



CULTURAL ARTS COMMISSION MEETING

JUNE 28, 2022

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE TO THE FLAG
- IV. SWEARING-IN CEREMONY
 - a. Welcome New Commissioner Francesca Connolly to the Cultural Arts Commission
 - b. Swearing In and Signing of Oath of Office for Francesca Connolly
- V. CONSENT AGENDA
 - a. Cultural Arts Commission Meeting Minutes (Meeting of 4-26-2022 at 6:00pm)
 - b. Cultural Arts Commission Meeting Minutes (Workshop of 5-24-22 at 6:00pm)
- VI. OLD BUSINESS
 - a. Performance Permits
 - b. "A" Sculpture
- VII. NEW BUSINESS
 - a. Public Art Review (Two Sculptures) - Lakeview Development
- VIII. PUBLIC COMMENT
- IX. REPORTS
 - a. Cultural Services Report - June 2022
- X. ITEMS FROM COMMISSION MEMBERS
- XI. ADJOURNMENT



CULTURAL ARTS COMMISSION MEETING

UNOFFICIAL MINUTES

APRIL 26 2022

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 2 PARK PLAZA | 6:00 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 the Cultural Arts Commission, but not quoted or paraphrased. This document includes limited presentation by the Cultural Arts Commission and invited speakers in summary form.

I. CALL TO ORDER

- Vice Chairman Andrews called the meeting to order at 6:00 p.m.

II. ROLL CALL

- **Cultural Arts Commissioners**
 - Gene Andrews, Vice-Chair
 - Shital Foster
 - Melody Cookson
 - Sabine Genet
 - Alicia Burr, *Alternate Commissioner*
- **Cultural Arts Commission Members Absent**
 - Dianna Smeal, Chair
 - Sumita Patel
 - Michael Barsky
- **Staff**
 - Morgan Rodgers, Director of Recreation, Parks, & Cultural Services
 - Lauren Shapiro, City Clerk
 - Kim Zane, Cultural Services Manager
 - Amber O'Dwyer, Executive Office Coordinator

III. ITEMS FROM STAFF

- There were no items from staff.

IV. APPROVAL OF MEETING MINUTES

A. Approval of Minutes (3-22 -2022)

- ❖ Commissioner Cookson offered a motion to approve the meeting minutes from March 22, 2022.

- Commissioner Genet seconded the motion.
- The motion was approved unanimously (5-0).

V. PUBLIC COMMENT

- There were no public comments.

VI. UNFINISHED BUSINESS

- There was no unfinished business.

VII. NEW BUSINESS

A. Act 1 Presentation

- Act 1 Managing Director, Randy Bampffield, came forward to speak on behalf of this item.
- Act 1 is a non-equity theatre company originating from Alpharetta Presbyterian Church.
- Performers come from all over the metro-Atlanta area (Gainesville and Midtown Atlanta).
- Act 1 would like to increase its impact and will be looking for outside stakeholders so that the company can operate as a 501(c)(3) non-profit organization. Secondly, Act 1 is looking to coordinate with the symphony, ballet, and city band to acquire a dedicated performance arts space that would serve all of their shared performance needs.
- In five years, Act 1 would like to have a space that would help draw in corporate sponsorships and drive fundraising efforts.
- Act 1 has been partnered with Alpharetta Cultural Services for the past few years and has performed shows at Wills Park and the Alpharetta Black Box theater.
- Cultural Services Manager, Kim Zane, gave thanks to Act 1 and shared that the City does have an MOU with Act 1 and that they have been a wonderful partnership.

Cultural Arts Commission Discussion:

- Commissioner Genet shared that this organization is a hidden treasure in the community, and also, she would be happy to spread the word in her community about Act 1's intentions to gather sponsors and financial support.

B. Park Bond Overview

- Director Rodgers came forward to present this item.
- The Parks Bond Overview Presentation is attached hereto as "Exhibit A."

C. "A" Sculpture Recommendation

- Manager Zane came forward to present this item.
- Teasley HOA would like to gift the "A" sculpture to the City, and staff is bringing this item before the Commission to get your opinion.
- The City Attorney drafted the gift agreement for the Teasley HOA and also advised for the developer of Teasley to sign a separate gift agreement because it is not clear who actually owns the "A" sculpture.
- This sculpture was recently featured in the North Georgia Living Magazine.
- If the City accepts this gift, then the City can decide what to do with the "A."

Cultural Arts Commission Discussion:

- Commissioner Cookson asked about the cost of repairing or recreating the "A" and its long-term maintenance.
 - Manager Zane shared that the quote for repairing/repainting was about \$7,000 but we would need to get a new quote. Additionally, it does not seem as though the original artist used outdoor grade paints. If the correct type of paint is used, then the "A" should last about 5-8 years.
- Commissioner Foster asked if this was a wooden structure and whether the community likes/dislikes the "A." She also shared that it may be possible to move the sculpture indoors.
 - Manager Zane shared that this sculpture needs to be re-evaluated. At the time that this piece of art was constructed, we did not have a public arts process in place, so this one sculpture is somewhat of an exception to the process that we now have in place. Now, we have ownership and maintenance agreements as part of the public arts process. Staff has received several inquiries from the public in terms of either not liking the "A" or the structure needing to be repainted.
- Commissioner Andrews shared that he believed the sculpture is in a weird place.
- Commissioner Burr shared that this piece of art needs to have value for the City to receive it and for the City to spend time and money maintaining it.
- Commissioner Genet shared that it would be a neat idea to create a way that the "A" could have theme every year and have some sort of art contest to repaint the "A." Further, she likes that the "A" has become part of our identity and believes that there is a lot of potential for the "A."
 - Manager Zane shared that Arts Alpharetta would be willing to help with curating the "A" and would be open to this idea.
 - Director Rodgers shared that it is staff's recommendation to accept the "A," treat it as a piece of artwork, and to make it look like it belongs in the City.
- ❖ Commissioner Genet offered a motion to approve accepting the gift of the "A" sculpture for the City of Alpharetta.
 - Commissioner Burr seconded the motion.
 - The motion was approved unanimously (5-0).

D. Cultural Services Report – April 26, 2022

- Manager Zane came forward to present this item.
- Upcoming Cultural Happenings:
<https://www.alpharetta.ga.us/government/departments/recreation-parks/cultural-services>
- Alpharetta Music City Live Music Calendar:
<https://www.awesomealpharetta.com/calendar/category/alpharetta-music-city-live-music/>

- **The Art of Speculation Gallery Exhibit** / Alpharetta Arts Center Gallery / Alpha Arts Guild presents..."Art can make you think, reflect, and speculate about the world around you"
- **Creative Hang-Ups Gallery Exhibit** presented by Village Park Milton / Alpharetta Arts Center Studio Gallery / Thru May 1
- **Peter & the Wolf Sensory Friendly Children's Concert & Workshop with Alpharetta Symphony Orchestra** / St. James United Methodist Church / May 7 / 1-2pm Concert and 2-3pm Workshops
- **Dancing Petals of Spring with Metropolitan Ballet Theatre** / Alpharetta Arts Center Terrance & Lawn / May 7 / 2pm / Free
- **Alpharetta Music Club Monthly Performance**— Experience LeSean Lewis Baritone/ Sunday, May 8 / 3-5pm / Arts Center Black Box / \$30 Ticket at <https://alpharettamusicclub.com/> (includes classical music show, wine and hors d'oeuvres)
- **The Sound of Music** / City Center Players Production Youth Edition / Alpharetta Arts Center / May 13 & 14 at 5:30pm and May 14 at 12pm / Free
- **Paint the Town ~ Alpharetta Plein Air** —For more information: <https://www.artsalpharetta.org/paint-the-town-2022.html>
 - **Reception** / Alpharetta Arts Center Gallery / May 21 / 5-7pm
 - **Exhibit** / Alpharetta Arts Center Gallery / May 21 – June 5
 - **Wet Paint Sale** / Downtown Location – TBD / May 20 / 4-7pm
 - **Quick Draw Quick Paint Competition** / Formal Gardens at City Hall / May 21 / 10am-12pm with 1pm Awards Ceremony
- **Alpharetta Symphony Orchestra Presents the Roaring 20's** / Brooke Street Park / May 30 / 7:30pm / Free
- **ACT1 Presents Little Shop of Horrors** / Alpharetta Presbyterian Church / June 3-19 / Fridays & Saturdays at 8pm / Sundays at 2pm / Tickets: <https://act1theater.org/>
- **Juneteenth: What Freedom Means to Me** / Alpharetta Arts Center Gallery / Presented by City of Alpharetta, Arts Alpharetta, and Alpharetta Black History & Celebrations Committee
 - **Gallery Exhibit** / June 7-July 29
 - **Reception** / June 11 / 5pm

VIII. ITEMS FROM COMMISSION MEMBERS

- Director Rodgers shared that he will be workshopping the Street Performer Process with City Council on Monday, May 2nd. If you feel so lead, reach out to the Council Member who appointed you and see if they have any questions before Monday night's meeting.

IX. ADJOURNMENT

- ❖ **Commissioner Genet offered a motion to adjourn.**
 - **Vice Chairman Andrews seconded the motion.**

- The motion was approved unanimously (5-0).
- With there being no further business to hear or discuss, Chairman Andrews adjourned the meeting at 7:10 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk

EXHIBIT A

2021 Park Bond Update

Council Workshop

May 2, 2022

2021 Approved Bond Referendum Projects

1. Mid-Broadwell Park

Bond Investment: \$500,000

2. Webb Bridge Park Soccer Field

Bond Investment: \$1 Million

3. Waters Road Park

Bond Investment: \$1.25 Million

4. Farmhouse Park

Investment: \$2 Million

5. Old Rucker Park

Bond Investment: \$3 Million

6. Union Hill Park

Bond Investment: \$3.25 Million

7. Wills Park Equestrian Center

Bond Investment: \$5 Million plus \$5 Million Equestrian Foundation match

8. Wills Park Improvements

Bond Investment: \$6 Million

9. Alphaloop

Bond Investment: \$7.5 Million

MID-BROADWELL PARK

PROJECT SCOPE

The project involves constructing the final elements of Mid Broadwell Park including development of a playground area, trails throughout the property, a limited parking area, and other amenities. The park's development is based on a plan that was developed through a community-driven process in 2019. Bond funds will be used to construct restrooms, trails/sidewalks, and parking and outfit the park with basic amenities such as trashcans and benches.

MID-BROADWELL PARK

Project Specifics:	
Project Phase	Design
Status	On schedule.
Target Completion of Phase	6/24/22
Current Activity	Pond & Company is working on preparing the 90% submittal plans. Plans are anticipated to be delivered to the City on April 8, 2022.
Recent Milestone	Submittal of 90% plans on April 8, 2022.
Next Milestone	Submittal of 100% plans on May 13, 2022
Outstanding Item(s)	None
Designer	Pond & Company

- 1 PARKING LOT - PERMEABLE PAVERS
- 2 ADA CONCRETE SIDEWALK
- 3 EVERGREEN SCREEN
- 4 EXISTING RESTROOM
- 5 NATURE-THEMED PLAYGROUND
- 6 WATER PLAY ELEMENT
- 7 PICNIC TABLE UNDER SHADE STRUCTURE
- 8 SWING BENCH
- 9 BENCH
- 10 SLATESCAPE TRAIL
- 11 SLATESCAPE NATURE PLAY TRAIL - ADA ROUTE
- 12 OPEN PLAY LAWN



WEBB BRIDGE PARK SOCCER FIELD

PROJECT SCOPE

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

WEBB BRIDGE PARK SOCCER FIELD

Project Specifics:	
Project Phase	Design
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	City staff is preparing an RFP for design services.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	An RFP for design services is anticipated to be released after final Geotech Study review.
Outstanding Item(s)	Final Geotechnical Study Results
Designer	To be determined.

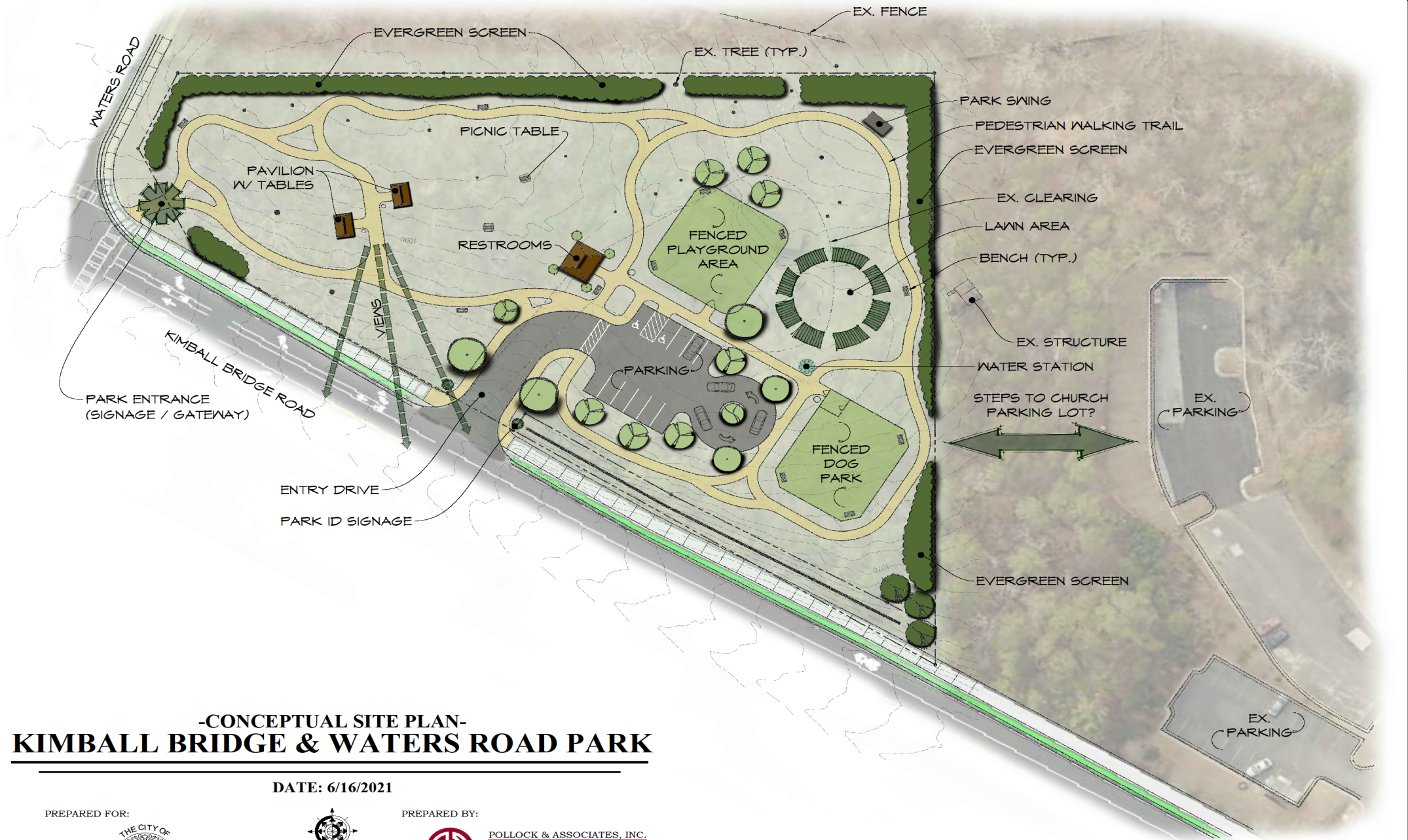
WATERS ROAD PARK

PROJECT SCOPE

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

WATERS ROAD PARK

Project Specifics:	
Project Phase	Design
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	Staff is investigating the possibility of utilizing Sourcewell for the design & construction of this project.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	Provide project narrative provide through Sourcewell
Outstanding Item(s)	None
Designer	To be determined.



WATERS ROAD PARK PUBLIC INPUT

What activities do you see you and your family doing in this future park space? (up to 3)

 Mentimeter

FARMHOUSE PARK

PROJECT SCOPE

The 5.36-acre Farmhouse Property is the site of the original settlement that became present day Alpharetta and has been acquired by the City and slated for a “heritage park.” Currently, the property has not been master planned to determine the best way to make the historic site available for public use. The completion of necessary surveys and engineering assessments will determine what features can be developed.

FARMHOUSE PARK

Project Specifics:	
Project Phase	Survey
Status	On Schedule
Target Completion of Phase	To be determined
Current Activity	Surveyor was released on March 30, 2022 to begin work. Survey is anticipated to be complete by May 13, 2022.
Recent Milestone	None
Next Milestone	Completion of survey May 13
Outstanding Item(s)	None
Designer	To be determined

OLD RUCKER ROAD PARK

PROJECT SCOPE

The proposed project involves the design of the remaining 7.5 acres and the construction and installation of the trails, restrooms, and amenities necessary for the property to be a functional passive park space.

OLD RUCKER ROAD PARK

Project Specifics:	
Project Phase	Design Procurement
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	City staff is preparing an RFP for design services.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	An RFP for design services was released on April 14, 2022.
Outstanding Item(s)	None
Designer	To be determined.

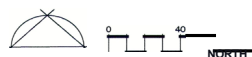


Old Rucker Park

700 Old Rucker Road, Alpharetta, GA

Draft Master Plan

March 2021



SCALE: 1" = 40'

UNION HILL PARK

PROJECT SCOPE

This project will recreate Union Hill Park as a recreational and gathering space that better meets the needs of current and future Alpharetta residents. The process began with an intensive public engagement and visioning program to determine what elements the new Union Hill Park should include and how to tie those elements together into a cohesive park space. From that concept, engineering and construction plans would be created and the site redeveloped.

UNION HILL PARK

Project Specifics:	
Project Phase	Design Procurement
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	City staff is preparing an RFP for design services.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	An RFP for design services released on April 14, 2022.
Outstanding Item(s)	None
Designer	To be determined.

KEY:

- A: GREENWAY TRAIL CONNECTION OPTIONS
- B: RENOVATED EVENT SPACE
- C: CISTERN / STORMWATER MANAGEMENT
- D: ROUND-ABOUT PARKING
- E: ACTIVITY AREA
- F: NATURE TRAIL
- G: TRAIL HEAD
- H: RAIN GARDEN / STORMWATER MANAGEMENT



UNION HILL PARK

Public Input

What activities do you see you and your family doing at this park once it is complete?

Mentimeter



WILLS PARK EQUESTRAIN CENTER

PROJECT SCOPE

This project will begin implementation of the Equestrian Center Master Plan by replacing all the existing barns on site with new horse barns for a total of 380; renovating the three existing arenas to include improved drainage and erosion control, new footings, new fencing and new lighting; improving drainage and stormwater management; and improving access to the barns and to the arenas.

WILLS PARK EQUESTRAIN CENTER

Project Specifics:	
Project Phase	Design Procurement
Status	On schedule
Target Completion of Phase	To be determined.
Current Activity	RFP for design services.
Recent Milestone	A design scoping meeting was held on March 21, 2022.
Next Milestone	A RFP for design services advertised on April 7, 2022.
Outstanding Item(s)	None
Designer	To be determined.

