



CITY COUNCIL MEETING & PUBLIC HEARING JUNE 27, 2022

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 6/6/2022 at 11:30 a.m.)

B. Council Meeting Minutes (Meeting of 6/6/2022 at 6:30 p.m.)

C. Alcoholic Beverage License Applications

1. PH-22-AB-18 Daepak Sabu, LLC, d/b/a Sabu
35 Milton Avenue, Suite C, Alpharetta, GA 30009

Restaurant
Consumption on Premises
Liquor, Beer, Wine, & Sunday Sales
Owner: Daepak Sabu, LLC
Registered Agent: Sora Yi

V. PUBLIC HEARING

A. MP-22-05 / CU-22-04 / SS Entertainment, LLC Event Facility / 5815 Windward Parkway

Consideration of a master plan amendment and conditional use to allow a 'Special Event Facility' for SS Entertainment, LLC. A master plan amendment is requested to the Windward Master Plan to add the proposed use and a conditional use to allow a 'Special Event Facility' for SS Entertainment, LLC. The property is located at 5815 Windward Parkway, Suite 101 and is legally described as being located in Land Lots 1112, 1113, 1176 & 1177, 2nd District, 1st Section, Fulton County, Georgia.

B. MP-21-11 / Bridge Road Holdings LLC

Consideration of a master plan amendment to add a 2.45-acre property to the Preston Ridge Master Plan Pod M to allow for a 2-story, 19,000 square foot retail and medical office building and a 1-story, 1,950 square foot medical office building. The property is located at 0 Old Milton Parkway and 11505 Morris Road and is legally described as being located in Land Lots 855 & 856, 1st District, 2nd Section, Fulton County, Georgia.

C. PH-22-04 / Z-22-04 / The Bridges Alpharetta / Webb Bridge Road

Consideration of a change to conditions of zoning and rezoning to allow for a 6-lot 'For-Sale' single-family detached subdivision on 8.1 acres. A change to conditions of zoning is requested to reconfigure the site layout and a rezoning is requested from CUP (Community Unit Plan) to R (Dwelling, 'For-Sale', Residential, Minimum 1 acre) on 2.22 acres. The property is located at 0 Webb Bridge Road and 4430 Webb Bridge Road and is legally described as being located in Land Lot 125, 1st District, 1st Section, Fulton County, Georgia.

D. Z-22-08 / V-22-12 / South of Wills Park

DEFERRED: This item has been deferred by the applicant and will not be heard,

discussed, or considered during the June 27, 2022 City Council meeting. This item will be placed on a future City Council agenda.

Consideration of a rezoning and variance to allow for 55 'For-Sale' townhome units on 5.5 acres in the Downtown Overlay. A rezoning is requested from C-1 (Neighborhood Commercial) and L-1 (Light-Industrial) to DT-MU (Downtown Mixed-Use) and variances are requested to allow townhomes to be accessed from a street and not an alley, reduce driveway length, reduce undisturbed buffers and allow encroachments on undisturbed buffers, reduce subdivision monument sign setback, reduce landscape strips, and allow the subdivision to be gated. The property is located at 0 State Highway 9 and is legally described as being located in Land Lot 645, 1st District, 2nd Section, Fulton County, Georgia.

E. MP-22-06 / CLUP-22-01 / Z-22-07 / V-22-11 / Beazer Homes

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning and variance to allow for 43 'For-Sale' townhome units on 6.2 acres in the North Point Overlay. A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to the Delta Credit Union Master Plan. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached / Detached Residential – High Density). Variances are requested to modify North Point Overlay site regulations and block and access regulations. The property is located at 0 North Fulton Expressway and 2025 Rock Mill Road and is legally described as being located in Land Lots 753, 754, 797 & 798, 1st District, 2nd Section, Fulton County, Georgia.

F. PH-22-07 / City of Alpharetta Capital Improvement Element

Consideration of a resolution authorizing transmittal of the 2021 Capital Improvement Element and Annual Report.

VI. NEW BUSINESS

A. Janitorial Services for City Facilities, RFP 22-119

B. Consideration of Conflict Waiver: Forsyth County / McGinnis Ferry Road Project

C. Consideration of Quit Claim Deed: McGinnis Ferry Road Project

D. Council consideration of authorizing third-party, independent inquiry regarding allegations that formed the subject matter of the Judicial Qualifications Commission's ("JQC") investigation into former Municipal Court Judge Barry Zimmerman.

**E. Resolution to Appoint Special Counsel for Local Option Sales Tax Negotiations
A Resolution Appointing and Authorizing Special Counsel to Represent the City of Alpharetta to Negotiate a Local Option Sales Tax ("L.O.S.T.") Distribution Certification as Required Under the Laws of the State of Georgia; to Authorize Said Counsel to Assist in the Preparation, Negotiation, Mediation, or Arbitration of the City's L.O.S.T.; Repeal Inconsistent Provisions; and for Other Purposes**

VII. PUBLIC COMMENT

VIII. REPORTS

IX. RECESS TO EXECUTIVE SESSION

X. RECONVENE CITY COUNCIL MEETING

XI. ADDRESS AND VOTE UPON EXECUTIVE SESSION ITEMS

A. Contract Extension: Robert J. Regus, City Administrator

XII. ADJOURNMENT



STAFF REPORT

Submitting Department: City Clerk

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: June 27, 2022

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 6/6/2022 AT 11:30 A.M.)

II. RECOMMENDATION:

Approve the Council meeting minutes from June 6, 2022 at 11:30 a.m. as part of the Consent Agenda.

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:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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IV. REPORT IN BRIEF:

City Clerk, Lauren Shapiro, attended, recorded, and prepared a synopsis of the pertinent information that occurred during the City Council meeting on June 6, 2022 at 11:30 a.m.

V. ALTERNATIVES:

VI. ATTACHMENTS:

CC Meeting Minutes 6.6.2022



City Council Meeting & Public Hearing

JUNE 6, 2022

Office of the City Clerk

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 2 PARK PLAZA | 11:30 AM

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 Merkel called the meeting to order at 11:30 a.m.

II. ROLL CALL

- **Council Members**
 - Mayor Pro Tem Dan Merkel
 - Donald F. Mitchell
 - Brian Will
 - Douglas J. DeRito
 - John Hipes
 - Jason Binder
- **Council Members Absent**
 - Mayor Jim Gilvin
- **Staff**
 - Bob Regus, City Administrator
 - Molly Esswein, City Attorney
 - James Drinkard, Asst. City Administrator
 - Lauren Shapiro, City Clerk
 - Randy Bundy, Director of Information Technology
 - Tom Harris, Director of Finance
 - Adam Montgomery, Information Security Manager
 - Shawn Mitchell, Budget & Procurement Manager

III. PLEDGE TO THE FLAG

IV. PUBLIC HEARING

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

- Director of Finance, Tom Harris, came forward to present this item.
- This public hearing is the second of the three required public hearings on the 2023 Budget and Millage Rate Levy.
- There have been no changes since the first public hearing.

Public Comments:

- There were no public comments.

V. PUBLIC COMMENT

- There were no public comments.

VI. REPORTS

- There were no reports.

VII. ADJOURNMENT

- ❖ Council Member DeRito offered a motion to adjourn the meeting.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Pro Tem Merkel adjourned the meeting at 11:32 a.m.

Respectfully submitted,



Lauren Shapiro, City Clerk



STAFF REPORT

Submitting Department: City Clerk

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: June 27, 2022

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 6/6/2022 AT 6:30 P.M.)

II. RECOMMENDATION:

Approve the Council meeting minutes from June 6, 2022 at 6:30 p.m. as part of the Consent Agenda.

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:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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IV. REPORT IN BRIEF:

City Clerk, Lauren Shapiro, attended, recorded, and prepared a synopsis of the pertinent information that occurred during the City Council meeting on June 6, 2022 at 6:30 p.m.

V. ALTERNATIVES:

VI. ATTACHMENTS:

CC Meeting Minutes 6.6.2022 PM



City Council Meeting & Public Hearing

JUNE 6, 2022

Office of the City Clerk

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

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I. CALL TO ORDER

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

II. ROLL CALL

- **Council Members**

- Mayor Jim Gilvin
- Mayor Pro Tem 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, and Cultural Services
- Peter Sewczwicz, Director of Public Works
- Randy Bundy, Director of Information Technology
- Tom Harris, Director of Finance
- Adam Montgomery, Information Security Manager

- Kurt Kirby, Projects Manager
- Shawn Mitchell, Budget & Procurement Manager

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Police Smart Card Presentation to the City of Alpharetta

- Jim Kinsey, CEO of Global Accountability Corporation, came forward to present the Transparency Award to the City of Alpharetta.
- The City of Alpharetta was the first city in the United States to adopt the Police Smart Card. The Smart Cards enable a person to scan a QR Code on the card and have immediate access to the police officer's badge information, contact information, case number, and even a survey that allows the person to share feedback on their interaction with the officer.

V. STRATEGIC PARTNERSHIPS

A. North Fulton Community Improvement District Expansion Request

Presented by: Alex Battle, NFCID

- City Administrator, Bob Regus, came forward to introduce Alex Battle with the North Fulton Community Improvement District (CID).
- Alex Battle, Program Coordinator for the North Fulton CID, came forward to present a request for the Mayor and City Council to adopt a Resolution Consenting to Expansion of the North Fulton Community Improvement District, which would generate over \$100,000 in yearly revenues.
- City Attorney, Molly Esswein, read the Resolution title aloud.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve a Resolution of the Alpharetta City Council Consenting to Expansion of North Fulton Community Improvement District.
 - ❖ Council Member Mitchell seconded the motion.
 - ❖ The motion was approved unanimously (7-0).

VI. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/23/2022)

B. Special Called Council Meeting Minutes (Meeting of 5/31/2022 at 12:00 p.m.)

C. Alcoholic Beverage License Applications

1. PH-22-AB-16 Alpharetta Revolving Sushi Factory, Inc., d/b/a Revolving Sushi Factory
865 North Main Street #108, Alpharetta, GA 30009

Restaurant

Consumption on Premises
Beer, Wine, & Sunday Sales
Owner: Alpharetta Revolving Sushi Factory, Inc.
Registered Agent: Scott Hamilton

2. PH-22-AB-15 Fetch Alpharetta, LLC
11440 Maxwell Road, Alpharetta, GA 30009

Dog Park
Consumption on Premises
Liquor, Beer, Wine, & Sunday Sales
Owner: Fetch Alpharetta, LLC
Registered Agent: Stephen Ochs

D. Financial Management Report: Month Ending April 30, 2022

- ❖ Council Member Hipes offered a motion to approve the Consent Agenda.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

VII. PUBLIC HEARING

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

- Director of Finance, Tom Harris, came forward to present this item.
- There have been no changes, and this is the third and final public hearing on this item.

Public Comments:

- There were no public comments.

VIII. OLD BUSINESS

A. Adoption of Fiscal Year 2023 Budget and Millage Rate Levy

2nd Reading

- Fiscal Year 2023 Budget Ordinance
 - Director Harris came forward to present this item.
 - No changes have been made since the first 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).

- **Fiscal Year 2023 Millage Rate Levy Ordinance**

- Director Harris came forward to present this item.
- No changes have been made since the first 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 Millage Rate Levy Ordinance.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

IX. NEW BUSINESS

A. RFP 22-117 Janitorial Services for Recreation Facilities and Park Restrooms

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council award RFP 22-117 Janitorial Services for Recreation Facilities and Park Restrooms to American Facilities, Inc. at an annual cost not to exceed \$273,750.00 and authorize the Mayor to execute all necessary documents.
- Parks and Recreation posted an RFP for Janitorial Services, which closed on April 28, 2022. Five vendors provided responses with proposals. The selection committee scored the current provider, American Facility Services, Inc., the highest and would like to award the RFP to this provider.

Public Comments:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the award of RFP 22-117 Janitorial Services for Recreation Facilities and Park Restrooms to American Facilities, Inc. at an annual cost not to exceed \$273,750.00 and authorize the Mayor to execute all necessary documents.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (7-0).

B. Atlanta Regional Commission Subgrant Agreement – Amendment 1

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- The Atlanta Regional Commission (ARC) awarded the City \$160,000.00 to complete an LCI Supplemental Study for the South Main Street corridor, with the City committed to a 20% match in the amount of \$40,000.00. The goal of the Study is to develop a plan to improve the South Main Street area including pedestrian, bicycle and transportation

elements, and public space activation. The analysis and recommendations will look at the LCI area's economic and development characteristics to prepare a strategy that supports the plan recommendations, ensures the proposed plan is realistic and provide guidance for future actions.

- Kickoff of the Study was delayed due to the highest scoring consultant team rejecting the terms of the contract. The contract has since been awarded to the Kimley-Horn consultant team on February 7, 2022. Due to this delay, an extension is requested to the ARC Subgrant agreement from October 2022 to December 2022. The additional 2 months are necessary to execute the public engagement plan.
- There will be a community meeting at Fairway Social at The Maxwell on June 21, 2022.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve Amendment 1 to the ARC Subgrant Agreement and to authorize the Mayor to execute all documents.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).

X. PUBLIC COMMENT

- There were no public comments.

XI. REPORTS

- Mayor Pro Tem Merkel shared that Brew Moon Festival was a huge success this past weekend.
- Mayor Gilvin shared that he had the opportunity to tour Toyota Financial Services at Northwinds with Director Cook, and it is an amazing change to that area. Their company has brought 400 employees to Alpharetta from all over the country, and they have hired a few local residents, too. Toyota took over a Class A office space and completely revamped the space; the building is amazing. It was really impressive to see this group's genuine excitement about being a part of this community.

XII. RECESS TO EXECUTIVE SESSION

- ❖ Council Member Hipes offered a motion to recess to executive session.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin recessed the meeting to executive session at 7:03 p.m.

XIII. RECONVENE CITY COUNCIL MEETING

- Mayor Gilvin reconvened the meeting at 7:59 p.m.

XIV. ADJOURNMENT

- ❖ Council Member Binder offered a motion to adjourn.
 - Council Member Mitchell 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 8:00 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk



STAFF REPORT

Submitting Department: Administration

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: June 27, 2022

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

1. PH-22-AB-18 DAEPAK SABU, LLC, D/B/A SABU

35 MILTON AVENUE, SUITE C, ALPHARETTA, GA 30009

RESTAURANT
CONSUMPTION ON PREMISES
LIQUOR, BEER, WINE, & SUNDAY SALES
OWNER: DAEPAK SABU, LLC
REGISTERED AGENT: SORA YI

II. RECOMMENDATION:

Approve the above referenced alcoholic beverage license applications as part of the consent agenda.

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:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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IV. REPORT IN BRIEF:

The above referenced Alcoholic Beverage License Application was heard and considered during a virtual Alcohol License Public Hearing on Thursday, June 9, 2022. There were no public comments during the hearing. At the conclusion of the hearing, the City Clerk recommended approval and forwarded the above referenced application to City Council for final approval.

V. ALTERNATIVES:

VI. ATTACHMENTS:

ALPH Minutes 6-20-2022



ALCOHOL LICENSE PUBLIC HEARING

JUNE 9, 2022

ALPHARETTA CITY CLERK'S OFFICE
VIRTUAL MEETING VIA ZOOM

CITY CLERK: LSHAPIRO@ALPHARETTA.GA.US
ASSISTANT CITY CLERK: KVANHORN@ALPHARETTA.GA.US

2:00 PM

I. VIRTUAL MEETING ZOOM LINK

The City of Alpharetta's Alcohol License Public Hearings are a virtual meeting via Zoom. The meeting begins at 2:00 p.m. on the day of the scheduled hearing. To join the meeting, please click on this link: <https://zoom.us>

Zoom Meeting ID: 834 2518 6819

II. CALL TO ORDER

- City Clerk Lauren Shapiro called the meeting to order at 2:00 p.m.

III. ROLL CALL

- Lauren Shapiro, City Clerk
- Kiersten VanHorn, Assistant City Clerk
- Frank Jackson, Code Enforcement Officer
- Denise Mitri, Applicant for FGSG Grill
- Kristine Choi, Representative for Daepak Sabu
- Hyun Park, Applicant for Daepak Sabu

IV. PUBLIC HEARING

A. PH-22-AB-17 FGSG, LLC
d/b/a FGSG Grill
1497 Alpharetta Highway Suite A
Alpharetta, GA 30009

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

Owner: FGSG, LLC
Registered Agent: Peter Tarantino

- Ms. Denise Mitri, the applicant for FGSG Grill, residing at 3200 Rim Cove Drive, Cumming, GA 30041, was on the call.

- Ms. Mitri described the restaurant as being an American Bar and Grill. They will offer a split food menu – bar food and vegan/healthier food options.
- Ms. Mitri stated FGSG Grill will offer beer, wine, spirits, and drink specials. Ms. Mitri stated this is her first time owning a restaurant after managing locations in New York.
- Ms. Mitri stated they are just filing for building permits now and hope to open mid-July 2022.
- Ms. Mitri confirmed she is familiar with the City's alcohol ordinance and plans on doing her own training with employees. She will be having servers take an online training class as well as facilitating regular training for ID checks and overpouring. She is aware servers will need to obtain pouring permits.
- Ms. Mitri anticipates between 15-20 employees. Ms. Shapiro reminded Ms. Mitri she will need to obtain an alcohol license the State of Georgia in addition to the local Alpharetta license.
- Ms. Shapiro recommended the application be approved. She advised the applicant that a representative will need to appear at the City Council meeting on Monday, June 20, 2022 at 6:30 pm.

B. PH-22-AB-18 Daepak Sabu, LLC

d/b/a Sabu

35 Milton Avenue Suite C

Alpharetta, GA 30009

Restaurant

Consumption on Premises

Liquor, Beer, Wine & Sunday Sales

Owner: Daepak Sabu, LLC

Registered Agent: Sora Yi

- Ms. Kristine Choi, representing Sabu, was on the call. The applicant, Hyun Park residing at 3368 Bingham Road, Suwanee, GA 30024, was also on the call.
- Ms. Choi stated that Sabu is an Asian-style, specifically Japanese and Korean, restaurant. Alcohol will include beer, wine, and liquor as well as Japanese saki and Korean soju.
- Ms. Choi stated this is the first location serving alcohol. They anticipate opening the restaurant in approximately 3 weeks.
- Ms. Choi confirmed she has gone through all the local alcohol ordinances with the owner and manager. The employees will be given TIPS alcohol awareness training as well have weekly meetings with management. Employees are told they will be terminated immediately if not adhering to alcohol serving laws.
- Ms. Shapiro reminded Ms. Choi that Sabu will need to obtain a license with the State of Georgia as well.

- Ms. Shapiro recommended the application be approved. She advised the applicant that a representative will need to appear at the City Council meeting on Monday, June 20, 2022 at 6:30 pm.

V. PUBLIC COMMENT

- There were no public comments

VI. ADJOURNMENT

- City Clerk Lauren Shapiro adjourned the hearing at 2:12 p.m.

Respectfully submitted,

Kiersten VanHorn

Kiersten VanHorn, Assistant City Clerk



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-22-05/CU-22-04 SS ENTERTAINMENT, LLC EVENT FACILITY/5818 WINDWARD PARKWAY

CITY COUNCIL:

JUNE 20, 2022

This item was considered at the 6/2/2022 Planning Commission meeting. Staff recommended approval subject to 6 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0

II. RECOMMENDATION:

Approve MP-22-05/CU-22-04 SS Entertainment, LLC Event Facility/5815 Windward Parkway, subject to the following conditions:

1. 'Special Event Facility' shall be added as a conditional use at 5815 Windward Parkway, Suite 101 and limited to no more than 5,794 square feet.
2. Conditional use approval shall be limited to SS Entertainment, LLC; no additional 'Special Event Facility' use or subleasing shall be permitted within the approved space.
3. Special event facility shall be limited to no more than 225 people, with final maximum occupancy subject to Fire Marshall approval.
4. Events shall be limited to corporate and business conferences, banquets, wedding receptions, and graduation and birthday celebrations.
5. Hours of operation shall be limited to Monday – Friday 6:00 PM – 1:00 AM and Saturday – Sunday 11:00 AM – 1:00 AM.
6. If a parking problem is identified by the City, SS Entertainment, LLC shall be required to correct the problem by reducing the capacity of events, providing an off-site parking agreement for parking within 500' of the facility, and/or providing valet services, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, SS Entertainment, LLC, is requesting a master plan amendment and conditional use to operate a 'Special Event Facility' in a 5,794 square foot suite in the Windward Crossing shopping center. A maximum capacity of 408 people is requested. The subject property is located at 5815 Windward Parkway, Suite 101 at the southeast corner of Windward Parkway and North Point Parkway.

DISCUSSION

The submitted request, if approved, would allow SS Entertainment, LLC to operate a 'Special Event Facility' in a 5,794 square foot suite in the Windward Crossing shopping center. A maximum capacity of 408 people is requested. A master plan amendment and conditional use are requested to allow a 'Special Event Facility'. The subject property is located at 5815 Windward Parkway, Suite 101 at the southeast corner of Windward Parkway and North Point Parkway.

Windward Crossing is approximately 11.5 acres and was developed in 2005 as a 2-story over basement, 48,327 square foot shopping center with office on the 2nd floor. Other businesses occupying the building include Roam Innovative Workplace, KnuckleUp Fitness, Little Tokyo Sushi and Nalan Indian Cuisine, to name a few. The property is zoned CUP (Community Unit

Plan) and is subject to the Windward Master Plan Pod 66, which does not list 'Special Event Facility' as a permitted or conditional use. Surrounding properties are zoned CUP and subject to the Windward Master Plan. The Windward Park mixed-use development is located to the west, the former Black Walnut Café and Georgia's Own Credit Union are located on outparcels to the north, AT&T is located to the south and Windward Oaks office park is located to the east.

SS Entertainment, LLC is a new business operating as special event facility with event planning services. The applicant proposes to use Suite 101, which is located in the basement level of the shopping center. Suite 101 can be accessed from the main level of the center by way of an elevator lobby, as well as at the rear of the building through the basement level parking deck. A maximum capacity of 408 people is requested for the 5,794 square foot space. The facility would accommodate corporate and business conferences, banquets, wedding receptions, and graduation and birthday celebrations. Catering, photography, music and entertainment will be provided by others. Hours of operation will be Monday – Friday 6:00 PM – 1:00 AM and Saturday – Sunday 11:00 AM – 1:00 AM. The applicant anticipates approximately four (4) employees.

There are approximately 230 parking spaces serving the property, of which the Master Plan requires one (1) space per 250 square feet, or 170 spaces for the center not including the applicant's proposed space. Therefore, there is a surplus of 60 parking spaces to serve the use in Suite 101. A special event facility requires one (1) space per four (4) seats (occupancy), plus one (1) employee space per each 10 seats (occupancy). Based on a maximum occupancy of 408 people, a total of 143 parking spaces would be required. A maximum occupancy of 225 people would generate a need for approximately 80 parking spaces. The City's parking regulations allow required parking to be reduced by up to 25% if it can be demonstrated that uses will share parking. A shared parking reduction applied to a special event facility with a maximum occupancy of 225 people would generate a need for 60 parking spaces.

The 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. The subject property is located in Pod 66, which is approved for and developed with residential uses and a variety of non-residential uses, including office-institutional, research and development, service retail uses and a destination hotel. A 'Special Event Facility' requires approval of a conditional use in the CUP district. As shown in the table below, several master plan amendments have been approved in Pod 66.

Windward Master Plan Amendments – Pod 66

File #	Project Name	Pod	Requested Change	Outcome	Date
MP-15-07 / CLUP-15-08 / V-15-21	Duke Realty Webb Bridge Rd Subdivision	66	15 Single-family detached homes	Approved	5/23/16
MP-15-04 / V- 15-08	Windward Park (f.k.a. Windward Mill)	66	31,400 SF retail, 500K SF office, 250- rm limited-service hotel, 25,800 SF retail, 191 Townhomes, 200 Condos, 24 live-work townhomes	Approved	7/27/15
MP-13-02 / CLUP-13-09 / V-13-22	Windward Pod 66	66	91 Single-Family Detach Homes	Approved	1/27/14
MP-13-04 / CU-13-09	HealthSouth	66	60-bed acute inpatient rehabilitation hospital	Approved	8/26/13

MP-07-07 / CLUP-07-07	1st Baptist Church	66	Church and associated uses	Approved	10/22/07
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PARKING

Traffic related to a special event facility is typically based on the capacity of the facility, since the use does not usually operate during the AM or PM Peak Hour. Staff reviewed the parking needs and hours of operation of existing businesses at Windward Crossing and found that many of the businesses operate during the same hours for the special event facility (see table below).

Windward Crossing Parking Requirements

Tenant	Suite	SF	Req'd Parking	Hours of Operation
Applicant's Space	101	5,794 SF	143	M-F 6PM-1AM, Sat-S 11AM-1AM
KnuckleUp Fitness	100	6,559 SF	26.25	M-F 5PM-8PM, Sat 9AM-2PM
Nalan Indian	200	3,695 SF	14.75	M/W/Th 1130AM-10PM, F-Sat 1130AM-10PM, S 1130AM-9:30PM
Vacant	201	1,440 SF	5.75	N/A
Q Paso Latin Grub	202	2,572 SF	10.25	T 11AM-230PM, W-F 11AM-230PM
Vacant	203	1,440 SF	5.75	N/A
MDW Salon	204	1,925 SF	7.75	T-Th 10AM-6PM, F 8AM-6PM, Sat 8AM-4PM
Any Lab Test Now	205/206	5,195 SF	20.75	M-F 830AM-630PM, Sat 9AM-2PM
Vacant	207	2,124 SF	8.5	N/A
Benchmark Physical	208	1,208 SF	4.75	M-Th 7AM-7PM, F 7AM-3PM
Little Tokyo	209	3,209 SF	12.75	M-Th & Sat 11AM-10PM, F 11AM-11PM
Peachy Corners	210	1,438 SF	5.75	M-Sat 7AM-9PM
Vacant	211	2,132 SF	8.5	N/A
Roam Workplace	302	9,596 SF	38.5	M-F 8AM-6PM

As shown in the table below, required parking exceeds available (existing) parking between 6:00 PM – 8:00 PM Monday through Friday and between 11:00 AM – 2:00 PM on Saturdays. A parking deficit of as many as 30 parking spaces is possible during those times. To avoid a parking shortage, it is recommended that the maximum capacity of the applicant's special event facility be reduced.

Windward Crossing Parking Utilization w/the proposed Special Event Facility

Time	Monday-Friday (6PM-1AM)	Saturday (11AM-1AM)	Sunday (11AM-1AM)
11:00 AM	-	259.5	186.25
12:00 PM	-	259.5	186.25
1:00 PM	-	259.5	186.25
2:00 PM	-	212.5	186.25
3:00 PM	-	212.5	186.25
4:00 PM	-	204.75	186.25
5:00 PM	-	204.75	186.25
6:00 PM	256.5	204.75	186.25
7:00 PM	231	204.75	186.25
8:00 PM	204.75	204.75	186.25
9:00 PM	199	204.75	186.25
10:00 PM	184.25	184.25	171.5

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property has adequate access with driveways on Windward Parkway and North Point Parkway, as well as a secondary driveway on Edison Drive.

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 City's parking regulations would require 143 parking spaces for the applicant's proposed use. Windward Crossing has approximately 230 parking spaces, which are shared with multiple tenants. If approved, the maximum occupancy of the business should be reduced to avoid a parking shortage.

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 use should not have significant impacts on surrounding properties or businesses, which are mostly developed with non-residential uses. The special event facility would improve the synergy at Windward Crossing by providing catering opportunities for restaurants in the center. However, the requested maximum capacity is not supported by sufficient parking.

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

Response: Not applicable.

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

Response: The proposal should not impede the normal and orderly development of surrounding properties, which are also primarily developed with non-residential uses. However, the requested maximum capacity is not supported by sufficient parking.

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

Response: The location and character of the special event facility is appropriate. The subject property is commercial center and the use would complement existing businesses. However, the requested maximum capacity is not supported by sufficient parking.

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 is a special event facility in the immediate area located at The Metropolitan Club (5895 Windward Parkway), which is approximately 800' away to the east. The next nearest event facility is located at Phase Events (12150 Morris Road), which is approximately 1.15 miles to the southwest.

CONCURRENCES

Staff reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The proposal should not have significant impacts on surrounding properties, which are developed with non-residential uses. The use would improve synergy with other businesses operating in the center and nearby. However, the requested maximum capacity is not supported by sufficient parking. If approved, the maximum occupancy of the business should be reduced to avoid a parking shortage.

CITIZEN PARTICIPATION PLAN

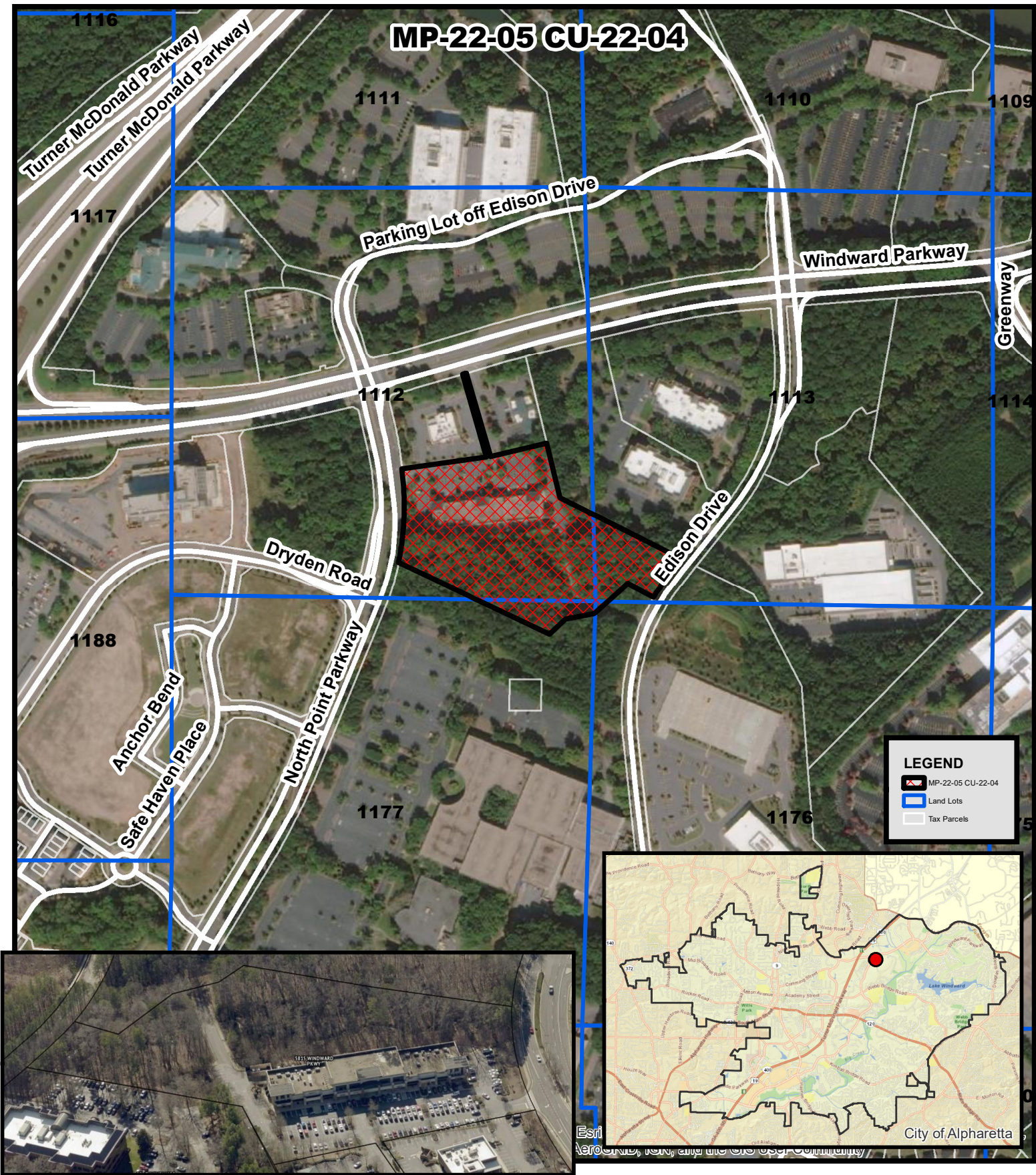
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 11, 2022. There were no public comments.

IV. ATTACHMENTS:

- Site Plan

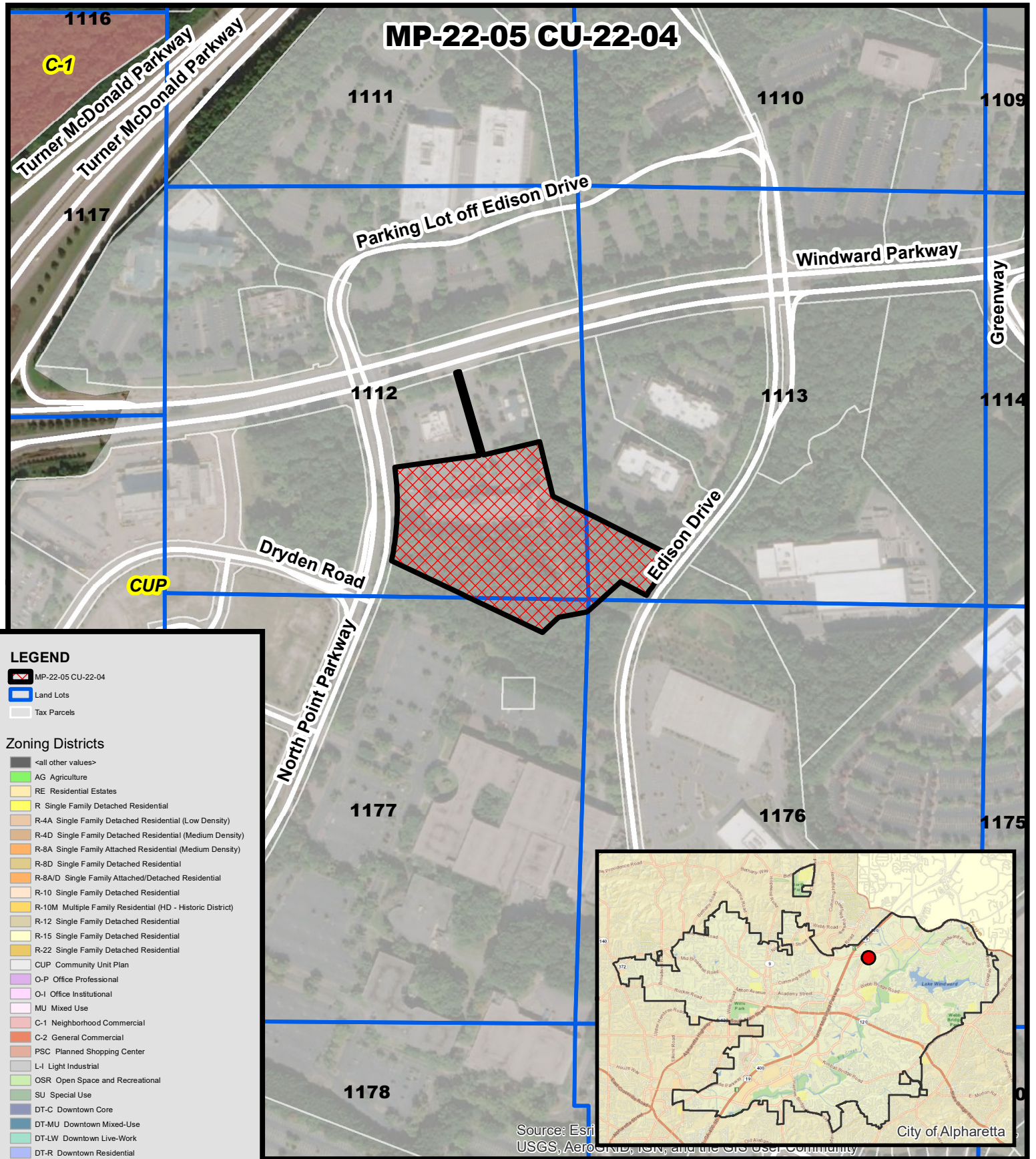


Aerial Map
5815 Windward Parkway, Suite 101



MP-22-05 CU-22-04
D/LL: 2/1/1112, 1113, 1176, 1177
PC: 6/02/22
CC: 6/20/22

Location Map Provided by:
Community Development - GIS

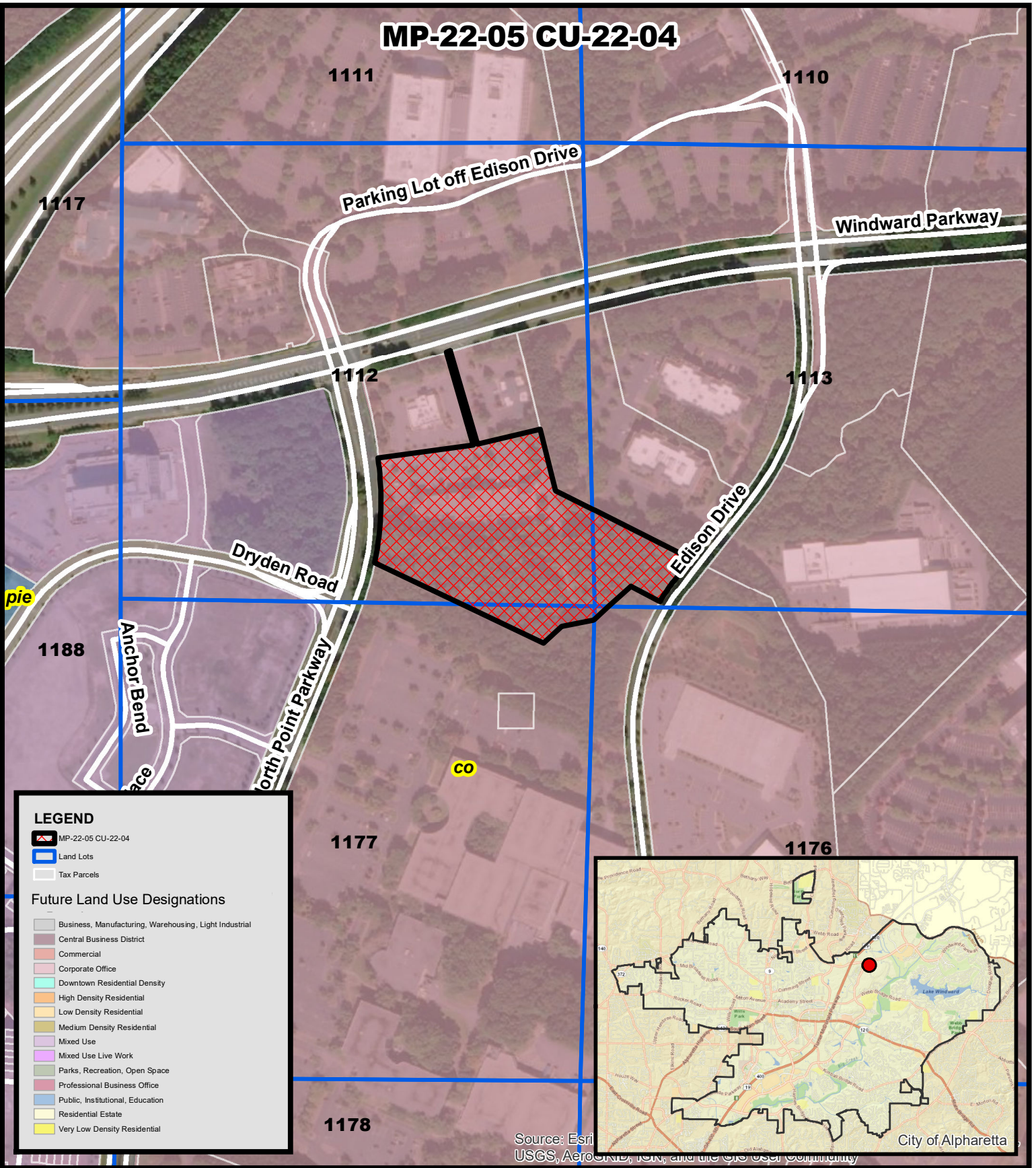


Zoning Map
5815 Windward Parkway, Suite 101

MP-22-05 CU-22-04
D/LL: 2/1/1112, 1113, 1176, 1177
PC: 6/02/22
CC: 6/20/22

Location Map Provided by:
Community Development - GIS

MP-22-05 CU-22-04



Future Land Use Map
5815 Woodward Parkway, Suite 101

MP-22-05 CU-22-04
D/LL: 2/1/1112, 1113, 1176, 1177
PC: 6/02/22
CC: 6/20/22

Location Map Provided by:
Community Development - GIS

MP-22-05 CU-22-04

1111

1110

1117

Parking Lot off Edison Drive

Windward Parkway

1112

1113

Dryden Road

Edison Drive

1188

Anchor Bend

North Point Parkway

1177

1176

Safe Haven Place

Lighthouse Lane

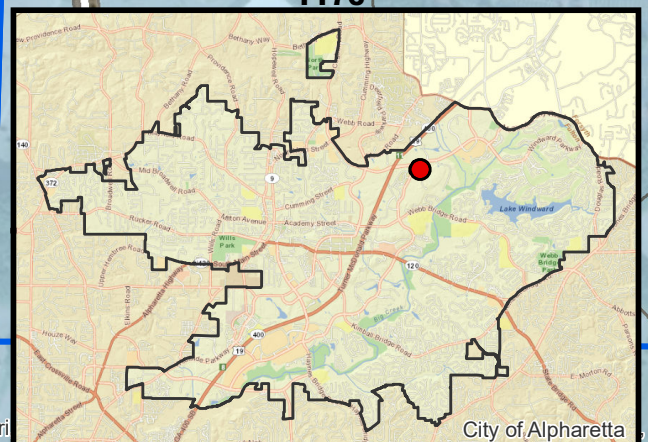
1189

1178

LEGEND

- MP-22-05 CU-22-04
- Land Lots
- Tax Parcels

Source: Esri, USGS, AeroGRID, IGN, and the GIS User Community



City of Alpharetta

Location Map

5815 Windward Parkway, Suite 101

MP-22-05 CU-22-04

D/LL: 2/1/1112, 1113, 1176, 1177

PC: 6/02/22

CC: 6/20/22



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



Community Zoning Information Meeting
May 11, 2022
Department of Community Development
Via Zoom
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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

- a. Michael Woodman, Planning + Development Services Manager
- b. Alexandra Callum, Planning + Zoning Coordinator
- c. Nikisha Mistry, GIS Specialist

There was a total of 79 participants for the CZIM meeting.

