. In order to facilitate movement of fire trucks through signalized intersections, preemption systems are programmed to adjust traffic signal timing plans and let fire trucks clear intersections quickly and safely without experiencing additional delay. As a pilot project, Temple Inc was awarded a task order to monitor functionality and working condition of existing preemption systems from few months ago. During this process Temple provided city staff with malfunctioning items associated with preemption systems, provided weekly reports, and met with staff on monthly basis to go over their findings and health condition of our preemption system. For timely repairs of preemption units and adjusting signal controllers programming, Metro Traftix LLC consulting firm was hired. Metro Traftix has completed repairs and field adjustments to signal controllers quick and within short period of given times. These have improved efficiency of emergency responses provided by fire trucks.
- A proposal has been received from Temple Inc to continue monitoring existing traffic signal preemption units, roadside communication units, V2X systems, Travel Safely equipment, ride through all corridors in the city, test and troubleshoot every unit installed at intersections in order to ensure full operational of existing connected vehicles system. Total estimated cost of Temple's service is \$65,020.00 for one year.
- In order to make necessary repairs, adjustments in traffic signal cabinets and programming, staff received three proposals from the following vendors for one year maintenance:

Vendor	Cost
MetroTraftix LLC	\$28,400
Wills Consultant Group	\$31,500
Kimley Horn	\$77,000

- **Public Comment:** No Public Comment
- ❖ Council Member Hipes offered a motion to award this project to Temple, Inc. and to Metro Traftix, LLC. in an amount not to exceed \$93,420.00
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (6-0)

E. FY 2022 Local Maintenance and Improvement Grant

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Council adopt the attached resolution providing approval of the submission of the Fiscal Year 2022 Local Maintenance and Improvement Grant application to the Georgia Department of Transportation and authorize the Mayor to sign the submittal letter and application forms.

- The Georgia Department of Transportation (GDOT) has begun accepting applications for the Fiscal Year 2022 Local Maintenance and Improvement Grant (LMIG) Program. Per GDOT guidelines, the following projects are allowable under the LMIG program:
 - Preliminary engineering (including engineering for right-of-way plans and utility plans)
 - Construction supervision and inspection
 - Utility adjustments or replacement
 - Patching, leveling, and resurfacing a paved roadway
 - Grading, drainage, base, and paving existing or new roads
 - Replacing storm drainpipe or culverts
 - Intersection improvements
 - Turn lanes
 - Bridge repair or replacement
 - Sidewalk adjacent (within right-of-way) to a public road or street
 - Roadway signs, striping, and guardrail installation
 - Signal installation or improvement
 - Aggregate surface course for dirt road maintenance
- The following projects are not eligible with LMIG funds:
 - Right-of-way acquisition
 - Street lighting
 - Beautification and streetscapes
 - Walking trails and tracks
 - Landscaping
 - Administrative services
- The LMIG budget for FY 2022 is based on the collection of motor fuel taxes from FY 2021. The amount of each local government's allocation is based on the total centerline road miles for your local road system and the total population of your city / county as compared with the total statewide centerline road miles and total statewide population.
- LMIG funds can be escrowed by the local government for a maximum of three fiscal years for the construction of larger projects, but GDOT expects the vast majority of the projects to be completed within the fiscal year of the grant.
- All LMIG projects must be completed as soon as possible, but substantially complete within three years from the date of the LMIG application. All preconstruction activities, advertisements, lettings, and quality control of work and materials will be the responsibility of the local government.
- The Public Works Department proposes to use the FY2022 LMIG allocation and match to fund the following milling and resurfacing projects:

<u>ROAD NAME</u>	<u>EXTENTS</u>
1. Little Pine Trail	Union Hill Road to Cul De Sac
2. Hamptons Crossing	Clubhouse Drive to Cul De Sac
3. Hamptons Chase	Hamptons Crossing to Cul De Sac
4. Hamptons Passage	Hamptons Crossing to Cul De Sac
5. Hamptons Run	Hamptons Passage to Cul De Sac
6. Gleneagles Pointe	Clubhouse Drive to Cul De Sac
7. Haynes Forest Drive	Haynes Bridge Road to Cul De Sac
8. Mist Green Court	Haynes Bridge Road to Cul De Sac
9. Shadow Springs Drive	Haynes Forest Drive to Cul De Sac
10. Woods Ridge Drive	Mist Green Court to Haynes Forest Drive

11. Creek Spring Court	Woods Ridge Drive to Cul De Sac
12. Malbrough Drive	End to End
13. Barnesville Court	Malbrough Drive to Cul De Sac
14. Rexford Lane	Kimball Crest Drive to Cul De Sac
15. Kimball Crest Court	Kimball Crest Drive to Cul De Sac
16. Cathedral Drive	Broadwell Road to Knightsbridge Way
17. Knightsbridge Way	Cul De Sac to Cul De Sac
18. Jonquilla Drive	Knightsbridge Way to Cul De Sac
19. Salisbury Drive	Knightsbridge Way to Cul De Sac
20. Earls Court	Salisbury Drive to Cul De Sac
21. Mainstay Place	Waters Road to End
22. Starboard Way	End to End
23. Sailmaker Circle	Mainstay Place to Cul de Sac
24. Brookridge Terrace	Henderson Parkway to Cul De Sac
25. Trellis Court	Brookridge Terrace to Cul De Sac
26. Liana Point	Brookridge Terrace to Cul De Sac
27. Arborhill Lane	Henderson Parkway to end
28. Arbor View	Arborhill Lane to Cul De Sac
29. Lullwater Way	Arborhill Lane to Cul De Sac
30. Dania Drive	Mayfield Road to end
31. Columbia Bay	Southlake Drive to Cul De Sac
32. Ranger Passage	Southlake Drive to Cul De Sac
33. Peace Creek Trace	Southlake Drive to Cul De Sac
34. Stonehaven Lane	Peace Creek Lane to Cul De Sac
35. Gannett Nook	Southlake Drive to Cul De Sac

- This application is due on February 1, 2022.
- City Attorney, Sam Thomas, read the resolution aloud.
- **Public Comment:** No public comment
- ❖ Council Member Binder offered a motion to adopt the presented resolution providing approval of the submission of the Fiscal Year 2022 Local Maintenance and Improvement Grant application to the Georgia Department of Transportation and authorize the Mayor to sign the submittal letter and application forms
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (6-0)

F. FY 2022 Milling And Resurfacing, ITB 22-001

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Council award Bid No. 22-001 to Bartow Paving Company, Inc. in an amount of \$2,706,131.16 for the FY 2022 Milling and Resurfacing Project and authorize the Mayor to execute all necessary documents.
- The City of Alpharetta maintains over 500 lane miles of roadway. Each year the City budgets dollars towards the milling and resurfacing of these roads. Accomplishing this task extends the roads' useful life and increases the roads' ability to handle traffic volumes.
- In FY2019 and again in FY2021 Alpharetta funded a project to evaluate city roadway conditions. The objective was to collect accurate data and information about the City's road inventory and surface condition that would allow the City's staff to optimize their plan for road network repair and rehabilitation under budget

constraints. The new information collected, in conjunction with historical repair, rehabilitation information, and traffic information helps the City make consistent and cost-effective decisions for roadway preservation.

- Based on these ratings, 54 locations were included in the annual offering. These roads include:

1. Arbor View - Arborhill Lane to Cul De Sac
2. Arborhill Lane - Henderson Parkway to end
3. Barnesville Court - Malbrough Drive to Cul De Sac
4. Bellflower Drive - Park Bridge Parkway to Cul De Sac
5. Bethany Road - Roundabout to roundabout
6. Brookridge Terrace - Henderson Parkway to Cul De Sac
7. Calla Lane - Water Lilly Drive to Cul De Sac
8. Cathedral Drive - Broadwell Road to Knightsbridge Way
9. Columbia Bay - Southlake Drive to Cul De Sac
10. Constantine Close – Centennial Drive to Cul de sac
11. Creek Spring Court - Woods Ridge Drive to Cul De Sac
12. Dania Drive - Mayfield Road to end
13. Earls Court - Salisbury Drive to Cul De Sac
14. Gannett Nook - Southlake Drive to Cul De Sac
15. Gleneagles Pointe - Clubhouse Drive to Cul De Sac
16. Gromwell Drive - Bellflower Drive to Cul De Sac
17. Hamptons Chase - Hamptons Crossing to Cul De Sac
18. Hamptons Crossing - Clubhouse Drive to Cul De Sac
19. Hamptons Passage - Hamptons Crossing to Cul De Sac
20. Hamptons Run - Hamptons Passage to Cul De Sac
21. Haynes Bridge Road - City limits to Mansell Road
22. Haynes Forest Drive - Haynes Bridge Road to Cul De Sac
23. Jenny Lind Lane – Centennial Drive to Cul de Sac
24. Jonquilla Drive - Knightsbridge Way to Cul De Sac and Eyebrow Cul De Sacs
25. Kimball Bridge Road - City limits to Waters Road
26. Kimball Crest Court - Kimball Crest Drive to Cul De Sac
27. Knightsbridge Way - Cul De Sac to Cul De Sac and extra Cul De Sacs
28. Liana Point - Brookridge Terrace to Cul De Sac
29. Little Pine Trail - Union Hill Road to Cul De Sac
30. Lullwater Way - Arborhill Lane to Cul De Sac
31. Mainstay Place - Waters Road to End
32. Malbrough Drive - End to End
33. May Apple Drive - Water Lilly Drive to 4410
34. May Apple Trace - May Apple Drive to Cul De Sac
35. Mid Broadwell Rd Patching - various locations on Mid Broadwell Rd
36. Mist Green Court - Haynes Bridge Road to Cul De Sac
37. Peace Creek Trace - Southlake Drive to Cul De Sac
38. Ranger Passage - Southlake Drive to Cul De Sac
39. Rexford Lane - Kimball Crest Drive to Cul De Sac
40. Sailmaker Circle - Mainstay Place to Cul de Sac
41. Salisbury Drive - Knightsbridge Way to Cul De Sac and eyebrow Cul De Sac
42. Shadow Springs Drive - Haynes Forest Drive to Cul De Sac
43. Sorrel Lane - Water Lilly Drive to Cul De Sac
44. Starboard Way - End to End and Cul De Sacs
45. Stonehaven Lane - Peace Creek Lane to Cul De Sac
46. Trellis Court - Brookridge Terrace to Cul De Sac
47. Union Hill Road - Windward Parkway to McGinnis Ferry Road
48. Water Lilly Drive - Bellflower Drive to Cul De Sac
49. Winthroe Chase Court - Winthroe Way Drive to Cul De Sac
50. Winthroe Chase Drive - Hwy 9 to Cul De Sac and 2 eyebrow Cul De Sacs
51. Winthroe Way Drive - End to End
52. Woods Ridge Drive - Mist Green Court to Haynes Forest Drive

- 53. May Apple Drive – 4410 May Apple Drive to Cul De Sac
- 54. May Apple Lane – May Apple Drive to Cul De Sac

- The Department of Public Works prepared a request for bids (ITB 22-001) for the locations listed above. The City advertised for competitive bids on July 1st, 2021. Bids for the project were received on July 29, 2021, and the City received a total of five bids from the following:

Bartow Paving Company, Inc	\$2,706,131.16
Blount Construction Company, Inc	\$3,220,160.68
Allied Paving Contractors, Inc.	\$3,128,205.20
C W Matthews Contracting Company, Inc	\$3,126,248.04
Stewart Brothers, Inc	\$3,890,046.05

- The apparent low bidder, Bartow Paving Company, Inc has completed multiple roadway and paving projects within the Metro Atlanta area including work for the Georgia Department of Transportation and Cobb County. The Department of Public Works contracted Bartow to complete our FY 2021 milling and resurfacing project and was pleased with their workmanship.
- On August 4, 2021, Staff met with representatives of Bartow Paving Company, Inc. to review the scope of work and the City's expectations. Bartow assured Staff that they could complete the project for the bid amount and within the allocated time frame. Thus, Staff determined Bartow Paving Company, Inc. to be the lowest responsive and responsible bidder.
- As this is a unit price contract, progress payments to the contractor will be based on the quantity of work completed for each item per the values submitted by the contractor in its bid to the City. The City's representative will verify the quantity is correct prior to approving the payment.
- The remaining funds in the Milling and Resurfacing account will be used for several things this fiscal year. We are planning on issuing an ITB later this fall to perform preventative maintenance on several roadways along with requesting a change order to this contract after the winter months identify problem areas.
- All work included within this project's scope shall be finished by Friday, July 1, 2022.
- Public Comment:** No public comment
- ❖ Council Member Richard offered a motion to award Bid No. 22-001 to Bartow Paving Company, Inc. in an amount not to exceed \$2,706,131.16 for the FY 2022 Milling and Resurfacing Project and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (6-0)

G. On-Call Stormwater Pipe Lining Services

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Council award the five-year contracts for RFP No. 21-112 Storm Pipe Lining Services to the following contractors and approve the FY22 allocations for pipe repairs at various locations throughout the City and authorize the Mayor to execute all necessary documents for:
 1. IPR Southeast, LLC for CIPP - Approve FY22 funding in an amount not to exceed \$990,874.50
 2. Utility Asset Management, Inc. for Spincast - Approve FY22 funding in an amount not to exceed \$209,077
- The life expectancy for corrugated metal pipes (CMP) is approximately 25 years. Due to the age of much of the City's stormwater infrastructure, many of our pipes have met or exceeded their life expectancy and are in need of repair. During routine inspections of the City's stormwater pipe conveyance infrastructure, pipe condition is evaluated and ranked, and work orders are entered into the Public Works Asset Management System for repairs.
- Pipe maintenance falls into two categories; full replacement and repairs in place. When pipes are in need of repair but are not to the point of complete failure or replacement, the City has a unique opportunity of extending pipe life expectancy through trenchless lining of the pipe. The trenchless system of lining pipes has been recognized as being the most efficient and cost-effective way of making repairs while minimizing the impacts on our roads, parking lots, and residents.
- Pipe lining is done by a variety of methods. Two that the city has had the most success with are Cured-in Place Pipe (CIPP) and Spincast. The city has just completed one 5-year contract on each of these pipe lining methods.
 1. CIPP - This process involves the installation of a resin-impregnated flexible tube that is either inverted or pulled into the original pipe and expanded to fit tightly against the existing pipe using water or air pressure. The resin system is hardened in place. This method is preferable for applications up to 42 or 48" pipes.
 2. Spincast - This process involves spraying a cementitious mortar along the inside surface of the existing pipe. This method is often preferred for larger pipes as access is needed for the spraying.
- On May 20, 2021, the City advertised RFPs for two 5-year pipe lining contracts (one for CIPP and one for Spincast). Proposals were received on June 17, 2021. Four contractors provided proposals for CIPP and five contractors provided proposals for Spincast.
- The evaluation committee reviewed and scored the proposals on the following:
 - Team, resumes/statement of qualifications and references = 30%
 - Proposal, project approach, and examples of previous projects = 30%
 - Available resources, schedule = 12%
 - Rate sheet = 25%
 - Local vendor preference = 3%

- The resulting scores were as follows:

CIPP Company	Total Score
IPR Southeast, LLC	87
Vortex Services	73.47
Coastal Gunit Construction	63.24
Granite Inliner, LLC	50.22

Spincast Company	Total Score
Utility Asset Management, Inc.	77.09
IPR Southeast, LLC	75.40
Coastal Gunit Construction	72.95
Vortex Services LLC	62.58
RDJE, Inc.	35.77

- The highest scoring contractor for CIPP is IPR Southeast, LLC. IPR has been working for the city on CIPP for the last 5 years. They are a nationally recognized contractor with many on-call accounts in the Atlanta area.
- The highest scoring contractor for Spincast is Utility Asset Management, Inc. Utility Asset Management, Inc. has been working for the city on Spincast for the last 5 years. They have multiple on-call accounts in Georgia.
- The award of these funds will provide for pipe lining throughout the City on our most critical pipes. We anticipate that this funding will cover 7,119 linear feet of CIPP lining and 712 linear feet of Spincast lining. The attached work order list identifies the pipes to be lined by IPR and UAM.
- **Public Comment:** No public comment
- ❖ Council Member Burnett offered a motion to award the five-year contracts for RFP No. 21- 112 Storm Pipe Lining Services to the following contractors and approve the FY22 allocations for pipe repairs at various locations throughout the City and authorize the Mayor to execute all necessary documents for:
 1. IPR Southeast, LLC for CIPP - Approve FY22 funding in an amount not to exceed \$990,874.50
 2. Utility Asset Management, Inc. for Spincast - Approve FY22 funding in an amount not to exceed \$209,077
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (6-0)

H. FY 2022 Skid Steer Loader Replacement

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Council approve the purchase of a Takeuchi TL12V2 Track Loader from Cobb County Tractor in the amount of \$78,500.00.
- The Public Works Department budgeted for a Skid Steer Loader to replace a 2004 New Holland LS190 Skid Steer loader. This piece of 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 showings

it's age and has repair backlog including: unit will not maintain proper hydraulic pressure when using hydraulic attachments; both boom and 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; tires need replaced; and the unit tilt bucket is inoperable and should be re-wired.

- The New Holland LS190 Skid Steer will be replaced with a Takeuchi TL12V2 Track Loader from Cobb County Tractor. The cost of this unit is \$78,500.00. Approximate delivery time is 45-60 days after receipt of Purchase Order. The Department already has a Takeuchi Mini-Excavator, and the Mini-Excavator is performing extremely well for the crews. Purchasing the same brand of equipment will enable the Department to receive savings on maintenance costs since 1 manufacturer can serve multiple pieces of equipment. Staff first went through State Contract and in verifying State Contract Pricing, Cobb County Tractor submitted a quote, matching the specifications in the State Contract, at a lower price. Per policy, the equipment being replaced will be surplus by the Finance Department.
- **Public Comment:** No public comment
- ❖ Council Member Merkel offered a motion to approve the purchase of a Takeuchi TL12V2 Track Loader from Cobb County Tractor in an amount not to exceed \$78,500.00
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously (6-0)

I. FY 2022 Storm Pipe Cleaning Services

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Council authorize funding of \$200,000.00 to Southern Hydro Vac, Inc. under the terms and conditions of the city's existing On-Call Storm Pipe Cleaning services contract and authorize the Mayor to execute all necessary documents.
- The award of this funding is for on-call Stormwater pipe cleaning services that are needed to supplement City resources in providing quick and proactive storm pipe flushing to prevent flooding and possible damage to property in the event of a clogged storm pipe during storm events.
- The City competitively procured its current On-Call Stormwater Pipe Cleaning contractor (Southern HydroVac) in 2020 and is currently in the first year of the 5-year contract term.
- Approximately 75 storm lines equal to 7,920 linear feet (1.5-miles) is anticipated to be completed during FY 2022 with the funding requested herein. The maintenance and cleaning of 15 stormceptors required annually will also be completed with the funding requested herein.
- **Public Comment:** No public comment

- ❖ Council Member Hipes offered a motion to authorize funding in an amount not to exceed \$200,000.00 to Southern Hydro Vac. Inc. under the terms and conditions of the city's existing On-Call Storm Pipe Cleaning services contract and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (6-0)

J. FY 2022 Chipper Truck Replacement

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Council approve the purchase of a Freightliner M2-106 Chipper Truck utilizing State Contract 9999-SPDSPD0000155-0007 from Peach State Truck Center in the amount of \$101,093.00.
- The Public Works Department budgeted for a Chipper Truck to replace a 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. This chipper truck replacement is based on age, wear and tear, and maintenance/repair costs and availability. This truck has extensive rust and corrosion on the frame, chassis, and suspension.
- Public Works made calls to other vendors to compare pricing and delivery time to the state contract and the vendor under state contract had a lower price and the delivery time was equal to the other vendors. Approximate delivery time is 300 days after receipt of Purchase Order. Per policy, the equipment being replaced will be surplus by the Finance Department.
- **Public Comment:** No public comment
- ❖ Council Member Binder offered a motion to approve the purchase of a Freightliner M2-106 Chipper Truck utilizing State Contract 9999-SPDSPD0000155-0007 from Peach State Truck Center in the amount of \$101,093.00
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (6-0)

K. Encore Greenway Park

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Council approve change order 1 in the amount not to exceed \$243,000.00 to AECOM for additional design services and completion of construction plans associated with Encore Greenway Park; and authorize the Mayor to execute all necessary documents including the MOU with the NFCID.
- On March 1, 2001, Mayor and City Council approved AECOM's proposal of \$460,000 to develop construction plans of a greenway connection from Encore Parkway and conceptual plans of a park component. The North Fulton Community Improvement District (NFCID) contributed half of the design fees (\$230,000). On May 3rd, Council approved the conceptual site plan for the project and the project has been moving forward ever since.

- Through-out-the design process, NFCID staff has been sitting at the table providing valuable input. At a recent status meeting, NFCID inquired about the cost of designing the Park component. The design team did not have a formal number established to complete the entire design of the project.
- On August 3, 2021, the NFCID Board approved allocating an additional \$200,000 to go towards completion of construction plans for the entire Encore Greenway project.
- AECOM later informed Public Works the design fee to accomplish full construction plans of the approved concept would be \$243,000. The additional \$43,000 is necessary due to additional engineering and permitting required for the proposed work adjacent to floodplain, wetlands, and streams associated with the park components as well as the necessity to obtain soil borings to efficiently design the footings for the raised loop trail.
- The completion of the design work associated with the original scope was Spring 2022. The additional scope of work will result in an additional 90 days added to the contract. AECOM stated to Public Works staff they will strive to complete the design within the original timetable, though the additional environmental permitting may push the schedule out a few months.
- **Public Comment:** No public comment
- ❖ Council Member Richard offered a motion to approve change order 1 in the amount not to exceed \$243,000.00 to AECOM for additional design services and completion of construction plans associated with Encore Greenway Park; and authorize the Mayor to execute all necessary documents including the MOU with the NFCID
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (6-0)

L. Temporary Outdoor Operations Permit Program Sponsored By: Council Member Burnett

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Council approve reinstating the Temporary Outdoor Operations Permit Program for 60 days.
- The Mayor and Council approved a temporary outdoor operations permit program in April of 2020 which permitted businesses to expand outdoor seating into City right-of-way and parking spaces in an effort to prevent indoor crowding and safer conditions. The program was successful with around 20 participants and recently ended in May 2021. However, the latest Fulton County Board of Public Health epidemiology report on COVID activity indicates the 14-day COVID-19 incidence rate is increasing and therefore staff is recommending the program be reinstated for 60 days. This program could continue to assist businesses by permitting outdoor expansion where appropriate within the City right-of-way and parking spaces.

- There is no application fee and staff inspects/responds within 48 hours of receiving the required information. Community Development staff coordinates requested tent inspections as well as ADA compliance with the Fire Marshall. Last year we also permitted extra banners because, so few businesses were open, however we are not proposing additional banner allowances as part of the current program.
- **Public Comment:** No public comment
- ❖ Council Member Burnett offered a motion to approve reinstating the Temporary Outdoor Operations Permit Program for 60 days
 - The motion received a second from Council Member Hipes
 - The motion was approved unanimously (6-0)

IX. WORKSHOP

A. Recommended Amendment to Speed Zone Ordinance

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This is a workshop item for discussion purposes only and no formal vote will be taken.
- The City's Speed Zone Ordinance was last amended in April 2018. In order to address traffic speeding complaints and provide a safer roadway network for pedestrians, cyclists, and drivers, Public Works and Public Safety staff reviewed the current Speed Zone Ordinance, and hereby recommend the following modifications:

Road Name	From	To	Current Approved Speed Limit (MPH)	Proposed Speed Limit (MPH)
SR 9	50 feet north of Marietta Street	160 feet north of Academy Street	35	25
Academy Street	SR 9	Haynes Bridge Road	30	25
Bates Road	Providence Road	Mayfield Road	30	25
Canton Street	Lily Garden Place	Mayfield Road	30	25
Cumming Street	SR 9	Cricket Lane	35	25
Devore Road	Haynes Bridge Road	SR 9	35	25
Lakeview Pkwy	Haynes Bridge Road	Morrison Pkwy	35	25

Mansell Road	Haynes Bridge Road	City Limit	45	40
Marietta Street	SR 9	Old Milton Pkwy	30	25
Maxwell Road	SR 9	900 feet south of Brady Place	40	25
Maxwell Road (new addition)	Westside Pkwy	Fanfare Way	25	25
Mayfield Road	SR 9	Canton Street	35	25
Milton Avenue	0.29 miles west of Roswell St/Canton St	Wills Drive	35	25

- Staff will work with the Georgia Department of Transportation (GDOT) to get necessary approvals.

X. PUBLIC COMMENT

- Birdel Jackson, 1055 Chasewood Trail, Alpharetta, GA, 30009, came forward to comment on police policy regarding the Travis Moya case.
- Maggie Goldman, 9605 Stoney Ridge Lane, Alpharetta, GA, 30022, came forward to comment on the results of the internal investigation regarding the Travis Moya case.

XI. REPORTS

- Council Member Merkel announced that Director Morgan Rodgers will be bringing forward an MOU for football.
- Council Member Burnett appointed Michael Simmons as his appointee to the Board of Zoning Appeals.
- Council Member Hipes announced the 9/11 Ceremony sponsored by the City of Alpharetta and the Rotary Club scheduled on September 11th at 8:30 A.M. on the Town Green.
- Mayor Pro Tem Mitchell announced the opening of the Hamilton Hotel.

XII. ADJOURNMENT

- ❖ With no further items to be heard or business to discuss, Mayor Pro Tem Mitchell adjourned the meeting at 7:57 P.M.

Respectfully submitted,

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

Erin Cobb, City Clerk



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: August 23, 2021

I. AGENDA ITEM TITLE: V-21-18 EDWARDS / 91 JOHN CHRISTOPHER STREAM BUFFER VARIANCE

THIS ITEM WAS TABLED DURING THE JULY 26, 2021 CITY COUNCIL MEETING AND MUST BE REMOVED FROM THE TABLE PRIOR TO PRESENTATION OR CONSIDERATION.

CONSIDERATION OF A VARIANCE TO REDUCE THE FRONT SETBACK AND ALLOW A STREAM BUFFER ENCROACHMENT ON A SINGLE-FAMILY DETACHED LOT FOR A NEW RESIDENCE. THE PROPERTY IS LOCATED AT 91 JOHN CHRISTOPHER DRIVE AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 1182 & 1183, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Edwards 91 John Christopher Variance, Aerial Map, Zoning Map, Future Land Use, Location Map, CZIM 6.9.21 91 John Christopher Drive, 91 JCD Citizen Part B Combined, Barbara Ross Letter to Council Redacted, Marty Lynn Letter RE Debris Removal Redacted, Arata Wantanabe Letter of No Objection, Citizen Input Combined as of 7.15.21, 91 John Christopher Drive Application Updated 6.7.21 + Combined, 91 John Christopher Dr Original App. Combined



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** V-21-18 EDWARDS/91 JOHN CHRISTOPHER DRIVE VARIANCE

CITY COUNCIL: JULY 26, 2021

II. **RECOMMENDATION:**

Approve V-21-18 Edwards/91 John Christopher Drive Variance, subject to the following conditions:

1. Stream buffer encroachment, front setback, tree removal and building placement shall be limited to site plan prepared by Eco Living, LLC, dated 6/5/2021, except for modifications required to comply with the conditions below.
2. Property owner shall mitigate the stream buffer encroachment by recording a conservation easement on the subject property over the area located on the east side of the stream, as well as removal of invasive Bamboo in the stream buffer, with final approval by Staff.

III. **REPORT IN BRIEF:**

The applicants, Alistair and Angela Edwards, are requesting consideration of variances to reduce the front setback and a stream buffer encroachment to allow for the construction of a single-family detached home on a 0.65-acre undeveloped lot. The applicant requests a reduction of the platted front setback from 50' to 35' and a stream buffer reduction from 150' to 54'. The subject property is located at 91 John Christopher Drive near the northeast corner of John Christopher Drive and Jayne Ellen Way in the Coldridge Forest subdivision.

DISCUSSION

The submitted request, if approved, would allow for a reduction in the front setback and a stream buffer encroachment for the construction of a single-family detached home on a 0.65-acre lot. The applicant requests a reduction of the platted front setback from 50' to 35' and a stream buffer reduction from 150' to 54'. The subject property is located at 91 John Christopher Drive near the northeast corner of John Christopher Drive and Jayne Ellen Way in the Coldridge Forest subdivision.

The undeveloped property is zoned R-15 (Dwelling, 'For-Sale', Residential). An unnamed perennial stream runs north to south through the middle of the property and has 150' stream buffers. Surrounding properties are zoned R-15, except that the property to the east is zoned CUP (Community Unit Plan). Single-family detached lots in the Coldridge Forest subdivision are located to the north, west and south and a single-family detached lot in the Henderson Village subdivision is located to the east.

A variance is requested to reduce the front setback from 50' to 35'. The subdivision plat for Coldridge Forest has a 50' platted front setback. Variance hardship is related to the stream running through the middle of the property. The property is zoned R-15, which requires a 35' front setback on a local street. In addition, the adjacent lot to the south as a side corner setback

along John Christopher Drive of 23' and 141 John Christopher Drive was granted a variance in 2004 to allow for the construction of the home on the front half of the lot with a 35' front setback.

A variance is also requested from Unified Development Code (UDC) 3.3.6(C)(1)(b) Stream Buffer Protection, Land Development Requirements, to allow a stream buffer encroachment into a 150' perennial stream buffer. The buffer encroachment would allow for the construction of a 3,650 square foot single-family detached home on the front half of a 0.65-acre platted lot. As depicted in the exhibit to the right, seven (7) lots to the north of the applicant's property were developed with single-family homes with four (4) homes constructed on the back half of the property and three (3) homes constructed on the front half of the property. The City's Stormwater Engineer has worked with the applicant and prefers the applicant's proposal to construct the home on the front half of the property, which has the least impact to the stream.



To mitigate the proposed stream buffer encroachment, the applicant proposes to record a conservation easement on the back half of the property, which would protect the property and associated stream buffer from further development in perpetuity. In addition, the applicant proposes to remove invasive Bamboo in the stream buffer.

Coldridge Forest subdivision was platted in 1973, with most of the homes along John Christopher Drive constructed in the early 1970's. The table below provides a summary of the development of lots along the same stream that impacts the applicant's property. Staff has been unable to identify stream buffer variances associated with the addresses in the table below, except for the applicant's current request. In 1995, the City established a comprehensive stormwater management system, which included the City's current 150' perennial stream buffers. Therefore, all homes but one (1) were developed before the City required stream buffers.

Address	Year Built	Position of Home	Building Footprint	Notes
325 Jayne Ellen Way	1985	Front	828 SF	Stream on rear ½ of lot
335 Jayne Ellen Way	1982	Front	944 SF	Stream on center
345 Jayne Ellen Way	1971	Front	2,155 SF	Stream on center
355 Jayne Ellen Way	1974	Front	1,598 SF	Stream on rear ½ of lot
91 John Christopher	N/A	Front (proposed)	~1,925 SF (proposed)	Stream on center
101 John Christopher	1974	Rear	1,629 SF	Stream on center
111 John Christopher	1974	Rear	1,298 SF	Stream on front ½ of lot
121 John Christopher	1974	Rear	1,612 SF	Stream on front ½ of lot
131 John Christopher	1974	Rear	1,304 SF	Stream on center
141 John Christopher	2006	Front	899 SF	Stream on center, variance approved to reduce front setback from 50' to 35'
151 John Christopher	1970	Front	1,425 SF	Stream on rear ½ of lot
161 John Christopher	1974	Front	1,584 SF	Stream on rear ½ of lot

There are past examples of stream buffer variance approvals. Alpharetta First United Methodist Church (AFUMC) was approved for at least two (2) stream buffer variances with the most recent approval in conjunction with The 1858 residential development along Cumming Street. East of Main 2 was approved for a stream buffer variance to reduce the stream buffer from 150' to 75'. Most recently, the Board of Zoning Appeals approved 145 Cumming Street for a stream buffer variance to allow for a garage addition and swimming pool on a residential lot.

SITE PLAN

The site plan depicts a 1-story single-family detached home with walkout basement on the front half of the 0.65-acre lot and with a 35' front setback. Because the perennial stream runs through the middle of the property, the entire property is encumbered by the 150' stream buffers. Dimensions on the site plan depict the south, rear corner of the home to be within approximately 54' of the stream and a rear deck within approximately 64' of the stream. The applicant's proposed building footprint is similar in size to the existing homes in the Coldridge Forest subdivision.

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: A perennial stream runs through the middle of the platted lot, encumbering the entire property with stream buffers. The applicant is requesting variances to allow for the home to be laid out on the front half of the property, which has the least impact to the stream. The City's Stormwater Engineer supports the applicant's proposed layout and stream buffer mitigation.

(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 allow for a home to be built on the subject property.

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

Response: A perennial stream runs through the middle of the platted lot, encumbering the entire property with stream buffers. The applicant is requesting variances to allow for the home to be laid out on the front half of the property, which has the least impact to the stream. The City's Stormwater Engineer supports the applicant's proposed layout and stream buffer mitigation.

(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. A front setback variance was granted in 2004 at 141 John Christopher Drive to allow for the home to be constructed on the front half of the property with a 35' front setback. In addition, the City's Stormwater Engineer supports the applicant's proposed layout and stream buffer mitigation.

CONCURRENCES

Staff has reviewed the proposal and finds that the variance request is not in conflict with the established review criteria. The applicant proposes to construct the home on the front portion of the lot, which would have the least impact to the stream. In addition, the applicant proposes to record a conservation easement on the rear portion of the lot. A front setback variance was granted in 2004 at 141 John Christopher Drive to allow for the home to be constructed on the front half of the property with a 35' front setback. Approval of the variances should not cause substantial detriment to the public good, if the stream buffer encroachment is properly mitigated.

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 in addition to mailed letters, the applicant met with some of their neighbors, of which two (2) households were supportive of the variance and a third household indicated their preference in the order of 1) no house on property, 2) house at rear, and 3) house at front. The applicant provided letters of support from residents at 205, 270, 340 and 375 Jayne Ellen Way.

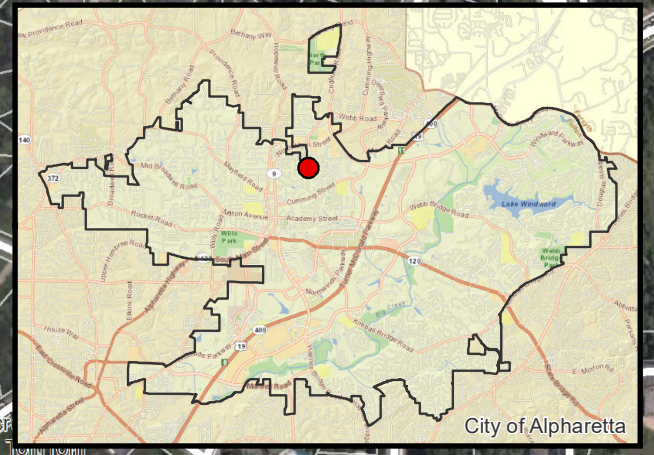
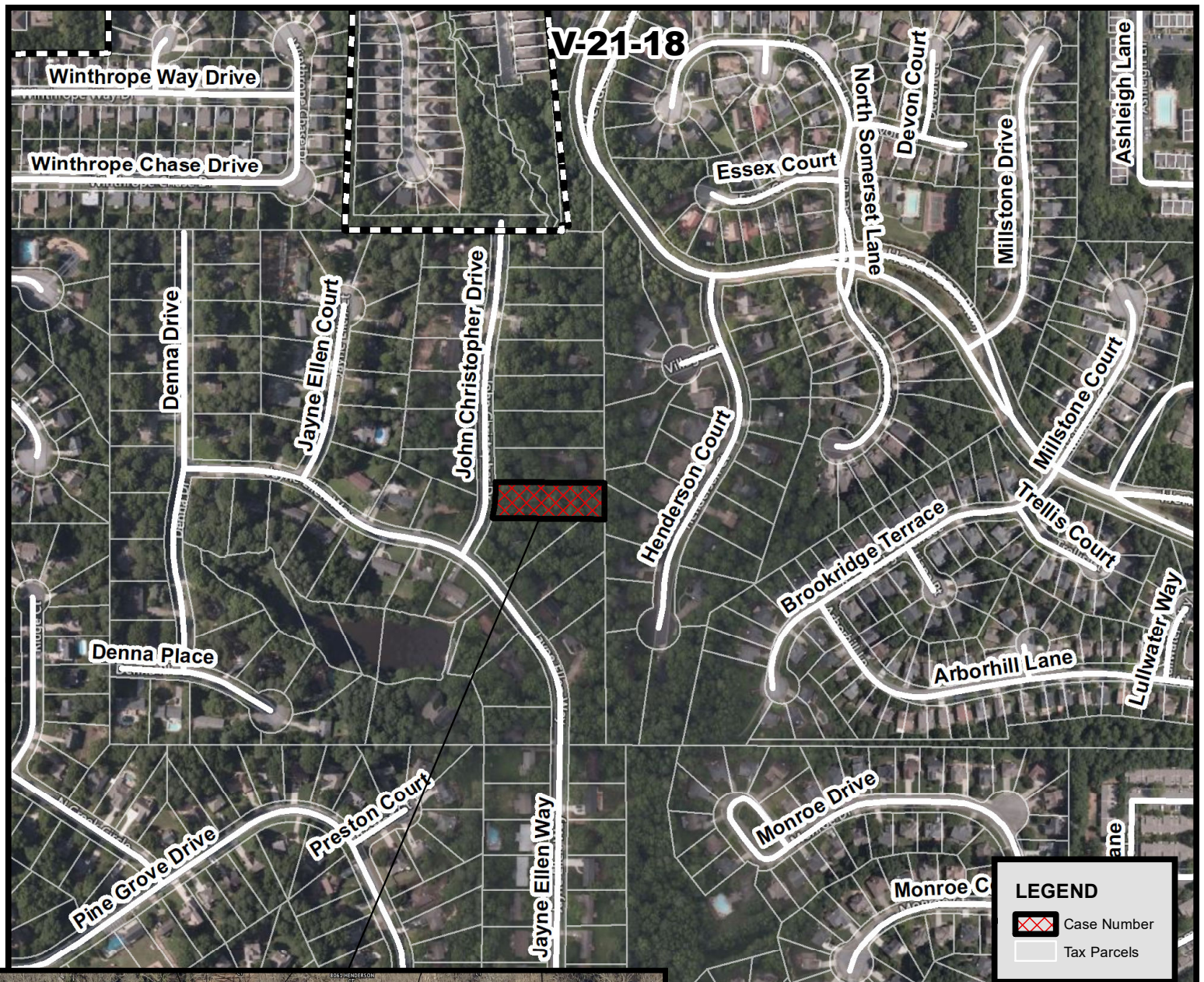
City Staff received a letter of objection from the adjacent property owners to the north, 101 John Christopher Drive. The letter outlines the resident's concerns, which include the potential negative impact to the stream from building a home on the subject property, the lot was never built upon and should become a pocket park for the neighborhood, the residential structure is ill-suited for placement on the front of the lot, and the loss of privacy. If approval is considered, the adjacent property owners request that the applicant 1) remove boundary trees on the applicant's property that have been deemed hazardous by a certified arborist, 2) construct a six-foot (6') privacy fence if the home is conditioned to be constructed on the rear portion of the lot, and 3) the applicant acknowledge that they and their contractors will not trespass on the adjacent property during construction of the home.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on June 9, 2021. There were a few public comments from Coldridge Forest residents with the following concerns: lot should remain undeveloped since developer did not develop, do not want the home built on the front portion of the lot, existing homes will view the rear of the proposed home, new home only benefits the applicant, construction traffic/noise, do not want tree removal, length of construction, and erosion on the stream.