WILLS RD



- ① NEW EVENT PAVILLION AND SHOW OFFICE
- ② NEW BARNs AND WASHRACKS
- ③ NEW OUTDOOR ARENA AND SCHOOLING AREA
- ④ RENOVATED EXISTING COVERED ARENA
- ⑤ RENOVATED EXISTING SCHOOLING ARENA
- ⑥ RENOVATED EXISTING ARENA
- ⑦ NEW GUEST PAVILLIONS
- ⑧ NEW OUTDOOR STADIUM SEATING
- ⑨ NEW PARKING AREA
- ⑩ NEW ROUND PEN LOCATION
- ⑪ TRAILER PARKING
- ⑫ NEW MAINTENANCE BUILDING



WILLS PARKS IMPROVEMENTS

PROJECT SCOPE

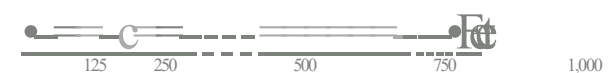
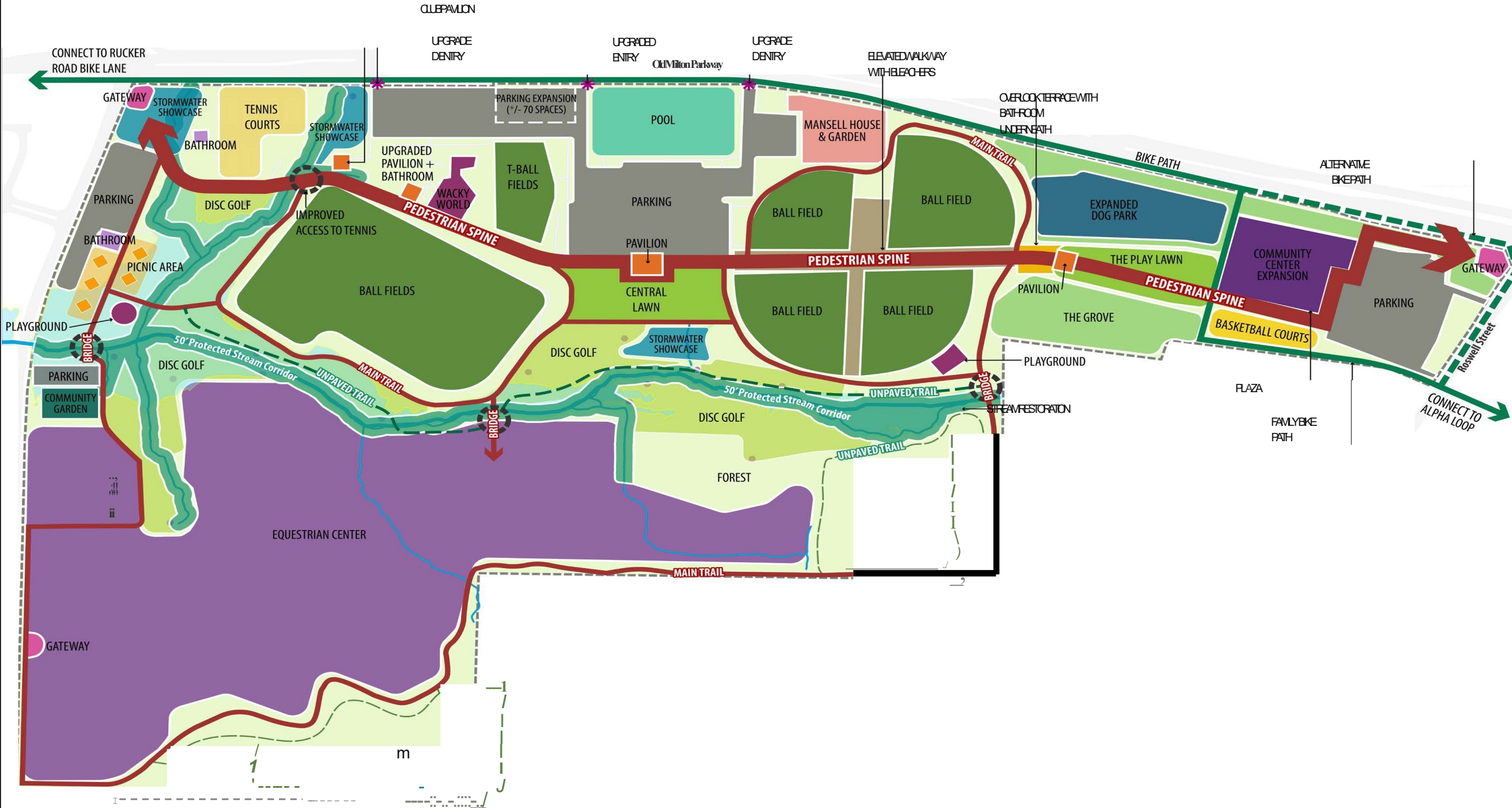
In 2019 the City adopted the Wills Park Master Plan, an effort to bring all the park elements together and make it a more cohesive place that feels special and unique. The goals of the plan are to unite the various park facilities, identify key facility improvements, and strengthen connections to nearby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

Bond Project List:

1. The Gateways at Roswell Street, Wills Road, Equestrian
2. The Pedestrian Spine
3. Wacky World Playground Replacement
4. Wacky World Restroom Construction
5. Waggy World Renovations

WILLS PARKS IMPROVEMENTS

Project Specifics:	
Project Phase	Design Procurement
Status	On Schedule
Target Completion of Phase	To be determined.
Current Activity	Due to a lack of response, the first RFP for design services was canceled. Staff developed a revised qualifications-based RFQ procurement. TSW is working on the architectural design of the Wacky World restroom. TerraMark is working on a boundary and partial topographic survey of the park.
Recent Milestone	City Council approved TerraMark's proposal for a boundary and partial topographic survey of Wills Park on March 21, 2022.
Next Milestone	An RFQ for design services advertised on April 7, 2022. Completion of architectural plans for Wacky World restroom on April 29, 2022. Completion of Survey by June 17, 2022.
Outstanding Item(s)	None
Designer	TSW (Architectural, Wacky World Restroom)



Wacky World Restrooms



Wills Park Restroom

Copyright, © All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of TSW Inc. and may not be used in any way without the written permission of TSW Inc.

for: City of Alpharetta
by: TSW





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 the Cultural Arts Commission, but not quoted or paraphrased. This document includes limited presentation by the Cultural Arts Commission and invited speakers in summary form.

I. WORKSHOP ANNOUNCEMENTS

This meeting agenda is for workshop purposes only. Items will be discussed by the members of the Board or Commission, but no formal action will be taken on today's agenda items.

II. CALL TO ORDER

- Chairwoman Smeal called the workshop to order at 6:05 p.m.

III. ROLL CALL

- Cultural Arts Commission Members
 - Dianna Smeal, Chairwoman
 - Melody Cookson, Commissioner
 - Michael Barksy, Commissioner
 - Sabine Genet, Commissioner
 - Alicia Burr, Alternate Commissioner
 - Francesca Connolly, Alternate Commissioner
- Staff
 - Morgan Rodgers, Director of Recreation, Parks, & Cultural Services
 - Kim Zane Manning, Cultural Services Manager
 - Amber O'Dwyer, Administrative Office Coordinator

IV. WORKSHOP ITEMS

A. Street Performer Application / Options

- Chairwoman Smeal asked the members to discuss the pro's and con's upon review of City Council's discussion regarding street performers.
 - Con's included location concerns, timing, fear of negative image, lack of scaling, noise levels, acceptable genres, etc.
 - Pro's included exposure to new and eccentric acts which are not limited to music, support local performers, encouraging diversity, and inclusivity.

- It was agreed the Street Performer Sub-Committee should dive deeper into solutions and suggestions for timing, location, permitting, restrictions, etc.
- Sub-Committee encouraged to meet over the summer to bring the topic back before council before fall season.

B. Art Leader Groups Update

- Cultural Services Manager, Kim Zane-Manning, presented the item.
 - Staff is currently working to foster partnerships and collaboration with the other Art Leader organizations in the City.
 - The plan is to meet with the various groups to learn their needs, desires, and expectations and to see how the city can work to achieve those desires.
 - Looking to have meeting at end of July.

C. Public Art Application / Options

- Signage Vs. Mural
 - Chairwoman Smeal requested this item be discussed.
 - Working to coordinate a meeting with the Design Review Board for public art guidelines committee as murals such as the Nike and Lily Pulitzer artwork at Avalon are marketing-based and the concern if they classify as public art.
 - Vendors argue it is “art” not signage but if marketing is included, is it considered “art”? A gray area includes the mural at Studio Movie Grill.
 - Commissioners further discussed what constitutes the Cultural Arts Commission’s review. Is it public art only which then needs to be on public property?
 - Kim Zane-Manning states we should put in place our terms as to what is a “sign” versus “mural”. The process of approval currently involves applications going before Arts Alpharetta who struggle when the mural includes branding for a business.
 - Discussion further included developers using the term “monument” loosely for gate entrances, etc.
 - Chairwoman Smeal suggested perhaps the type of mural should be a category of its own for future review.
 - All agreed that the Mural Sub-Committee should discuss further and perhaps include Kathi Cook, Director of Community & Economic Development in the discussion for insight.
- “A” Sculpture
 - Cultural Services Manager, Kim Zane Manning, came forward to present this item.
 - The “A” was first piece of art and had a maintenance plan, but it was not maintained. Since then, the developer told the Teasley HOA they are responsible for the “A”. The HOA sought quotes for restoration and the pricing proved to be more than anticipated. At that point, the HOA agreed to gift the “A” to the City.
 - The “A” donation was accepted by the City Council. The decision is now before the Cultural Arts Commission to decide whether to restore or remove the sculpture.
 - The Commissioners discussed the cost benefit of restoring the “A” or having it removed. Based on their discussion of the cost to restore or the cost to remove it

and replace the sculpture with another, a vote to decide how to move forward will occur at the next Cultural Arts Commission Business Meeting.

D. FY2023 Budget Review

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
 - The Department anticipates an increased budget on account of inflation. Several of the FY23 initiatives requested by the Recreation, Parks and Cultural Services Department were approved including the Historic Preservation and Alpharetta Public Arts initiative.

V. ITEMS FROM COMMISSION MEMBERS

- Chairwoman Smeal announced one of the fellow commissioners just had a baby boy.
- Commissioner Alicia Burr asked about the Art in Plein Air event.
 - Cultural Services Manager, Kim Zane-Manning – Responded that it went really well. Funding goes to Take-Out Art (to support kids with disabilities, etc.). Sold quite a bit of art and still selling throughout the month.
 - Commissioner Genet asked for a campaign info for neighborhood newsletter.
- Commissioner Barksy introduced a new pet project; murals with QR codes. He stated they can be found in other cities around the world. Such codes allow monetary donations to artists or intellectual property donations to the city. This may help resolve the “sign vs. mural” dilemma.
 - Commissioner Genet – Works with Cabbage Town and the Street Art Map. She suggested GPS located artwork and an app as opposed to QR codes.

VI. ADJOURNMENT

- With there being no further business to hear or discuss, Chairwoman Smeal adjourned the meeting at 7:34 p.m.

Respectfully submitted,

Amber O’Dwyer, Executive Office Coordinator



NOTE: This item currently does not have any supporting documentation or presenter wishes to provide documentation during the meeting.



City Council Meeting & Public Hearing

MAY 23, 2022

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

OFFICIAL MINUTES

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours or viewed online at <https://www.youtube.com/user/alpharettagov>.

I. CALL TO ORDER

- **Mayor Gilvin called the meeting to order at 6:30 p.m.**
- Mayor Gilvin announced that V-21-33 / Citgo 174 North Main Street Variance has been deferred by the applicant to a date to be determined.
- Mayor Gilvin announced that Council Member Binder is not yet present, and he will be about thirty (30) minutes late.

II. ROLL CALL

- **Council Members**
 - Mayor Jim Gilvin
 - Mayor Pro Tem Dan Merkel
 - Donald F. Mitchell
 - Brian Will
 - Douglas J. DeRito
 - John Hipes
 - Jason Binder
- **Staff**
 - Bob Regus, City Administrator
 - Molly Esswein, City Attorney
 - James Drinkard, Asst. City Administrator
 - Lauren Shapiro, City Clerk
 - John Robison, Director of Public Safety
 - Kathi Cook, Director of Community and Economic Development
 - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
 - Peter Sewczwicz, Director of Public Works

- Randy Bundy, Director of Information Technology
- Tom Harris, Director of Finance
- Adam Montgomery, Information Security Manager
- Eric Graves, Senior Transportation Engineer
- Kim Zane, Cultural Services Manager
- Michael Woodman, Planning and Development Services Manager
- Shawn Mitchell, Budget & Procurement Manager

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/16/2022)

B. Alcoholic Beverage License Applications

1. PH-22-AB-14 3325 Alpharetta Package, LLC d/b/a/ Liquor Emporium
3325 Old Milton Parkway, Suite B, Alpharetta, GA 30005

Package Store
Retail Package Sales
Liquor, Beer, Wine, & Sunday Sales
Owner & Registered Agent: Hussein Sultan

- ❖ Council Member Hipes offered a motion to approve the Consent Agenda.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

V. PUBLIC HEARING

A. MP-22-02 / CU-22-01 / Bright Path Academy of Georgia

Consideration of a master plan amendment and conditional use to allow a 'School, Academic' for Bright Path Academy. A master plan amendment is requested to the Immco, Inc. Master Plan to add the proposed use and a conditional use to allow a 'School, Academic' for Bright Path Academy. The property is located at 12395 Morris Road and is legally described as being located in Land Lot 1189, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- This item was considered at the 5/5/2022 Planning Commission meeting. Staff recommended approval subject to 5 conditions (vote 6-0). There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions.
- Staff is recommending that Mayor and Council approve MP-22-02/CU-22-01 Bright Path Academy of Georgia, subject to the following conditions:
 1. Add 'School, Academic' to the Professional Turf Supply Master Plan as a conditional use.

2. 'School, Academic' use shall be added as a conditional use at 12395 Morris Road and limited to no more than 11,150 square feet.
 3. Conditional use approval shall be limited to Bright Path Academy of Georgia; no additional 'School, Academic' businesses or subleasing shall be permitted within the approved space.
 4. In the future if an outdoor recreational area is contemplated, it shall be limited to the north side of the building and the 50' buffer adjacent to the residential property shall be maintained.
 5. Prior conditions of approval related to the Professional Turf Supply Master Plan shall remain in effect.
- The applicant, Bright Path Academy of Georgia, is requesting a master plan amendment and conditional use to allow a 'School, Academic' use for Bright Path Academy in a 11,150 square foot existing office building on 1.4 acres. An amendment to the Professional Turf Supply Master Plan is requested to add the proposed use. The subject property is located at 12395 Morris Road.
 - A low-rise office building occupies the adjacent parcel to the north, to the south is the Little Sunshine's Playhouse and Preschool daycare facility while to the east is the Caravelle townhome community. West, across Morris Road from this site, is a large fitness center and multi-story office buildings.
 - Bright Path Academy of Georgia is a not-for-profit school for children with special needs. The academy will provide educational services for students in grades 6-12 and will follow a typical school calendar year. The students will comprise mostly of non-verbal children with an autism diagnosis and sensory processing disorders. Initially expected enrollment will be approximately ten (10) students beginning in August 2022 with an eventual student population of approximately 30 children. School hours of operation will range from 8:00 AM to 4:00 PM, Monday through Friday.
 - 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. The CZIM was held on April 13, 2022. There were no public comments.
 - The applicant, Thane Brooks, came forward to speak on behalf of this application.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve MP-22-02/CU-22-01 Bright Path Academy of Georgia, subject to the following conditions:
 1. Add 'School, Academic' to the Professional Turf Supply Master Plan as a conditional use.
 2. 'School, Academic' use shall be added as a conditional use at 12395 Morris Road and limited to no more than 11,150 square feet.
 3. Conditional use approval shall be limited to Bright Path Academy of Georgia; no additional 'School, Academic' businesses or subleasing shall be permitted within the approved space.

4. In the future if an outdoor recreational area is contemplated, it shall be limited to the north side of the building and the 50' buffer adjacent to the residential property shall be maintained.
5. Prior conditions of approval related to the Professional Turf Supply Master Plan shall remain in effect.

- Council Member Will seconded the motion.
- The motion was approved unanimously (6-0).

- Council Member Binder joined the meeting.

B. Z-22-02 / V-22-08 / 116 & 126 North Main Street

Consideration of a rezoning and variance to allow for 2, 3-story mixed-use buildings on 1.43 acres. The mix of uses includes 32,000 square feet of office, 4,000 square feet of retail, 6,000 square feet of restaurant, and 4 'For Sale' condominium units. A rezoning is requested from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed-Use) and a variance is requested to reduce setbacks from a dumpster enclosure. The property is located at 0 Christine Drive and 116/126 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- This item was tabled at the 4/14/2022 Planning Commission meeting and then reconsidered at the 5/5/2022 meeting. Staff recommended approval subject to 22 conditions. The applicant made changes to the proposed development to reduce the height of the buildings to 3 stories, moved the rear building away from West of Main and proposed 21 – 6" caliper overstory trees in place of the 2 recommended tree saves. The applicant also provided a stream determination and the City determined that the stream did not qualify as a buffered stream. There were several public comments at both Planning Commission meetings in support of the applicant's development. Concerns were voiced regarding additional traffic on Lily Garden Place and Violet Garden Walk (roads too narrow), City should remove the Cumming Street extension from the Downtown Master Plan, move the dumpster off Violet Garden Walk, growth should be reasonable, construction vehicle impacts on West of Main, and buildings should be 3 stories with no occupiable space on rooftops. The contractor for 100 North Main commented that he was in favor of the Cumming Street extension for that project. Planning Commissioners asked the applicant to conduct the resistograph assessment of the 2 proposed tree saves and explore moving the dumpster prior to the City Council meeting. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and accepting changes from the applicant (Vote 6-0; Planning Commission changes are depicted in RED below).
- Staff is recommending that Mayor and Council approve Z-22-02/V-22-08 116 & 126 North Main Street, subject to the following conditions:
 1. The site, consisting of approximately 1.43 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by AEC, dated ~~3/18/2022~~ 4/28/2022, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail, restaurant and 'For-Sale' residential.

2. Maximum building height shall be no greater than 3 stories and 46'.
3. Building 'B' shall be limited to office and residential uses. Rooftop shall be limited to residential amenity space.
4. A 15' building setback shall be provided on North Main Street and shall include a minimum 5' landscape strip located outside of any easements. A 20' building setback, as measured from the existing right-of-way, shall be provided on Violet Garden Walk and shall include a minimum 15' landscape strip.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the Downtown Consultant and DRB. Openings in parking deck walls shall include decorative screens similar to Teasley Place, with final approval by DRB.
6. The historic building at 116 North Main Street shall be limited to office or restaurant use.
7. 116 North Main Street shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
8. Lot coverage shall not exceed 80%.
9. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
10. Decorative lighting and trees shall be placed on the upper deck, with final approval by DRB.
11. Although the road is not being built at this time, developer shall set aside land to accommodate future right-of-way for the Cumming Street extension (as established in a Development Agreement), as depicted on the site plan prepared by AEC, dated ~~3/18/2022~~ 4/28/2022. Area shall be maintained as greenspace until such time that it is improved for the road extension.
12. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
13. Street trees shall be required in the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
14. Amenity space shall be developed on building rooftops and limited to use by the occupants, invitees and guests of the development. Occupiable vertical structures shall be prohibited on rooftops. Greenspace amenity areas shall be planted with decorative landscaping, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.

15. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.
 16. ~~Developer shall conduct a resistograph full assessment for tree #787 (46" Water Oak) and #788 (37" Willow Oak). If trees are in Good condition they shall be saved, as approved by Staff. Developer shall remove tree #787 (46" Water Oak) and #788 (37" Willow Oak) and in exchange will plant 21 – 6" caliper overstory trees on the property at final development.~~
 17. Decorative paver aprons shall be required at project driveways, as approved by Staff.
 18. 10' sidewalk requirement on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
 19. Developer shall construct a minimum 5' sidewalk along the Cumming Street extension connecting sidewalks on North Main Street and Violet Garden Walk, as approved by Staff.
 20. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.
 21. Developer shall improve project driveway access to North Main Street based on the recommendations of the traffic study, with final approval by Staff. Access modification shall require a GDOT driveway permit, ICE study, and signal modification for both existing and future GDOT improved condition. If a CO is anticipated post GDOT construction, only final condition required).
 22. ~~Site improvements shall not preclude a possible future vehicular connection between Violet Garden Walk and North Main Street.~~
- The applicant, Market District Crabapple, LLC, is requesting to rezone 1.43 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed-Use) to allow for the construction of two (2), four (4) story mixed-use buildings, including 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking. 116 North Main Street is on the City's Contributing Historic Buildings list and is proposed to be saved and re-used as a restaurant. Variances are requested to eliminate stream buffers and reduce setbacks for a dumpster enclosure. The subject property is located at 116 and 126 North Main Street and 0 Christine Drive on the west side of North Main Street across from the intersection with Cumming Street.
 - The subject property represents three (3) parcels of land with frontage on North Main Street and Violet Garden Walk.
 - Surrounding properties are zoned C-1 to the north, O-I (Office- Institutional) to the east, DT-MU (Downtown Mixed-Use) to the south, and R-10MHD (Dwelling, 'For-Sale', Residential) to the west. Gracious Home is located to the east, a dentist office to the north, West of Main subdivision to the west, and 100 North Main is under construction to the south.
 - As it relates to the dumpster setback variance, the presence of public right-of-way on three (3) sides of the property limits the placement of the dumpster on the property.

The dumpster is proposed to be located within approximately twenty-feet (20') of Violet Garden Walk. The applicant states that the dumpster will be screened within a masonry enclosure and landscaping.

- The Downtown Master Plan promotes a system of connected streets, including the extension of Cumming Street from North Main Street to Canton Street along an alignment with Lily Garden Place. The extension of Cumming Street impacts the applicant's property along its southern boundary and would require future right-of-way for the extension. The City has secured right-of-way for the extension from the adjacent property to the south, 100 North Main Street. If approved, the applicant should set aside future right-of-way to accommodate the Cumming Street extension.
- Building 'A', which is located along North Main Street, will include retail, restaurant and office uses. Building 'B', which is located at the rear of the property, will include office and residential uses.
- Access to the site is depicted from a new driveway off North Main Street.
- The site plan reflects 7,000 square feet, or 11%, amenity space in a rooftop terrace and front plaza. For comparison, the development to the south provided approximately 28% amenity space, which included a rooftop amenity and tree save area.
- the City Arborist recommends a resistograph full assessment be conducted on two (2) boundary trees #787 (46" Water Oak) and #788 (37" Willow Oak) in order to determine the condition of those trees. In addition, a 14" Oak located west of the existing shed should be saved.
- Stormwater management will be handled underground under the structured parking deck.
- The submitted renderings reflect a Mercantile/Mill architectural style, which is approved for use in the Downtown Overlay. The City's Downtown Consultant provided the following comments on the proposed renderings: 1) certain aspects of the building are too modern; 2) lack of cornice treatment; 3) balcony, railing, detailing and materials are not consistent with Mercantile/Mill style; and 4) suspended canopy is too monumental in scale and not consistent with Mercantile/Mill style.
- The tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.
- The applicant provided a trip generation report, which shows that the proposed development would generate 87 AM Peak Hour trips and 169 PM Peak Hour trips.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant was been contacted by surrounding property owners with questions and concerns over increased traffic and access from Violet Garden Walk, setbacks and landscaping on North Main Street and Violet Garden Walk, building architecture and height, uses in the rear building, and concerns over the Cumming Street extension.
- Staff has received emails from West of Main residents with concerns over traffic impacts from the Cumming Street extension, access to the lower deck through Lily

Garden Place, building setbacks and landscaping on Violet Garden Walk, building height, and noise from outdoor (including rooftop) commercial activity.

- The CZIM was held on March 9, 2022. There were public comments with questions and concerns over building height, use of the rear building, whether traffic projections included re-use of the historic building, whether the lower parking deck will be open to the public, and setback/landscape along Violet Garden Walk.
- The applicant, Brent Beechem with Market District Crabapple, LLC (1104 Breckenridge Lane, Alpharetta, GA 30005), came forward to speak on behalf of this application.

Council Member Discussion:

- Council Member Will asked about the options for the entrance to the development and traffic.
- Council Member DeRito asked about the dumpsters and wanted to know why the stream buffer variance was removed.
 - Manager Woodman shared that the dumpster is for the entire development, and Planning Commission asked for the applicant to look at the location of the dumpsters. Also, the stream buffer variance was removed because the stormwater engineer determined that this is no longer a stream that requires buffers (basically a ditch).
- Council Member Hipes asked if this application took into consideration the new Highway 9 project.
 - Senior Transportation Engineer, Eric Graves, shared that the applicant completed a study with current traffic counts, and we do require the applicant to complete a traffic study to propose what traffic would be like at the opening year of the development.
- Council Member Hipes asked about construction staging and the mercantile/mill architecture style.
 - Manager Woodman shared that the applicant would need to stage on their property, and if they did need right of way access, they would apply for a permit with Public Works. Also, the downtown consultant reviewed the renderings and believed that there were aspects of the building that were a little too modern (stairwells, overhang, building design, etc.)
- Council Member Binder shared that he would be comfortable with removing Condition #11. Council Member Binder shared that he received an email from Mr. Hawkins and most of his concerns have now been addressed, however, Mr. Hawkins would like to have vehicular access limited to one specific driveway off North Main Street brought inside the development. Also, Council Member Binder would like to have something that states that no deliveries nor vehicular access to the site shall be provided from Lily Garden Place or Violet Garden Walk.
 - Manager Woodman shared that he did make a recommendation at the April 2022 Planning Commission meeting that deliveries to the property shall be made from the driveway off North Main Street, and that there shall be no loading on Violet Garden Walk. However, because this item was tabled at

Planning Commission, this comment was not addressed at the May 5th Planning Commission meeting.

- Mayor Gilvin asked staff to clarify the difference between coverage and open space as it relates to this site and the recommended conditions.
- Mayor Pro Tem Merkel shared that he would like to see that we are enforcing the law of blocking traffic, especially due to deliveries.
- Council Member Mitchell shared that he does not have an issue with the trees, and he encouraged the applicant to use a design within the historic context.
- Mayor Gilvin asked the applicant if he preferred the site plan that did not reserve right of way.
 - The applicant shared that they included the right of way because the City required it. Also, the garbage dumpster is there because they could not find another location for it, is amendable to relocating the dumpster, with final approval by City Staff or Design Review Board.

Public Comments:

- Jim Breen (55 Church Street, Alpharetta, GA 30009) came forward to speak in favor of the application.
 - Holmes Hawkins (126 Lily Garden Place, Alpharetta, GA 30009) came forward to speak in favor of the application.
 - Brian Richey (204 Violet Garden Walk, Alpharetta, GA 30009) came forward to speak on this application.
 - Mr. Richey would like for City Council to approve the plan that was presented and approved by the Planning Commission on May 5, 2022). Additionally, he mentioned that this will bring around 1,900 cars through his neighborhood.
 - Larry Bracken (208 Violet Garden Walk, Alpharetta, GA 30009) came forward to speak in favor of the application.
 - Mr. Bracken shared that the road extension is no longer needed in this area. He stated that most are in favor of this project, but he wants to get rid of the Cumming Street Extension.
 - Tyler Vasser (89 Canton Street, Alpharetta, GA 30009) came forward to speak on this application.
 - Mr. Vasser shared that moving the building slightly to the north is keeping the possibility of adding the road extension in later, if needed. He also shared that one wants the dumpster at the front of the building.
 - Tim Becker (97 Canton Street, Alpharetta, GA 30009) came forward to speak on this application.
 - Mr. Becker asked City Council to remove Condition #11.
- ❖ Mayor Pro Tem Merkel offered a motion to approve Z-22-02/V-22-08 116 & 126 North Main Street, subject to the following conditions:

1. The site, consisting of approximately 1.43 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by AEC, dated 4/28/2022, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail, restaurant and 'For-Sale' residential.
2. Maximum building height shall be no greater than 3 stories and 46'.
3. Building 'B' shall be limited to office and residential uses. Rooftop shall be limited to residential amenity space.
4. A 15' building setback shall be provided on North Main Street and shall include a minimum 5' landscape strip located outside of any easements. A 20' building setback, as measured from the existing right-of-way, shall be provided on Violet Garden Walk and shall include a minimum 15' landscape strip.
5. Architecture and materials shall be developed similar to the submitted renderings prepared by Tracy Ward dated 2/28/2022, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the Downtown Consultant and DRB. Openings in parking deck walls shall include decorative screens similar to Teasley Place, with final approval by DRB.
6. The historic building at 116 North Main Street shall be limited to office or restaurant use.
7. 116 North Main Street shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
8. Lot coverage shall not exceed 80%.
9. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
10. Decorative lighting and trees shall be placed on the upper deck, with final approval by DRB.
11. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
12. Street trees shall be required in the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
13. Amenity space shall be developed on building rooftops and limited to use by the occupants, invitees and guests of the development. Occupiable vertical structures shall be prohibited on rooftops. Greenspace amenity areas shall be planted with decorative landscaping, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.

14. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.
 15. Developer shall remove tree #787 (46" Water Oak) and #788 (37" Willow Oak) and in exchange will plant 21 – 6" caliper overstory trees on the property at final development.
 16. Decorative paver aprons shall be required at project driveways, as approved by Staff.
 17. 10' sidewalk requirement on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
 18. Developer shall construct a minimum 5' sidewalk along the Cumming Street extension connecting sidewalks on North Main Street and Violet Garden Walk, as approved by Staff.
 19. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.
 20. Developer shall improve project driveway access to North Main Street based on the recommendations of the traffic study, with final approval by Staff. Access modification shall require a GDOT driveway permit, ICE study, and signal modification for both existing and future GDOT improved condition. If a CO is anticipated post GDOT construction, only final condition required).
 21. Dumpster placement will be determined by Staff and Design Review Board prior to construction.
- Council Member Binder seconded the motion.
 - Council Member Binder offered a friendly amendment to add Condition #22: All vehicular access to the site, including all truck deliveries, shall be provided through a driveway off North Main Street; no vehicular access or truck deliveries to the site shall be provided from Lily Garden Place or Violet Garden Walk.
 - Mayor Pro Tem Merkel accepted the friendly amendment.
 - The motion was approved unanimously (7-0).
 - There was discussion during the motion about how to enforce the vehicular access and deliveries to a specific location. Director Cook shared that if the roadway is blocked, then a call should be made to public safety.

B. V-21-33 / Citgo 174 North Main Street Variance

DEFERRED: Please note this item has been deferred by the applicant and will not be heard or considered during this evening's meeting.

Consideration of a variance to reduce the landscape strip along North Main Street from 10' to 2'. The property is located at 174 North Main Street and is legal described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

C. Public Hearing on the Fiscal Year 2023 Budget and Millage Rate Levy

- Director of Finance, Tom Harris, came forward to present this item.
- No changes have been made since the May 16, 2022 workshop.

- The Marjean Way Road Extension was removed from the unfunded list.

Public Comments:

- There were no public comments.

II. NEW BUSINESS

A. Approval of Fiscal Year 2023 Budget & Millage Rate Levy

1st Reading

1. Fiscal Year 2023 Budget Ordinance (1st Reading)

- City Attorney, Molly Esswein, read the ordinance title aloud.

Public Comments:

- There were no public comments.
- Council Member Binder offered a motion to approve the Fiscal Year 2023 Budget Ordinance.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

2. Fiscal Year 2023 Millage Rate Ordinance (1st Reading)

- City Attorney, Molly Esswein, read the ordinance title aloud.

Public Comments:

- There were no public comments.
- Council Member Binder offered a motion to approve the Fiscal Year 2023 Budget Ordinance.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

B. A Resolution Approving FY2022 Bulletproof Vest Partnership Grant Application

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Mayor and Council approve a resolution for the submission of a grant application to the U.S. Department of Justice for the purchase of ballistic vests.
- There is a 50% match requirement from the City totaling \$27,408. If awarded, total funding for this initiative (grant and match components) will be \$54,816.
- City Attorney, Molly Esswein, read the resolution aloud.
 - ❖ Council Member Will offered a motion to approve a resolution for the submission of a grant application to the U.S. Department of Justice for the purchase of ballistic vests.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).

C. Joint Defense Agreement and Conflict Waiver between Milton, Alpharetta, and Jarrard & Davis, LLP

- City Attorney, Molly Esswein, came forward to present this item.
- The City received a notice of claims by the former City Solicitor. The claims asserted against the City of Alpharetta and the City of Milton are identical. At this time, the interests of the City of Alpharetta and the City of Milton are aligned and there is no conflict.
- This Joint Defense Agreement will allow Jarrard & Davis to represent both parties while maintaining attorney client privilege.

Public Comments:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve the Joint Defense Agreement and Conflict Waiver between Milton, Alpharetta, and Jarrard & Davis, LLP.
 - Council Member Binder seconded the motion.
 - The motion was approved unanimously (7-0).

D. "A" Sculpture – Gift Request from Teasley Place Condominium Association Inc. & Teasley Place Building Developer

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council approve the gift of the "A" sculpture and allow the sculpture to become a part of the public art process.
- If city accepts the "A" Sculpture as a Gift, the Cultural Arts Commission, Arts Alpharetta Public Art Review Committee and Staff will work together to rebuild, strip, and repaint the sculpture (cost: about \$7,000 and total cost: \$14,000).
- The new "A" Sculpture would be owned by the city and scheduled for maintenance approximately every 6 years, depending on weathering through this time frame. The sculpture would be repainted with new art and curated by Arts Alpharetta and launched as a New Sculpture in 2028 Outdoor Sculpture Exhibit Program.

Public Comments:

- There were no public comments.

Council Member Discussion:

- Mayor Pro Tem Merkel shared that he is struggling with spending \$14,000 on the sculpture and suggested that Innovation Academy take it on as a project.
- Council Member Binder shared that he was also a little concerned with the cost and asked how much it would cost to add it to the art rotation on the East side of town.
 - Director Rodgers shared that it would cost about \$6,500 to demolish the sculpture and to match the pavers at the corner so that space could be ready for a new piece of art.

- Council Member Hipes shared that he would like for the Cultural Arts Commission to get data on whether the sculpture is well perceived in this part of town and then get better ideas (and pricing) on how to fix the sculpture.
- Council Member Will shared that he does not have an issue with accepting the sculpture for ownership purposes, but he does not think that it makes sense to spend money on to paint it. Also, he mentioned the idea of allowing local high school students the opportunity to come in and create a project on the sculpture.
- Council Member Mitchell shared that the sculpture was used for social media for the City, but there was no "Alpharetta" on the sculpture. Also, he would like for the Cultural Arts Commission and Arts Alpharetta to have a say in what to do with the sculpture.
- ❖ Council Member Hipes offered a motion to approve and accept gift request and we ask the Cultural Arts Commission to give us direction on the future of art placement and usage for that location.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

III. PUBLIC COMMENT

- There were no public comments.

IV. REPORTS

- Council Member Mitchell announced his appointment of Clifford Martin to serve as a member of the Natural Resources Commission.

V. ADJOURNMENT

- ❖ Council Member Hipes offered a motion to adjourn to executive session.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 8:43 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk





Gift & Quit Claim Agreement

Whereas the "A" Sculpture ("Sculpture") is located near the Teasley Place Condominium and Retail Stores building; and is located on property of the City of Alpharetta, Georgia, near Teasley Place (at the intersection corner of Canton Road & Milton Avenue; and

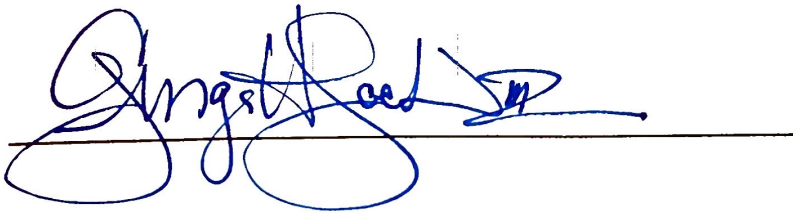
Whereas the Teasley Place Building Developer, West Canton, LLC does not own the Sculpture;

Now therefore, in order to make it clear that West Canton, LLC has no interest in the Sculpture, and does hereby remise and convey and quit claim to the City of Alpharetta, GA whatever right, title, and interest it may have (or had in the past) in the Sculpture. West Canton, LLC makes no warranty, representation, or guarantee whatsoever with regard to title, ownership or the condition of the Sculpture; it is as is where is.

This 06th day of May, 2022.

West Canton, LLC.

By:



Name: George H. Jackson III

Title: Principal/Manager

Gift Agreement

Whereas the A Sculpture ("Sculpture") is located near Teasley is located on property of the City of Alpharetta, Georgia, near Teasley Place; and

Whereas the Teasley Place Condominium Association Inc. (the "HOA") does not own the Sculpture;

Now therefore, in order to make it clear that the HOA has no interest in the Sculpture, the HOA does hereby remise and convey and quit claim to the City whatever right, title, and interest it may have in the Sculpture. The HOA makes no warranty, representation, or guarantee whatsoever with regard to title, ownership or the condition of the Sculpture; it is as is where is.

This 29th day of April, 2022.

TEASLEY PLACE CONDOMINIUM ASSOCIATION, INC.

By: Stephen F. By

PACKAGE 23

June 20, 2022

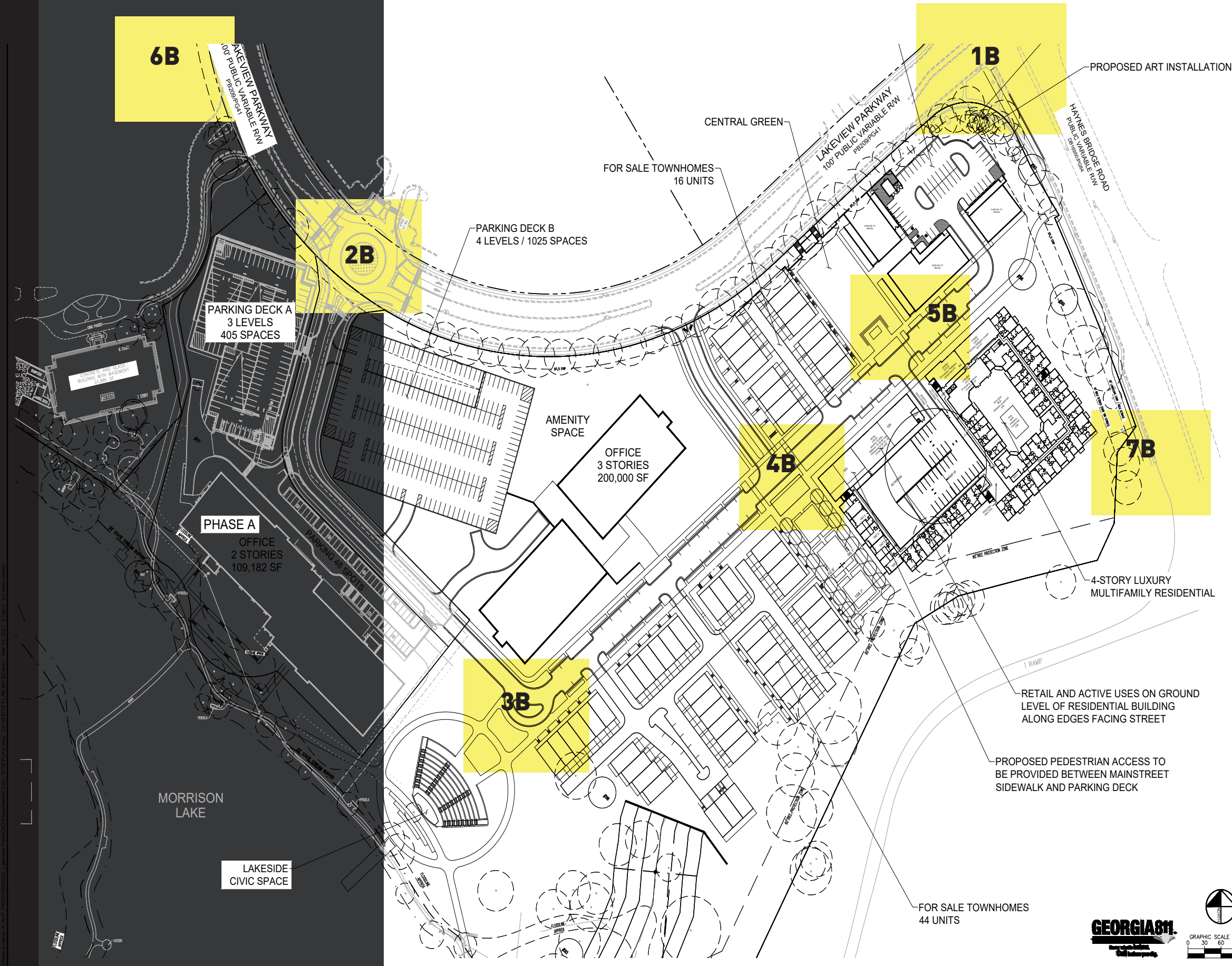
4B -UTILITY CUBE FOX

5B BEER GARDEN WALL

FUTURE SCULPTURES

In Collaboration with

TPA GROUP
Site Solutions



SCULPTURAL STATEMENTS OF INTENT

Lakeview is a unique Alpharetta project, one that embraces a “modern sense of place” and community. Located in the Eco District which is one that is “eclectic industrial”. The proposed style of the district reflect back on solid, timeless values, modern yet transitional.