II. Items:

a. Sanctum Serene Wellness

- i. 3235 North Point Parkway.
- ii. Wellness Spa.
- iii. Master Plan amendment.

There were no comments for this item.

b. Event Facility

- i. Manager Michael Woodman spoke for this item because the applicant was not present.
- ii. Special event facility.
- iii. Requesting a maximum occupancy of 408.

c. Off Leash

- i. Full-service restaurant and luxury dog park.
- ii. On the corner of Old Milton Parkway and North Main Street.
- iii. We want to transform the existing building.

Public Comment:

- You are asking for a liquor license. I do not think it is a good idea to have children, liquor, and dogs all in the same area. I am okay with the idea; I am just not for the liquor license portion of it.

- How are we keeping dogs safe at this location? We will be using fencing. Over the last several years, we've seen lots of new dog parks. The new technology is a double gated system so that you don't have wide open access. It will be access controlled to provide safe conditions to both people and dogs.
- I would like to caution the city to approve a conditional use permit for an off leash dog park at the corner of Old Milton and Highway 9. There have already been traffic fatalities at this intersection- there are a combined 12 lanes of high-density traffic here. Dogs can get out of every park; the suggested double gate system does not prevent this. ONE dog that gets to either of these roads will not only be a safety concern for the dog but an incredible safety concern for all Alpharetta families travelling through the heartbeat of the City. If approved, I hope safety is at the center of the conversation and approval.
- And there is also another dog park like this going up at Maxwell Road. I don't think we need another one.

d. 3973 Webb Bridge Road

- i. 5-acre site.
- ii. Requesting a rezoning to R—12.
- iii. Modern style homes.
- iv. Requesting a variance- there is a perennial creek that runs through the site. The city has a 100' stream buffer and 150' impervious buffer, which makes the lots to the east not able to be developed right now.

Public Comment:

- I own the property to the east of this. The creek on this property affects my property. There's a reason the barrier is supposed to be there. There will be buffer left, and we will be doing mitigation.
- It's not so much the construction, but the next 20 years the people will be living there. We are not destroying the buffer; we are just requesting for a reduction. There will also be mitigation. The water would be cleansed before being released back into the creek.
- Jay Perek- As Reggie was saying, along with requesting a reduction, we are also proposing to increase the quality of the buffer, and that's what he was referring to with the mitigation. There is still a 50' buffer that will remain.
- Can you give some examples of best mitigation practices? We are trying to see if we can do some dry wells. It infiltrates the water in the ground instead of taking it to the creek.

e. Beazer Homes

- i. Corner of Rock Mill Road and Haynes Bridge Road.
- ii. Undeveloped property zoned as office and institution use.
- iii. We have taken significant steps to save trees.
- iv. We want to make the corner a community focal point, as we recognize that it's a gateway.

- v. Homes would front along Rock Mill Road.
- vi. As you come into the community, the front doors will face some green pocket areas.
- vii. The variances primary relate to the street scaping for our internal streets and a little along Rock Mill Road.
- viii. The size of the property is too small for modern day office development.

Public Comment:

- On your layout plan, have you taken into consideration the GA400 widening? How much space between the current highway and the property line are you going to lose with the widening? Will you lose some amenity space? We will have to double check on the GA400 plans. There is significant right of way between the ramp and property line. We don't anticipate any issues.
- Do we really need more townhomes in Alpharetta? The roads are so clogged, and this is right on North Point, and there is already so much traffic. Alpharetta needs additional housing. This is a lower density type of community. 43 homes would be constructed. It's a great opportunity to provide additional housing. Residential provides less traffic than office use, which is a benefit.
- It's adding traffic with 2-3 cars per home. The future office use would be more than residential.
- What about impact to schools? It would be fairly minimal.
- We need more homes in Alpharetta, thank you Julie.
- Alpharetta is full!
- We do need more housing. It's dense in downtown, but this isn't too far. My concern is parking. Two car garages are never enough for storage or a large vehicle. Are we allocating enough parking for visitors and extra drivers on this site? The city is proactive with this. One of the aspects of the city's code is to have a minimum 18-foot-wide driveway. Other developments have shorter driveways and not enough parking. We are not seeking a variance on parking.
- Concerned about the tightness of the internal streets where Fire and Public Safety would have to operate. Fire is involved in this process and will have the opportunity to put comments.
- What is the cost of the townhouses? We need some reasonably cost homes.

f. The Bridges

- i. We are wanting to join two properties that have a little different zoning.
- ii. We are wanting to change to R zoning, which is in line with CUP.
- iii. It will be gated.
- iv. Will be high level homes.

Public Comment:

- We backup to the proposed subdivision. We have been here since 2009. What are the plans for water management? I have seen water flowing through the way the property has a crease in it. We will have a detention system that will catch all the stormwater that would collect and funnel down towards you. It will be a huge benefit to you.

- My concern is what it will look like. I'm concerned about a giant eye sore in my backyard. It will be buffered with vegetation and landscaping. I don't think our plan is to do underground detentions.
- We're building 2.5+ million-dollar homes. We do not want to create eye sores. We can talk offline more.
- Do you have specifics of buffers? What efforts will be in place to keep the current trees rather clear cutting? We are trying to minimize any impacts to streams. We redesigned to where we are not asking for any stream buffer variances. We will be cutting in a road where trees will have to go. Other than that, we will try to keep all trees intact. We want to make it feel like the homes have been there forever.
- What about overflow?
- Will there be fencing? What about green screen? There's fence already there. I don't think we plan to do anything different.
- I am also interested on how the pond will be built and the creek that connects to Lake Windward and how that will increase flow.
- I am concerned about the impact. I haven't been there long enough to know what the water situation is like, but I want to make sure an eye sore isn't created.
- Last year, we had an event that some work had to be done on the creek due to lots of rain. I'm worried about all the hardscaping. All the water will end up in the creek. Can it handle that kind of water? The applicant is not required to do a hydrology study at this time. They would do one after receiving an LDP. The applicant will be held to state regulations.

g. Castle View Homes

- 2.5-acre parcel on Kimball Bridge Road.
- Zoned AG- requesting rezoning to R15 with some variances.
- Request includes a private cul-de-sac.
- Asking for front yard setback reduction.

Public Comment:

- To the left of the diagram, what will be to the left of the road? Will you level the trees out, and will there be a landscape area? Yes, to the landscape area. We have not gotten this far with City Staff. Currently, the plan shows sidewalk all the way around the cul-de-sac.
- When is the proposed groundbreaking? It has not been decided. Construction would likely begin in the fall.
- What's the proposed value of the homes? Currently, the thought is \$1.1-1.4 million.
- What are you doing about the drainage issues? We have not conducted a full hydrology study. Underwater storm management would happen.
- Can you talk about the plan for the current plants? We want to work with as much of the existing tree cover as we can.
- What are the sizes of the homes? 3000-4000 square foot. 2 story minimum
- What are the variances? Minimum lot width reduction, which isn't unusual for the area. Reduction in front yards to get homes further away from Kimball bridge crossing.

- Our kids use the back part of the property to get to Ocee Park. Can something be provided like an easement? I was not aware- I thought Ocee was fenced. There are trails going through the backyards that you can cut through. What we're doing wouldn't change the current path.
- Do you have a portfolio view of the homes? We can pull information together.
- Have you given thought to light pollution? We will have to meet the city's landscape ordinance. We will be putting some screening in to help.
- There are two single family homes adjacent to two lots. The park needs to probably acquire some additional parking. Castle View tried to acquire to purchase lots, but they were not for sale.

h. South of Wills Park

- i. 5.5-acre site.
- ii. 55 townhomes, in addition to a clubhouse and pool.
- iii. Units will range from 2600-4000 square feet.
- iv. Gated community with access onto Wills Road.
- v. Seeking rezoning of the property to downtown mixed use.
- vi. Underground detention water system.

Public Comment:

- Where exactly is it? It's by the car detailing place- this is the large undeveloped area next to it. There are several DT MU areas. One of the goals is to interject residential into commercial areas through mixed use. We are furthering the goals of the comp plan.
- Wills road already has so much traffic. I am against this development.
- The parallel parking is for guest parking, correct? Yes.
- My concern is for pedestrian traffic from this subdivision across Hwy 9 to Wills Park. We are providing connection to Hwy 9 for bicycle and pedestrian. We are not currently working with the city on improvements on Hwy 9, but that's something we can evaluate further with the city.
- GDOT is expanding the sidewalks and adding a sidewalk on Wills Road.

i. North Point Redevelopment

- i. Zoning changes to 83 acres of property to Mixed Use.
- ii. The goal is to build on the foundation of the environment that's here and create an indoor/outdoor mixed use.
- iii. It will be a ten-year development.
- iv. It can have community events of up to 2,500 people.
- v. We would propose 50,000 square feet of entertainment space, and 320 units in the first phase.
- vi. Adds substantial amount of open space, a total of 18 acres.
- vii. From a drainage standpoint, we would be improving the situation.

Public Comment:

- Is this already set in stone? If so, when is demolition/groundbreaking scheduled? I have worked for JCP since 1998 and am worried about my job security. Are either of those pink locations that say "retail anchors" going to become JcPenney? If so, where will we be located? Nothing is set in stone. We had been doing a lot of research to come up with this plan. If are approved, we will begin the middle of next year. I would have to refer you to JCPenney to answer that question.
- Please include a percentage of the housing going in here as workforce housing that people who serve the citizens of Alpharetta can afford to live here! We do not currently have any percentage of work force housing. We are open to conversation, but cost of construction would require an incentive program
- Are the anchor stores aware and/or going to stay? All tenants have been spoken to.
- There is new ownership and control of the asset.
- When is this first phase going to start? Demolition would be middle of 2023 plan with 24-month construction for first phase.
- What happened to the redevelopment plan for the Mall that was approved previously, that called for the Sears portion of the mall to be removed and apartments built, along with park area and walking trails?
- Our plan is to dedicate our impact fees to stormwater. I believe we will have 2.5 million dollars that would be dedicated towards storm water.
- What about MARTA plans for a station to be located on the property? One of the bus transit stops in the middle of the highway. We have found a location that would meet up with our location.

III. **Meeting Ended at: 7:30 p.m.**

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: Event Facility / MP-22-05 / CU-22-04

Contact Name: Sami Freiji Architect Telephone: 404-728-8840

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.

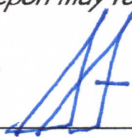
Since the required public notification letters were mailed to their recipients there has been no comments from anyone individual or company listed on attached mailing certificate; stamped by U.S.Postal Service.

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: 5 / 4 / 2022

Print Form

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA 220014PH #: 220014☐ Property Taxes & Code Violations Verified☒ 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." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: Sami FreijiTelephone: 404-728-8840Address: 2844 Delcourt Drive

Suite: _____

City DecaturState: GaZip: 30033Fax: 404-728-8840Mobile Tel: 404-242-2142Email: saminet@bellsouth.net**Subject Property Information:**Address: 5815 Windward Parkway, Suite 101, Alpharetta, Ga 30005Current Zoning: CUPDistrict: 2Section: 1Land Lot: 1112, 1113, 1176, 1177Parcel ID: 21549011120237Proposed Zoning: AssemblyCurrent Use: Retail Stores / Offices / Fitness Center**This Application For (Check All That Apply):**☒ Conditional Use☒ Master Plan Amendment☐ Comprehensive Plan Amendment☐ Rezoning☐ Master Plan Review☐ Variance☒ Public Hearing☐ Exception☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

Suite 101 of property located at 5815 Windward Parkway, Alpharetta, GA is proposed to be used as:

" An Event Facility " Total Heated Area: 5794 SF

Space is to be used for:

Corporate / Business Conferences, Banquets / Wedding Receptions / Graduations & Birthday Celebrations
(with movable tables & chairs; catering allowed for all events without any kitchen or cooking equipment)

Applicant's Request (Please itemize the proposal):

Proposal use program area & occupancy shall be as follows:

- | | | |
|---|---------|---------|
| 1- Event Hall: Event / Dining / Seating = | 2931 SF | (192) |
| 2- Temporary Platform Stage: | 384 SF | (26) |
| 3- Dance Floor: | 576 SF | (38) |
| 4- Main Entry Reception / Lobby: | 353 SF | (118) |
| 5- Full Service Bar (No Seating): | 244 SF | (3) |
| 6- Serving Line Buffet Counter: | 378 SF | (26) |
| 7- Storage Room: | 415 SF | (2) |
| 8- Wash Room: | 200 SF | (2) |
| 9- Management Office: | 151 SF | (1) |
| 10- Secondary Entry / Exit Hallway: | 162 SF | (0) |

Proposed total number of occupants shall be: 408 Persons

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

Based on research conducted over the past few years the Project Owner has found a real need for an Event Facility in the area surrounding the subject property located at 5815 Windward Parkway. Recently the Project Owner approached the Landlord of Windward Crossing Commercial Shopping Complex and found out there is a potential 'Suite 101' quite ideally suited in size, area & location to lease as an Event Facility. The Landlord agreed to allow the Project Owner a chance to lease this Suite & to apply to the City for an occupancy permit to renovate the space into an Event Facility. Upon further investigation with the City's Community Development Department; it was found out that the current City's Masterplan does not include an Event Facility or similar Assembly uses in this area & particularly at Windward Crossing.

However, upon further discussions with the City's Planning Manager & Fire Marshal it was concluded that Project Owner would be given a chance to apply for a Conditional Use Permit & Amendment to Amend the City's Masterplan in order to allow for an Event Facility use; provided that the Project Owner justify to the City & the public; who own property up to 500' from Windward Crossing; at a public hearing to be scheduled by the City: that such a use as an Event Facility would be a favored addition to adjacent businesses, complements surrounding uses & adds life & value to the area & community.

Consequently, the Project Owner is hereby clarifying his intent for submitting this important Application to the City's Community Development Department in the hope that through a scheduled public hearing he can further justify the importance of having an Event Facility in this area for serving the community & hopefully will earn everyone's favor.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Satish Chipulla Telephone: 678-882-4345
Address: 5815 Windward Parkway Suite: 101
City: Alpharetta State: GA Zip: 30005 4182

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 |
- Master Plan Amendment

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Sami Freiji Telephone: 404-728-8840
Address: _____ Suite: _____
City: 2844 Delcourt Drive, Decatur State: GA Zip: 30033 2440

So Sworn and Attested:

Owner Signature: _____

Date: 3/30/22

Notary:

Notary Signature: _____

Ritu Shukla



Date: 3.30.22

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: Satish Chipulla

Subject Public Hearing Case: Conditional Use & Masterplan Amendment

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: N / A

Description of Contribution: N / A Value: N / A

Description of Contribution: N / A Value: N / A

Description of Contribution: N / A Value: N / A

Description of Contribution: N / A Value: N / A

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-3.

Signature: 

Date: 3 / 30 / 2022

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal aims to fulfill a great need in the area. Currently, Windward Crossing shopping center has only retail shops, restaurants & a fitness center, but, adding an Event Facility to the mix, can be not only compatible but compliments the variety of uses there by adding a needed & unique function.

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

This proposal will affect the use & value of surrounding properties in a positive way by introducing into the area a business that can serve their needs & the needs of the larger community as well. Doing so will add value, bring more life & commerce not only to Windward Crossing but also its surroundings.

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

As previously mentioned, the City's current zoning & masterplan do not include Event Facility uses or similar Assembly uses; the Project Owner could not see how adding another restaurant, retail shop or office, to the ones already there, could make for a reasonable economic use. However, upon looking closer, this property already has a fitness center which stands out from the rest & adding a different use such as an Event Facility is more economically reasonable by meeting a new public demand.

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

Based on the conceptual plan program; the total maximum occupant load shall be 408. This means a maximum increase to population of 408 occupants requiring a maximum of 143 cars. The Shopping Center currently has 230 parking spaces. Current zoning for the entire center requires 203 spaces. Proposed Event Facility requires 143 spaces - 27 = 116 needed spaces to share with the existing 230 center spaces.

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

Since the Project owner has identified the need for an Event Facility in this area; impact to schools & utilities shall be negligible as the use itself can serve as an overflow to school populations who need such space when their school facilities are unavailable. Also since current space is in an established center with existing utilities already serving this vacant suite; any impact shall be minimal as utilities are already managed by the landlord.

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

The project is being proposed in an area currently zoned CUP or "Community Unit Plan" which includes a variety of commercial uses not limited to retail shops, offices, fitness centers etc. The proposed Event Facility is consistent with & complements those various community based uses. Future Land Use Map designates this location on Windward Parkway in a cluster just east of 400 as "Corporate Office" adjacent to "Mixed Use" & "Public, Institutional, Education"; this proves the proposal & type of use is consistent with both ACP & FLUM with a program to serve the community at large.

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

Recent observation indicates business traffic has decreased at the location of the proposal with more vacancies waiting to be filled; one example is 5805 Windward Parkway in front of Windward Crossing. Also many empty parking spaces during peak business hours indicate there is a need for uses that can fill a greater demand in the community & drive in more business to this location & its tenants.
(Please see attached photos)

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: 5815 Windward Parkway Event Facility Conditional Use & Masterplan Amendment

Contact Name: Sami Freiji, Architect Telephone: 404-728-8840

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.

A D P INC 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305-1512

KM BUILDING LLC 5780 WINDWARD PKWY STE 275 ALPHARETTA GA 30005-5216

A T & T COMMUNICATIONS 2613 BROWNTOWN RD NW ATLANTA GA 30318

LAUKIEN DIRK 24 WATERWAY AVE STE 225 SPRING TX 77380

A T & T RESOURCE MGMT CORP 1010 PINE 9E-L-01 SAINT LOUIS MO 63101

OME WINDWARD OAKS LLC 3343 PEACHTREE RD NE ATLANTA GA 30326

DEVELOPMENT AUTHORITY OF ALPHARETTA 2 S MAIN ST ALPHARETTA GA 30009

WINDWARD MILL LLC P O BOX 450233 ATLANTA GA 31145-0233

FIFTY NINE ZERO FIVE WINDWARD PARK WAY LLC 3758 LAVISTA RD STE 200 TUCKER GA 30084

WINDWARD PARK MASTER ASSOCIATION I NC 5805 GLENRIDGE DR STE 880 ATLANTA GA 30342

FLEXENTIAL CORP 6400 S FIDDLERS GREEN CIR STE 20 00 GREENWOOD VILLAGE CO 80111

GEORGIA'S OWN CREDIT UNION 1155 PEACHTREE ST NE STE 400 ATLANTA GA 30309-3600

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.

Upon receiving further detailed instructions from the City of Alpharetta's Community Development Department's Planning Manager, the Applicant has every intention to provide each & everyone of the listed companies, individuals or representatives of above listed companies with the Applicant's mailing address, telephone numbers & email address by which the Applicant shall request to be contacted at anytime that the above listed individuals may have any question or concern related to the submitted application.

SITE PLAN CHECK LIST

This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted in support of applications for public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.

Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original full-size plan documents is 30" x 42". Plan copies submitted as part of the completed application packets may be a maximum of 11" x 17", must be folded to a size of 8.5" x 11", and must be attached to each submittal packet set.

Applications that include site plan documents that do not meet these requirements will not be accepted.

☒	Element Description
☒	Key and/or legend and site location map with North arrow
☒	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
☒	Acreage of the subject property.
☒	Location of land lot lines and identification of land lots.
☒	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
☒	Proposed streets on the subject site.
☒	Current zoning of the subject site and adjoining properties.
☒	Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
☒	Location of proposed buildings with square footages, heights, and stories.
☐	Layout and minimum lot size of proposed single-family residential lots.
☒	Topography of subject site.
☒	Required and proposed setbacks.
☒	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
☐	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
☐	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
☐	Required and proposed parking spaces, loading, and unloading facilities.
☐	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
☒	Proposed stormwater management facilities.
☐	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
☒	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
☐	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

LEGAL DESCRIPTION

WINDWARD CROSSING SHOPPING CENTER 5815 Windward Parkway

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 1112, 1113, 1176 and 1177 of the 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the point of intersection of the northeasterly mitered right of way line of Northpoint Parkway (right of way width varies) and the southerly right of way line of Windward Parkway (right of way width varies); thence proceed along said southerly right of way line of Windward Parkway the following courses and distances: along a curve to the left having an arc length of 141.64 feet, a radius of 5756.07 feet, a chord bearing of North 74 degrees 39 minutes 58 seconds East and a chord distance of 141.64 feet to a point; North 73 degrees 56 minutes 45 seconds East a distance of 119.72 feet to a point and **THE POINT OF BEGINNING**.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, thence proceed along the southerly right of way line of Windward Parkway North 73 degrees 56 minutes 45 seconds East a distance of 20.00 feet to a point; thence leaving said southerly right of way line of Windward Parkway and proceed South 16 degrees 10 minutes 01 second East a distance of 280.91 feet to a point; thence North 76 degrees 56 minutes 45 seconds East a distance of 172.73 feet to a point; thence South 13 degrees 03 minutes 15 seconds East at distance of 196.68 feet to a point; thence South 63 degrees 44 minutes 13 seconds East a distance of 413.71 feet to a point located on the westerly right of way line of Edison Drive (right of way width varies); thence proceed along said westerly right of way line of Edison Drive the following courses and distances: South 38 degrees 35 minutes 19 seconds West a distance of 71.97 feet to a point; along a curve to the left having an arc length of 129.90 feet a radius of 724.07 feet, a chord bearing of South 33 degrees 25 minutes 51 seconds West and a chord distance of 129.73 feet to an iron pin; thence leaving said westerly right of way line of Edison Drive and proceed North 61 degrees 42 minutes 12 seconds West a distance of 83.75 feet to an iron pin; thence South 48 degrees 12 minutes 54 seconds West a distance of 148.45 feet to an iron pin; thence South 79 degrees 29 minutes 43 seconds West a distance of 93.08 feet to an iron pin; thence South 47 degrees 02 minutes 12 seconds West a distance of 71.62 feet to an iron pin; thence North 65 degrees 00 minutes 14 seconds West a distance of 540.25 feet to an iron pin located on the easterly right of way line of Northpoint Parkway; thence proceed along said easterly right of way line of Northpoint Parkway the following courses and distances: along a curve to the left having an arc length of 339.66 feet, a radius of 868.51 feet, a chord bearing of North 03 degrees 19 minutes 45 seconds East and a chord distance of 337.50 feet to a point; North 07 degrees 52 minutes 28 seconds West a distance of 26.92 feet to a point; thence leaving said easterly right of way line of Northpoint Parkway and proceed North 84 degrees 46 minutes 48 seconds East a distance of 291.43 feet to a point; thence North 15 degrees 11 minutes 27 seconds West a distance of 276.38 feet to a point on the southerly right of way line of Windward Parkway and **THE POINT OF BEGINNING**: said property being shown as a 8.63 Acres (375,931 square

GENERAL NOTES

- (1) THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A CLOSURE PROVISION OF ONE FOOT IN 2500 FEET AND AN ANGULAR ERROR OF 87 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- (2) THE EQUIPMENT USED TO OBTAIN THE FIELD DATA WAS A TOPCON GTS-30 WITH ELECTRONIC DISTANCE METER.
- (3) THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND ONE FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,000 FEET.
- (4) BEFORE YOU USE, CALL THE UTILITIES PROTECTION CENTER, INC. AT 1-800-362-7411 FOR UNDERGROUND UTILITIES LOCATION.
- (5) ATTORNEY CONSULTATION IS RECOMMENDED FOR ZONING AND SETBACK REQUIREMENTS FOR THIS SITE.
- (6) THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR ARCHITECT OWNER AND FIELD AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS WELL AS NECESSARY TO AVOID DAMAGE THEREOF.
- (7) A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X (100 ANNUAL CHANCE FLOOD HAZARD) FOR FLOOD INFORMATION SEE MAP (FIRM) PANEL 13170000000, EFFECTIVE SEPTEMBER 14, 2012.
- (8) NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- (9) NO EVIDENCE OF FIELD RELAXATION OF WELLS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- (10) SURVEY REFERENCES: Public County, Georgia Records:
Our Records include the Insurance Company Agent File No. 4789147
SURVEY BY HAYES & BROWNING DATED AUGUST 24, 1984, LAST REVISED SEPTEMBER 6, 1984
SURVEY BY DAVID A. BURKE FOR LUCENT TECHNOLOGIES, INC. DATED FEBRUARY 3, 2003
PLAN BOOK 182, PAGE 110
OUTLAIN BOOK BETWEEN HEAT CORP. AND LUCENT TECHNOLOGIES, INC. DATED MARCH 12, 2003
DEED BOOK 9146, PAGE 182
DEED BOOK 11871, PAGE 148
DEED BOOK 13148, PAGE 346
DEED BOOK 4145, PAGE 518
DEED BOOK 4677, PAGE 156
DEED BOOK 5026, PAGE 218
DEED BOOK 7052, PAGE 119
DEED BOOK 7571, PAGE 308
DEED BOOK 8463, PAGE 384
DEED BOOK 8908, PAGE 277
DEED BOOK 8700, PAGE 362
DEED BOOK 3634, PAGE 116
DEED BOOK 32041, PAGE 527
DEED BOOK 36768, PAGE 578
DEED BOOK 36768, PAGE 363
DEED BOOK 43972, PAGE 76
DEED BOOK 43746, PAGE 42
DEED BOOK 47191, PAGE 267
DEED BOOK 40028, PAGE 37
DEED BOOK 30723, PAGE 44
NORTHWEST DEED TRACT A
NORTHWEST DEED TRACT C
RIGHT-OF-WAY DEED
Various Deed Comments, too general to locate
Various Deed Comments, too general to locate
Various Deed Comments, too general to locate
Various Deed Comments, too general to locate
Right of Way Deed, does not affect subject property
Declaration of Condominium, Conditions and Restrictions, affects subject property, first referenced in DEED BOOK 32041, PAGE 527
Assignment to the Declaration of Condominium, Conditions and Restrictions, affects subject property
Removal Deed with Comments that affects Subject Property and other parties
Sanitary Sewer and Access Easement Agreement that affects Subject Property and other parties
Atlanta Gas Light Company Easement, too general to locate
Declaration of Condominium, Conditions and Restrictions, affects subject property
Georgia Power Company Easement, too general to locate
Sanitary Sewer Easement that affects Subject Property and other parties
Other Deed Agreement

Survey Certificate
We, OLF & Windward Crossing, LLC, Mutual of Omaha Bank, certify that we have examined and approved the above survey and agree that it is a true and correct representation of the land shown and is in accordance with the laws of the State of Georgia.
This is to certify that the survey was not for the purpose of creating a new lot or lots but for the purpose of subdividing the land shown and is in accordance with the laws of the State of Georgia.
Date of Survey: November 1, 2010



David A. Burke
David A. Burke, M.S., P.E.

- LEGEND**
- SP --- BORN FOR SET (1/2" REBAR)
 - SP (1/2" REBAR) --- BORN FOR FOUND (TYPE)
 - SP --- RIGHT OF WAY
 - SP --- POWER POLE
 - SP --- RECORDING NOTES
 - SP --- FENCE
 - SP --- LAND LOT
 - SP --- CONCRETE SETBACK LINE
 - SP --- INTERFERED CONCRETE POLE
 - SP --- SETBACK LINE
 - SP --- SANITARY SEWER MANHOLE
 - SP --- ALSO SHOWN AS
 - SP --- DEPARTMENT OF TRANSPORTATION
 - SP --- PLAS POLE



ALTA/ACSM LAND TITLE SURVEY PREPARED FOR OLF & WINDWARD CROSSING, LLC, MUTUAL OF OMAHA AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DRAWN BY: JMS
CHECKED BY: C. BROWN
DATE: SEPTEMBER 3, 2013
SCALE: 1" = 60'
JOB NO.: 1809

Prepared By:
REGISTERED LAND SURVEYORS, INC.
130 Sawtooth Lakeside Drive
Canton, Georgia 30015
770-998-7876
register@slsinc.com

PROJECT TITLE/NO.
WINDWARD CROSSING

BUILDING IN LAND LOT 1112, 1113, 1176 AND 1177 OF THE 2ND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

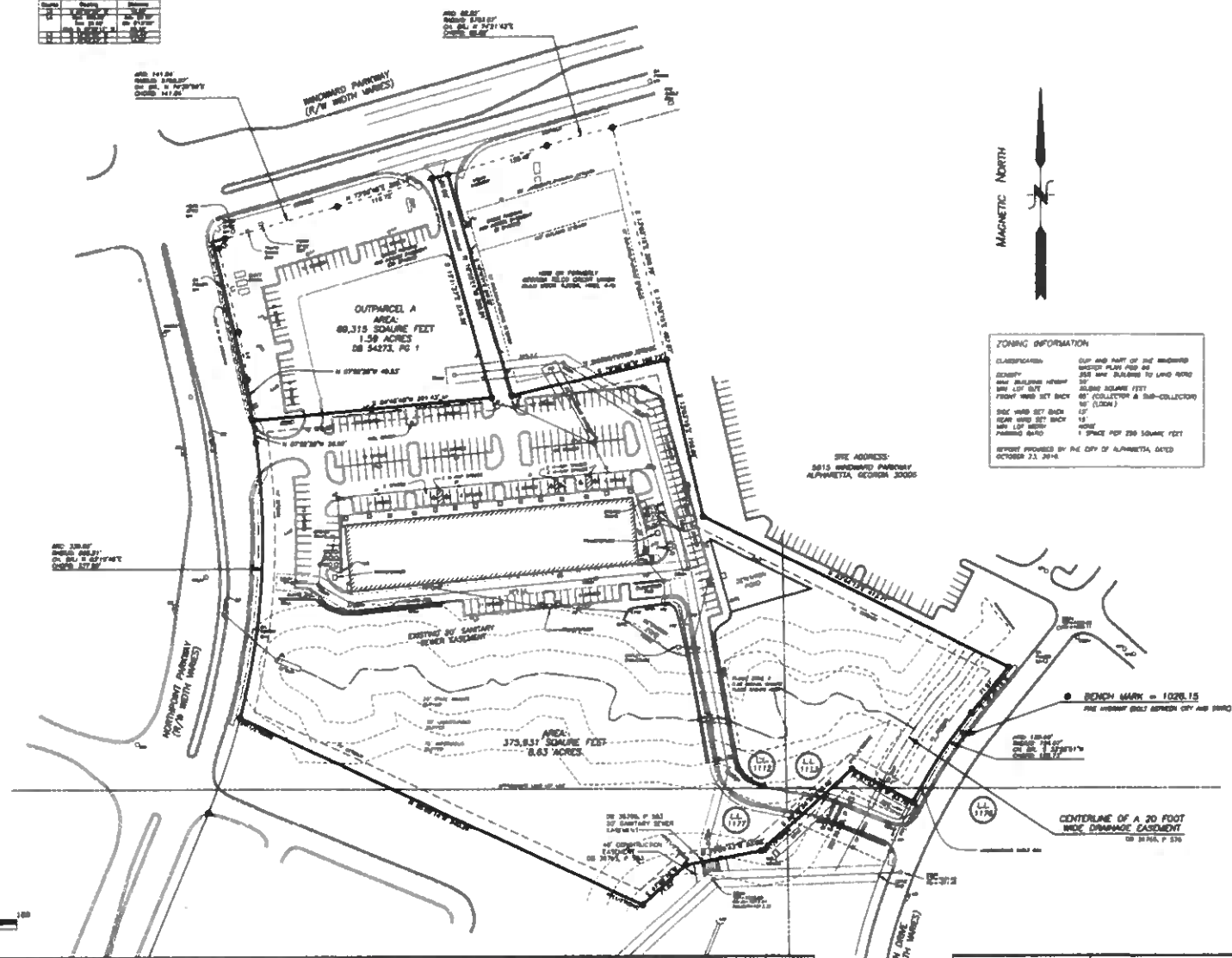
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
(1)	SURVEY IN PROGRESS	10/14/10	(7)	PARTIAL AS-BUILT	11/14/10
(2)	ENCLOSURE DESCRIPTION	11/14/10	(8)	AS-BUILT	11/14/10
(3)	REVISION	11/14/10	(9)	UPDATE	11/14/10
(4)	NO CORRECT REVISION	DATE: 11/14/10			
(5)	NO ACCESS EASEMENT	11/14/10			
(6)	NAME CHANGE - UPDATE	11/14/10			
(10)	DEED & ADDRESS	11/14/10			



SHEET NO.

S-1

OF 1 SHEET



ZONING INFORMATION
CLASSIFICATION: OUT AND PART OF THE WINDWARD CROSSING PLAN PER 2010 ZONING ORDINANCE TO LAND 2010
DENSITY: 20
MIN. LOT SIZE: 10,000 SQUARE FEET
FRONT YARD SET BACK: 60' (COLLECTOR & SUB-COLLECTOR)
SIDE YARD SET BACK: 10'
REAR YARD SET BACK: 10'
MIN. LOT WIDTH: 100 FEET
PARKING: 1 SPACE PER 250 SQUARE FEET
REPORT PROVIDED BY THE CITY OF ALPHARETTA, DATED OCTOBER 23, 2010

ARC: 02.07
RACIAL: SP01.07
CN. BR. N 7631.45
CHORD: 02.07

GRAPHICS LEGEND :

INDICATES PROPOSED LOWER LEVEL EVENT FACILITY

SHARED PARKING STUDY:

TOTAL EXISTING SHOPPING CENTER BUILDING AREA	48,237
TOTAL AVAILABLE OPI & COVERED PARKING SPACES	239
TOTAL PARKING SPACES REQUIRED @ 1 / 250 SF	191
TOTAL AVAILABLE SPACES OVER REQUIREMENT	37
PROPOSED EVENT FACILITY SUITE 101 BUILDING AREA	5,794
REQUIRED PARKING SPACES PER OCCUPANT LOAD	141
NET REQUIRED EVENT FACILITY PARKING SPACES	106
PROPOSED EVENT FACILITY HOURS OF OPERATION: AFTER HOURS, NIGHTS, WEEKENDS & HOLIDAYS	
NET SHARABLE SPACES FROM VACANT SUITES	28
NET SHARABLE SPACES FROM MONDAY CLOSURES	18
NET SHARABLE SPACES FROM TUESDAY CLOSURES	15
NET SHARABLE SPACES FROM WEDNESDAY CLOSURES	12
NET SHARABLE SPACES FROM WEEKEND CLOSURES	114

ZONING INFORMATION

CLASSIFICATION	CURB AND PART OF THE REARWARD MASTER PLAN PDD BE
DENSITY	3381 MAX BUILDING TO LAND RATIO
MAX BUILDING HEIGHT	50'
MIN LOT SIZE	30,000 SQUARE FEET
FRONT YARD SET BACK	60' (COLLECTOR & SUB-COLLECTOR)
	50' (LOCAL)
SIDE YARD SET BACK	15'
REAR YARD SET BACK	15'
MIN LOT WIDTH	NONE
PARKING RATIO	1 SPACE PER 250 SQUARE FEET

REPORT PROVIDED BY THE CITY OF ALPHARETTA DATED
OCTOBER 31, 2019

GRAPHIC SCALE :

 $1^\circ = 50'$ 

SITE ADDRESS:
5815 BIRDMARSH PARKWAY
ALPHARETTA, GEORGIA 30005

● BENCH MARK = 1028.15

FIRE HYDRANT (BOLT BETWEEN CITY AND STATE)

CENTERLINE OF A 20 FOOT
WIDE DRAINAGE EASEMENT

NEW BANQUET HALL

5815 Windward Parkway,
Suite 101, Alpharetta, GA
30005-4182
Received By:
Saiprasad Turipati /
Satish Chipula

PROJECT :

COMMERCIAL
OCCUPANCY
PERMIT
DRAWINGS

ARCHITECT :

SAMI

SEAL

SAMI FREIJ ARCHITECT
NCARB LEED AP
 2844 Delcourt Drive,
 Decatur, GA
 30033-2440
 T/F: 404-728-8840
 C: 404-242-2142

This document is the legal property of State of Illinois. It is to be destroyed or copied in whole or in part. It is to be used for the specific purpose of Statistical Purposes. It is to be used in any other manner. It is to be returned on defendant's request.

Discharge is a legitimate instrument of service performed by the center, state-level and local officials. The table summarizes all the groups classified based

The *Storyboard* does not separate the complexity of a scenario for a particular passage of the lesson. It is a drawing tool to guide the building team to coordinate the various elements throughout the process and/or phases of constructing the lesson.

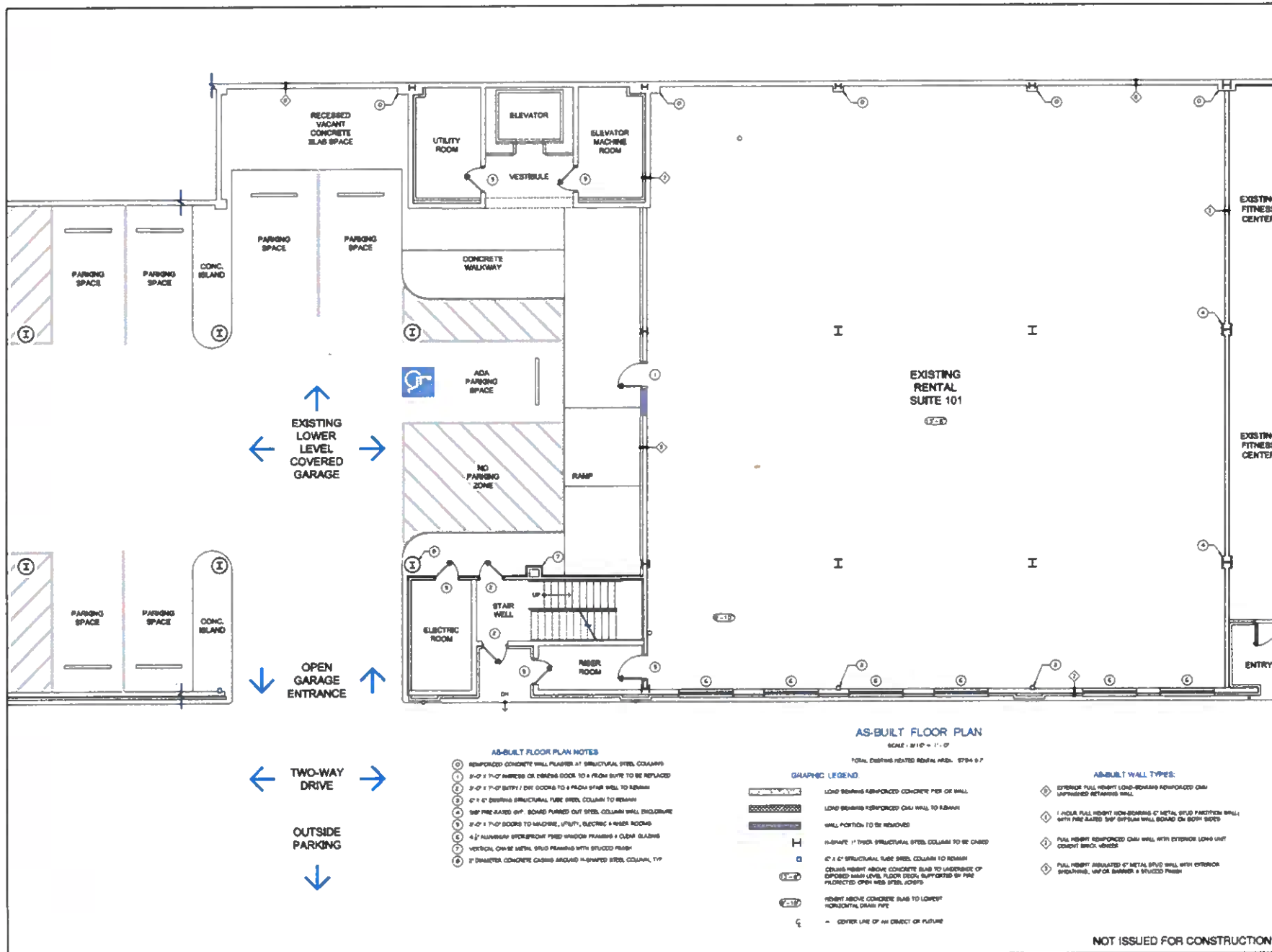
Conclusion: Great variety of working conditions greatly restricts all necessary tests required by this article and limited to all learning opportunity, structural and building system, secondary to transportation for both before entering into the construction program.

REPORT DATE	DESCRIPTION
JAN 25, 2023	INITIAL PROJECT MEETING
FEB 12, 2023	AS-BUILT MEASUREMENTS
FEB 12, 2023	PROJECT INVESTIGATION
MAR 08, 2023	PAINTING AND REPAIRS
MAR 15, 2023	AS-BUILT MEASUREMENTS
MAR 31, 2023	APPLICATION SUBMITTAL

PROPOSED SITE PLAN

Project No.	2202	A-0
Date	MAR 31, 2022	
Drawn by	S.P.	
Checked by	S.C.	

