



City Council Meeting NOVEMBER 15, 2021

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Alpharetta Chamber Presentation to the Public Safety Foundation

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 11/1/2021)

B. Alcoholic Beverage License Applications

PH-21-AB-28 The Farm at Pamelot Inc.
54 Roswell Street
Alpharetta, GA 30009

Farm Winery Tasting Room & Wine Bar
Consumption on Premises
Beer, Wine, Retail Package Sales & Sunday Sales

Owner: Pamela Jackson
Registered Agent: Jeffrey Jackson

VI. PUBLIC HEARING

A. PH-21-AB-27 Minimum Distance Requirement Waiver Request for 241 South Main Street
DEFERRED: This item has been deferred by Staff until November 29, 2021 City Council Meeting. This item will not be heard or considered by City Council during tonight's meeting.

Consideration of a variance from the minimum distance required between an establishment seeking an alcoholic beverage license and a school.

B. MP-21-03/CU-21-05 ADVANCED RECOVERY SYSTEMS, LLC DRUG REHABILITATION CENTER

Consideration of a master plan amendment and conditional use to allow a 62-bed DRUG REHABILITATION CENTER for Advanced Recovery Systems, LLC. A master plan amendment is requested to the Southfund Master Plan to add 'Congregate Housing, Assisted Living Facility' as a conditional use in Pod D. A conditional use is requested to allow 'Congregate Housing, Assisted Living Facility' for Advanced Recovery Systems, LLC. The zoning classification of the property is O-I (Office-Institutional) subject to the Southfund Master Plan Pod D. The property is located at 11725 Pointe Place and is legally described as being located in Land Lot 550, 1st District, 2nd Section, Fulton County, Georgia.

C. CLUP-21-04 / MP-21-07 / Z-21-09 / V-21-23 KB/400 Partners Empire Communities

Consideration of a comprehensive land use plan amendment, master plan amendment, rezoning and variances to allow for 90 'For-Sale' single-family detached homes to be constructed on approximately 14 acres in the North Point Overlay. A comprehensive land use plan amendment is requested from 'Corporate Office' and 'Public, Institutional, Education' to

'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) and SU (Special Use) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). A master plan amendment is requested to add 'Dwelling, 'For-Sale', Detached' to Pod A of the KB/400 Partners Master Plan and variances are requested to modify North Point Overlay site design and streetscape standards, reduce setbacks and lot widths, eliminate block requirements with stub-out streets and vehicular cross-access, eliminate minimum driveway spacing, reduce landscape strip along new private road and allow a stream buffer encroachment for new entry road off Rock Mill Road. The property is located at the southwest corner of Kimball Bridge Road and North Point Parkway and is legally described as being located in Land Lots 807, 808, 849 & 850, 1st District, 2nd Section, Fulton County, Georgia.

- D. Z-21-08 / CU-21-11 Mayfair on Main / 217 South Main Street**
Consideration of a rezoning from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use) and a conditional use to increase the density above 10 dwelling units per acre to allow for the construction of 13 'For-Sale' single-family detached homes and 11 'For-Sale' townhome units in the Downtown. The property is located at 217 South Main Street and is legally described as being located in Land Lot 694, 2nd District, 2nd Section, Fulton County, Georgia.
- E. MP-21-09/CLUP-21-05/V-21-25 Cousins Westside Pod A/Empire Communities**
Consideration of a comprehensive land use plan amendment, master plan amendment and variances to allow 58 'For-Sale' townhomes on 7.35 acres. A comprehensive land use plan amendment is requested from 'Business, Manufacturing, Warehousing, Light Industrial' to 'High Density Residential' and a master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' as a permitted use in Pod A of the Cousins Westside Master Plan. Variances are requested to modify North Point Overlay site design and streetscape standards, amend block requirements, and eliminate landscape strip requirements along the new internal street. The property is located at 3000 Hembree Road and is legally described as being located in Land Lot 691, 1st District, 2nd Section, Fulton County, Georgia.
- F. PH-21-18 The Code of City of Alpharetta Text Amendments - Distance Requirements and Ancillary Tasting**
Consideration of text amendments to the Code of Ordinances to add and amend regulations related to ancillary tasting license and to add a distance requirement between retail package sales establishments.

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Rucker Road Landscape Finalization - FY2022**
- B. Traffic Signal Operations Program Coordination with GDOT**
- C. Recreation and Parks Fleet Replacement**
- D. An Ordinance to Amend Chapter 4 (Alcoholic Beverages) of the Code of the City of Alpharetta, Georgia**
Co-Sponsored by Council Member Burnett and Council Member Hipes

IX. WORKSHOP

X. PUBLIC COMMENT

XI. REPORTS

XII. ADJOURNMENT TO EXECUTIVE SESSION