We have chosen to create a brand for Lakeview which embraces the district in the project signage and the site sculpture that is geometric and uses modern materials.

Our choice for the signage is one of stability and modern classical with the limestone being highly detailed. Our choice for the site sculpture is one that embraces the essence of structure and balance.

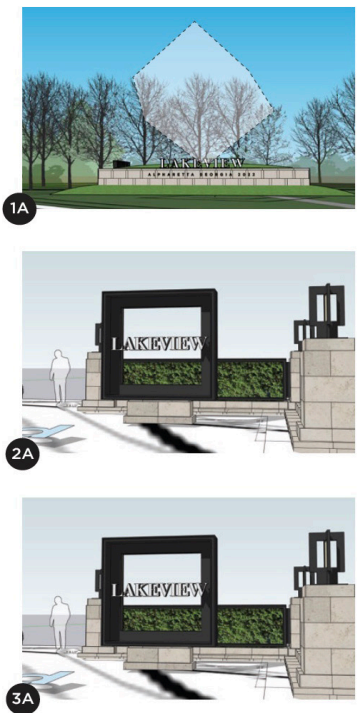
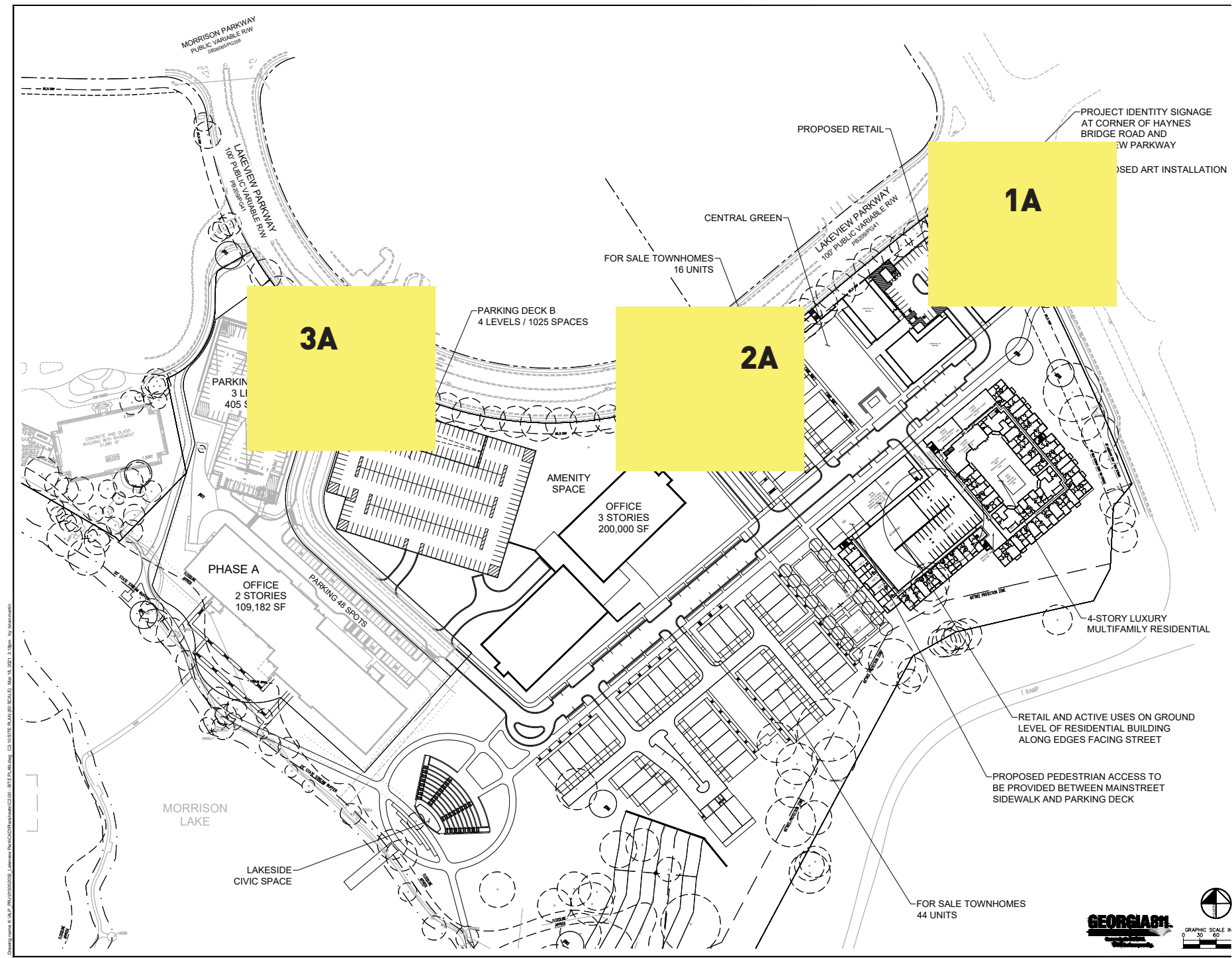
6B & 7B (by others) ALPHA LOOP GATEWAYS

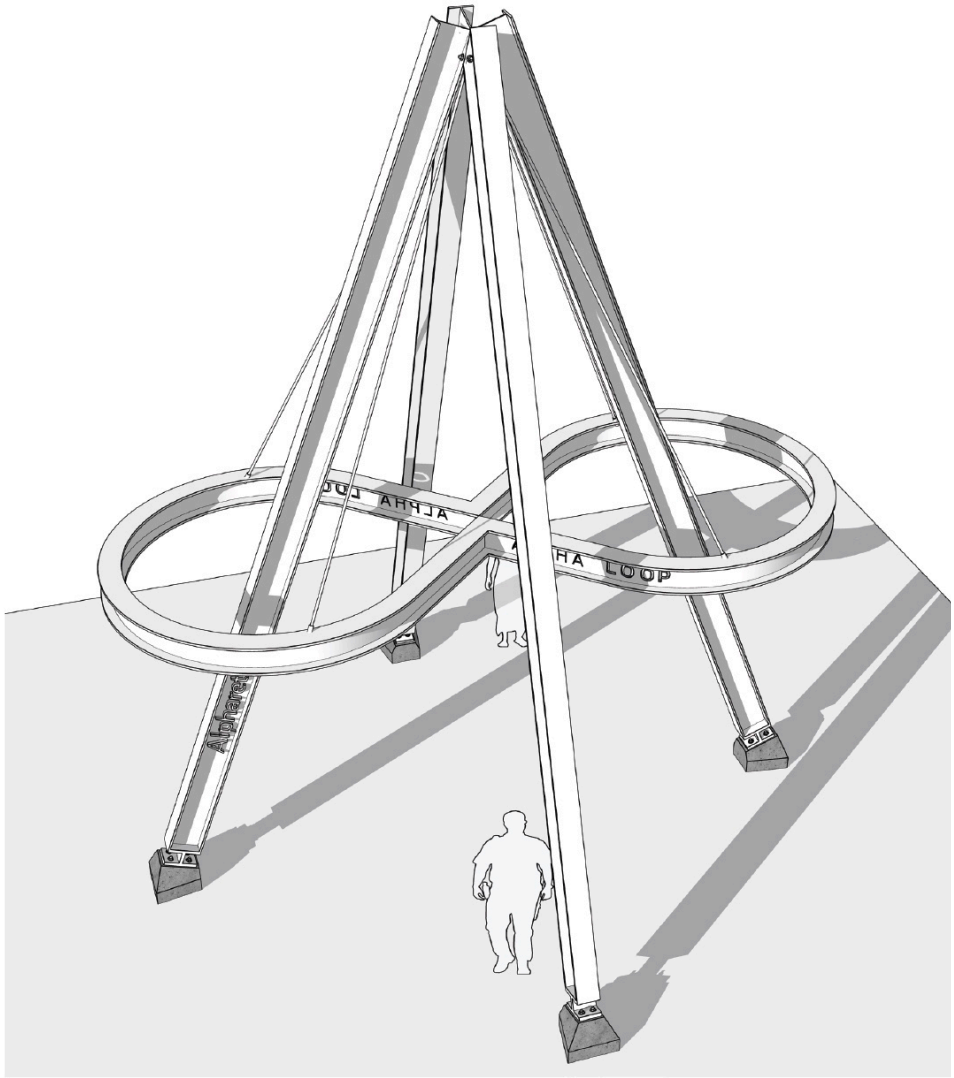
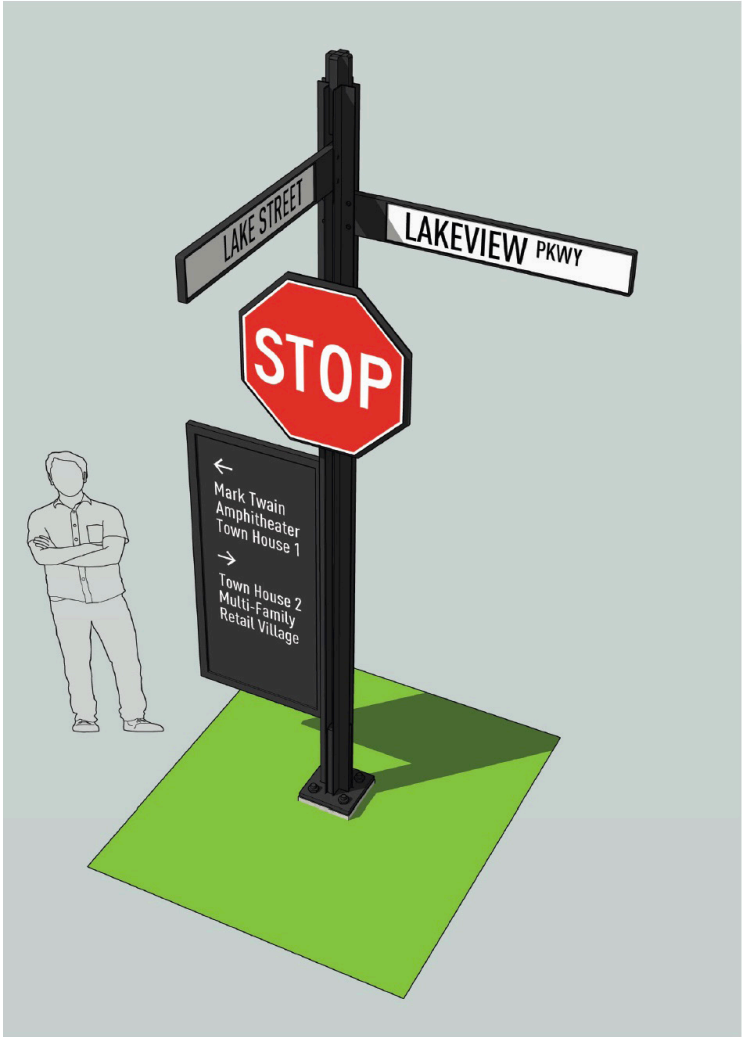
Approved design from last presentation. The entrance to the Alpha loop as they form a gateway into Lakeview are a dynamic, welcoming gateway with the hovering infinity loop floating above. We intend to cut the words ALPHARETTA into the vertical webs and ALPHA LOOP into the infinity loop above.

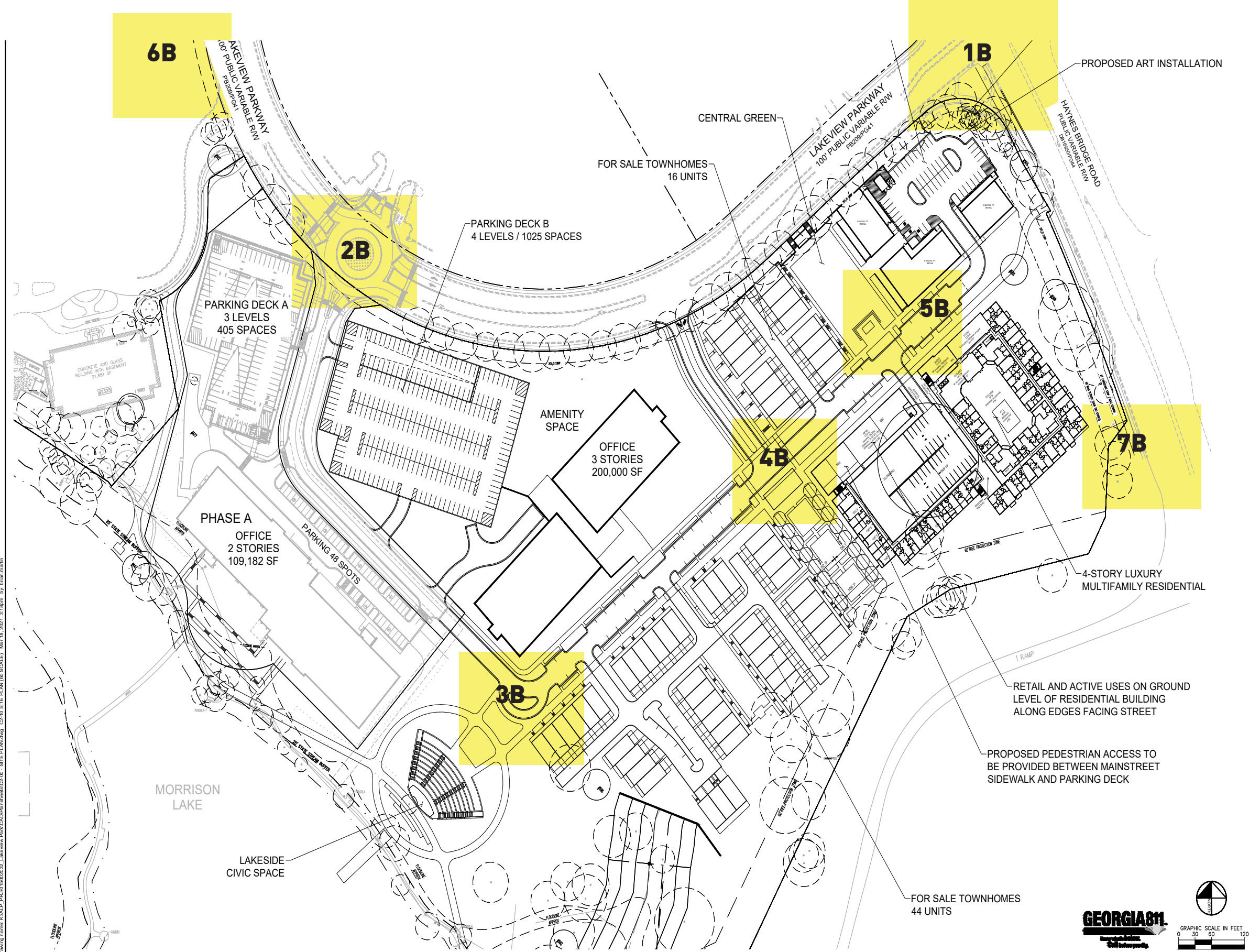
1A ,1B, 1C ENTRANCE SIGNAGE

Approved Design Under Construction
We worked on the signage to be one that pays homage to architecture with Indiana Limestone and bold lantern elements.

We still have to design 1A once the sculpture is completed.







SCULPTURE LOCATIONS 1B

Haynes Bridge Sculpture
Rock Design in Progress

2B Rotary Sculpture

Rock Design in Progress

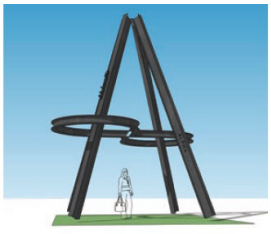
3B Amphitheater Sculpture

Rock Design in Progress

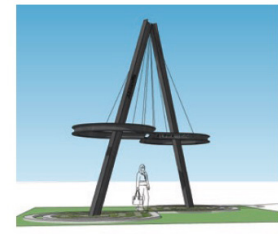
4B Utility Box Fox Sculpture

5B Beer Garden Barrier Light Wall

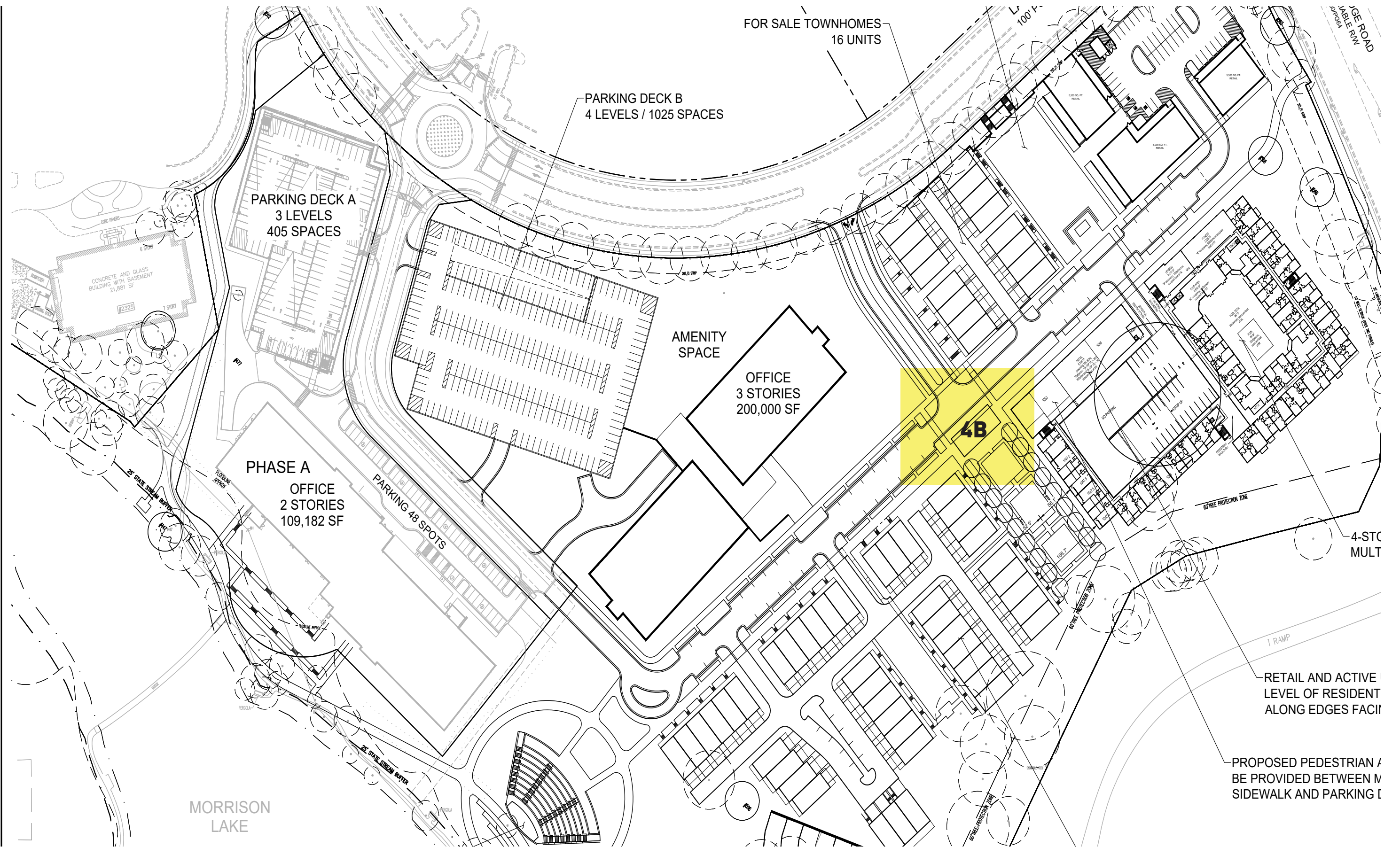
6B Alpha Loop Sculpture



7B No longer in TPA Scope
There was a Haynes Bridge Alpha
Loop Gateway that is now handled
by Alpharetta.