NOT ISSUED FOR CONSTRUCTION



NEW BANQUET HALL
5815 Woodward Parkway,
Suite 101, Alpharetta, GA
30005-4182
Received By:
Saprasad Turilapati /
Setish Chipulla

PROJECT :

COMMERCIAL
OCCUPANCY
PERMIT
DRAWINGS

ARCHITECT :

SAMI

SUAT

SAMI FREUI ARCHITECT
NCARB LEED AP
2844 Delcourt Drive,
Decatur, GA
30033-2440
T/F: 404-728-8840
C: 404-242-2142

This drawing is the right property of SAMI. It is to be used only for the project and site shown on this drawing. It is not to be used for any other project, without the written consent of SAMI.

This drawing is a preliminary drawing of the project. It is not to be used for construction. It is to be used for the purpose of the project only. It is not to be used for any other purpose.

Construction must comply with all applicable codes and regulations. It is the responsibility of the contractor to verify the accuracy of the information shown on this drawing.

SERVICE DATES	DESCRIPTION
JUL 29, 2021	ISSUE PROJECT PERMIT
FEB 18, 2022	AS-BUILT SUBMITTAL
FEB 18, 2022	REVISIONS
MAR 09, 2022	PERMIT SUBMITTAL
MAR 14, 2022	AS-BUILT SUBMITTAL
MAR 31, 2022	APPROVAL SUBMITTAL

**AS-BUILT /
DEMOLITION
FLOOR PLAN**

Project No: 2202
Date: MAR 31, 2022
Drawn by: S.P.
Checked by: S.C.

A-0

NOT ISSUED FOR CONSTRUCTION

NEW BANQUET HALL
5815 Windward Parkway,
Suite 101, Alpharetta, GA
30005-4182
Received By:
Sajprasad Turlapati /
Sateish Chipula

PROJECT :

COMMERCIAL
OCCUPANCY
PERMIT
DRAWINGS

ARCHITECT :

SAMI

SCALE

SAMI FREUI ARCHITECT
NCARB LEED AP
2844 Delcourt Drive,
Decatur, GA
30033-2440
T/F: 404-728-8840
C: 404-242-2142

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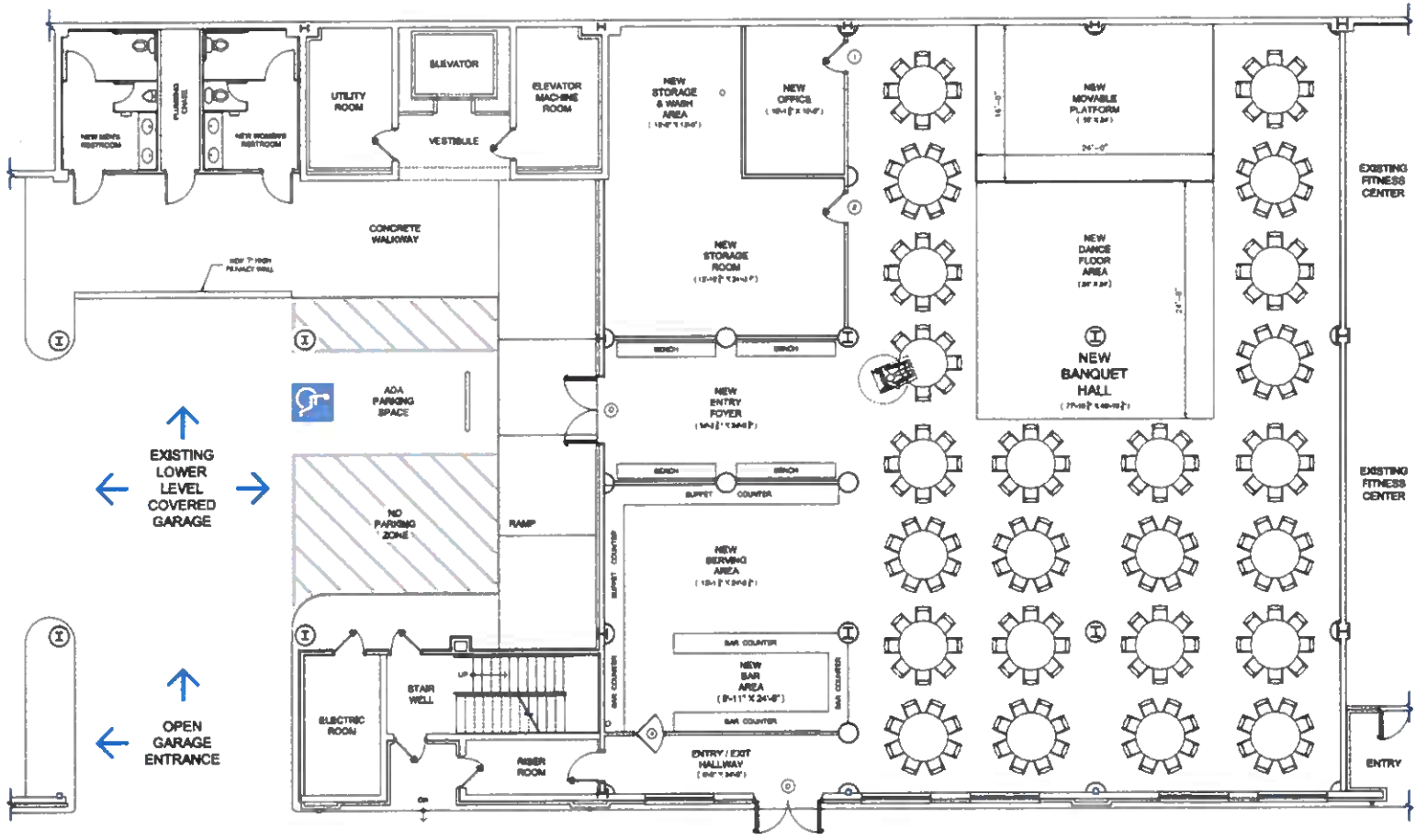
DATE	DESCRIPTION
01.15.2022	ISSUE PROJECT
02.12.2022	REVISIONS
03.14.2022	REVISIONS
04.08.2022	REVISIONS
05.16.2022	REVISIONS
06.07.2022	REVISIONS

**PROPOSED
CONCEPT
FLOOR PLAN**

Project No: 2202
Date: MAY 31, 2022
Drawn by: S.P.
Checked by: S.C.

A-1

NOT ISSUED FOR CONSTRUCTION



PROPOSED FLOOR PLAN NOTES

- 1. 4'-0" x 7'-0" MIN. ENTRY OR ENTRY DOOR TO A FROM SUITE (5'-0" x 7'-0" MIN. CLEAR OPENING WIDTH)
- 2. 3'-0" x 7'-0" MIN. ENTRY OR ENTRY DOOR TO A FROM NEW BUSINESS OFFICE (2'-10" x 7'-0" MIN. CLEAR OPENING WIDTH)
- 3. 3'-0" x 7'-0" MIN. ENTRY OR ENTRY DOOR TO A FROM NEW STORAGE ROOMS (2'-10" x 7'-0" MIN. CLEAR OPENING WIDTH)
- 4. 3'-0" x 7'-0" MIN. ENTRY OR ENTRY DOOR TO A FROM APPROVED RESTAURANT TWO-WAY TRAFFIC BUSINESS DOOR

PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROPOSED AREAS & OCCUPANT LOAD

- EXIST. HALL EXISTING AREA WITHOUT DANCE FLOOR & STAGE: 288 S.F. / 18 = (162 SEATS)
- BANQUET HALL STAGE FLOOR: 364 S.F. / 18 = (20 OCCUPANTS)
- BANQUET HALL DANCE FLOOR: 574 S.F. / 18 = (32 OCCUPANTS)
- ENTRY RECEPTION / Foyer / LOBBY: 368 S.F. / 3 = (118 OCCUPANTS)
- FULL SERVICE BAR (NO SEATING): 244 S.F. / 3 = (8 OCCUPANTS)
- SERVING LINE BUFFET AREA: 378 S.F. / 18 = (21 OCCUPANTS)
- STORAGE ROOM: 418 S.F. / 200 = (2 OCCUPANTS)
- WASH ROOM: 200 S.F. / 100 = (2 OCCUPANTS)
- BUSINESS OFFICE AREA: 151 S.F. / 150 = (1 OCCUPANT)
- SECONDARY RESTROOMS HALLWAY: 143 S.F. / 0 OCCUPANTS
- TOTAL PROPOSED AREA & OCCUPANT LOAD: 3794 S.F. / 408 OCCUPANTS

EXISTING LOWER LEVEL COVERED GARAGE

NO PARKING ZONE

OPEN GARAGE ENTRANCE

TWO-WAY DRIVE

OUTSIDE PARKING



Alpharetta, Georgia

Street View history

Street View history



Atlanta

5815 Alpha

Global





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** MP-22-01 BRIDGE ROAD HOLDINGS, LLC/PRESTON RIDGE POD M

CITY COUNCIL:

JUNE 27, 2022

This item was considered at the 6/9/2022 Planning Commission meeting. Staff recommended approval subject to 9 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-22-01 Bridge Road Holdings, LLC/Preston Ridge, subject to the following conditions:

1. The 2.45-acre property shall be added to Pod M of the Preston Ridge Master Plan and limited to medical and professional office and no more than 9,500 square feet of accessory retail, limited to the following uses:
 - a. Animal Hospital, Small Animal
 - b. Bakery
 - c. Bank
 - d. Barber Shop
 - e. Beauty Shop
 - f. Dry-Cleaning, Pick-Up Station
 - g. Fitness Studio
 - h. Florist, Retail
 - i. Laboratory, Research Commercial
 - j. Laundry, Self-Serve, Pick-Up
 - k. Pet Day Care
 - l. Pet Grooming
 - m. Print Shop
 - n. Restaurant
 - o. School, Commercial (Beauty, Business)
2. Site shall be developed substantially as depicted on the submitted site plan, labeled Exhibit A, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
3. Trees shall be saved as depicted on the submitted site plan, labeled Exhibit A, as approved by Staff.
4. Building A shall have a minimum 20' height along Old Milton Parkway. Exterior building materials shall be comparable to the materials on nearby Preston Ridge office buildings, with final approval by DRB.
5. Developer shall construct a 6' sidewalk along the east side of the Old Morris Road right-of-way connecting the Old Milton Parkway sidewalk to the Morris Road sidewalk. Existing sidewalk along Morris Road shall be removed and area shall be planted with street trees.
6. Buildings shall connect to the public sidewalk system.
7. Developer shall coordinate with the City and GDOT to provide the required landscape material in the 20' landscape strip along Old Milton Parkway.
8. Walls signs visible from Old Milton Parkway shall be limited to signage permitted for an office building and shall be for an office tenant.
9. Property owner shall dedicate Morris Road to the City as public right-of-way.

III. REPORT IN BRIEF:

The applicant, Bridge Road Holdings, LLC, is requesting a master plan amendment to allow for the construction of a 2-story, 19,000 square foot medical office over retail building and a 1-story, 1,950 square foot medical office building on 2.45-acres. An amendment is requested to the Preston Ridge Master Plan to add the property to Pod M, which allows office-institutional and accessory retail uses. The subject property is located at 11505 Morris Road and 0 State Bridge Road, near the southwest corner of Old Milton Parkway and Morris Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 2-story, 19,000 square foot medical office over retail building and a 1-story, 1,950 square foot medical office building on 2.45-acres. A master plan amendment is requested to the Preston Ridge Master Plan to add the property to Pod M. The subject property is located at 11505 Morris Road and 0 State Bridge Road, near the southwest corner of Old Milton Parkway and Morris Road.

The property is zoned O-I (Office-Institutional) and is mostly undeveloped. Morris Road was extended through the south end of the property for the Inspired Living development to the southwest and a small parking lot with eleven (11) parking spaces was constructed on the property for the adjacent Waffle House. Surrounding properties are zoned O-I to the east and west, CUP (Community Unit Plan) to the south, and C-2 (General Commercial) to the north. Quik Trip gas station is located to the north; Waffle House, Shell gas station and Life Hope Alpharetta are located to the east; floodplain to the west; and an undeveloped property to the south.

Preston Ridge Master Plan was approved in 1987 as a 500-acre mixed-use development. Pod M, which is approximately eight (8) acres, was approved for office-institutional and accessory retail uses with a maximum non-residential density of 18,000 square feet per acre. There is no limitation on the percentage of retail use as it relates to the overall development. Outside of the master plan, O-I limits the percentage of retail use to no more than 25% of the overall building area. The subject property abuts the west side of Pod M and has access through the pod by way of the Morris Road extension.

SITE PLAN

The site plan depicts a 2-story, 19,000 square foot 'L-shaped' building (Building A) with office over retail along Old Milton Parkway and a 1-story, 1,950 square foot office building (Building B) on the south end of the 2.45-acre property. The proposed non-residential density is approximately 8,550 square feet/acre. Access to the property is from Morris Road, which bisects the property from north to south. Building A is served by 91 parking spaces, of which 12 spaces are shared with Waffle House, and Building B is served by eight (8) parking spaces. The building setback along Old Milton Parkway varies from approximately 27' on the east end of Building A to 35' on the west end of the building. Fifteen-foot (15') building setbacks are depicted on the sides and rear of the property.

There are a mix of pines and hardwoods on the north and south ends of the property, with the middle portion of the property having been cleared in conjunction with the Morris Road extension. Two (2) tree saves areas are depicted in the parking lot near Building A and several tree saves are depicted near Building B. Underground stormwater facilities are depicted in the parking lot north of Morris Road and a walled stormwater pond is depicted at the south end of the property near Building B.

TRAFFIC

The applicant provided a trip generation analysis, which shows that the proposed uses would generate approximately 35 AM Peak Hour trips and 75 PM Peak Hour trips.

Trip Generation Analysis (10th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC) Old Milton Parkway at Milton Road Alpharetta, GA													
Land Use			Density		Daily Trips			AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips													
LUC	Land Use		Density	Units	HIDE THIS ROW								
720	Medical-Dental Office Building		11,450	Sq. Ft. GFA	352	176	176	32	25	7	41	11	30
820	Shopping Center		9,500	Sq. Ft. GFA	358	179	179	9	6	3	36	17	19
Total Proposed Trips					710	355	355	41	31	10	77	28	49
Mixed-Use Reductions - TOTAL					-28	-14	-14	-6	-3	-3	-2	-1	-1
Driveway Volumes					682	341	341	35	28	7	75	27	48

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, which are primarily developed with commercial and office-institutional 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-institutional uses.

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

Response: Two (2) tree saves areas are depicted in the parking lot near Building A and several tree saves are depicted near Building B.

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

Response: Without the master plan amendment, development of the property under the current zoning would limit retail uses to no more than 25% of the overall building area. The applicant's proposal is consistent with the office-institutional and accessory retail uses approved in Pod M of Preston Ridge.

- 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 would not have significant impacts on public facilities and services. It is estimated that the proposed uses would generate approximately 35 AM Peak Hour trips and 75 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 office-institutional and accessory retail uses approved in Pod M of the Preston Ridge Master Plan and other locations for this business type, which are similarly situated along commercial corridors and in office parks.

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

Response: The applicant's proposal is consistent with the office-institutional and accessory retail uses approved in Pod M of the Preston Ridge Master Plan.

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 'Corporate Office'.

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. The proposed use would be compatible with the office-institutional and accessory retail uses approved in Preston Ridge Master Plan Pod M and other locations for this business type, which are similarly situated along commercial corridors and in office parks. It should be noted that without the master plan amendment, development of the property under the current zoning would limit retail uses to no more than 25% of the overall building area. If approved, it is recommended that retail uses be limited to accessory retail uses that support nearby office and institutional uses.

CITIZEN PARTICIPATION PLAN

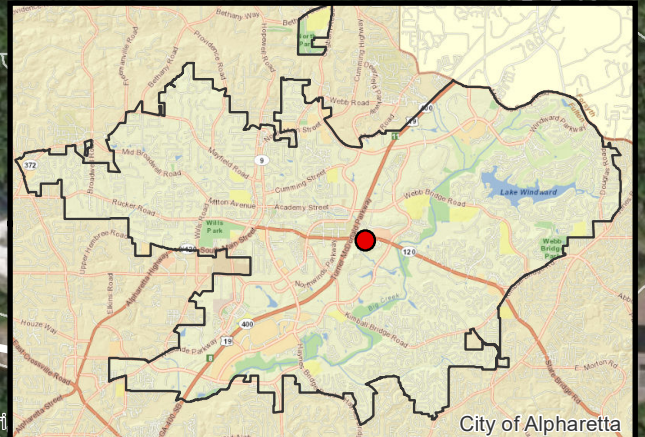
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on February 9, 2022. There were no public comments.

IV. ATTACHMENTS:

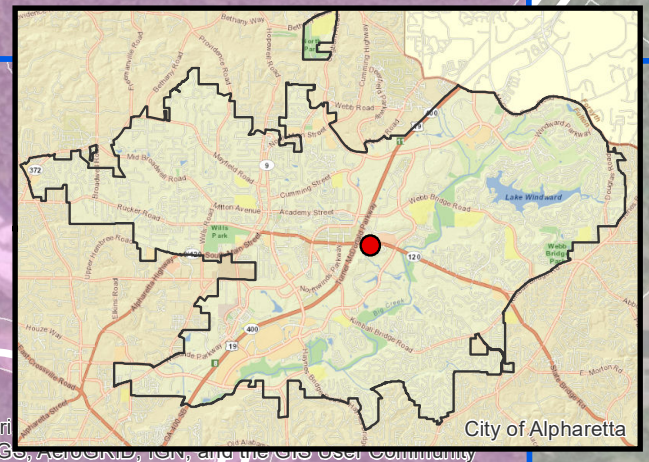
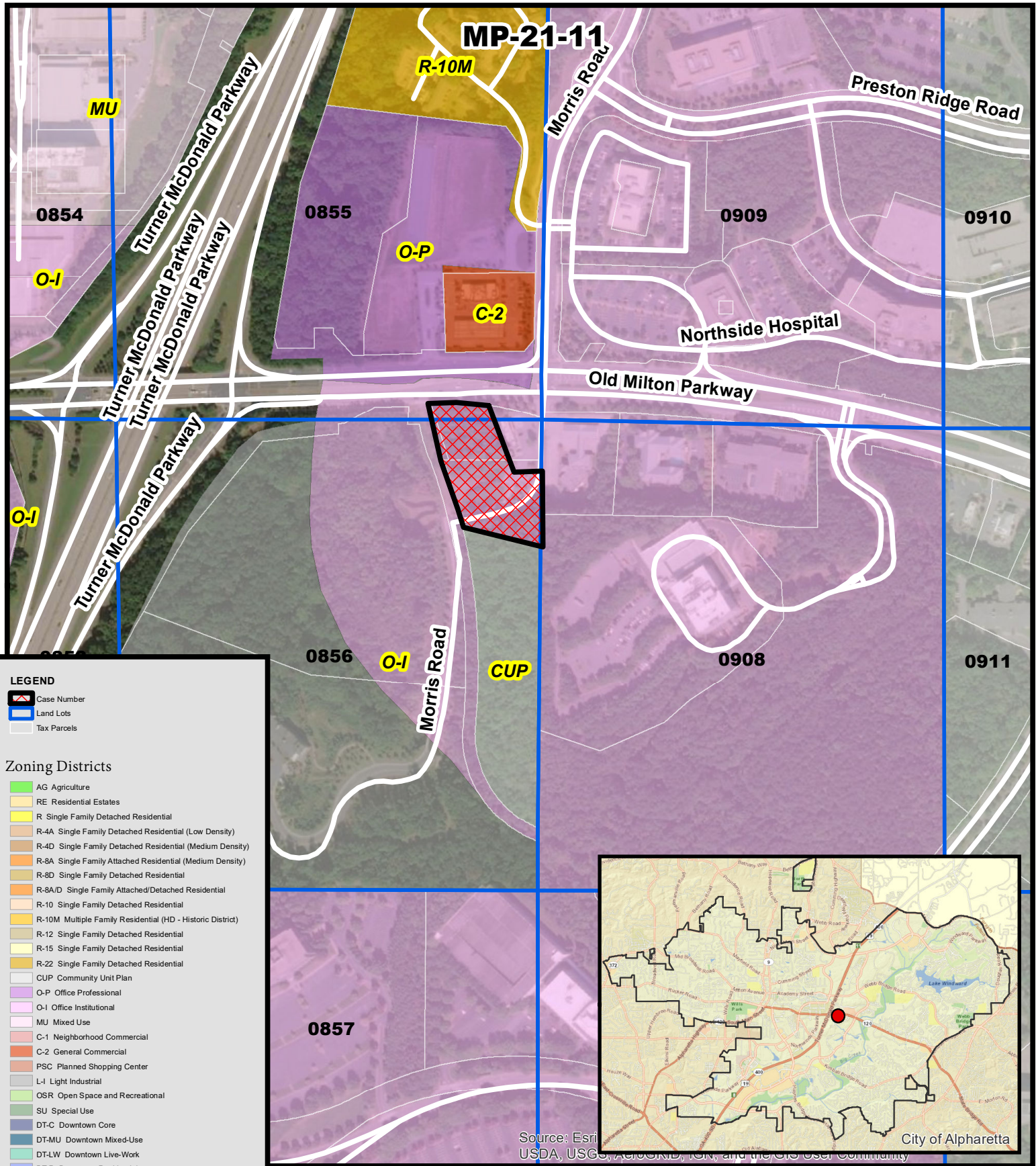
- Site Plan



Aerial Map Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/28/22

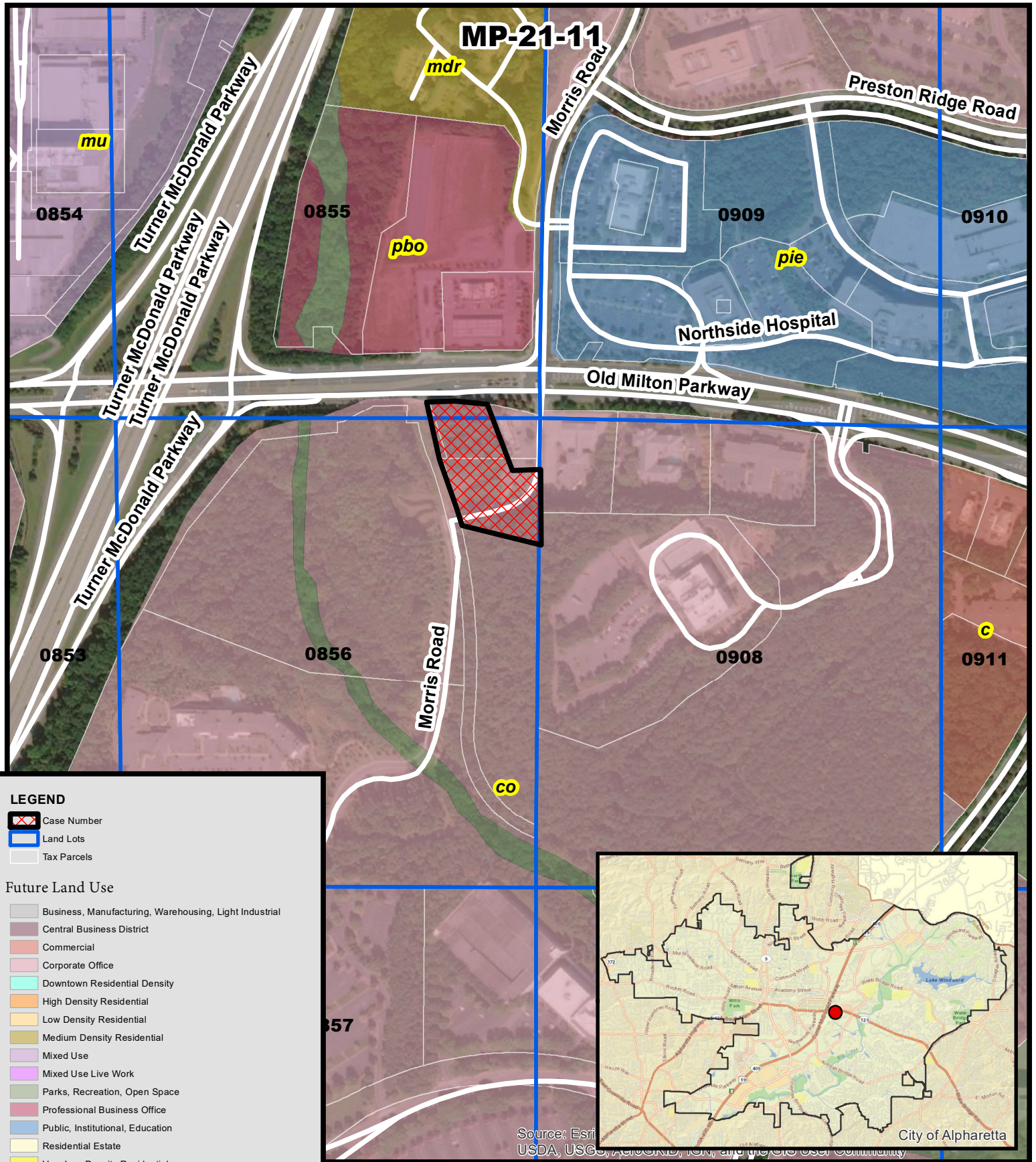
Location Map Provided by:
Community Development - GIS



Zoning Map Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/28/22

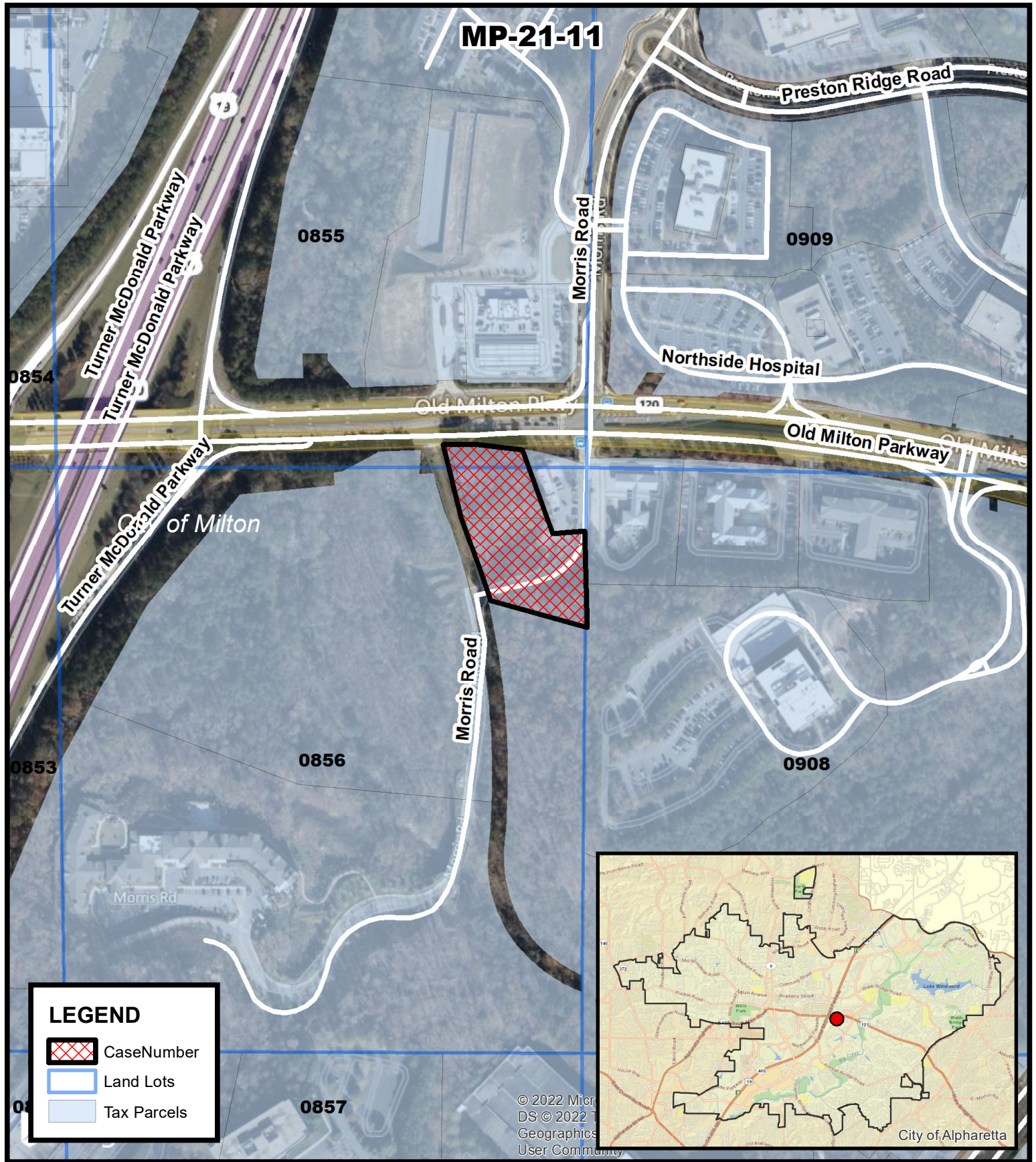
Location Map Provided by:
Community Development - GIS



Future Land Use Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/28/22

Location Map Provided by:
Community Development - GIS

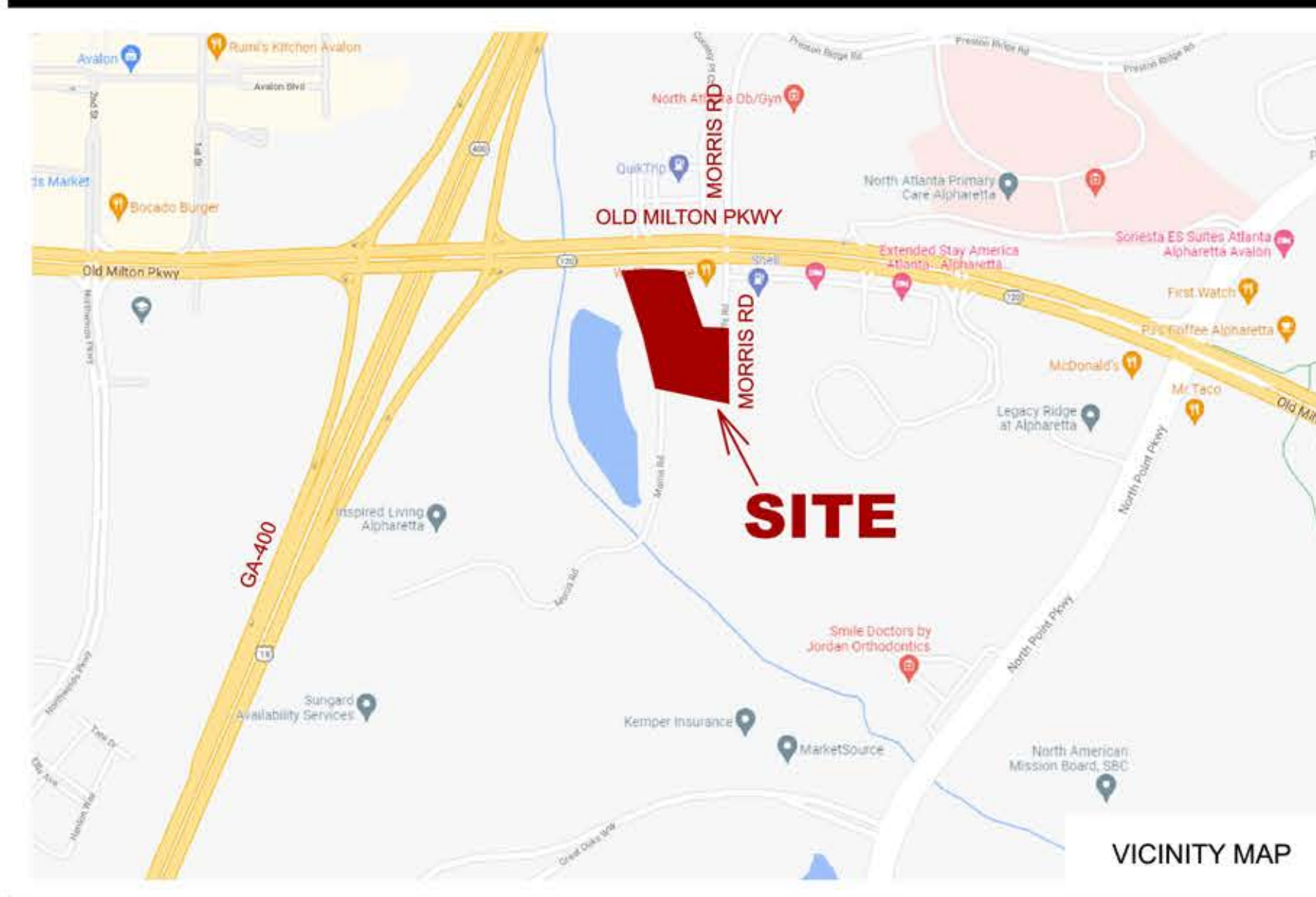


Location Map
Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/21/22



Location Map Provided by:
Community Development - GIS



SITE TOTAL:
2.454 ACRES
106,904 SQFT

TRACT 1
N/F
PIPER FUND HOLDING LLC
TAX I.D.: 12 297008560291
DB 59562, PG 618
ZONED: OI

TRACT 2
N/F
PIPER FUND HOLDING LLC
TAX I.D.: 12 297008560242
DB 59562, PG 618
ZONED: OI

TRACT 3
N/F
PIPER FUND HOLDING LLC
TAX I.D.: 12 297008560309
DB 59562, PG 618
ZONED: OI

THE SITE [X] / IS NOT] LOCATED WITHIN A FLOOD ZONE AE AS DEFINED BY FIRM PANEL #: 13121C0059F, DATED 09/18/2013 FOR THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

TREE TABLE

NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION
1	20	Loblolly pine	Pinus taeda	Good
2	13	Sweetgum	Liquidambar styraciflua	Good
3	19	Tulip tree	Liriodendron tulipifera	Good
4	26	Loblolly pine	Pinus taeda	Good
5	21	Loblolly pine	Pinus taeda	Good
6	11	Tulip tree	Liriodendron tulipifera	Good
7	9	Tulip tree	Liriodendron tulipifera	Good
8	9	Tulip tree	Liriodendron tulipifera	Good
9	12	Tulip tree	Liriodendron tulipifera	Good
10	11	Royal paulownia	Paulownia tomentosa	Good
11	15	American elm	Ulmus americana	Good
12	30	Red maple	Acer rubrum	Good
13	13	Sweetgum	Liquidambar styraciflua	Good
14	11	Red maple	Acer rubrum	Poor
15	6	American elm	Ulmus americana	Good
16	23	Sweetgum	Liquidambar styraciflua	Good
17	32	American elm	Ulmus americana	Good
18	10	American elm	Ulmus americana	Good
19	14	Sweetgum	Liquidambar styraciflua	Good
20	15	Red maple	Acer rubrum	Good
21	8	Red maple	Acer rubrum	Good
22	10	Red maple	Acer rubrum	Good
23	24.08	Sweetgum	Liquidambar styraciflua	Good
24	24	Sweetgum	Liquidambar styraciflua	Good
25	29	Loblolly pine	Pinus taeda	Good
26	15	Sweetgum	Liquidambar styraciflua	Good
27	31	Sweetgum	Liquidambar styraciflua	Good
28	15	Loblolly pine	Pinus taeda	Good
29	29	Loblolly pine	Pinus taeda	Good
30	14	Tulip tree	Liriodendron tulipifera	Good
31	30	Loblolly pine	Pinus taeda	Good
32	6	Black cherry	Prunus serotina	Good
33	8	Water oak	Quercus nigra	Good
34	26	Loblolly pine	Pinus taeda	Good
35	7	Tulip tree	Liriodendron tulipifera	Good
36	13	Tulip tree	Liriodendron tulipifera	Good
37	26	Loblolly pine	Pinus taeda	Good
38	10	Tulip tree	Liriodendron tulipifera	Good
39	12.37	Tulip tree	Liriodendron tulipifera	Good
40	30	Loblolly pine	Pinus taeda	Good
41	10	Tulip tree	Liriodendron tulipifera	Good
42	9	Sweetgum	Liquidambar styraciflua	Good
43	10	Tulip tree	Liriodendron tulipifera	Good
44	24	Loblolly pine	Pinus taeda	Good
45	23	Loblolly pine	Pinus taeda	Good
46	25	Loblolly pine	Pinus taeda	Good
47	6	Black cherry	Prunus serotina	Good
48	14	Tulip tree	Liriodendron tulipifera	Good
49	9	Tulip tree	Liriodendron tulipifera	Good
50	14	Loblolly pine	Pinus taeda	Good
51	18	Loblolly pine	Pinus taeda	Good
52	9	Black cherry	Prunus serotina	Good
53	13	Tulip tree	Liriodendron tulipifera	Good
54	16	Loblolly pine	Pinus taeda	Good
55	12	Loblolly pine	Pinus taeda	Good
56	7	Black cherry	Prunus serotina	Good
57	20	Loblolly pine	Pinus taeda	Good
58	15	Loblolly pine	Pinus taeda	Poor
59	15	Loblolly pine	Pinus taeda	Good
60	6	Black cherry	Prunus serotina	Good
61	11.22	Black cherry	Prunus serotina	Fair
62	11	Loblolly pine	Pinus taeda	Good
63	7	Tulip tree	Liriodendron tulipifera	Good

NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION
64	18	Loblolly pine	Pinus taeda	Good
65	16	Loblolly pine	Pinus taeda	Good
66	12	Loblolly pine	Pinus taeda	Poor
67	10	Sweetgum	Liquidambar styraciflua	Fair
68	13	Loblolly pine	Pinus taeda	Fair
69	7	Black cherry	Prunus serotina	Good
70	13	Loblolly pine	Pinus taeda	Good
71	10	Loblolly pine	Pinus taeda	Good
72	16	Loblolly pine	Pinus taeda	Poor
73	8	Black cherry	Prunus serotina	Fair
74	10	Loblolly pine	Pinus taeda	Fair
75	11	Loblolly pine	Pinus taeda	Fair
76	12	Loblolly pine	Pinus taeda	Fair
77	19	Sweetgum	Liquidambar styraciflua	Good
78	19	Sweetgum	Liquidambar styraciflua	Good
79	24.76	Sweetgum	Liquidambar styraciflua	Good
80	18	Sweetgum	Liquidambar styraciflua	Good
81	20.42	Sweetgum	Liquidambar styraciflua	Good
82	8	Hickory	Carya spp	Good
83	9	Sweetgum	Liquidambar styraciflua	Good
84	16	Southern red oak	Quercus falcata	Good
85	22	Black cherry	Prunus serotina	Fair
86	24	Loblolly pine	Pinus taeda	Good
87	10	Tulip tree	Liriodendron tulipifera	Good
88	10	Tulip tree	Liriodendron tulipifera	Good
89	19	Tulip tree	Liriodendron tulipifera	Good
90	20	Tulip tree	Liriodendron tulipifera	Good
91	15	Tulip tree	Liriodendron tulipifera	Good
92	14	Tulip tree	Liriodendron tulipifera	Poor
93	18	Tulip tree	Liriodendron tulipifera	Good
94	15	Loblolly pine	Pinus taeda	Good
95	8	Black cherry	Prunus serotina	Good
96	7	Black cherry	Prunus serotina	Good
97	12	Tulip tree	Liriodendron tulipifera	Good
98	14	Tulip tree	Liriodendron tulipifera	Good
99	15	Tulip tree	Liriodendron tulipifera	Good
100	20	Tulip tree	Liriodendron tulipifera	Good
101	20	White oak	Quercus alba	Good
102	17	White oak	Quercus alba	Good
103		White oak	Quercus alba	Good
104	16	Scarlet oak	Quercus coccinea	Good
105	10	White oak	Quercus alba	Good
106	7	Post oak	Quercus stellata	Good
107	8	Black cherry	Prunus serotina	Poor
108	22	Southern red oak	Quercus falcata	Good
109	10	Northern red oak	Quercus rubra	Good
110	9	Hickory	Carya spp	Poor
111	7	White oak	Quercus alba	Good
112	10.44	Sourwood	Oxydendrum arboreum	Excellent
113	17	Southern red oak	Quercus falcata	Good
114	19	White oak	Quercus alba	Good
115	12	Sourwood	Oxydendrum arboreum	Excellent
116	12	Northern red oak	Quercus rubra	Poor
117	10	Sourwood	Oxydendrum arboreum	Excellent
118	11	Northern red oak	Quercus rubra	Good
119	8	Sourwood	Oxydendrum arboreum	Excellent
120	18	Scarlet oak	Quercus coccinea	Good
121	10	Hickory	Carya spp	Good
122	17	Southern red oak	Quercus falcata	Good
123	10.44	Sourwood	Oxydendrum arboreum	Good
124	17	Northern red oak	Quercus rubra	Good
125	10	Black walnut	Juglans nigra	Good
126	28	Scarlet oak	Quercus coccinea	Fair

TREE KEY

- 8" TREE TREES BEING REMOVED
- 12" TREE TREES BEING SAVED
- TREES BEING PLANTED

Exhibit A

OLD MILTON PARKWAY / STATE BRIDGE ROAD / GEORGIA STATE ROUTE NO. 120



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: Bridge Road Holdings LLC

Contact Name: David Belle Isle

Telephone: 770-664-6699

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 have received no responses.

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.

3333 Old Milton Alpharetta LLC; Bre Esa P Portfolio LLC; Burson Claire Lee; Midgard Self Storage Alpharetta GA LLC; Northside Ventures Inc; Piper Fund Holding LLC; QT 782 GA LLC; Sam's Commercial Properties LLC; Triad Newcastle LLC; Waffle House Inc.