IV. ATTACHMENTS:

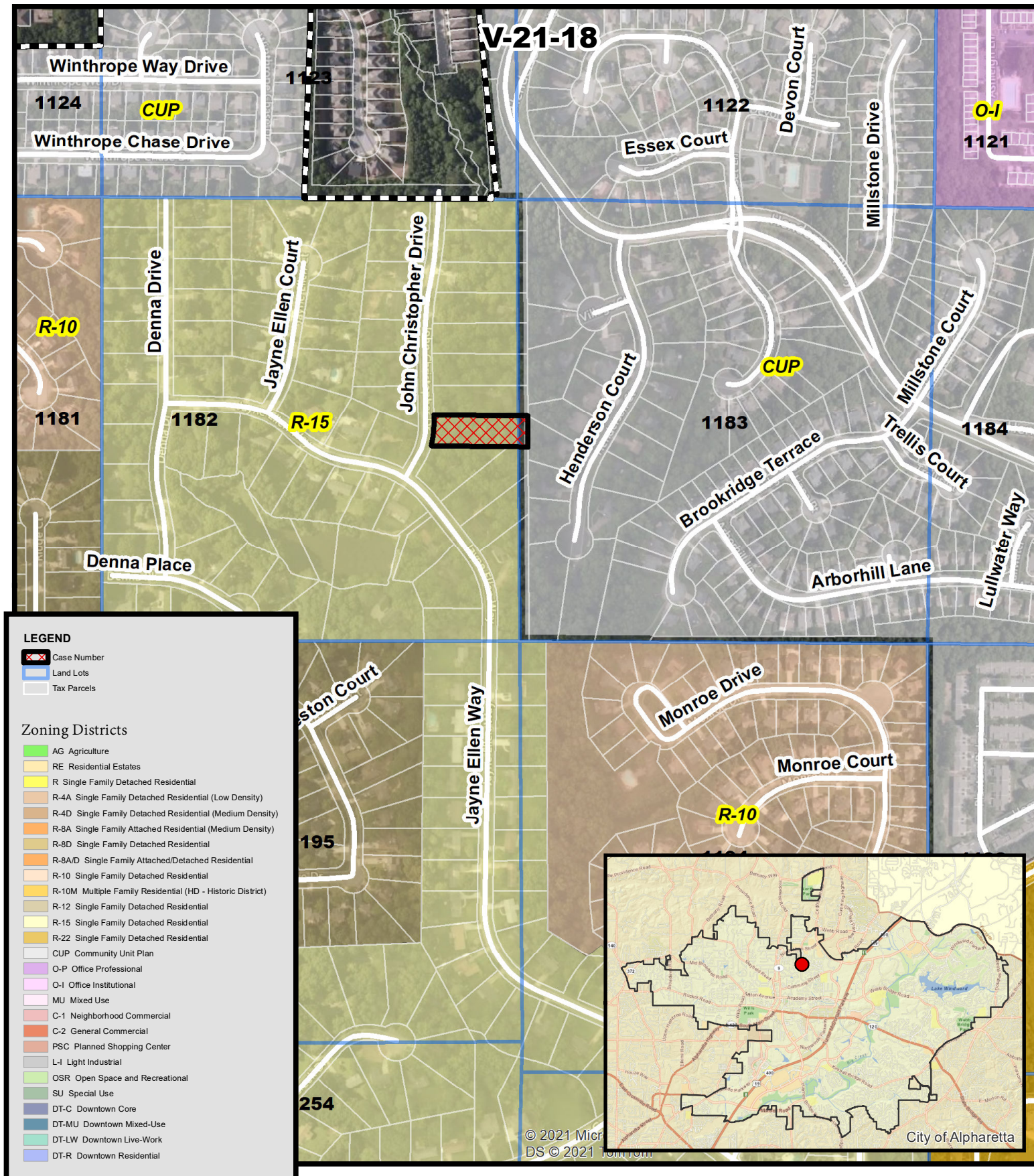
- Site Plan



Aerial Map
Edwards - Stream Buffer Variance
91 John Christopher Drive

V-21-18
D/LL: 1/2/1182
CC: 7/26/21

Location Map Provided by:
Community Development - GIS

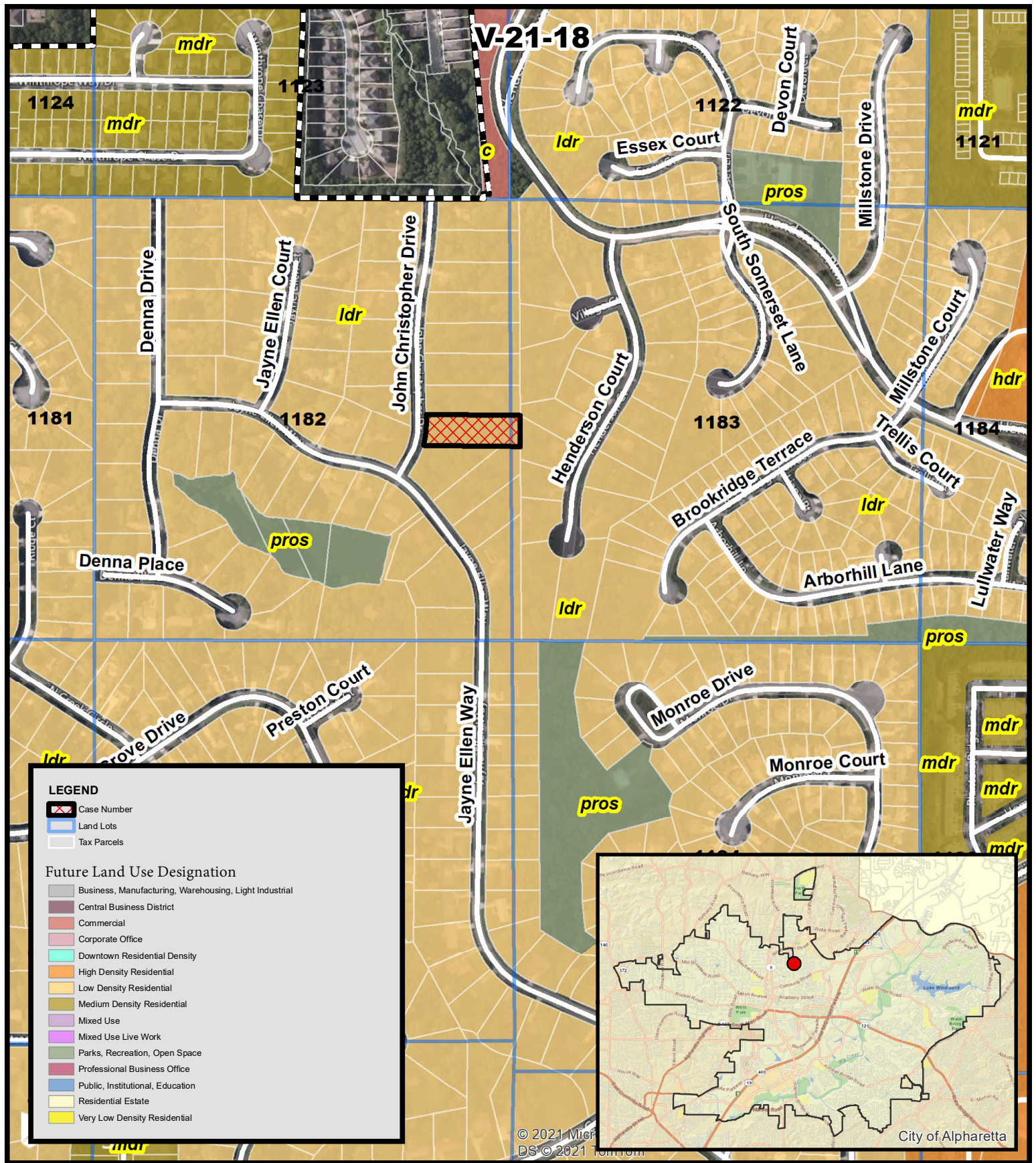


Zoning Map
Edwards - Stream Buffer Variance
91 John Christopher Drive

V-21-18
D/LL: 1/2/1182
CC: 7/26/21



Location Map Provided by:
Community Development - GIS

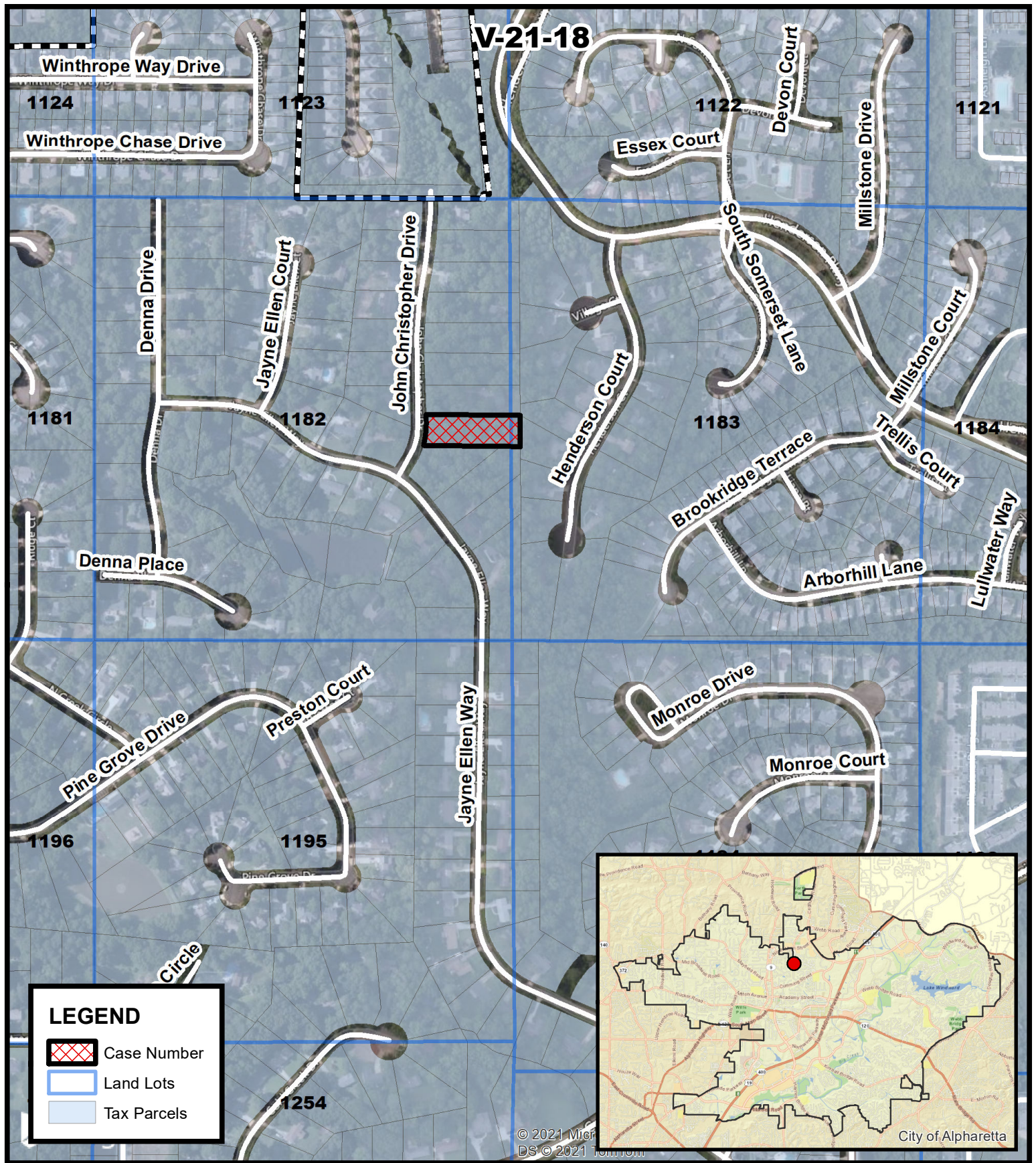


Future Land Use
Edwards - Stream Buffer Variance
91 John Christopher Drive

V-21-18
D/LL: 1/2/1182
CC: 7/26/21



Location Map Provided by:
Community Development - GIS



Location Map
Edwards - Stream Buffer Variance
91 John Christopher Drive

V-21-18
D/LL: 1/2/1182
CC: 7/26/21



Location Map Provided by:
Community Development - GIS



COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
JUNE 9, 2021
ZOOM
6:00 PM

I. Staff Present

- a. Kathi Cook
- b. Michael Woodman
- c. Ben Kern
- d. Lauren Shapiro

II. Kimball 154

III. Far East Beauty

IV. Windward Park Sign Exception

V. 91 John Christopher Drive Stream Buffer Variance

a. Applicant Presentation: Al Edwards

- i. Building a home on a unique plat, and wanting a variance to build a home on the front of the lot instead of the rear because of environmental challenges at the rear of the lot.

b. Public Comment

i. Amanda Clay and John Hickie (101 John Christopher Drive)

- 1. Met the applicant, and they seem like great people.
- 2. This is the only lot that is not developed. Opposition is based on the fact that the original developer decided not to build on this lot, and they would prefer the home either not be built at all or have the home built further back on the lot as intended.
- 3. If the applicant builds their home at the front of the lot, then we will be staring at the back of your house, and we have been there for a while.

ii. Wayne Ross (131 John Christopher Drive)

- 1. We live on a dead-end road and we are used to having a nice environment. There has been construction in the neighborhood. Building a new home would not benefit anyone else in the neighborhood, other than the people building it.
- 2. Concerned with construction traffic since it would likely take longer to build a new home than it would to renovate an existing home.
- 3. Does not want to see trees removed.
 - a. Applicant: We asked to remove 5-7 trees. If we built the home at the rear, it would be a clear cut.
- 4. Curious as to whether this home is for the applicant to live in or sell.
 - a. Applicant: We have lived in Atlanta for 47 years and have been intentional about finding a city that has evolved and be best for us to live and believe that Alpharetta meets the mark. This is a forever home for us.
- 5. How long will it take for the home to be constructed?

- a. Applicant: We are doing an SIP panel home, so this is a quicker build, and time is of the essence in regard to our construction loan. Wife is an architect and an environmental design specialist. We are considering and talking with the City about creating a conservancy so it would protect the back of the lot for good. We cannot give an estimate for construction, but he would be concerned if it were to take over a year, and we may time it to where supply and demand is no longer at issue.

iii. **Allison Duziak**

- 1. Concerned with trees, erosion issues since there seems to be a steep embankment into the creek.
- 2. Is the Applicant just renting at Jayne Ellen Way?
 - a. Applicant: Yes.
- 3. Purchased tire insurance because she had to replace flat tires this year because of construction.
- 4. Is there a construction or erosion impact study?
 - a. Applicant: We have been working with the City's Stormwater Management Engineer. We desire to turn the back of the lot into a conservancy, so it will be left completely natural. We are going to have cistern to capture roof water. This is not a study per se, but we are working with the Stormwater Management Engineer with the City.
- 5. Concerned with construction noise from 7:00 am to 7:00 pm everyday since she sits on her front porch and listens to birds and watches deer.
 - a. Applicant: Committed to overseeing this. I want to have as a little impact environmentally. There will be no construction on Saturday and Sunday.

VI. There were no chat comments for this CZIM.

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: V-21-18 Edwards / 91 John Christopher Drive

Contact Name: Alistair Edwards Telephone: 770-396-5464

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.
Please see attached spreadsheet with addresses and notes.

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

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

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

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

Signature of Authorized Agent: _____

Date: _____

6/28/2021

Print Form

Parcel	Owner	Owner Address	City, State Zip	Neighborhood Address	Response to Notification?	Notes
22 497211820123	LAWHORNE RAYMOND JR & LAURIE - Bobby & Sarah Quershi	270 JAYNE ELLEN WAY	ALPHARETTA GA 30004	270 JAYNE ELLEN WAY	Yes - Personal Visit	6/2/2021 - Written notice returned. Met with Bobby & Sarah and they are supportive of the variance
22 497211820149	REICHENBERG GREG M & ANNE S	300 JAYNE ELLEN WAY	ALPHARETTA GA 30004	300 JAYNE ELLEN WAY	No	
22 497211820156	SWETELL ANDREA	310 JAYNE ELLEN WAY	ALPHARETTA GA 30004	310 JAYNE ELLEN WAY	No	
22 497211820560	BRENNAN TODD	105 JAYNE ELLEN CT	ALPHARETTA GA 30004-1310	105 JAYNE ELLEN CT	No	
22 497211820578	GROCE DONALD H & BARBARA N	100 JOHN CHRISTOPHER DR	ALPHARETTA GA 30004	100 JOHN CHRISTOPHER DR	No	
22 497211820586	DERRICO THOMAS G & DERRICO LAURA	110 JOHN CHRISTOPHER DR	ALPHARETTA GA 30009	110 JOHN CHRISTOPHER DR	No	
22 497211820594	IRWIN MICHAEL J	120 JOHN CHRISTOPHER CT	ALPHARETTA GA 30004	120 JOHN CHRISTOPHER CT	No	
22 497211820602	ROBERTS CATHY B	130 JOHN CHRISTOPHER DR	ALPHARETTA GA 30004	130 JOHN CHRISTOPHER DR	No	
22 497211820651	DIGIOIA MARY	151 JOHN CHRISTOPHER DR	ALPHARETTA GA 30009	151 JOHN CHRISTOPHER DR	No	
22 497211820669	LEE CHRISTOPHER J & JENNIFER F	141 JOHN CHRISTOPHER DR	ALPHARETTA GA 30004	141 JOHN CHRISTOPHER DR	No	
22 497211820677	ROSS WAYNE	131 JOHN CHRISTOPHER DR	ALPHARETTA GA 30004	131 JOHN CHRISTOPHER DR	No	6/9/2021 - CZIM Participation Meeting - Wayne expressed concerns as to whether or not the property would be used as an investment or permanent home. Responded with the reasoning we moved to Alpharetta based on their city planning.
22 497211820685	MALONEY JOHN F & MC RAE KATHLEEN C TRUSTORS	257 COLONIAL HOMES DR N' ATLANTA GA 30309		121 JOHN CHRISTOPHER DR	No	Returned 6/4/2021. Dropped letter in mailbox directly.
22 497211820743	WAGNER JEFFREY E AND RUTH E	280 JAYNE ELLEN WAY	ALPHARETTA GA 30004	280 JAYNE ELLEN WAY	No	
22 497211820750	HUGHES SUSAN	290 JAYNE ELLEN WAY	ALPHARETTA GA 30004	290 JAYNE ELLEN WAY	No	
22 497211820768	HAEFNER DANIEL E	335 JAYNE ALLEN WAY	ALPHARETTA GA 30009	335 JAYNE ALLEN WAY	No	
22 497211820776	MAGNUS FAMILY TRUST	2235 MAIN CHANCE DR	CUMMING GA 30041	325 JAYNE ALLEN WAY	Yes - Telephone	6/8/2021 - Received Call from Magnus Family Trust indicating the ownership is different. Will hand deliver a notice to current owner. 6/10/2021 - Letter delivered via mail to actual address.
22 513011830334	ALONSO WILLIAM	8060 HENDERSON CT	ALPHARETTA GA 30004	8060 HENDERSON CT	No	
22 513011830342	MALIKIC HURMETA & MALIKIC MURADIF	300 MOUNTAIN BROOK RD	CUMMING GA 30040	8070 HENDERSON CT	No	
22 513011830359	BLACKBURN WILLIAM A & LINDA	8080 HENDERSON CT	ALPHARETTA GA 30004	8080 HENDERSON CT	No	
22 513011830375	PETERSON ROBIN ANNE	8091 HENDERSON CT	ALPHARETTA GA 30004-3872	8091 HENDERSON CT	No	
22 513011830425	GARG POONAM GARG SANJAY	8041 HENDERSON CT	ALPHARETTA GA 30004	8041 HENDERSON CT	No	
22 513011830433	FEY KATHLEEN	8031 HENDERSON CT	ALPHARETTA GA 30004-3872	8031 HENDERSON CT	No	
22 513011830441	DILLOW CAROLYN	8021 HENDERSON CT	ALPHARETTA GA 30004	8021 HENDERSON CT	No	
22 513011830458	RICH RALPH G	4710 VILLAGE CT	ALPHARETTA GA 30004	4710 VILLAGE CT	No	
22 513811831011	MEANS BROTHERS INC	P.O. BOX 2458	ALPHARETTA GA 30023	0 BROOKRIDGE TER	No	
22 497211820057	WEBB CAROLE A	395 JAYNE ELLEN WAY	ALPHARETTA GA 30004-1303	395 JAYNE ELLEN WAY	No	
22 497211820065	BAIN ELIZABETH	385 JAYNE ELLEN WAY	ALPHARETTA GA 30009	385 JAYNE ELLEN WAY	No	
22 497211820073	FOUTS EUGENE T	5775 HENDRIX RD	CUMMING GA 30040	375 JAYNE ELLEN WAY	Yes - Personal Visit	Current Owner Eric & Michelle Kern. 6/27/2021 had conversation with Eric and Michelle and they are in support of the variance.
22 497211820081	PETHEL MARGARET J	355 JAYNE ELLEN WAY	ALPHARETTA GA 30009	355 JAYNE ELLEN WAY	No	
22 497211820099	STANTON KEVIN R & ELIZABETH L	345 JAYNE ELLEN WAY	ALPHARETTA GA 30004	345 JAYNE ELLEN WAY	No	
22 497211820164	IFFLAND BEVERLY J	320 JAYNE ELLEN WAY	ALPHARETTA GA 30009-2316	320 JAYNE ELLEN WAY	No	
22 497211820172	MC CALEB JOSEPH H JR & JOLLIE K	330 JAYNE ELLEN WAY	ALPHARETTA GA 30004-1316	330 JAYNE ELLEN WAY	No	Returned 6/4/2021. Dropped letter in mailbox directly
22 497211820180	PINSON SCOTT L	201 MAY APPLE LANE	ALPHARETTA GA 30005	340 JAYNE ELLEN WAY	No	
22 497211820198	CARR JASON S	350 JAYNE ELLEN WAY	ALPHARETTA GA 30004-1316	350 JAYNE ELLEN WAY	No	

22 497211820537	WELLS KENNETH	135 JAYNE ELLEN CT	ALPHARETTA GA 30009	135 JAYNE ELLEN CT	No	
22 497211820545	CASWELL THEODORE C & CAROLYN R	125 JAYNE ELLEN CT	ALPHARETTA GA 30009-2310	125 JAYNE ELLEN CT	No	
22 497211820552	SMITH HERBERT E III	115 JAYNE ELLEN CT	ALPHARETTA GA 30009-2310	115 JAYNE ELLEN CT	No	
22 497211820610	SYLVESTER TOM & SILVANIA	140 JOHN CHRISTOPHER DR	ALPHARETTA GA 30004	140 JOHN CHRISTOPHER DR	No	
22 497211820628	MARTIN WILMA J	150 JOHN CHRISTOPHER DR	ALPHARETTA GA 30009-2320	150 JOHN CHRISTOPHER DR	No	
22 497211820693	FLOWERS MICHAEL T JR	6720 DOGWOOD RD	GAINESVILLE GA 30506	111 JOHN CHRISTOPHER DR	No	
22 497211820701	JEANNIE ALLEN LIVING TRUST - Amanda Clay & Jonathan H	101 JOHN CHRISTOPHER DR	ALPHARETTA GA 30009	101 JOHN CHRISTOPHER DR	Yes - Personal Visit	5/1/2021 - In person meeting over dinner. Owners indicated that they had preferences in the following order - 1 - No house on property, 2 - House at rear, 3 - House at front
22 497211820719	MC CALL MYRA E	2400 RIDGEWAY DR	DORAVILLE GA 30360	91 JOHN CHROSTOPHER DR	No	
22 497211820818	ADAMS JEFF & TERRI	8019 CAMP WAHSEGA RD	DAHLONEGA GA 30533	0 JAYNE ELLEN WAY	No	
22 497211820826	HUGHES SUSAN	290 JAYNE ELLEN WAY	ALPHARETTA GA 30009-2314	290 JAYNE ELLEN WAY	No	
22 513011830284	GULICK SUE M & HATTON JESSICA R	8010 HENDERSON CT	ALPHARETTA GA 30004	8010 HENDERSON CT	No	
22 513011830292	DUNLAP JOHN C & BETH B	8020 HENDERSON CT	ALPHARETTA GA 30004	8020 HENDERSON CT	No	
22 513011830300	JOHNSON THOMAS & JOHNSON AMANDA	8030 HENDERSON CT	ALPHARETTA GA 30004	8030 HENDERSON CT	No	
22 513011830318	SALSMAN HAILEY E & LYERLY GARTH L	8040 HENDERSON CT	ALPHARETTA GA 30004	8040 HENDERSON CT	No	
22 513011830326	MORAN DANIEL T & URSULA	8050 HENDERSON CT	ALPHARETTA GA 30004	8050 HENDERSON CT	No	
22 513011830383	SZCZESNY WIOLETTA	5100 FIRELIGHT LANE	ALPHARETTA GA 30022	8081 HENDERSON CT	No	
22 513011830391	MC GUIRE JOHN R & CARMELITA S	8071 HENDERSON CT	ALPHARETTA GA 30004-3872	8071 HENDERSON CT	No	
22 513011830409	WATANABE ARATA	8061 HENDERSON CT	ALPHARETTA GA 30004-3872	8061 HENDERSON CT	No	
22 513011830417	MERRITT DONALD G	8051 HENDERSON CT	ALPHARETTA GA 30004-3872	8051 HENDERSON CT	No	Returned 6/4/2021. Dropped letter in mailbox directly
22 513011830466	VINOGRADOVA VERA ET AL	4725 VILLAGE CT	ALPHARETTA GA 30004	4725 VILLAGE CT	No	
22 513011830474	CRAIG ERNEST D & L DALE	4735 VILLAGE CT	ALPHARETTA GA 30004-3860	4735 VILLAGE CT	No	
22 513011830482	FUTCH BRENDA HOOK	376 ACUBA VW	WOODSTOCK GA 30188	8001 HENDERSON CT	No	
22 513611830130	OXLEY STACEY R	8940 SOUTH SOMERSET LN	ALPHARETTA GA 30004	8940 SOUTH SOMERSET LN	No	
22 513811830302	ULMER YAN W	2165 BROOKRIDGE TER	ALPHARETTA GA 30004	2165 BROOKRIDGE TER	No	
22 513811830310	MALONE WILLIAM M	2155 BROOKRIDGE TER	ALPHARETTA GA 30004	2155 BROOKRIDGE TER	No	
22 513811830328	KATHRYN A HAMPTON REVOCABLE LIVING TRUST	2145 BROOKRIDGE TER	ALPHARETTA GA 30004	2145 BROOKRIDGE TER	No	
22 513811830336	HUGHES JASON T & ELIZABETH M	2135 BROOKRIDGE TER	ALPHARETTA GA 30004	2135 BROOKRIDGE TER	No	
22 513011830367	YARBOROUGH JOHANNA	8090 HENDERSON CT	ALPHARETTA GA 30004	8090 HENDERSON CT	No	

6/1/2021

Alistair & Angela Edwards
215 Jayne Ellen Way
Alpharetta, GA 30009

RE: Zoning Variance 91 John Christopher Dr. Case# V-21-19

Dear Property Owner:

Please allow this letter to serve as public notice for a Zoning Variance request at 91 John Christopher Drive to **Allow Placement of a Single Family Home at the front of the lot and bring the front setback of the lot from 50' to current zoning standards of 35'.**

The Community Zoning Information Meeting (CZIM) for this request will be held on **June 9th, 2021 at 6:00 p.m.** via Zoom. The link to the meeting is **[https:// zoom.us/j/ 98955453468](https://zoom.us/j/98955453468)**. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the City Council on Monday, **July 26th 2021 at 6:30 PM.** The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact us at your convenience. We can be reached at al@edwardsfolk.com or 770-396-5464.

Sincerely,

Alistair & Angela Edwards

LAWHORNE RAYMOND JR & LAURIE
270 JAYNE ELLEN WAY
ALPHARETTA GA 30004

ROSS WAYNE
131 JOHN CHRISTOPHER DR
ALPHARETTA GA 30004

GARG POONAM GARG SANJAY
8041 HENDERSON CT
ALPHARETTA GA 30004

REICHENBERG GREG M & ANNE S
300 JAYNE ELLEN WAY
ALPHARETTA GA 30004

MALONEY JOHN F & MC RAE KATHLEEN C
TRUSTORS
257 COLONIAL HOMES DR NW
ATLANTA GA 30309

FEY KATHLEEN
8031 HENDERSON CT
ALPHARETTA GA 30004-3872

SWETELL ANDREA
310 JAYNE ELLEN WAY
ALPHARETTA GA 30004

WAGNER JEFFREY E AND RUTH E
280 JAYNE ELLEN WAY
ALPHARETTA GA 30004

DILLOW CAROLYN
8021 HENDERSON CT
ALPHARETTA GA 30004

BRENNAN TODD
105 JAYNE ELLEN CT
ALPHARETTA GA 30004-1310

HUGHES SUSAN
290 JAYNE ELLEN WAY
ALPHARETTA GA 30004

RICH RALPH G
4710 VILLAGE CT
ALPHARETTA GA 30004

GROCE DONALD H & BARBARA N
100 JOHN CHRISTOPHER DR
ALPHARETTA GA 30004

HAEFNER DANIEL E
335 JAYNE ALLEN WAY
ALPHARETTA GA 30009

MEANS BROTHERS INC
P.O. BOX 2458
ALPHARETTA GA 30023

DERRICO THOMAS G & DERRICO LAURA
110 JOHN CHRISTOPHER DR
ALPHARETTA GA 30009

MAGNUS FAMILY TRUST
2235 MAIN CHANCE DR
CUMMING GA 30041

WEBB CAROLE A
395 JAYNE ELLEN WAY
ALPHARETTA GA 30004-1303

IRWIN MICHAEL J
120 JOHN CHRISTOPHER CT
ALPHARETTA GA 30004

ALONSO WILLIAM
8060 HENDERSON CT
ALPHARETTA GA 30004

BAIN ELIZABETH
385 JAYNE ELLEN WAY
ALPHARETTA GA 30009

ROBERTS CATHY B
130 JOHN CHRISTOPHER DR
ALPHARETTA GA 30004

MALIKIC HURMETA & MALIKIC MURADIF
300 MOUNTAIN BROOK RD
CUMMING GA 30040

FOUTS EUGENE T
5775 HENDRIX RD
CUMMING GA 30040

DIGIOIA MARY
151 JOHN CHRISTOPHER DR
ALPHARETTA GA 30009

BLACKBURN WILLIAM A & LINDA
8080 HENDERSON CT
ALPHARETTA GA 30004

PETHEL MARGARET J
355 JAYNE ELLEN WAY
ALPHARETTA GA 30009

LEE CHRISTOPHER J & JENNIFER F
141 JOHN CHRISTOPHER DR
ALPHARETTA GA 30004

PETERSON ROBIN ANNE
8091 HENDERSON CT
ALPHARETTA GA 30004-3872

STANTON KEVIN R & ELIZABETH L
345 JAYNE ELLEN WAY
ALPHARETTA GA 30004

IFFLAND BEVERLY J
320 JAYNE ELLEN WAY
ALPHARETTA GA 30009-2316

JEANNIE ALLEN LIVING TRUST
101 JOHN CHRISTOPHER DR
ALPHARETTA GA 30009

MC GUIRE JOHN R & CARMELITA S
8071 HENDERSON CT
ALPHARETTA GA 30004-3872

MC CALEB JOSEPH H JR & JOLLIE K
330 JAYNE ELLEN WAY
ALPHARETTA GA 30004-1316

MC CALL MYRA E
2400 RIDGEWAY DR
DORAVILLE GA 30360

WATANABE ARATA
8061 HENDERSON CT
ALPHARETTA GA 30004-3872

PINSON SCOTT L
201 MAY APPLE LANE
ALPHARETTA GA 30005

ADAMS JEFF & TERRI
8019 CAMP WAHSEGA RD
DAHLONEGA GA 30533

MERRITT DONALD G
8051 HENDERSON CT
ALPHARETTA GA 30004-3872

CARR JASON S
350 JAYNE ELLEN WAY
ALPHARETTA GA 30004-1316

HUGHES SUSAN
290 JAYNE ELLEN WAY
ALPHARETTA GA 30009-2314

VINOGRADOVA VERA ET AL
4725 VILLAGE CT
ALPHARETTA GA 30004

WELLS KENNETH
135 JAYNE ELLEN CT
ALPHARETTA GA 30009

GULICK SUE M & HATTON JESSICA R
8010 HENDERSON CT
ALPHARETTA GA 30004

CRAIG ERNEST D & L DALE
4735 VILLAGE CT
ALPHARETTA GA 30004-3860

CASWELL THEODORE C & CAROLYN R
125 JAYNE ELLEN CT
ALPHARETTA GA 30009-2310

DUNLAP JOHN C & BETH B
8020 HENDERSON CT
ALPHARETTA GA 30004

FUTCH BRENDA HOOK
376 ACUBA VW
WOODSTOCK GA 30188

SMITH HERBERT E III
115 JAYNE ELLEN CT
ALPHARETTA GA 30009-2310

JOHNSON THOMAS & JOHNSON AMANDA
8030 HENDERSON CT
ALPHARETTA GA 30004

OXLEY STACEY R
8940 SOUTH SOMERSET LN
ALPHARETTA GA 30004

SYLVESTER TOM & SILVANIA
140 JOHN CHRISTOPHER DR
ALPHARETTA GA 30004

SALSMAN HAILEY E & LYERLY GARTH L
8040 HENDERSON CT
ALPHARETTA GA 30004

ULMER YAN W
2165 BROOKRIDGE TER
ALPHARETTA GA 30004

MARTIN WILMA J
150 JOHN CHRISTOPHER DR
ALPHARETTA GA 30009-2320

MORAN DANIEL T & URSULA
8050 HENDERSON CT
ALPHARETTA GA 30004

MALONE WILLIAM M
2155 BROOKRIDGE TER
ALPHARETTA GA 30004

FLOWERS MICHAEL T JR
6720 DOGWOOD RD
GAINESVILLE GA 30506

SZCZESNY WIOLETTA
5100 FIRELIGHT LANE
ALPHARETTA GA 30022

KATHRYN A HAMPTON REVOCABLE LIVING
TRUST
2145 BROOKRIDGE TER
ALPHARETTA GA 30004

HUGHES JASON T & ELIZABETH M
2135 BROOKRIDGE TER
ALPHARETTA GA 30004

YARBOROUGH JOHANNA
8090 HENDERSON CT
ALPHARETTA GA 30004



Soraya Joud International Real Estate

5780 Windward Parkway, suite 300
Alpharetta, GA 30005
Office phone: [REDACTED]

RE: 91 John Christopher Dr

7/29/2021

To Alpharetta City Council Members,

I am writing this on behalf of Myra McCall, the above referenced property owner, to respond to the objections presented to the council by the adjacent property owner. I represent Ms. McCall in the sale of the lot. Ms. McCall's health is prohibiting her appearance at the council meeting on 8/2 and she hopes this will serve to state her response.

It was brought to our attention that there is a tree that has fallen on the playhouse structure on the neighboring lot. Ms. McCall stated that this is the first she has heard of this and is prepared to do what she can to resolve this problem. She will have the tree removed from their property as soon as is possible, and hopefully by Monday, August 1st, the tree will be gone and this will no longer be an issue.

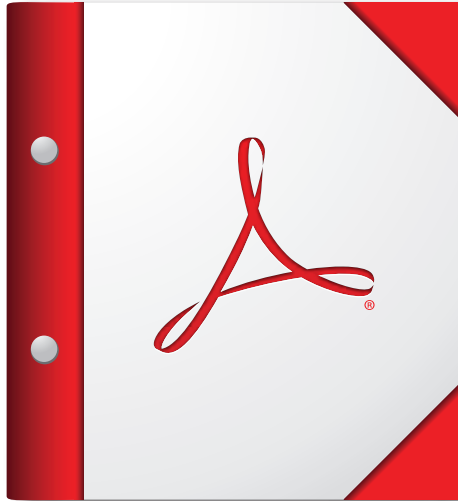
Ms. McCall and she wants you to know that she has never been contacted concerning any fallen trees, either now or in 2018.

Will this suffice to bring the proposal back before the council on 8/2 ?

Ms. McCall purchased this property as a vacant, residential lot in 1995 with the intention of partially funding her retirement with the sale. This is definitely a hardship for her if this variance is not approved.

Barbara Ross

[REDACTED]



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From: [Woodman, Michael](#)
To: [Arata *](#)
Cc: [Shapiro, Lauren](#)
Subject: RE: V-21-18 Edwards / 91 John Christopher Drive
Date: Wednesday, July 21, 2021 3:57:31 PM
Attachments: [image001.png](#)
[image002.png](#)

Arata,

Thank you for participating in the public hearing process. We will include your questions/comments with this file as it moves through the process.

Great to hear that you are involved with the Natural Resources Commission. David and Terry are great to work with. Thank you for your support and contributions to the City!