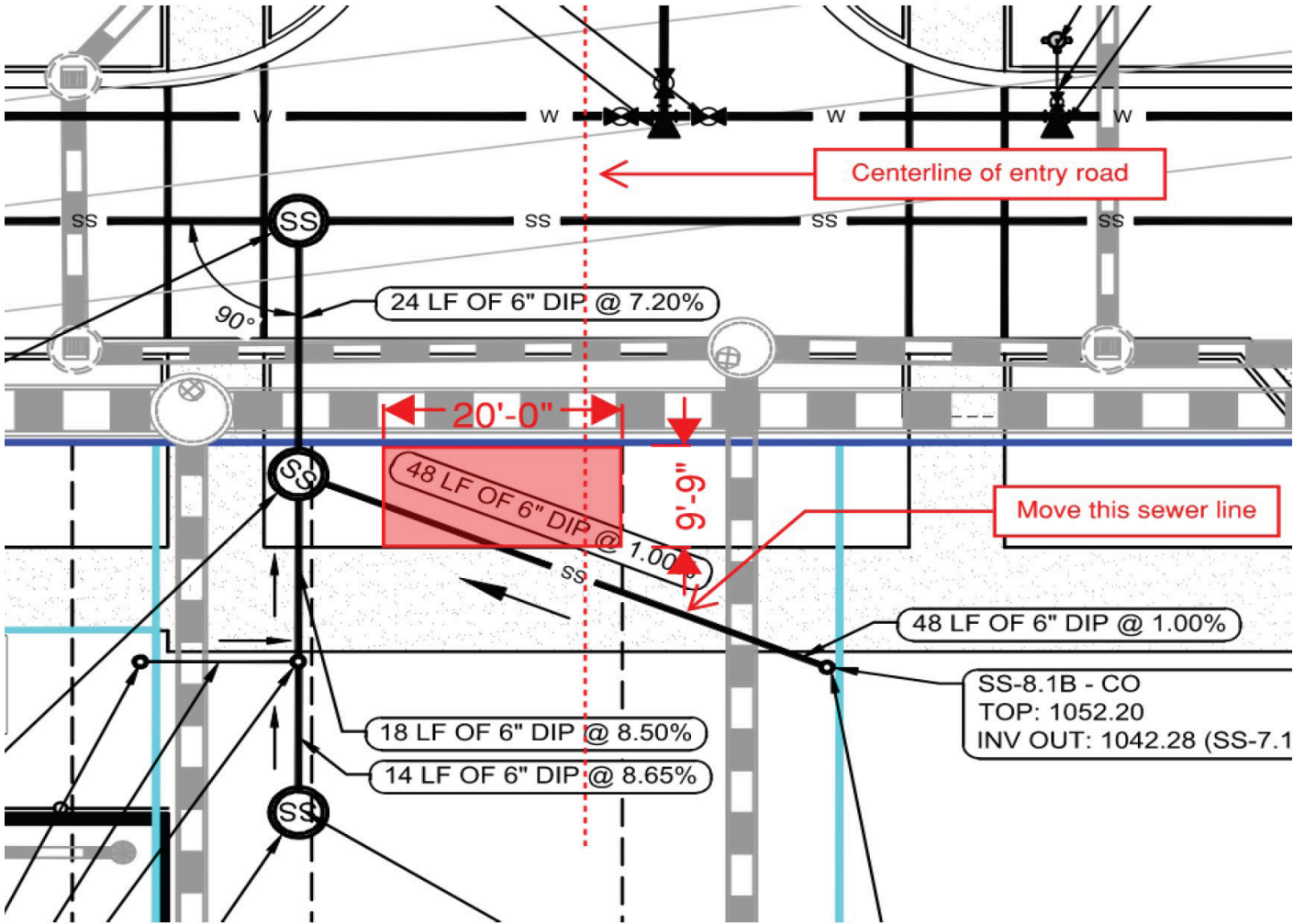


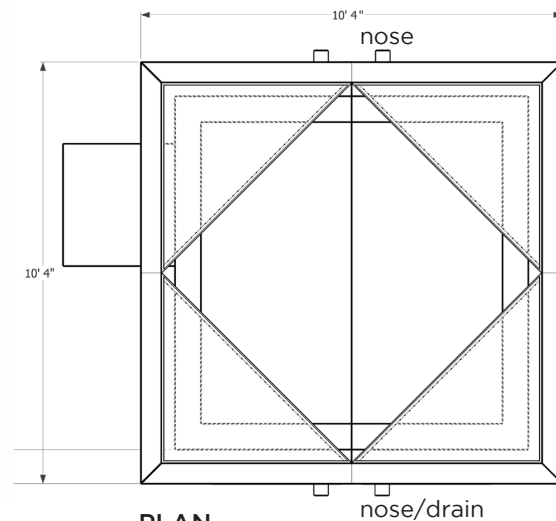
AD:\Plansheets\C2-00 - SITE PLAN.dwg C2-10 SITE PLAN (60 SCALE) Mar 18, 2021 3:18pm by: brian.martin



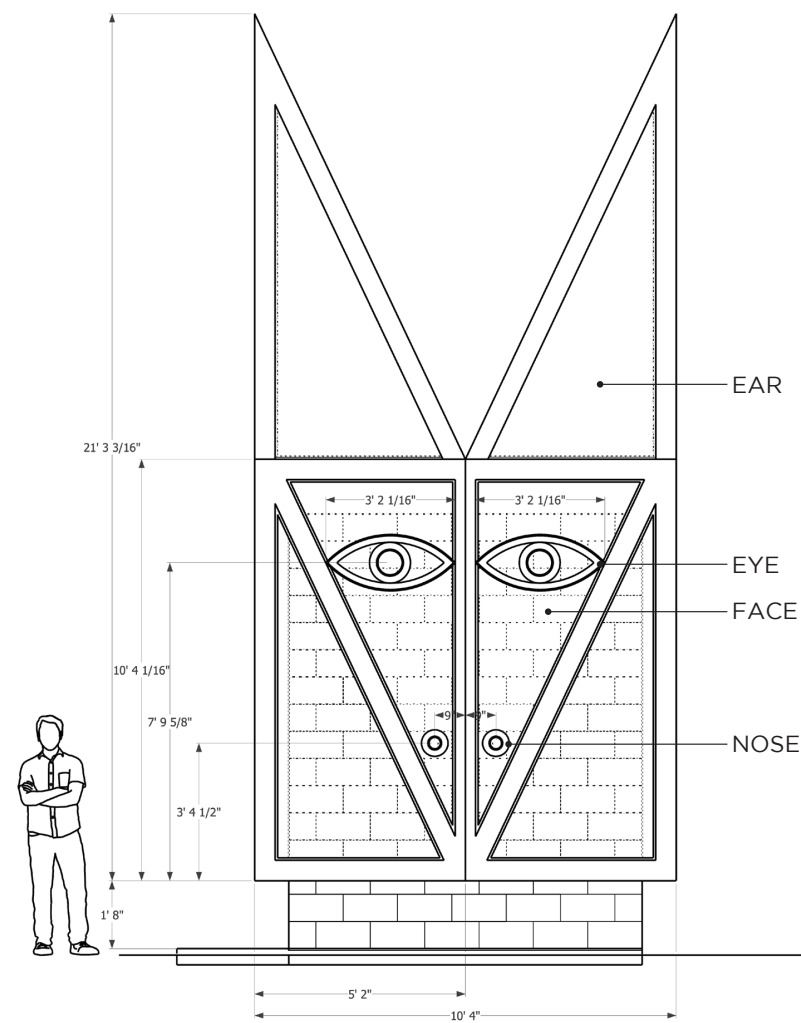
4B UTILITY BOX FOX /DEER FACE

Out of a need to create a Utility structure to power the central park amenities we worked with the project engineers to design a equilateral concrete block structure and created an enclosure that is a tight geometric exercise which resulted in the creation of a face, a fox , a deer, or human face. We enclosed the face in 6"x 6" tubing and perforated aluminum to allow the back lighting to accentuate the face at night.

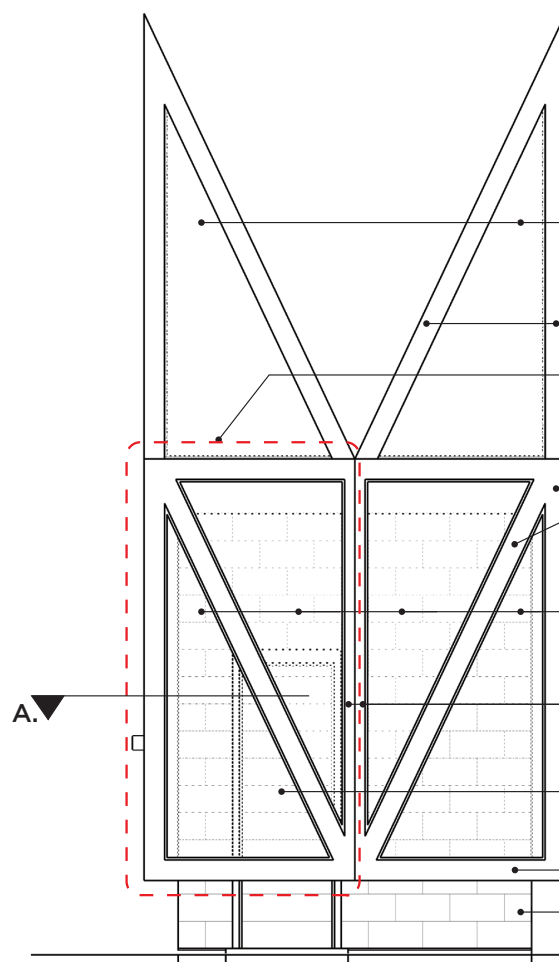




PLAN
NTS



FRONT ELEV.
NTS
Note: back elev. is the same as the front



LEFT ELEV.
NTS
Note: right elev. is the same as the left

Perforated alum. sheet between alum. tube members on the diagonal

Top of Utility Box will house an ac unit. Plumbing, structure etc. are not shown here. See MEP docs by others.

Perforated alum. sheet between alum. tube members (not shown). See detail

6x6 Alum. tube (painted) structure

This section of the 6x6 tube structure will be hinged or on a slide to allow access to door, tbd.

6x6 Alum. tube (painted) structure

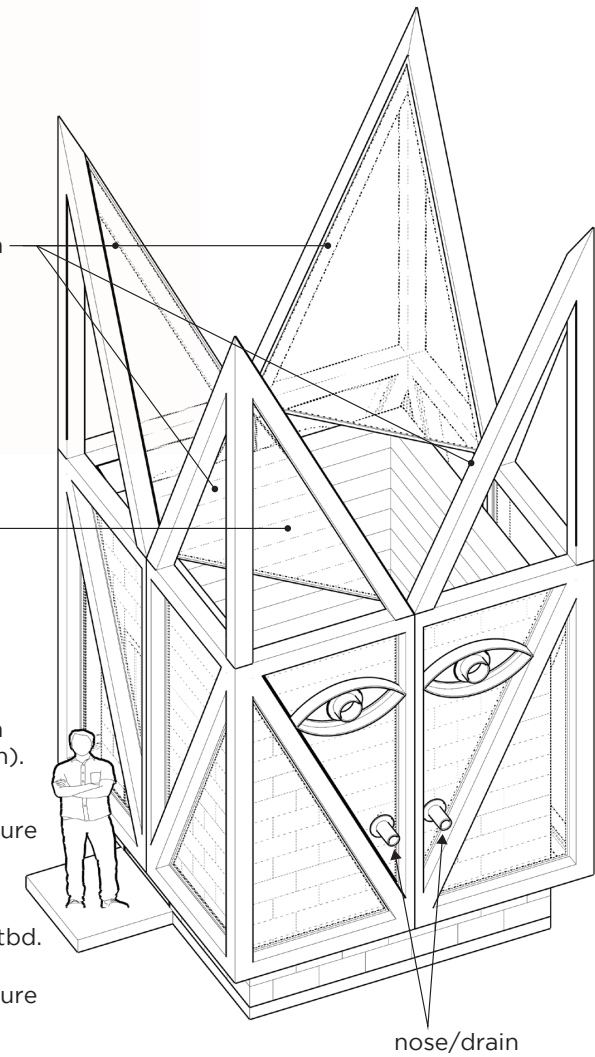
Perforated alum. sheet between alum. tube members (not shown). See detail

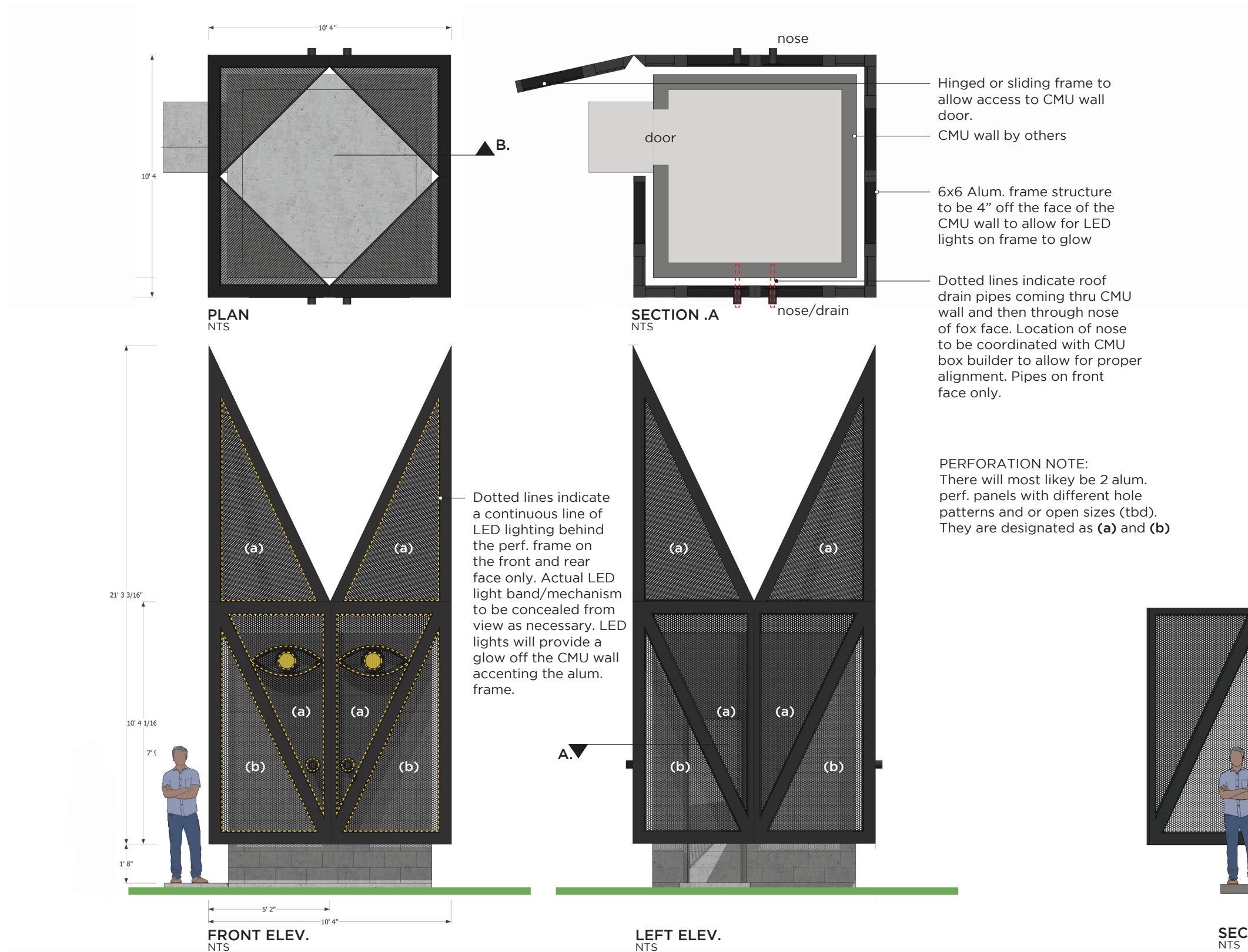
3x6 Alum. tube (painted) structure

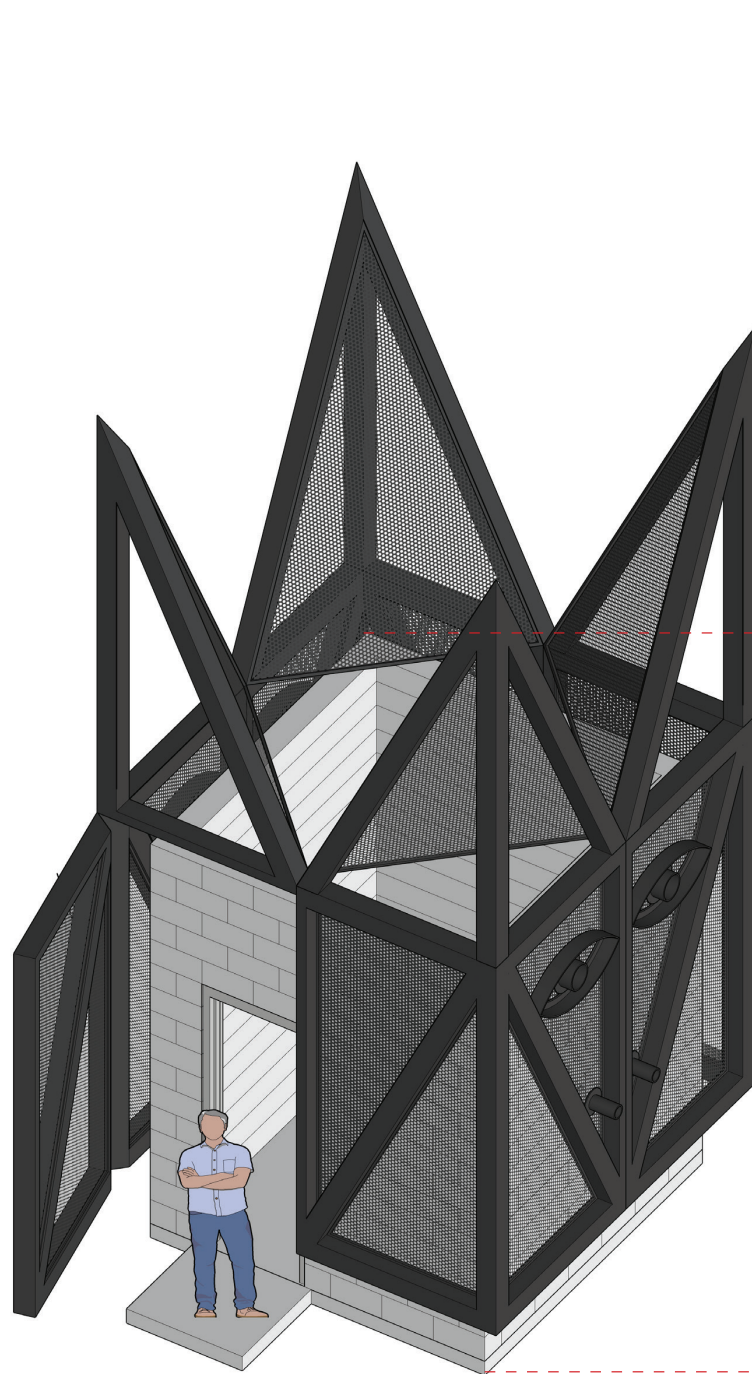
Door behind perf. must be totally accessible.