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: 2-22-2022

Print Form



Community Zoning Information Meeting
February 9, 2022
Department of Community Development
Via Zoom
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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

- a. Michael Woodman
- b. Ben Kern

II. Items:

a. V-21-31 / PH-21-22 Kimball Plaza – 11380 State Bridge Road

i. The applicant was unable to present but was available to answer question via chat. Michael Woodman presented the item.

ii. Requesting a variance to reduce the waiting period from September 2021.

iii. The applicant is asking for a change to the condition to allow for a medical use in addition to the retail use.

Public Comments: there were no public comments for this item.

b. MP-21-11 / Bridge Road Holdings, LLC

i. The applicant, David Belle Isle, was not present for this meeting. Michael Woodman presented the item.

ii. The applicant is requesting to bring this property into the Preston Glen Master Plan.

iii. 19,000 sq foot, 2 story building with medical and retail.

Public Comments: there were no public comments for this item.

c. Z-22-01 / V-22-03 / Wexler / 182 Marietta Street

i. The applicant, Kourtney Wexler, presented this item.

ii. The request is to rezone from C2 to DTR to build a single-family home.

Public Comments: there were no public comments for this item.



Community Zoning Information Meeting
February 9, 2022
Department of Community Development
Via Zoom
6:00 PM

d. CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04 / Alcovy Haynes Bridge Road and Jon Scott Drive

i. Ethan Underwood, the attorney for the applicant, presented this item.

ii. 20-unit development- mixture of detached, single-family units, townhomes, and semi-attached

iii. 3,000 sq feet minimum size

iv. \$1,000,000 + prices

v. There will be a barrier wall at the 5-foot landscape strip.

vi. Wants this to be a new wave of high-end housing.

Public Comments: chat comments (see next section)

-I don't think the development of the single-family residential units should be allowed. You can change the commercial side, but the price of the homes will bump up our property taxes. (resident of 469 Karen Drive) *We understand it's bringing some change. Is your concern traffic or that the houses are too expensive?* I'm concerned about the density of the project. You already have townhomes across the street.

-I am very opposed to this project. I don't believe it aligns with the city's 2040 Comprehensive Plan, nor does it align with the goals of the Council. The citizens want to preserve our tree canopy and improve walkability. We want to protect natural areas of land. This will impact traffic as well. (resident off Haynes Bridge Road)

III. Chat Comments:

COMMENT THREAD BEGAN WITH ALCOVY HAYNES BRIDGE DEVELOPMENT:

18:10:53 From Jim to Everyone:

I oppose this development

18:10:58 From Taylor to Everyone:

agree

18:12:02 From Jim to Everyone:

too much concentration of home in this area

18:12:34 From Adeniyi to Everyone:

How much is the square footage and cost of the houses and town homes?

18:14:45 From Kimberly's iPhone to Everyone:



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February 9, 2022
Department of Community Development
Via Zoom
6:00 PM

Does anyone know what this will do to our property values? Do the residents truly get a say so?

18:16:10 From Jim Siegel to Everyone:

This will raise your property values. Why would you be opposed?

18:17:48 From Leslie Carpenter to Everyone:

I don't feel the density of this proposal is sufficient to cause the destruction of our single family subdivision

18:17:48 From Linda Bilderback to Everyone:

Linda Bilderback I am for this new development. Maybe you could state what the current zoning lot size is now. I live on Haynes Bridge

18:18:05 From Kimberly's iPhone to Everyone:

I do live in Alpha Park and have lived here for 30 years. The development is to large.

18:18:53 From Jim to Everyone:

we are looking for single family home on each lot as is now

18:19:01 From Leslie Carpenter to Everyone:

deforestation, water reclamation, sewage and trash removal...

18:19:45 From Leslie Carpenter to Everyone:

6 to 12 separation of residences is way to close,

18:21:06 From Leslie Carpenter to Everyone:

why not buy everybody out at the valuable price increase that you are speaking of

18:23:57 From Kimberly's iPhone to Everyone:

Yes

18:24:00 From Leslie Carpenter to Everyone:

is police to be increased

18:24:24 From Kimberly's iPhone to Everyone:

What is the next step?

18:24:28 From Leslie Carpenter to Everyone:

is fire dept on board with this

18:24:57 From Adeniyi to Everyone:

What is the timeline for building these out..?

18:25:45 From Leslie Carpenter to Everyone:

why not make a subdivision all along the south of devore along Haynes bridge



Community Zoning Information Meeting
February 9, 2022
Department of Community Development
Via Zoom
6:00 PM

18:26:06 From Kimberly's iPhone to Everyone:

We can attend the meeting?

18:26:20 From Adeniyi to Everyone:

Why not increase the green space between the single family detached houses by 50% and reduce the number of town homes?

18:27:31 From danielle west to Ben Kern (Direct Message):

Thank you for taking the time to share these details with us! I love how Alpharetta is evolving!

18:27:37 From Leslie Carpenter to Everyone:

just the commercial zoned Haynes bridge side

18:27:38 From Jim Siegel to Everyone:

Will the city of Alpharetta force a repaving of Devore Road?

18:28:21 From Kimberly's iPhone to Everyone:

Can I go to City Hall and pick up today's attachment's?

18:28:23 From Ben Kern to danielle west(Direct Message):

You're welcome Danielle - glad to be able to keep you in the loop!

18:28:30 From Leslie Carpenter to Everyone:

make a strip along Haynes bridge & keep out of alpha park

18:29:05 From Adeniyi to Everyone:

Why not also increase the width of the road and add bike paths as part of the development and pay for it?

18:31:04 From Adeniyi to Everyone:

Devore

18:31:34 From Leslie Carpenter to Everyone:

a long strip of commercial should be developed for a strip of row houses

18:31:44 From Adeniyi to Everyone:

Need to ICT ease the Devore road width due to impact

18:32:05 From Adeniyi to Everyone:

Need to increase width of Devore

18:33:07 From Adeniyi to Everyone:

Width of Devore road is more important not side walk due to impact

18:36:27 From Adeniyi to Everyone:

Totally agree on having lots of trees more than what is here



Community Zoning Information Meeting
February 9, 2022
Department of Community Development
Via Zoom
6:00 PM

- 18:37:04 From Leslie Carpenter to Everyone:
so 11 residences where there is 3
- 18:37:26 From Adeniyi to Everyone:
All trees planned need to be reflected in site plan
- 18:37:46 From Randy Blasch (he, him, his) to Everyone:
We were told when Alpha Park was rezoned that Alpharetta would not allow the development to be changed piecemeal. How is this consistent with that?
- 18:39:14 From Adeniyi to Everyone:
Single family homes are more desirable than town homes
- 18:39:30 From Leslie Carpenter to Everyone:
that's it for me , for now
- 18:40:39 From Leslie Carpenter to Everyone:
signs were posted for the Monday night meeting?
- 18:40:40 From Kimberly's iPhone to Everyone:
I was unaware of Monday's meeting
- 18:40:55 From danielle west to Everyone:
Thanks again!!
- 18:41:31 From Kimberly's iPhone to Everyone:
I would like to meet with someone and I believe many of us would like to meet
- 18:41:32 From Randy Blasch (he, him, his) to Everyone:
This affects ALL Of Alpha Park, so it would appreciated if we were ALL included
- 18:42:00 From Kimberly's iPhone to Everyone:
I never received a letter and I live in the middle
- 18:42:18 From Leslie Carpenter to Everyone:
770 781 4100
- 18:42:54 From Ethan Underwood to Everyone:
EUNDERWOOD@MHTLEGAL.COM

IV. Meeting Ended

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: MP-21-11

PH #:

☐ Property Taxes & Code Violations Verified

☐ 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." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: David Belle Isle

Telephone: 770-664-6699

Address: 178 S. Main Street

Suite: 250

City: Alpharetta

State: GA

Zip: 30009

Fax: 770-664-9989

Mobile Tel: 404-310-1336

Email: dbi@hbilawfirm.com

Subject Property Information:

Address: Old Milton Parkway

Current Zoning: O&I

District: 1st

Section: 2nd

Land Lot: 856

Parcel ID:

12-2970-0856-024-2

12-2970-0856-029-1

12-2970-0856-030-9

Proposed Zoning: MP

Current Use: Vacant Lot

This Application For (Check All That Apply):

☐ Conditional Use

☒ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☒ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

Medical Office and Retail.

Applicant's Request (Please itemize the proposal):

Amend Preston Ridge Master Plan to include adjacent subject property.

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

Owner desires to build one 1-story medical office building and one 2-story building with retail on the first floor and medical office on the second floor.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: **Salman Rasheed**

Telephone: **248-854-7088**

Address: **P.O Box 5484**

Suite: _____

City **Alpharetta**

State: **GA**

Zip: **30009**

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 |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: **Bridge Road Holdings, LLC**

Telephone: **248-854-7088**

Address: **P.O Box 5484**

Suite: _____

City **Alpharetta**

State: **GA**

Zip: **30009**

So Sworn and Attested:

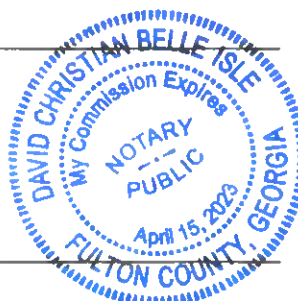
Owner Signature: _____

Date: **12/1/21**

Notary: _____

Notary Signature: _____

Date: **12-1-2021**



ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

11

How will this proposal be compatible with surrounding properties?

It will be consistent with adjacent properties that are within the Preston Ridge Master Plan

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

It will provide services and amenities for surrounding residents and businesses.

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

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

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

No impact to schools.

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

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

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.

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: **Bridge Road Holdings LLC**

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: _____

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: _____

12/1/21

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: Bridge Road Holdings LLC

Contact Name: David Belle Isle Telephone: 770-664-6699

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.

3333 OLD MILTON ALPHARETTA LLC

SAM'S COMMERCIAL PROPERTIES LLC

BRE ESA P PORTFOLIO LLC

TRIAD NEWCASTLE LLC

BURSON CLAIRE LEE

WAFFLE HOUSE INC

MIDGARD SELF STORAGE ALPHARETTA GA LLC

NORTHSIDE VENTURES INC

PIPER FUND HOLDING LLC

QT 782 GA LLC ET AL

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.



MEMORANDUM

To: David Belle Isle
Hipes & Belle Isle, LLC

From: Ana Eisenman, P.E.
Allison Laber, E.I.T.
Kimley-Horn and Associates, Inc.

Date: January 27, 2022

RE: ***Old Milton Parkway at Morris Road – Trip Generation Memorandum***

Kimley-Horn is pleased to provide this trip generation memorandum for the *Old Milton Parkway at Morris Road* site in Alpharetta, Georgia.

PROJECT OVERVIEW

The *Old Milton Parkway at Morris Road* site is a proposed development consisting of two buildings located primarily in the southwestern quadrant of the intersection of Old Milton Parkway (SR 120) and Morris Road. Building A is proposed to be located on the northwest side of Morris Road, and Building B is proposed to be located on the southeast side of Morris Road.

Site access is proposed via three (3) full movement driveways along Morris Road. One driveway, located approximately 550 feet southeast of Old Milton Parkway/State Bridge Road (SR 120), is proposed to serve Building A. Additionally, Building A is anticipated to connect to parking associated with the existing restaurant located on the southwest corner of the intersection of Morris Road at Old Milton Parkway/State Bridge Road (SR 120). The existing restaurant has a driveway located along Morris Road approximately 70 feet south of Old Milton Parkway/State Bridge Road (SR 120). Two driveways, located approximately 400 feet and 475 feet southeast of Old Milton Parkway/State Bridge Road (SR 120), are proposed to serve Building B.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the Subject Property. Anticipated trip generation for the *Old Milton Parkway at Morris Road* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017. This analysis determines the projected trip generation volumes associated with the proposed retail (Shopping Center, ITE Code 820) and medical office uses (Medical-Dental Office Building, ITE Code 720).

Two options for the land use densities are being considered for the site:

Option 1: Building A (19,000 SF total) will consist of half retail land use (9,500 SF) and half medical office land use (9,500 SF). Building B (1,950 SF total) will consist entirely of medical office land use.



Due to the land uses proposed for the Option 1. Mixed-Use reductions occur with one another. For example, people instead of driving off-site or to the site adjacent roadways.

Daily Trips			AM Peak Hour			PM Peak Hour		
Total	In	Out	Total	In	Out	Total	In	Out
HIDE THIS ROW								
352	176	176	32	25	7	41	11	30
358	179	179	9	6	3	36	17	19
710	355	355	41	31	10	77	28	49
682	341	341	35	28	7	75	27	48

The density and the anticipated project trip generation for Option 1 are summarized in **Table 1**.

Table 1: Option 1 Trip Generation Old Milton Parkway at Morris Road Building											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Building	720	11,450 SF	352	176	176	32	25	7	41	11	30
Shopping Center	820	9,500 SF	358	179	179	9	6	3	36	17	19
Total Gross Trips			710	355	355	41	31	10	77	28	49
<i>Mixed-Use Reduction</i>			-28	-14	-14	-6	-3	-3	-2	-1	-1
Net New Trips			682	341	341	35	28	7	75	27	48

Option 2: Building A (19,000 SF total) and Building B (1,950 SF total) will consist entirely of medical office land use. Due to the single land use proposed for the site, mixed-use reductions were not applied to the trip generation for Option 2. The density and the anticipated project trip generation for Option 2 are summarized in **Table 2**.

Table 2: Option 2 Trip Generation Old Milton Parkway at Morris Road Building											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Building	720	20,950 SF	730	365	365	56	44	12	73	20	53
Total Gross Trips			730	365	365	56	44	12	73	20	53
Net New Trips			730	365	365	56	44	12	73	20	53

SUMMARY

Based on the findings above, Option 1 is projected to generate 682 daily trips (341 entering, 341 exiting), 35 AM peak hour project trips (28 entering, 7 exiting), and 75 PM peak hour project trips (27 entering, 48 exiting). Option 2 is projected to generate 730 daily trips (365 entering, 365 exiting), 56 AM peak hour project trips (44 entering, 12 exiting), and 73 PM peak hour project trips (20 entering, 53 exiting).

Based on a comparison of the land use alternatives, Option 1 (mixed medical office and retail) is projected to generate fewer Daily and AM peak hour trips than Option 2 (all medical office). However, the PM peak hour is projected to generate slightly more traffic, two more trips under Option 1 over Option 2. Overall, the number of trips anticipated from either alternative is relatively similar. The greatest number of peak hour trips is anticipated in the PM peak hour, though the projected 75 or fewer trips during the peak is not expected to have a significant impact on peak hour traffic in the vicinity of the site.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Ana Eisenman, P.E.
Project Engineer

Attachments:

- Figure 1: Site Aerial
- Trip Generation Analysis
- Site Plan



Option 1

Trip Generation Analysis (10th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC) Old Milton Parkway at Milton Road Alpharetta, GA												
Land Use		Density		Daily Trips			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips												
LUC	Land Use	Density	Units	HIDE THIS ROW								
720	Medical-Dental Office Building	11,450	Sq. Ft. GFA	352	176	176	32	25	7	41	11	30
820	Shopping Center	9,500	Sq. Ft. GFA	358	179	179	9	6	3	36	17	19
Total Proposed Trips				710	355	355	41	31	10	77	28	49
Mixed-Use Reductions - TOTAL				-28	-14	-14	-6	-3	-3	-2	-1	-1
Driveway Volumes				682	341	341	35	28	7	75	27	48

Option 2

Trip Generation Analysis (10th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC) Old Milton Parkway at Milton Road Alpharetta, GA													
Land Use			Density		Daily Trips			AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips													
LUC	Land Use		Density	Units	HIDE THIS ROW								
720	Medical-Dental Office Building		20,950	Sq. Ft. GFA	730	365	365	56	44	12	73	20	53
Alternative Mode Reductions - TOTAL					0	0	0	0	0	0	0	0	0
Driveway Volumes					730	365	365	56	44	12	73	20	53

OLD MILTON PARKWAY / STATE BRIDGE ROAD / GEORGIA STATE ROUTE NO. 126
R/W VARIES

PERMANENT SLOPE
MAINTENANCE EASEMENT
(DB 17843, PG 323)

PERMANENT SLOPE
MAINTENANCE EASEMENT
(DB 18232, PG 58)

OLD MORRIS ROAD
(ABANDONED)
30' R/W

MORRIS ROAD
30' R/W

Building A

19,000 SF
(2x9,500)
PARKING
95 REQ'D
95 SHOWN

FPE 1022
BFE 1011

DMP

UND/GRD DET/WQ POND

UND/GRD DET/WQ POND

DET/WQ POND

DMP

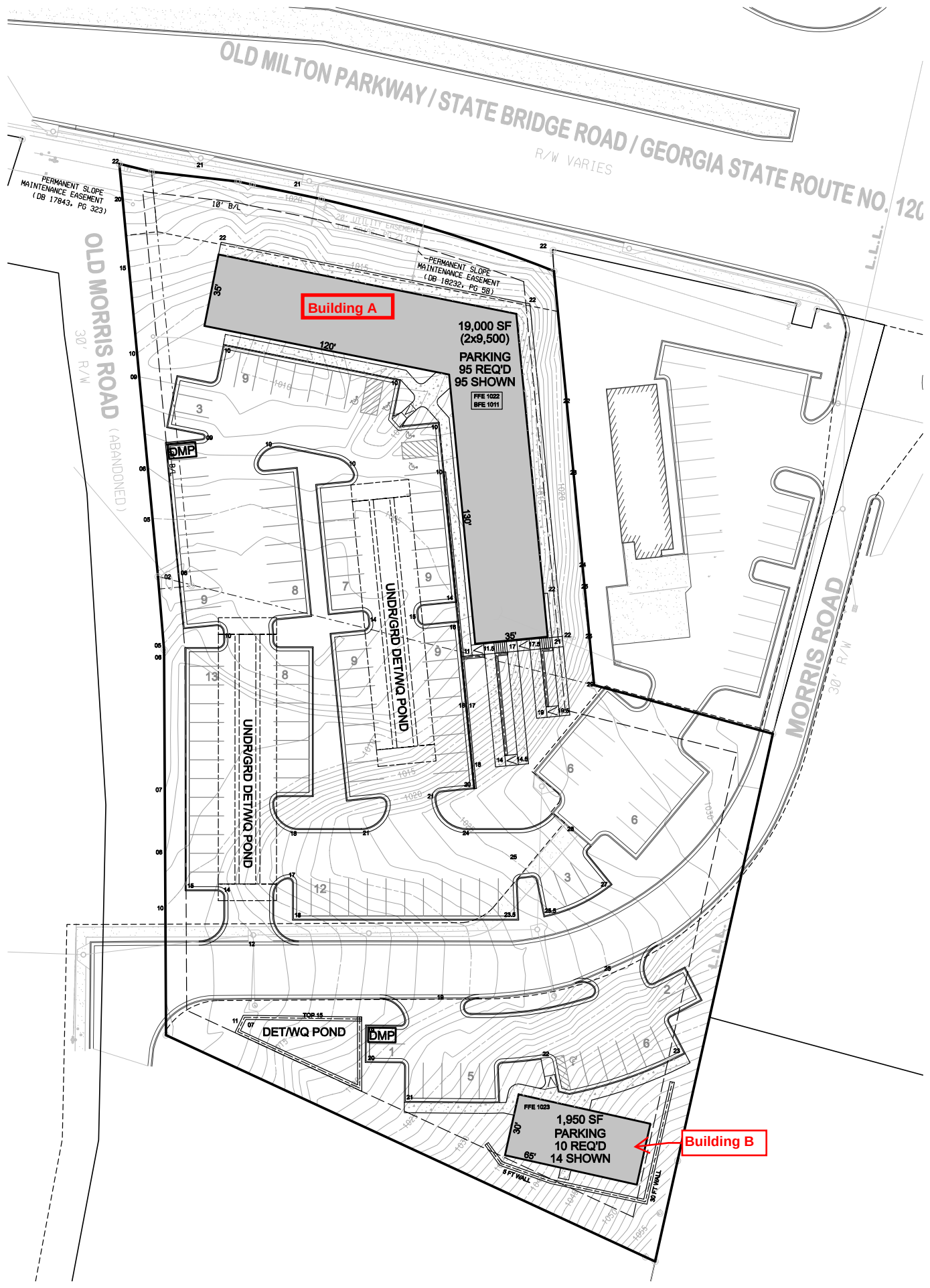
Building B

1,950 SF
PARKING
10 REQ'D
14 SHOWN

FPE 1023

5 FT WALL

5 FT WALL



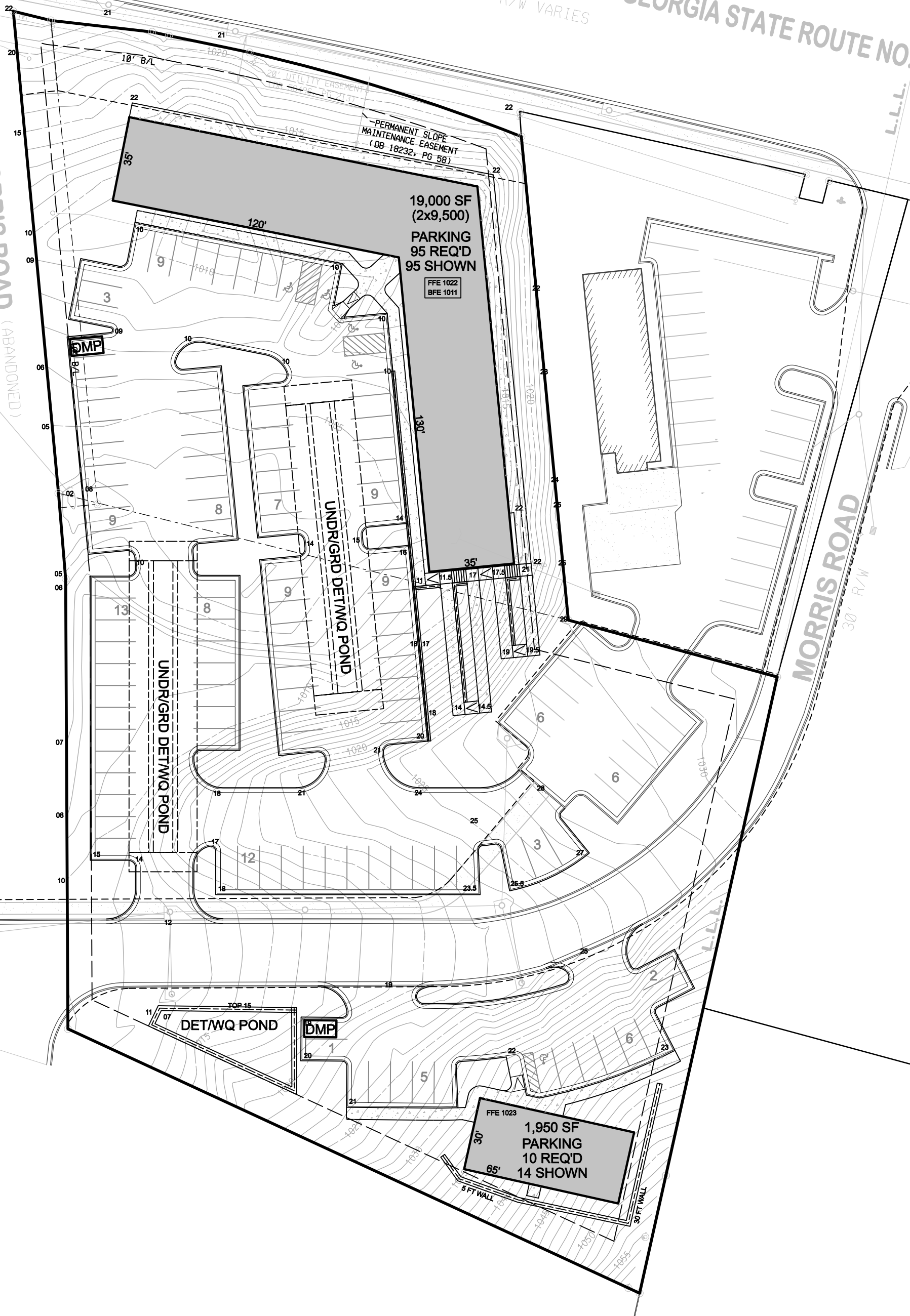
Original Plot Date	08/02/2021
Scale	1" = 30'
Drawn By	SJL
Checked By	RCL
Original Field Date	07/30/2021
Crew	RL/WE/AL
Field Book	FIELD SKETCH
Job No.	210257
Dwg. No.	210257-SJL
Sheet	1 of 1

OLD MILTON PARKWAY / STATE BRIDGE ROAD / GEORGIA STATE ROUTE NO. 120
R/W VARIES

PERMANENT SLOPE
MAINTENANCE EASEMENT
(DB 17843, PG 323)

OLD MORRIS ROAD
(ABANDONED)

30' R/W



Tract 1

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

To find the Point of Beginning, begin at a point located at the intersection of the southerly right-of-way of State Bridge Road with the easterly right-of-way of Morris Road (30-foot right-of-way); thence South 18 degrees 22 minutes 52 seconds East 199.47 feet to a point, at the Point of Beginning; thence North 88 degrees 54 minutes 47 seconds West 16.15 feet to a closed top pipe found at the easterly right-of-way of Morris Road; thence South 17 degrees 45 minutes 20 seconds East along the easterly right-of-way of Morris Road 185.27 feet to an iron pin found; thence South 13 degrees 14 minutes 21 seconds East along the easterly right-of-way of Morris Road 185.27 feet to an iron pin found; thence South 78 degrees 08 minutes 46 seconds East 259.85 feet to a point; thence North 00 degrees 23 minutes 44 seconds East 259.84 feet to a closed top pipe found; thence North 87 degrees 51 minutes 34 seconds West 88.90 feet to a point; thence North 88 degrees 54 minutes 47 seconds West 200.00 feet to a point, at The Point of Beginning.

Tract 2

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 855 and 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point located at the intersection of the southerly right-of-way of State Bridge Road and the easterly right-of-way of Morris Road (30-foot right-of-way) having State plane coordinate values NAD 27, of North equals 1479961.71 and East equals 468993.87 which point is the Point of Commencement; thence south 89 degrees 04 minutes 39 seconds east a distance of 15.88 feet to a point which is located at State plane coordinate values NAD 27, of north 1479961.45 and East equals 469011.69 which point is the POINT OF BEGINNING; thence North 83 degrees 29 minutes 51 seconds East along the southerly right-of-way of State Bridge Road 44.03 feet to a point; thence South 87 degrees 12 minutes 00 seconds East along the southerly right-of-way of State Bridge Road 4.87 feet to a point; thence northeasterly along the southerly right-of-way of State Bridge Road along an arc measuring 33.60 feet (subtended by a chord North 88 degrees 17 minutes 26 seconds East 33.60); thence continuing southeasterly along the southerly right-of-way of State Bridge Road along an arc measuring 117.50 feet (subtended by a chord South 85 degrees 29 minutes 23 seconds East 117.38 feet) to a point; thence South 18 degrees 33 minutes 22 seconds East 200.00 feet to a point; thence North 18 degrees 22 minutes 52 seconds West 199.47 feet to a point located at the intersection of the southerly right-of-way of State Bridge Road and the easterly right-of-way of Morris Road, at the Point of Beginning.

Tract 3

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of State Bridge Road (State Route 120) having a 100-foot right-of-way and the easterly right-of-way of Morris Road, having a 60-foot right-of-way; thence South 18 degrees 00 minutes East, along the 60-foot right-of-way line of Morris Road for a distance of 200.00 feet to an iron pin; thence South 72 degrees 00 minutes West a distance of 15.0 feet to an iron pin; thence North 18 degrees 00 minutes West a distance of 205.2 feet to a point on the southerly right-of-way line of State Bridge Road; thence South 89 degrees 00 minutes East a distance of 15.9 feet to an iron pin on said right-of-way and the point of beginning.

Less and Except that portion of subject property conveyed to the Department of Transportation, recorded in Deed Book 6889, Page 88, Fulton County Records; and that portion of subject property taken by Declaration of taking in favor of Department of Transportation recorded in Deed Book 17843, Page 323, Fulton County Records.

Tracts 1, 2 and 3 being more particularly described as follows:

All that lot, tract or parcel of land containing 2.4529 Acres (106,848 square feet) lying and being in Land Lots 855 & 856 of the 1st District, 2nd Section of Fulton County Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the southern right-of-way of State Bridge Road, also known as Old Milton Parkway and GA State Route No. 120 (having a variable width right-of-way) and the eastern right-of-way of Morris Road (having a 30 foot right-of-way); thence proceed along said southern right-of-way of State Bridge Road, SOUTH 89 DEGREES 17 MINUTES 57 SECONDS EAST a distance of 15.87 feet to a point; thence NORTH 83 DEGREES 30 MINUTES 20 SECONDS EAST a distance of 44.03 feet to a point; thence SOUTH 87 DEGREES 11 MINUTES 34 SECONDS EAST a distance of 4.87 feet to a concrete monument found; thence along a curve turning to the right with an arc length of 33.60 feet having a radius of 6402.63 feet and being subtended by a chord bearing of NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST a distance of 33.60 feet to a point; thence along a curve turning to the right with an arc length of 117.50 feet having a radius of 768.51 feet and being subtended by a chord bearing of SOUTH 85 DEGREES 28 MINUTES 56 SECONDS EAST a distance of 117.38 feet to an iron pin found (1/2 inch rebar); thence departing said right-of-way of State Bridge Road, SOUTH 18 DEGREES 32 MINUTES 56 SECONDS EAST a distance of 200.00 feet to an iron pin set; thence SOUTH 87 DEGREES 53 MINUTES 03 SECONDS EAST a distance of 89.06 feet to an iron pin found (1/2 inch rebar), located on the eastern land lot line of land lot 856; thence along said land lot line SOUTH 00 DEGREES 23 MINUTES 44 SECONDS EAST a distance of 259.91 feet to an iron pin set; thence departing said land lot line NORTH 78 DEGREES 08 MINUTES 20 SECONDS WEST a distance of 259.20 feet to an iron pin found (1 inch crimp top pipe) located on the eastern right-of-way of Morris Road; thence along the eastern right-of-way of Morris Road NORTH 13 DEGREES 13 MINUTES 55 SECONDS WEST a distance of 185.27 feet to a point; thence NORTH 17 DEGREES 44 MINUTES 56 SECONDS WEST a distance of 35.38 feet to an iron pin found (1 inch crimp top pipe); thence NORTH 18 DEGREES 18 MINUTES 24 SECONDS WEST a distance of 199.27 feet to an iron pin set at the intersection of the southern right-of-way of State Bridge Road, said iron pin being the POINT OF BEGINNING.

Together with:

Easement parcels:

Non-Exclusive Access Easement as set forth in Access Easement Agreement recorded in Deed Book 56721, page 514, as amended in First Amendment to Access Easement Agreement recorded in Deed Book 58496, page 191, Fulton County, Georgia Records.

And:

Non-Exclusive Access Easement as set forth in Access, Parking and Storm Water Easement Agreement recorded in Deed Book 56925, page 627, as amended in First Amendment to Access, Parking and Storm Water Easement Agreement recorded in Deed Book 58496, page 202, Fulton County, Georgia Records.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-22-04/Z-22-04 THE BRIDGES/WEBB BRIDGE ROAD

CITY COUNCIL: JUNE 27, 2022

This item was considered at the 6/9/2022 Planning Commission meeting. Staff recommended approval subject to 20 conditions. There were several public comments with concerns over appearance of the stormwater management pond, impact to off-site trees, removal of a leaning tree, clarification on aesthetically pleasing stormwater facility, why a stream determination was not included in the conditions. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and amending and adding conditions at the request of the adjacent neighborhood. Vote 6-0

II. RECOMMENDATION:

Approve PH-22-04/Z-22-04 The Bridges/Webb Bridge Road, subject to the following conditions:

1. The site, consisting of approximately 7.83 acres, shall be zoned R and developed substantially similar to site plan prepared by Travis Pruitt & Associates, Inc., revised 5/9/2022, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Subdivision shall be gated, subject to final approval by Staff.
3. Homes visible from Webb Bridge Road shall be 75% or more brick or stone, as approved by Staff. Home elevations shall be substantially similar to the submitted photograph, labeled Exhibit A, with final approval by Staff. Homes shall have 3-sided architecture and materials, except those rear elevations visible from Webb Bridge Road shall have similar architectural details and materials as the front façade, as approved by Staff.
4. Minimum 20' decorative landscape strip shall be provided along Webb Bridge Road, consisting of trees, shrubs and ground cover, as approved by Staff. Existing tree groupings and trees of quality shall be saved in the landscape strip, as approved by Staff.
5. Minimum 10' landscape strip shall be provided along new private street, consisting of trees, shrubs and ground cover, as approved by Staff.
6. Project entrance shall include decorative ornamental plantings, as approved by Staff.
7. Common area on the south side of the private street shall be planted with a mix of deciduous and evergreen landscape materials and shall meet the minimum planting requirements of the 10' landscape strip, 6' planter and 5' perimeter landscape strip, as approved by Staff.
8. Per the original conditions (Z-19-01 Walker/4360 Webb Bridge Road), minimum 25' undisturbed buffer, replanted where sparse with evergreen trees and shrubs, shall be provided along the common property line with the adjacent Broadlands subdivision.
9. Stormwater management facility shall be an amenity to the development. The developer shall work with adjacent neighbors to make the stormwater management facility aesthetically pleasing (no walls, earthen bank) and screened (with evergreens), with final approval by Staff. Dragonfly attracting plants shall be utilized around the pond as a means of mosquito control. At a minimum, an aesthetically pleasing stormwater facility shall include:
 - a. A variety of water loving vegetation planted in and around the pond;
 - b. A pond design that is attractive when empty, no muddy areas that would promote mosquitos and unpleasant smells; and
 - c. A natural or organic shape to the pond.
10. Per a private agreement, the rate of stormwater runoff shall be slowed by 10%, if feasible, over the current flow from the pond to neighboring properties.
11. Developer shall dedicate necessary right-of-way to accommodate the City's Webb Bridge Road improvements.

12. Developer shall improve the new private street with a minimum 5' sidewalk (one side of the street), minimum 6' planter planted with street trees, and decorative pedestrian lighting, as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.
13. Fencing visible from Webb Bridge Road shall be a continuation of the existing 5-board horse fence. Unfinished wood fences and decks shall not be visible from Webb Bridge Road.
14. Home footprints shall be laid out to minimize impacts to the existing tree canopy, as approved by Staff.
15. Specimen trees shall be preserved as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., revised 5/9/2022.
16. Developer shall identify and save additional tree groupings and/or trees of quality outside of required stream buffers, as approved by Staff.
17. Drainage easement rock swale material shall require final approval by Staff. Drainage swale shall be maintained by the HOA.
18. Developer shall make reasonable efforts to obtain easements to tie stormwater pond outfall through a pipe directly into a downstream structure rather than releasing at-grade, as approved by Staff. If tie in is not possible, measures shall be used to prevent concentrated flow at the property line, as approved by Staff.
19. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from the Broadlands subdivision, as approved by Staff.
20. No more than 10% of the residential units, or 1 dwelling unit, shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
21. If fencing is utilized around the stormwater facility, fencing shall be five-board horse fence to match the fence required along Webb Bridge Road.
22. Per a private agreement, developer shall remove the large hazardous tree leaning towards 121 Westchester Way.

III. REPORT IN BRIEF:

The applicant, Madewell Homes, is requesting a change to previous conditions of zoning and a rezoning to allow for the construction of a six (6) lot 'For-Sale' single-family detached gated subdivision on 7.83 acres. A change to conditions of zoning is requested related to file# Z-19-01 Walker/4360 Webb Bridge Road and a rezoning is requested for a portion of the property from CUP (Community Unit Plan) to R (Dwelling, 'For-Sale' Residential). The subject property is located at 0 & 4430 Webb Bridge Road southeast of the intersection of Webb Bridge Road and Shirley Bridge Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a six (6) lot 'For-Sale' single-family detached gated subdivision on 7.83 acres. The proposed density is 0.77 dwelling units per acre. A change to conditions of zoning is requested related to file# Z-19-01 Walker/4360 Webb Bridge Road and a rezoning is requested for a portion of the property from CUP (Community Unit Plan) to R (Dwelling, 'For-Sale' Residential). The subject property is located at 0 & 4430 Webb Bridge Road southeast of the intersection of Webb Bridge Road and Shirley Bridge Road.

The undeveloped property is wooded and has a small area impacted by perennial stream buffers in the southeast corner of the property. Surrounding properties are zoned CUP and AG (Agriculture) to the north, CUP to the east and south, and SU (Special Use) and CUP to the west. Broadlands subdivision is located to the north and east, an unplatted residential lot and Park Glen subdivision are located to the south, Webb Bridge Middle School is located to the west and the Walker property (unplatted lot) is located to the north. The comprehensive land use plan designation of the property is 'Low Density Residential', which allows the proposed zoning district and use.

Most of the property was rezoned to R (minimum 1-acre lots) on May 28, 2019 subject to several conditions of zoning. The current applicant has acquired an adjacent property at 4430 Webb Bridge Road and would like to incorporate the property into the overall site plan. At a minimum, the previous site plan-specific condition must be changed to reflect the inclusion of the newly acquired property. The applicant is requesting that all previous conditions of zoning be deleted related to file #Z-19-01 Walker/4360 Webb Bridge Road.

SITE PLAN

The submitted site plan depicts six (6) single-family detached lots on 7.83 acres. The average lot size is 1.01 acres. Access to the property is proposed from Webb Bridge Road. Lots are oriented interior to the site along a gated, private cul-de-sac street. A four-foot (4') planter and five-foot (5') sidewalk are depicted on one (1) side of the new street. A 65' setback is depicted along Webb Bridge Road and a minimum 50' front setback is depicted along the new street. Side setbacks are 25' and rear setbacks are 50'. A twenty-foot (20') landscape strip is required along Webb Bridge Road and a ten-foot (10') landscape strip is required along the new private street.

The property is wooded and consists primarily of Hardwoods. Tree saves are depicted near the entrance to the development, as well as in the northeast corner of the property near the stormwater pond. Tree groupings and/or trees of quality should be identified and saved on the property. A stormwater management pond is depicted in the northeast corner of the property and located on common area. An additional strip of common area is located along the south side of the new private street.

HOME ELEVATIONS

The applicant provided a photographic example of a home elevation, which depicts a 2-story home with a brick exterior.

TRAFFIC

The proposed project, consisting of six (6) single-family detached homes, would generate approximately five (5) AM Peak Hour trips and six (6) PM Peak Hour trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 6 Single-Family Detached Homes

School	Single Family Average #
Lake Windward Elementary School	0 to 2 students
Webb Bridge Middle School	0 to 1 students
Alpharetta High School	0 to 2 students
TOTAL	0 to 5 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 5 school age children. Numbers provided by Fulton County Schools show that Webb Bridge Middle School and Alpharetta High School are at or near maximum capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The proposed R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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. The proposed R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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's site plan respects on-site stream buffers and specimen tree saves are identified on the site. If approved, additional tree groupings and/or trees of quality should be identified and saved.

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

Response: The future land use designation of the property would allow the R-12 or R-15 zoning districts, which have a maximum density of three (3) dwelling units per acre. Given the surrounding development pattern, the proposed R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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 applicant's proposal limits the demand on public facilities and services by proposing a density (0.77 dwelling units/acre) that is less than the maximum (3 dwelling units/acre) allowed under the future land use designation of the property.

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

Response: The proposed R zoning district would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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 future land use designation of the property would allow the R-12 or R-15 zoning districts, which have a maximum density of three (3) dwelling units per acre. Given the surrounding development pattern, the proposed R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding

properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The proposed R zoning district would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The comprehensive land use plan designation of the property is 'Low Density Residential', which allows the R-12 or R-15 zoning districts (maximum density of 3 dwelling units per acre). Given the surrounding development pattern, the proposed R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning. The proposed rezoning and change to conditions of zoning are consistent with the future land use designation of the property, as well as the existing use of adjacent and nearby properties. The proposed R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision. If approved, conditions are recommended addressing the aesthetics of the stormwater management pond, preserving additional trees, and keeping the previous condition of zoning related to a 25' undisturbed buffer adjacent to the Broadlands subdivision.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant met with several residents in the adjacent Broadlands subdivision on May 23, 2022. According to the applicant, everyone was satisfied at the conclusion of the meeting. The applicant agreed to the following conditions as it relates to the stormwater management pond: no walls (earth only), provide evergreen plantings along the outside of the 10' access easement to screen the pond from neighboring properties, and slow the flow of runoff from the pond onto the neighboring property. The applicant also agreed to remove a hazardous tree leaning toward an adjacent property.