Best regards,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
[REDACTED]
www.alpharetta.ga.us



From: Arata * [REDACTED]
Sent: Wednesday, July 21, 2021 3:45 PM
To: Woodman, Michael [REDACTED]
Subject: Re: V-21-18 Edwards / 91 John Christopher Drive

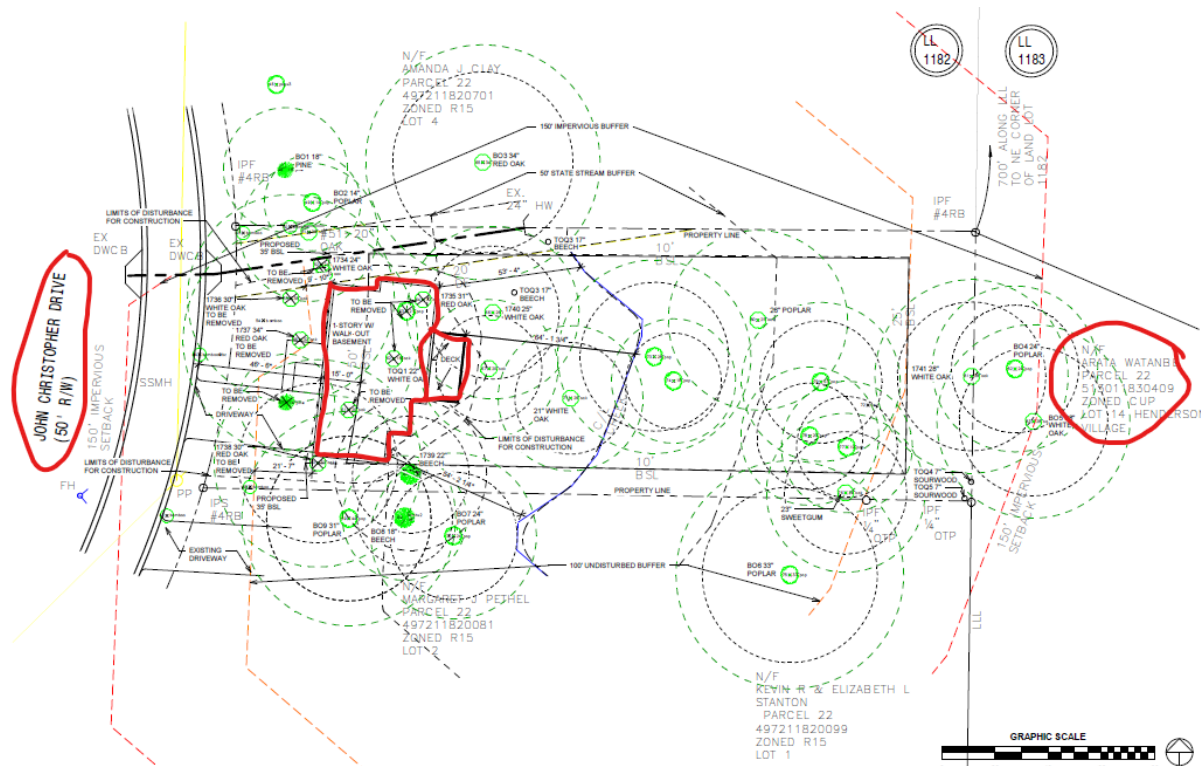
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Thank you very much. I have no objection to the proposed plan. By the way, I am a supporter and volunteer for Alpharetta Natural Resources Commission. I "work" with David Shostak and Terry Porter. Thanks again.

On Wed, Jul 21, 2021 at 2:41 PM Woodman, Michael [REDACTED] wrote:

Arata,

The home is proposed to be built on the front half of the lot (furthest from your property) in order to have the least impact to the stream. As mitigation for the stream buffer encroachment, the applicant proposes to record a conservation easement on the rear half of the property that would protect that area from any future development. See exhibit below. I highlighted the new home footprint and circled your property and John Christopher Drive. I hope that answers your questions. Please let me know if I can be of further assistance.



Best regards,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
[REDACTED]
www.alpharetta.ga.us



From: Arata * [REDACTED]
Sent: Wednesday, July 21, 2021 2:34 PM
To: Woodman, Michael [REDACTED]
Subject: V-21-18 Edwards / 91 John Christopher Drive

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My house shares the property line with the lot in question. I have one question. There is a stream (creek?) running through the vacant lot. My understanding is a house will be built between the stream and the street. If the house will be built between the stream and the rear property line, how close is the house to the rear property line?

Arata Watanabe, 8061 Henderson Court.

Roger + Diane Adams
205 Jayne Ellen Way

Alpharetta, GA 30009

RE: Case V-21-18 Edwards/91 – Letter of Support

To Whom It May Concern:

We are in support of the requested variance for 91 John Christopher Dr. A new home built at this address is a welcome addition to the neighborhood. We have met with the applicants on 6-30-21 and have discussed any concerns we may have.

Sincerely Yours,

Diane Adams
Roger Adams

ERIK KERN
375 JAYNE ELLEN WAY
ALPHARETTA, GA 30009

Alpharetta, GA 30009

RE: Case V-21-18 Edwards/91 – Letter of Support

To Whom It May Concern:

We are in support of the requested variance for 91 John Christopher Dr. A new home built at this address is a welcome addition to the neighborhood. We have met with the applicants on 6-28-2021 and have discussed any concerns we may have.

Sincerely Yours,

ERIK KERN

270 Jayne Ellen Way
ABED N. QURESHI

Alpharetta, GA 30009

RE: Case V-21-18 Edwards/91 – Letter of Support

To Whom It May Concern:

We are in support of the requested variance for 91 John Christopher Dr. A new home built at this address is a welcome addition to the neighborhood. We have met with the applicants on 6/2/21 and have discussed any concerns we may have.

Sincerely Yours,

Abd N. Qureshi

340 Jayne Ellen Way
Alpharetta, GA 30009

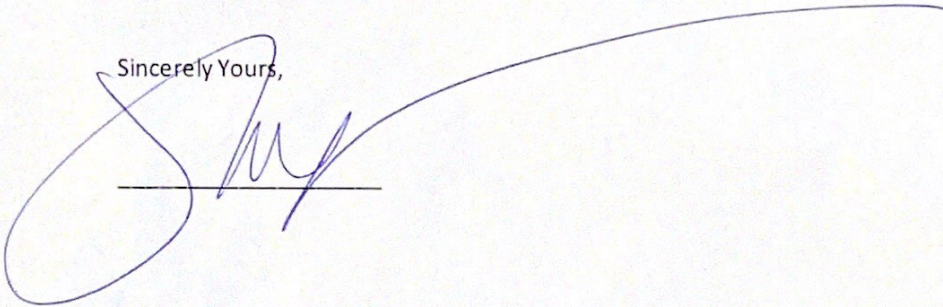
Alpharetta, GA 30009

RE: Case V-21-18 Edwards/91 – Letter of Support

To Whom It May Concern:

We are in support of the requested variance for 91 John Christopher Dr. A new home built at this address is a welcome addition to the neighborhood. We have met with the applicants on 7/1/2021 and have discussed any concerns we may have.

Sincerely Yours,

A large, stylized handwritten signature in blue ink, written over a horizontal line. The signature is cursive and appears to be the name of the signatory.

To: City of Alpharetta Mayor and Council; Alpharetta Community Development
From: Amanda Clay and Jonathan Hickel – 101 John Christopher Dr. Alpharetta, Ga. 30009
Date: July 8th, 2021
Re: V-21-19 91 John Christopher Drive

Mayor and Council; Members of the Alpharetta Community Development Department:

This letter is being written to express opposition to any variances being offered or granted for the construction of a residential home on the lot labeled as “91 John Christopher Dr.”

I have an interest in this variance request as I am the adjoining property owner; in fact, I grew up in the home located at 101 John Christopher Dr. Alpharetta, Ga. 30009. My family has lived in our home for decades, has made memories in it, and has cherished it. In fact, after taking over ownership of the home from my mother, my husband and I recently completed a lengthy remodel of our home; ensuring that it will stand the test of time for generations to come as well as continue to be ADA accessible for our family’s unique needs. Unique needs that would be too costly for us to recreate elsewhere.

As a long-standing homeowner, resident, and employee of the City of Alpharetta; I stand in opposition to the above variance being granted for several reasons which I have listed here:

- The city and state stream buffers exist for a reason, they are there to protect our treasured natural resources. As a resident who has just completed renovations to a home that borders a stream, I know its value and the monumental efforts that go into protecting it. Looking at the variance request and building diagrams as proposed in the variance request packet, the lot at 91 John Christopher Dr. appears to be wholly unsuited to residential construction in a manner that respects and protects the waterway that belongs to all city residents. How could the city go against its already established practices?
- The lot was never developed, even in 1972. This fact is telling in and of itself; as any developer would have done so had it been feasible. Over time the city, in its’ wisdom, widened its’ stream buffers to protect resources like the stream which has inadvertently left the lot at 91 John Christopher Dr. virtually undevelopable. However, this is not a negative outcome; it is my submission that this happy accident provides the City of Alpharetta with a unique opportunity that should be seized. The neighborhood in question is an older one that lacks many of the amenities that Alpharetta neighborhoods enjoy, such as sidewalks. Converting this unbuildable lot into a pocket park or community garden would be in keeping with the City of Alpharetta’s master park plan of having a greenspace within walking distance of most city residents while providing for common community space in an older neighborhood that has no amenities. This has also, unofficially, already been done in our neighborhood on a similarly undeveloped lot on Jayne Ellen Way; in this instance the lot was adopted by neighbors and developed into a small vegetable garden for all to enjoy. We all have the power to turn a negative into a positive.
- The applicants for this variance request already have what they state they desire; to live in our community. When denied, this variance request will have little impact upon the requestors as they already reside a mere few houses away from the lot this variance is for. The applicants will not lose anything from denial. My family and I on the other hand, will lose the very thing we value most- the serenity of our home. Our home is not unique in our neighborhood, one in which terrain forced our home to be situated on the rear of our lot. The variance as described, would place an ill-suited residential structure on the very front of the lot at 91 John Christopher Dr. – this would be extremely detrimental to not only my home, but to all of those on our street as a design such as this is not in keeping with the original design of the neighborhood. Because my home is at the rear of our lot, it would mean that for the rest of my time owning the property I would be forced to stare into the rear of the newly developed home anytime I tried to enjoy my own yard; there is a reason that homes are built in line with one another in neighborhoods and why the lot at 91 John

Christopher Dr. was originally platted with a home situated at the rear, in line with mine, it is to prevent this abnormality. My home has virtually no backyard, making my front yard my only source of refuge. Who among us would support an entirely new home being built virtually in their own front yard?

- My home is my refuge, my calm from the storms of life. My husband and I have selflessly served the city for decades in an often dangerous and difficult time. In the past two years we have poured our hearts and souls into our home so that when our jobs are difficult, when overwhelm and danger surround us, we know we have a home to return to where we are set back from the roadway and surrounded by calm and serenity. Having a place of this nature is a requirement for us in order to balance the nature of our work with the needs of our hearts. The calming view has also been a source of great joy for my mother, who after having a stroke is confined to a wheelchair. She spends many of her hours in our charming front yard, a view she loved and worked for long before even I did. As stated before, we have virtually no back yard, it is our front yard that we cherish. A front yard that was never platted for, never intended to be, and not suitable for the placement of a home. Instead, it is better suited to being the refuge we know it to be, and we know that the truth is that our community needs more common spaces like the lot at 91 John Christopher Dr. Our streams and open spaces need people to champion them, that is why we have stream buffers. Every available open space does not have to be granted variance for development, instead it can be saved as a gift for generations to come. The very applicants themselves openly acknowledge that they wish the rear of the lot were a "conservancy"; but only after they forever damage it by building upon it. We do not have to let that happen.

In the event that the Mayor and Council regrettably decide to approve the variance request for 91 John Christopher Dr. I would like to request the following stipulations be put in place:

- I would like for the applicants to be responsible for removing all trees on the lot at 91 John Christopher Dr. (standing or having already fallen) noted by the attached arborist's report as dangerous to my home located at 101 John Christopher Dr. The lot has been left uncared for since the 1970's and several trees from the lot have fallen through my home and onto my property over the years. I would also like for the city arborist to review the trees and note any that they think should be removed by the applicant.
- If the applicant's request is approved for building on the rear of the lot, I would like a privacy fence at least 6ft tall to be built by the applicant between our two homes running from the rear of their lot to the edge of the creek bank.
- If the applicant's request is approved for building in any form, I would like them to acknowledge that at no time will they or any of their construction supplies or equipment or employees be allowed to use our property as a walkway or pathway onto the property located at 91 John Christopher Dr.

Sincerely,

Amanda Clay and Jonathan Hickel

101 John Christopher Dr. Alpharetta, Ga. 30009





November 11th, 2020

Amanda Clay
101 John Christopher Drive
Alpharetta, GA 30009

Project:
Assess visual condition of trees on adjacent properties.

Dear Mrs. Clay,

On November the 5th, 2020 I visited 101 John Christopher Drive, Alpharetta, GA 30009 to visually assess the condition of the trees on the adjacent properties.

Assignment:

To visually assess the condition of the tree on the adjacent properties, to record finding and formulate into a report.

Process:

Initially I spoke and walked the left and rear boundary with Mr. Clay who then retired to the house. My inspection was completed on my own, I was not accompanied by any other person. My inspection process involved walking your property, taking photographs and notes. At no point did I enter any of the adjacent properties to gather data and my opinions are my own.

Equipment:

Field: I Phone 11, note pad and pencil
Office: Laptop

Limitations:

The assessment is limited as I did not have access to the adjacent properties, to sound or inspect the trees “up close” and the vast majority of the trees in question were covered in vines.

For ease of reading and future use the findings have been separated by the following locations, each starting on a new page:

0 John Christopher Drive
111 John Christopher Drive
4710 Village Court & 8051 Henderson Court
Strip between 101 & 111 John Christopher Drive



R/

L. Ball

Lukas Ball
President
Atlanta Tree Preservation, LLC
HND Arboriculture
ISA SO-4386A
ASCA Member
GAA Member id. 55232147
Pesticide License 13412





Property ID: 22 497211820719
0 John Christopher Drive
Right of 101 John Christopher Drive
Alpharetta, GA, 30009

The above property in an undeveloped and unmaintained lot.

There is physical evidence of tree failure toward 101 John Christopher Drive. The trees to the right of Mrs. Clays home are covered in ivy and have the house as the target.

Ivy is present as a ground cover and climbing the trees, in some cases into the canopy. Ivy can be detrimental to tree health and vitality as it adds weight to tree, can smother the crown limiting or preventing photosynthesis occurring. In addition, it can hide defects such as, root decaying fungi, cracks, uprooting, borer activity and decaying wood.



Fallen tree.



Trees to right side of Mrs. Clays home.



Another fallen tree



Note ivy and canopy weight towards Clay residence.



Note: ivy covering trees, unmaintained lot, spar with no top.



Property ID: 22497211820693
111 John Christopher Drive
Left of 101 John Christopher Drive
Alpharetta, GA, 30009

The above lot contains a home and is generally maintained. The rear right of the property is higher in elevation, the trees are covered in ivy, some of the tree on the canopy edge have asymmetric canopies toward the Clay residence.



Major asymmetry of canopy, targets of both drive and powerlines to both homes



Same tree as previous photograph and a leaning tree toward Clay residence.



Same trees with ivy and lean toward Clay residence.



Unmaintained area, with Ivy covering trunk and growing into canopy.
Back right, outside fence of 111 John Christopher Drive.



Property ID: 22 513011830458

4710 Village Court

Property ID: 22 513011830417

8051 Henderson Court

Right of 101 John Christopher Drive

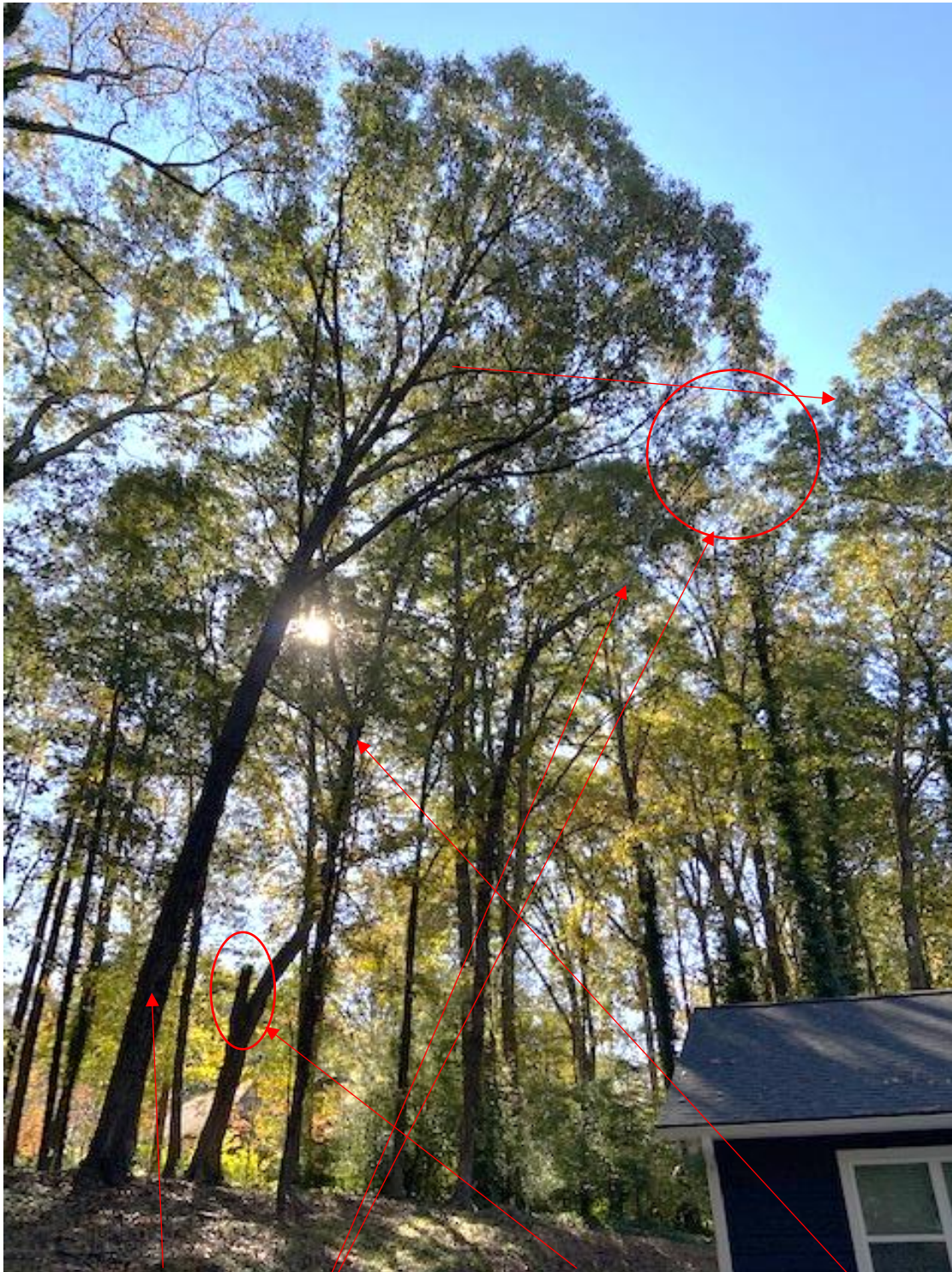
Alpharetta, GA, 30009

The above two properties are at the rear of the Clay residence, they sit higher in elevation and the trees lean or dog leg toward the Clay home.

AS evident some of the trees are covered in ivy, several have excessive leans or have failed.



Leaning or failed trees. Previous failure.



Lean, asymmetric canopy, weight to Clay Residence. Previous failure, remaining portion dog legs toward Clay residence. Poop trunk taper, dogleg and canopy toward Clay residence.



Higher elevation of trees at the rear of the Clay residence.



Major asymmetry and dog leg, target Clay residence.

Strip between 101 & 111 John Christopher Drive

The median strip between the two drive is generally maintained, it contains several trees and spars. The targets consist of the power lines to the two properties, vehicles and the driveway itself.



Power lines. Two Spars.



This tree has a large wound with decaying wood and flaking bark from the root crown to approximately 5ft above soil grade. It leans and is weighted toward the powerline and 111 Christopher Drive.



This tree has an excessive lean toward the driveway of the Clay residence.

From: [Woodman, Michael](#)
To: [Clay, Amanda](#)
Cc: [Graham, James](#)
Subject: RE: Tree from 2018
Date: Monday, July 12, 2021 8:46:24 AM

Received. We will add these photos to the variance file.

From: Clay, Amanda [REDACTED]
Sent: Monday, July 12, 2021 8:12 AM
To: Woodman, Michael [REDACTED]
Subject: Tree from 2018

Mr. Woodman,

I do not know if you need these pictures or not, but they are of the tree(s) that fell through our home in 2018 from the lot at 91 John Christopher Dr.

As you can see, the trees that fell appear very similar to the trees that we are asking be removed.

Thank you again,
Amanda Clay











From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Opposition to V-21-19 91 John Christopher Drive
Date: Thursday, July 15, 2021 8:32:07 AM
Attachments: [image001.png](#)

Good morning.

Thank you for your comments and participating in the City's public hearing process. We will be sure to include your comments with this file as it moves through the process.

Best regards,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
(678) 297-6072
www.alpharetta.ga.us



From: [REDACTED]
Sent: Thursday, July 15, 2021 7:31 AM
To: Woodman, Michael [REDACTED]
Subject: Opposition to V-21-19 91 John Christopher Drive

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council; Members of the Alpharetta Community Development Department,

I am writing today to support the Opposition to any variances being offered or granted for the construction of a residential home on the lot labeled as "91 John Christopher Dr."

V-21-19 91 John Christopher Drive

The property is located at 91 John Christopher Drive and is legally described as being located in Land Lots 1182 and 1183, 2nd District, 2nd Section, Fulton County, Georgia.

Consideration of variances to the reduce the front building setback from 50' to 35' and to reduce the stream buffer on the west side of the stream from 75' to 50' to allow for the construction of a single-family detached home.

Alpharetta has way too much building and encroachment into properties such as this that appear unnecessary and are disruptive the the landscape. All this building seems to lend purpose to the here and now and not the future potential problems it may contribute too. I live in the Arbors and have bene there since 1998 and we deal with Builder issues from when the are was originally established on the late 80's, such as drainage, waste etc...

Just because we can build does not mean we should. I have a stream behind my house and many trees I cannot access, if needed to remove unless I have an expensive crane as you cant get back there. My fence could not cross the stream to protect it yet we can build on every inch of ground?

I walk all around this great City and this area in question is older Alpharetta that should be preserved as it is. We need more greenspace not less to preserve the ecosystem

Sincerely,

Linda Breads

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION V-21-18

FOR OFFICE USE ONLY

PHA210025

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: Alistair & Angela Edwards Telephone: 770-396-5464

Address: 215 Jayne Ellen Way Suite: _____

City: Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: 404-932-9899 Email: angela@e-co-living.com

Subject Property Information:

Address: 91 John Christopher Dr Current Zoning: R15

District: 2 Section: 2 Land Lot: 1182 Parcel ID: 22 497211820719

Proposed Zoning: R15 Current Use: Not developed

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?

Construction of a single family dwelling in keeping with current neighborhood

Applicant's Request (Please itemize the proposal):

Placement of structure on a platted lot in an established subdivision:

Front setback variance from fifty (50) feet to thirty five (35) feet per current zoning standard

Variance for the placement of building within the one hundred fifty (150) foot impervious setback at the front of the property

Variance for the placement of building within the one hundred (100) foot undisturbed buffer at the front of the property

Placement of building within the seventy five (75) foot city stream buffer

Removal of 5 specimen trees at the front of the property

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

This proposal would facilitate the construction of a 3650 sq/ft single family home without the need to build a driveway/bridge across the stream as well as disturb the wooded view the residents on Jayne Ellen Way that border this property have enjoyed for forty (40) plus years. John Christopher Dr. has homes with the front setback variance we are requesting for the same reasons we are requesting this variance. A home in the rear of this property will have a significant impact on the stream and tree canopy as a result of the construction process and ongoing maintenance of the property. Building a three hundred (300) foot driveway is not economically or environmentally feasible for homes of this type in this neighborhood. Mitigation steps would include but not be limited to:

Creation of a conservation easement on the property on the eastern side of the stream

Removing the invasive Bamboo planted by a neighbor

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: MYRA McCall Telephone: 678-760-6459
Address: 2400 Ridgeway DR Suite: _____
City: DORAVILLE State: GA Zip: 30360

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: _____ Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: Myra McCall Date: 3/18/2021

Notary:

Notary Signature: [Signature] Date: 3/19/21

JACOB BRANUM
Notary Public - State of Georgia
Forsyth County
My Commission Expires Aug 5, 2024

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: **Alistair & Angela Edwards**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: **N/A** Position: _____

Description of Contribution: **No contribution made** Value: **0**

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: **5/01/2021**

GEORGIA, FULTON COUNTY
FILED AND RECORDED

1995 SEP 27 AM 8:30

85228655

RETURN RECORDED DEED TO:

SMITH, RONICK & CORBIN
750 Hammond Drive, Building Eleven
Atlanta, GA 30328

JUANITA HICKS
CLERK, SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 8.00
Date 9-27-95
JUANITA HICKS
Clerk, Superior Court
By: JMS
Deputy Clerk

This Indenture made this 19th day of September, in the year One Thousand Nine Hundred Ninety-Five, between SHARON ANN MCCULLOCH, of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MYRA E. MCCALL, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1182 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 3, BLOCK F, UNIT FOUR, COLDRIDGE FOREST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 102, PAGE 33, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

This Deed is given subject to all zoning ordinances, easements and restrictions of record, if any.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

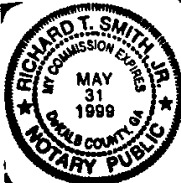
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness [Signature]

[Signature] (Seal)
SHARON ANN MCCULLOCH

[Signature]
Notary Public



BOOK 20094 PAGE 217

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The home built will be a like size and style as homes in the neighborhood (Mid Century Modern). From the street you will see a one-story home. From the rear there will be a walk-out basement. As far as site placement it will be in keeping with homes in the neighborhood as well. The front yard will be landscaped and have an area of grass. The back yard will be left natural.

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

This neighborhood is already in a transition phase. Our project will enhance the value of homes in the neighborhood.

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

No. The original zoning placed the front setback at fifty (50) feet. This would not leave enough room to build a home at the front of the property due to the stream. The GIS Map shows this lot zoned as R-15 which has a 35' front setback.

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

There would be a population increase of 2 adults and 2 cars with an average of 2 trips per day.

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

No impact to schools as we do not have kids. Utilities would not be impacted as the original planning for this neighborhood included this lot.

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

There is no change as this neighborhood is accounted for in prior zoning and planning from 1973.

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

Other than the stream, no.

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.

The stream and its buffer zones make this lot economically/environmentally unfeasable to place a home at the rear of the lot. Based on the topography of the lot, in order to avoid massive backfill a winding driveway would have to be installed which would impact the stream buffer zones, the stream itself, and require removal of nearly all of the specimen trees on the lot.

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

Yes. As explained previously the economics and environmental impact of installing a driveway crossing the stream due to the placement of the home at the rear of the lot are a non starter no matter what the economic conditions of the real estate market are. This is the primary reason this lot has not been built upon since 1973.

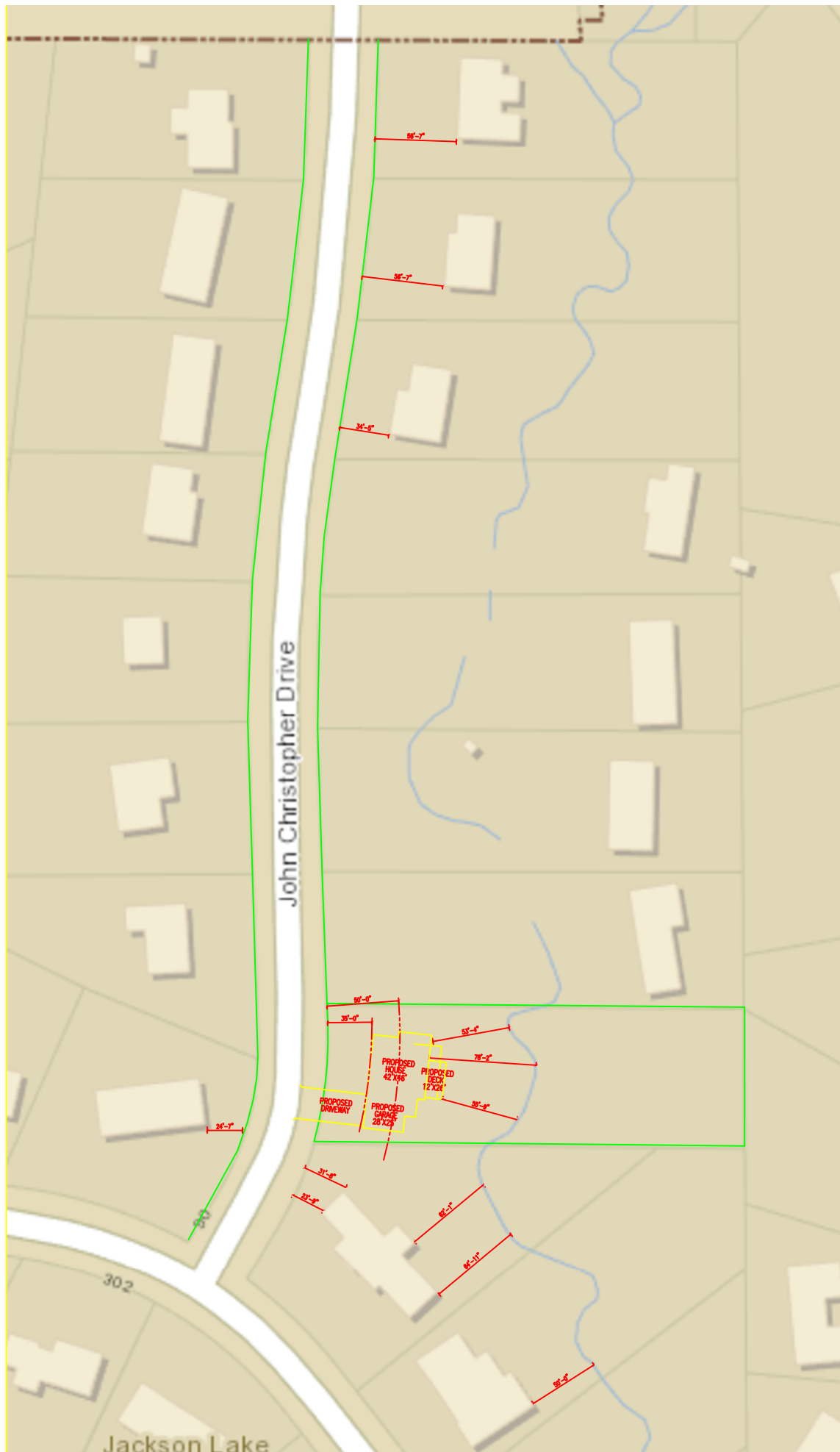
Are there conditions that are peculiar to the subject property? Please describe them in detail.

The existence of the stream and its buffers in the middle of the property are the unique conditions of this property. The topography at the front of the lot creates a natural placement for a basement as the topography drops six to seven feet sixteen feet off the curb then has a gentle slope the bank of the creek. There is a significant drop in elevation down to the creek bed. The topography supports keeping a number of specimen trees and smaller trees in the fifty-foot stream buffer. However, if one were to build on the rear of the lot, the significant elevation change at the stream would be very challenging to design a bridge to cross the stream.

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 proposal would preserve the wooded view that the residents of Jayne Ellen Way that border this property have enjoyed for generations. It would also minimize the impact on the stream and the tree canopy.

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.



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: 91 John Christopher Variance

Contact Name: Alistair Edwards Telephone: 770-396-5464

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.

Amanda Clay 101 John Christoper Dr. Alpharetta, GA 30009

Kevin & Elizabeth Stanton 345 Jayne Ellen Way ALpharetta, GA 30009

Margaret Pethel 355 Jayne Ellen Way Alpharetta, GA 30009

Arata Watanabe 8061 Henderson Ct. Alphretta, GA 30004

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

☒

Letter

☒

Personal Visits

☐

Telephone

☐

Group Meeting

☒

Email

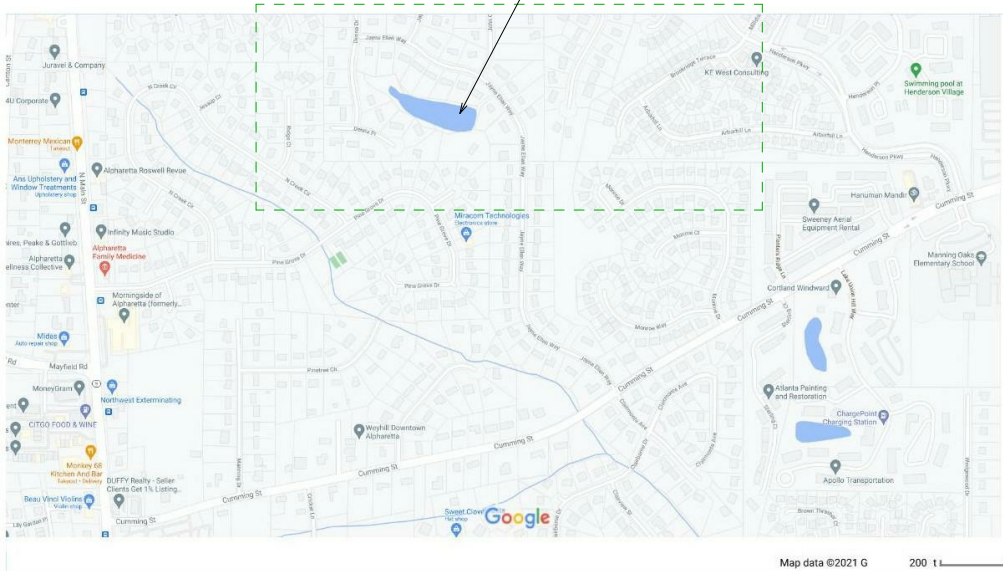
☐

Other *(Please Specify)*

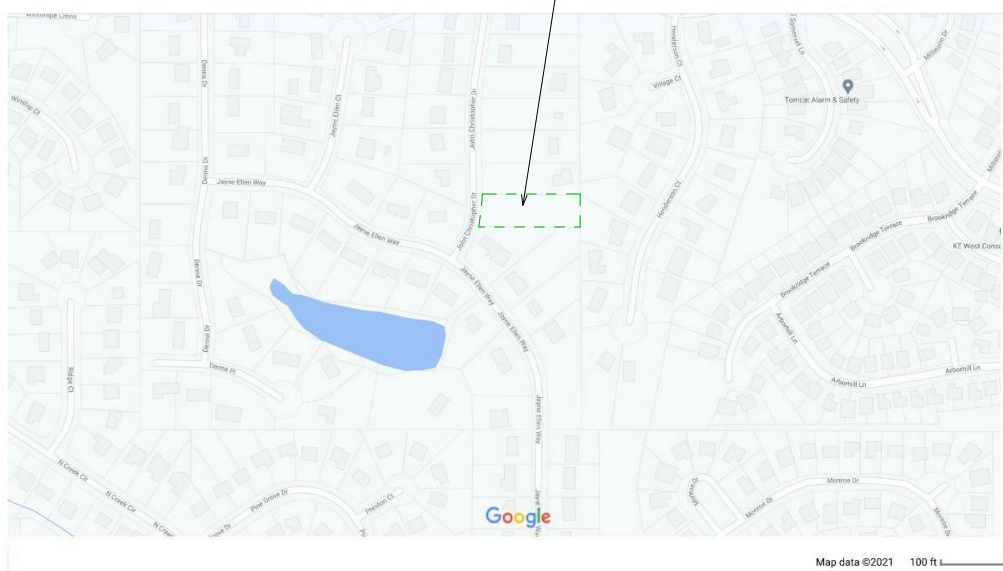
Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Via phone/email/USPS

VICINITY MAP



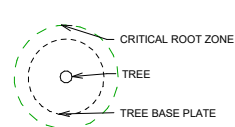
LOCATION MAP



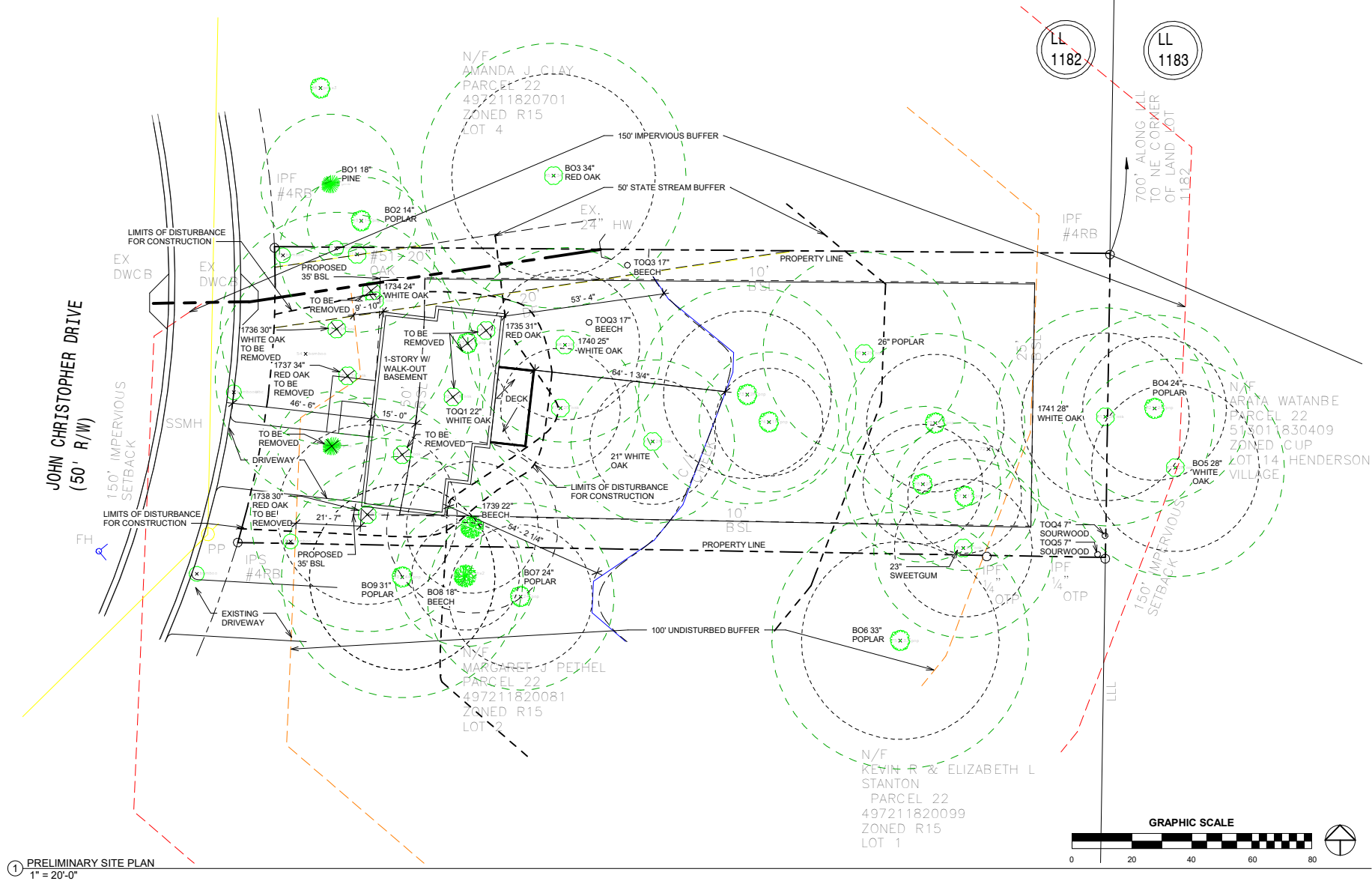
SITE NOTES

1. SITE PLAN BASED ON SURVEY DATED 07-29-2019 DONE BY RICHARD WEBB & ASSOCIATES.
2. TREE SURVEY DONE BY RICHARD WEBB & ASSOCIATES JOB NO. 21107.
3. TREE TAG NUMBERS ARE BASED ON ARBORIST REPORT PROJECT 21038 DATED 4-26-2021.
4. CRITICAL ROOT ZONE BASED AND BASE PLATE ON DIAMETER IN ARBORIST REPORT.