6x6 Alum. tube (painted) structure

CMU Utility Box. See drawings by Nelson Worldwide. Site measurements of constructed box will be required.



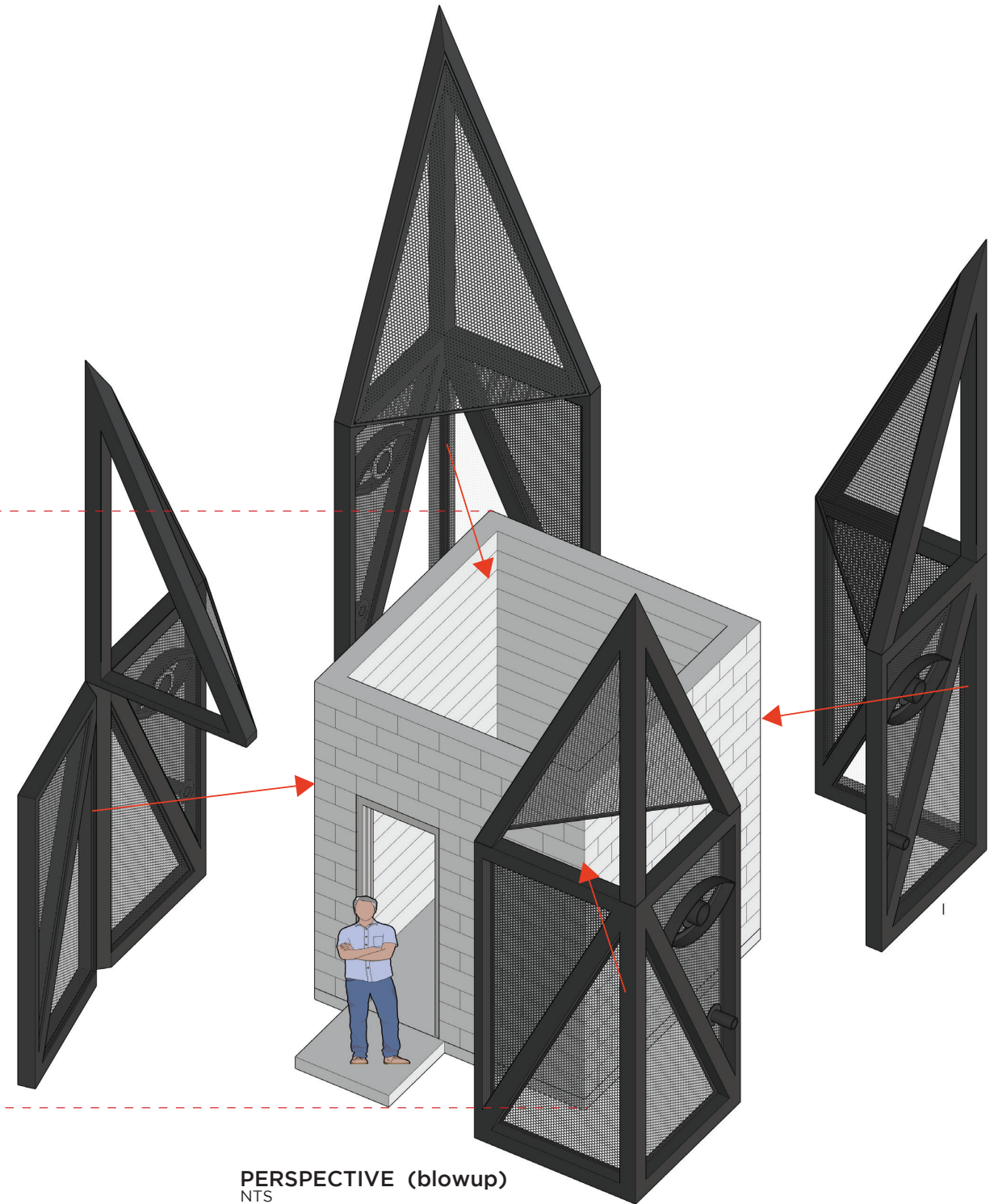




PERSPECTIVE
NTS

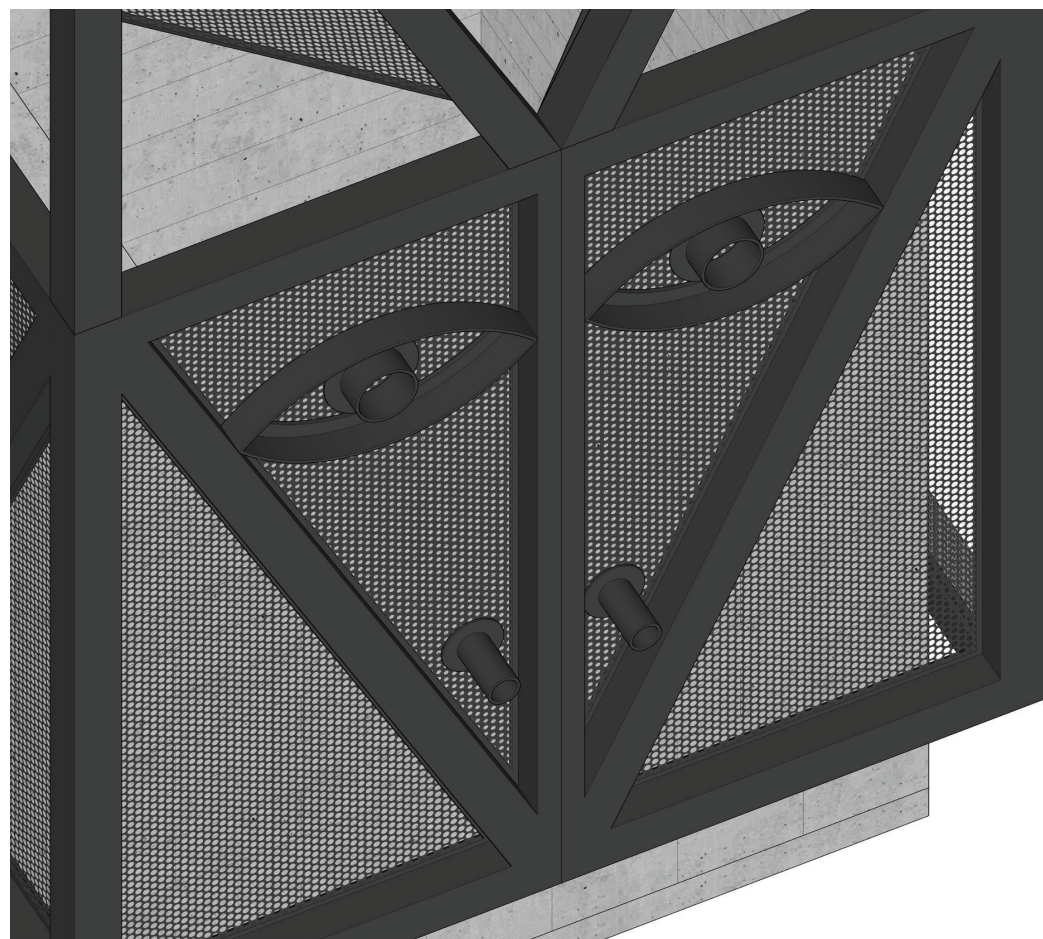
POTENTIAL SECTION ASSEMBLY

NOTE:
The frame may come together as 4 sections secured to CMU block with bracketry as required. The 4 frame sections can also be secured to each other with concealed attachment methods.

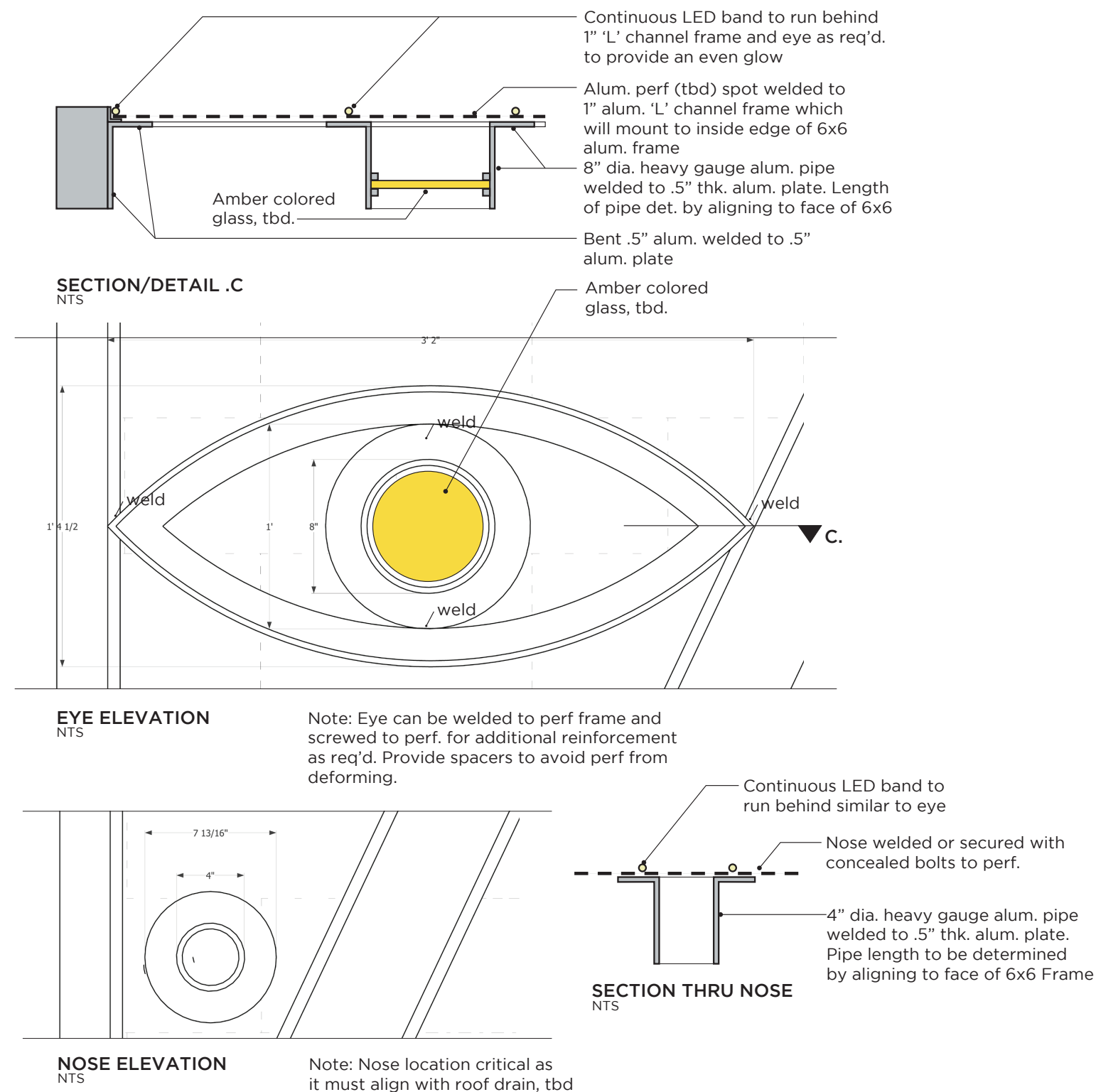


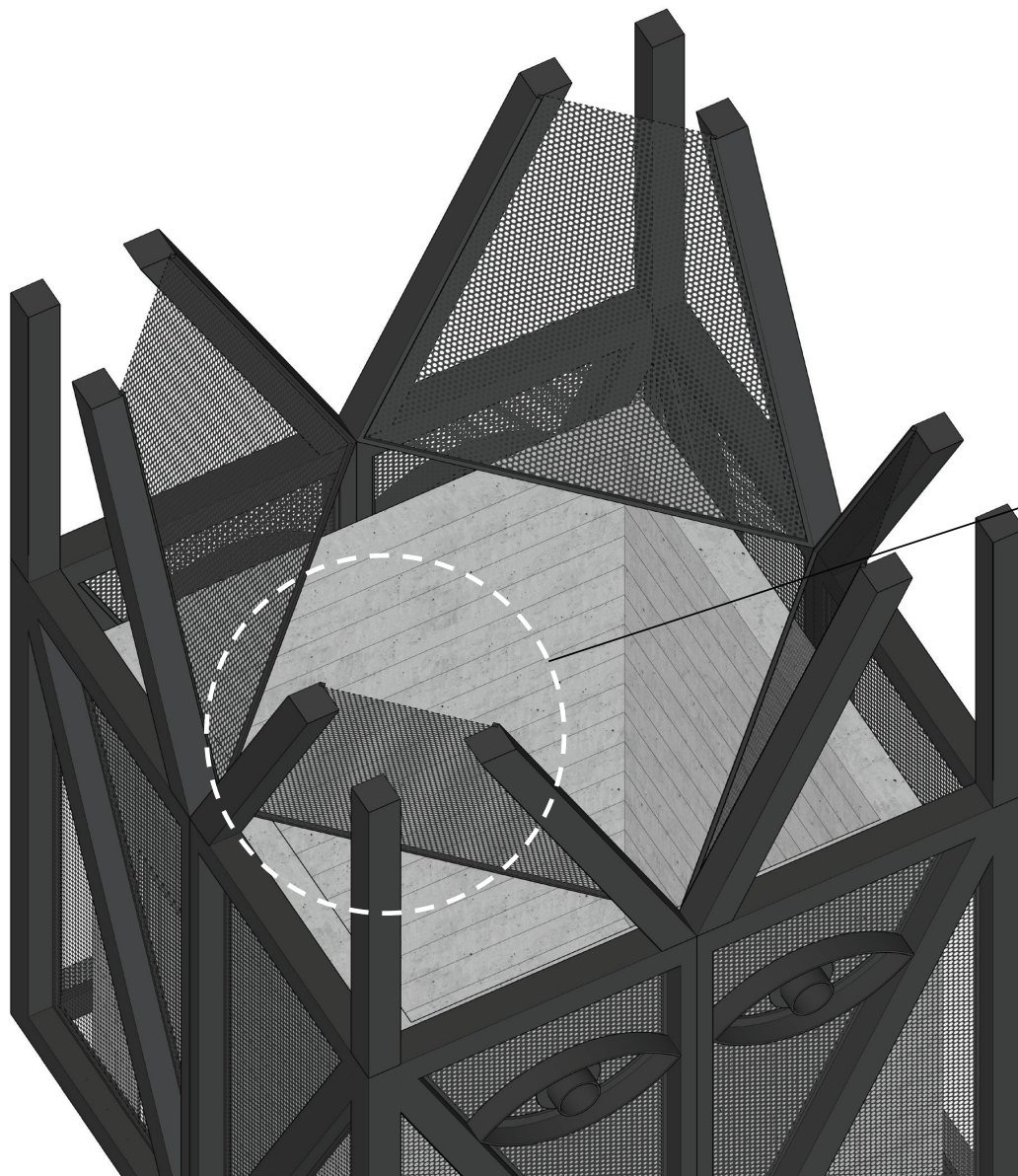
PERSPECTIVE (blowup)
NTS

NOTE:
The frame cannot sit or mount on the top of the CMU wall or roof as it has weather proofing materials. All connections must be on the sides of the CMU wall with consideration to site lines and strength.