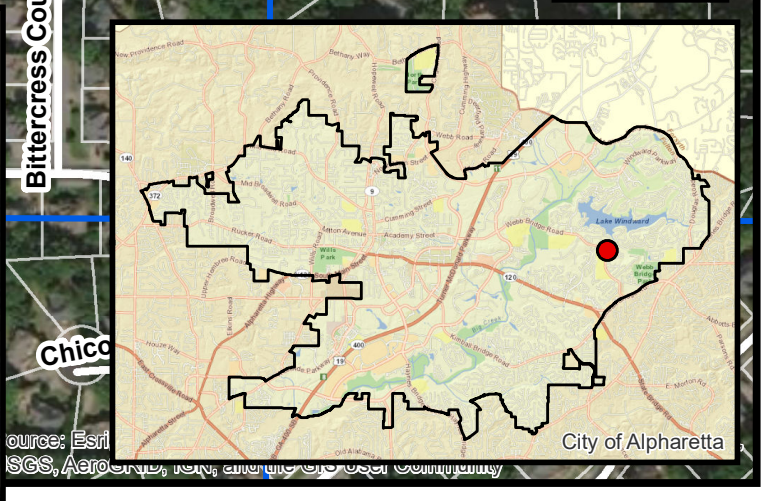
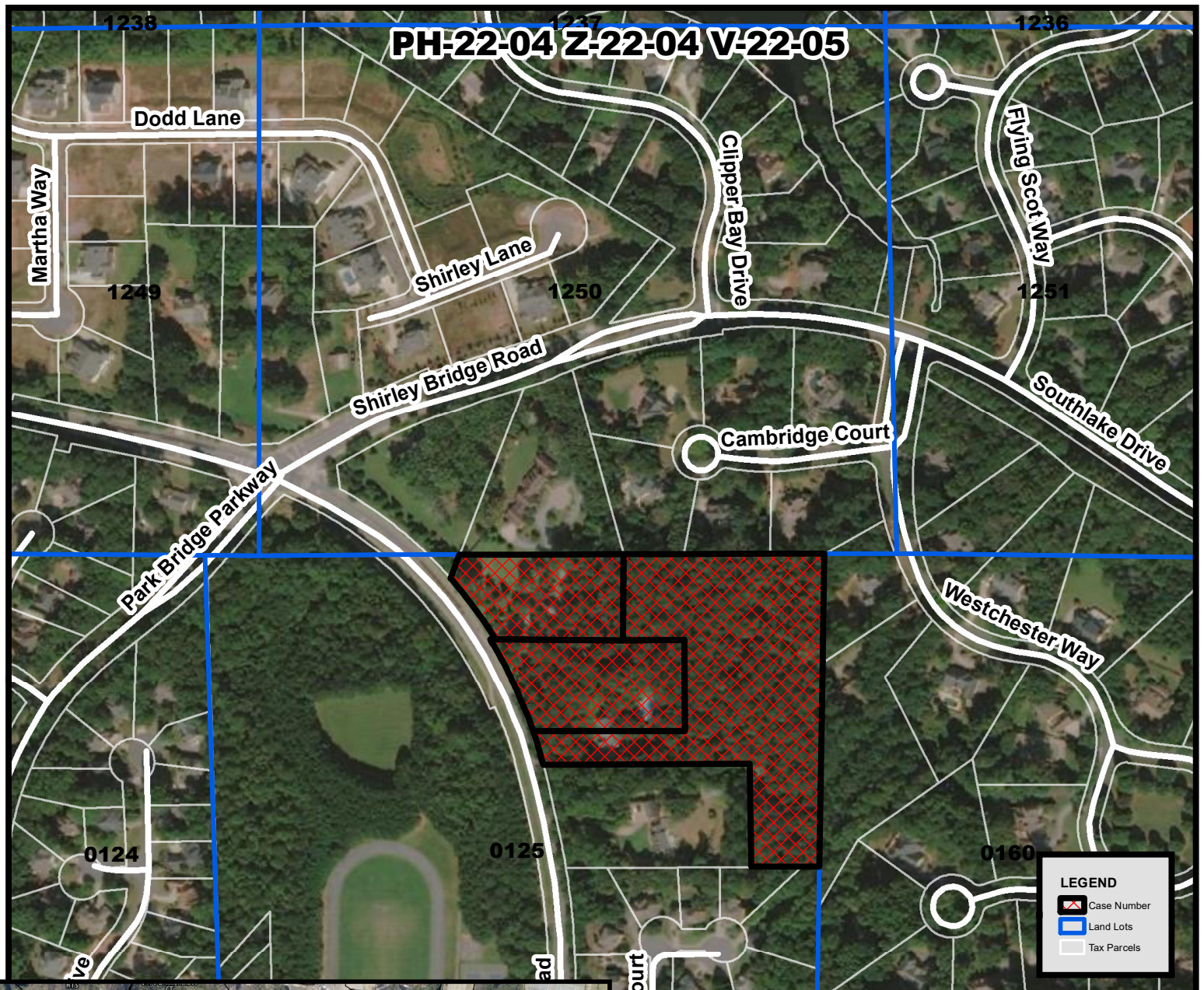
City Staff also received similar comments of concern from adjacent residents in the Broadlands subdivision.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 11, 2022. There were public questions and comments with concerns over stormwater run-off on neighboring properties, what the stormwater management facility will look like, buffers and fencing, tree removal, and impacts to the nearby stream.

IV. ATTACHMENTS:

- Site Plan



Aerial Map **The Bridges** **Webb Bridge Road**

PH-22-04 Z-22-04 V-22-05

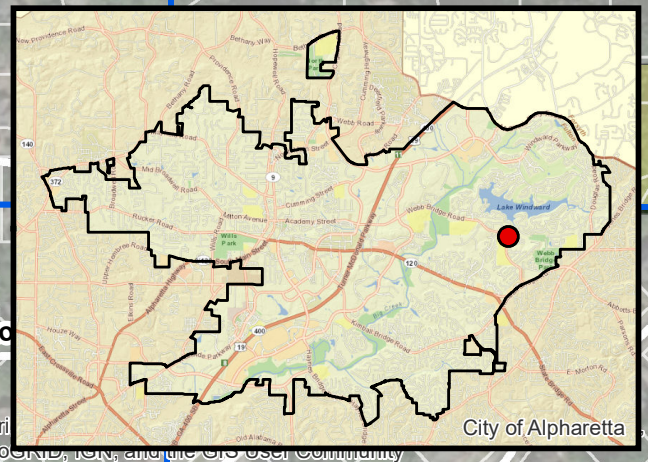
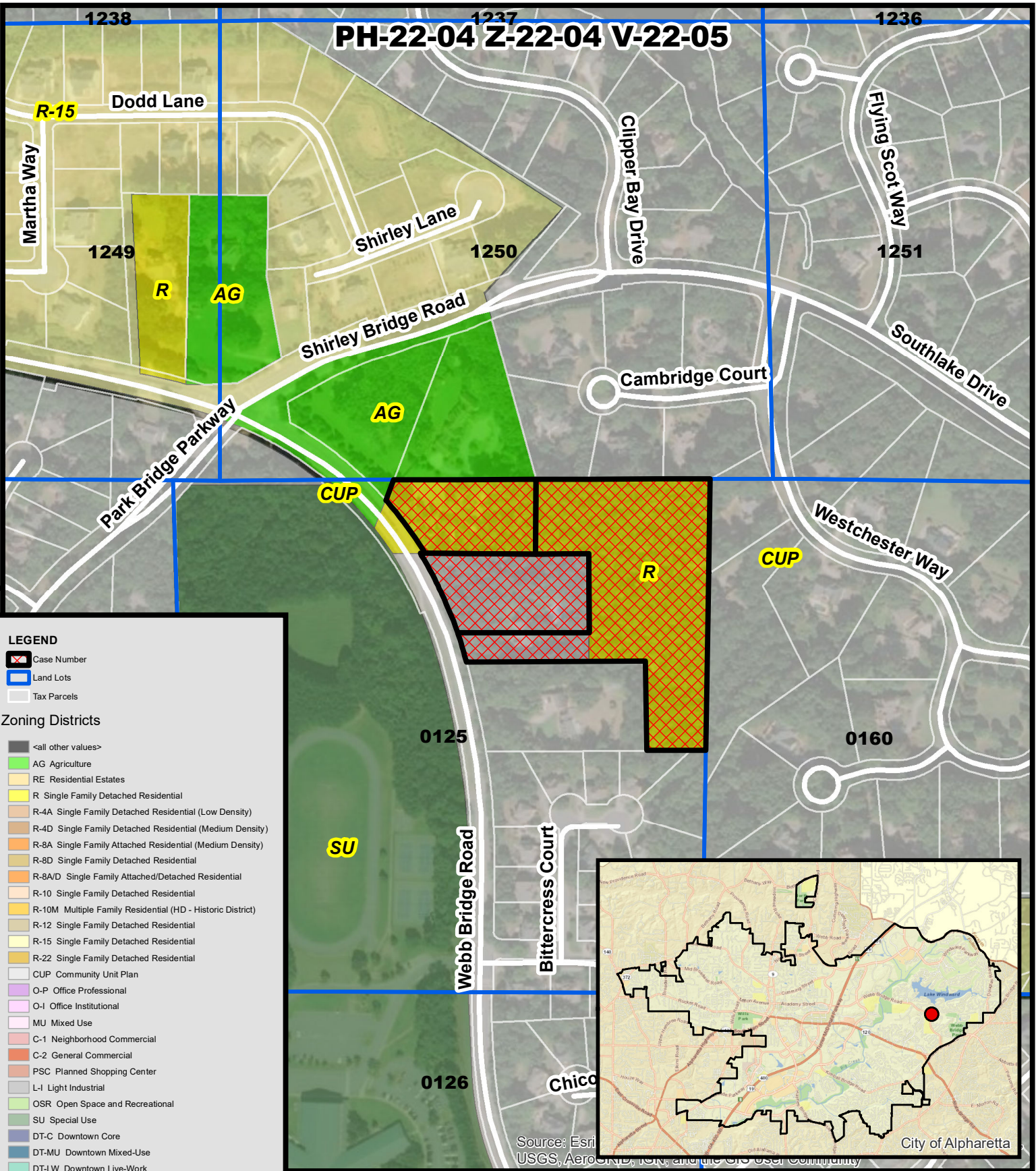
D/LL: 1/1/0125

PC: 6/02/22

CC: 6/27/22

Location Map Provided by:
Community Development - GIS

PH-22-04 Z-22-04 V-22-05



Zoning Map **The Bridges** **Webb Bridge Road**

PH-22-04 Z-22-04 V-22-05

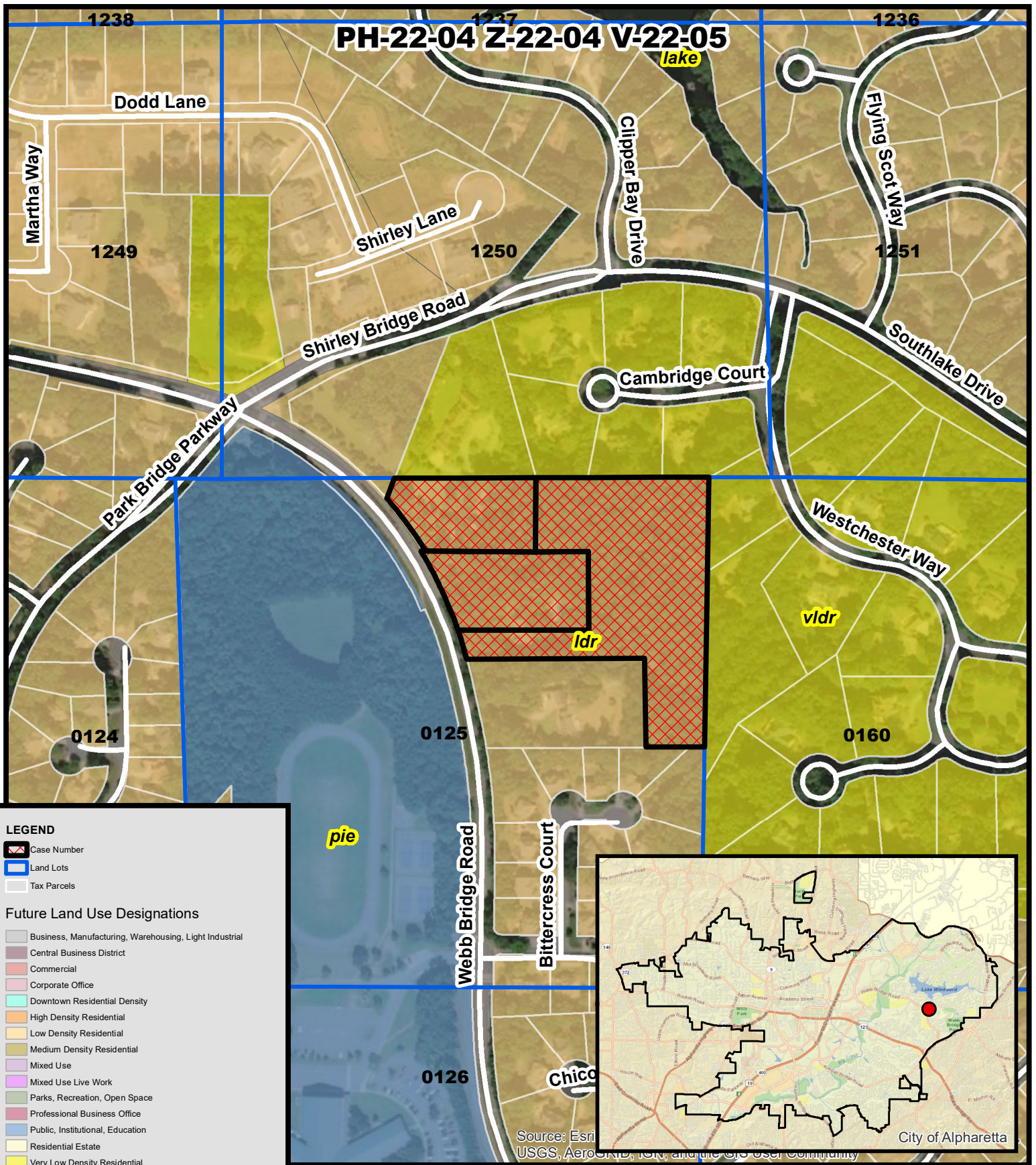
D/LL: 1/1/0125

PC: 6/02/22

CC: 6/27/22

Location Map Provided by:
Community Development - GIS



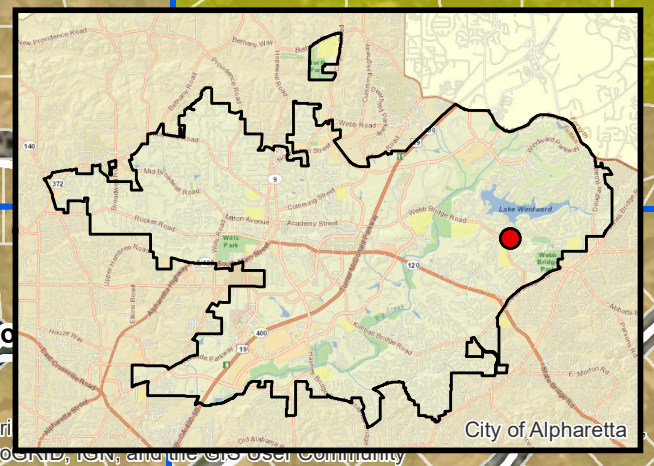


LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use Designations

- 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



Future Land Use Map **The Bridges** **Webb Bridge Road**

PH-22-04 Z-22-04 V-22-05

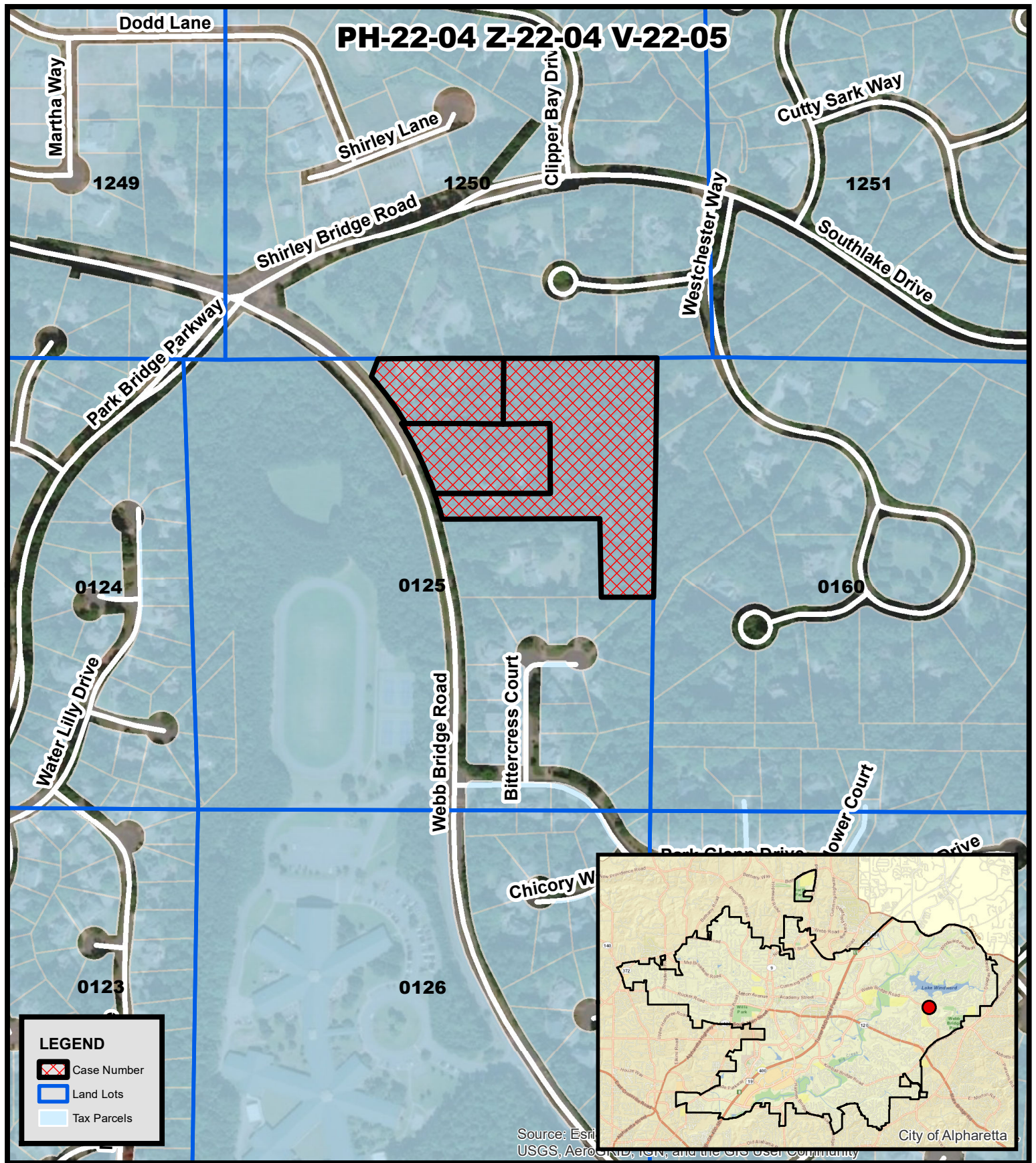
D/LL: 1/1/0125

PC: 6/02/22

CC: 6/27/22



Location Map Provided by:
Community Development - GIS



Location Map **The Bridges** **Webb Bridge Road**

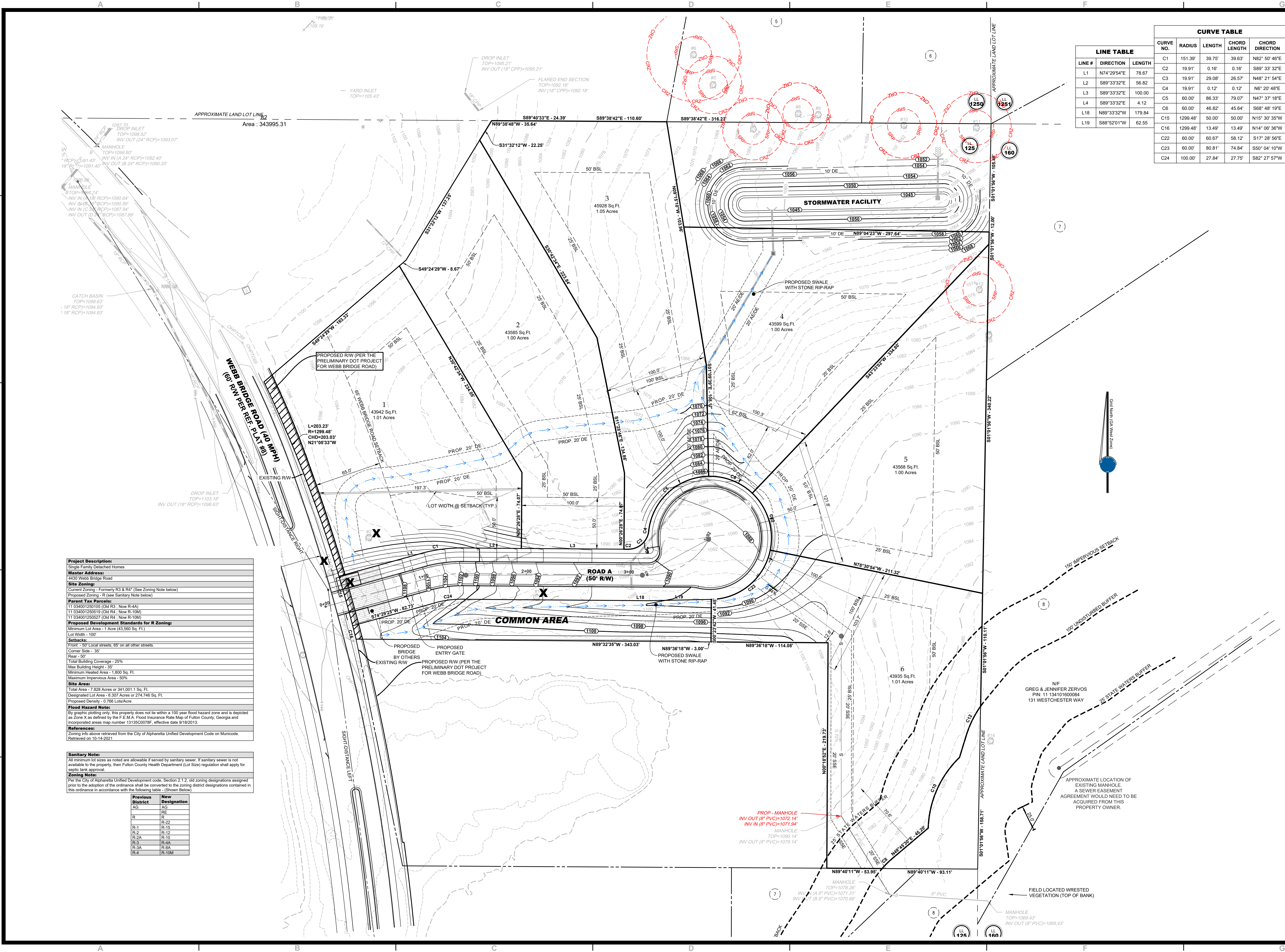
PH-22-04 Z-22-04 V-22-05

D/LL: 1/1/0125

PC: 6/02/22

CC: 6/27/22

Location Map Provided by:
Community Development - GIS



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N74°29'54"E	78.67
L2	S89°33'32"E	56.82
L3	S89°33'32"E	100.00
L4	S89°33'32"E	4.12
L18	N89°33'32"W	179.84
L19	S88°52'01"W	62.55

CURVE TABLE			
CURVE NO.	RADIUS	LENGTH	CHORD LENGTH
C1	151.39'	39.75'	39.63'
C2	19.91'	0.16'	0.16'
C3	19.91'	29.08'	26.57'
C4	19.91'	0.12'	0.12'
C5	60.00'	86.33'	79.07'
C6	60.00'	46.82'	45.64'
C15	1299.48'	50.00'	50.00'
C16	1299.48'	13.49'	13.49'
C22	60.00'	60.67'	58.12'
C23	60.00'	80.81'	74.84'
C24	100.00'	27.84'	27.75'

REVISIONS		DATE	DESCRIPTION
1	04/07/22	1	MINOR GRADING
2	05-05-2022	2	ADDED CITY COMMENTS
3	06-09-2022	3	SHOWED THE 4 SPECIFIC TREES AT ENTRANCE AS REMOVED

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-5759
www.travispruit.com
Contact Person:
JON LYONS



THE BRIDGES

CONCEPT PLAN FOR
LAND LOT 133-10 DISTRICT -
CITY OF ALPHARETTA, GEORGIA
GRAPHIC SCALE - IN FEET

DATE: 03/09/22
SCALE: 1" = 40' (24x36)
CN: Concept Plan-06.09.22
JN: 1-21-4408
CLIENT: Madewell Homes
Sheet No. 1 of 3

1

2

3

4

5

A

B

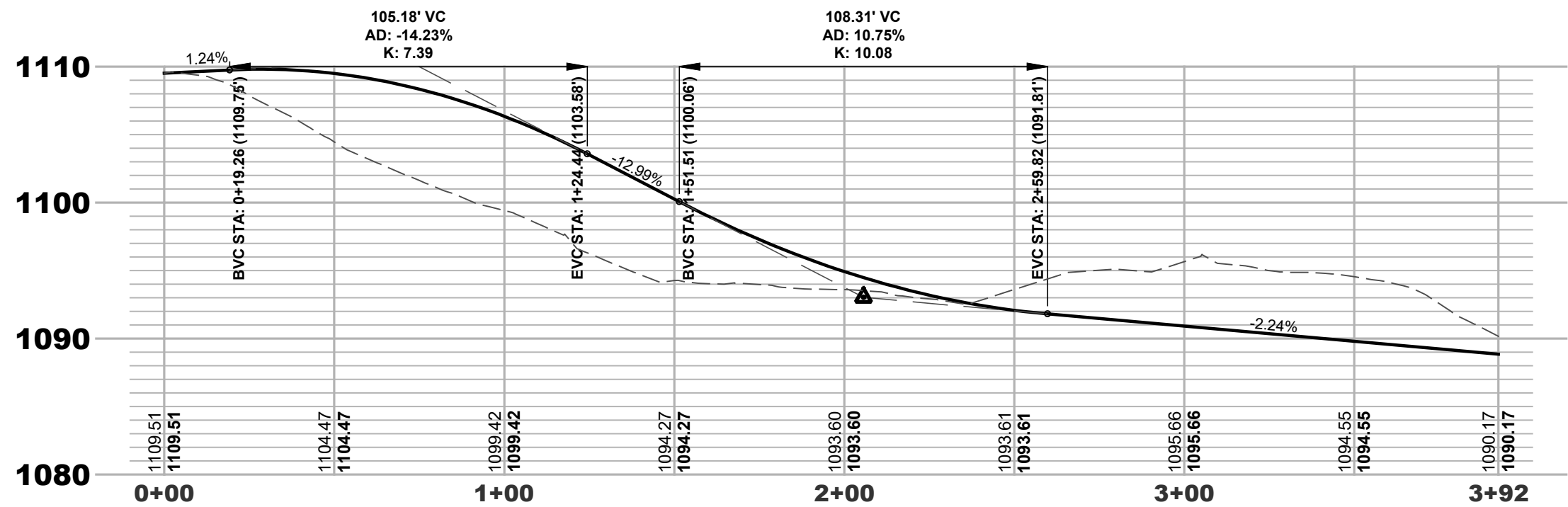
C

D

E

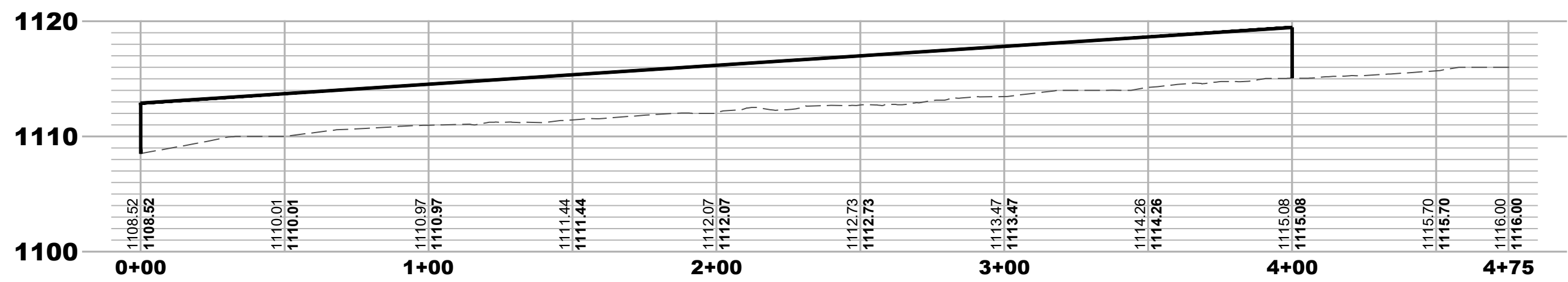
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G

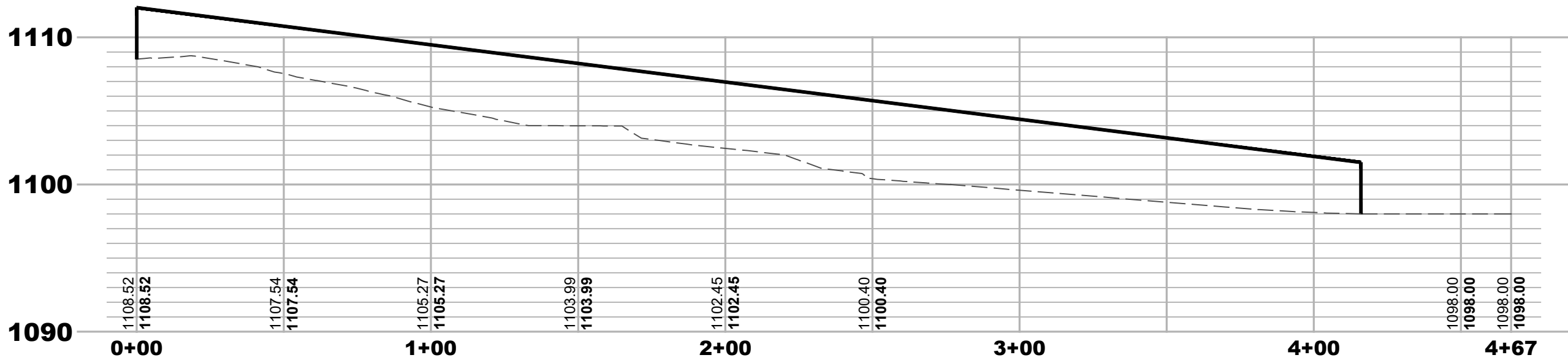


ROAD A - CL

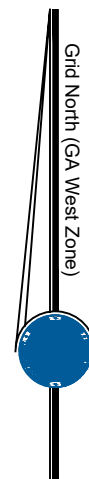
HORIZONTAL SCALE - 1" = 40'
VERTICAL SCALE - 1" = 10'



SIGHT DISTANCE - LEFT



SIGHT DISTANCE - RIGHT



NO	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-2511
Fax: (770) 416-8759
www.travispruit.com
Contact Person:
JON LYONS



CONCEPT PLAN
FOR

THE BRIDGES

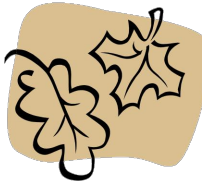
* LAND LOT 137-10 DISTRICT *
CITY OF ALBUQUERQUE, NEW MEXICO

GRAPHIC SCALE - FEET

DATE: 03/09/22
SCALE: 1" = 40' (24x36)
CN: Concept Plan-Roadway Grading
JN: 1-21-0408
CLIENT: Madewell Homes

Sheet No. 2 of 3

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com



March 19, 2022

Tori Young
678-878-9791
toriyoun55@gmail.com

RE: Arborist report for 4430 Webb Bridge Road Alpharetta, GA

Dear Mr. Young:

Thank you for asking HRH Trees, LLC to verify the specimen trees on the site at 4430 Webb Bridge Road in Alpharetta. The site visit took place on March 17, 2022. Diameters, species and conditions were verified and have been noted in this report. Fourteen specimen size trees were identified on site or just off site as boundary trees. Those on site have been tagged with a numbered metal tag and pink flagging tape. Three trees do not meet specimen conditions.

If you have any further questions, please do not hesitate to contact me.

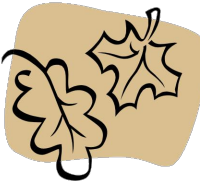
Sincerely,

Heidi R. Harrington

Heidi Rieckermann Harrington
ISA Certified Arborist (NY-1074A)
SAF Certified Forester (2756)

heidi@hrhtrees.com
404-444-5824

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com



ARBORIST REPORT
4430 Webb Bridge Road, Alpharetta

Overview:

This site is located at 4430 Webb Bridge Road, Alpharetta, Georgia with an additional tract surrounding this lot. There is a house on site at 4430 Webb Bridge Road, but the tract surrounding it is vacant and wooded. The lot is approximately 7.828 acres according to the site plan provided. The site visit took place on March 17, 2022. Diameters were measured at breast height (DBH), 4 ½ feet above ground or below split if multi-trunked with a diameter tape. Tree conditions were noted. Fourteen specimen size trees were identified on site and have been tagged on site with a numbered metal tag and pink flagging tape. Three of which do not meet specimen conditions.

Alpharetta Specimen Tree Size Criteria

- Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus
- Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees
- Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar)
- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch diameter or larger for trees in all other genera
- Understory Trees: 8-inch (8") diameter or larger
10-inch (10") diameter or larger for *Oxydendron arboreum* (Sourwood).

Specimen Trees on Site:

Tree #	Tag #	Species	DBH	Condition	Boundary	Specimen
1	254	Redbud	8"	Fair - one-sided, 1 low dead limb	No	Yes
2	255	Loblolly Pine	30"	Good - bifurcated upper trunk, ok	No	Yes
3	256	Dogwood	8"	Fair - Powerline pruned	No	Yes
4	257	Dogwood	9"	Fair - Powerline pruned	No	Yes
5	n/a	Post Oak	~28"	Fair/Good - Resurrection fern	Yes	Yes
6	n/a	Post Oak	~35"	Good - Resurrection fern	Yes	Yes
7	258	Yellow-poplar	30"	Good - spiked in past	No	Yes
8	n/a	Red Oak	~30"	Fair - minor dead, weight toward home	Yes	Yes
9	n/a	White Oak	~70" (below)	Poor - included bark, 1 trunk significant dieback due to lightning strike	Yes	NO
10	259	Loblolly Pine	32"	Good	Shared	Yes
11	284*	Yellow-poplar	~34"	Fair/Good - Minor dead limbs, barbed wired in trunk	No	Yes
12	260	So. Red Oak	32"	Fair - Minor dead limbs	No	Yes
13	286*	Red Oak	~41"	Poor - Main lead dead + 3 others, poor buttress root formation, burls	Shared	NO
14	287*	Red Oak	~34"	Fair/Poor - 1 large low dead limb, trunk cavity and swelling	Yes	NO

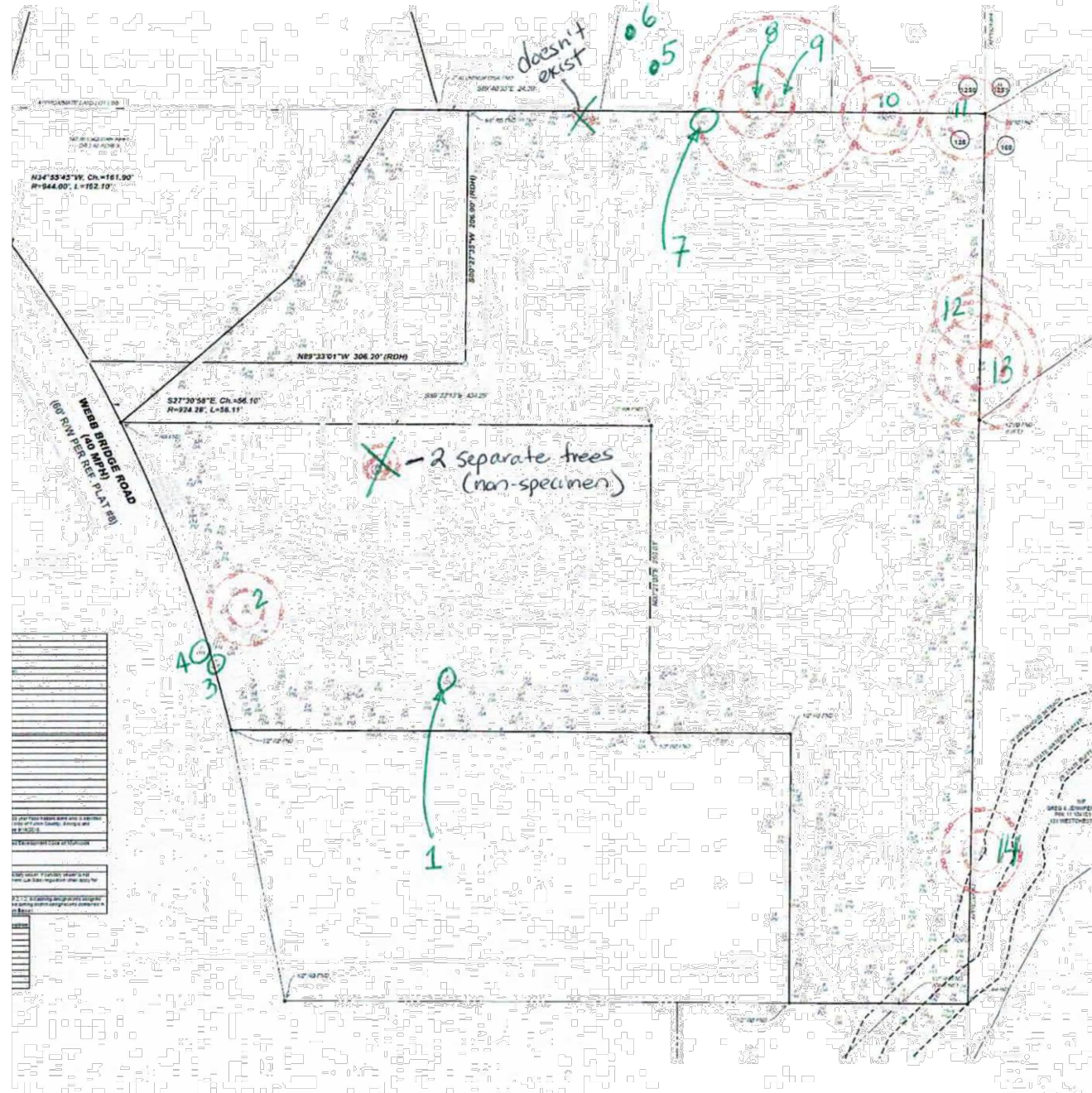
*Previously tagged (numbers out of sequence). Boundary trees not tagged and diameters estimated – no trespassing

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

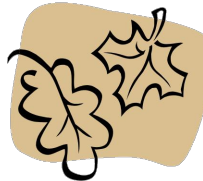


PAGE 2
4430 Webb Bridge Road, Alpharetta

Site Plan with Tree Locations:



HRH Trees, LLC
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404-444-5824 heidi@hrhtrees.com

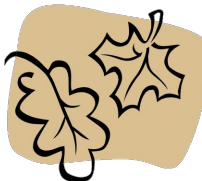


PAGE 3
4430 Webb Bridge Road, Alpharetta

Pictures of Specimen Trees NOT in good condition:



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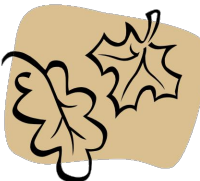


PAGE 4
4430 Webb Bridge Road, Alpharetta

Tree 13 Tag#286 – Red Oak



HRH Trees, LLC
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404-444-5824 heidi@hrhtrees.com

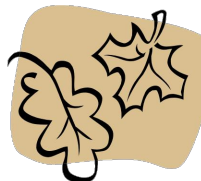


PAGE 5
4430 Webb Bridge Road, Alpharetta

Tree 14 Tag#287 – Red Oak



HRH Trees, LLC
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1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com



PAGE 6
4430 Webb Bridge Road, Alpharetta

Comments:

Specimen trees are those that reach a specific size in diameter at breast height as defined on Page 1 of this report. They also must meet health and condition criteria. Trees that are dead or dying with more than 30% dead limbs and branches; trees that lean more than 20 degrees from the base; trees with weak form, such as co-dominant trunks; trees that have a pathogen infestation; or trees with decay and hollowing are some examples that would not qualify a tree as a specimen, primarily because the lifespan is significantly reduced or it has become a hazard which could damage property or injure a person.

Final Remarks:

This letter serves as an assessment of the specified trees. I certify that all the statements in this letter are true, complete, and correct to the best of my knowledge and belief, and are made in good faith. Please note, all trees will fail. No arborist can state exactly when, where, or how a tree will fail. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the property owner to address, thus assuming any risk associated with not performing such recommendations.

Tree work should be performed by a reputable tree company to proper standards and specifications. Consult with the International Society of Arboriculture for specific guidelines on tree removal, pruning and replanting, www.isa-arbor.com.

(This report was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.)