SITE LEGEND



SITE AREAS	
DESCRIPTION	AREA IN SQUARE FEET
IMPERVIOUS AREA TOTAL	4,193 SF
IMPERVIOUS AREA IN 100' SETBACK	2,282 SF
IMPERVIOUS AREA IN 100' UNDISTURBED BUFFER	3,951 SF
DISTURBANCE AREA DURING CONSTRUCTION	8,692 SF
TOTAL PARCEL AREA	26,160,875 SF



91 John Christopher Drive

SITE PLAN

A100
sheet no.

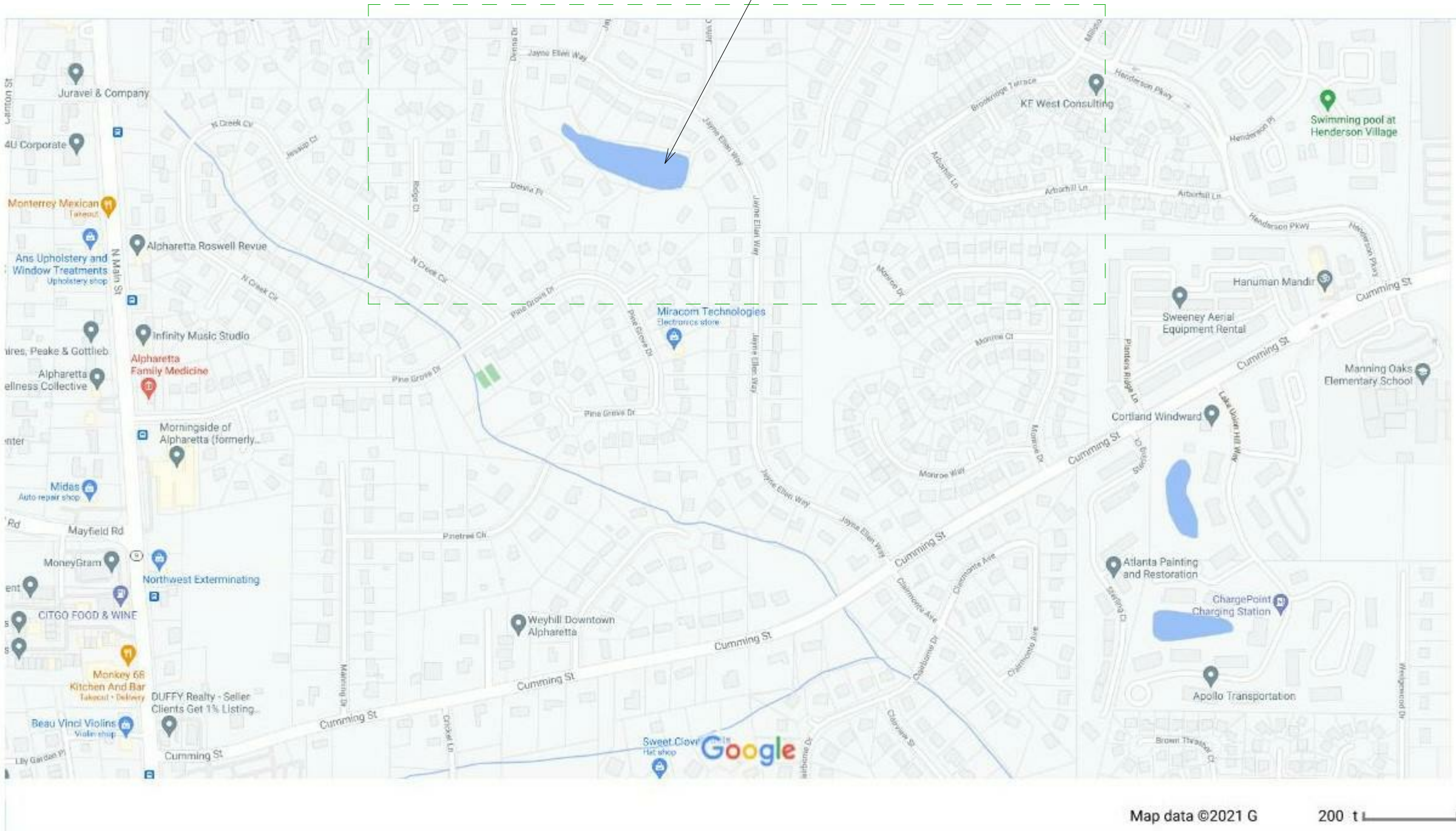
PROJECT ADDRESS 91 John Christopher Drive, Alpharetta, GA 30009
ISSUE DATE June 5, 2021
PROJECT STATUS Preliminary Design



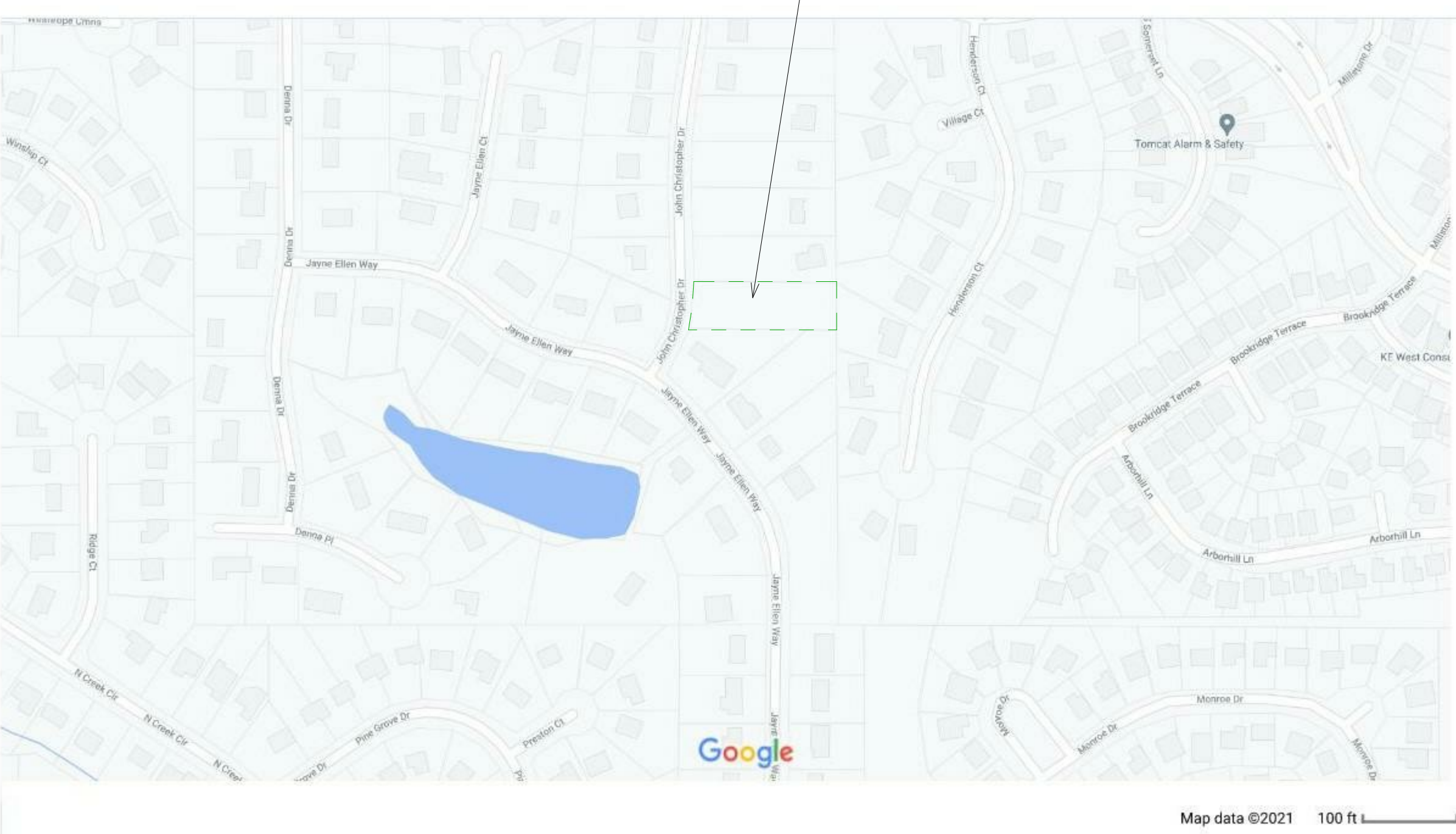
ECO LIVING, LLC
4920 Atlanta Highway, #119
Alpharetta, GA 30004
(404) 532-0880



VICINITY MAP



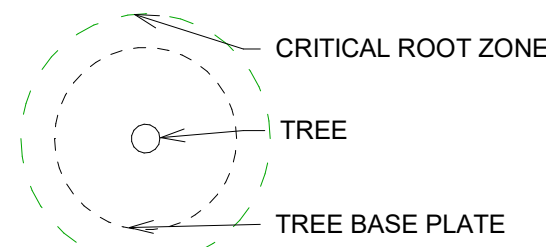
LOCATION MAP



SITE NOTES

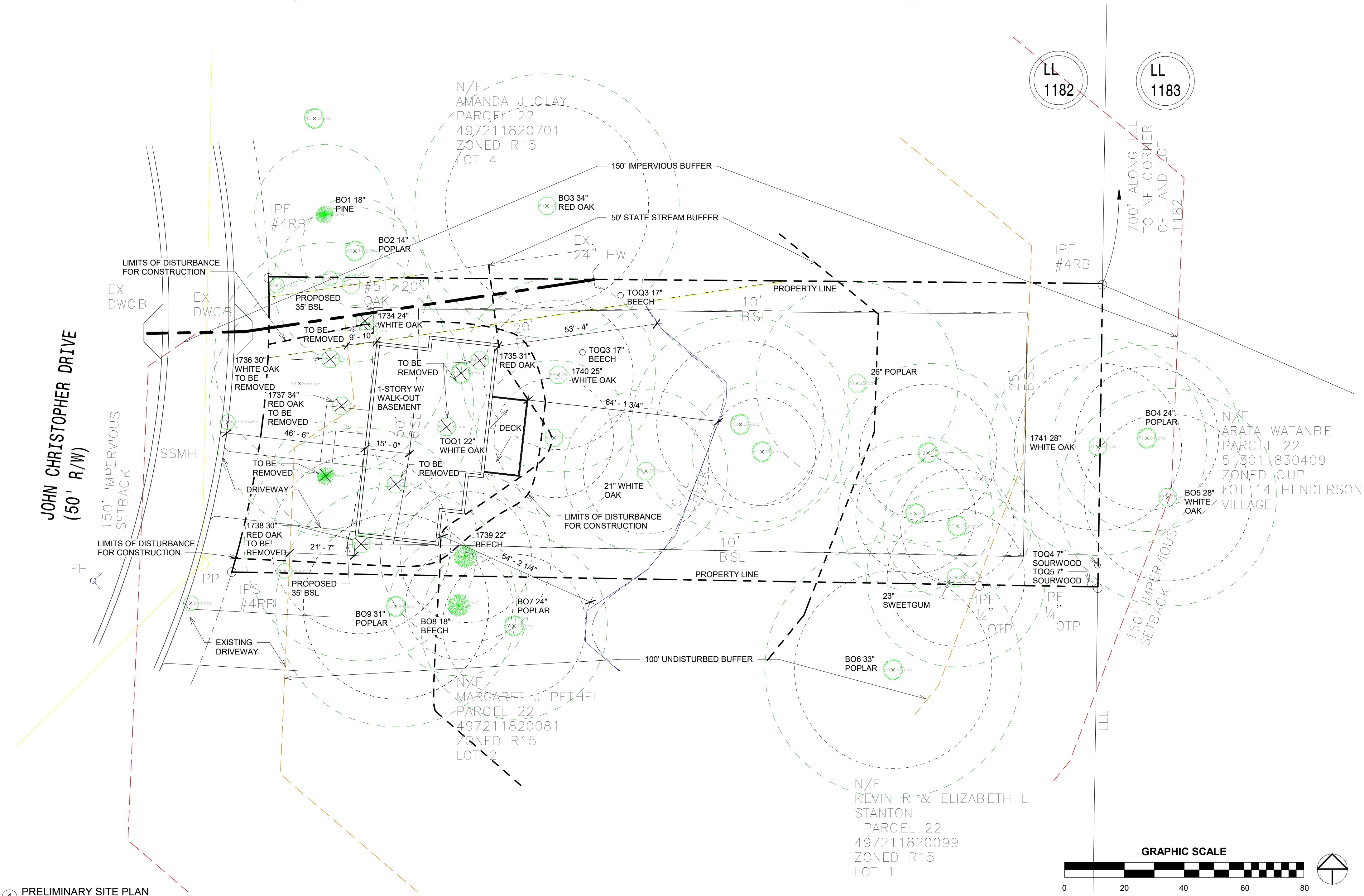
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4. CRITICAL ROOT ZONE BASED AND BASE PLATE ON DIAMETER IN ARBORIST REPORT.

SITE LEGEND



SITE AREAS

DESCRIPTION	AREA IN SQUARE FEET
IMPERVIOUS AREA TOTAL	4,153 SF
IMPERVIOUS AREA IN 15' SETBACK	2,263 SF
IMPERVIOUS AREA IN 100' UNDISTURBED BUFFER	3,563 SF
DISTURBANCE AREA DURING CONSTRUCTION	6,932 SF
TOTAL PARCEL AREA	28,160,879 SF



① PRELIMINARY SITE PLAN
1" = 20'-0"



91 John Christopher Drive

SITE PLAN

A100
sheet no.

PROJECT ADDRESS 91 John Christopher Drive, Alpharetta, GA 30009
ISSUE DATE June 5, 2021
PROJECT STATUS Preliminary Design



ECO LIVING, LLC
4920 ALBERTA HWY. SUITE 119
ALPHARETTA, GA 30004
(404) 932-9899



CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

PHA210025

Case #:

V-21-18

PC

☐ 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: Alistair & Angela Edwards

Telephone: 770-396-5464

Address: 215 Jayne Ellen Way

Suite: _____

City: Alpharetta

State: GA

Zip: 30009

Fax: _____

Mobile Tel: 404-932-9899

Email: angela@e-co-living.com

Subject Property Information:

Address: 91 John Christopher Dr

Current Zoning: R15

District: 2

Section: 2

Land Lot: 1182

Parcel ID: 22 497211820719

Proposed Zoning: R15

Current Use: Not developed

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?

Construction of a single family dwelling in keeping with current neighborhood

Applicant's Request (Please itemize the proposal):

Placement of structure:

Front setback variance from fifty (50) feet to thirty five (35) feet per current zoning standard

Placement of building within the seventy five (75) foot stream buffer

Removal of 5 specimen trees at the front of the property

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

This proposal would facilitate the construction of a 3650 sq/ft single family home without the need to build a driveway/bridge across the stream as well as disturb the wooded view the residents on Jayne Ellen Way that border this property have enjoyed for forty (40) plus years. John Christopher Dr. has homes with the front setback variance we are requesting for the same reasons we are requesting this variance. A home in the rear of this property will have a significant impact on the stream and tree canopy as a result of the construction process and ongoing maintenance of the property. Building a three hundred (300) foot driveway is not economically or environmentally feasible for homes of this type in this neighborhood. Mitigation steps would include but not be limited to:

Extending the City Stream buffer at the rear of the lot from 75' to 100'

Removing the invasive Bamboo planted by a neighbor

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: MYRA McCall Telephone: 678-760-6459
Address: 2400 Ridgeway DR Suite: _____
City: DORAVILLE State: GA Zip: 30360

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: _____ Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: Myra McCall Date: 3/18/2021

Notary:

Notary Signature: [Signature] Date: 3/19/21

JACOB BRANUM
Notary Public - State of Georgia
Forsyth County
My Commission Expires Aug 5, 2024

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: **Alistair & Angela Edwards**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: **N/A** Position: _____

Description of Contribution: **No contribution made** Value: **0**

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: **5/01/2021**

GEORGIA, FULTON COUNTY
FILED AND RECORDED

1995 SEP 27 AM 8:30

85228655

RETURN RECORDED DEED TO:

SMITH, RONICK & CORBIN
750 Hammond Drive, Building Eleven
Atlanta, GA 30328

JUANITA HICKS
CLERK, SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 8.00
Date 9-27-95
JUANITA HICKS
Clerk, Superior Court
By: [Signature]
Deputy Clerk

This Indenture made this 19th day of September, in the year One Thousand Nine Hundred Ninety-Five, between SHARON ANN MCCULLOCH, of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MYRA E. MCCALL, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1182 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 3, BLOCK F, UNIT FOUR, COLDRIDGE FOREST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 102, PAGE 33, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

This Deed is given subject to all zoning ordinances, easements and restrictions of record, if any.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

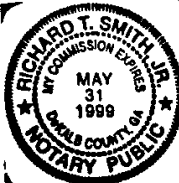
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness [Signature]

[Signature] (Seal)
SHARON ANN MCCULLOCH

[Signature]
Notary Public



BOOK 20094 PAGE 217

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The home built will be a like size and style as homes in the neighborhood (Mid Century Modern). From the street you will see a one-story home. From the rear there will be a walk-out basement. As far as site placement it will be in keeping with homes in the neighborhood as well. The front yard will be landscaped and have an area of grass. The back yard will be left natural.

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

This neighborhood is already in a transition phase. Our project will enhance the value of homes in the neighborhood.

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

No. The original zoning placed the front setback at fifty (50) feet. This would not leave enough room to build a home at the front of the property due to the stream. The GIS Map shows this lot zoned as R-15 which has a 35' front setback.

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

There would be a population increase of 2 adults and 2 cars with an average of 2 trips per day.

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

No impact to schools as we do not have kids. Utilities would not be impacted as the original planning for this neighborhood included this lot.

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

There is no change as this neighborhood is accounted for in prior zoning and planning from 1973.

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

Other than the stream, no.

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.

The stream and its buffer zones make this lot economically/environmentally unfeasable to place a home at the rear of the lot. Based on the topography of the lot, in order to avoid massive backfill a winding driveway would have to be installed which would impact the stream buffer zones, the stream itself, and require removal of nearly all of the specimen trees on the lot.

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

Yes. As explained previously the economics and environmental impact of installing a driveway crossing the stream due to the placement of the home at the rear of the lot are a non starter no matter what the economic conditions of the real estate market are. This is the primary reason this lot has not been built upon since 1973.

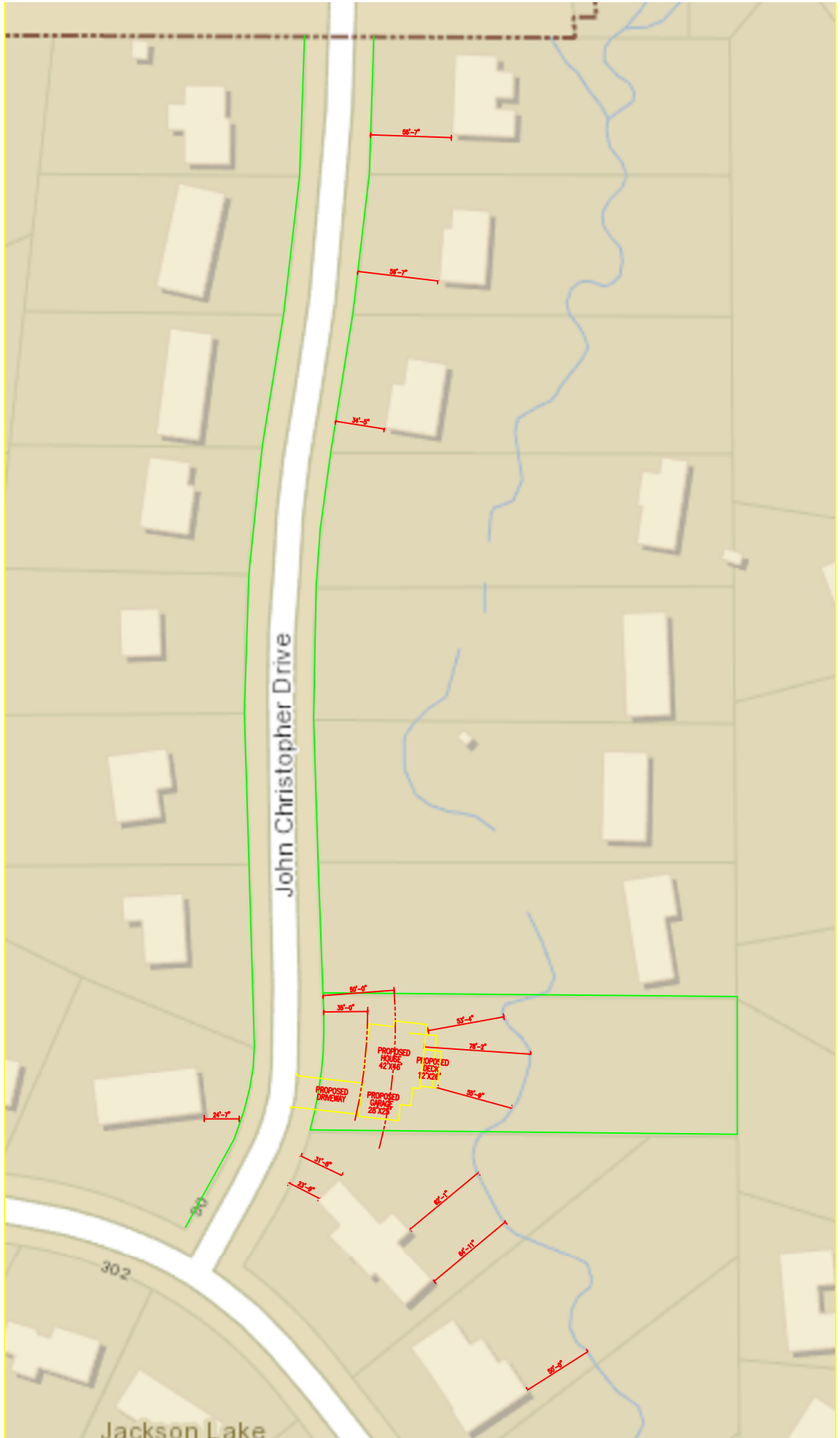
Are there conditions that are peculiar to the subject property? Please describe them in detail.

The existence of the stream and its buffers in the middle of the property are the unique conditions of this property. The topography at the front of the lot creates a natural placement for a basement as the topography drops six to seven feet sixteen feet off the curb then has a gentle slope the bank of the creek. There is a significant drop in elevation down to the creek bed. The topography supports keeping a number of specimen trees and smaller trees in the fifty-foot stream buffer. However, if one were to build on the rear of the lot, the significant elevation change at the stream would be very challenging to design a bridge to cross the stream.

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 proposal would preserve the wooded view that the residents of Jayne Ellen Way that border this property have enjoyed for generations. It would also minimize the impact on the stream and the tree canopy.

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.



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: 91 John Christopher Variance

Contact Name: Alistair Edwards Telephone: 770-396-5464

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.

Amanda Clay 101 John Christoper Dr. Alpharetta, GA 30009

Kevin & Elizabeth Stanton 345 Jayne Ellen Way ALpharetta, GA 30009

Margaret Pethel 355 Jayne Ellen Way Alpharetta, GA 30009

Arata Watanabe 8061 Henderson Ct. Alphretta, GA 30004

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

☒

Letter

☒

Personal Visits

☐

Telephone

☐

Group Meeting

☒

Email

☐

Other *(Please Specify)*

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

Via phone/email/USPS

ZONED R15

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS. OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

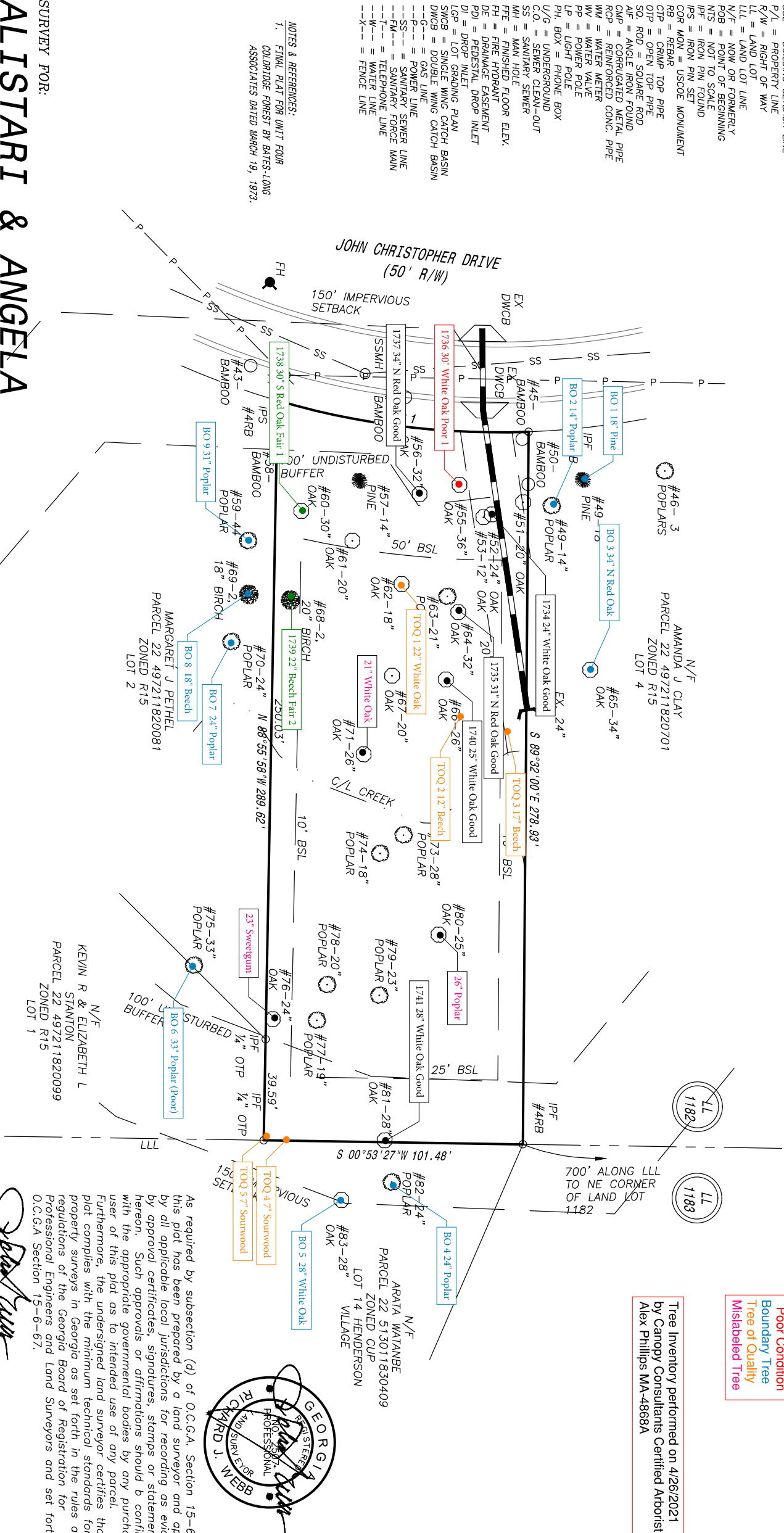
THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD
HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO.
13121C0058F, DATED 09/18/2013.

Curve	Radius	Length	Chord	Chord Bear.
C1	310.19'	99.53'	99.10'	N 07°05'14" E

Tree Legend

- Specimen Tree
- Good Condition
- Fair Condition
- Poor Condition
- Boundary Tree
- Tree of Quality
- Mislabelled Tree

Tree Inventory performed on 4/26/2021
by Canopy Consultants Certified Arborist
Alex Phillips MA-4868A



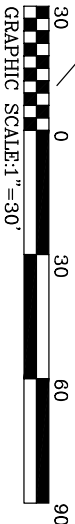
LEGEND
B/C = BACK OF CURB
B/L = BUILDING SETBACK LINE
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
LL = LAND LOT
LL = LAND LOT LINE
N/F = NOW OR FORMERLY
ROB = POINT OF BEGINNING
NBS = NOT TO SCALE
IPF = IRON PIN FOUND
IPS = IRON PIN SET
CON MON = USCOE MONUMENT
RB = REBAR
C/P = CRIMP TOP PIPE
OT/P = OPEN TOP PIPE
S.O. ROD = SQUARE ROD
AI/F = ANGLE IRON FOUND
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONC. PIPE
WM = WATER METER
WM = WATER VALVE
PP = POWER POLE
LP = LIGHT POLE
PH. BOX = PHONE BOX
U/G = UNDERGROUND
C.O. = SEWER CLEAN-OUT
SS = SANITARY SEWER
MM = MAN HOLE
FFE = FINISHED FLOOR ELEV.
FE = FIRE HYDRANT
DE = DRAINAGE EASEMENT
PDI = PEDESTAL DROP INLET
DI = DROP INLET
LGP = LOT GRADING PLANCH
SWOB = SINGLE WING CATCH BASIN
DWOB = DOUBLE WING CATCH BASIN
-G- = GAS LINE
-P- = POWER LINE
-SS- = SANITARY SEWER LINE
-FM- = SANITARY FORCE MAIN
-T- = TELEPHONE LINE
-W- = WATER LINE
-X- = FENCE LINE

NOTES & REFERENCES:
1. FINAL PLAT FOR UNIT FOUR
COLDRIDGE FOREST BY BATES-LONG
ASSOCIATES DATED MARCH 19, 1973

SURVEY FOR:

ALISTAIR & ANGELA
EDWARDS

LOT 3 COLDRIDGE FOREST,
UNIT FOUR
IN THE CITY OF ALPHARETTA
LAND LOT 1182
2ND DISTRICT-2ND SECTION
FULTON COUNTY, GEORGIA
APRIL 15, 2021



N/F
KEVIN R & ELIZABETH L
STANTON
PARCEL 22 497211820099
ZONED R15
LOT 1

~~Richard J. Webb~~ RLS 2507

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in O.C.G.A. Section 15-6-67.

TECHNICAL LAND SERVICES INC. d/b/a

RICHARD WEBB & ASSOCIATES

Land Surveying Consultants

100 KELLY MILL ROAD CUMMING GA. 30040

Email: rjwebb6103@comcast.net

JOB NO.
21107

ZONED R15

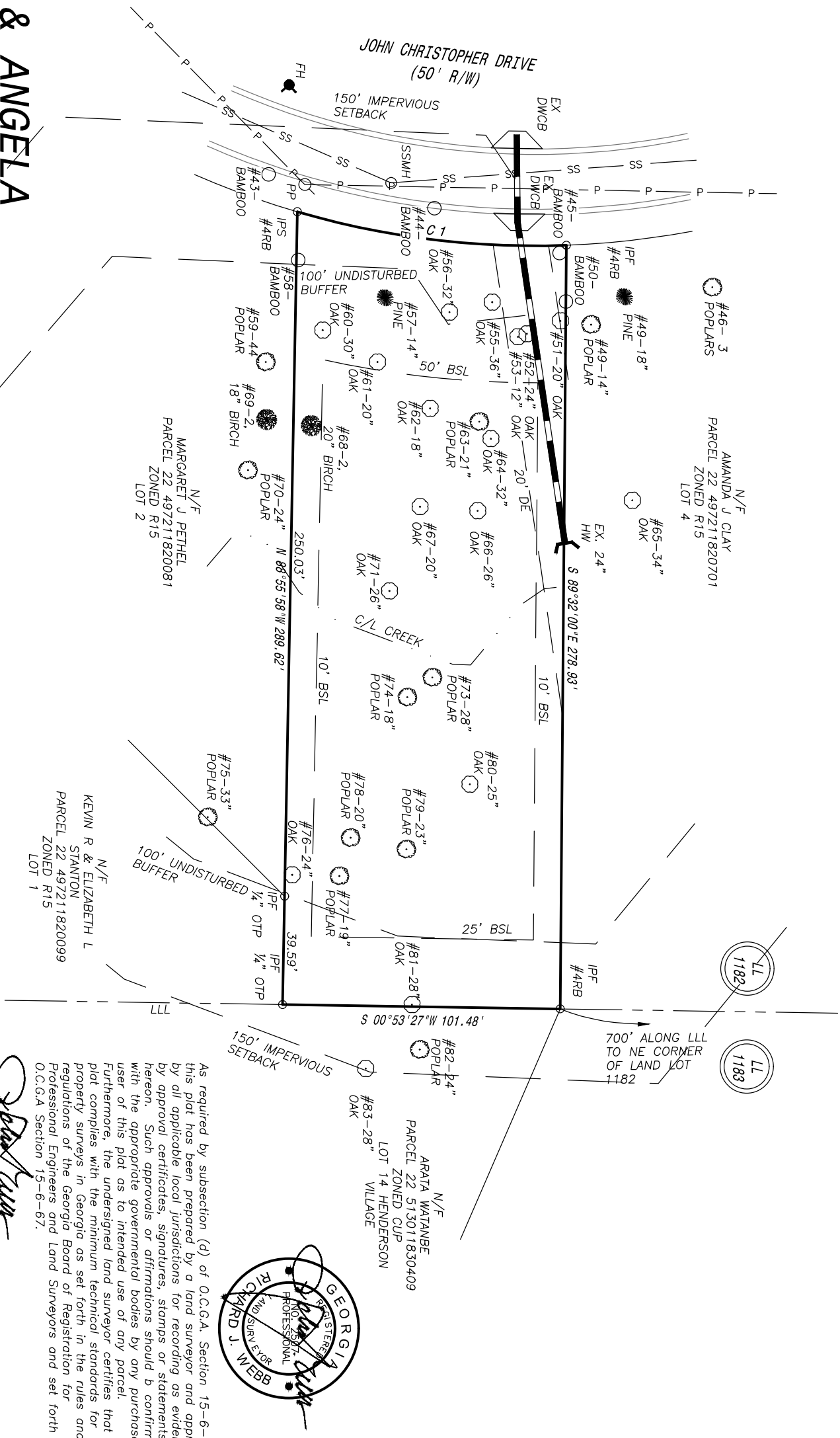
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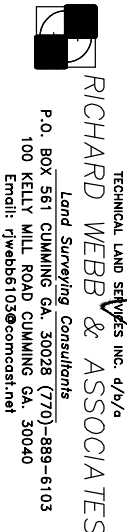
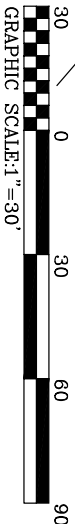
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W	= WATER LINE
X	= FENCE LINE

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COLDRIDGE FOREST BY BATES-LONG
ASSOCIATES DATED MARCH 19, 1973

ALISTAIR & ANGELA
EDWARDS

LOT 3 COLDRIDGE FOREST,
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LAND LOT 1182
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APRIL 15, 2021



TECHNICAL LAND SERVICES INC. d/b/a
CHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
100 KELLY MILL ROAD CUMMING GA. 30040
Email: jrwabb5103@comcast.net

N/F
KEVIN R & ELIZABETH L
STANTON
PARCEL 22 497211820099
ZONED R15
LOT 1

Richard J. Webb RLS 2507

JOB NO.
21107

NEW HOME for 91 JOHN CHRISTOPHER DRIVE

OWNER

ALISTAIR EDWARDS
215 JAYNE ELLEN WAY
ALPHARETTA, GA 30009

CONTACT:
(770) 396-5464

ARCHITECT

ECO LIVING, LLC
CONTACT: ANGELA EDWARDS, NCARB, LEEDAP
4920 ATLANTA HIGHWAY, #119
ALPHARETTA, GA 30004
(404) 932-9899

CONTRACTOR

AARENE CONTRACTING, LLC
CONTACT: GARY MILES
197 ROSWELL STREET
ALPHARETTA, GA 30009
PHONE: (678) 566-0609
FAX: (678) 566-0604