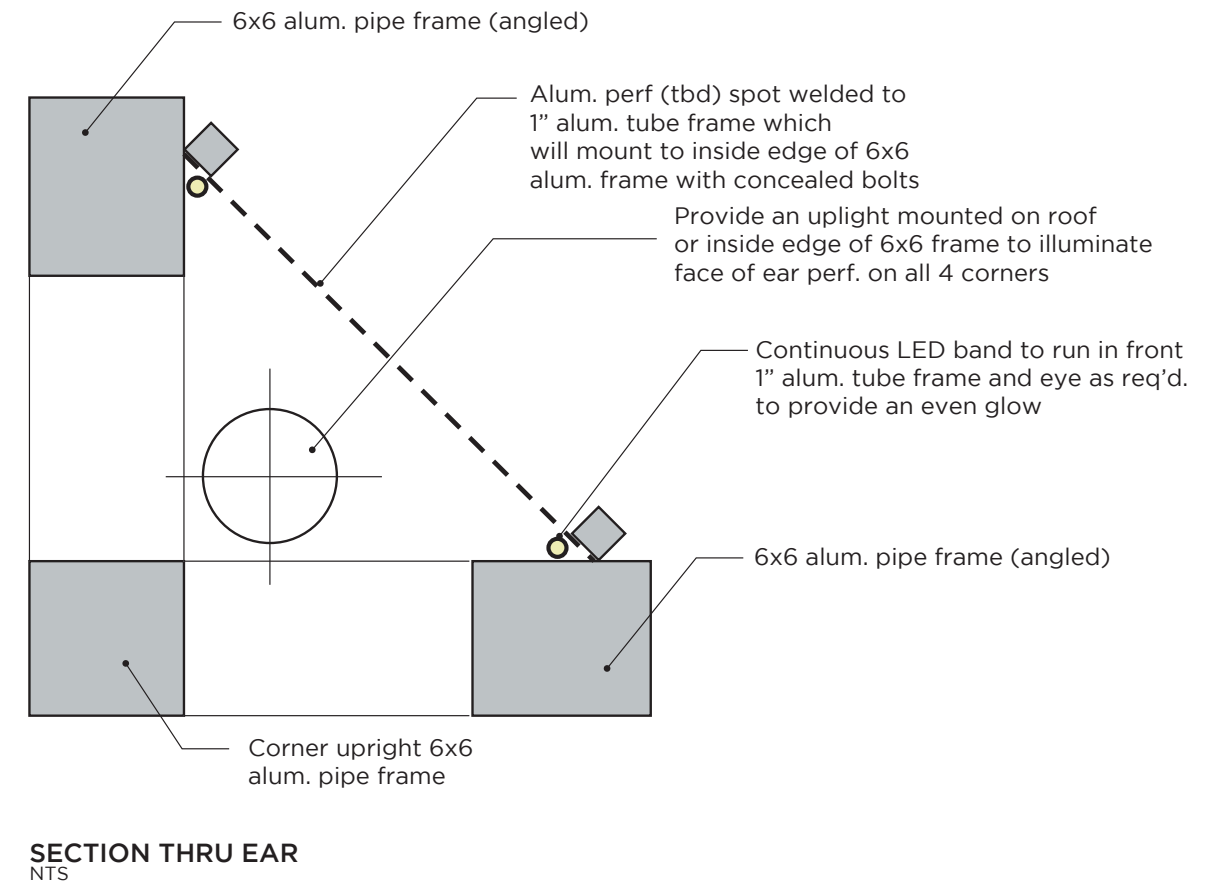


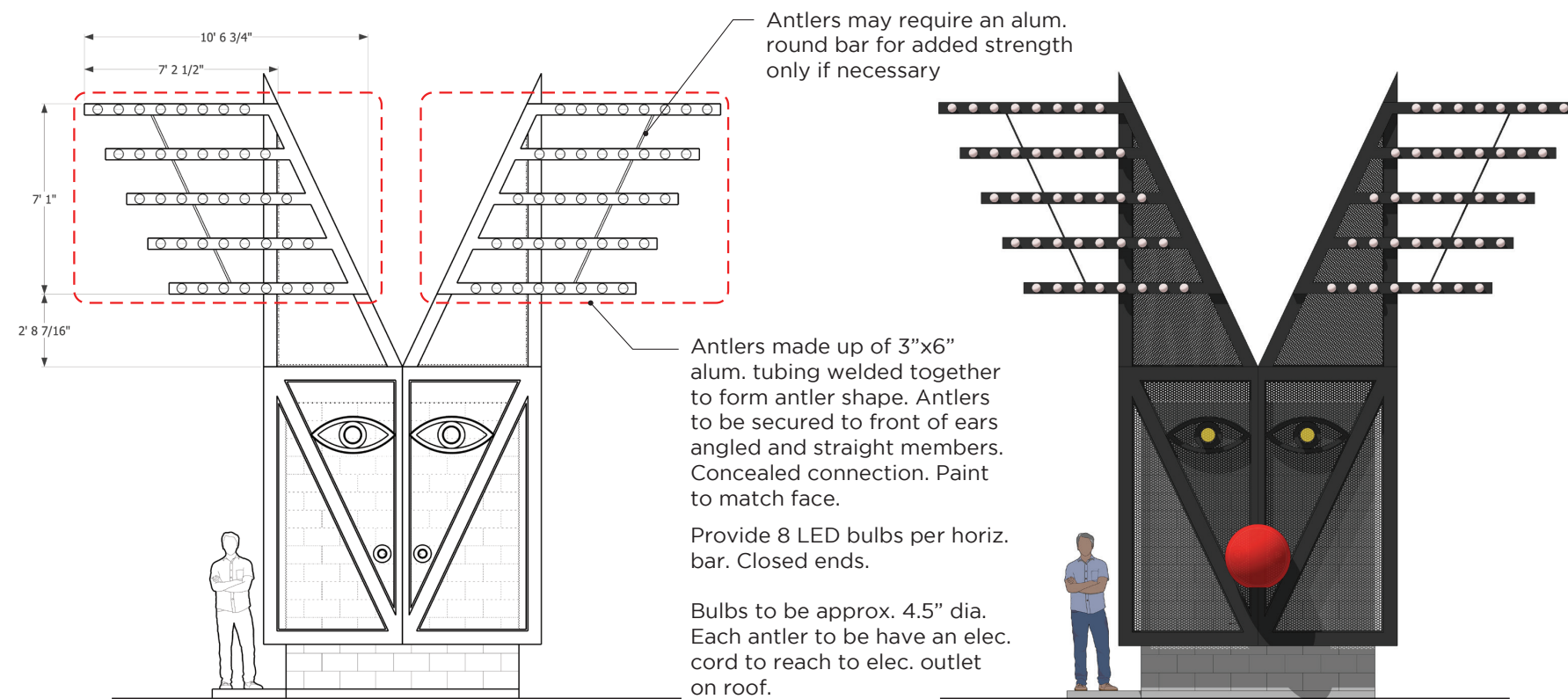
EYE and NOSE DETAILS





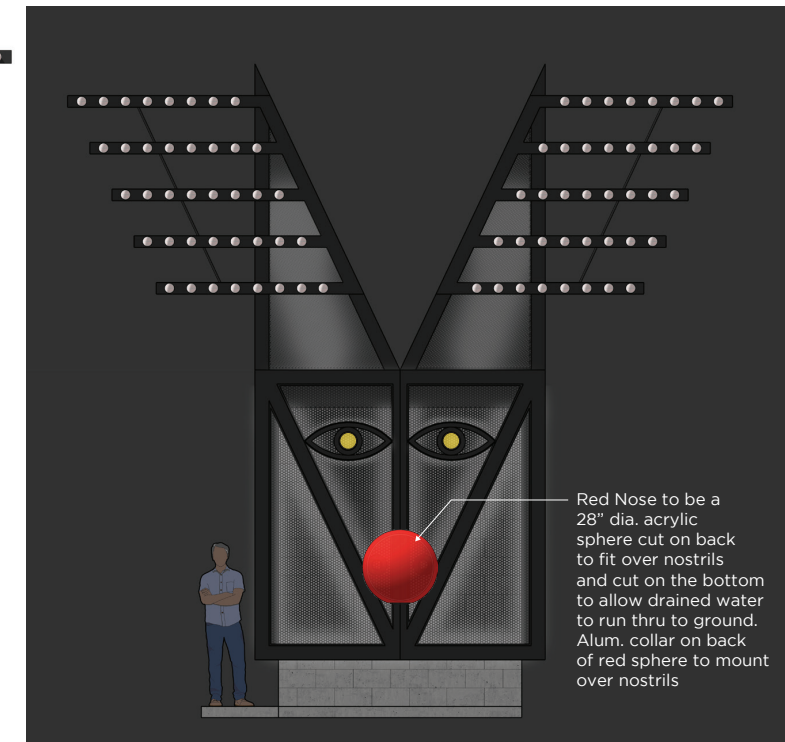
EAR DETAIL



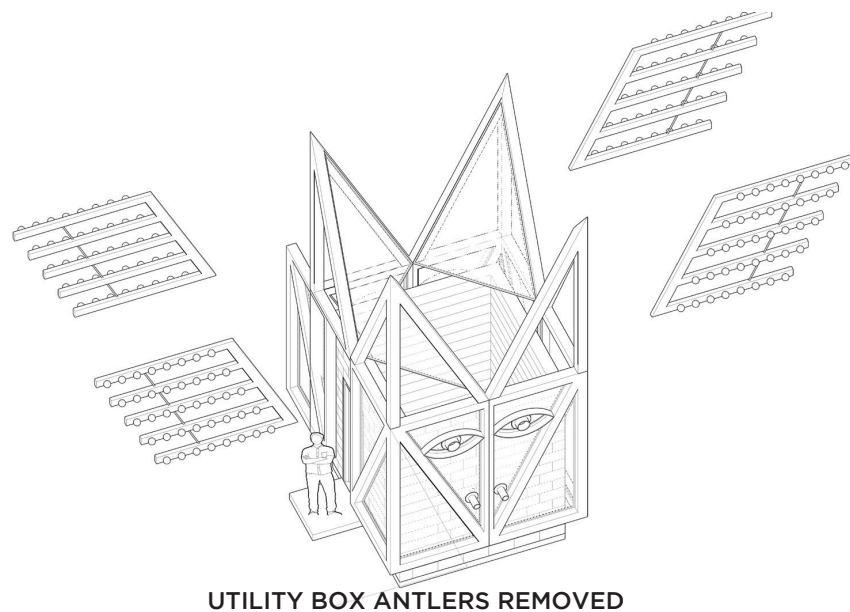


FRONT ELEV. (rear is the same)
NTS

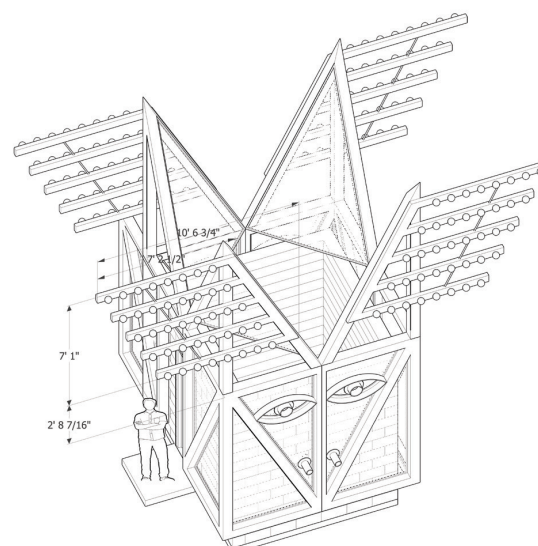
FRONT ELEV. DAY w/ANTLER + RED NOSE
NTS



FRONT ELEV. NIGHT w/ANTLER + RED NOSE
NTS

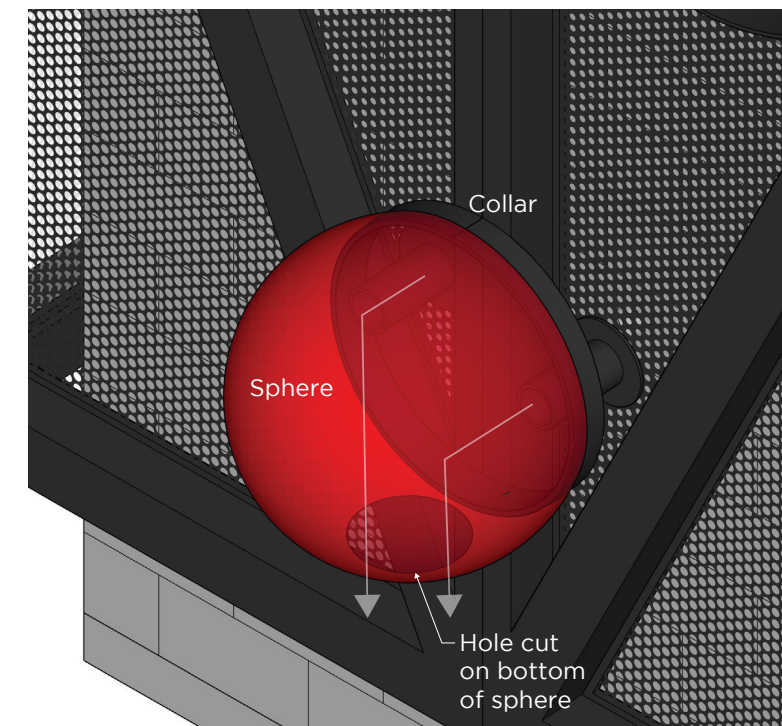


UTILITY BOX ANTlers REMOVED



UTILITY BOX ANTlers IN PLACE

ANTLER AND RED NOSE DETAILS (seasonal . removable)



RED NOSE
NTS

5B BEER GARDEN WALL

FOR SALE TOWNHOMES-
16 UNITS

✓ PARKING DECK B
4 LEVELS / 1025 SPACES

PARKING DECK A
3 LEVELS
405 SPACES

AMENITY
SPACE

OFFICE
3 STORIES
200,000 SF

PHASE A
OFFICE
2 STORIES
109,182 SF

PARKING 48 SPOTS

-4-STC
MULT

RETAIL AND ACTIVE | LEVEL OF RESIDENT ALONG EDGES FACI

PROPOSED PEDESTRIAN /
BE PROVIDED BETWEEN M
SIDEWALK AND PARKING I

MORRISON
LAKE

LAKEVIEW SCULPTURES

ALPHARETTA PRESENTATION

June 20, 2022

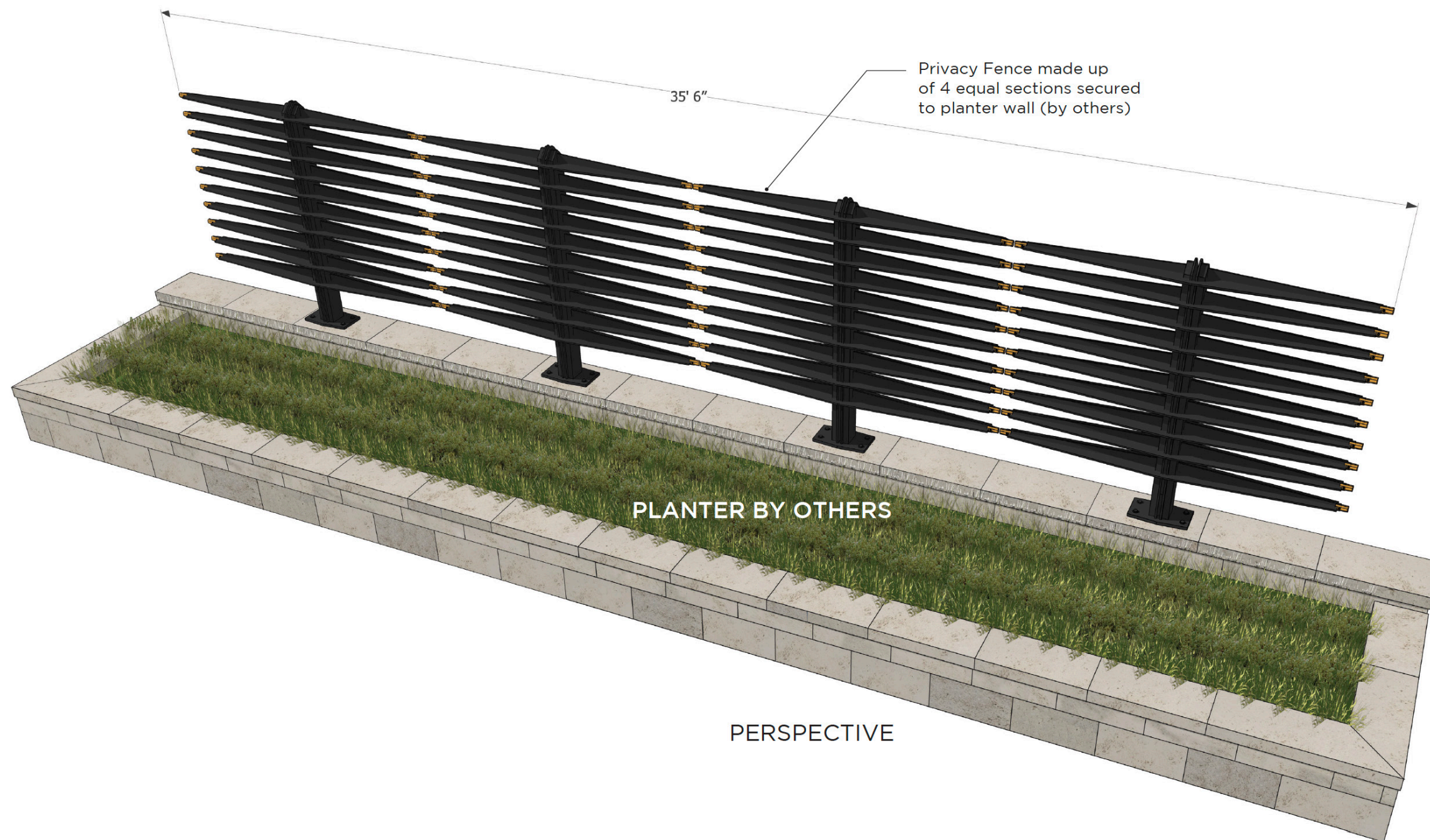
14

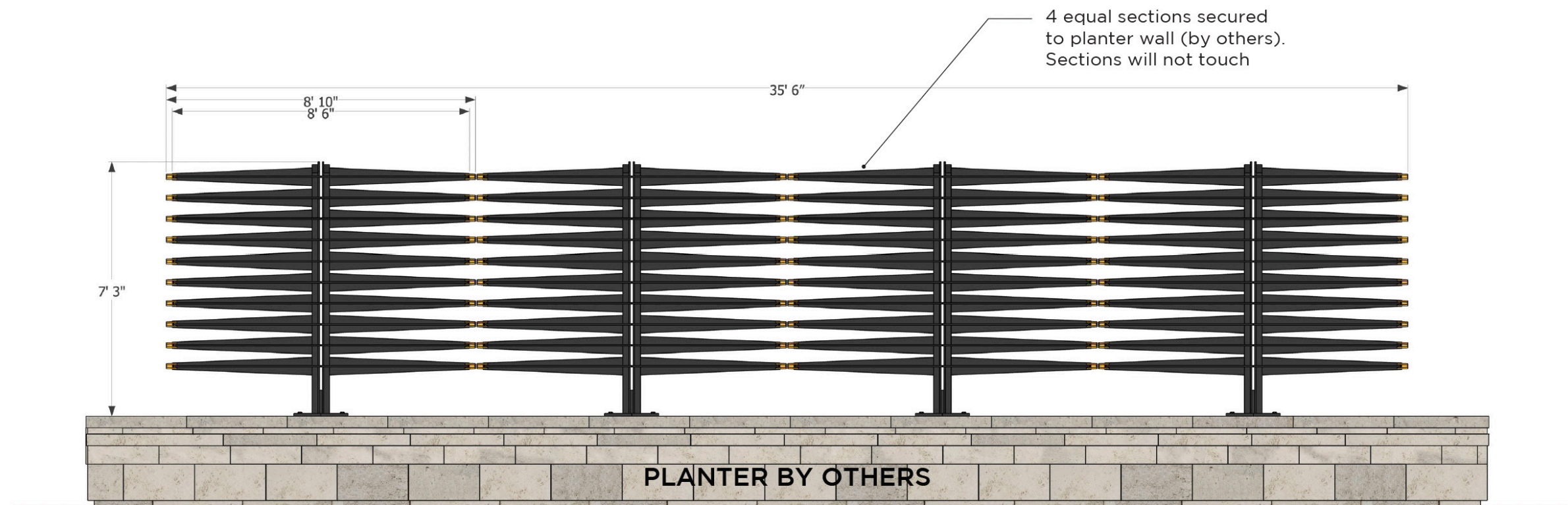
Out of the need to create a barrier to the Beer Garden and the Central Park space we created a lighting element that relates to the architectural materials approach through the creation of a cruciform beam in section that is thick in the middle and thins up in the middle with amber lighting elements. This amber element relates to the amber glow of the eye of the Fox Sculpture and the color of the barrier element being charcoal in color to match all of the other metal elements on the site.

The base is Indiana Limestone to match the main entry signage.