NO	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruit.com
Contact Person:
JON LYONS



CONCEPT PLAN
FOR

THE BRIDGES

* LAND LOT 132 - 10 DISTRICT -
CITY OF ALPHARETTA, DEKALB COUNTY - GEORGIA

GRAPHIC SCALE - IN FEET

DATE: 03/09/22

SCALE: 1" = 40' (24x36)

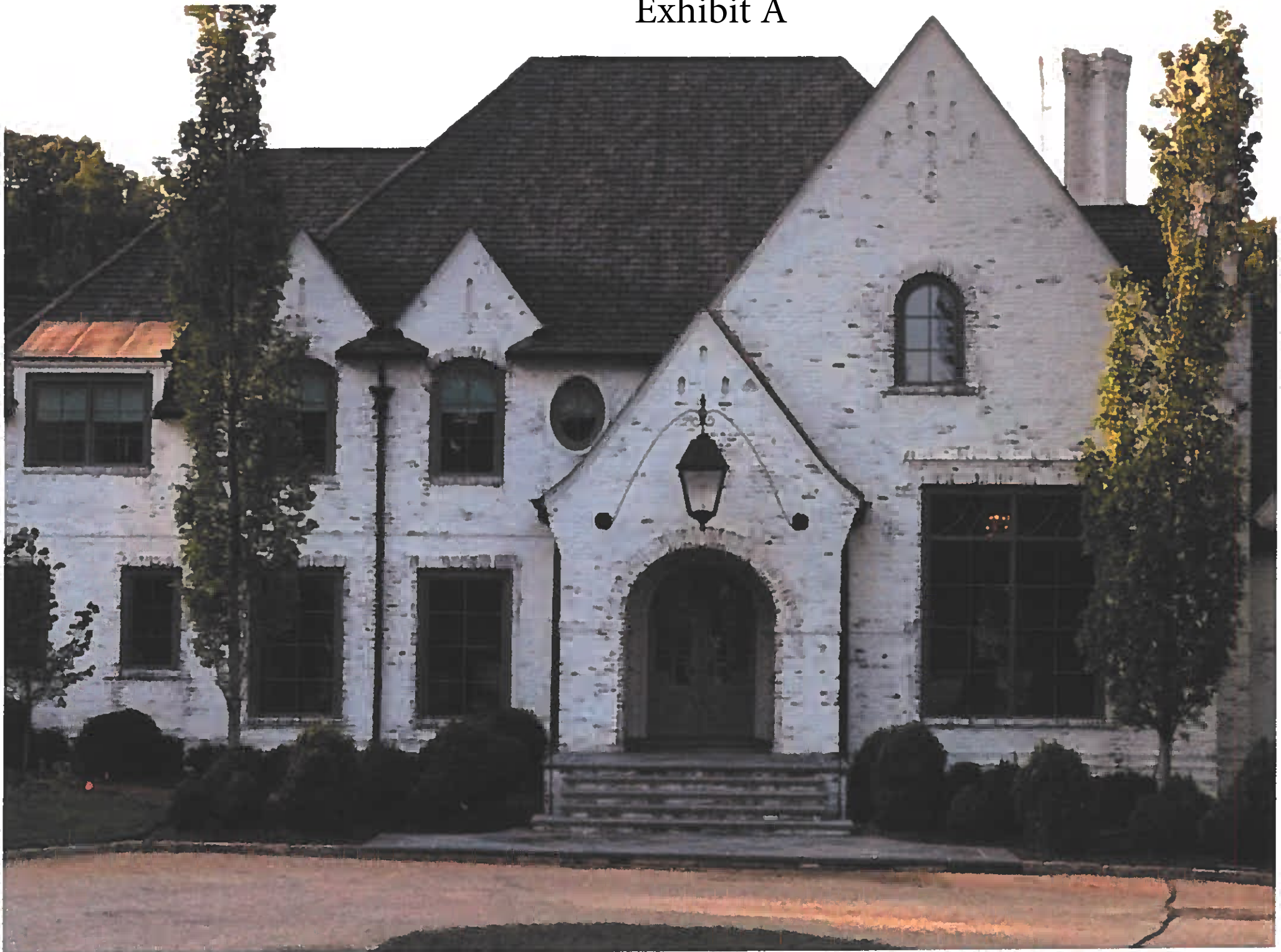
CN: Concept Plan-Roadway Grading

JN: 1-21-04/08

CLIENT: Madewell Homes

Sheet No. 3 of 3

Exhibit A



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: The Bridges

Contact Name: Tori Young Telephone: 678-878-9791

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.

The main concern was the water retention plan for adjoining neighbors. They were concerned with the unsightliness of their view depending on our plan. We met them at the property on 05/23 to walk and listen to their concerns. Our land engineers John Lyons and Travis Pruitt were in attendance to answer questions.

The neighbors in attendance are listed below:

Greg Bianchini 131 Westchester [REDACTED]

David DaVita 141 Westchester

Sandra Bacharach 121 Westchester [REDACTED]

Amber Brannon 510 Cambridge [REDACTED]

Paul Oswald 521 Cambridge

Everyone left satisfied with our plan to make the retention pond area:

1. have no walls (earth only)
 2. have evergreen plantings along the outside of the 10' access easement to shield the pond from being visible from the neighboring properties
- slow the flow of runoff from the pond crossing into the neighbor's lot.

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: **5/23**

Print Form

From: [Tori Young](#)
To: [Woodman, Michael](#)
Cc: [Jenn Thomas](#); [Callum, Alexandra](#)
Subject: Re: The Bridges Webb Bridge Road
Date: Tuesday, May 31, 2022 10:35:48 AM

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.

Hi Mike,

I hope you all had a restful weekend! One thing I forgot to mention to Jenn that was agreed to at our site visit... we have a tree on our property line that has started to fall but is leaning on and being held up by a neighbors tree at 121 Westchester Way. I told Sandra we would have it taken down during construction.

Tori Young

Founder/President

Toriano Young & Associates

m: [678.878.9791](tel:678.878.9791)

e: toriyoun55@gmail.com



On May 31, 2022, at 10:11 AM, Woodman, Michael
<mwoodman@alpharetta.ga.us> wrote:

Thank you, Jenn!

From: Jenn Thomas <jenn@madewell.homes>
Sent: Friday, May 27, 2022 10:26 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Tori Young <toriyoun55@gmail.com>; Callum, Alexandra
<acallum@alpharetta.ga.us>
Subject: Re: The Bridges Webb Bridge Road

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.

Hey, Michael! We've updated the report with our engineers feedback as well as Tori's. Please let us know if you need anything else.

From: Sandra Parets [REDACTED]
Date: March 28, 2022 at 5:28:35 PM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Re: Walker Project questions and concerns

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.

Hi Kathi,

I hope you are doing well. Just following up regarding the property behind us- the former Walker property. A sign went up for the sale of those properties by the developer. Were you able to find out any information about what is going on back there? Will the neighbors get a chance to speak? In particular we are still very concerned about the form any kind of water retention might take. - it would likely be right behind my house. Will the developer have to adhere to the guidelines put forth by the planning commission and agreed to by the city council from a couple of years ago? Will there be another meeting where neighbors can speak and get our concerns heard and addressed by the city. Any information at all would be greatly appreciated.

Thanks so much, Kathi.

Sandra

Sent from my iPhone

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: The Broadlands Neighborhood concerns
Date: Monday, June 6, 2022 8:42:19 AM

Please add this to the public comment PDF for The Bridges Webb Bridge.

From: Tori Young <toriyoun55@gmail.com>
Sent: Saturday, June 04, 2022 5:00 PM
To: Amber Brannon [REDACTED]
Cc: Cliff Biermann [REDACTED]; Jennifer Bianchini [REDACTED]
Laura [REDACTED]; Rebecca Biermann [REDACTED]; Sandra Parets
[REDACTED]; dad [REDACTED]
Subject: Re: The Broadlands Neighborhood concerns

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.

Hi Amber,
I apologize for the delayed response. Here's what I received from Jon. Answers in green...
Hi Tori,

Hope you are well. I have some follow up questions for you and possibly Jon.

- What material will be used for the fence around the detention pond? **6' High Chain Link**. Will it be a chain link? **Yes**. What are the benefits to the fence vs. no fence at all? **Besides the fence being a requirement, it serves as a barrier to minimize drowning hazards for both humans & animals and minimizes the dumping of refuse and yard debris into the pond.**
- I am very concerned about the root systems of my trees. Can you please share the distance between my property line and the start of the detention pond? **I can only give an approximation at this time as to the distance away from the property line, but the lot lines to the north of the pond will be +/- 40' away from the outer edge of the 10' wide top of dam. The properties to the east will be draining into the pond and therefore, will not have a dam so as a point of reference the bottom of the pond will be +/- 39' off the property line.**
- Jon had also mentioned a ratio to calculate the area of the roots based off of tree circumference. Could you please share this calculation? **The criteria for calculating Critical Root Zones (CRZ) is 1.3 times the diameter of the tree at breast height (DBH). So, if you have a tree that measures 20" DBH (every inch in diameter is equivalent to 1' radius off the tree) then the CRZ would be 1.3 * 20' or 26' radius all around the tree.**
- I, as well as my neighbors (especially, those impacted by the detention pond) would like to get some assurances in writing about the amount (coverage) and size of the trees that will be planted around the pond in order to camouflage and give it that natural appearance. You had talked about more mature trees that you would be purchasing from the Walker's tree farm. Are you willing to work with us to get something in writing so that we feel more assured? **Typical planting size is 2.5" - 3" cal. trees which are about 10'-12' tall, so I would say anything greater than this would be**

larger than the typical. The spacing will be dependent on the type and size of the trees at maturity. I assume that there will be a mixture of plantings around the pond of overstory, understory, evergreen trees and an assortment of evergreen shrubbery that will hide the pond all year round. Please take this information as being general for ponds. A Landscape Architect will design the plantings that will be hiding the pond.

Thank you for your help.

Best,
Amber Brannon
510 Cambridge Ct.
[REDACTED]

Tori Young
Founder/President
Toriano Young & Associates
[REDACTED]



On Jun 2, 2022, at 9:06 PM, Amber Brannon [REDACTED] wrote:

Hi Tori,

Hope you are well. I have some follow up questions for you and possibly Jon.

- What material will be used for the fence around the detention pond? Will it be a chain link? What are the benefits to the fence vs. no fence at all?
- I am very concerned about the root systems of my trees. Can you please share the distance between my property line and the start of the detention pond?
- Jon had also mentioned a ratio to calculate the area of the roots based off of tree circumference. Could you please share this calculation?
- I, as well as my neighbors (especially, those impacted by the detention pond) would like to get some assurances in writing about the amount (coverage) and size of the trees that will be planted around the pond in order to camouflage and give it that natural appearance. You had talked about more mature trees that you would be purchasing from the Walker's tree farm. Are you willing to work with us to get something in writing so that we feel more assured?

Thank you for your help.

Best,
Amber Brannon
510 Cambridge C
[REDACTED]

On May 19, 2022, at 10:46 PM, Tori Young <toriyoun55@gmail.com> wrote:

Awesome! Glad we got that scheduled. See you Monday at 9am. Hope you all enjoy your weekend...

Tori Young
Founder/President

[REDACTED]

On May 19, 2022, at 4:24 PM, Sandra Parets
[REDACTED] wrote:

Sounds good, Thank you.

Sent from my iPhone

On May 19, 2022, at 2:13 PM, Tori Young
<toriyoun55@gmail.com> wrote:

Hi Neighbors!
It was difficult to line up a time but Jon Lyons and I are both available at 9am this Monday. We can meet you on site at our property. Feel free to pull down the driveway where our sign is located. Wear something "comfortable" and we can walk down to the location where storm management will be primarily located...

Tori Young
Founder/President
Toriano Young & Associates
m [REDACTED]

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Madewell/Walker Property meeting
Date: Tuesday, June 7, 2022 8:17:58 AM

Public comment for The Bridges

From: Amber Brannon [REDACTED]
Sent: Monday, June 06, 2022 10:37 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Sandra Parets <[REDACTED]>; Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: Re: Madewell/Walker Property meeting

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.

Good evening Michael,

Hope you are well. I wanted to reach out before our meeting tomorrow to give you a little heads up about what I am looking to discuss.

In the concept plan 5/9/22 under the arborist report, I will be referencing tree #9. This is an 80+ year old, very large white oak that is on my property but its roots extend across the property line. In this report completed by HRH Trees, LLC it states the condition as "poor - included bark, one trunk significant dieback due to lightning strike". I have to assume based on this comment regarding my trees condition, it is not being considered a specimen tree, therefore, not having protection for its critical root structure. This site visit was completed on March 17, 2022. At this time, we were still in winter and it had very little leaves.

Today, I had an arborist come inspect our trees. They will be submitting their own arborist report shortly. They did not feel the same about the condition of the white oak (#9). How do I best voice this objection on the condition of the tree? This tree protection could alter the placement/dimensions of the detention pond.

I also have a question regarding the Citizen Participation Form - Part B. At the top of the form is states the form needs to be submitted 20 working days prior to the scheduled public hearing. It was signed on 5/23/22. Which if I am counting correctly, this is only 13/14 working days before the scheduled meeting. What is the reasoning behind allowing the form to be filed less than 20 days before the hearing?

I would like to state for the record in writing that I was not "left satisfied with Madewell's plan". I left with more questions than before. I ended up writing a followup email on 6/2 which I have seen submitted in the documents.

I look forward to speaking with you more about this tomorrow.

I appreciate you and Jill meeting with us again to address our concerns.

Thank you,
Amber Brannon

On Jun 2, 2022, at 5:46 PM, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:

Good afternoon, Sandra.

Happy to meet with you and your neighbors. Below is our availability on Monday and Tuesday.

Monday, 6/6 - 11 AM, 3 PM or 4 PM

Tuesday 6/7 - 11 AM or 330 PM

Let me know what works for you.

Best regards.

-----Original Message-----

From: Sandra Parets [REDACTED]
Sent: Thursday, June 02, 2022 3:59 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Amber Brannon [REDACTED]
Subject: Madewell/Walker Property meeting

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.

Hi Michael,

Hope you are doing well and enjoying summer.

The planning commission meeting for the property behind our homes is on June 9th and Amber Brannon and I were wondering if we could get another quick meeting with you on the schedule. We met with Tori and his storm water engineer a couple of weeks ago and we still had some unanswered questions as well as wanting to get some additional thoughts from you as we go into the planning commission meeting. A couple of our neighbors may join again as well. Aiming for Monday or Tuesday if

possible or any other time that might be convenient for you. Thanks so much in advance,

Sandra

Sent from my iPhone



Community Zoning Information Meeting
May 11, 2022
Department of Community Development
Via Zoom
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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

- a. Michael Woodman, Planning + Development Services Manager
- b. Alexandra Callum, Planning + Zoning Coordinator
- c. Nikisha Mistry, GIS Specialist

There was a total of 79 participants for the CZIM meeting.

II. Items:

a. Sanctum Serene Wellness

- i. 3235 North Point Parkway.
- ii. Wellness Spa.
- iii. Master Plan amendment.

There were no comments for this item.

b. Event Facility

- i. Manager Michael Woodman spoke for this item because the applicant was not present.
- ii. Special event facility.
- iii. Requesting a maximum occupancy of 408.

c. Off Leash

- i. Full-service restaurant and luxury dog park.
- ii. On the corner of Old Milton Parkway and North Main Street.
- iii. We want to transform the existing building.

Public Comment:

- You are asking for a liquor license. I do not think it is a good idea to have children, liquor, and dogs all in the same area. I am okay with the idea; I am just not for the liquor license portion of it.

- How are we keeping dogs safe at this location? We will be using fencing. Over the last several years, we've seen lots of new dog parks. The new technology is a double gated system so that you don't have wide open access. It will be access controlled to provide safe conditions to both people and dogs.
- I would like to caution the city to approve a conditional use permit for an off leash dog park at the corner of Old Milton and Highway 9. There have already been traffic fatalities at this intersection- there are a combined 12 lanes of high-density traffic here. Dogs can get out of every park; the suggested double gate system does not prevent this. ONE dog that gets to either of these roads will not only be a safety concern for the dog but an incredible safety concern for all Alpharetta families travelling through the heartbeat of the City. If approved, I hope safety is at the center of the conversation and approval.
- And there is also another dog park like this going up at Maxwell Road. I don't think we need another one.

d. 3973 Webb Bridge Road

- i. 5-acre site.
- ii. Requesting a rezoning to R—12.
- iii. Modern style homes.
- iv. Requesting a variance- there is a perennial creek that runs through the site. The city has a 100' stream buffer and 150' impervious buffer, which makes the lots to the east not able to be developed right now.

Public Comment:

- I own the property to the east of this. The creek on this property affects my property. There's a reason the barrier is supposed to be there. There will be buffer left, and we will be doing mitigation.
- It's not so much the construction, but the next 20 years the people will be living there. We are not destroying the buffer; we are just requesting for a reduction. There will also be mitigation. The water would be cleansed before being released back into the creek.
- Jay Perek- As Reggie was saying, along with requesting a reduction, we are also proposing to increase the quality of the buffer, and that's what he was referring to with the mitigation. There is still a 50' buffer that will remain.
- Can you give some examples of best mitigation practices? We are trying to see if we can do some dry wells. It infiltrates the water in the ground instead of taking it to the creek.

e. Beazer Homes

- i. Corner of Rock Mill Road and Haynes Bridge Road.
- ii. Undeveloped property zoned as office and institution use.
- iii. We have taken significant steps to save trees.
- iv. We want to make the corner a community focal point, as we recognize that it's a gateway.

- v. Homes would front along Rock Mill Road.
- vi. As you come into the community, the front doors will face some green pocket areas.
- vii. The variances primary relate to the street scaping for our internal streets and a little along Rock Mill Road.
- viii. The size of the property is too small for modern day office development.

Public Comment:

- On your layout plan, have you taken into consideration the GA400 widening? How much space between the current highway and the property line are you going to lose with the widening? Will you lose some amenity space? We will have to double check on the GA400 plans. There is significant right of way between the ramp and property line. We don't anticipate any issues.
- Do we really need more townhomes in Alpharetta? The roads are so clogged, and this is right on North Point, and there is already so much traffic. Alpharetta needs additional housing. This is a lower density type of community. 43 homes would be constructed. It's a great opportunity to provide additional housing. Residential provides less traffic than office use, which is a benefit.
- It's adding traffic with 2-3 cars per home. The future office use would be more than residential.
- What about impact to schools? It would be fairly minimal.
- We need more homes in Alpharetta, thank you Julie.
- Alpharetta is full!
- We do need more housing. It's dense in downtown, but this isn't too far. My concern is parking. Two car garages are never enough for storage or a large vehicle. Are we allocating enough parking for visitors and extra drivers on this site? The city is proactive with this. One of the aspects of the city's code is to have a minimum 18-foot-wide driveway. Other developments have shorter driveways and not enough parking. We are not seeking a variance on parking.
- Concerned about the tightness of the internal streets where Fire and Public Safety would have to operate. Fire is involved in this process and will have the opportunity to put comments.
- What is the cost of the townhouses? We need some reasonably cost homes.

f. The Bridges

- i. We are wanting to join two properties that have a little different zoning.
- ii. We are wanting to change to R zoning, which is in line with CUP.
- iii. It will be gated.
- iv. Will be high level homes.

Public Comment:

- We backup to the proposed subdivision. We have been here since 2009. What are the plans for water management? I have seen water flowing through the way the property has a crease in it. We will have a detention system that will catch all the stormwater that would collect and funnel down towards you. It will be a huge benefit to you.

- My concern is what it will look like. I'm concerned about a giant eye sore in my backyard. It will be buffered with vegetation and landscaping. I don't think our plan is to do underground detentions.
- We're building 2.5+ million-dollar homes. We do not want to create eye sores. We can talk offline more.
- Do you have specifics of buffers? What efforts will be in place to keep the current trees rather clear cutting? We are trying to minimize any impacts to streams. We redesigned to where we are not asking for any stream buffer variances. We will be cutting in a road where trees will have to go. Other than that, we will try to keep all trees intact. We want to make it feel like the homes have been there forever.
- What about overflow?
- Will there be fencing? What about green screen? There's fence already there. I don't think we plan to do anything different.
- I am also interested on how the pond will be built and the creek that connects to Lake Windward and how that will increase flow.
- I am concerned about the impact. I haven't been there long enough to know what the water situation is like, but I want to make sure an eye sore isn't created.
- Last year, we had an event that some work had to be done on the creek due to lots of rain. I'm worried about all the hardscaping. All the water will end up in the creek. Can it handle that kind of water? The applicant is not required to do a hydrology study at this time. They would do one after receiving an LDP. The applicant will be held to state regulations.

g. Castle View Homes

- 2.5-acre parcel on Kimball Bridge Road.
- Zoned AG- requesting rezoning to R15 with some variances.
- Request includes a private cul-de-sac.
- Asking for front yard setback reduction.

Public Comment:

- To the left of the diagram, what will be to the left of the road? Will you level the trees out, and will there be a landscape area? Yes, to the landscape area. We have not gotten this far with City Staff. Currently, the plan shows sidewalk all the way around the cul-de-sac.
- When is the proposed groundbreaking? It has not been decided. Construction would likely begin in the fall.
- What's the proposed value of the homes? Currently, the thought is \$1.1-1.4 million.
- What are you doing about the drainage issues? We have not conducted a full hydrology study. Underwater storm management would happen.
- Can you talk about the plan for the current plants? We want to work with as much of the existing tree cover as we can.
- What are the sizes of the homes? 3000-4000 square foot. 2 story minimum
- What are the variances? Minimum lot width reduction, which isn't unusual for the area. Reduction in front yards to get homes further away from Kimball bridge crossing.

- Our kids use the back part of the property to get to Ocee Park. Can something be provided like an easement? I was not aware- I thought Ocee was fenced. There are trails going through the backyards that you can cut through. What we're doing wouldn't change the current path.
- Do you have a portfolio view of the homes? We can pull information together.
- Have you given thought to light pollution? We will have to meet the city's landscape ordinance. We will be putting some screening in to help.
- There are two single family homes adjacent to two lots. The park needs to probably acquire some additional parking. Castle View tried to acquire to purchase lots, but they were not for sale.

h. South of Wills Park

- i. 5.5-acre site.
- ii. 55 townhomes, in addition to a clubhouse and pool.
- iii. Units will range from 2600-4000 square feet.
- iv. Gated community with access onto Wills Road.
- v. Seeking rezoning of the property to downtown mixed use.
- vi. Underground detention water system.

Public Comment:

- Where exactly is it? It's by the car detailing place- this is the large undeveloped area next to it. There are several DT MU areas. One of the goals is to interject residential into commercial areas through mixed use. We are furthering the goals of the comp plan.
- Wills road already has so much traffic. I am against this development.
- The parallel parking is for guest parking, correct? Yes.
- My concern is for pedestrian traffic from this subdivision across Hwy 9 to Wills Park. We are providing connection to Hwy 9 for bicycle and pedestrian. We are not currently working with the city on improvements on Hwy 9, but that's something we can evaluate further with the city.
- GDOT is expanding the sidewalks and adding a sidewalk on Wills Road.

i. North Point Redevelopment

- i. Zoning changes to 83 acres of property to Mixed Use.
- ii. The goal is to build on the foundation of the environment that's here and create an indoor/outdoor mixed use.
- iii. It will be a ten-year development.
- iv. It can have community events of up to 2,500 people.
- v. We would propose 50,000 square feet of entertainment space, and 320 units in the first phase.
- vi. Adds substantial amount of open space, a total of 18 acres.
- vii. From a drainage standpoint, we would be improving the situation.

Public Comment:

- Is this already set in stone? If so, when is demolition/groundbreaking scheduled? I have worked for JCP since 1998 and am worried about my job security. Are either of those pink locations that say "retail anchors" going to become JcPenney? If so, where will we be located? Nothing is set in stone. We had been doing a lot of research to come up with this plan. If are approved, we will begin the middle of next year. I would have to refer you to JCPenney to answer that question.
- Please include a percentage of the housing going in here as workforce housing that people who serve the citizens of Alpharetta can afford to live here! We do not currently have any percentage of work force housing. We are open to conversation, but cost of construction would require an incentive program
- Are the anchor stores aware and/or going to stay? All tenants have been spoken to.
- There is new ownership and control of the asset.
- When is this first phase going to start? Demolition would be middle of 2023 plan with 24-month construction for first phase.
- What happened to the redevelopment plan for the Mall that was approved previously, that called for the Sears portion of the mall to be removed and apartments built, along with park area and walking trails?
- Our plan is to dedicate our impact fees to stormwater. I believe we will have 2.5 million dollars that would be dedicated towards storm water.
- What about MARTA plans for a station to be located on the property? One of the bus transit stops in the middle of the highway. We have found a location that would meet up with our location.

III. **Meeting Ended at: 7:30 p.m.**

June 9, 2022

Alpharetta Planning Commission
2 Park Plaza
Alpharetta, GA 30009

Dear Planning Commissioners,

This letter is written by and on behalf of eight of the homeowners adjacent to the north, northeast and east property lines of the proposed Madewell development project on Webb Bridge Road.

We reviewed the staff report and recommendations submitted by the Community Development Department and, for the most part, are satisfied with the included conditions. However, there remain a number of unknowns and unanswered questions. In order to provide the required protections to us as current homeowners, we ask that the Planning Commission add further clarifications and specifics.

Our primary concern is the form and appearance of the proposed stormwater facility (detention pond).

While initial estimates suggest the stormwater facility would be 30ft by 80ft, final estimates could be larger. Further, this estimate does not include the required additional area to support the dam.

Three homes would have prominent views of the stormwater facility, and further, would, in fact, face directly down into the proposed detention pond. These potential views will negatively impact not only the enjoyment of the homeowners but also their property values. As such, the aesthetics and screenings of the proposed stormwater facility are of vital importance.

Mr. Young has requested to delete all previous zoning conditions related to the previous Walker/4360 Webb Bridge Road file. We ask that this request be denied.

The previous zoning conditions were agreed between Walker and the City of Alpharetta, with input from the homeowners adjacent to the Walker property. They were agreed by both parties as they offered minimum protections to the homeowners against the unknowns surrounding the form and appearance of the stormwater facility.

The current zoning conditions require a 25ft undisturbed buffer along the Broadland's property lines and that the buffer be replanted, where sparse, to screen the future stormwater facility from the views of the current homeowners. They further require the

stormwater facility be developed as an **amenity space**, be aesthetically pleasing, and be generously screened with evergreens and additional plantings. These two conditions are not only included in the original Walker approval but are also included in the staff recommendations. These conditions are integral to the protections for current homeowners.

Many detention ponds are dealt with as an eyesore, even right from their very inception during a property's planning, design and engineering stages. They are usually placed out of sight, at the back of a property, and it is frequently assumed that they will be an unattractive feature developed for strictly functional reasons. However, there are several ponds in Alpharetta and surrounding areas that have been developed that elevate the attractiveness of stormwater facilities and we would like that trend to be continued with this development. Detention facilities can be very attractive, or terribly unattractive. Please see attached pictures. Mr. Young will be building 2.5 million dollar homes and our expectation is that the stormwater facility should reflect that caliber of construction.

Mr. Young has indicated that he is not inclined to develop the area as an amenity as he does not believe his future buyers will use it as such. However, Walker and the City of Alpharetta agreed to the two additional conditions not for the sake of future buyers, but rather for the protection of existing homeowners.

Mr. Young's initial proposal that the detention pond will be surrounded by a chain link fence further confirms aesthetics are not a priority. Nonetheless, the stipulation that the area be developed as an amenity brings with it certain expectations that the area will be pleasant, attractive, usable and regularly maintained. We would like this wording included and request that this condition be kept as a requirement of rezoning. In addition, we request language be added to conditions prior to City Council consideration that provide further specifics that define "aesthetically pleasing" to protect adjacent homeowners and to minimize any kind of misunderstanding down the road. We ask that the detention area include plantings of a variety of water loving plants and vegetation in and around the pond that are consistent with the surrounding vegetation. We request that the pond be designed so as to be attractive when empty without standing water or muddy areas that would promote mosquitos and unpleasant smells.

We also request that the shape of the detention pond reflect a more natural/organic shape than what is depicted on the preliminary site plan so that it may more readily blend into its natural surroundings and be more in line with a feature that would naturally occur in nature. The current plan depicts a long oblong shaped pond that we feel would look out of place and in so doing draw the eye.

Mosquitos are a big concern with any stormwater facility. In addition to the evergreen screen that would be provided around the pond, we would like to request that dragonfly attracting plants be utilized in and around the pond, as they are voracious predators of mosquitoes.

Mr. Young has indicated that the fence surrounding the pond will be a 6' high chain link fence. We would prefer no fence, but if a fence is required for insurance purposes, we request

the fence around the pond be a five-board horse fence to match the fence required by staff to front Webb Bridge Road.

Mr. Young has previously agreed to remove a large hazardous tree that is leaning into the property at 121 Westchester Way and we would like this condition added to the Planning Commission recommendations.

Mr. Young has previously agreed to slow the flow of runoff onto neighboring properties. 500 Cambridge Court is most affected by current water and drainage issues from the Madewell/Walker property and we would like a condition added that water flow to this property will be reduced by 10% over current flow.

The homeowners at 510 Cambridge Court are concerned about a large, possible specimen tree, on their property and will address that concern through additional communications.

We would like to request that Mr. Young provide more specifics, within what is possible at this time, as to the aesthetics of the pond, possibly an artist rendering, prior to City Council consideration of this rezoning proposal.

Our intent, as neighbors, is for Mr. Young to realize his commercial goals, while at the same time, maintaining our current levels of enjoyment of our properties.

Thank you all in advance for your time and consideration.

Roy and Sandra Bacharach
121 Westchester Way

Greg and Jennifer Bianchini
131 Westchester Way

Cliff and Becky Biermann
500 Cambridge Court

David and Amber Brannon
510 Cambridge Court



This dry detention pond contains wetland vegetation to provide additional pollution control.





A grassy swale: riprap has been added to reduce the velocity of the runoff, allowing sediment to settle.



CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PH220001

PH #: PH-22-04/Z-22-04 / V-22-05

☐ Property Taxes & Code Violations Verified

☒ Fee Paid Initial: gpc

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." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: Tori Young Telephone: 678-878-9791

Address: 11770 Haynes Bridge Rd. Suite: 205-463

City Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: 678-878-9791 Email: tori@madewell.homes

Subject Property Information:

Address: 4430 Webb Bridge Road Current Zoning: CUP, R-4A, & R10M

District: 1st Section: 1st Land Lot: LL 125 & 1250 Parcel ID: _____

Proposed Zoning: R Current Use: _____

This parcel is split into 3 parcels:

1. 11 034001250105 Current Zoning R-4A
2. 11 034001250519 Current Zoning CUP
3. 11 034001250527 Current Zoning R10M

This Application For (Check All That Apply):

- | | | |
|--|---|---|
| ☐ Conditional Use | ☐ Master Plan Amendment | ☐ Comprehensive Plan Amendment |
| ☒ Rezoning | ☐ Master Plan Review | |
| ☒ Variance | ☐ Public Hearing | |
| ☐ Exception | ☒ Other (Specify): <u>Change Current Conditions</u> | |

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: The Bridges Alpharetta, LLC

Telephone: 678-878-9791

Address: 11770 Haynes Bridge Rd.

Suite: 205-463

City Alpharetta

State: GA

Zip: 30009

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 - Change Existing Conditions |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Tori Young

Telephone: 678-878-9791

Address: 11770 Haynes Bridge Road

Suite: 205-463

City Alpharetta

State: GA

Zip: 30009

So Sworn and Attested:

Owner Signature: _____

Date: 3/1/2022

Notary:

Notary Signature: Linda Moser

Date: 3/1/2022



APPLICANT REQUEST AND INTENT

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

Gated residential neighborhood with 6 - 1+ acre lot homes.

Applicant's Request (Please itemize the proposal):

Rezone parcel 11 034001250519 from CUP to R.

Remove existing conditions and apply for 6 - 1+ acre residential home sites.

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

To develop and build 6 - 1+ acre residential homes.



ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Kimball Bridge Road, Park Bridge Road, and Shirley Bridge Road are all cross streets of the 4430 Webb Bridge Road property. These streets are predominately neighborhoods. This new 6 home neighborhood will fit nicely with the other neighborhoods.

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

It will substantially increase the value of the other homes in the area.

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

No because the combined properties have different zoning: R, CUP.

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

There will be minimum affect to traffic because we are adding 6 low density single-family homes.

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

There will be minimum affect to schools since it'll only add 6 single-family homes.

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

We are staying within the desired low density preferences of the city.

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

Yes, because of current conditions, only 3 homes would be allowed. By removing conditions, the property owner can build 6 - 1+ acre homes and not effect the current zoning for that area.

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.

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: The Bridges Alpharetta, LLC

Subject Public Hearing Case: The Bridges

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: N/A Value: _____

Description of Contribution: N/A Value: _____

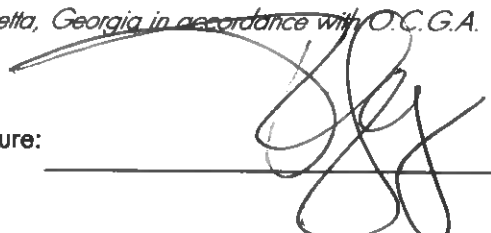
Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A 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-3.

Signature:  _____

Date: 3/1/2022

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.

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

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

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.

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: The Bridges

Contact Name: Tori Young Telephone: 678-878-9791

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.

GUNTER JANIS S

HULSMAN GRANDCHILDRENS TRUST

WALKER KAY B

ROBINSON DEREK O & LAURA A

YOUNG GILLEN E YOUNG MICHELE B

WILBURN DAVID C & EILEEN E

ARNETTE DOROTHY D & JOSEPH

BACHARACH ROY A & SANDRA ELENA

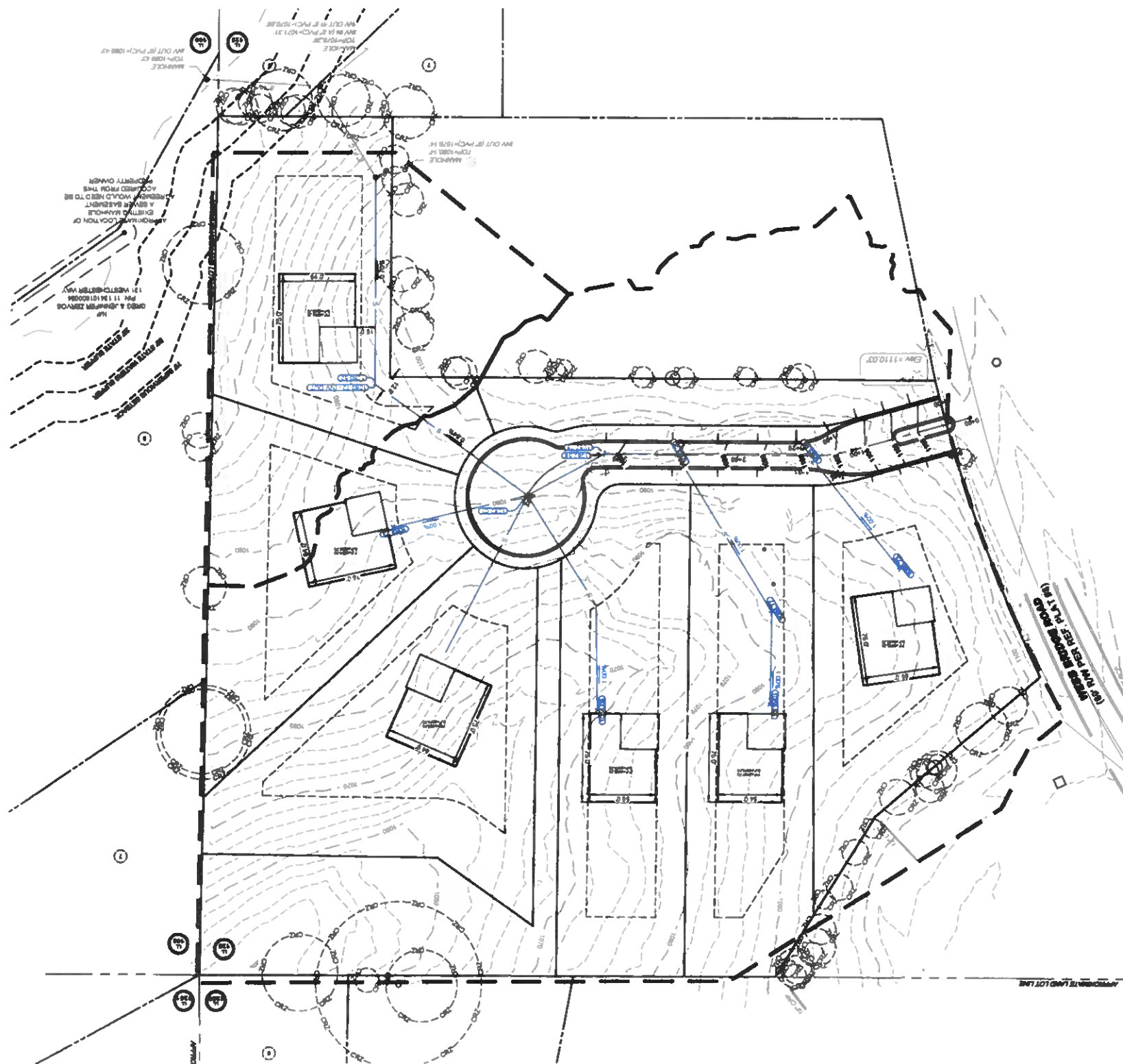
HAZELRIG TIMOTHY C & GUNNA

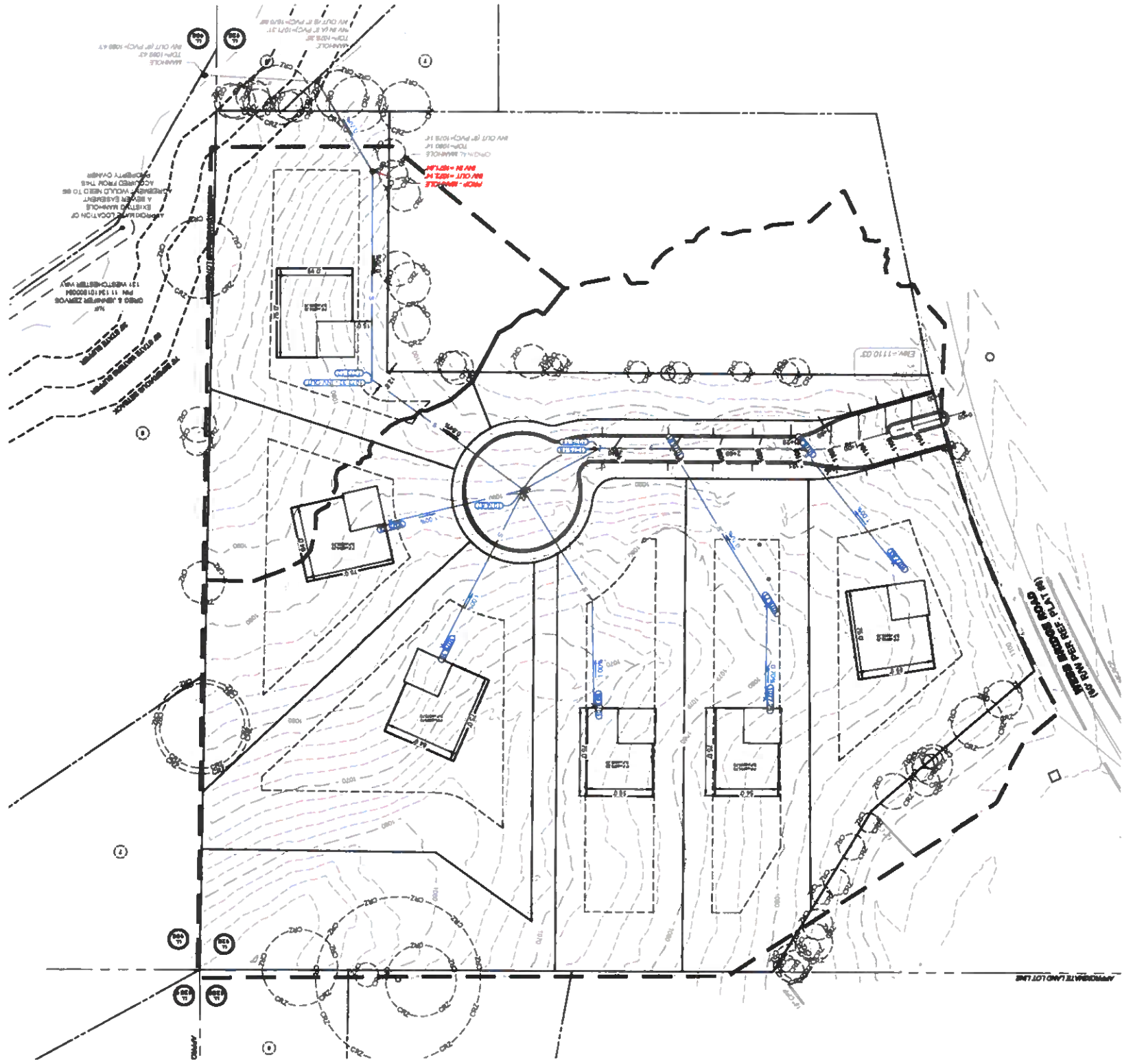
Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|---|
| ☒ 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.

We will provide contact information to call, email, or visit in person.











Madewell Homes
11770 Haynes Bridge Rd.
Suite 205-463
Alpharetta, GA 30009
678-878-9791

www.madewell.homes

Tori Young
678-878-9791

February 28, 2022

Mayor and City Council
City of Alpharetta, Georgia
2 Park Place
Alpharetta, Georgia 30009

Re: Madewell Homes for rezoning a tract of 8.1+ acres on Webb Bridge Rd, City of Alpharetta, Fulton County, Georgia from CUP to R with Variance letter request; Letter of Intent

Dear Mayor and Councilpersons:

Madewell Homes, the Applicant, who is seeking approval of this Application for rezoning from CUP to R for the construction of single-family residences. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 8.1+ acres and is located on the north side of Webb Bridge Road. The area is predominately developed as single-family homes and neighborhoods. The application is in compliance with the Comprehensive Plan and the Future single-family subdivision. The density of the project will be .74 units per acre. The property must be all Zoned to R for optimal economic use.

The property is abutted to the north and west by existing Windward subdivision, zoned CUP. The east boundary is abutted to Park Glen, zoned CUP.

Applicant is requesting a variance to reduce the creek buffer from 150' to 75' on the northeast corner of property.

The City has a critical need for quality new single-family homes. There is very little new home inventory in the City presently, and the time on the market for new homes is very short. There are sufficient public services in the area including, water, sewer, fire and the police protection, as well as parks and recreation opportunities. Schools are close by and the impact of a 6-lot subdivision is minimal. There will be no unusual impact on the environment. Storm water will be managed according to City standards. There is no adverse impact to the community occurring by virtue on the approval of this application. It is the proper and reasonable use of a vacant tract of land in a highly developed residential area, which complies with the Comprehensive Plan, the Future Land Use Plan which designates the property Low Density Residential and the UDC.