DRAWING ABBREVIATIONS

A LABEL	CLASS A DOOR	E LABEL	CLASS E DOOR	MATL	MATERIAL
A/C	AIR CONDITION	EA	EACH	MAX	MAXIMUM
AC	AIR CONDITIONING UNIT	EF	EACH FACE	MC	MOISTURE CONTENT
ABS	ANCHOR BOLT	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	MEC	MATCH EXISTING CONCRETE
ACS PN/L	ACCESS PANEL	EJ	EXPANSION JOINT	MECH	MECHANICAL
AF	ABOVE FINISHED FLOOR	ES	EACH SIDE	MEMB	MEMBRANE
AFG	ABOVE FINISHED GRADE	EL	ELEVATION	MISC	MATCHING EXISTING
AFS	ABOVE FINISHED SLAB	ELEV	ELEVATOR	MP	MANUFACTURER
AHU	AIR HANDLING UNIT	ENTR	ENTRANCE	MFR	MIDDLE
AIB	AIR INFILTRATION BARRIER	EPS	EXPANDED POLYSTYRENE	MIN	MINIMUM
ALT	ALTERNATE	EQ	EQUAL	MIRR	MIRROR
ALUM	ALUMINUM	EWC	ELECTRIC WATER COOLER	MISC	MISCELLANEOUS
ANOD	ANODIZE	EXP	EXPOSED	MLDG	MOLDING (MOULDING)
APPROX	APPROXIMATE	EXT	EXTERIOR	MOD	MODIFY
AR	AS REQUIRED	EXT GR	EXTINGUISHER	MOD	MOISTURE BARRIER
AVG	AVERAGE			MTG	MOUNTING
B LABEL	CLASS B DOOR	F BD	FASCIA BOARD	MTL	METAL
BALC	BALCONY	FC BRK	FACE BRICK	MVBL	MOVABLE
BB	BASEBOARD	FCO	FLOOR CLEANOUT	MWP	MEMBRANE WATERPROOFING
BC	BOOKCASE	FD	FLOOR DRAIN	N	NORTH/NORTHING
BD	BOARD	FDTN	FOUNDATION	NA	NOT APPLICABLE
BDRY	BOUNDARY	FE	FIRE EXTINGUISHER	FF	FINISH FACE
BFF	BELOW FINISH FLOOR	FF	FINISH FLOOR ELEVATION	NIC	NOT IN CONTRACT
BHMA	BUILDER'S HARDWARE	FF INSUL	FOIL BACKED INSULATION	NO	NO
BLDG	BUILDING	FGL	FIBERGLASS	NOM	NOMINAL
BLKG	BLOCKING	FHP	FULL HEIGHT PARTITION	NP	NO PAINT
BLT IN	BUILT-IN	FIN	FINISH	NRC	NOISE REDUCTION
BN	BULLNOSE	FIN BS	FINISH BOTH SIDES	NTS	NOT TO SCALE
BOS	BOTTOM OF STEEL	FIN FLR	FINISH FLOOR	O	OVERALL
BOT	BOTTOM	FIN GR	FINISH GRADE	OA	ON CENTER
BP	BUILDING PAPER	FL	FLOW LINE ELEVATION	OC	OUTSIDE DIAMETER
BRKT	BRACKET	FLDG	FOLDING	OD	OBSCURE GLASS
BSMT	BASEMENT	FLEX	FLEXIBLE	OPH	OPPOSITE HAND
BTWN	BETWEEN	FLG	FLOORING	OPNG	OPENING
BUR	BUILT-UP ROOFING	FLMT	FLUSH MOUNT	OPP	OPPOSITE
C		FLR	FLOOR	OPQ	OPQUE
C	CONC	FOM	FACE OF CONCRETE	ORIG	ORIGINAL
C LABEL	CLASS C DOOR	FR	FIRE RESISTANT	P	PAVEMENT ELEVATION
CAB	CABINET	FRG	FIBER REINFORCED GYPSUM	PAT	PATTERN
CATWK	CATWALK	FRMG	FRAMING	PBD	PORTLAND CEMENT CONCRETE
CAV	CAVITY	FRP	FIBERGLASS REINFORCED PLASTIC	PCB	PERCENT
CBB	CEMENTITIOUS (BACKER) BOARD	FRTW	FIRE RETARDANT TREATED WOOD	PERF	PERFORATED
CD	CONSTRUCTION DOCUMENTS	FSTNR	FASTENER	PERIM	PERIMETER
CDW	CHILD DRINKING WATER	FT	FEET	PH	PHASE
CEM PLAS	CEMENT PLASTER	FTG	FOOTING	PL	PROPERTY LINE
CER	CERAMIC	G	NATURAL GAS	PL GL	PLATE GLASS
CF	CONTRACTOR FURNISHED EQUIPMENT	GALV	GALVANIZED	PLAS	PLASTIC LAMINATE
CFLG	COUNTERFLASHING	GFRG	GLASS-FIBER-REINFORCED GYPSUM	PLAS	PLASTER
CFM	CUBIC FEET PER MINUTE	GLZ	GLAZING	PLYWD	PLYWOOD
CFMF	COLD-FORMED METAL FRAMING	GR FL	GROUND FLOOR	PNL	PANEL
CFS	CUBIC FEET PER SECOND	GUT	GUTTER	PNL	PAIR
CG	CORNER GUARD	GYP BD	GYPSUM BOARD	PRCST	PRECAST
CI	CAST IRON	GYP PLAS	GYPSUM PLASTER	PSF	POUNDS PER SQUARE FOOT
CJ	CAST-IN-PLACE	H		PSI	POUNDS PER SQUARE INCH
CU	CONTROL JOINT	HB	HOSE BIBB	PT	PRESSURE TREATED
CE	CENTER LINE	HDPE	HIGH DENSITY POLYETHYLENE	PTN	PARTITION
CLG	CEILING	HDW	HARDWARE	PWR	POWER
CLG DIFF	CEILING DIFFUSER	HWDW	HARDWOOD	Q	QUANTITY
CLG HT	CEILING HEIGHT	HEPA	HIGH EFFICIENCY PARTICULATE AIR (FILTER)	R	
CL	COLUMN LINE	HMD	HOLLOW METAL	RBM	REINFORCED BRICK MASONRY
CLO	CLOSET	HORIZ	HORIZONTAL	RBR	RUBBER
CLRM	COLOR	HT	HEIGHT	RC	REINFORCED CONCRETE
CMU	CONCRETE MASONRY UNIT	HYDR	HYDRAULIC	RO	REFLECTED CEILING PLAN
CND	CONDENSATE	I		ROG INS	RIGID INSULATION
CDR	CARD READER	IBC	INTERNATIONAL BUILDING CODE	REC	RECESSED
CO	CLEANOUT	INSUL	INSULATION	REF	REFERENCE
COL	COLUMN	INT	INTERIOR	REM	REMOVABLE
COMM	COMMUNICATION	INV	INVERT	REP	REPAIR
CONC	CONCRETE	ILO	IN LIEU OF	REPL	REPLACE
CONC FLR	CONCRETE FLOOR	J		REQD	REQUIRED
CONF	CONFERENCE	K		RESIL	RESILIENT
CONT	CONTINUE	KPD	KEYPAD	RHR	RIGHT HAND REVERSE
COORD	COORDINATE	KPL	KITCHEN KICKPLATE	RLG	RAILING
CORR	CORRIDOR	L		RM	ROOM
CP	CONCRETE PIPE	LAM	LAMINATE	RO	ROUGH OPENING
CPT	CARPET	LAV	LAVATORY	RV	ROOF VENT
CR	CONTROL ROOM	LBR	LUMBER	RVL	REVEAL
CS	CAST STONE	LBS	POUND		
CSWK	CASEWORK	LDG	LANDING		
CT	CERAMIC TILE	LF	LINEAR FEET (FOOT)		
CTB	CERAMIC TILE BASE	LIN	LINEAR		
CTF	CERAMIC TILE FLOOR	LOC	LOCATION		
CW	CENTER	LT	LIGHT		
CU FT	CUBIC FEET	LVR	LOUVER DOOR		
CW	CASEMENT WINDOW	DS	DOWNSPOUT		

CODES/REGULATIONS

Current Mandatory Codes as Adopted by DCA:

- International Building Code, 2018 Edition, with Georgia Amendments
- International Residential Code, 2018 Edition, with Georgia Amendments
- International Fire Code, 2018 Edition (Contact State Fire Marshal)
- International Plumbing Code, 2018 Edition, with Georgia Amendments
- International Mechanical Code, 2018 Edition, with Georgia Amendments
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments
- National Electrical Code, 2020 Edition (No Georgia Amendments)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments
- 2018 NFPA 101 Life Safety Code

Current Permissive Codes as Adopted by DCA:

- International Property Maintenance Code, 2018 Edition, with Georgia Amendments
- International Existing Building Code, 2018 Edition, with Georgia Amendments
- National Green Building Standard, 2008 Edition, with Georgia Amendments

2018 RESIDENTIAL BUILDING CODE (RBC)/ 2018 INTERNATIONAL BUILDING CODE (IBC)

USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY: RESIDENTIAL - SINGLE FAMILY DWELLING

CHAPTER 5 (IBC)

GENERAL BUILDING HEIGHTS AND AREAS

HEIGHT (ALLOWED):	40 FEET AND 2-STORIES
HEATED AREA (GROSS AREA)	1,926 SQ. FT.
DECK (GROSS AREA)	315 SQ. FT.
GARAGE UNHEATED (GROSS AREA)	600 SQ. FT.
BASEMENT HEATED (GROSS AREA)	1,726 SQ. FT.
TOTAL GROSS HEATED AREA	3,630 SQ. FT.

CHAPTER 6 (IBC)

CONSTRUCTION TYPE: TYPE VB - NON-SPRINKLERED

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS IN HOURS		
BUILDING ELEMENTS	REQUIRED (FOR TYPE VB)	PROVIDED
PRIMARY STRUCTURAL FRAME * (TABLE 601)	NO RATING	NO RATING
EXTERIOR BEARING WALLS (TABLE 602)	NO RATING	NO RATING
INTERIOR BEARING WALLS (TABLE 601)	NO RATING	NO RATING
EXTERIOR NON-BEARING WALLS (TABLE 602)	NO RATING	NO RATING
INTERIOR NON-BEARING WALLS (TABLE 602)	NO RATING	NO RATING
FLOOR CONSTRUCTION * (TABLE 601)	NO RATING	NO RATING
ROOF CONSTRUCTION (TABLE 601)	NO RATING	NO RATING

* - SEE SECTION 202

CITY OF ALPHARETTA COMPLIANCE TABLES

ALPHARETTA RESIDENTIAL 2015 IECC COMPLIANCE TABLES

2015 IECC Table 402.1.2 – 2020 Georgia Amend

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT ^a										
Climate Zone	Fenestration U-Factor ^b	Skylight ^b U-Factor	Glazed Fenestration SHGC ^{b,c}	Ceiling R-Value	Wood Frame Wall R-Value	Attic Knee wall R-Value ^c	Mass Wall R-Value	Floor R-Value	Basement ^c Wall R-Value	Slab ^b R-Value & Depth
3	0.35	0.55	0.27	38	13	18	8/13	19	5/13 ^d	0 5/13

Equivalent U Factor Table of IECC Building Envelope Requirements for Alpharetta

TABLE R402.1.4 EQUIVALENT U-FACTORS ^a									
Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling U-Factor	Frame Wall U-Factor	Mass Wall U-Factor ^b	Floor U-Factor	Basement Wall U-Factor	Crawl Space Wall U-Factor	
3	0.35	0.55	0.030	0.084	0.098	0.047	0.091 ^c	0.136	

Table R402.1.6 MINIMUM INSULATION R-VALUES FOR ENVELOPE COMPONENTS WHEN TRADE-OFFS ARE USED										
Climate Zone	Wood ^a Framed Walls	Mass ^{a, b} Wall	Attic ^{a, c} Kneewall	Basement ^a Wall	Crawl ^a Wall	Floor Over Unheated Spaces	Ceilings with Attic Space	Vaulted ^{c, d} Unvented Attic Roofline Air-impermeable	Vaulted ^{c, d} Unvented Attic Roofline Air-permeable	Cathedralized ^{c, d} Vented Ceiling Roofline Air-permeable
3	13	5	18	5	5	13	30	20	20+5*	20
Window U-Factor 0.5 max with SHGC 0.30 max								* Air -impermeable as per IRC 806.5		
a. Weather-stripped hinged vertical doors (minimum R-5 insulation or maximum U-0.20), weather-stripped hatches/scuttle hole covers (minimum R-19 insulation or maximum U-0.05), or weather-stripped and disappearing/ pull-down stairs (minimum R-5 insulation or maximum U-0.20) shall be deemed to meet the minimum insulation R-values of the corresponding envelope element.										
b. Any mass wall (masonry, CMU, etc.)										
c. Attic kneewall for the purpose of this code is defined as any vertical or near vertical wall in the building envelope that has conditioned space on one side and attic space on the other side.										
Exception: When the building roofline is insulated, the former kneewall is classified as an interior wall.										
d. Examples of air-impermeable insulation include spray foam and rigid foam board. Examples of air-permeable insulation include fiberglass batts and cellulose. See "Roofline Installed Insulation Options" in Appendix RA, of these Georgia State Supplements and Amendments for details.										

GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN BUILDING PERMITS, UNLESS OWNER DIRECTS DIFFERENTLY.
- THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL BUILDING CODES, ORDINANCES AND REGULATIONS.
- CONTRACTOR SHALL FULLY ACQUAINT THEMSELVES WITH THE CONDITIONS OF THE CONTRACT, LOCAL CONDITIONS RELATING TO LOCATION, ACCESSIBILITY AND RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY ALL FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS, GRADES, LEVELS, BOUNDARIES AND CONSTRUCTION INDICATED ON CONTRACT DRAWINGS BEFORE PROCEEDING WITH THE WORK, AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES.
- ALL MATERIALS SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES AND REGULATIONS.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE PLANS, SECTIONS OR DETAILS.
- DIMENSIONS NOTED "CLEAR" ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE OWNER AND SHALL BE MEASURED FROM FINISH FACE TO FINISH FACE.
- DIMENSION NOTES "+/-" ARE THE SECTION OF THE STRING THAT SHALL MAKEUP ANY DIMENSION DISCREPANCY IN THAT STRING.
- NO SUBSTITUTION MAY BE MADE FOR ANY ITEMS UNLESS APPROVED IN WRITING BY THE OWNER, OR AS STATED IN THE CONTRACT. CONTRACTOR SHALL BEAR THE BURDEN OF OBTAINING APPROVAL OF ITEMS TO BE SUBSTITUTED. THE OWNER'S DECISION REGARDING SUBSTITUTION SHALL BE FINAL.
- DURING THE COURSE OF CONSTRUCTION, IF CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH ITEM IMMEDIATELY.
- CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL ASSOCIATION STANDARDS.
- THE CONTRACT DOCUMENTS HAVE MADE NO INTENT TO GIVE SPECIFIC INSTRUCTIONS CONCERNING THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND ASSIGNMENT OF WORK. IT IS THE CONTRACTOR WHO SHALL SUPERVISE AND DIRECT THE WORK.
- DAMAGE: CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF ANY ACCIDENTAL DAMAGE THEY INFLECTS UPON THE EXISTING WORK TO REMAIN, IF FOR ANY REASON, DAMAGE TO EXISTING WORK OR UTILITIES IS CONSIDERED TO BE UNAVOIDABLE. SUBMIT A WRITTEN NOTIFICATION OF THE PROBLEM BEFORE SIGNING THE CONTRACT. IN THE ABSENCE OF SUCH NOTIFICATION, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR DAMAGE AND THE COST OF SATISFACTORILY REPAIRING OR REPLACING THE DAMAGED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS PRIOR TO ORDERING MATERIALS, STARTING FABRICATION OR BEGINNING CONSTRUCTION.
- EACH MISCELLANEOUS ITEM OF CUTTING, PATCHING OR FITTING IS NOT NECESSARILY INDIVIDUALLY DESCRIBED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FITTING NECESSARY TO ACCOMMODATE THE ENTIRE SCOPE OF THE WORK.
- IN LAYING OUT AND DETAILING THE WORK TO BE COMPLETED CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVELNESS RESULTING IN CONSTRUCTION QUALITY AND LIVE AND DEAD LOAD IMPOSED ON THE STRUCTURE. FIELD VERIFY CONDITIONS OF DOOR HEADERS AND OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL. LEVEL FLOORS AS REQUIRED USING APPROVED LEVELING COMPOUND FOR SUBSTRATE.
- EQUIPMENT AS DESCRIBED IN THESE DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY REINFORCING TO ACCOMMODATE INTERIOR FINISHES, FIXTURES, MILLWORK AND APPLIANCES.
- ALL FASTENERS AND ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW UNLESS OTHERWISE NOTED.
- TWO COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL. ELECTRONIC COPIES MAY BE SUBMITTED IN LIEU OF HARD COPIES.
- ALL GYPSUM WALLBOARD AND WOOD STUD CONSTRUCTION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANYS "GYPSUM CONSTRUCTION HANDBOOK" LATEST EDITION.
- ALL FINISH CARPENTRY AND MILLWORK SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL WOOD WORKS INSTITUTE (AWI) STANDARDS FOR SELECTION OF MATERIALS, HARDWARE, FABRICATION, WORKMANSHIP AND FINISHING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING AND MAINTAINING AN UP TO DATE SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES. THIS SHALL BE IN THE FORM OF A HARD COPY OF ALL DRAWINGS ISSUED BY THE ARCHITECT OVER THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT AND/OR APPLIANCES SPECIFIED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE AND COORDINATE INSTALLATION OF TENANT FURNISHED EQUIPMENT AND/OR APPLIANCES PLUMBING AND ELECTRICAL REQUIREMENTS OF ALL SUCH APPLIANCES.
- THE EXTENT OF WORK SHALL BE LIMITED TO WORK INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT WRITTEN APPROVAL SHALL BE AT THE CONTRACTOR EXPENSE.
- PATCH AND SEAL ALL PENETRATIONS IN THE FLOOR AND PARTITIONS TO COMPLY WITH APPLICABLE BUILDING AND/OR FIRE, LIFE SAFETY CODES.
- TYPICAL MEANS THE REFERENCE DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- WHERE ELECTRICAL MECHANICAL AND/OR OTHER WALL MOUNTED DEVICES OCCUR AT THE SAME LOCATION BUT AT DIFFERENT HEIGHTS, THEY SHALL BE CENTERED ON EACH OTHER.
- PROJECT CLEANUP SHALL CONSIST OF A "VACUUM CLEAN" INTERIOR SPACE. REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS AND LABELS FROM EXPOSED FINISH SURFACES INCLUDING GLAZING AND REFLECTORS OF LIGHT FIXTURES.
- ALL FLOOR FINISH CHANGES SHALL OCCUR UNDER THE DOOR AT THE CENTERLINE POSITION OF THE CLOSED DOOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH THE CONTRACT DOCUMENTS. HE/SHE SHALL BE RESPONSIBLE FOR IDENTIFYING ANY DISCREPANCIES ON THE DOCUMENTS AND SHALL INFORM THE OWNER.
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB) WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN AREA AFFECTED AND REPORT CONDITION TO OWNER IN WRITING. WORK IN AFFECTED AREA SHALL NOT THEREAFTER BE RESUMED EXCEPT BY WRITTEN AGREEMENT OF OWNER AND CONTRACTOR IF IN FACT MATERIAL IS ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB) OR WHEN IT HAS BEEN RENDERED HARMLESS BY WRITTEN AGREEMENT OF OWNER AND CONTRACTOR.

DRAWING INDEX

Sheet Number	Sheet Name
A001	COVER
A100	SITE PLAN
A101	TOPO PLAN

91 John Christopher Drive

PROJECT ADDRESS 91 John Christopher Drive, Alpharetta, GA 30009

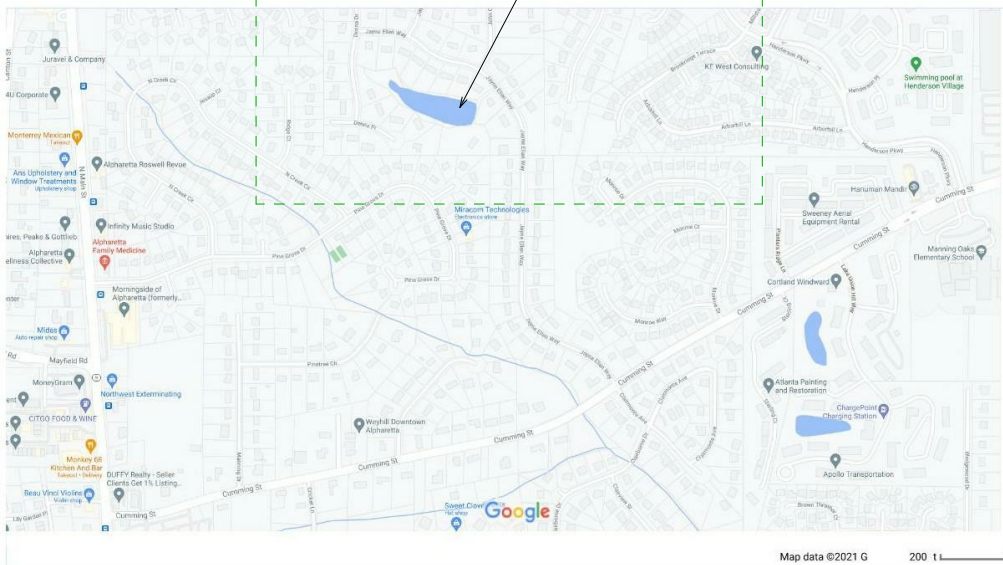
ISSUE DATE April 26, 2021

PROJECT STATUS Preliminary Design

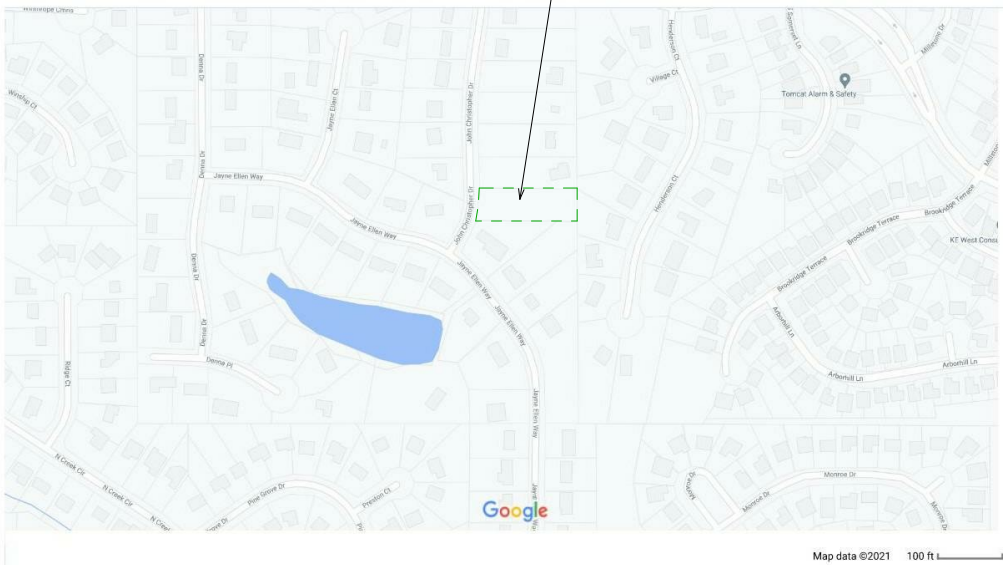
COVER

A001
sheet no.

VICINITY MAP



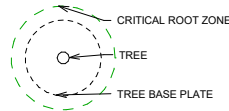
LOCATION MAP



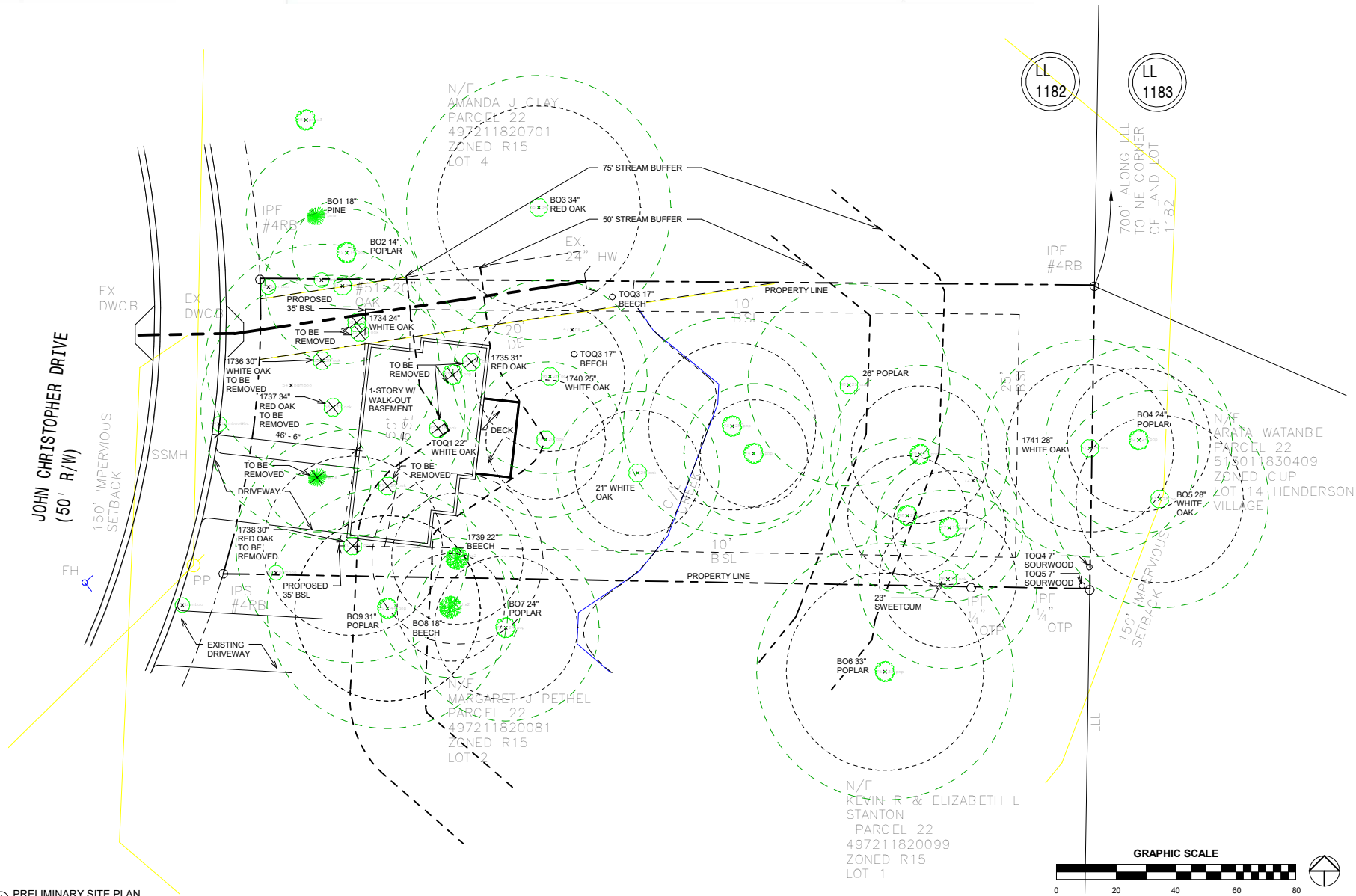
SITE NOTES

1. SITE PLAN BASED ON SURVEY DATED 07-29-2019 DONE BY RICHARD WEBB & ASSOCIATES.
2. TREE SURVEY DONE BY RICHARD WEBB & ASSOCIATES JOB NO. 21107.
3. TREE TAG NUMBERS ARE BASED ON ARBORIST REPORT PROJECT 21038 DATED 4-26-2021.
4. CRITICAL ROOT ZONE BASED AND BASE PLATE ON DIAMETER IN ARBORIST REPORT.

SITE LEGEND



① PRELIMINARY SITE PLAN
1" = 20'-0"



91 John Christopher Drive

SITE PLAN

A100
sheet no.

PROJECT ADDRESS 91 John Christopher Drive, Alpharetta, GA 30009
ISSUE DATE April 26, 2021
PROJECT STATUS Preliminary Design

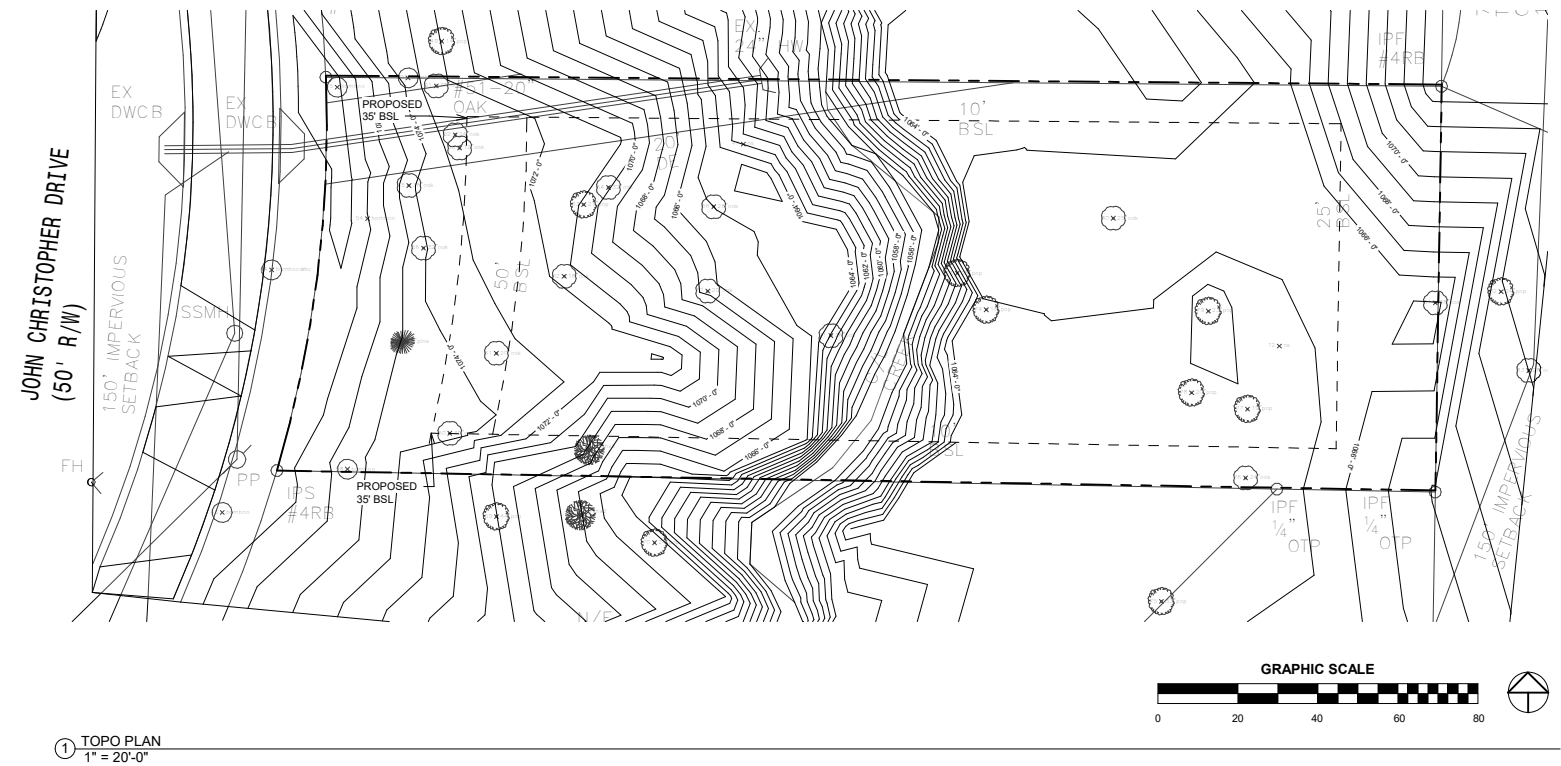


ECO LIVING, LLC
4920 Atlanta Highway, #119
Alpharetta, GA 30004
(404) 932-0880

STAMP

5/2/2021 2:37:08 PM

5/2/2021 2:37:06 PM



SITE NOTES

1. SITE PLAN BASED ON SURVEY DATED 07-29-2019 DONE BY RICHARD WEBB & ASSOCIATES.
2. TREE SURVEY DONE BY RICHARD WEBB & ASSOCIATES JOB NO. 21107.



ECO LIVING, LLC
4920 Atlanta Highway, #119
Alpharetta, GA 30004
(404) 932-9899

STAMP

91 John Christopher Drive

PROJECT ADDRESS	91 John Christopher Drive, Alpharetta, GA 30009
ISSUE DATE	April 26, 2021
PROJECT STATUS	Preliminary Design

TOPO PLAN

A101
sheet no.

SPECIMEN TREE REPORT

CITY OF ALPHARETTA

Client

Angela Edwards

Address

0 John Christopher Dr



Project

21038

Survey Date

4/26/2021

Alex Phillips
ISA Certified Arborist MA-4868A
Tree Risk Assessment Qualified
American Society of Landscape Architects



Canopy
Consultants
www.canopy-consultants.com
1135 Arlington Pkwy NE
Atlanta, GA 30324
404.858.7471

John Christopher

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The City of Alpharetta Specimen tree specifications are organized by size:

- Flowering Understory trees over 8" DBH

- Sourwood trees over 10" DBH

- Beech, Blackgum, Persimmon, Sassafras trees over 20" DBH

- Magnolia trees over 20" DBH

- Cedrus and Thuja trees over 20" DBH

- Overstory Hardwood over 24" DBH

- Poplars and Sweetgums trees over 30" DBH

- Pine trees over 30" DBH

Any tree that does not meet the following requirements as set forth by the International Society of Arboriculture shall be deemed poor in condition, a danger to human life and property and removed from the site.

- Life expectancy less than 15 years

- A trunk with visible decay

- More than one major and several minor dead limbs (hardwoods)

- Major insect or pathological problems

Landscape Tree Inventory

Landscape trees and trees of quality on a site may warrant consideration for preservation. Landscape trees include street trees, parking lot trees and boundary trees. Trees of quality include smaller non specimen trees that are in groupings or groves that have special interest and character.

Site Location

The site is an undeveloped lot located in a mid-20th century subdivision. The stand is composed of Oaks, Poplars and Beech trees. There are some undersized Sourwood's in the understory with the ground cover consisting of English Ivy.

A creek bisects the property with steep slopes from the Right of Way frontage and rear property line to the creek.



John Christopher

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

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

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

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

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

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



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Specimen Tree Report

Tree #	Species	DBH	Condition	Comments
1734	<i>Quercus alba</i> White Oak	24"	Good	Tree is in good health.
1735	<i>Quercus rubra</i> N Red Oak	31"	Good	Tree is in good health.
1736	<i>Quercus alba</i> White Oak	30"	Poor 1	Poor #1: Split with included bark. Pic #1
1737	<i>Quercus rubra</i> N Red Oak	34"	Good	Tree is in good health.
1738	<i>Quercus falcata</i> S Red Oak	30"	Fair 1	Fair #1: 15 degree phototropic lean. Pic #2
1739	<i>Fagus grandifolia</i> Beech	22"	Fair 2	Poor #1: Minor split. Pic #3
1740	<i>Quercus alba</i> White Oak	25"	Good	Tree is in good health.
1741	<i>Quercus alba</i> White Oak	28"	Good	Tree is in good health.

Total Specimen Sized Trees: 8

Good Condition: 5

Fair Condition: 2

Poor Condition: 1



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**Pic # 1: Split with included bark.
Poor #1**



**Pic # 2: 15 degree phytotropic lean
Fair #1**



Pic # 3: Minor Split. Fair #2



John Christopher

Tree of Quality Report

Tree #	Species	DBH	Condition	Comments
1	<i>Quercus alba</i> White Oak	22"	Good	Tree is in good health.
2	<i>Fagus grandifolia</i> Beech	12"	Good	Tree is in good health.
3	<i>Fagus grandifolia</i> Beech	17"	Good	Tree is in good health.
4	<i>Oxydendrum arboreum</i> Sourwood	7"	Good	Tree is in good health.
5	<i>Oxydendrum arboreum</i> Sourwood	7"	Good	Tree is in good health.

Tree of Quality Summary: 5 Trees of quality - White Oak, 2 Beech and 2 Sourwoods.

Landscape Tree Report

Landscape Tree Summary: There are no landscape trees on property.



John Christopher

Boundary Tree Report

Tree #	Species	DBH	Condition	Comments
1	<i>Pinus sp</i> Pine	18"	Good	Tree is in good health.
2	<i>Liriodendron tulipifera</i> Poplar	14"	Good	Tree is in good health.
3	<i>Quercus rubra</i> N Red Oak	34"	Good	Tree is in good health.
4	<i>Liriodendron tulipifera</i> Poplar	24"	Good	Tree is in good health.
5	<i>Quercus alba</i> White Oak	28"	Good	Tree is in good health.
6	<i>Liriodendron tulipifera</i> Poplar	33"	Poor	Major trunk wound.
7	<i>Liriodendron tulipifera</i> Poplar	24"	Good	Tree is in good health.
8	<i>Fagus grandifolia</i> Beech	18"	Good	Tree is in good health.
9	<i>Liriodendron tulipifera</i> Poplar	31"	Good	Tree is in good health.

Boundary Tree Summary:





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-21-05/CU-21-10 GEORGE ANIMAL HOSPITAL/6195 WINDWARD PARKWAY

CITY COUNCIL:

AUGUST 23, 2021

This item was considered at the 8/5/2021 Planning Commission meeting. Staff recommended approval subject to eight (8) conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0

II. RECOMMENDATION:

Approve MP-21-05/CU-21-10 George Animal Hospital/6195 Windward Parkway, subject to the following conditions:

1. 'Animal Hospital, Small Animals' shall be added as a conditional use to the Windward Master Plan Pod 4.
2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 6195 Windward Parkway, Suite 109 and limited to no more than 2,600 square feet.
3. Conditional use approval shall be limited to Erin & Wade George; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted in the approved space.
4. Business shall be permitted to operate Monday – Friday 7:00 AM – 6:00 PM and Saturday 7:00 AM – 1:00 PM.
5. Boarding of animals is limited to short-term care incidental to the hospital use.
6. Pet relief area shall be improved with artificial turf or sod and shall be screened with a decorative fence or shrubs, as approved by Staff. Wayfinding signage shall be provided in the parking area and at the front of the business directing patrons to the pet relief area.
7. Interior tenant improvements shall include noise mitigation measures.
8. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be parked between the building and the street.

III. REPORT IN BRIEF:

The applicant, Erin George, DVM, is requesting a master plan amendment and conditional use to allow an 'Animal Hospital, Small Animals' for Erin and Wade George in a 2,600 square foot suite within an existing shopping center. An amendment to the Windward Master Plan Pod 4 is requested to add the proposed use. The subject property is located at 6195 Windward Parkway, Suite 109 in the Windward Market Forest shopping center.

DISCUSSION

The submitted request, if approved, would allow the applicant to operate a 'Animal Hospital, Small Animal' use in a 2,600 square foot suite within an existing shopping center. An amendment to the Windward Master Plan is requested to add the use to Pod 4 and a conditional use is requested to allow the use for Erin and Wade George. The subject property is located at 6195 Windward Parkway, Suite 109 in the Windward Market Forest shopping center.

The property is zoned CUP (Community Unit Plan) and is subject to the Windward Master Plan Pod 4. The property was developed in 2007 with a 1-story, 18,172 square foot strip center building. Surrounding properties are zoned CUP. E-Trade Financial is located to the north, Starbucks is located to the east, Shell gas station is located to the west, and Windward Plaza Office and Hilton Garden Inn are located to the south.

Windward Master Plan was approved in 1980 with a substantial update in 1993 (MP-92-03) for a 3,000+ acre planned community, including residential, commercial, office, industrial and recreational uses. Windward Pod 4 has a land use designation of 'Commercial', which allows professional office, banks, restaurant, theater, health club, retail commercial, service commercial, gas station, civic buildings, medical facilities, hotel and conference center, specialty retail shops and boutiques and day care center. 'Commercial' pods in Windward represent less than 2%, or 60 acres, of the total land area within the Master Plan. The Windward Master Plan has been amended on a few occasions, including the non-residential master plan amendments as shown in the table below.

Windward Master Plan – Past Non-Residential Master Plan Amendments

File #	Project Name	Pod	Requested Change	Outcome	Date
MP-18-06	Starbucks	4	Restaurant with drive-through	Approved	8/27/18
MP-13-04 / CU-13-09	HealthSouth	66	60-bed acute inpatient rehabilitation hospital	Approved	8/26/13
MP-12-08 / CU-12-08	Karate Atlanta	56	Karate School	Denied	9/23/12
MP-11-03 / CU-11-01	Amana Academy	14A	School, Academic	Denied	12/19/11
MP-07-08 / CLUP-07-08	Windward Mill	66	80,000 SF retail, 800,000 SF office, 250-room full-service hotel (10,000 SF meeting space), 400 For-Sale Condominiums	Approved	4/28/08
MP-07-07 / CLUP-07-07	1st Baptist Church	66	Church and associated uses	Approved	10/22/07
MP-06-14 / CU-06-04	Habakkuk Center	56	Church use	Approved	1/22/06
MP-04-02 / CU-04-02	Comprehensive Martial Arts	56	Personal Training Studio with Office	Approved	6/21/04
MP-01-08	Source Fitness	14A	Health Club	Approved	9/24/01

UDC Section 1.4.2 defines 'Animal Hospital, Small Animals' as, "A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use." The use is permitted by-right in the LI (Light Industrial) district and as a conditional use in the AG (Agriculture), CUP (Community Unit Plan), C-1 (Neighborhood Commercial), C-2 (General Commercial), O-I (Office-Institutional) and PSC (Planned Shopping Center) districts.