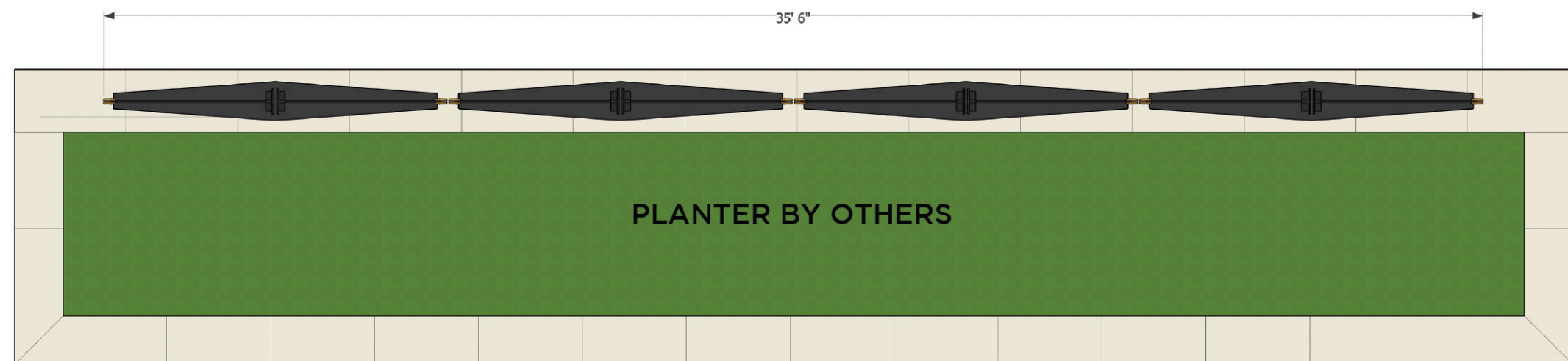
[illegible]



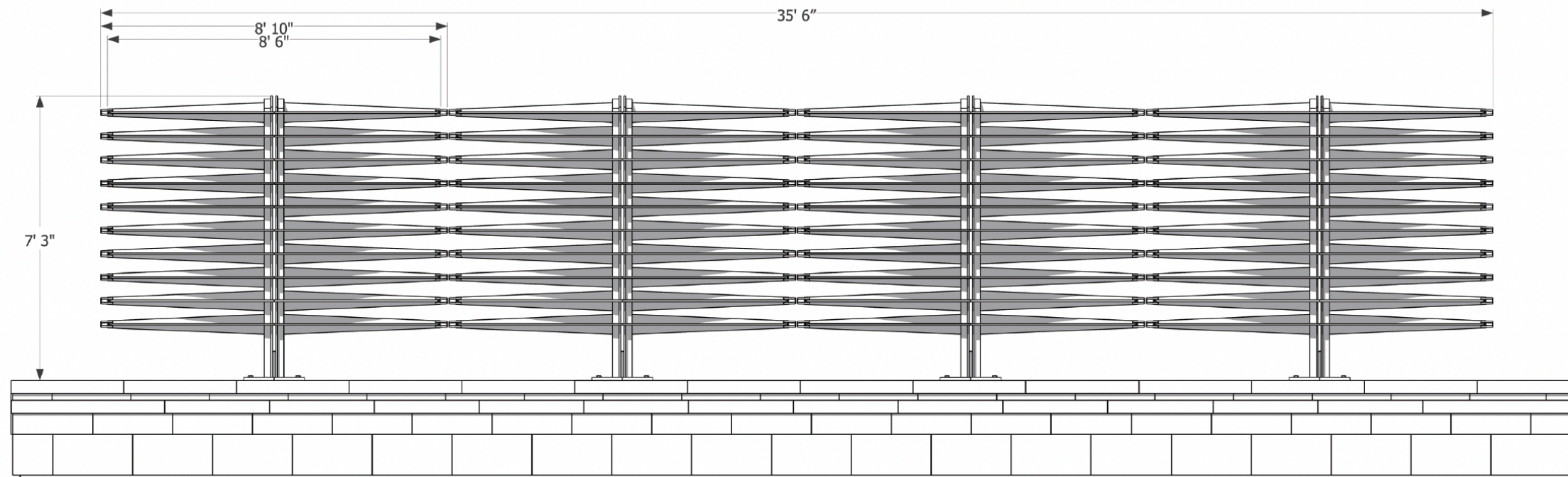




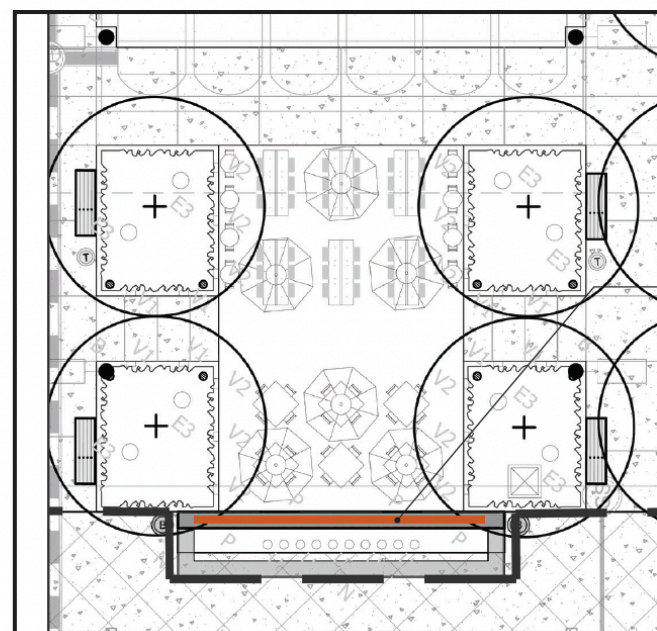
FRONT ELEVATION



PLAN

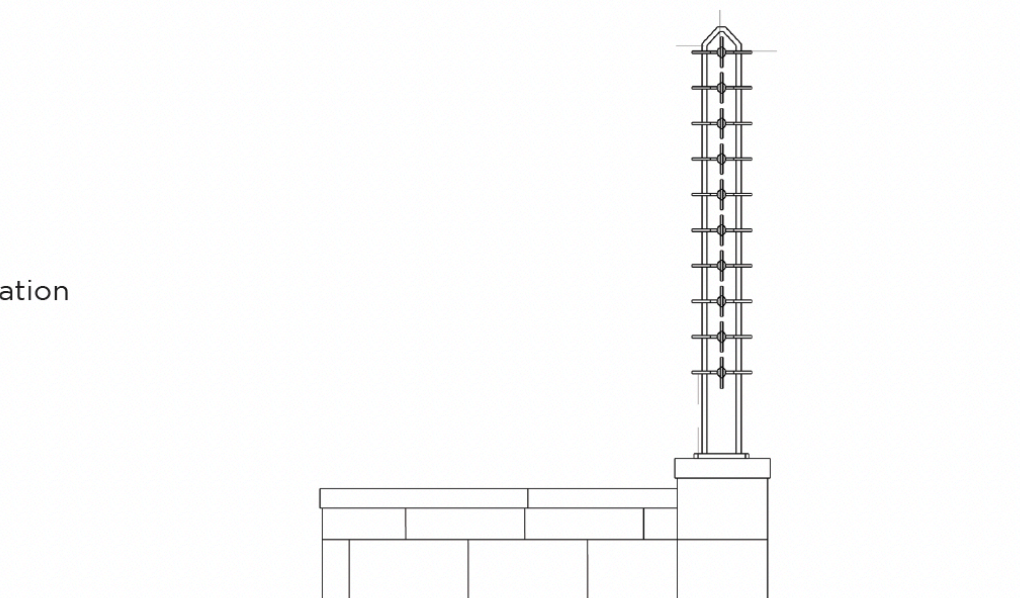


FRONT ELEVATION

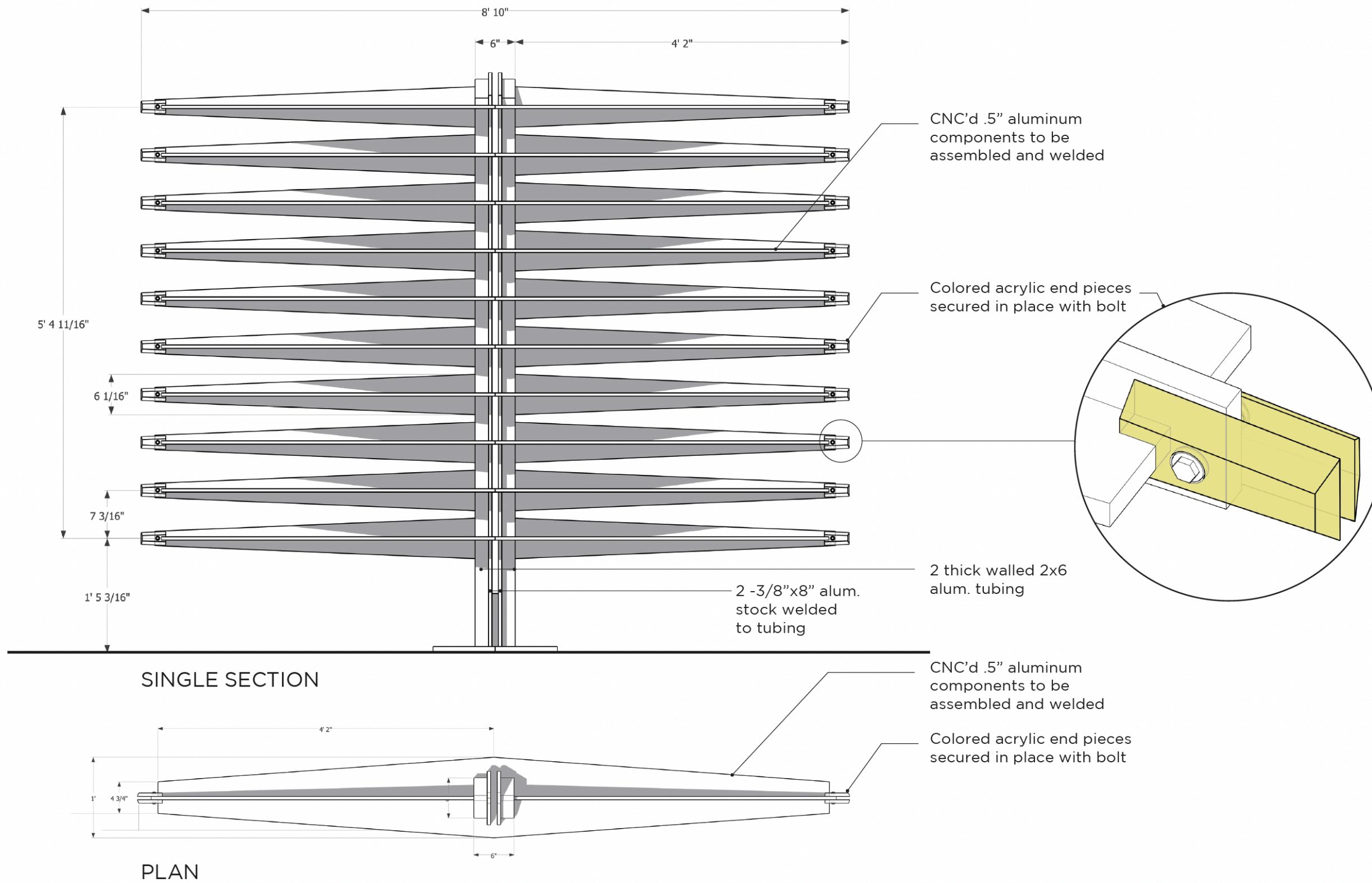


SITE LOCATION

Fence location



RIGHT ELEVATION



NELSON

5200 Avalon Boulevard
Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.nelsonww.com

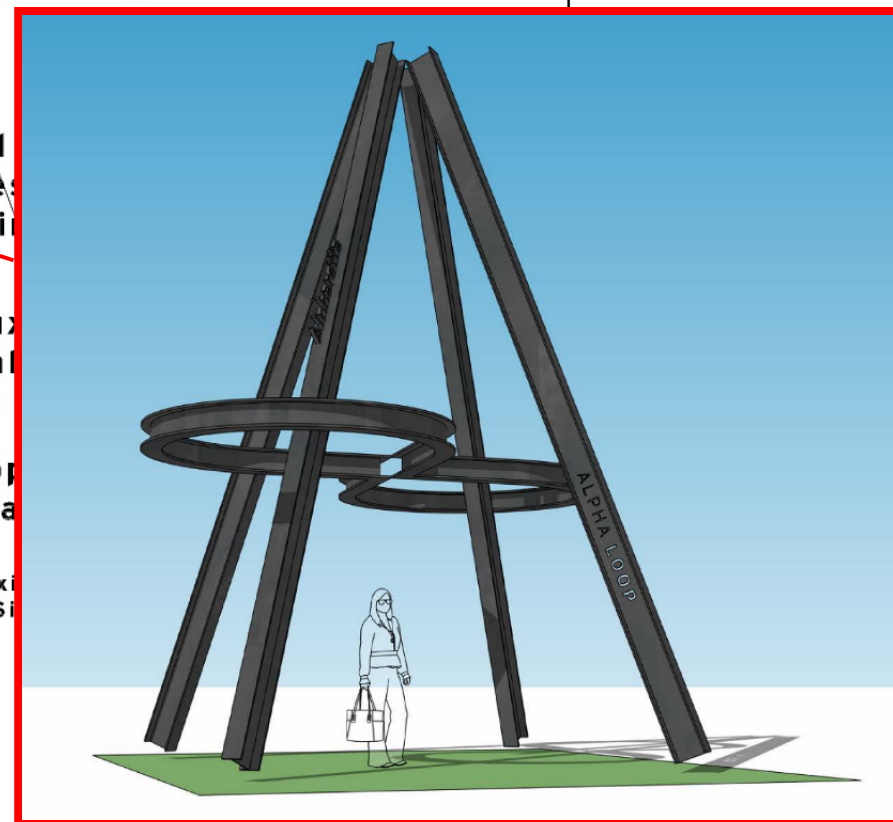
stamp



LAKEVIEW MASTER PLAN

LAKEVIEW
GA 400, LLC

David Arnold
1000 Peachtree Street NW
Atlanta, GA
404.436.3400



print record

06 DECEMBER 2019 - SUBMITTED FOR ZONING
20 AUGUST 2020 - SUBMITTED FOR REVIEW
27 JUNE 2021 - UPDATED
03 JUNE - UPDATE TEXT
06 JUNE - UPDATE TEXT
07 JUNE - UPDATE TEXT

revisions

00 MONTH 2019
00 MONTH 2019

date 06 DECEMBER 2019 job number 1508064.00

drawing title

CONCEPTUAL SITE PLAN

drawing number

SP-22

SUBMITTED FOR REVIEW

Building setback 25' from property line along Lakeview and Morrison as part of tree preservation

New office tower built on existing surface parking area - 6 stories +/- 150,000 sf

New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings (+/- 55' height)

Parking deck structures built into slope taking advantage of existing topography to allow only one level of deck to be visible from Lakeview Parkway - architectural treatment and screening of decks where visible from street

Existing office building - 6 stories with 154,400 sf

12' wide Alpha Loop path connecting through development along lake frontage



Southern portion of lake side trail to be widened to 12' allowing for continuation of Alpha Loop path

Lakeview trail connecting Alpha Loop path along frontage - existing greenspace between curb and sidewalk to be filled with pavers to widen sidewalk area and preserve existing tree canopy along Lakeview Parkway



Project identity signage at corner of Haynes Bridge and Lakeview

Art installation in plaza

Green space serving as central gathering area for community - surrounded by lifestyle retail, restaurants and townhomes

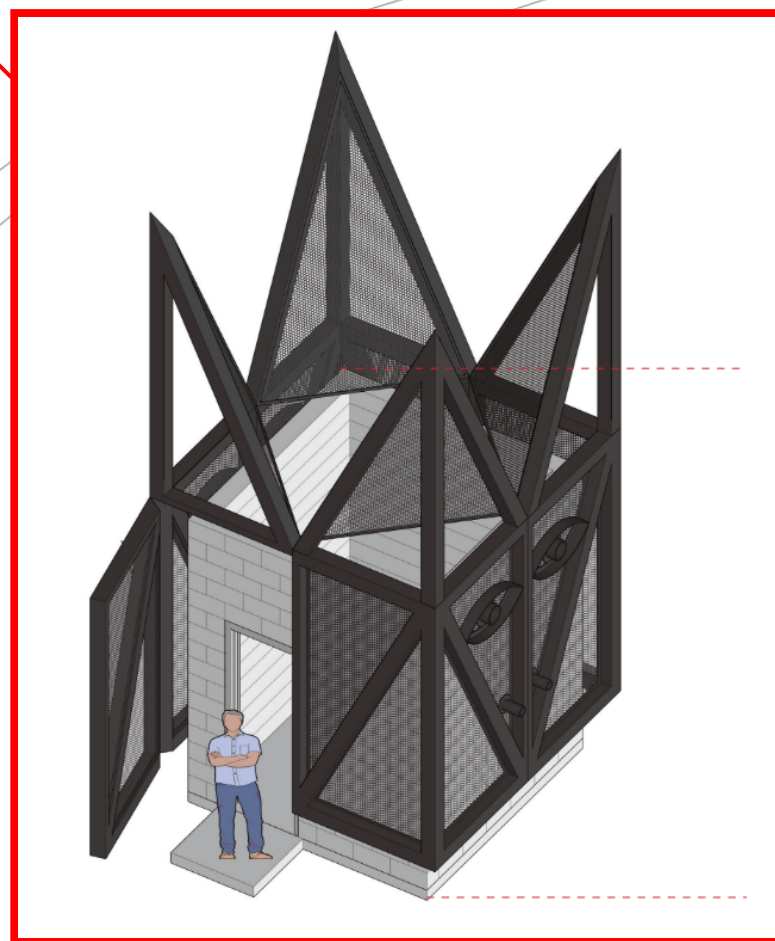
Preserve existing trees

Retail and level of edges facing

4 story luxury residential and Alpha

Alpha Loop Bridge Road

For sale townhomes - 44 units



MU DISTRICT SITE CALCULATIONS

COMMERCIAL	220,295 sf (10.4%)
HORIZONTAL	220,295 sf
VERTICAL	0 sf
OFFICE	1,208,723 sf (57.3%)
HORIZONTAL	707,565 sf
VERTICAL	501,158 sf
RESIDENTIAL	681,358 sf (32.2%)
HORIZONTAL	464,731 sf
VERTICAL	216,627 sf
TOTAL DEVELOPMENT	2,110,376 sf
OPEN/CIVIC SPACE	1,077,650 sf (39.6%)

OFFICE	630,080 sf
EXISTING OFFICE (ADJACENT PROPERTY)	154,400 sf
FUTURE OFFICE (ADJACENT PROPERTY)	150,000 sf
OFFICE UNDER CONSTRUCTION	109,182 sf
FUTURE OFFICE	216,498 sf
PARKING	2,982 spaces
SURFACE	334 sp
ON STREET	38 sp
DECKED	2,610 sp
CIVIC SPACE	24.74 acres (39.6%)
PARK SPACE	24.17 ac (1,052,949 sf)
PUBLIC LOOP TRAIL AREA	0.58 ac (24,701 sf)
AMENITY SPACE	7.66 acres (12.3%)
AMENITY SPACE	7.66 ac (333,492 sf)
TOTAL LOT COVERAGE	1,052,730 sf (38.7%)

0 25 50 100 200 500



Cultural Services Report – June 2022

1- Arts & Culture Hi-lights May & June

2- Upcoming Cultural Happenings

****Online Calendar** <https://www.alpharetta.ga.us/government/departments/recreation-parks/cultural-services>

- ***Juneteenth: What Freedom Means to Me*** / Alpharetta Arts Center Gallery / Presented by City of Alpharetta, Arts Alpharetta, and Alpharetta Black History & Celebrations Committee - June 7-July 29
- ***Alpharetta Music City Live Music Calendar***
<https://www.awesomealpharetta.com/calendar/category/alpharetta-music-city-live-music/>
- ***Yoga and Meditative Painting*** / Alpharetta Arts Center / July 9 / 10am-1pm
- ***Alpharetta Music Club Monthly Performance***– Experience talented Andy Hudson, Clarinet/ Sunday, July 10 / 3-5pm / Arts Center Black Box / \$30 Ticket at <https://alpharettamusicclub.com/> (includes classical music show, wine and hors d'oeuvres)
- ***Comforting Stitches: Quilters' Response to the Pandemic*** / Alpharetta City Hall Community Gallery / July 13- Sept 7 / Presented by Chattahoochee Evening Stars Quilt Guild
- ***Colors of India*** / Alpharetta Arts Center Gallery Exhibit Aug 1 – Sept 23 / Presented by IACA (India American Cultural Association) / Reception – Aug 6 from 5-7PM

3- Reception Arts, Music, History Updates

- **New Outdoor Sculpture Exhibit – “Medley Exhibit” – Arts Alpharetta Curating**
 - i. Sculptures Leaving
 1. BRD (between City Hall & Library)
 2. Jovial (Thompson Street Park)
 3. Nucleus (Brooke Street Park)
 4. Miles (Brooke Street Park)
 5. Coming Together (Wills Park)
- **Art Leader Groups**
 - i. Preston Ridge Facility
 1. Metropolitan Ballet – Temporary practice space
 2. Alpharetta Symphony Orchestra – Weekly practice space
 3. Alpharetta Youth Symphony Orchestra – Weekly practice space
 4. Alpharetta City Band – Weekly practice space starting in Sept