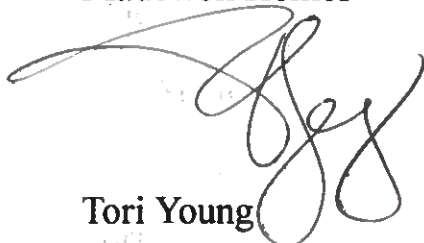
There is no adverse change in impact to the community, noise levels or other impacts on public safety. The change of rezoning, if granted, will have no negative impact on the health, safety, morals or welfare of the City of Alpharetta.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will continue to provide a compatible, attractive use. The applicant, Madewell Homes, is a recognized builder of luxury homes in Alpharetta.

Applicant respectfully requests that the Mayor and City Council approve this Application for Rezoning and a Variance to allow the use of the property indicated on the site plan.

Very truly yours,

Madewell Homes

A handwritten signature in black ink, appearing to read 'Tori Young', is written over the printed name.

Tori Young

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015McMichael & Gray, P.C.
ALTA Universal ID: 1154912
2920 Ronald Reagan Blvd., Ste 113
Cumming, GA 30041

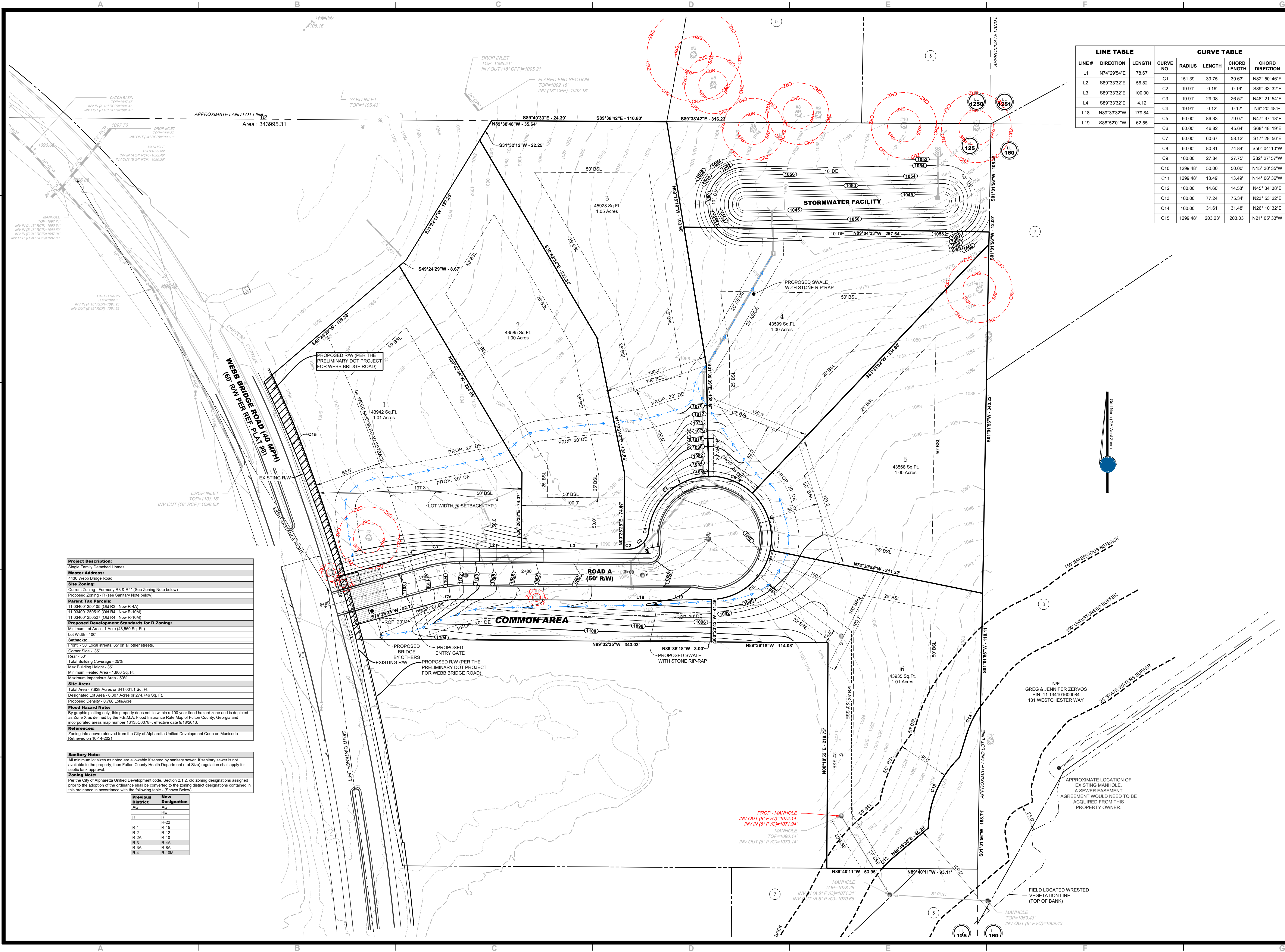
File No./Escrow No.: PIN-211164-PUR
 Print Date & Time: December 20, 2021 2:44 pm
 Officer/Escrow Officer: Paige Wilson
 Settlement Location: 2920 Ronald Reagan Blvd., Ste 113
 Cumming, GA 30041
 Property Address: 0 Webb Bridge Road
 Alpharetta, GA 30005
 Borrower: Bridges Alpharetta, LLC

Seller: Kay B Walker
 4360 Webb Bridge Road
 Alpharetta, GA 30005

Lender: CASH TRANSACTION
 Settlement Date : December 20, 2021
 Disbursement Date : December 20, 2021

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	1,250,000.00	Sale Price of Property	1,250,000.00	
		Prorations/Adjustments		
	2.30	City/Town Taxes - 0105 12/20/21-01/01/22	2.30	
	50.54	County Taxes - 0527 12/20/21-01/01/22	50.54	
	10.86	County Taxes - 0105 12/20/21-01/01/22	10.86	
	10.71	City/Town Taxes - 0527 12/20/21-12/31/21	10.71	
		Title Charges and Escrow/Settlement Charges		
		Title Examination to McMichael & Gray, PC/CF	225.00	
		Binder Fee to Pinnacle Title, LLC	50.00	
		Post Closing Fee to McMichael & Gray, P.C.	80.00	
		Attorney/Settlement Fee to McMichael & Gray, P.C.	250.00	
		Owner's Title Insurance to Chicago Title	4,230.00	





LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE NO.	RADIUS	LENGTH	CHORD LENGTH
L1	N74°29'54"E	78.67	C1	151.39'	39.75'	39.63'
L2	S89°33'32"E	56.82	C2	19.91'	0.16'	0.16'
L3	S89°33'32"E	100.00	C3	19.91'	29.08'	26.57'
L4	S89°33'32"E	4.12	C4	19.91'	0.12'	0.12'
L18	N89°33'32"W	179.84	C5	60.00'	86.33'	79.07'
L19	S88°52'01"W	62.55	C6	60.00'	46.82'	45.64'
			C7	60.00'	60.67'	58.12'
			C8	60.00'	80.81'	74.84'
			C9	100.00'	27.84'	27.75'
			C10	1299.48'	50.00'	50.00'
			C11	1299.48'	13.49'	13.49'
			C12	100.00'	14.60'	14.58'
			C13	100.00'	77.24'	75.34'
			C14	100.00'	31.61'	31.48'
			C15	1299.48'	203.23'	203.03'

CHORD DIRECTION
N82° 50' 46"E
S89° 33' 32"E
N48° 21' 54"E
N47° 37' 18"E
S68° 48' 19"E
S17° 28' 56"E
S50° 04' 10"W
S82° 27' 57"W
N15° 30' 35"W
N14° 06' 36"W
N45° 34' 38"E
N23° 53' 22"E
N26° 10' 32"E
N21° 05' 33"W

Project Description:
Single Family Detached Homes
Master Address:
4430 Webb Bridge Road
Site Zoning:
Current Zoning - Formerly R3 & R4 (See Zoning Note below)
Proposed Zoning - R (See Sanitary Note below)
Parent Tax Parcels:
11 034001250105 (Old R3 - Now R-4A)
11 034001250519 (Old R4 - Now R-10M)
11 034001250527 (Old R4 - Now R-10M)
Proposed Development Standards for R Zoning:
Minimum Lot Area - 1 Acre (43,560 Sq. Ft.)
Lot Width - 100'
Setbacks:
Front - 50' Local streets, 65' on all other streets.
Corner Side - 35'
Rear - 50'
Total Building Coverage - 25%
Max Building Height - 35'
Minimum Heated Area - 1,800 Sq. Ft.
Maximum Impervious Area - 50%
Site Area:
Total Area - 7.828 Acres or 341,001.1 Sq. Ft.
Designated Lot Area - 6.307 Acres or 274,746 Sq. Ft.
Proposed Density - 0.766 Lots/Acre
Flood Hazard Notes:
By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A. Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13135C2078F, effective date 8/18/2013.
References:
Zoning info above retrieved from the City of Alpharetta Unified Development Code on Municode.
Retrieved on 10-14-2021

Sanitary Notes:	
All minimum lot sizes as noted are allowable if served by sanitary sewer. If sanitary sewer is not available to the property, then Fulton County Health Department (Lot Size) regulation shall apply for septic tank approval.	
Zoning Note:	
Per the City of Alpharetta Unified Development code, Section 2.1.2, old zoning designations assigned prior to the adoption of the ordinance shall be converted to the zoning district designations contained in this ordinance in accordance with the following table - (Shown Below)	
Previous District	New Designation
AG	AG
RE	RE
R	R
R-1	R-22
R-2	R-15
R-3	R-12
R-4	R-10
R-5	R-4A
R-6	R-8A
R-7	R-10M

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-5759
www.travispruit.com
Contact Person:
JON LYONS



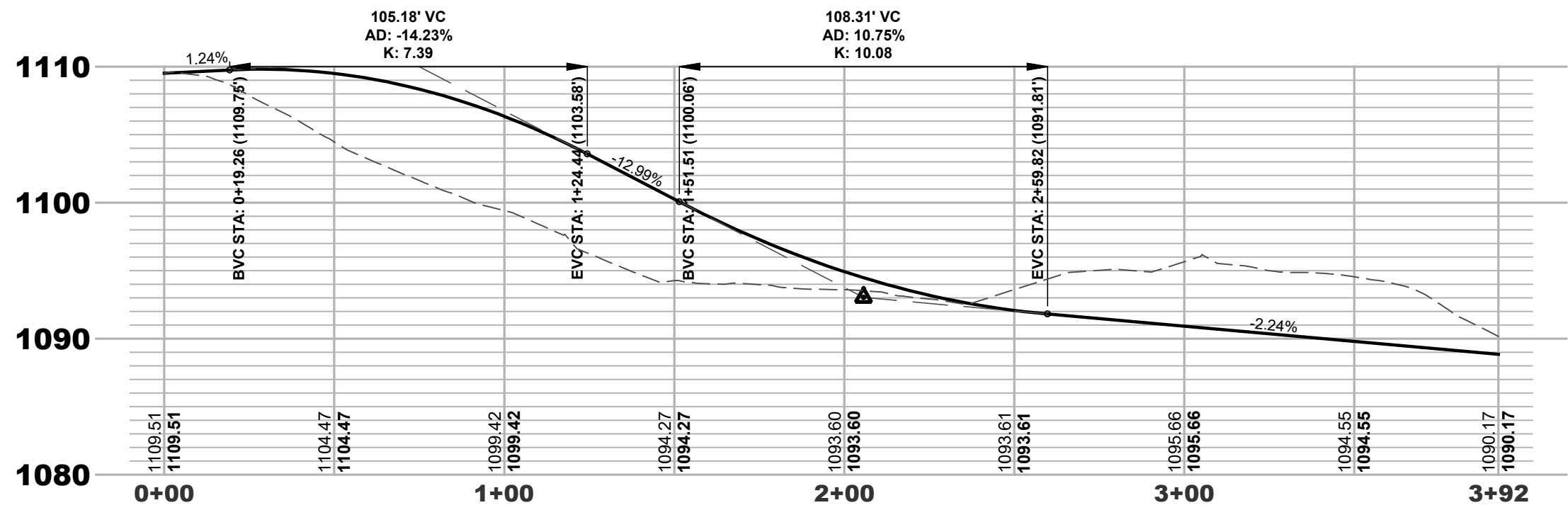
THE BRIDGES

CONCEPT PLAN FOR

DATE: 03/09/22
SCALE: 1" = 40' (24x36)
CN: Concept Plan-05.09.22
JN: 1-21-0408
CLIENT: Madewell Homes
Sheet No. 1 of 3

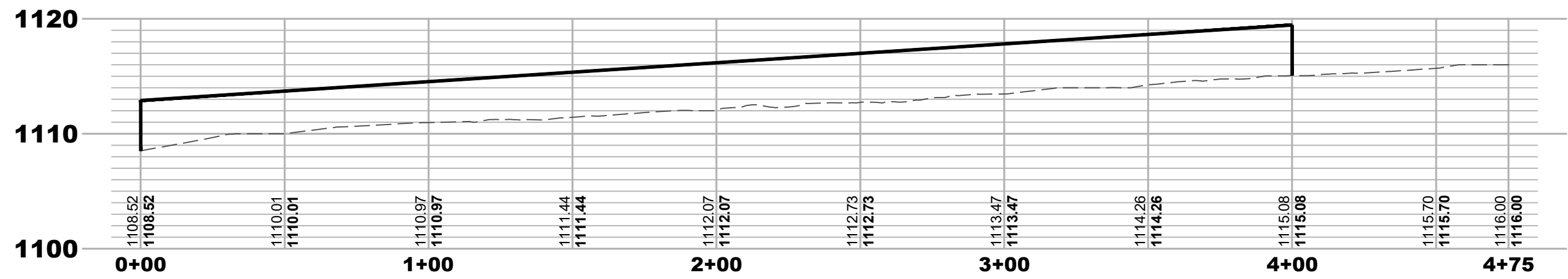
1
2
3
4
5

A B C D E F G

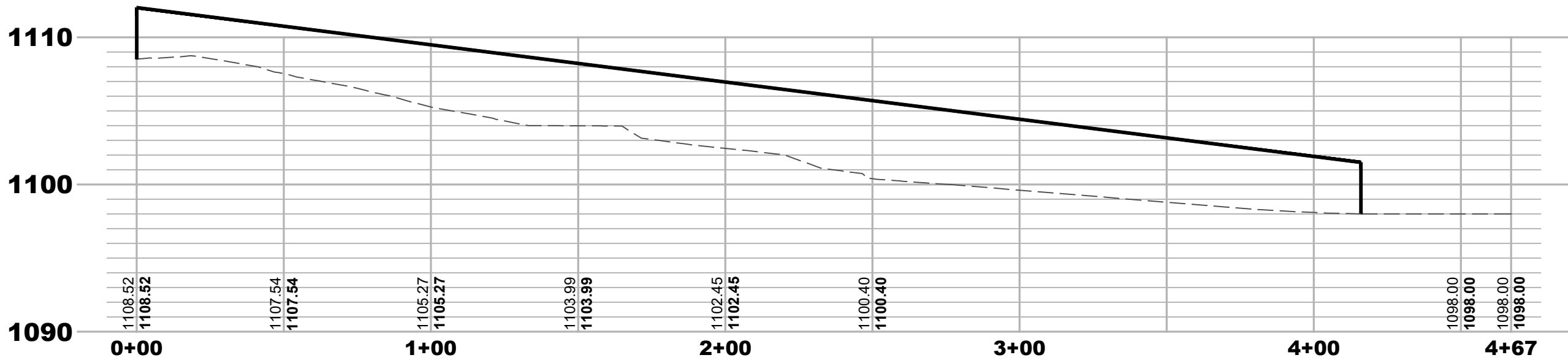


ROAD A - CL

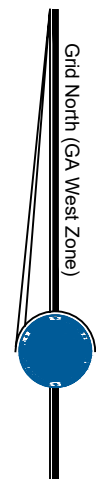
HORIZONTAL SCALE - 1" = 40'
VERTICAL SCALE - 1" = 10'



SIGHT DISTANCE - LEFT



SIGHT DISTANCE - RIGHT



NO	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-2511
Fax: (770) 416-8759
www.travispruit.com
Contact Person:
JON LYONS



CONCEPT PLAN
FOR

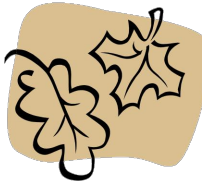
THE BRIDGES

* LAND LOT 131-10 DISTRICT *
CITY OF ALBUQUERQUE, NEW MEXICO



DATE: 03/09/22
SCALE: 1" = 40' (24x36)
CN: Concept Plan-Roadway Grading
JN: 1-21-0408
CLIENT: Madewell Homes
Sheet No. 2 of 3

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com



March 19, 2022

Tori Young
678-878-9791
toriyoun55@gmail.com

RE: Arborist report for 4430 Webb Bridge Road Alpharetta, GA

Dear Mr. Young:

Thank you for asking HRH Trees, LLC to verify the specimen trees on the site at 4430 Webb Bridge Road in Alpharetta. The site visit took place on March 17, 2022. Diameters, species and conditions were verified and have been noted in this report. Fourteen specimen size trees were identified on site or just off site as boundary trees. Those on site have been tagged with a numbered metal tag and pink flagging tape. Three of which do not meet specimen conditions.

If you have any further questions, please do not hesitate to contact me.

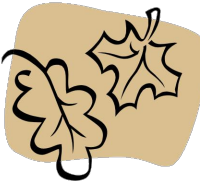
Sincerely,

Heidi R. Harrington

Heidi Rieckermann Harrington
ISA Certified Arborist (NY-1074A)
SAF Certified Forester (2756)

heidi@hrhtrees.com
404-444-5824

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com



ARBORIST REPORT
4430 Webb Bridge Road, Alpharetta

Overview:

This site is located at 4430 Webb Bridge Road, Alpharetta, Georgia with an additional tract surrounding this lot. There is a house on site at 4430 Webb Bridge Road, but the tract surrounding it is vacant and wooded. The lot is approximately 7.828 acres according to the site plan provided. The site visit took place on March 17, 2022. Diameters were measured at breast height (DBH), 4 ½ feet above ground or below split if multi-trunked with a diameter tape. Tree conditions were noted. Fourteen specimen size trees were identified on site and have been tagged on site with a numbered metal tag and pink flagging tape. Three of which do not meet specimen conditions.

Alpharetta Specimen Tree Size Criteria

- Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus
- Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees
- Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar)
- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch diameter or larger for trees in all other genera
- Understory Trees: 8-inch (8") diameter or larger
10-inch (10") diameter or larger for *Oxydendron arboreum* (Sourwood).

Specimen Trees on Site:

Tree #	Tag #	Species	DBH	Condition	Boundary	Specimen
1	254	Redbud	8"	Fair - one-sided, 1 low dead limb	No	Yes
2	255	Loblolly Pine	30"	Good - bifurcated upper trunk, ok	No	Yes
3	256	Dogwood	8"	Fair - Powerline pruned	No	Yes
4	257	Dogwood	9"	Fair - Powerline pruned	No	Yes
5	n/a	Post Oak	~28"	Fair/Good - Resurrection fern	Yes	Yes
6	n/a	Post Oak	~35"	Good - Resurrection fern	Yes	Yes
7	258	Yellow-poplar	30"	Good - spiked in past	No	Yes
8	n/a	Red Oak	~30"	Fair - minor dead, weight toward home	Yes	Yes
9	n/a	White Oak	~70" (below)	Poor - included bark, 1 trunk significant dieback due to lightning strike	Yes	NO
10	259	Loblolly Pine	32"	Good	Shared	Yes
11	284*	Yellow-poplar	~34"	Fair/Good - Minor dead limbs, barbed wired in trunk	No	Yes
12	260	So. Red Oak	32"	Fair - Minor dead limbs	No	Yes
13	286*	Red Oak	~41"	Poor - Main lead dead + 3 others, poor buttress root formation, burls	Shared	NO
14	287*	Red Oak	~34"	Fair/Poor - 1 large low dead limb, trunk cavity and swelling	Yes	NO

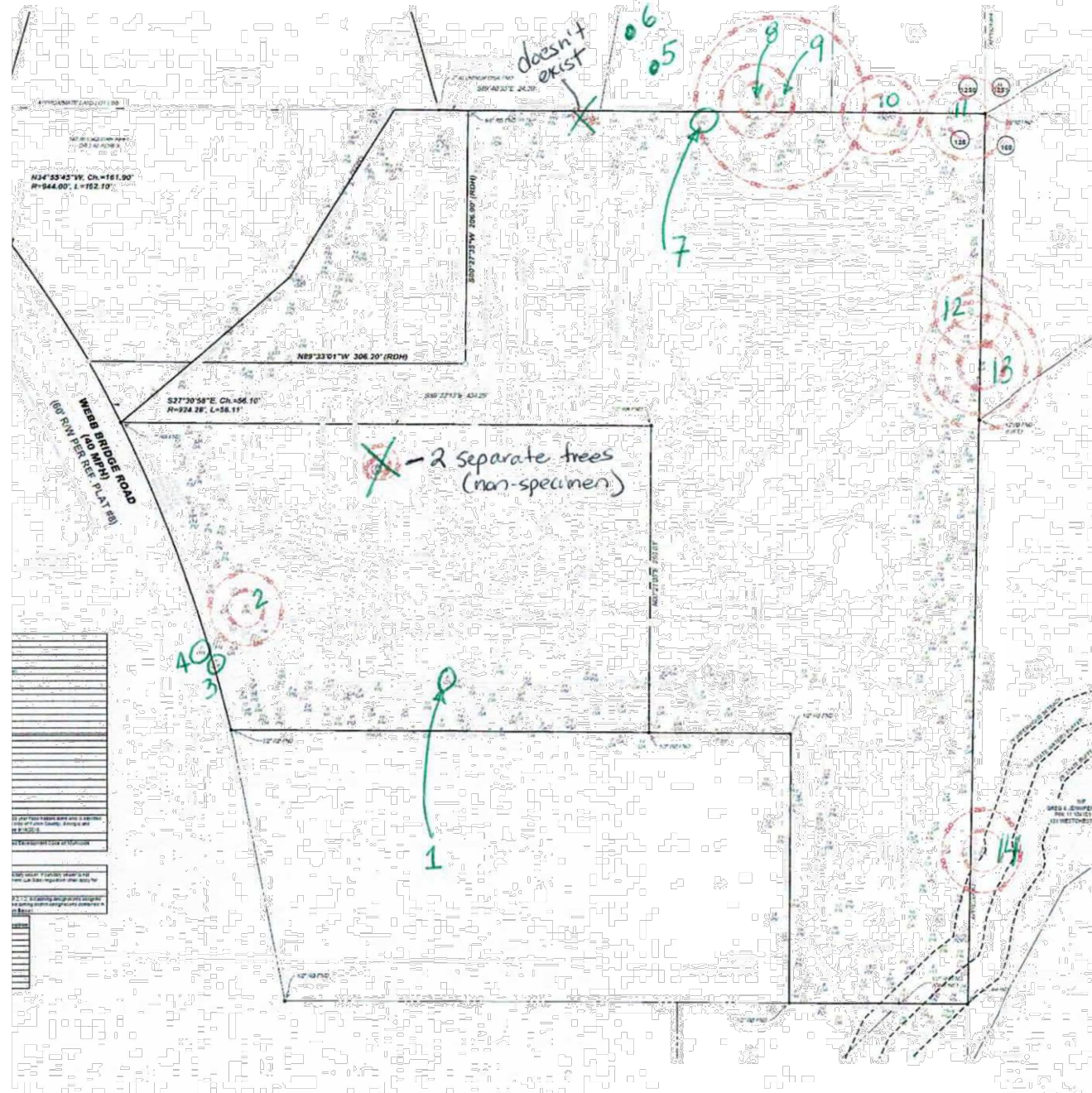
*Previously tagged (numbers out of sequence). Boundary trees not tagged and diameters estimated – no trespassing

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

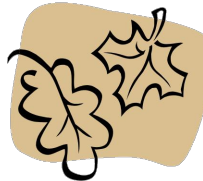


PAGE 2
4430 Webb Bridge Road, Alpharetta

Site Plan with Tree Locations:



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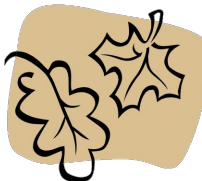


PAGE 3
4430 Webb Bridge Road, Alpharetta

Pictures of Specimen Trees NOT in good condition:



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404-444-5824 heidi@hrhtrees.com

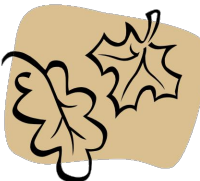


PAGE 4
4430 Webb Bridge Road, Alpharetta

Tree 13 Tag#286 – Red Oak



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404-444-5824 heidi@hrhtrees.com

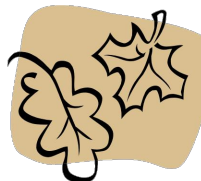


PAGE 5
4430 Webb Bridge Road, Alpharetta

Tree 14 Tag#287 – Red Oak



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PAGE 6
4430 Webb Bridge Road, Alpharetta

Comments:

Specimen trees are those that reach a specific size in diameter at breast height as defined on Page 1 of this report. They also must meet health and condition criteria. Trees that are dead or dying with more than 30% dead limbs and branches; trees that lean more than 20 degrees from the base; trees with weak form, such as co-dominant trunks; trees that have a pathogen infestation; or trees with decay and hollowing are some examples that would not qualify a tree as a specimen, primarily because the lifespan is significantly reduced or it has become a hazard which could damage property or injure a person.

Final Remarks:

This letter serves as an assessment of the specified trees. I certify that all the statements in this letter are true, complete, and correct to the best of my knowledge and belief, and are made in good faith. Please note, all trees will fail. No arborist can state exactly when, where, or how a tree will fail. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the property owner to address, thus assuming any risk associated with not performing such recommendations.

Tree work should be performed by a reputable tree company to proper standards and specifications. Consult with the International Society of Arboriculture for specific guidelines on tree removal, pruning and replanting, www.isa-arbor.com.

(This report was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.)



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Norcross, Georgia 30093
Phone: (770) 416-7511
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www.travispruit.com
Contact Person:
JON LYONS

CONCEPT PLAN
FOR

THE BRIDGES

* LAND LOT 132-10 DISTRICT 1
CITY OF ALCOUA COUNTY - GEORGIA

GRAPHIC SCALE - IN FEET

DATE: 03/09/22

SCALE: 1" = 40' (24x36)

CN: Concept Plan-Roadway Grading

JN: 1-21-04/08

CLIENT: Madewell Homes

Sheet No. 3 of 3



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-22-06/CLUP-22-01/Z-22-07/V-22-11 BEAZER HOMES/DELTA CREDIT UNION MASTER PLAN

CITY COUNCIL:

JUNE 27, 2022

This item was considered at the 6/9/2022 Planning Commission meeting. Staff recommended approval subject to 24 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0

II. STAFF RECOMMENDATION:

Approve MP-22-06/CLUP-22-01/Z-22-07/V-22-11 Beazer Homes/Delta Credit Union Master Plan, subject to the following conditions:

1. The 6.2-acre property shall be zoned 'R-8A/D' and shall be developed substantially as depicted on the plan prepared by BGE, dated 5/25/22, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The Comprehensive Land Use Plan designation of the property shall be 'High Density Residential'.
3. 'Dwelling, 'For-Sale' Attached' shall be listed as a permitted use in the Delta Community Credit Union Master Plan, with a maximum density of 6.94 dwelling units per acre.
4. Development may be gated.
5. Building setbacks and building separation shall be as depicted on the site plan prepared by BGE, dated 5/25/22.
6. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A, subject to final approval by Staff.
7. EcoDistrict points shall be substantially similar to the description provided on the site plan prepared by BGE, dated 5/25/22, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
8. At a minimum, community garden shall include raised planters, tool shed and irrigation. HOA shall be responsible for the maintenance of the community garden.
9. Minimum 0.7 acres of civic space shall be developed at the corner of Haynes Bridge Road and Rock Mill Road, which shall include decorative hardscape, landscape, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Hardscape, landscape and monument/district threshold shall be maintained by the HOA.
10. Minimum 1.5 acres of open space shall be reserved and improved substantially as depicted on the site plan prepared by BGE, dated 5/25/22. HOA shall be responsible for the maintenance of all open space areas.
11. Green stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
12. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way.
13. Townhomes shall have connectivity to the public sidewalk system.
14. New internal street (not including alleys shown as Roads C and D) shall be developed with a minimum 6' planter planted with street trees and 6' sidewalk on one side of the street, as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.

15. Developer shall improve the Haynes Bridge Road streetscape as follows: minimum 6' planter planted with street trees, 8' concrete sidewalk and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
16. Developer shall improve the Rock Mill Road streetscape as follows: minimum 6' planter planted with street trees, 6' concrete sidewalk and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
17. Developer shall provide an enhanced pedestrian crossing across Rock Mill Road at Haynes Bridge Road and at the entrance to the Fulton County Schools maintenance facility, which shall include the North Point EcoDistrict leaf pattern pavement markings. Enhanced crossing shall be eligible for impact fee credits, as approved by Staff.
18. Minimum 25' undisturbed buffer shall be provided along the east property line.
19. Georgia 400 buffer shall be planted where sparse.
20. Minimum 10' landscape strip shall be required along Private Road B. Landscape strips and buffers shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
21. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development.
22. Trees shall be preserved as depicted on the site plan prepared by BGE, dated 5/25/22. Tree save areas shall be thinned out, cleaned up and replanted with landscaping materials (not additional trees), as approved by Staff.
23. Site plan shall comply with IFC Appendix D, as determined by the Fire Marshal.
24. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Beazer Homes, is requesting a comprehensive land use plan amendment, master plan amendment, rezoning and variances to allow for the construction of 43 'For-Sale' single-family townhomes on 6.2 acres in the North Point Overlay. A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to the list of permitted uses in the Delta Credit Union Master Plan. A rezoning is requested from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential), as well as a change to the comprehensive land use plan designation from 'Corporate Office' to 'High Density Residential'. Variances are requested to modify North Point Overlay site regulations (setback, sidewalk, planter, building height and other site regulations inconsistent with the plan) and block and access regulations (dead-end streets, vehicular cross access, gating, and other block and access regulations inconsistent with the plan). The subject property is located at 0 North Fulton Expressway at the northeast corner of Haynes Bridge Road and Rock Mill Road.

DISCUSSION

The submitted request, if approved, would allow for the development of 43 'For-Sale' townhomes on 6.2 acres in the North Point Overlay. The proposed density is 6.94 dwelling units per acre. A master plan amendment is requested to amend the Delta Credit Union Master Plan to add 'Dwelling, 'For-Sale', Attached' to the list of permitted uses. A rezoning is requested from O-I to R-8A/D, as well as a change to the comprehensive land use plan designation from 'Corporate Office' to 'High Density Residential'. Variances are requested to modify North Point Overlay site regulations (setback, sidewalk, planter, building height and other site regulations inconsistent with the plan) and block and access regulations (dead-end streets, vehicular cross access, gating, and other block and access regulations inconsistent with the plan). The subject

property is located at 0 North Fulton Expressway at the northeast corner of Haynes Bridge Road and Rock Mill Road.

The undeveloped, wooded property is zoned O-I and is subject to the Delta Credit Union Master Plan. Surrounding properties are zoned O-I to the east, PSC (Planned Shopping Center) to the south and CUP (Community Unit Plan) to the west. Georgia 400 is located to the north, Fulton County Schools North Maintenance Shop is located to the east, North Point Commons shopping center is located to the south and Atlanta Center for Dental Health is located to the west. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' to allow the proposed residential zoning and use.

The Delta Credit Union Master Plan was originally approved in 2006 with amendments to a reversion clause in 2009 and 2011. The master plan allows 20,480 square feet per acre of office and bank uses with a maximum building height of ten (10) stories or 150' on the subject property.

The applicant requests variances to modify North Point Overlay site regulations (setback, sidewalk, planter, building height and other site regulations inconsistent with the plan) and block and access regulations (dead-end streets, vehicular cross access, gating, and other block and access regulations inconsistent with the plan).

UDC Section	Applicant's Request	Staff Comments
North Point Overlay - Site Layout & Streetscape Standards	Reduce sidewalk and planter along Haynes Bridge Rd, Rock Mill Rd and new street. Eliminate sidewalk on one side of new street and allow parking b/w the street and townhome. Increase max. bldg. setback on Haynes Bridge Rd and Rock Mill Rd and increase bldg. height from 35' to 42'.	Generally supported, subject to the following changes: min. 6' sidewalk and 6' planter on Rock Mill Rd, min. 8' sidewalk and 6' planter on Haynes Bridge Rd, min. 6' sidewalk and 6' planter on new street.
North Point Overlay - Blocks & Access	Allow for dead-end streets and allow the development to be gated. Eliminate block, stub-out and vehicle cross-access requirements.	Supported, due to the property having 3 road frontages and unusual shape. Adjacent property to the east is already developed and vehicle cross access is not appropriate.

SITE PLAN

The submitted site plan depicts 43 'For-Sale' townhome units with gated access from a new driveway off Rock Mill Road. Fourteen (14) townhomes are oriented to Rock Mill Road and the remaining are internally oriented to open space within the development. Townhomes are proposed to be three (3) stories and 42', with a typical footprint of 24' x 51'. Units are rear loaded with access from a new internal street and alleys, which will be private. A twenty-foot (20') building setback and ten-foot (10') landscape strip is depicted on Rock Mill Road. A twenty-foot (20') landscape strip is depicted on Haynes Bridge Road and a 25' undisturbed buffer is provided adjacent to the Fulton County Schools maintenance shop located to the east.

The site plan depicts a six-foot (6') sidewalk and six-foot (6') planter on Rock Mill Road and an eight-foot (8') sidewalk and six-foot (6') planter on Haynes Bridge Road. Six-foot (6') sidewalks are depicted throughout the development.

Assuming all townhomes are three (3) bedrooms, the Unified Development Code (UDC) Parking regulations and North Point Overlay requirements would require 103 parking spaces for the 43-unit townhome development. Parking in the North Point Overlay includes a required 20% reduction in parking, due to the abundance of parking and having the largest number of bus routes in the City. Each home is proposed accommodate two (2) side-by-side parking spaces in a garage, as well as two (2) spaces in a code-compliant driveway, for a total of 172 parking spaces. Three (3) guest parking spaces are depicted near the amenity area.

The North Point Overlay requires a minimum five percent (5%) amenity space and ten percent (10%) civic space, or a total of 0.93 acres of open space. The site plan depicts 1.5 acres, or 24%, of the property as open space. Civic space, consisting of 0.7 acres, is depicted at the corner of Haynes Bridge Road and Rock Mill Road, which will include a tree save area, walking trail, bicycle racks and repair center, North Point monument/focal point feature, and benches. A 0.8-acre amenity area is depicted on the north side of the development, which will include a community garden, fire pit, walking trail, tree save area and mail kiosk.

The property is wooded, consisting of a mix of hardwoods and pines. Tree saves are depicted along Haynes Bridge Road in an area called out to be civic space, as well as in the amenity area depicted on the north side of the development. A stormwater management facility is depicted in the northeast corner of the property closest to Georgia 400.

Renderings provided by the applicant depict the townhomes to be three (3) stories with a combination of brick and board and batten exterior materials.

ECODISTRICT

The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments, of which a minimum seven (7) EcoDistrict points are required. According to the applicant's letter of intent, the development proposes eleven (11) EcoDistrict points. EcoDistrict points are requested for Building Energy Efficiency, Building Water Efficiency, Enhanced Bicycle Amenities, Additional Landscaped Civic Space and Alternative Measure (community garden and nature trail).

EcoDistrict Measures	Available Points	Requested Points
Building Energy Efficiency	3	3
Building Water Efficiency	2	2
Enhanced Bicycle Amenities	1-2	1
Additional Landscaped Civic Space	1-5	1
Alternative Measure – Community Garden	1-3	3
Alternative Measure – Nature Trail	1-3	1
TOTAL	9-18	11

TRAFFIC

The applicant provided a trip generation report, which shows that the proposed 43 townhomes would generate approximately 24 AM Peak Hour trips and 29 PM Peak Hour trips.

Table 1: Trip Generation											
Haynes Bridge Rd Townhomes (Tax Parcels: 12 286007981871 & 12 286007981889)											
Land Use	ITE Code	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing	220	42 Units	308	154	154	24	7	17	29	17	12

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 43 Single-Family Townhomes

School	Single Family Average #
New Prospect Elementary School	2 to 8 students
Webb Bridge Middle School	0 to 3 students
Alpharetta High School	2 to 7 students
TOTAL	4 to 18 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 4 – 18 school age children. Numbers provided by Fulton County Schools show that Webb Bridge Middle School and Alpharetta High School are approaching capacity.

COMPREHENSIVE LAND USE PLAN

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: The property is located within the North Point Overlay, which includes a vision to create a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The applicant's proposal is consistent with goals and policies in the City's Comprehensive Plan that promote a walkable, mixed-use environment in the North Point area.

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

Response: The proposed change in use from office to residential would generate significantly fewer vehicular trips.

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

Response: The property is located within the North Point Overlay, which includes a vision to create a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity.

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

Response: The property is located within the North Point Overlay, which includes a vision to create a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

STANDARDS FOR MASTER PLAN AMENDMENT AND ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a master plan amendment or 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 Delta Credit Union Master Plan is designated for office use, which is consistent with the development pattern along Haynes Bridge Road just north of the subject property and the property remains a viable office parcel. However, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: The Delta Credit Union Master Plan is designated for office use, which is consistent with the development pattern along Haynes Bridge Road just north of the subject property and the property remains a viable office parcel. However, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: The proposed development should not adversely impact the natural environment. The applicant's site plan identifies several tree saves.

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

Response: The Delta Credit Union Master Plan is designated for office use, which is consistent with the development pattern along Haynes Bridge Road just north of the subject property and the property remains a viable office parcel. However, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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 proposed change in use from office to residential would produce fewer vehicular trips, reducing traffic impacts in the vicinity of the property. However, the change to allow residential use would have a greater impact on public facilities and services, such as parks and schools.

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

Response: The Delta Credit Union Master Plan is designated for office use, which is consistent with the development pattern along Haynes Bridge Road just north of the subject property and the property remains a viable office parcel. However, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: The request to change the use of the property from office to residential reflects a reasonable balance, if conditions are included that further the concepts of an EcoDistrict.

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

Response: The Delta Credit Union Master Plan is designated for office use, which is consistent with the development pattern along Haynes Bridge Road just north of the subject property and the property remains a viable office parcel. However, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: The zoning proposal does not meet the comprehensive land use plan designation of the property, which is 'Corporate Office'. The applicant requests an amendment to the future land use designation of the property to 'High Density Residential'.

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 in whole or in part, or with conditions, in such individual case of unnecessary hardship 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: There are extraordinary and exceptional conditions pertaining to the property due to its unusual shape. In addition, the property has road frontage on three (3) sides, which includes a 60' tree buffer adjacent to Georgia 400.

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

Response: The application of the UDC would create an unnecessary hardship. The property has an unusual shape and has road frontage on three (3) sides.

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

Response: There are peculiar conditions on the property which adversely affect its reasonable use due to its unusual shape, road frontage on three (3) sides, tree buffers and tree save areas.

(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: Relief, if granted, would not cause a substantial detriment to the public good. The property has several hardships that support the applicant's proposed variances.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment, comprehensive land use plan amendment, rezoning and variances. The property is located in the North Point Overlay where walkability, mix of uses, site design and EcoDistrict measures are key components to a successful development. The proposal to allow residential use would add to the mix of uses in the North Point area, bringing people closer to where they shop, work and live. Additionally, residential use would produce significantly fewer vehicular trips on the surrounding roadway network.

The variance requests can be supported, given the unusual shape of the property, multiple road frontages, tree buffer and tree saves. If approved, conditions are recommended requiring a North Point EcoDistrict focal point feature, monument or district threshold at the corner of

Haynes Bridge Road and Rock Mill Road, as well as appropriate streetscape improvements along Haynes Bridge Road and Rock Mill Road.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 11, 2021. There were public comments and questions with concerns over potential impacts to the property from the Georgia 400 improvements, whether additional townhomes are needed in Alpharetta, traffic, impacts to schools, parking, public safety access, and price points.