Dr. Erin George proposes a new full-service veterinary clinic providing preventative care, medicine, surgery, dentistry and chemotherapy to cats and dogs. The business will not provide boarding or grooming services. Hours of operation will be Monday – Friday from 7:00 AM to 6:00 PM and Saturday from 7:00 AM to 1:00 PM. The applicant anticipates 6-8 employees.

Windward Market Forest shopping center is occupied by several tenants, including Secreto Southern Kitchen, Tarahumata Mexican Grill, Majestic Nails, Subway and Synergy Fitness. The applicant proposes to occupy Suite 109, which is located at the end of the building and was formerly occupied by an urgent care clinic. The end of the building has a drive-through lane, which were used by the former urgent care clinic. The applicant proposes to re-purpose the drive-through lane as a pet relief area. Improvements would include adding turf an accent fence of shrubs, as well as a pet bag station and trash can. Animal clinic staff will maintain the area on a daily basis. In addition, noise mitigation measures are proposed in the applicant's suite and client areas will be concentrated on the right-side of the suite, which is furthest from adjacent tenants in the shopping center. Access to the building will be through the front door.

Staff prepared the table below to compare the applicant's proposal to existing animal hospitals in the City. There are seven (7) animal hospitals/clinics currently operating in the City. The applicant's business would be approximately 1.3 miles away from the nearest animal hospital, which is the Webb Bridge Animal Hospital.

Animal Hospital Located in the City

Project Name	Address	Zoning
Alpharetta Animal Hospital	80 Milton Ave	C-2
North Main Animal Hospital	562 North Main St	C-2
Paw Patch Animal Clinic	1150 Upper Hembree Rd	C-1
Webb Bridge Animal Hospital	3953 Webb Bridge Rd	AG
Country Place Animal Hospital	2165 Old Milton Pkwy	C-2
EasyVet Clinic	12850 Alpharetta Hwy, Ste 2200	C-2
Veterinary Emergency Group	2725 Old Milton Pkwy, Ste A	O-I

TRAFFIC

Staff estimates that the 2,600 square foot animal hospital would generate twelve (12) PM Peak Hour trips.

STANDARDS FOR MASTER PLAN AMENDMENTS

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 or nearby properties. Properties in the immediate vicinity are primarily developed with commercial and office uses.

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

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

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

Response: The applicant's proposal should not have significant impacts on the natural environment. The applicant proposes to occupy a suite within an existing shopping center.

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

Response: The subject property is approved for commercial use.

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

Response: The zoning proposal should not have significant impacts on public facilities and services. The proposed use is estimated to generate twelve (12) PM Peak Hour trips.

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

Response: Not applicable.

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

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

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

Response: The subject property is approved for commercial use.

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

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

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: Windward Market Forest shopping center was developed in compliance with site access development standards with access from Windward Parkway and Market Place. The use should not have significant impacts on vehicular and pedestrian access.

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

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

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

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

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

Response: Not applicable.

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

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

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

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

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

Response: The nearest animal hospital is located approximately 1.3-miles to the south at the Webb Bridge Animal Hospital. There does not appear to be any conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a master plan amendment and conditional use. The proposed use would be compatible with surrounding uses and other locations for this business type, which are similarly situated along commercial corridors. In addition, the nearest animal hospital is

located approximately 1.3-miles away to the south. It is recommended that conditions be established as part of this application that regulate and limit any expansion of the business.

CITIZEN PARTICIPATION PLAN

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

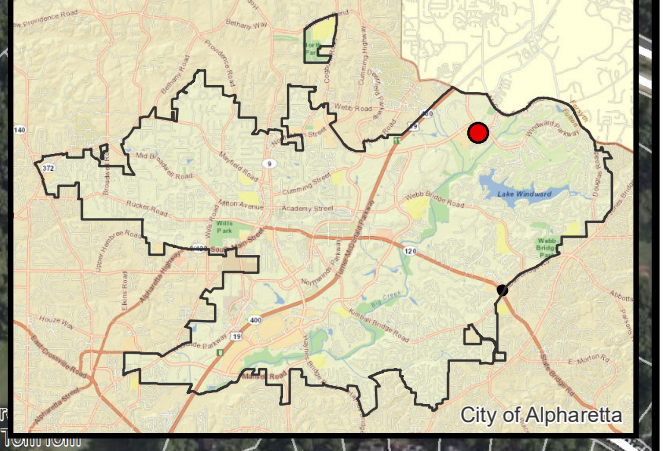
COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on July 14, 2021. There were no public comments.

IV. ATTACHMENTS:

- Site Plan

MP-21-05 / CU-21-10



MP-21-05 / CU-21-10

D/LL: 2/1/1107

PC: 8/05/21

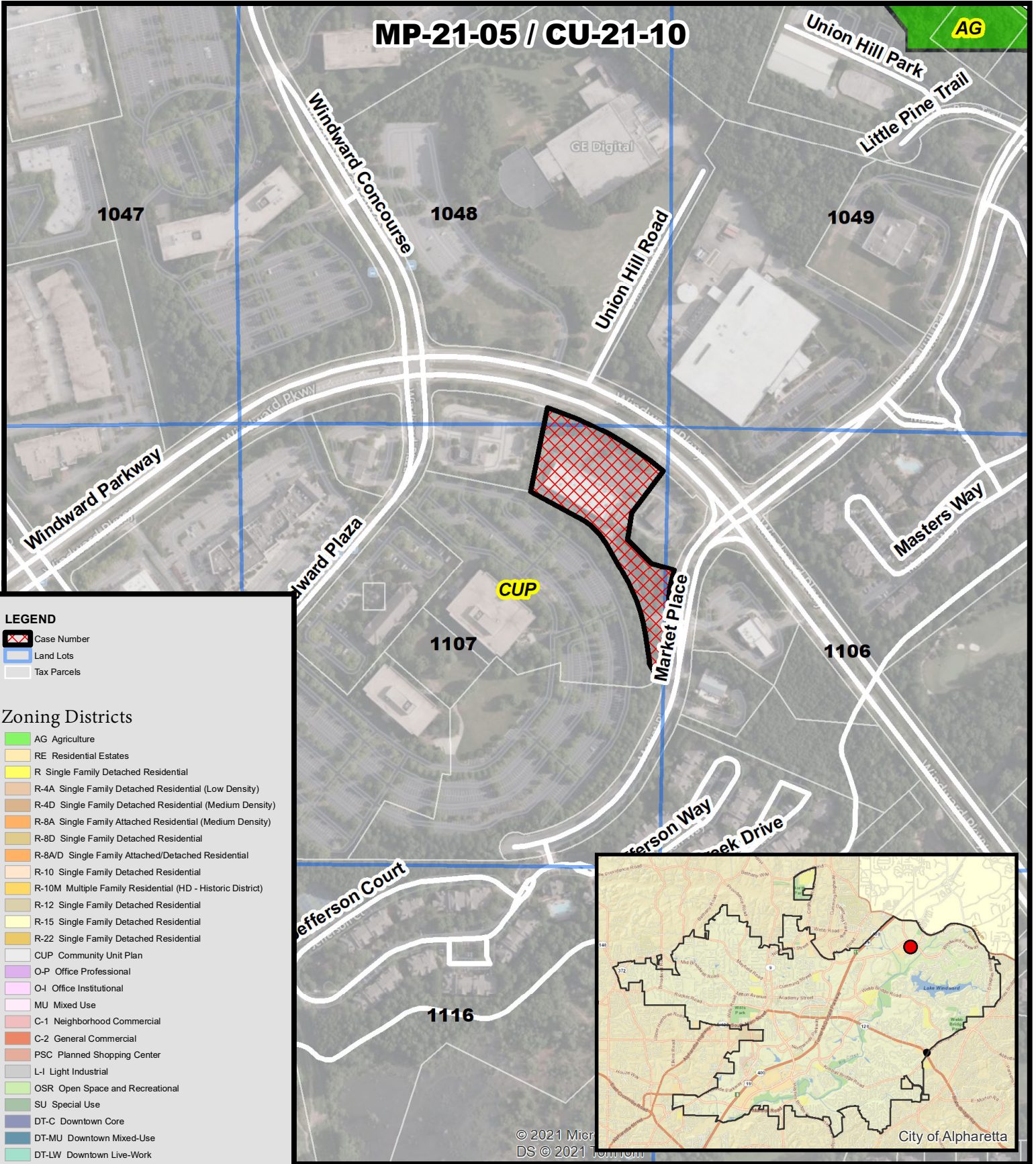
CC: 8/23/21



**Aerial Map
George Animal Hospital
6195 Windward Parkway**

**Location Map Provided by:
Community Development - GIS**

MP-21-05 / CU-21-10



- LEGEND**
- Case Number
 - Land Lots
 - Tax Parcels

Zoning Districts

- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8A/D Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential



Zoning Map
George Animal Hospital
6195 Woodward Parkway

MP-21-05 / CU-21-10

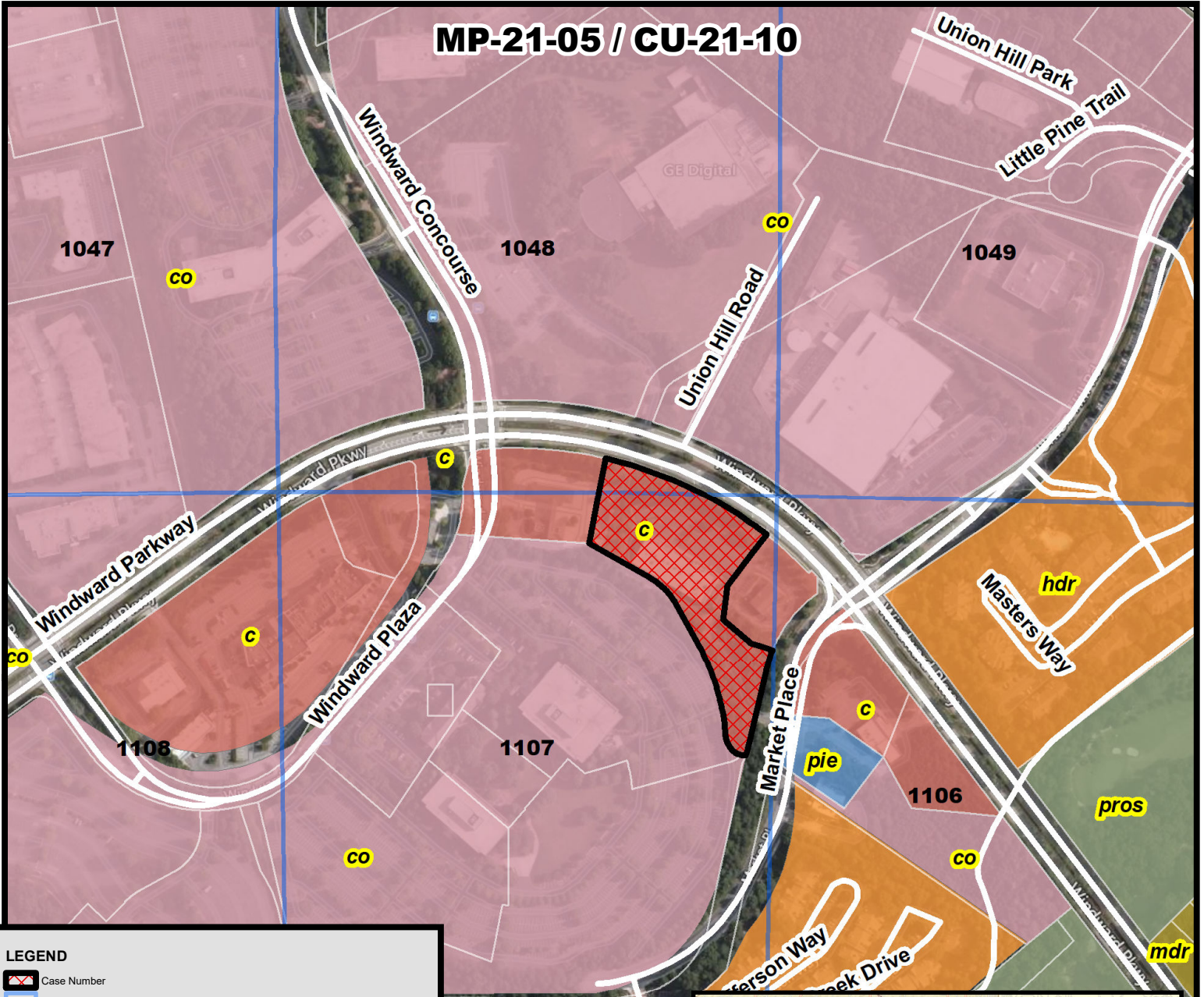
D/LL: 2/1/1107

PC: 8/05/21

CC: 8/23/21

Location Map Provided by:
Community Development - GIS

MP-21-05 / CU-21-10

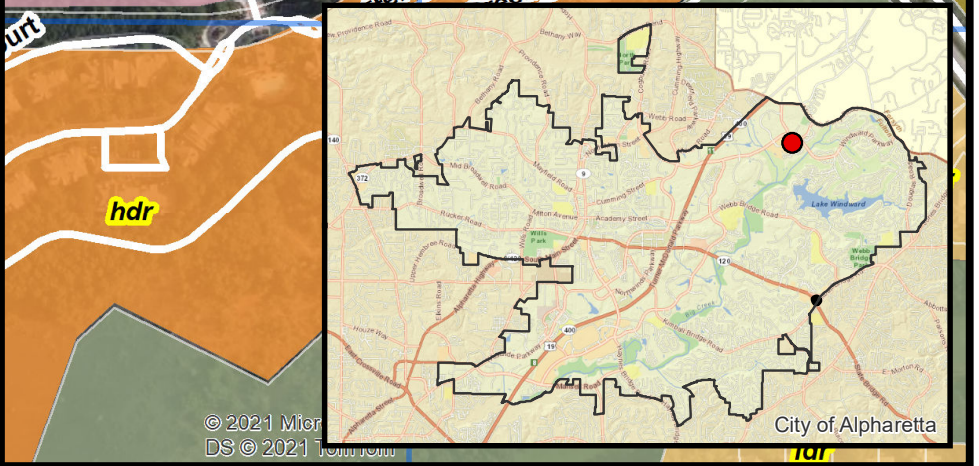


LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use Designation

- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential



MP-21-05 / CU-21-10

D/LL: 2/1/1107

PC: 8/05/21

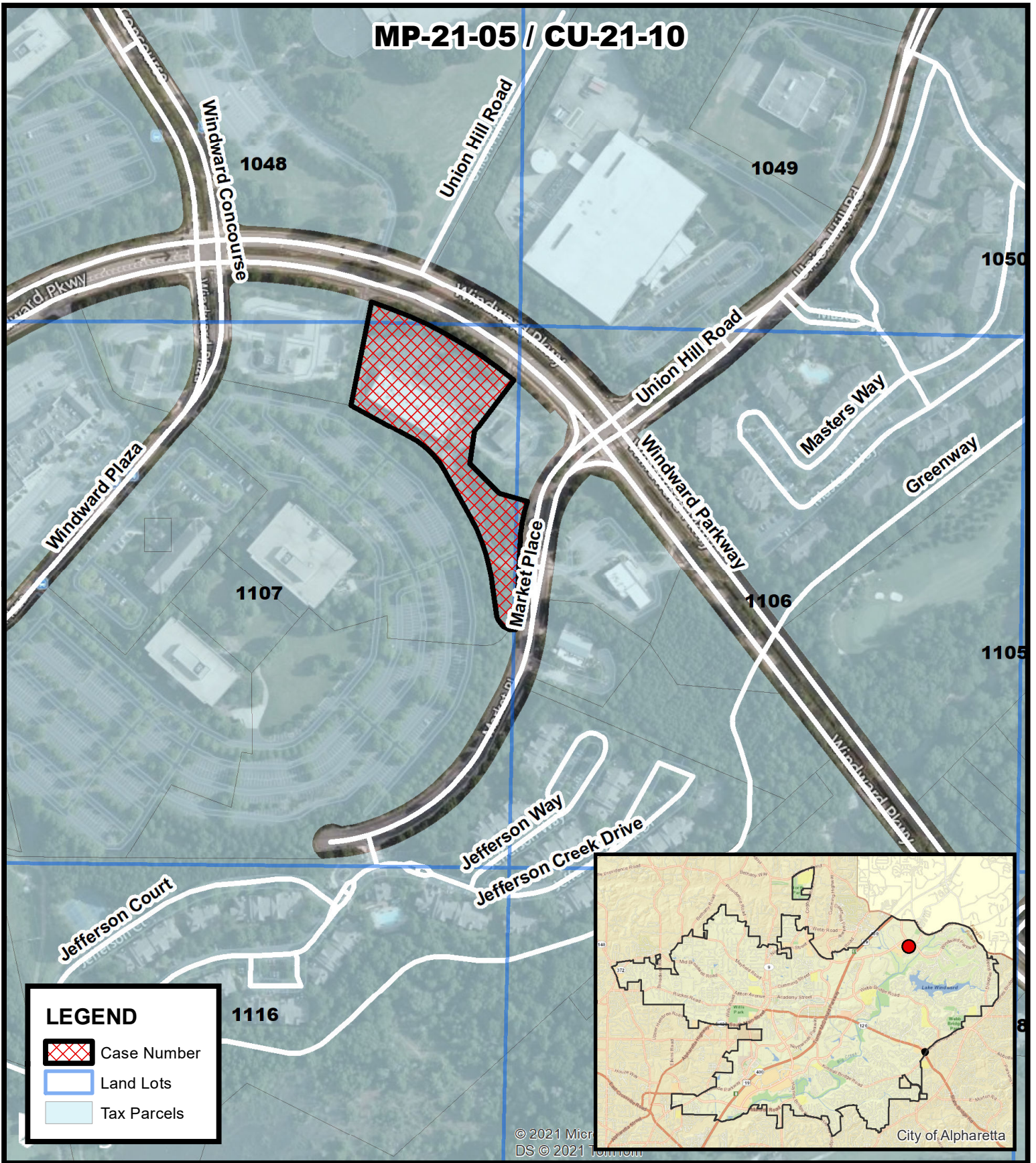
CC: 8/23/21



Future Land Use
George Animal Hospital
6195 Woodward Parkway

Location Map Provided by:
Community Development - GIS

MP-21-05 / CU-21-10



MP-21-05 / CU-21-10

D/LL: 2/1/1107

PC: 8/05/21

CC: 8/23/21



Location Map
George Animal Hospital
6195 Windward Parkway

Location Map Provided by:
Community Development - GIS



COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
JULY 14, 2021
ZOOM
6:00 PM

I. Staff Present

- a. Michael Woodman
- b. Ben Kern
- c. Lauren Shapiro

II. George Animal Hospital

a. Applicant Presentation: Erin George, Small Animal Veterinarian

- i. Applied for a Conditional Use to convert an Immediate Care Facility into a small animal vet clinic (no grooming or boarding services provided)
- ii. Applicant will be the sole owner and operate 8:00 am – 6:00 p.m. Monday through Friday and 8:00 a.m. – 12:00 p.m. on Saturdays.
- iii. Renovation project to improve the interior and exterior; windows will be added on the right side of the building for the treatment areas; sound reduction insulation will be added through the clinic
- iv. A pet relief area will replace the current drive through lane and will have AstroTurf. The relief area can be used by other customers in this shopping center.

b. Public Comment

- i. There were no public comments or questions for this item.

III. There were no chat comments for this CZIM.

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: George Animal Hospital

Contact Name: Erin George

Telephone: 224-402-5716

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

We received no feedback by mail, email, or phone in regards to the letter we sent.

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

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

Other (Please Specify) _____

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

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

Signature of Authorized Agent: _____



Date: _____

07/07/21

June 27th, 2021

Erin & Wade George
1581 Southridge Trail
Algonquin, IL 60102

RE: MP-21-05 / CU-21-10 George Animal Hospital (New Veterinary Clinic)

Dear Property Owner:

Please allow this letter to serve as public notice for a conditional use request at 6195 Windward Pky Suite 109 to a veterinary clinic (current use is an immediate care facility).

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, July 14, 2021 at 6:00 p.m. via Zoom. The link to the meeting is <https://zoom.us/j/93938220246>. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, August 5, 2021 at 6:30 PM and City Council on Monday, August 23, 2021 at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at eringeorge15@gmail.com or 224-402-5716

Sincerely,

Erin George, DVM

DC 1001 WINDWARD CONCOURSE LLC
4890 W KENNEDY BLVD SUITE 650
TAMPA FL 33609

GH WINDWARD PLAZA INC
225 PEACHTREE ST NE SUITE 200
ATLANTA GA 30303

MAIN STREET BANK
P O BOX 167
WINSTON SALEM NC 27102-0167

GH WINDWARD PLAZA INC
225 PEACHTREE ST NE SUITE 200
ATLANTA GA 30303

BANK OF AMERICA NA
101 N TRYON ST
CHARLOTTE NC 28255

MAIN STREET BANK
P.O. BOX 167
WINSTON SALEM NC 27102-0167

CITY OF ALPHARETTA
287 SOUTH MAIN ST
ALPHARETTA GA 30004

GH WINDWARD PLAZA INC
225 PEACHTREE ST NE SUITE 200
ATLANTA GA 30303

DC 1650 UNION HILL ROAD LLC
4890 W KENNEDY BLVD SUITE 650
TAMPA FL 33609

WINDWARD MARKET FOREST LLC
1300 PEACHTREE IND BLVD STE 3209
SUWANEE GA 30024

MRI REAL ESTATE HOLDINGS LLC
6415 SHILOH RD E
ALPHARETTA GA 30005

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NEW YORK NY 10020

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353 N CLARK ST
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P.O. BOX 56607
ATLANTA GA 30343

WACHOVIA BANK
P.O. BOX 2609
CARLSBAD CA 92018-2609

WINDWARD ASSCOIATES LLC
6400 POWERS FERRY RD NW # #100
ATLANTA GA 30339

PNC BANK NATL ASSN
620 LIBERTY AVE FLOOR 18TH
PITTSBURGH PA 15222-2722

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA210029☒ Fee Paid Initial: DH

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: Erin GeorgeTelephone: 224-402-5716Address: 1581 Southridge Trail

Suite: _____

City: AlgonquinState: ILZip: 60102

Fax: _____

Mobile Tel: 224-402-5716Email: eringeorge15@gmail.comSubject Property Information:Address: 6195 Windward Parkway, Suite 109Current Zoning: CUPDistrict: 2ndSection: 1stLand Lot: 1047.1048,
1107 & 1106Parcel ID: 91-5570-1107-045-0Proposed Zoning: Veterinary
ClinicCurrent Use: Immediate Care/MedicalThis Application For (Check All That Apply):☒ Conditional Use☐ Rezoning☐ Variance☐ Comprehensive Plan Amendment☒ Master Plan Amendment☐ Master Plan Review☐ Public Hearing☐ Other (Specify): _____☐ Exception

APPLICANT REQUEST AND INTENT

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

Small animal veterinary clinic.

Applicant's Request (Please itemize the proposal):

We request that this property be granted a conditional use permit to accomodate our veterinary clinic (currently, the property is an immediate care facility).

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

The intent of this building is to provide the community with a full service veterinary clinic that provides wellness care, medicine, surgery, dentistry, and chemotherapy. Our goal is to provide local residents with the highest quality of care possible for their animal companions while diminishing the volume and impact of local animal diseases—generating a healthier, safer Alpharetta.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Market Forest, LLC
By: Lavista Associates, Inc. as agent

Telephone: 770-448-6400

Address: 3490 Piedmont Rd., NE

Suite: 1300

City: Atlanta

State: GA

Zip: 30305

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: Erin George

Telephone: (224) 402-5716

Address: 1581 Southridge Trail

Suite: _____

City: Algonquin

State: IL

Zip: 60102

So Sworn and Attested:

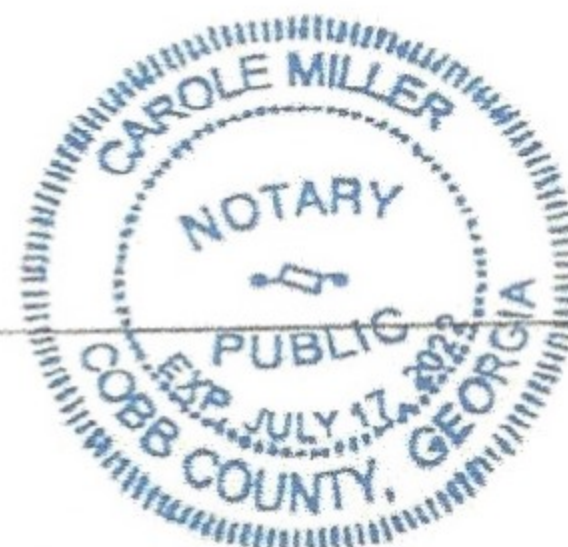
Owner Signature: _____

Date: 5/19/21

Notary:

Notary Signature: _____

Date: 5/19/21



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: Erin George, DVM

Subject Public Hearing Case: Erin and Wade George - Veterinary Practice
at Market Forest (6195 Windward Pky, Ste 109)

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: n/a

Value: \$ 0

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: E. George, DVM

Date: 5/23/21

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This pod was developed to serve the community, and its owners are committed to this mission. Much like the surrounding properties, the goal of this practice is to provide veterinary services to the community (an area that is lacking in veterinary clinics; the closest one is 2.7 miles from this location). Veterinary clinics decrease local disease and improve quality of life for residents and their animals.

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

Clients who visit the clinic on a regular basis will likely frequent the surrounding restaurants as well as take notice of the other businesses in the area (increase use). The value of the surrounding properties will increase as our current renovation plan is to add \$260,000 of improvements to the current space.

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

There is significant overlap between this unit's prior use (human immediate care clinic) and our proposed use (small animal veterinary clinic). The location has been held without tenants for some time now, so our interest and unique application is a novel proposal.

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

This unit's prior use as an immediate care clinic likely produced more traffic than our veterinary clinic will (our projection is 15-40 client visits per day). Our clinic plans include 4 exam rooms, whereas the prior clinic hosted 6. Thus, we anticipate a smaller traffic footprint than our predecessors. No increase to population should be expected.

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

None.

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

The Future Land Use Map designates this location for Commercial Use, so a veterinary clinic is consistent with the Alpharetta Comprehensive Plan.

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

We are fully funded via Wells Fargo with a budget of up to \$260,000 to provide renovations and improvements to the building. We have significant additional capital for early expenses and a long financial runway as the business grows.

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.

See attached: Additional notes

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: Erin and Wade George - Veterinary Practice
at Market Forest (6195 Windward Pkwy, Ste 109)

Contact Name: Erin George Telephone: 224-402-5716

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

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



Letter



Personal Visits

Telephone



Group Meeting

Email



Other (Please Specify)

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

Additional Notes

- This is a new business venture.
- The square footage of the premises is approximately 2,600 SF
- The hours of operation include 7am-6pm Mon-Fri, 7am-1pm Sat.
- The number of employees range from 6-8
- One note to make regarding changes to the exterior property is that the plan is to improve the drive-thru lane to offer a relief area for the pets/patients. These plans include adding artificial turf in a professional manner to conform to the existing nature of the building so that it does not look like a temporary improvement.

DC 1001 WINDWARD CONCOURSE LLC
4890 W KENNEDY BLVD SUITE 650
TAMPA FL 33609

GH WINDWARD PLAZA INC
225 PEACHTREE ST NE SUITE 200
ATLANTA GA 30303

MAIN STREET BANK
P O BOX 167
WINSTON SALEM NC 27102-0167

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WACHOVIA BANK
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CARLSBAD CA 92018-2609

WINDWARD ASSCOIATES LLC
6400 POWERS FERRY RD NW # #100
ATLANTA GA 30339

PNC BANK NATL ASSN
620 LIBERTY AVE FLOOR 18TH
PITTSBURGH PA 15222-2722

Market Forest



Suite	Tenant	SF
101	Tarahumata Mexican Grill	4,180
104	Secreto	2,160
105	Synergy Fitness	3,200
106	Available (Former Hair Salon)	1,300
107	Majestic Nails	1,200
108	Subway	1,400
109	Available (Former Urgent Care)	2,600

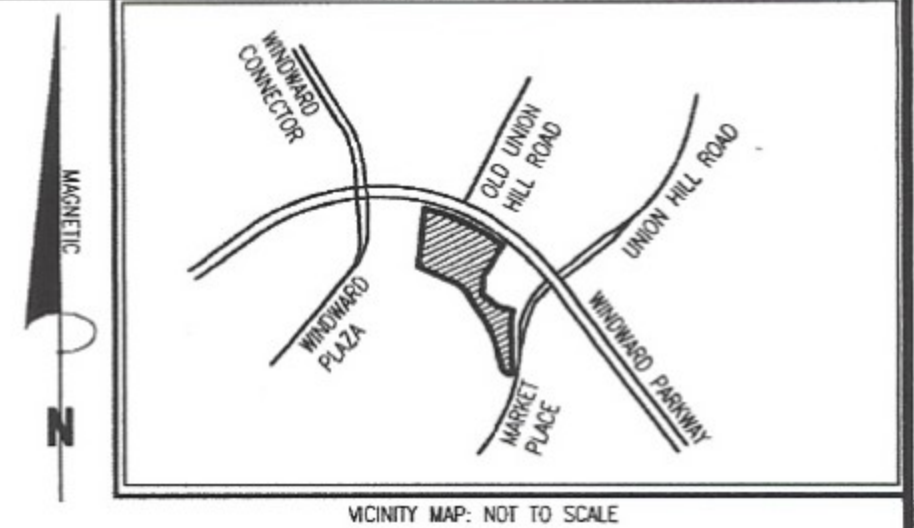
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,817 FEET AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 349,857 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

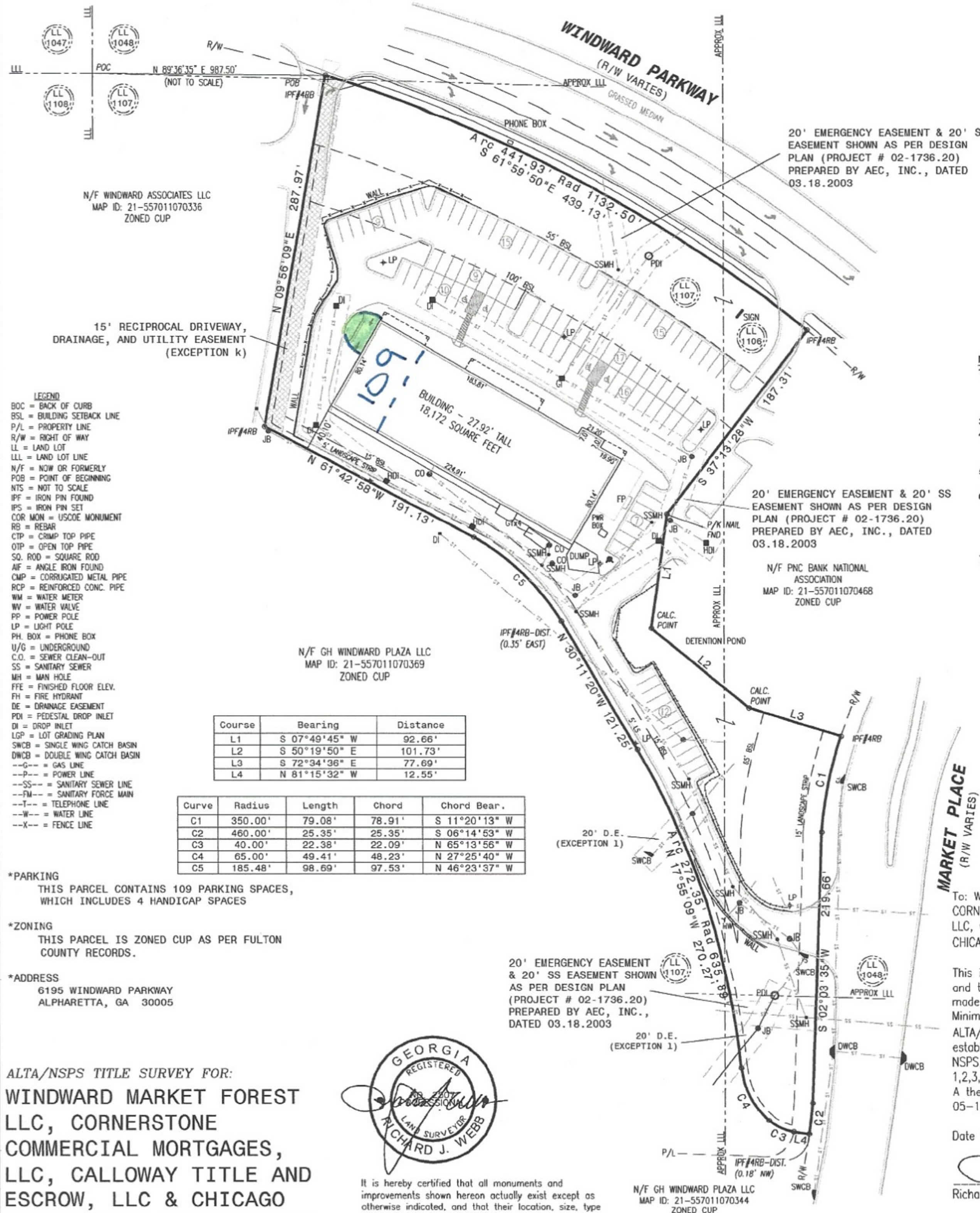
THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A NIKON TOPGUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NOS. 13121C0091 & 0092G, DATED 09/18/13.

PARCEL 21 557011070450



VICINITY MAP: NOT TO SCALE



NOTES & REFERENCES:

1. PLAT FOR MARKET FOREST PARTNERS, LLC BY RICHARD WEBB AND ASSOCIATES DATED MAY 27, 2014.
3. THERE ARE NO ENCROACHMENTS.
4. THIS PROPERTY FORMS A CONTIGUOUS PARCEL WITH NO GAPS, GORES OR OVERLAPS.
5. THERE HAS BEEN NO RECENT EARTH MOVING WORK.
6. THERE HAS BEEN NO RECENT STREET AND/OR SIDEWALK CONSTRUCTION AND NO CHANGES TO THE STREET RIGHT-OF-WAY LINES.
7. THIS PROPERTY HAS NOT BEEN USED AS A LANDFILL OR AS A CEMETERY.

MARKET PLACE
(R/W VARIES)

TO: WINDWARD MARKET FOREST LLC,
CORNERSTONE COMMERCIAL MORTGAGES,
LLC, CALLOWAY TITLE AND ESCROW, LLC &
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,7a,7b,8,9,11,13,14,16,17,19 of Table A thereof. The fieldwork was completed on 05-15-2020.

Date of Plat or Map: March 23, 2021

Richard J. Webb/RLS 2507

JOB NO.
21063

SHEET 1 OF 2

ALTA/NSPS TITLE SURVEY FOR:
WINDWARD MARKET FOREST
LLC, CORNERSTONE
COMMERCIAL MORTGAGES,
LLC, CALLOWAY TITLE AND
ESCROW, LLC & CHICAGO
TITLE INSURANCE COMPANY

LAND LOTS 1048, 1106 & 1107
2ND DISTRICT-1ST SECTION
FULTON COUNTY, GEORGIA
MARCH 23, 2021

It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown.

By: [Signature]
Registered Georgia Land Surveyor No.: RLS2507


 TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
 100 KELLY MILL ROAD CUMMING GA. 30040

20211035121063\21063 ALTA.dwg, 3/25/2021 4:44:31 PM, DWG To PDF.pc3, 1:60

- (f) Lease as evidenced by that certain Memorandum of Lease by and between Windward Market Forest, LLC (Landlord) and Subway Real Estate, LLC, a Delaware limited liability company ("Tenant"), dated September 1, 2013, filed for record December 29, 2016 at 7:53 a.m., recorded in Deed Book 57023, Page 429, Records of Fulton County, Georgia. (Affects - Not Plottable)
- (g) First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Windward Community Services Association and By-Laws of Windward Community Services Association, Inc. by Windward Community Services Association, Inc., dated April 22, 1983, filed for record May 6, 1983 at 3:49 p.m., recorded in Deed Book 8458, Page 198, aforesaid Records; as amended from time to time; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. (Affects - Not Plottable)
- (h) Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association by Windward Properties, Inc., a Delaware corporation, dated March 28, 1983, filed for record October 25, 1983 at 4:33 p.m., recorded in Deed Book 8700, Page 362, aforesaid Records; as re-recorded December 6, 1983 at 3:11 p.m., recorded in Deed Book 8750, Page 82, aforesaid Records; as amended and supplemented from time to time, including, but not limited to that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward LLC, a Delaware limited liability company, dated June 2, 1998, filed for record June 5, 1998 at 8:30 a.m., recorded in Deed Book 24690, Page 207, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. (Affects - Not Plottable)
- (i) Declaration of Restrictive Covenants by Westerra Windward, L.L.C., dated as of July 22, 1997, filed for record July 28, 1997 at 2:10 p.m., recorded in Deed Book 22881, Page 104, aforesaid Records; as amended by that certain Supplemental Amendment to Declaration of Restrictive Covenants by Westerra Windward, L.L.C., dated as of April 15, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 292, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. (Affects - Not Plottable)
- (j) Restrictions as contained in that certain Limited Warranty Deed from Westerra Windward, L.L.C., a Delaware limited liability company to Windward Partners, L.L.C., a Georgia limited liability company, dated June 2, 1998, filed for record June 5, 1998 at 8:30 a.m., recorded in Deed Book 24690, Page 290, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. (Affects - Not Plottable)
- (k) Reciprocal Driveway, Drainage and Utility Easement Agreement by and between Westerra Windward, L.L.C., a Delaware limited liability company and Windward Partners, L.L.C., a Georgia limited liability company, dated June 2, 1998, filed for record June 5, 1998 at 8:30 a.m., recorded in Deed Book 24690, Page 304, aforesaid Records. (Affects - As Shown)
- (l) Terms, conditions and obligations as contained in that certain Easement Agreement by and between Georgia Wind III, LLC, a Florida limited liability company and Market Forest Shoppes, LLC, a Georgia limited liability company, dated April 30, 2004, filed for record May 21, 2004 at 9:17 a.m., recorded in Deed Book 37612, Page 422, aforesaid Records. (Affects - As Shown)
- (m) Easement from Market Forest Shoppes, LLC to Georgia Power Company, dated November 4, 2005, filed for record December 29, 2005 at 8:30 a.m., recorded in Deed Book 41641, Page 38, aforesaid Records. (Affects - Not Plottable) - Service Easement
- (n) Those matters as disclosed by that certain survey entitled "ALTA/ACSM Title Survey For: Market Forest Partners, LLC, Georgia Commerce Bank, Chicago Title Insurance Company, & Calloway Title & Escrow, LLC", prepared by Technical Land Services Inc. d/b/a Richard Webb & Associates, bearing the seal and certification of Nathan M. McClure, Georgia Registered Land Surveyor No. 3086, dated May 27, 2014, as follows: (Affects - As Shown) See Survey
- (1) Curbing and accessways crossing the northeasterly and northwesterly boundary lines of subject property;
 - (2) Parking areas crossing the northeasterly boundary lines of subject property;
 - (3) Twenty (20') foot sanitary sewer easement crossing the northeasterly and southerly boundary lines of subject property;
 - (4) Twenty (20') foot emergency easement crossing the northeasterly and southerly boundary lines of subject property;
 - (5) Detention pond with fences crossing the easterly boundary line of subject property
 - (6) Light pole located on the southerly boundary line of subject property;
 - (7) Storm drainage lines crossing the northeasterly, southwesterly, northwesterly and southeasterly boundary lines of subject property;
 - (8) Twenty (20') foot drainage easements crossing the southwesterly and westerly boundary lines of subject property;
 - (9) One hundred (100') foot building setback line along the Right-of-Way of Windward Parkway;
 - (10) Sixty-five (65') foot building setback line along the Right-of-Way of Market Place;
 - (11) Fifty-five (55') foot building setback line along the Right-of-Way of Windward Parkway;
 - (12) Fifteen (15') foot landscape strip along the Right-of-Way of Market Place;
 - (13) Fifteen (15') foot building setback line along the southerly boundary line of subject property, and Five (5') foot landscape strip along the southerly and westerly boundary lines of subject property.

LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lots 1048, 1106 & 1107 of the 2nd District, 1st Section of Fulton County, Georgia and being more fully described as follows:

Beginning at the corner common to Land Lots 1047, 1048, 1107, & 1108, thence North 89 degrees 36 minutes 35 seconds East for a distance of 987.50 feet to an IPF#4RB on the southerly R/W of Windward Parkway, said road having a Variable R/W, and this being the True Point of Beginning;

THENCE along said Right-of-Way and along a curve to the right having a radius of 1132.50 feet and an arc length of 441.93 feet, being subtended by a chord of South 61 degrees 59 minutes 50 seconds East for a distance of 439.13 feet to an IPF#4RB (Capped);

THENCE leaving said Right-of-Way, South 37 degrees 13 minutes 28 seconds West for a distance of 187.31 feet to a P/K Nail Found;

THENCE South 07 degrees 49 minutes 45 seconds West for a distance of 92.66 feet to a POINT;

THENCE South 59 degrees 19 minutes 50 seconds East for a distance of 101.73 feet to a POINT;

THENCE South 72 degrees 34 minutes 36 seconds East for a distance of 77.69 feet to an IPF#4RB on the westerly Right-of-Way of Market Place, said road having a Variable Right-of-Way;

THENCE along said Right-of-Way and along a curve to the left having a radius of 350.00 feet and an arc length of 79.08 feet, being subtended by a chord of South 11 degrees 20 minutes 13 seconds West for a distance of 78.91 feet to a POINT;

THENCE South 02 degrees 03 minutes 35 seconds West for a distance of 219.66 feet to a POINT;

THENCE along a curve to the right having a radius of 460.00 feet and an arc length of 25.35 feet, being subtended by a chord of South 06 degrees 14 minutes 53 seconds West for a distance of 25.35 feet to a POINT;

THENCE leaving said Right-of-Way, North 81 degrees 15 minutes 32 seconds West for a distance of 12.55 feet to a POINT;

THENCE along a curve to the right having a radius of 40.00 feet and an arc length of 22.38 feet, being subtended by a chord of North 65 degrees 13 minutes 56 seconds West for a distance of 22.09 feet to a POINT;

THENCE along a curve to the right having a radius of 65.00 feet and an arc length of 49.41 feet, being subtended by a chord of North 27 degrees 25 minutes 40 seconds West for a distance of 48.23 feet to a POINT;

THENCE along a curve to the left having a radius of 635.89 feet and an arc length of 272.35 feet, being subtended by a chord of North 17 degrees 55 minutes 09 seconds West for a distance of 270.27 feet to a POINT;

THENCE North 30 degrees 11 minutes 20 seconds West for a distance of 121.25 feet to a POINT;

THENCE along a curve to the left having a radius of 185.48 feet and an arc length of 98.69 feet, being subtended by a chord of North 46 degrees 23 minutes 37 seconds West for a distance of 97.53 feet to a POINT;

THENCE North 61 degrees 42 minutes 58 seconds West for a distance of 191.13 feet to an IPF#4RB;

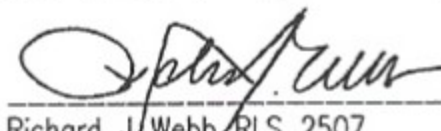
THENCE North 09 degrees 56 minutes 09 seconds East for a distance of 287.97 feet to an IPF#4RB (capped) on the southerly Right-of-Way of Windward Parkway, thus being the True Point of Beginning.

Said property contains 3.447 acres more or less.

To: WINDWARD MARKET FOREST LLC,
CORNERSTONE COMMERCIAL MORTGAGES,
LLC, CALLOWAY TITLE AND ESCROW, LLC &
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7a,7b,8,9,11,13,14,16,17,19 of Table A thereof. The fieldwork was completed on 05-15-2020.

Date of Plat or Map: March 23, 2021


Richard J. Webb, RLS 2507



It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown.

By: 
Registered Georgia Land Surveyor No.: RLS2507

TECHNICAL LAND SERVICES INC. d/b/a

 **RICHARD WEBB & ASSOCIATES**
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
100 KELLY MILL ROAD CUMMING GA. 30040
Email: rjwebb6103@comcast.net

JOB NO.
21063

SHEET 2 OF 2

ALTA/NSPS TITLE SURVEY FOR:
**WINDWARD MARKET FOREST
LLC, CORNERSTONE
COMMERCIAL MORTGAGES,
LLC, CALLOWAY TITLE AND
ESCROW, LLC & CHICAGO
TITLE INSURANCE COMPANY**
**LAND LOTS 1048, 1106 & 1107
2ND DISTRICT-1ST SECTION
FULTON COUNTY, GEORGIA
MARCH 23, 2021**

AY,
ENT
K)

N 09° 56' 09" E

WALL

IPF#4RB

JB

N 61° 42'

5' LANDSCAPE STRIP

15' BSL

HDI

CO @

224.91'

80.14'

Pet
Relief
Area

LP

DI

DI

BUILDING - 27.92' TALL
18,172 SQUARE FEET

183.81'

BSL

100'

55'

15

9

10

9



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-21-09 ALPHARETTA LIQUOR & WINE/11380 STATE BRIDGE ROAD

CITY COUNCIL:

AUGUST 23, 2021

This item was heard at the 8/5/2021 Planning Commission meeting. Staff recommended denial. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0

II. RECOMMENDATION:

Approve CU-21-09 Alpharetta Liquor & Wine/11380 State Bridge Road, subject to the following conditions (Condition in RED added by Staff):

1. 'Liquor Store' shall be added as a conditional use at 11380 State Bridge Road, Suites 130, 140, & 150 and limited to no more than 4,960 square feet.
2. Conditional use approval shall be limited to Alpharetta Liquor & Wine; 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 distilled spirits.
4. Hours of operation shall be Monday – Thursday 9:00 AM – 9:30 PM, Friday – Saturday 9:00 AM – 10:30 PM and Sunday 12:30 PM – 7:00 PM.
5. There shall be no neon signage, no window lighting trim, and no primary colors used on signage or awnings.

III. REPORT IN BRIEF:

The applicant, Ramzanali Sadruddin, is requesting a conditional use to allow Alpharetta Liquor & Wine to operate a 'Liquor Store' in a 4,960 square foot suite within a new shopping center. The property is zoned C-1 (Neighborhood Commercial), which requires approval of a conditional use to allow a 'Liquor Store'. The subject property is located at 11380 State Bridge Road, Suites 130, 140 & 150 at the northeast corner of State Bridge Road and Kimball Bridge Road in the Kimball Plaza shopping center.

DISCUSSION

The submitted request, if approved, would allow Alpharetta Liquor & Wine to operate a 'Liquor Store' in a 4,960 square foot suite within a new shopping center. The property is zoned C-1 (Neighborhood Commercial), which requires approval of a conditional use to allow a 'Liquor Store'. The subject property is located at 11380 State Bridge Road, Suites 130, 140 & 150 at the northeast corner of State Bridge Road and Kimball Bridge Road in the Kimball Plaza shopping center.

The 1.15-acre property is developed as Kimball Plaza, which is a new 1-story, 9,464 square foot shopping center building. Surrounding properties are zoned C-1, except the property to the east and south is City of Johns Creek. Georgia Clinic and U-Store Climate Controlled Storage are located to the north, a commercial strip center and City of Johns Creek are located to the east, Honda Carland Service Center is located to the west and City of Johns Creek to the south. The Comprehensive Land Use Plan designation of the property is 'Commercial'.

Alpharetta Liquor & Wine is a new business. The applicant proposes to occupy Suites 130, 140 and 150, which have a combined area of 4,960 square feet. According to the applicant, products sold will include beer, wine, spirits and associated items related to alcohol package sales. Hours of operation are Monday – Thursday 9:00 AM – 9:30 PM, Friday – Saturday 9:00 AM – 10:30 PM and Sunday 12:30 PM – 7:00 PM. The applicant anticipates less than ten (10) employees.

The UDC allows a 'Liquor Store' by-right in the C-2 (General Commercial) and LI (Light Industrial) zoning districts and with approval of a conditional use in the CUP (Community Unit Plan), O-I (Office-Institutional), C-1 (Neighborhood Commercial), PSC (Planned Shopping Center) and MU (Mixed Use) zoning districts. The table below provides a list of 'Liquor Stores' operating in the City, as well as past public hearing requests for 'Liquor Store' use.

Name	Address	Zoning	Approval Process
Royal Liquor Store	4305 State Bridge Rd	C-1	Allowed by Annexation – Fulton County conditions excluded free-standing liquor stores
Old Milton Beverage	4045 Old Milton Pkwy	C-2	Allowed By-right
Total Wine	6290 North Point Pkwy	PSC	Allowed by-right under North Point Business Center MP, Pod 3
Reds Package Store	270 South Main St	C-2	Allowed By-right
Costco Liquors	2855 Jordan Ct	O-I	Allowed by Oxford Green MP Tract A
Total Wine	380 North Point Cir	PSC	Approved for conditional use in North Point Mall MP in 2008
Westside Wine & Spirits	2125 Hembree Rd	CUP	Denied 5/24/2021
Arrowhead Liquor Store	3675 Old Milton Pkwy	O-I	Withdrawn July 2015

TRAFFIC

Staff estimates that the 4,960 square foot 'Liquor Store' would generate 503 daily trips and 95 PM Peak Hour trips. Staff compared the proposed 'Liquor Store' use to other uses that are similarly situated in strip shopping centers. The table below shows that the proposed 4,960 square foot 'Liquor Store' would generate significantly more PM Peak Hour trips than other uses typically found in a shopping center.

Use	Daily Trips	PM Peak Hour trips
Liquor Store (Proposed Conditional Use)	503	95
Medical/Dental Office	173	17
Variety Store	315	34
Pharmacy (w/out drive-thru)	447	42
Hair Salon		7
Copy/Print Center		37
High Turn Over Sit-Down Restaurant	556	48

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: Access into and out of the subject property is limited. The property is located at a high-traffic intersection, which has an unusual geometry. Access to the property from State Bridge Road (Old Milton Parkway) consists of a restricted right-in/right-out curb cut and access from Kimball Bridge Road is through an adjoining shopping center property, which also has a restricted right-in/right-out curb cut. Vehicular access is a concern given that the 'Liquor Store' would generate 95 PM Peak Hour trips. A 'Liquor Store' generates significantly more PM Peak Hour trips than other uses typically found in a shopping center.

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 could have impacts on surrounding properties. While the intersection of State Bridge Road and Kimball Bridge Road is developed as a commercial node, the properties immediately behind the commercial development are developed as residential subdivisions and an elementary school. In addition, there are two (2) liquor stores in Alpharetta and one (1) in Johns Creek within ¾-mile of the applicant's proposed location.

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 could have impacts on surrounding properties. While the intersection of State Bridge Road and Kimball Bridge Road is developed as a commercial node, the properties immediately behind the commercial development are developed as residential subdivisions and an elementary school. In addition, there are two (2) liquor stores in Alpharetta and one (1) in Johns Creek within ¾-mile of the applicant's proposed location.

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: While the intersection of State Bridge Road and Kimball Bridge Road is developed as a commercial node, the properties immediately behind the commercial development are developed as residential subdivisions and an elementary school. In addition, there are two (2)

liquor stores in Alpharetta and one (1) in Johns Creek within $\frac{3}{4}$ -mile of the applicant's proposed location.

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

Response: There are similar uses in the immediate vicinity of the subject property. Royal Liquor Store is located in the Publix shopping center at 4305 State Bridge Road, Suite 109 and Old Milton Beverage is located in Brookside Station at 4045 Old Milton Parkway, which are approximately 1,350' and 3,915' away, respectively. In addition, there are two (2) liquor stores in Johns Creek to the northeast and south, which are approximately 1.75 miles and 0.5 miles away, respectively. The nearest residence to the proposed 'Liquor Store' is located to the west in the Park Brooke subdivision, which is approximately 630' away. Ocee Elementary School is located to the south, which is approximately 1,240' away. All distances above were measured in a straight-line distance, as the crow flies.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that the request is in conflict with the established review criteria for a conditional use. Vehicular access is a concern given that the 'Liquor Store' would generate 95 PM Peak Hour trips. A 'Liquor Store' generates significantly more PM Peak Hour trips than other uses typically found in a shopping center. Also, there are concerns that the proposed 'Liquor Store' is not appropriately separated from similar uses and conflicting uses. There are two (2) liquor stores in Alpharetta and one (1) in Johns Creek within $\frac{3}{4}$ -mile of the applicant's proposed location. Residential subdivisions have been developed adjacent to and behind the commercial development in all four (4) quadrants of the intersection, as well as, Ocee Elementary School, which is less than $\frac{1}{4}$ -mile from the applicant's property to south in Johns Creek.

CITIZEN PARTICIPATION PLAN

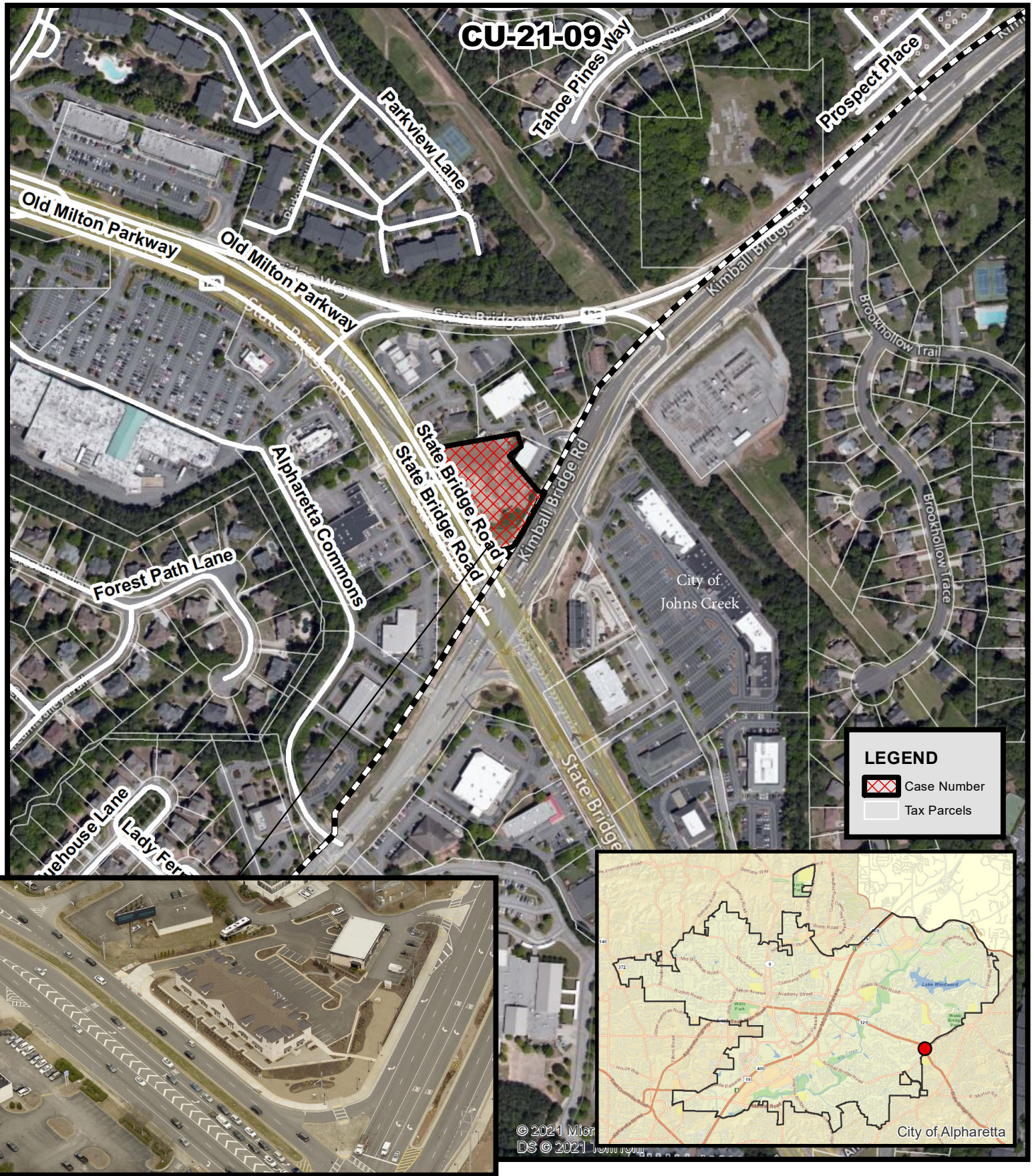
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on July 14, 2021. There were no public comments.

IV. ATTACHMENTS:

- Survey/Site Plan



Aerial Map

Alpharetta Liquor & Wine

11380 State Bridge Road

CU-21-09

D/LL: 1/1/0129

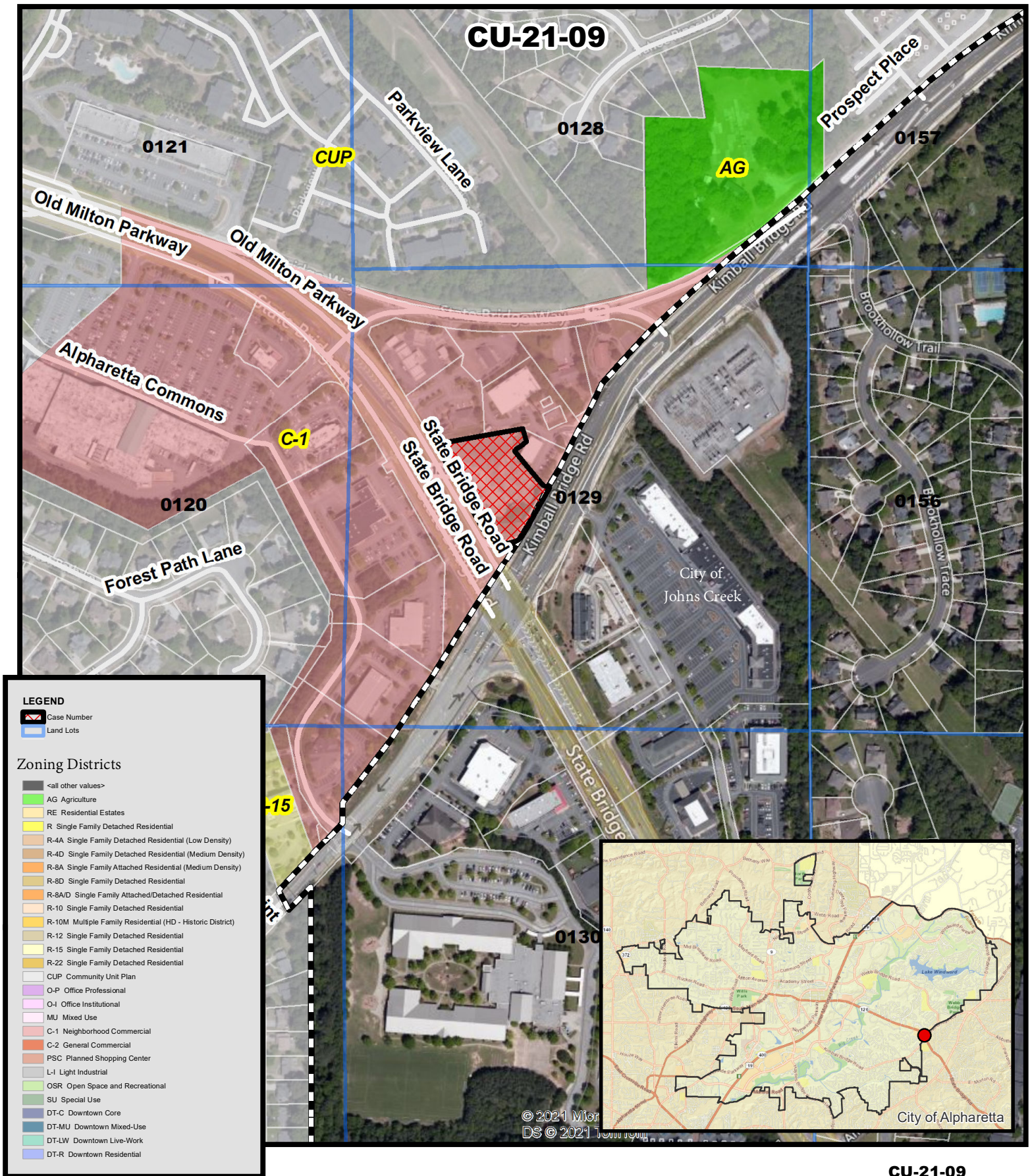
PC: 8/05/21

CC: 8/23/21

Location Map Provided by:

Community Development - GIS





Zoning Map **Alphaletta Liquor & Wine** **11380 State Bridge Road**

CU-21-09

D/LL: 1/1/0129

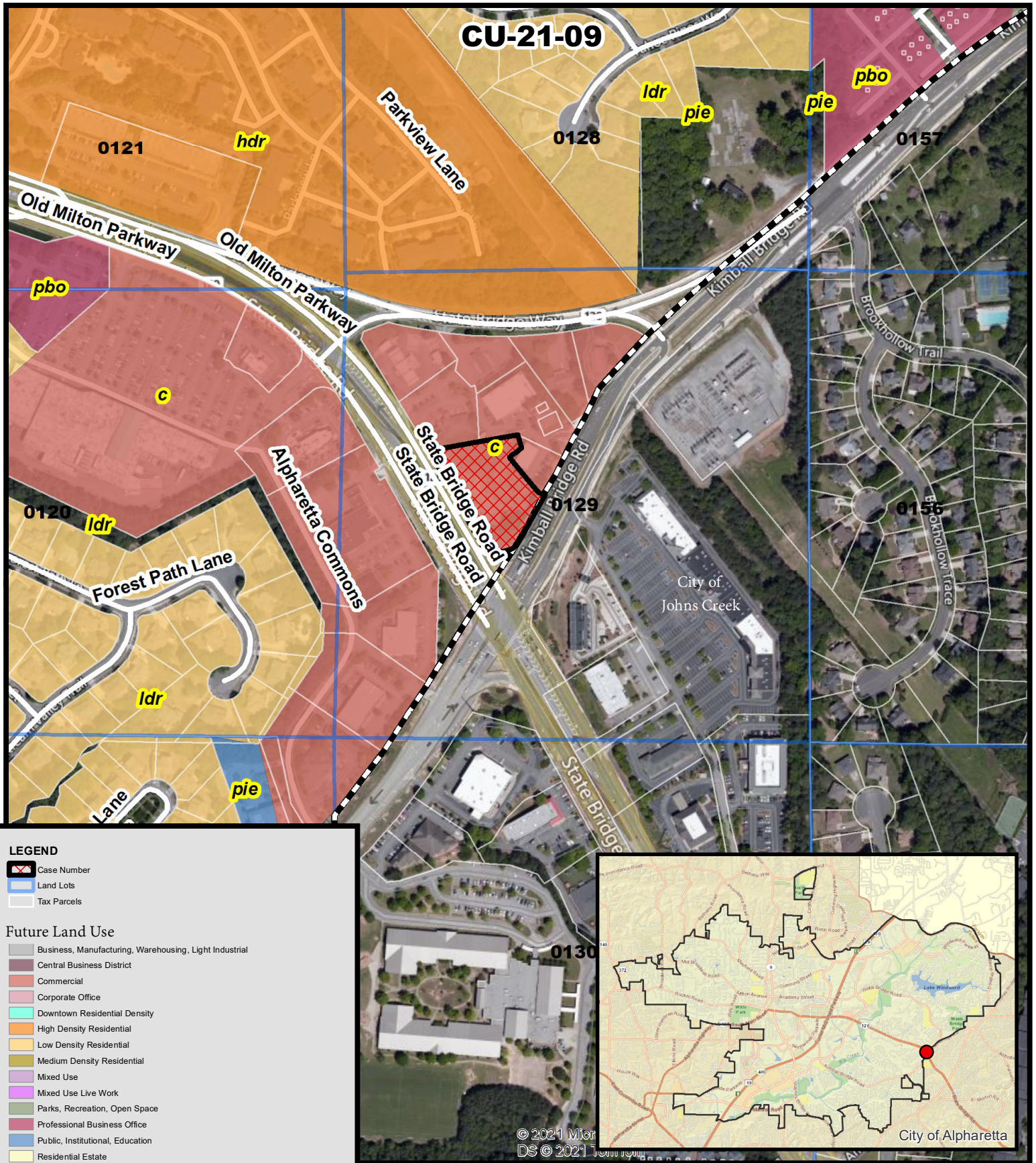
PC: 8/05/21

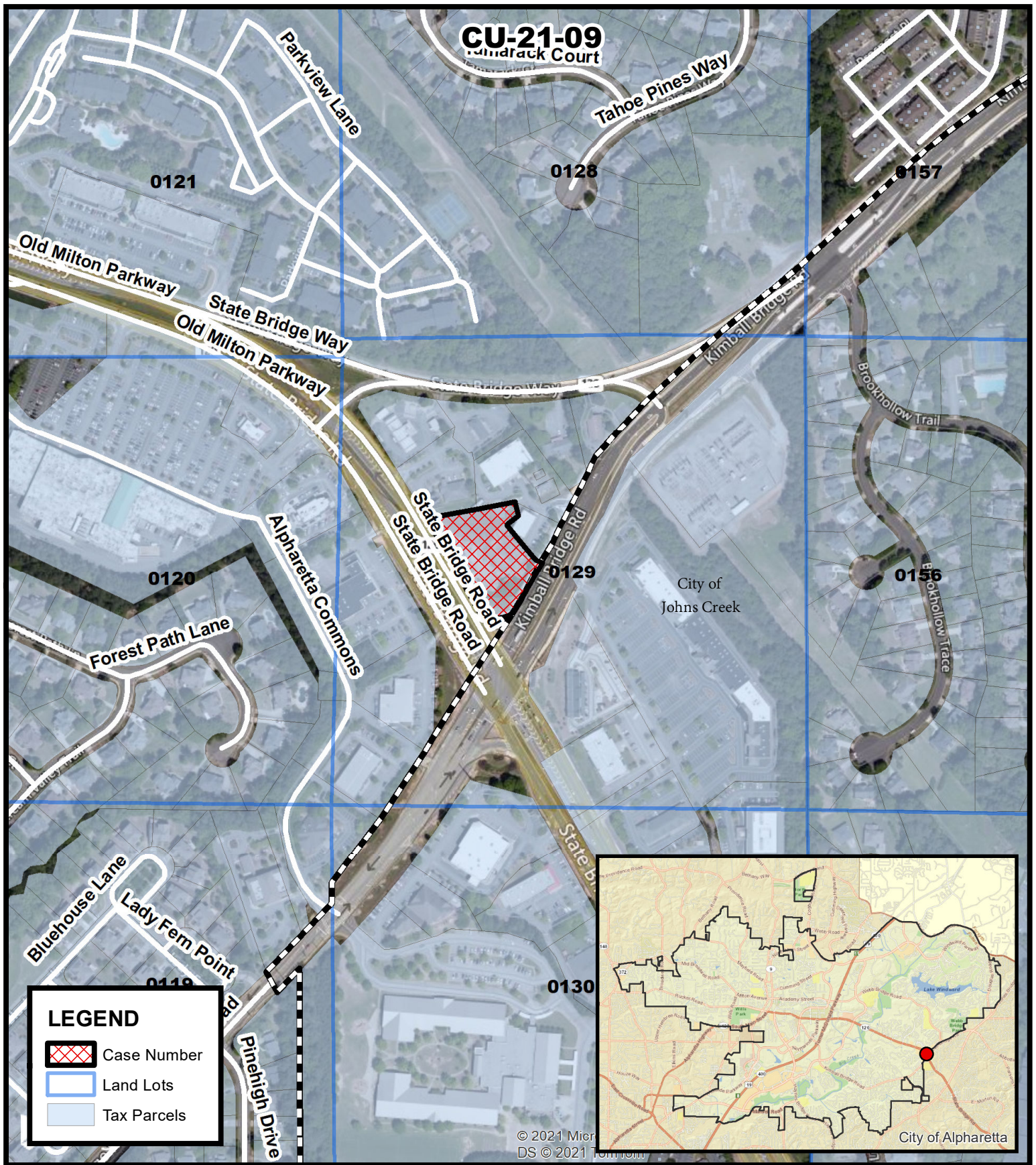
CC: 8/23/21

Location Map Provided by:

Community Development - GIS









COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
JULY 14, 2021
ZOOM
6:00 PM

I. Staff Present

- a. Michael Woodman
- b. Ben Kern
- c. Lauren Shapiro

II. George Animal Hospital

III. Adora Day Care Center

IV. Alpharetta Liquor & Wine

a. Applicant Presentation:

- i. Seeking to open a retail package store within a brand new building.
- ii. Applicant has spent 20 years in the business and is looking to expand.

b. Public Comment

- i. There were no public comments or questions for this item.

V. There were no chat comments for this CZIM.

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: ALPHARETTA LIQUOR & WINE PHA 210032

Contact Name: RANGARAJI SODURTHAN Telephone: 678-517-5398

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

NO COMMENTS

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

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

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

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

Signature of Authorized Agent: Rangaraji Sodurthian

Date: 7/5/2021

Print Form

6/16/2021

**Ramzanali Sadruddin
450 Virginia Highlands
Fayetteville, GA 30215**

RE: Alpharetta Liquor and Wine PHA210032

Dear Property Owner:

Please allow this letter to serve as public notice for a Conditional Use request at 11380 State Bridge Rd Suite 130 Alpharetta, GA 30022 to allow a liquor and wine store to be added to the vacant space.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, July 14, 2021 at 6:00 p.m. via Zoom. The link to the meeting is <https://zoom.us/j/93938220246>. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, August 5, 2021 at 6:30 PM and City Council on Monday, August 23, 2021 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at roy.2098@yahoo.com.

Sincerely,

Ramzanali Sadruddin

AMREIT ALPHARETTA COMMONS LP
P O BOX 528
COLUMBIA SC 29202-0528

GEORGIA TRANSMISSION CORP
2100 EAST EXCHANGE PL
TUCKER GA 30085

MEMPHIS INTERIORS L L C
4465 STATE BRIDGE WAY
ALPHARETTA GA 30005

DIEHL LEON A & GLENDA S
822 FOREST PATH LN
ALPHARETTA GA 30022-6468

KER CAR LLC
5430 NEW NORTHSIDE DR STE 200
ATLANTA GA 30339

U STORE L L C
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

CHICK FIL A INC
5200 BUFFINGTON RD
ATLANTA GA 30349

DITMORE VINCENT G & PEGGY S
824 FOREST PATH LN
ALPHARETTA GA 30022-6468

PARKH & PARKH LLC
9210 PRESTWICK CLUB DR
DULUTH GA 30097

LEE & PARK REAL ESTATE LLC
3719 NASHVILLE AVE
NEW ORLEANS LA 70125

KATES RANDY L & RHONDA K
826 FOREST PATH LN
ALPHARETTA GA 30022-6468

BOCA BARGOONS OF ALPHARETTA IA
1055 LEADENHALL ST
ALPHARETTA GA 30022

KNOLL MICHAEL C & CYNTHIA A
328 FOREST PATH LN
ALPHARETTA GA 30022-6468

DRP COMPANY
4308 CAYUGA ST
TAMPA FL 33614

BROTHERS PROPERTIES JOHNS CREEK
3127 MAPLE DR NE
ATLANTA GA 30305

D & T REALTY ASSOCIATES LLLP
1030 JOHNS CREEK PKWY
SUWANEE GA 30024

INDIGO DEV INC
300 WILMOT
DEERFIELD IL 60015

WF JOHNS CREEK LLC
8505 ROSWELL RD
SANDY SPRINGS GA 30350

J STORE L L C
1400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

TMT PARK BRIDGE INC
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

STATE AND STATE LLC
366 CAVERTON LN
ALPHARETTA GA 30022

HMB FOOD INC
4239 BLUEHOUSE LN
ALPHARETTA GA 30022

STATE AND STATE LLC
366 CAVERTON LN
ALPHARETTA GA 30022

FULTON COUNTY
141 PRYOR ST SW SUITE 7000
ATLANTA GA 30303

IHK PROPERTIES LLC
450 MCGINNIS FERRY VILLAGE PL UNI
103
ALPHARETTA GA 30005

PIEDMONT CAPITAL HOLDINGS LLC
1380 W PACES FERRY RD STE 2275
ATLANTA GA 30327

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

CU-21-04

FOR OFFICE USE ONLY

Case #: PHA 210032

☒ Fee Paid - Initial: dl

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: RAMZANALI SADRUDDIN Telephone: 678-517-5398

Address: 450 VIRGINIA HIGHLANDS Suite: _____

City: FAYETTEVILLE State: GA Zip: 30215 Fax: _____

Mobile Tel: _____ Email: roy.2098@yahoo.com

Subject Property Information:

Address: 11380 STATE BRIDGE Rd, suite 130 Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

☒ Conditional Use

☐ Rezoning

☐ Variance

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Exception

APPLICANT REQUEST AND INTENT

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

RETAIL PACKAGE STORE

Applicant's Request (Please itemize the proposal):

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

Question: 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.

Answer: There are already numerous retail package stores open and operating in the city of Alpharetta. Property is already zoned and developed. This public hearing application is necessary to be in compliance with the city of Alpharetta's ordinance for "conditional use" in a C1 zoned property to allow a retail package store.

Business name: Alpharetta Liquor & Wine

Suite numbers: 130, 140 & 150

Square footage: 4960 square feet

Hours of operation: Mon-Thur. 9am-9:30pm

Fri-Sat 9am-10:30pm

Sunday 12:30pm-7pm

Employees: Less than 10

Products sold: Beer, Wine, Spirits and associated items relative to alcohol package sales.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Hamid Mashinchi Telephone: 404-275-0896
Address: 4400 Kimball Bridge Rd Suite: _____
City: Alpharetta GA State: _____ Zip: 30005

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: _____ Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: HB Mashinchi Date: 6-1-21

Notary:

Notary Signature: [Signature] Date: 6/1/21



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: _____ Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

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: RAMZANALI SADRUDDIN Telephone: 678-517-5398
Address: 450 VIRGINIA HIGHLANDS Suite: _____
City: FAYETTEVILLE State: GA Zip: 30215

So Sworn and Attested:

Owner Signature: Ramzanali Sadruddin Date: _____

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: RAMZANALI SADRUDDIN

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: _____

Description of Contribution: _____

Value: 0

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: Ramzanali Sadruddin

Date: _____

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Its a retail package store, ~~not~~ so its compatible.

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

It will have no negative affect, It will attract additional traffic to the other retail stores in the shopping center.

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

Already zoned and developed.

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

Negligible.

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

No adverse impact.

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

Property already zoned and completed so in compliance with land use plan.

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

No, already developed.

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.

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: _____

Contact Name: _____

Telephone: _____

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.

Chuck Pitta

4285 State Bridge Rd

Alpharetta GA 30022

DiT Realty Associates, LLC

4305 State Bridge Rd

Alpharetta GA 30022

Bruce Williams

4385 Hummel Bridge Rd

Johns Creek, GA 30022

OL Residence Trust

4385 Hummel Bridge Rd

Johns Creek GA 30022

Lee - Park Real Estate, LLC

4370 Hummel Bridge Rd

Alpharetta GA 30022

Hummel Bridge Properties, LLC

4380 Hummel Bridge Rd

Alpharetta GA 30022

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify)

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

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: _____

Contact Name: _____ Telephone: _____

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

1261 MCWOLBROOK LLC

Bara Properties of Tampa, LLC

Barra Properties

Pine 19 Alpharetta GA, LLC

Halle Properties, LLC

DRD Company

Her Car, LLC

11110 State Bridge Rd

Johns Creek, GA 30022

11120 State Bridge Rd

Johns Creek, GA 30022

11130 State Bridge Rd

Johns Creek, GA 30022

4345 Humble Bridge Rd

Alpharetta, GA 30022

11255 State Bridge Rd

Johns Creek, GA 30022

11266 State Bridge Rd

Johns Creek, GA 30022

11300 State Bridge Rd

Alpharetta, GA 30022

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

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

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

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: _____

Contact Name: _____ Telephone: _____

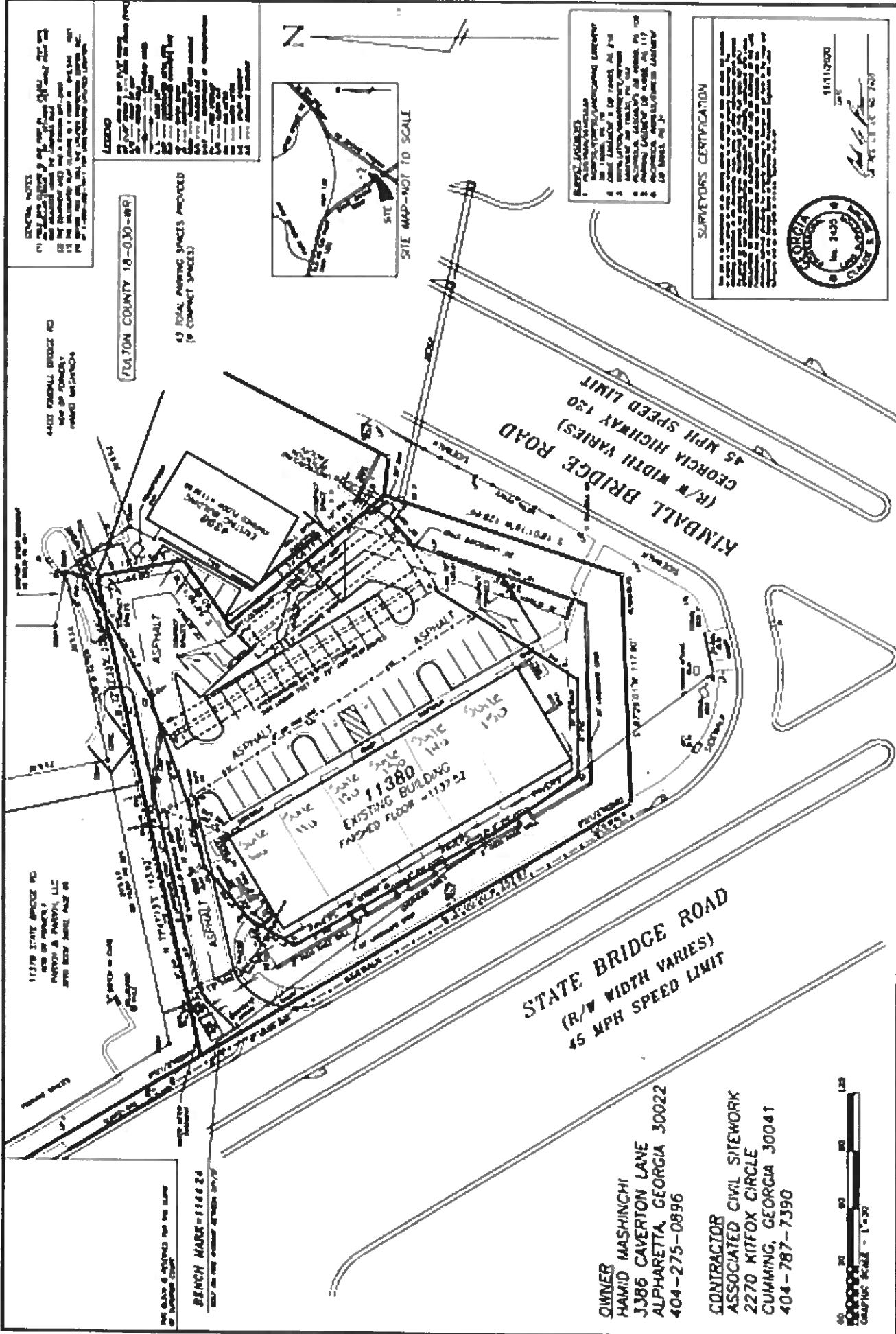
The following people will be notified of this application and provided information describing the subject proposal. Please note that All adjoining property owners MUST be notified. Use additional pages as needed.

<u>U-Star, LLC</u>	<u>41100 Hummel Bridge Rd</u> <u>Alpharetta GA 30005</u>
<u>U-Star, LLC</u>	<u>41400 Hummel Bridge Rd</u> <u>Alpharetta, GA 30005</u>
<u>Porchini Porcini LLC</u>	<u>11378 State Bridge Rd Alpharetta GA</u> <u>30022</u>
<u>UNITED FOOD, LLC</u>	<u>11370 State Bridge Rd</u> <u>Alpharetta GA 30022</u>
<u>Piedmont Capital Holdings</u>	<u>4135 State Bridge Way</u> <u>Alpharetta GA 30005</u>
<u>HUX Properties, LLC</u>	<u>4495 State Bridge Way</u> <u>Alpharetta GA 30005</u>
<u>Martha Interiors, LLC</u>	<u>4405 State Bridge Way</u> <u>Alpharetta GA 30005</u>

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.

- | | |
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| ☒ 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.

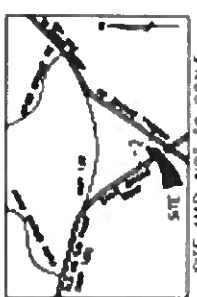


GENERAL NOTES

- 1) THIS SURVEY IS FOR THE 11380 STATE BRIDGE ROAD PROPERTY, ALPHARETTA, GA 30006.
- 2) THE PROPERTY IS BOUND BY KIMBALL BRIDGE ROAD TO THE NORTH AND STATE BRIDGE ROAD TO THE SOUTH.
- 3) THE TOTAL ANNOTED SPACES PROVIDED (IN COMPACT SPACES) ARE:

LEGEND

- 1. 11380 STATE BRIDGE ROAD
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- 100. 11380 STATE BRIDGE ROAD



SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property, and that the same is in accordance with the requirements of the Georgia Surveying Act of 1967, as amended.

DATE: 11/11/2020
 SIGNATURE: [Signature]
 SURVEYOR: [Name]



SHEET NO. S-1
OF 2 SHEETS

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11/11/2020	[Signature]	Initial Survey

SITE ADDRESS:
 11380 STATE BRIDGE ROAD
 ALPHARETTA, GA 30006

41-DAY SURVEY PLAN PREPARED FOR:
HAMID MASHINCHI
 LAND LOT 128 OF THE 1st DISTRICT, 1st SECTION
 CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Prepared By:
REGISTERED LAND SURVEYORS, INC.
 138 SOUTHWEST CORNER 14, JORD
 CUMMING, GEORGIA 30041
 (770) 888-7178
 email: registration@landsurveyors.net

Checked By: C. BRYAN
Date Field Survey: 11/11/2020
Date Plan Drawn: 11/11/2020
Scale: 1" = 30'
Job No.: 2021

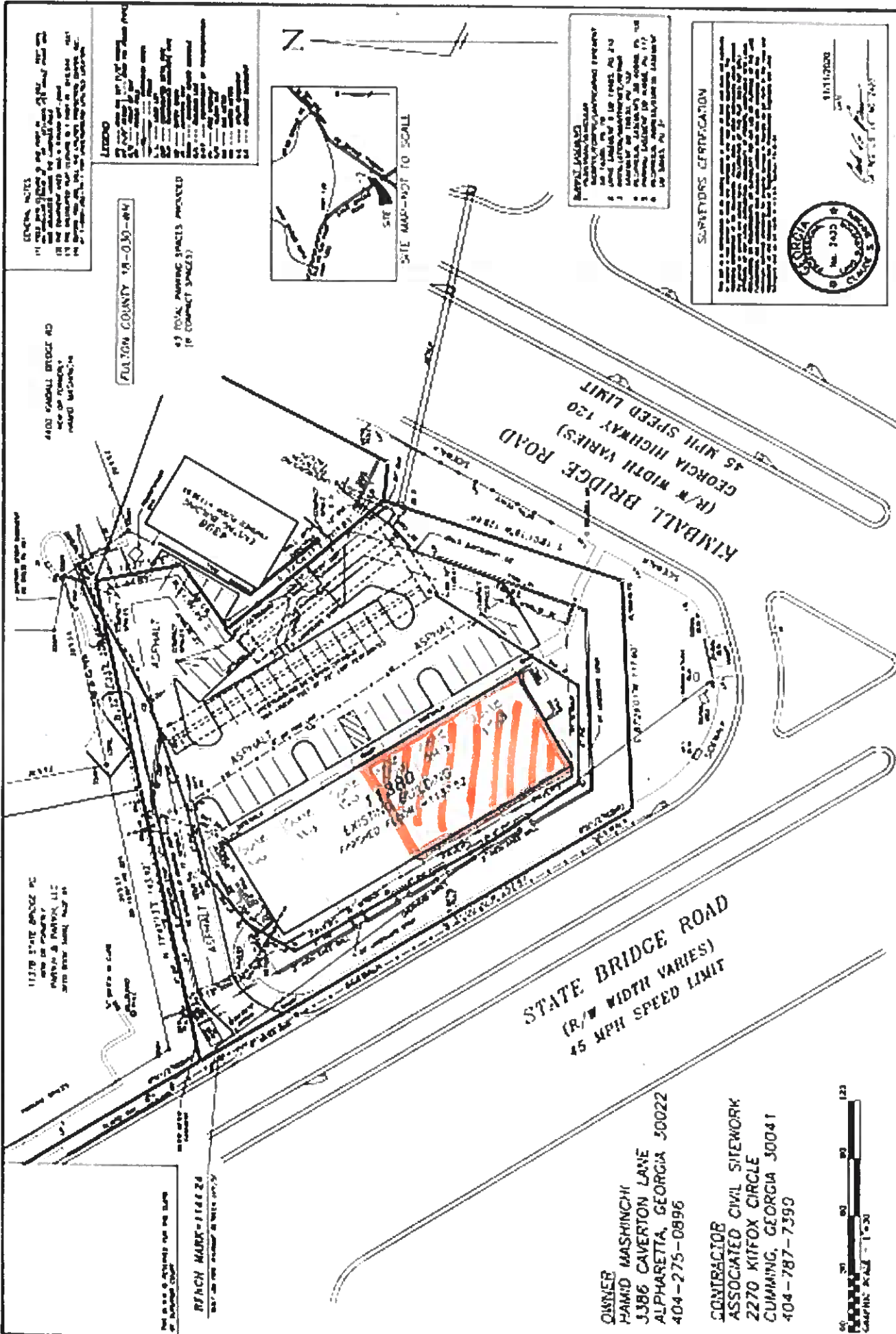
OWNER
 HAMID MASHINCHI
 3386 CAVERTON LANE
 ALPHARETTA, GEORGIA 30022
 404-275-0896

CONTRACTOR
 ASSOCIATED CIVIL SITEWORK
 2270 KITFOX CIRCLE
 CUMMING, GEORGIA 30041
 404-787-7390



THE DATA IS PROVIDED FOR THE STATE OF GEORGIA

BENCH MARK 1166 24
 1166.24 ± 0.02



GENERAL NOTES

1. THIS SITE PLAN IS FOR THE PROPOSED CONSTRUCTION OF A NEW BUILDING ON THE SITE OF THE EXISTING BUILDING.
2. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING BUILDING.
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LEGEND

- 1. EASEMENT FOR THE PROPOSED BUILDING
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- 10. EASEMENT FOR THE PROPOSED BUILDING



NOTES

1. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING BUILDING.
2. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING BUILDING.
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10. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING BUILDING.

SURVEYORS CERTIFICATION

I, the undersigned, being a duly licensed Surveyor of the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

John C. Smith
JCS

10/1/2020



OWNER HAMID MASHINCHI 1386 CAVERTON LANE ALPHARETTA, GEORGIA 30004 404-275-0896		SHEET NO. S-1 OF 2 SHEETS
REGISTERED LAND SURVEYORS, INC. 138 SAVANNAH DRIVE ATLANTA, GEORGIA 30317 (770) 888-7676 www.registeredland.com		DATE 10/1/2020
PROJECT 1386 CAVERTON LANE ALPHARETTA, GEORGIA 30004		SCALE 1" = 50'
DESIGNED BY JOHN C. SMITH		DATE 10/1/2020
CHECKED BY JOHN C. SMITH		DATE 10/1/2020
DATE 10/1/2020		DATE 10/1/2020

STATE BRIDGE ROAD
 (R/W WIDTH VARIES)
 45 MPH SPEED LIMIT

OWNER
 HAMID MASHINCHI
 1386 CAVERTON LANE
 ALPHARETTA, GEORGIA 30004
 404-275-0896

CONTRACTOR
 ASSOCIATED CIVIL SITEWORK
 2270 KIFFOX CIRCLE
 CUMMING, GEORGIA 30041
 404-787-7390





City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Human Resources
Submitted By: Cris Randall
Sponsored By: Ben Burnett and Dan Merkel
Meeting Date: August 23, 2021

I. AGENDA ITEM TITLE: RESOLUTION APPROVING ANNUAL UPDATE TO CITY PAY PLAN
SPONSORED BY: CM BURNETT & CM MERKEL

II. RECOMMENDATION:

Approve resolution to confirm the adoption of the City's Pay Plan and to provide annual CPI adjustment to the plan.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

Consideration of resolution to annually update the City's Pay Plan, subject to the following:

- Pay Plan to be automatically adjusted on an annual basis based upon the consumer price index (CPI) from the prior twelve month calendar period;
- CPI as provided by the Bureau of Labor Statistics publication;
- Adjustment capped at three percent;
- Adjustments are subject to the availability of funding as determined in the City's mid-year budget review and appropriation procedures;
- Effective the first pay period in March of each year;
- Employees whose wages fall below the minimums as a result of adjustments will be brought up to the new minimums as soon as practical in accordance with the City's Finance Department standard procedures;

The continue evaluation and maintenance of the City's Pay Play strongly align with the City's Core Values of Excellence, by the pursue of continuous improvement in our results and how they are achieved; Stewardship, by reflecting professionalism, ethics, industry standards and best practices; Integrity, by providing a fair and careful assessment and transparency of information; and Service, by our commitment to efficient, effective and responsive service delivery.

V. ALTERNATIVES:

VI. ATTACHMENTS:

RESOLUTION - Adoption and Updates to City Pay Plan

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA
TO CONFIRM THE ADOPTION OF THE CITY OF ALPHARETTA PAY PLAN;
TO PROVIDE FOR ANNUAL CPI ADJUSTMENTS TO THE PAY PLAN;
AND FOR OTHER PURPOSES

WHEREAS, a well-designed and competitive compensation plan is essential to the City of Alpharetta's ability to attract and retain a talented work force to provide quality public services in an efficient and effective manner; and

WHEREAS, a true and correct copy of the City's Pay Plan, heretofore adopted on or about June 26, 2021, is attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, AND IT IS HEREBY RESOLVED by the governing body of the City of Alpharetta, Georgia, that the Pay Plan attached hereto as Exhibit "A" is confirmed as the official City of Alpharetta Pay Plan; and IT IS

FURTHER RESOLVED, that the Pay Plan is intended and shall replace all other pay plans of the City of Alpharetta; and IT IS

FURTHER RESOLVED, that the Pay Plan shall be automatically adjusted on an annual basis based upon the consumer price index (the "CPI") from the prior twelve (12) month calendar period; and IT IS

FURTHER RESOLVED, that the CPI adjustment shall be capped at three percent (3%); and IT IS

FURTHER RESOLVED, that the annual adjustment shall be effective for the first pay period in March of each year to allow for sufficient time for the City to receive and review the official CPI publication notice from the Bureau of Labor Statistics; and IT IS

FURTHER RESOLVED, that the pay adjustments are subject to the availability of funding as determined in the City's mid-year budget review and appropriation procedures; and IT IS

FURTHER RESOLVED, that employees whose wages fall below the minimums as a result of adjustments shall be brought up to the new minimums as soon as reasonably practical in accordance with the City's Finance Department standard procedures; and IT IS

FURTHER RESOLVED, that this Resolution is effective immediately and shall remain in full force and effect until subsequently amended or repealed.

SO RESOLVED this _____ day of _____, 2021.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCILMEMBERS

Donald Mitchell, Mayor Pro Tem

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Karen Richard

(SEAL)

Attest:

Approved as to form and
legal sufficiency:

City Clerk
4248790

C. Sam Thomas, City Attorney

Exhibit A

CITY OF ALPHARETTA
PAY PLAN – EFFECTIVE JUNE 26, 2021

# EEs in Grade	Grade	Minimum	Midpoint	Maximum	Range Spread	Grade Progression
14	301	\$ 31,214.98	\$ 42,920.59	\$ 54,626.21	75%	
11	302	\$ 34,336.47	\$ 47,212.65	\$ 60,088.83	75%	10%
23	303	\$ 37,770.12	\$ 51,933.92	\$ 66,097.71	75%	10%
26	304	\$ 41,547.13	\$ 56,711.84	\$ 71,876.54	73%	9%
180	305	\$ 45,701.85	\$ 62,383.02	\$ 79,064.19	73%	10%
21	306	\$ 50,272.03	\$ 68,872.68	\$ 87,473.33	74%	11%
40	307	\$ 55,299.23	\$ 75,759.95	\$ 96,220.67	74%	10%
46	308	\$ 60,829.16	\$ 83,335.95	\$ 105,842.73	74%	10%
24	309	\$ 66,912.07	\$ 91,334.98	\$ 115,757.89	73%	9%
17	310	\$ 73,603.28	\$ 100,468.48	\$ 127,333.68	73%	10%
5	311	\$ 80,963.61	\$ 110,110.51	\$ 139,257.41	72%	9%



City Council Meeting & Public Hearing

STAFF REPORT

Submitting Department: Community Development

Submitted By: Kathi Cook

Sponsored By:

Meeting Date: August 23, 2021

I. AGENDA ITEM TITLE: ATLANTA REGIONAL COMMISSION GRANT APPLICATION PE FUNDING

II. RECOMMENDATION:

Approve authorization for submittal of the Milton Avenue Streetscape and Pedestrian Plaza and Alpha Link Connector grant applications to the Atlanta Regional Commission and approve resolutions of funding commitment for the projects.

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: \$370,000 IN GRANT MATCHING FUNDS
PROVIDED THROUGH THE NON-ALLOCATED ACCOUNT WITHIN THE
CAPITAL PROJECT FUND (LEAVING AN EST. BALANCE OF \$2.1
MILLION).

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Milton Avenue Prelim. Engineering (Grant Match; Acct TBD)	\$120,000.00
Alpha Link Prelim. Engineering (Grant Match; Acct TBD)	\$250,000.00
Capital Project Fund Non-Allocated (30190200-579000)	(\$370,000.00)

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-	\$0.00
-	\$0.00
-	\$0.00

IV. REPORT IN BRIEF:

The Atlanta Regional Commission is currently accepting applications for Preliminary Engineering Funding of projects identified in adopted LCI Plans. Only one project per LCI Area will be considered. Staff is recommending pursuing this funding for the Milton Avenue Streetscape and Pedestrian Plaza, within the Downtown Alpharetta Master Plan LCI Area. Within the Northpoint LCI, staff recommends seeking funding for design of the Alpha Link Connector.

The Milton Avenue Streetscape and Pedestrian Plaza has been before council and developed through concept phase. Similarly, the Alpha Link connector recently completed its concept development in the North Point Area and Alpha Loop Trail Connectivity Feasibility Study. Each of these projects represent extensive public input and support.

The recent TSPLOST 2 effort estimated construction cost for the Milton Avenue project at nearly \$4.0 million. Using construction costs as a basis, the Milton Avenue Preliminary Engineering Phase is estimated at \$600,000, with the 20% City match of \$120,000.

For the Alpha Link project, construction costs are estimated near \$6.5 million. Preliminary engineering phase effort is assumed at \$1.25 million with a required 20% city match of \$250,000. The North Fulton CID is

assisting with the preparation of this application.

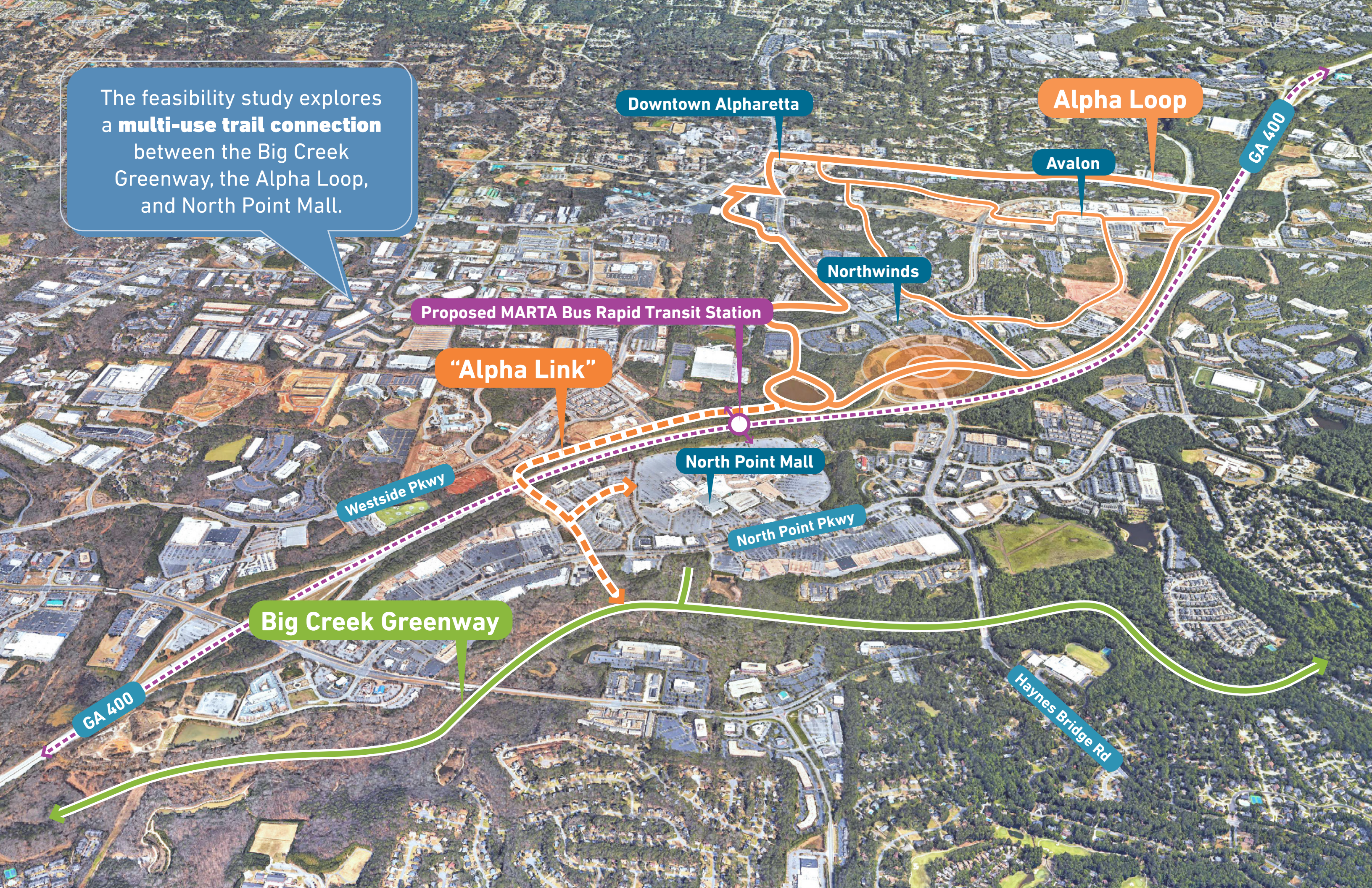
The Finance Department has confirmed that these matching funds are available in the City's unallocated capital project account. The applications are due to be submitted by August 27, 2021.

V. ALTERNATIVES:

VI. ATTACHMENTS:

AlphaLink Exhibit, Milton Avenue Streetscape and pedestrian Plaza, Resolution_Milton Ave,
Resolution_AlphaLink

The feasibility study explores a **multi-use trail connection** between the Big Creek Greenway, the Alpha Loop, and North Point Mall.



Downtown Alpharetta

Alpha Loop

Avalon

Northwinds

Proposed MARTA Bus Rapid Transit Station

"Alpha Link"

North Point Mall

Westside Pkwy

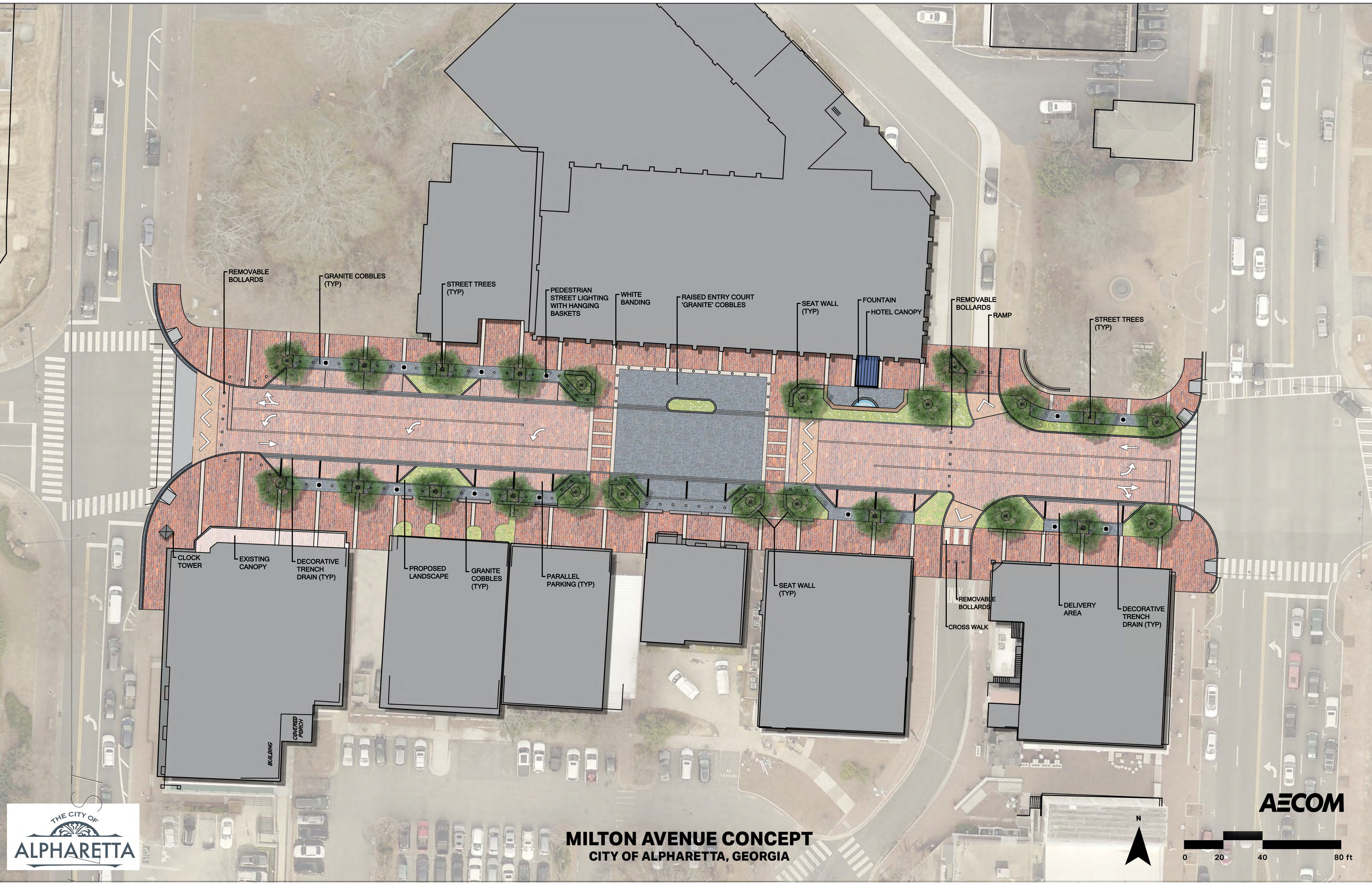
North Point Pkwy

Big Creek Greenway

Haynes Bridge Rd

GA 400

GA 400



REMOVABLE BOLLARDS

GRANITE COBBLES (TYP)

STREET TREES (TYP)

PEDESTRIAN STREET LIGHTING WITH HANGING BASKETS

WHITE BANDING

RAISED ENTRY COURT 'GRANITE' COBBLES

SEAT WALL (TYP)

FOUNTAIN
HOTEL CANOPY

REMOVABLE BOLLARDS

RAMP

STREET TREES (TYP)

CLOCK TOWER

EXISTING CANOPY

DECORATIVE TRENCH DRAIN (TYP)

PROPOSED LANDSCAPE

GRANITE COBBLES (TYP)

PARALLEL PARKING (TYP)

SEAT WALL (TYP)

REMOVABLE BOLLARDS

DELIVERY AREA

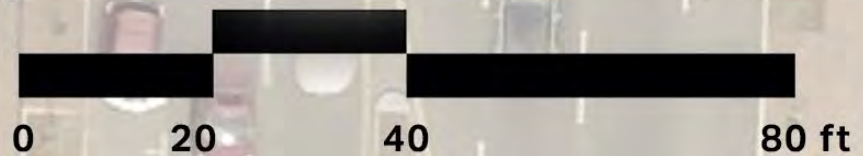
DECORATIVE TRENCH DRAIN (TYP)

CROSS WALK

BUILDING
COVERED PORCH



MILTON AVENUE CONCEPT
CITY OF ALPHARETTA, GEORGIA



AECOM



RESOLUTION NO.

A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY COUNCIL TO APPROVE THE SUBMISSION OF THE MILTON AVENUE STREETScape AND PEDESTRIAN PLAZA APPLICATION TO THE ATLANTA REGIONAL COMMISSION.

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

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

WHEREAS, the City of Alpharetta seeks to participate in the LCI Program to implement the Milton Avenue Streetscape and Pedestrian Plaza identified in the Downtown LCI Masterplan; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Alpharetta hereby that the submission of the Milton Avenue Streetscape and Pedestrian Plaza grant application is hereby approved, and if awarded the Mayor is hereby authorized to execute award package with directives under the LCI Program; and

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

SO RESOLVED this ____ day of _____, 2021.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

(SEAL)

COUNCIL MEMBERS

Attest:

City Clerk



RESOLUTION NO.

A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY COUNCIL TO APPROVE THE SUBMISSION OF THE ALPHA LINK CONNECTOR APPLICATION TO THE ATLANTA REGIONAL COMMISSION.

WHEREAS, The City of Alpharetta adopted the North Point LCI Plan in February of 2018; and

WHEREAS, The City of Alpharetta Adopted the North Fulton Comprehensive Transportation Plan in March of 2018; and

WHEREAS, The City of Alpharetta Adopted the Alpha Loop Trail Connectivity Feasibility Study in November of 2020; and

WHEREAS, ARC provides local assistance programs to implement facets of the LCI within the designated study area, including the LCI Program; and

WHEREAS, the City of Alpharetta seeks to participate in the LCI Program to implement the Alpha Link Connector identified in the North Point LCI Study Area; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Alpharetta hereby that the submission of the Alpha Loop Trail Connectivity Feasibility Study grant application is hereby approved, and if awarded the Mayor is hereby authorized to execute award package with directives under the LCI Program; and

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

SO RESOLVED this ____ day of _____, 2021.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

(SEAL)

COUNCIL MEMBERS

Attest:

City Clerk



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services

Submitted By: Bob Regus, Morgan Rodgers

Sponsored By: CM Merkel & CM Hipes

Meeting Date: August 23, 2021

I. AGENDA ITEM TITLE: MOU WITH THE CITY OF MILTON FOR FOOTBALL COOPERATION
SPONSORED BY: CM MERKEL & CM HIPES

II. RECOMMENDATION:

Staff is recommending approval of a Memorandum of Understanding (MOU) with the City of Milton regarding the parks and recreation football program and authorize the Mayor to execute all necessary documents.

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 purpose of this MOU is to take another step to continue to foster a long-term mutually beneficial relationship between Alpharetta and Milton as it relates to parks and recreation programs and services as a way to better serve the Cities' respective citizens, offer a wider variety of recreational services, and grow the relationship between the Cities such that similar opportunities can be developed over time.

The following provisions are included in the MOU:

- a) Alpharetta and Milton will jointly operate the football program through the North Atlanta Football League (NAFL) subject to NAFL's continuing compliance with each City's requirements. The board of the NAFL will have equal representation from both cities and will notify both cities of board meetings.
- b) Under this agreement all participants from either City will pay resident fees and there will be no distinction of cities for the formation of teams.
- c) Full time employees of each City and their immediate family members living in the same household will be considered residents of the city in which they are employed. These guidelines are not applicable for part-time and seasonal employees, contract vendors, and volunteers.
- d) The MOU shall become effective September 1, 2021 and will renew automatically for one-year terms on January 1st of each subsequent year.
- e) This MOU shall continue unless either City delivers written notice of non-renewal to the other City at least one hundred eighty (180) days prior to the expiration of the then-applicable term. If written notice of nonrenewal is given, this MOU will terminate upon the expiration of the existing term. Nothing stated herein shall obligate either City to extend this MOU beyond the term or any renewal term.

f) At the conclusion of each Fall season, Alpharetta and Milton officials (to include the Mayors and City Manager/Administrator, or their designees), shall evaluate the effectiveness of the MOU in the meeting goals established in Section 1 of this MOU. Officials shall evaluate participation in the recreational youth NAFL, and the other terms of the MOU to ensure they are fair and just for both parties. The parties shall exercise their best efforts to resolve any issues.

V. ALTERNATIVES:

VI. ATTACHMENTS:

(2021) MOU with Milton (Football)

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF ALPHARETTA AND THE CITY OF MILTON FOR
FOOTBALL COOPERATION**

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into by and between the City of Alpharetta ("Alpharetta"), a municipal corporation of the State of Georgia, and the City of Milton ("Milton") a municipal corporation of the State of Georgia (Alpharetta and Milton each a "City").

WHEREAS, the Cities of Alpharetta and Milton are adjoining communities in North Fulton County; and

WHEREAS, as authorized by Article IX, Section II, Paragraph III of the Georgia Constitution, each City maintains and provides staff for its respective recreation department for the purpose of providing recreation and parks services; and

WHEREAS, the Cities have determined that it is to their best Interest and mutual advantage to share certain programs and facilities; and

WHEREAS, Article IX, Section III, Paragraph I of the Georgia Constitution provides that cities may contract with each other for the joint use of facilities and the provision of services that they are otherwise legally authorized to provide; and

WHEREAS both cities have made major investments in football fields for the benefits of their citizens;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for good and valuable consideration, the parties agree as follows:

1. GENERAL PURPOSE OF MOU.

The purpose of this MOU is to take another step to continue to foster a long-term mutually beneficial relationship between Alpharetta and Milton as it relates to parks and recreation programs and services as a way to better serve the Cities' respective citizens, offer a wider variety of recreational services, and grow the relationship between the Cities such that similar opportunities can be developed over time.

2. GENERAL RESPONSIBILITIES OF PARTIES.

- a) Alpharetta and Milton will jointly operate the football program through the North Atlanta Football League (NAFL) subject to NAFL's continuing compliance with each City's requirements. The board of the NAFL will have equal representation from both cities and will notify both cities of board meetings.
- b) Under this agreement all participants from either City will pay resident fees and there will be no distinction of cities for the formation of teams.
- c) Full time employees of each City and their immediate family members living in the same

household will be considered residents of the city in which they are employed. These guidelines are not applicable for part-time and seasonal employees, contract vendors, and volunteers.

- d) The MOU shall become effective September 1, 2021 and will renew automatically for one-year terms on January 1st of each subsequent year.
- e) This MOU shall continue unless either City delivers written notice of non-renewal to the other City at least one hundred eighty (180) days prior to the expiration of the then-applicable term. If written notice of nonrenewal is given, this MOU will terminate upon the expiration of the existing term. Nothing stated herein shall obligate either City to extend this MOU beyond the term or any renewal term.
- f) At the conclusion of each Fall season, Alpharetta and Milton officials (to include the Mayors and City Manager/Administrator, or their designees), shall evaluate the effectiveness of the MOU in the meeting goals established in Section 1 of this MOU. Officials shall evaluate participation in the recreational youth NAFL, and the other terms of the MOU to ensure they are fair and just for both parties. The parties shall exercise their best efforts to resolve any issues.

3. ADMINISTRATION.

- a) The parties place high value on regular, timely and full communications between themselves, and commit themselves to ensuring strong communication links through their actions.
- b) Each party will designate a single point of contact to coordinate all activities, related to this MOU, between the parties involved.
- c) Communication between the two parties at the highest level (Mayors, City Administrator/City Manager) will take place if judged necessary by the respective Recreation & Parks Director or Recreation Manager of each City.
- d) More specific delineations of roles, responsibilities, resources, and commitments concerning particular matters may be addressed in written guidelines approved by the Alpharetta Recreation & Parks Director or designee, and the Milton Recreation Manager, if such guidelines are consistent with the general purposes of this MOU. Such guidelines shall be for administrative convenience and shall not be legally binding on either City until approved by the City's respective governing authority.
- e) Unless otherwise provided for herein, this MOU does not impose specific program, resources, or budgetary obligations on either party.

4. OTHER PROVISIONS.

- a) Insurance. Each City shall be responsible for obtaining and maintaining its own liability and property insurance against losses or liability related to this MOU.
- b) No Third Party Beneficiaries. There are no third party beneficiaries to this MOU. No person or entity other than a party to this MOU shall have any rights hereunder or any authority to

enforce its provisions. Nothing in this MOU shall be deemed to waive either party's sovereign or other immunity.

- c) Relationship Between the Parties. In consideration of the mutual services provided herein, both parties agree that nothing contained herein is intended to be or should be construed in any manner as creating or establishing the relationship of partners or joint ventures between the parties hereto or as constituting an agency relationship in any manner whatsoever. The individual parties are and shall remain independent entities with respect to all services performed under this MOU. Each party represents that it has, or will secure all its expense, all personnel required in performing its service obligations under this MOU and that the acts of its employees performing the services under this MOU shall be the acts of employees of that entity alone. Each entity agrees that in the performance of this mutual service, its employees shall not require nor be entitled to any compensation, rights, or benefits of any kind whatsoever from the other party to this MOU, including, but not limited to, medical and hospital care, sick and vacation leave, disability, Worker's Compensation or Unemployment Compensation.
- d) Severability. In the event any part or provision of this MOU is held to be invalid, the remainder of this MOU shall not be affected thereby and shall continue in full force and effect.
- e) Applicable Law. This MOU shall be governed in all respects as to the validity, construction, capacity, performance, or otherwise by the laws of the State of Georgia.
- f) Counterpart s. This MOU may be executed in multiple counterparts each of which is deemed an original of equal dignity with the others and which is deemed one and the same instrument as the others.
- g) Force Majeure. The requirements of this MOU shall be suspended for reasons outside a party's reasonable control, provided that the impacted party shall promptly notify the other party upon the beginning and conclusion of such force majeure event or situation.
- h) Notice. Formal notice under this MOU shall be sent via certified mail or overnight carrier to the City Manager/City Administrator of the applicable party at its then-current address.
- i) E-verify and Title VI. Each party agrees that it will comply with all E-verify and Title VI requirements and execute any documents reasonably required related to such compliance, in connection with this MOU.

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year written below.

CITY OF ALPHARETTA, GEORGIA

Date: _____

By: _____

Jim Gilvin, Mayor

APPROVED AS TO FORM:

C. Sam Thomas, P.C. City Attorney for the City of Alpharetta, Georgia

CITY OF MILTON, GEORGIA

Date: _____

By: _____

Joe Lockwood, Mayor

APPROVED AS TO FORM:

Ken Jarrard, City Attorney for the City of Milton, Georgia