IV. ATTACHMENTS:

- Site Plan
- Renderings

MP-22-06 CLUP-22-01 Z-22-07 V-22-11



MP-22-06 CLUP-22-01 Z-22-07 V-22-11

D/LL: 1/2/0797, 0798

PC: 6/02/22

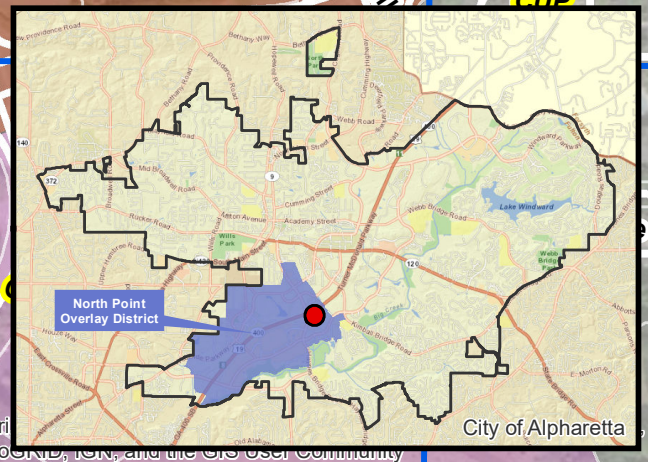
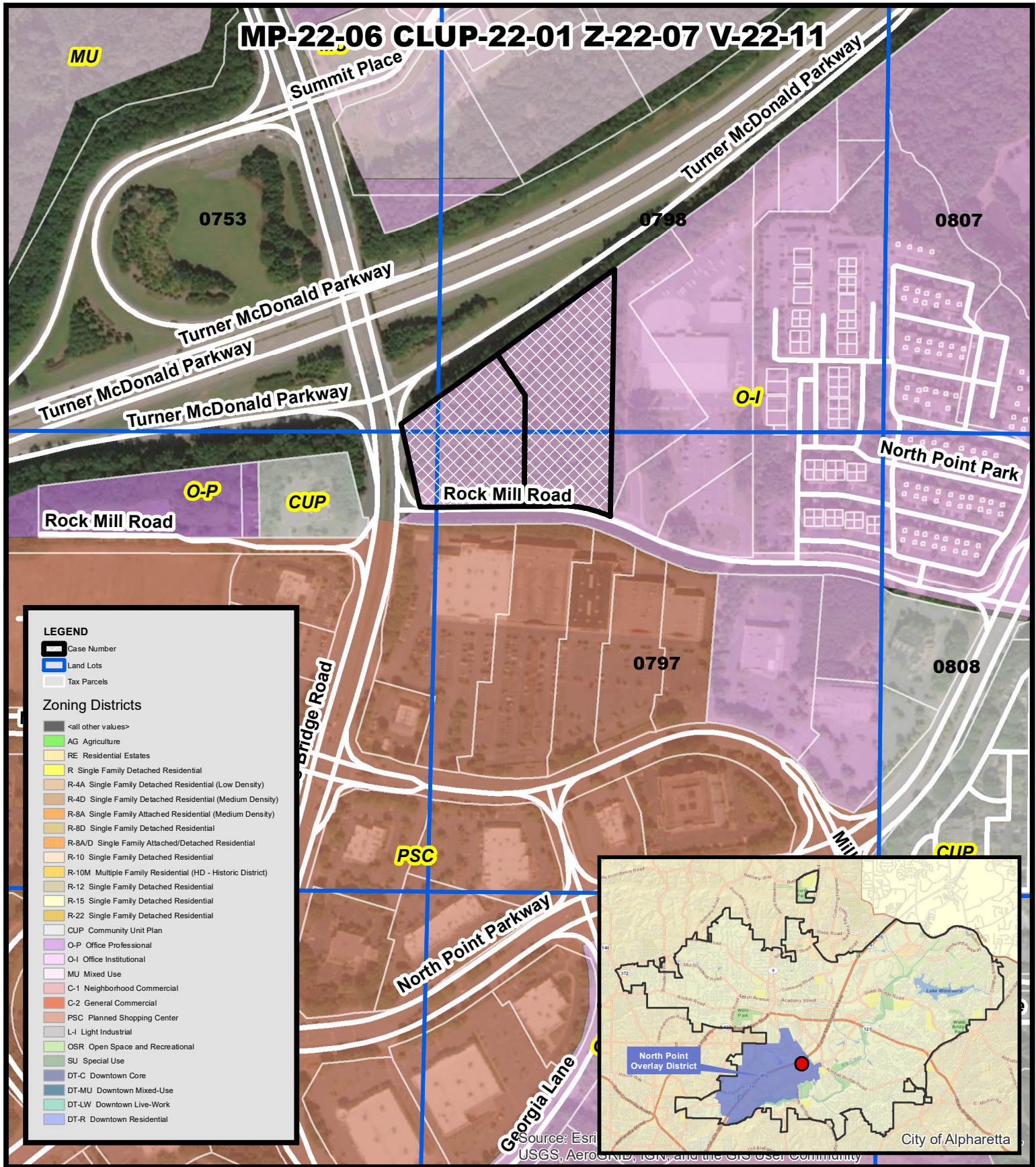
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Aerial Map Beazer Homes

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

MP-22-06 CLUP-22-01 Z-22-07 V-22-11



MP-22-06 CLUP-22-01 Z-22-07 V-22-11

D/LL: 1/2/0797, 0798

PC: 6/02/22

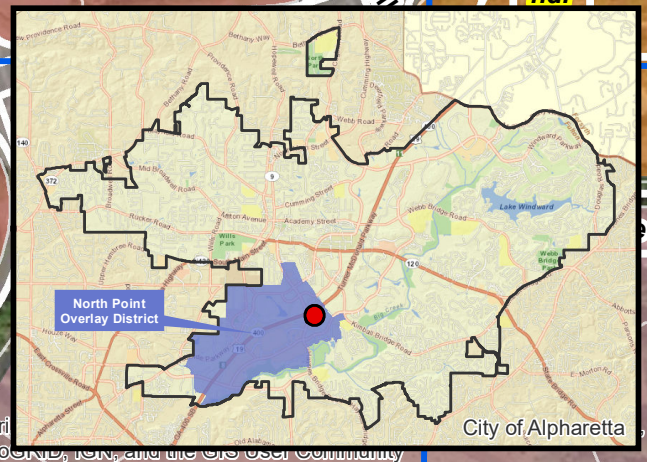
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Zoning Map Beazer Homes

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

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MP-22-06 CLUP-22-01 Z-22-07 V-22-11

D/LL: 1/2/0797, 0798

PC: 6/02/22

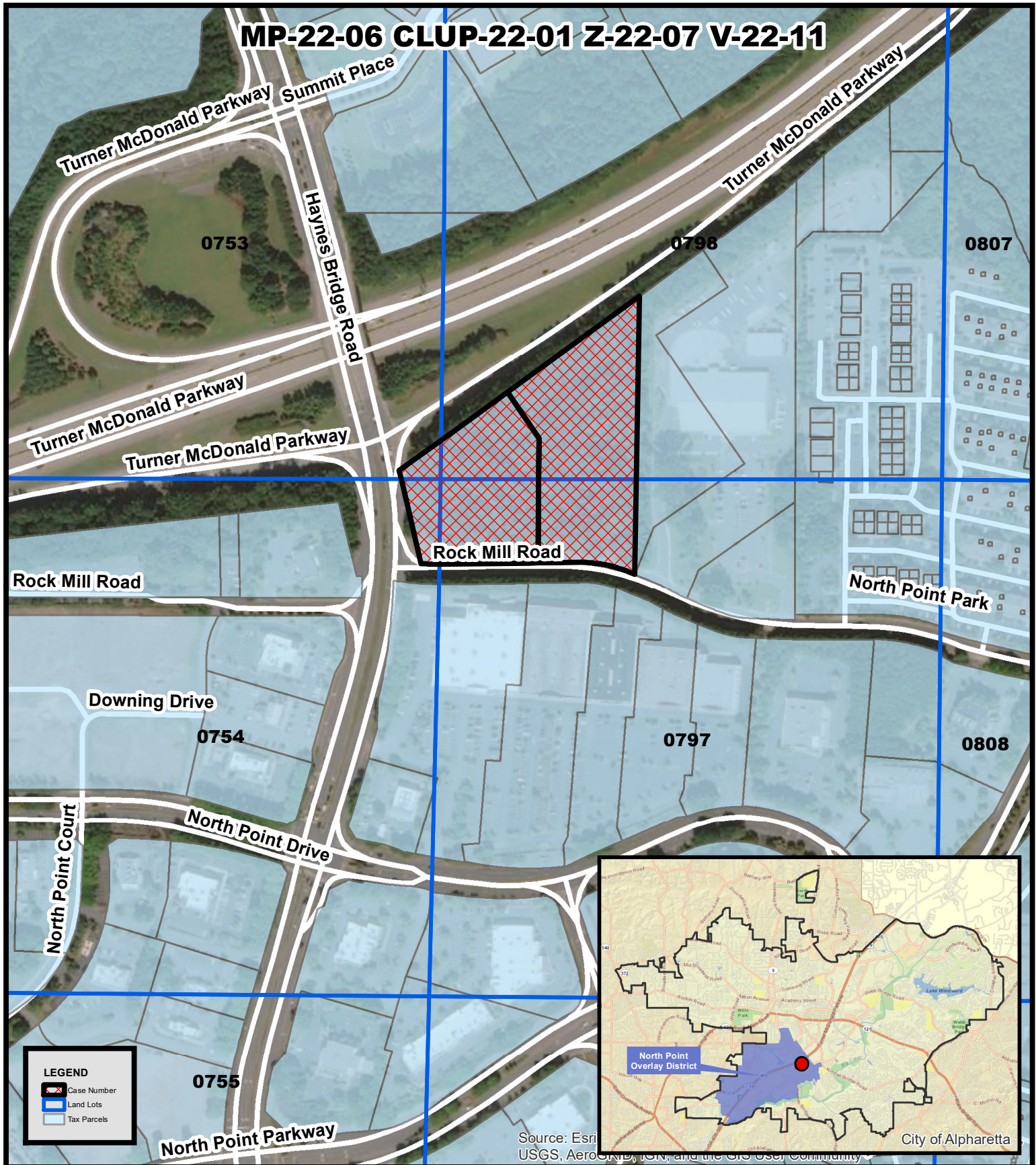
CC: 6/27/22

Future Land Use Map Beazer Homes



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

MP-22-06 CLUP-22-01 Z-22-07 V-22-11



MP-22-06 CLUP-22-01 Z-22-07 V-22-11

D/LL: 1/2/0797, 0798

PC: 6/02/22

CC: 6/27/22

Location Map Beazer Homes



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

G:\GA\Projects\Land - Site\Beazer Homes\9582-00 - Haynes Bridge Road\02 - Engineering\01 - Zoning\Haynes Bridge Road - Zoning Plan (2022.03.20).dwg



05/31/2022
DATE

WATER OAK TOWNSHIP



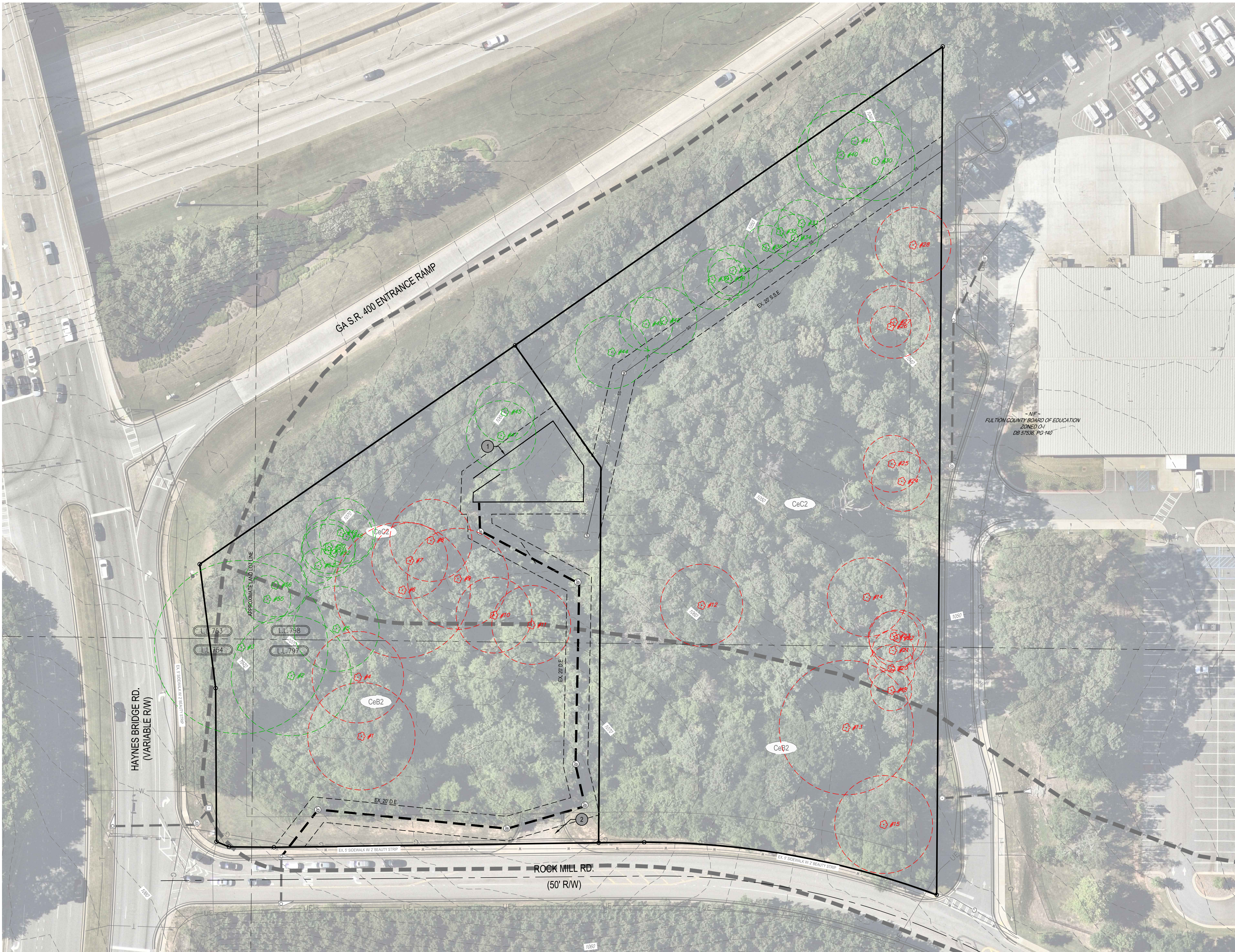
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
www.bgeinc.com
DIRECT: 470-705-0885



0 40' 80' 120'
SCALE: 1" = 40'



FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 13121C, MAP NUMBER 13121C0066F, WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013



SITE LOCATION MAP
SCALE: 1"=500'

- EXISTING SITE NOTES:**
1. NO 100-YEAR FLOOD PLAIN IS APPARENT ON THIS SITE.
 2. THERE ARE NO STREAMS ON, OR WITHIN 200 FEET OF THIS SITE.
 3. THERE ARE NO RIPARIAN ZONES APPARENT ON SITE.
 4. THERE ARE NO WETLANDS ON THIS SITE.
 5. THIS SITE IS CURRENTLY WOODED.
 6. THERE ARE NO HISTORIC, ARCHEOLOGICAL, OR CULTURAL FEATURES ON THIS SITE, AS DEFINED BY THE HISTORIC RESOURCE SURVEY, GEORGIA DEPARTMENT OF NATURAL RESOURCES, HISTORIC PRESERVATION DIVISION.
 7. THE SURROUNDING PROPERTIES ARE COMMERCIAL DISTRICTED.
- GENERAL SOIL TYPES:**
1. CeC2 - CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED.
 2. CeB2 - CECIL SANDY LOAM, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED.

- EXISTING SITE CALLOUT DESCRIPTIONS:**
1. EXISTING CONCRETE WALLS
 2. EXISTING CONCRETE APRON



GSW/C CERT. #85089
EXP. 08/23/24
NOT ISSUED FOR CONSTRUCTION
FILE NUMBER:
9582-00
DATE: **05/25/2022**

24 HOUR CONTACT INFORMATION:
BRETT ACHEY
404-630-6117



BEAZER HOMES
1000 ABERNETHY RD NE
ALPHARETTA, GA 30005

**HAYNES BRIDGE ROAD
REZONING**
CITY OF ALPHARETTA, GA
LOCATED IN DISTRICT 1
LAND LOTS 153, 154, 157 & 158

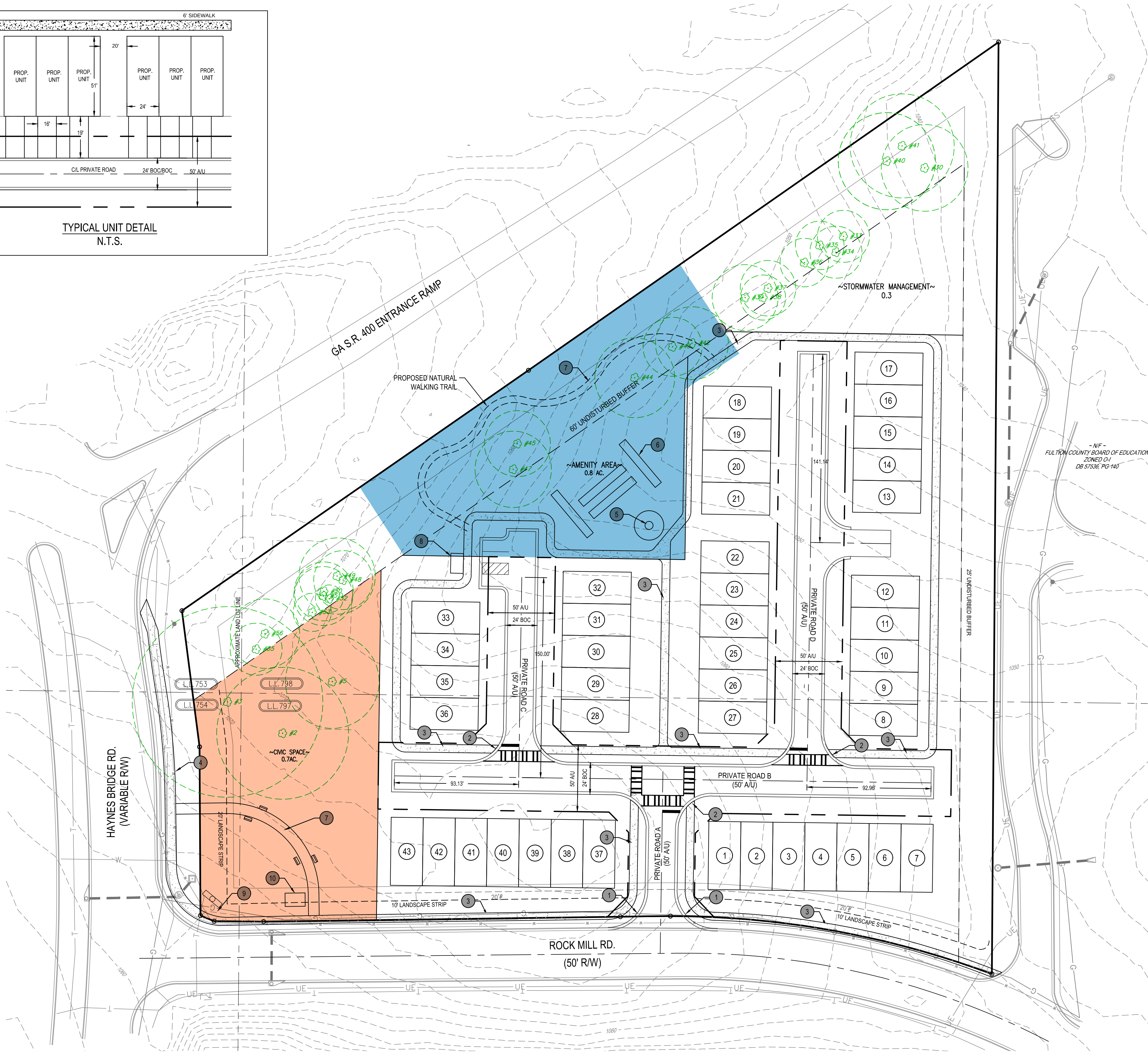
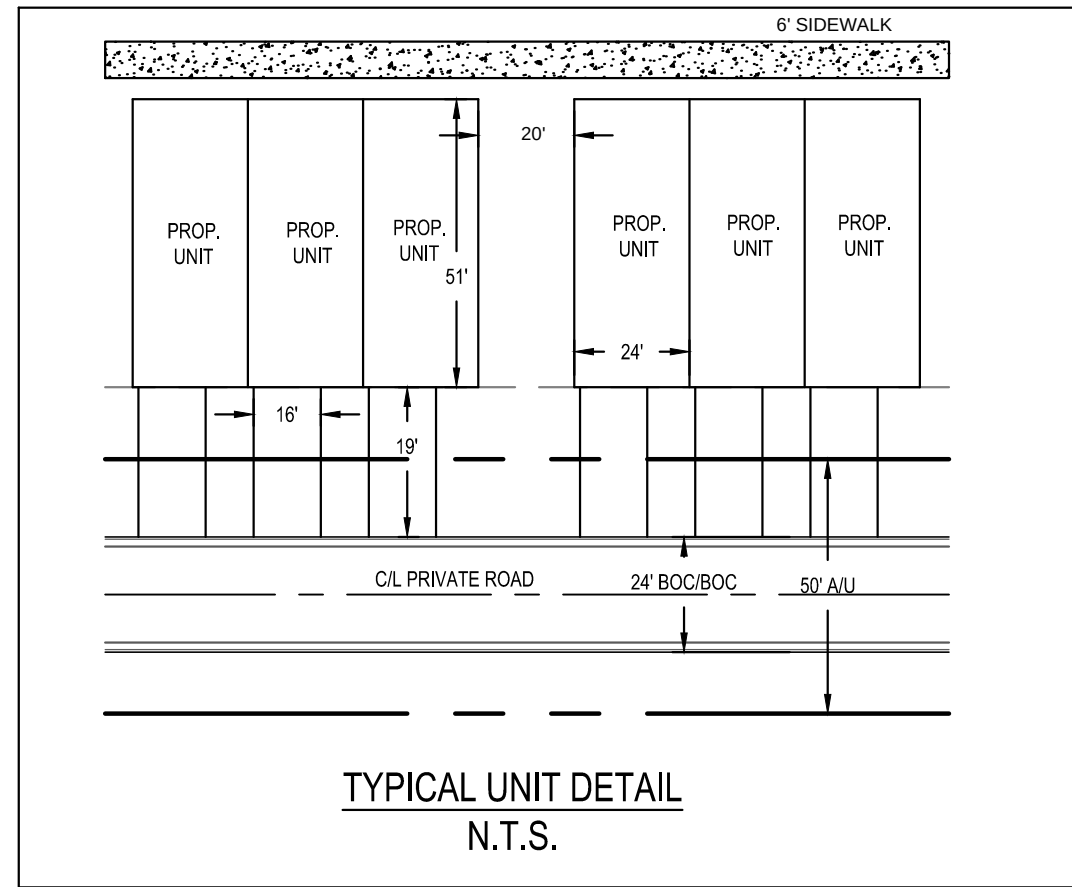
**EXISTING SITE
RESOURCE MAP**

BCE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BCEINC.COM
DIRECT: 470-705-0885
© 2022

DESIGNED BY:	DATE	REV	DESCRIPTION
	.	5	
	.	4	
	.	3	
	.	2	
	.	1	



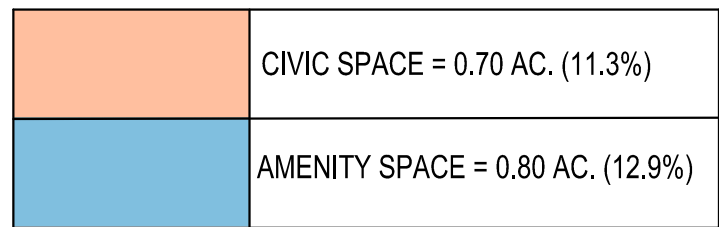
FLOOD CERTIFICATION
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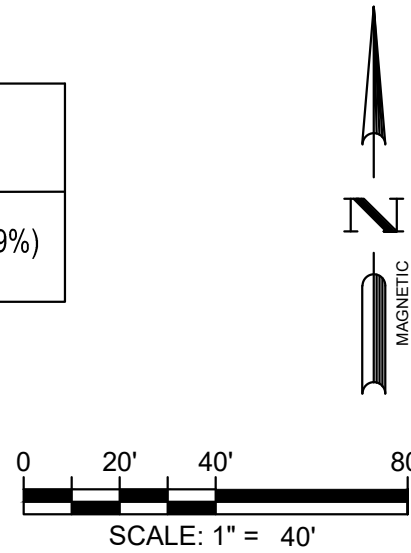
ECODISTRICT GOALS:
THIS NEW DEVELOPMENT REQUIRES A MINIMUM OF 7 POINTS WITH ACCORDANCE TO ALPHARETTA UDC 2.10.11:

- BUILDING EFFICIENCY MEASURE - 3 POINTS
- BUILDING WATER EFFICIENCY MEASURES: 2 POINTS
- ENHANCED BICYCLE AMENITIES - 1 POINT
- ADDITIONAL LANDSCAPED CIVIC SPACE - 1 POINT
- ALTERNATIVE MEASURES (COMMUNITY GARDEN) - 3 POINTS
- ALTERNATIVE MEASURES (NATURE TRAIL) - 1 POINT

TOTAL POINTS PROVIDED = 11 POINTS



24 HOUR CONTACT INFORMATION:
BRETT ACHEY
404-630-6117



- GENERAL SITE NOTES:**
- TOTAL AREA = 6.2 ACRES
 - OPEN SPACE AREA:
 - OPEN SPACE REQUIRED PER NORTH POINT OVERLAY:
 - CIVIC SPACE = 10% MIN.
 - AMENITY SPACE = 5% MIN
 - OPEN SPACE PROVIDED:
 - CIVIC SPACE = 0.70 AC (11.3%)
 - AMENITY SPACE = 0.80 AC (12.9%)
 - TOTAL NUMBER OF PROPOSED DWELLINGS = 43 LOTS
 - DENSITY = 6.94 UNITS/AC.
 - OWNER: BEAZER HOMES
1000 ABERNATHY RD NE
ALPHARETTA, GA 30005
 - 24-HOUR CONTACT: BRETT ACHEY
404-630-6117
 - ZONING:
 - ZONING JURISDICTION = CITY OF ALPHARETTA
 - EX. ZONING = O-4
 - PROPOSED ZONING = R-8 AD
 - BUILDING SETBACKS:
FRONT = 19' (FROM BACK OF CURB);
REAR = N/A;
SIDE = N/A (MINIMUM 10' BUILDING SEPARATION)
 - EXTERNAL BUILDING SETBACKS:
 - HAYNES BRIDGE ROAD = 35'
 - ROCK MILL ROAD = 20'
 - PROPOSED EXTERNAL BUFFERS:
 - 60' UNDISTURBED BUFFER FROM GA S.R. 400 RIGHT OF WAY
 - 25' UNDISTURBED BUFFER FROM ADJACENT PROPERTY
 - 20' LANDSCAPE STRIP ALONG HAYNES BRIDGE ROAD
 - 10 LANDSCAPE STRIP ALONG ROCK MILL ROAD
 - TYPICAL UNIT DIMENSIONS = 24'W X 51'D
 - MAX BUILDING HEIGHT = 42'
 - NO STREET PARKING IS PROPOSED FOR THIS DEVELOPMENT.
 - PARKING REQUIREMENTS:
 - REQUIRED RESIDENTIAL PARKING = 2 SPACES PER UNIT
 - MIN. PARKING REQUIRED = 66 SPACES (20% LESS PER NORTH POINT OVERLAY)
 - ADDITIONAL PARKING PROVIDED = 3 SPACES
 - DWELLING PARKING PROVIDED = 4 SPACES PER UNIT = 172 SPACES
 - TOTAL PARKING PROVIDED = 175 SPACES
 - ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED
 - NO FLOODPLAIN IS APPARENT ON THIS SITE.
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED IN RIGHT-OF-WAY AND WILL BE STORED WITHIN THE JOB SITE.
 - NOTIFY COUNTY INSPECTOR 24 HOURS PRIOR TO ANY WORK ON SITE.
 - THE SITE IS CURRENTLY WOODED AND UNDEVELOPED.

- PROPOSED SITE CALLOUT DESCRIPTIONS:**
- PROPOSED 28' MAIN ENTRANCE INTERSECTION RADIUS (MEASURED AT BOC)
 - PROPOSED 25' INTERNAL INTERSECTION RADIUS (MEASURED AT BOC)
 - PROPOSED 6.0' SIDEWALK WITH 6.0' BEAUTY STRIP
 - PROPOSED 8.0' SIDEWALK WITH 6.0' BEAUTY STRIP
 - PROPOSED FIRE PIT
 - PROPOSED COMMUNITY GARDEN PLANTERS
 - PROPOSED WALKING TRAIL
 - PROPOSED MAIL KIOSK
 - PROPOSED CITY MONUMENT SIGN
 - PROPOSED BICYCLE RACKS/REPAIR CENTER

- REQUESTED VARIANCES:**
- CITY OF ALPHARETTA UDC SECTION 2.10.3, OVERLAY SITE REGULATIONS INCLUDING SETBACK, SIDEWALK, PLANTER, MAX. BUILDING HEIGHT OR OTHER SITE REGULATIONS INCONSISTENT WITH SITE PLAN.
 - CITY OF ALPHARETTA UDC SECTION 2.10.4, OVERLAY BLOCK AND ACCESS REGULATIONS DEAD-END STREET, VEHICULAR CROSS ACCESS, GATING OR OTHER BLOCK REGULATIONS INCONSISTENT WITH SITE PLAN.

DESIGNED BY:	BAC
DRAWN BY:	BAC
REVIEWED BY:	DFS
245 TOWNPARK DRIVE, SUITE 470 KENNESAW, GEORGIA 30144 WWW.BCEINC.COM DIRECT: 470-705-0885 © 2022	
BEAZER HOMES 1000 ABERNATHY RD NE ALPHARETTA, GA 30005	
HAYNES BRIDGE ROAD REZONING CITY OF ALPHARETTA, GA LOCATED IN DISTRICT 1 LAND LOTS 754, 755, 757 & 758	
ZONING PLAN	
GSWOC CERT. #85089 EXP. 08.23.24 NOT ISSUED FOR CONSTRUCTION FILE NUMBER: 9582-00 DATE: 05/25/2022	
02	

Exhibit A



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: Water Oak Township (Beazer Homes)

Contact Name: Julie Sellers

Telephone: 404-665-1242

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.

All property owners with record title within 500 ft. of the subject property were notified by letter mailing. As of 5/5/2022, Applicant has received no comments in response to this notice.

On 5/2/2022, city staff notified Applicant that its Planning Commission hearing was rescheduled one week later, moving the hearing from 6/2/2022 to 6/9/2022. Applicant is resending notice letters and will update the Citizen Participation Form - Plan B if any comments are received.

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

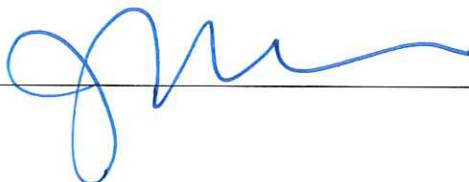
☐

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: 5/5/2022

Print Form

May 5, 2022

Julie Sellers
1776 Peachtree Street, NW
Suite 415-South
Atlanta, Georgia 30309

RE: Notice of Public Hearing Application
Beazer Homes /MP-22-06 / CLUP-22-01 / Z-22-07 / V-22-11

Dear Property Owner:

Please allow this letter to serve as an **UPDATED** public notice for the above -referenced applications. You should have received a previous letter with certain hearing dates that have now been changed. The following is the **UPDATED** schedule:

This item will be considered by the Planning Commission on **Thursday, June 9, 2022¹**, at 6:30 PM and City Council on Monday, June 27, 2022, at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

Additionally, a Community Zoning Information Meeting (CZIM) will be held via Zoom on Wednesday, May 11, 2022 at 6:00 p.m. The link to the meeting is <https://zoom.us/j/6766623657> . The CZIM is an informal, virtual meeting with the community where the public has an opportunity to listen to a brief presentation from the Applicant, to learn more about these requests, and to also ask questions or provide comments.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at jsellers@dillardsellers.com or 404-665-1242.

Sincerely,

Julie Sellers

¹ Previous schedule was June 2nd for the Planning Commission hearing.

April 26, 2022

Julie Sellers
1776 Peachtree Street, NW
Suite 415-South
Atlanta, Georgia 30309

RE: Notice of Public Hearing Application
Beazer Homes /MP-22-06 / CLUP-22-01 / Z-22-07 / V-22-11

Dear Property Owner:

Please allow this letter to serve as public notice for a Master Plan Amendment, Comprehensive Land Use Plan Amendment, Rezoning, and Variance request at 0 Haynes Bridge Road, Alpharetta, GA 30022 (Parcel Nos. 12 286007981871 & 12 286007981889). Specifically, the Applicant is requesting an amendment to the Delta Credit Union Master Plan, a Comprehensive Land Use Plan Amendment (Corporate Office to High Density Residential), a Rezoning from O-I to R-8A (Dwelling, 'For-Sale', Attached), and variances to develop a high-quality, for-sale attached residential community.

This item will be considered by the Planning Commission on Thursday, June 2, 2022, at 6:30 PM and City Council on Monday, June 27, 2022, at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

Additionally, a Community Zoning Information Meeting (CZIM) will be held via Zoom on Wednesday, May 11, 2022 at 6:00 p.m. The link to the meeting is <https://zoom.us/j/6766623657>. The CZIM is an informal, virtual meeting with the community where the public has an opportunity to listen to a brief presentation from the Applicant, to learn more about these requests, and to also ask questions or provide comments.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at jsellers@dillardsellers.com or 404-665-1242.

Sincerely,

Julie Sellers

BRE/ESA P PORTFOLIO LLC
P.O. BOX 49550 - PROP TAX
CHARLOTTE NC 28277-9550

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY STE 262
ALPHARETTA GA 30022-1174

DDL NORTHPOINT LLC
5810 LAUREL OAK DR
SUWANEE GA 30024-3369

NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY STE 262
ALPHARETTA GA 30022

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

P&L SUMMIT BCI L P
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

COORDINATING RESEARCH COUNCIL INC
5755 NORTH POINT PKWY STE 265
ALPHARETTA GA 30022

USR REAL ESTATE HOLDINGS LLC
500 STAPLES DR
FRAMINGHAM MA 01702

METRO M3 INC
P O BOX 420253
ATLANTA GA 30342

COORDINATING RESEARCH COUNCIL INC
5755 NORTH POINT PKWY STE 265
ALPHARETTA GA 30022

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

BRE/ESA P PORTFOLIO LLC
P.O. BOX 49550 - PROP TAX
CHARLOTTE NC 28277-9550

BFC PROPERTIES INC ET AL
515 LYELL DR STE 101
MODESTO CA 95356

COLE JO ALPHARETTA GA LLC
5555 DARROW RD
HUDSON OH 44236

HAYNES ROCK LLC
11190 HAYNES BRIDGE RD
ALPHARETTA GA 30022

GREENE HOGG NP II LLC C/O BROGDON
CONSULTING
3425 DULUTH PARK
DULUTH GA 30096

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

PALLADIAN NORTH POINT COMMONS LLC
860 JOHNSON FERRY RD STE 140-336
ATLANTA GA 30342

NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

NORTHPOINT PARK BUILDERS LLC
5755 N POINT PKY STE 85
ALPHARETTA GA 30022

NATIONAL RETAIL PROPERTIES LP
450 SOUTH ORANGE AVE STE 900
ORLANDO FL 32801

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY 261
ALPHARETTA GA 30022-1174

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD
ATLANTA GA 30339

AVENUE 26 HOLDINGS LLC ET AL
11911 SAN VICENTE BLVD STE 310
LOS ANGELES CA 90049

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339



Community Zoning Information Meeting
May 11, 2022
Department of Community Development
Via Zoom
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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

- a. Michael Woodman, Planning + Development Services Manager
- b. Alexandra Callum, Planning + Zoning Coordinator
- c. Nikisha Mistry, GIS Specialist

There was a total of 79 participants for the CZIM meeting.

II. Items:

a. Sanctum Serene Wellness

- i. 3235 North Point Parkway.
- ii. Wellness Spa.
- iii. Master Plan amendment.

There were no comments for this item.

b. Event Facility

- i. Manager Michael Woodman spoke for this item because the applicant was not present.
- ii. Special event facility.
- iii. Requesting a maximum occupancy of 408.

c. Off Leash

- i. Full-service restaurant and luxury dog park.
- ii. On the corner of Old Milton Parkway and North Main Street.
- iii. We want to transform the existing building.

Public Comment:

- You are asking for a liquor license. I do not think it is a good idea to have children, liquor, and dogs all in the same area. I am okay with the idea; I am just not for the liquor license portion of it.

- How are we keeping dogs safe at this location? We will be using fencing. Over the last several years, we've seen lots of new dog parks. The new technology is a double gated system so that you don't have wide open access. It will be access controlled to provide safe conditions to both people and dogs.
- I would like to caution the city to approve a conditional use permit for an off leash dog park at the corner of Old Milton and Highway 9. There have already been traffic fatalities at this intersection- there are a combined 12 lanes of high-density traffic here. Dogs can get out of every park; the suggested double gate system does not prevent this. ONE dog that gets to either of these roads will not only be a safety concern for the dog but an incredible safety concern for all Alpharetta families travelling through the heartbeat of the City. If approved, I hope safety is at the center of the conversation and approval.
- And there is also another dog park like this going up at Maxwell Road. I don't think we need another one.

d. 3973 Webb Bridge Road

- i. 5-acre site.
- ii. Requesting a rezoning to R—12.
- iii. Modern style homes.
- iv. Requesting a variance- there is a perennial creek that runs through the site. The city has a 100' stream buffer and 150' impervious buffer, which makes the lots to the east not able to be developed right now.

Public Comment:

- I own the property to the east of this. The creek on this property affects my property. There's a reason the barrier is supposed to be there. There will be buffer left, and we will be doing mitigation.
- It's not so much the construction, but the next 20 years the people will be living there. We are not destroying the buffer; we are just requesting for a reduction. There will also be mitigation. The water would be cleansed before being released back into the creek.
- Jay Perek- As Reggie was saying, along with requesting a reduction, we are also proposing to increase the quality of the buffer, and that's what he was referring to with the mitigation. There is still a 50' buffer that will remain.
- Can you give some examples of best mitigation practices? We are trying to see if we can do some dry wells. It infiltrates the water in the ground instead of taking it to the creek.

e. Beazer Homes

- i. Corner of Rock Mill Road and Haynes Bridge Road.
- ii. Undeveloped property zoned as office and institution use.
- iii. We have taken significant steps to save trees.
- iv. We want to make the corner a community focal point, as we recognize that it's a gateway.

- v. Homes would front along Rock Mill Road.
- vi. As you come into the community, the front doors will face some green pocket areas.
- vii. The variances primary relate to the street scaping for our internal streets and a little along Rock Mill Road.
- viii. The size of the property is too small for modern day office development.

Public Comment:

- On your layout plan, have you taken into consideration the GA400 widening? How much space between the current highway and the property line are you going to lose with the widening? Will you lose some amenity space? We will have to double check on the GA400 plans. There is significant right of way between the ramp and property line. We don't anticipate any issues.
- Do we really need more townhomes in Alpharetta? The roads are so clogged, and this is right on North Point, and there is already so much traffic. Alpharetta needs additional housing. This is a lower density type of community. 43 homes would be constructed. It's a great opportunity to provide additional housing. Residential provides less traffic than office use, which is a benefit.
- It's adding traffic with 2-3 cars per home. The future office use would be more than residential.
- What about impact to schools? It would be fairly minimal.
- We need more homes in Alpharetta, thank you Julie.
- Alpharetta is full!
- We do need more housing. It's dense in downtown, but this isn't too far. My concern is parking. Two car garages are never enough for storage or a large vehicle. Are we allocating enough parking for visitors and extra drivers on this site? The city is proactive with this. One of the aspects of the city's code is to have a minimum 18-foot-wide driveway. Other developments have shorter driveways and not enough parking. We are not seeking a variance on parking.
- Concerned about the tightness of the internal streets where Fire and Public Safety would have to operate. Fire is involved in this process and will have the opportunity to put comments.
- What is the cost of the townhouses? We need some reasonably cost homes.

f. The Bridges

- i. We are wanting to join two properties that have a little different zoning.
- ii. We are wanting to change to R zoning, which is in line with CUP.
- iii. It will be gated.
- iv. Will be high level homes.

Public Comment:

- We backup to the proposed subdivision. We have been here since 2009. What are the plans for water management? I have seen water flowing through the way the property has a crease in it. We will have a detention system that will catch all the stormwater that would collect and funnel down towards you. It will be a huge benefit to you.

- My concern is what it will look like. I'm concerned about a giant eye sore in my backyard. It will be buffered with vegetation and landscaping. I don't think our plan is to do underground detentions.
- We're building 2.5+ million-dollar homes. We do not want to create eye sores. We can talk offline more.
- Do you have specifics of buffers? What efforts will be in place to keep the current trees rather clear cutting? We are trying to minimize any impacts to streams. We redesigned to where we are not asking for any stream buffer variances. We will be cutting in a road where trees will have to go. Other than that, we will try to keep all trees intact. We want to make it feel like the homes have been there forever.
- What about overflow?
- Will there be fencing? What about green screen? There's fence already there. I don't think we plan to do anything different.
- I am also interested on how the pond will be built and the creek that connects to Lake Windward and how that will increase flow.
- I am concerned about the impact. I haven't been there long enough to know what the water situation is like, but I want to make sure an eye sore isn't created.
- Last year, we had an event that some work had to be done on the creek due to lots of rain. I'm worried about all the hardscaping. All the water will end up in the creek. Can it handle that kind of water? The applicant is not required to do a hydrology study at this time. They would do one after receiving an LDP. The applicant will be held to state regulations.

g. Castle View Homes

- 2.5-acre parcel on Kimball Bridge Road.
- Zoned AG- requesting rezoning to R15 with some variances.
- Request includes a private cul-de-sac.
- Asking for front yard setback reduction.

Public Comment:

- To the left of the diagram, what will be to the left of the road? Will you level the trees out, and will there be a landscape area? Yes, to the landscape area. We have not gotten this far with City Staff. Currently, the plan shows sidewalk all the way around the cul-de-sac.
- When is the proposed groundbreaking? It has not been decided. Construction would likely begin in the fall.
- What's the proposed value of the homes? Currently, the thought is \$1.1-1.4 million.
- What are you doing about the drainage issues? We have not conducted a full hydrology study. Underwater storm management would happen.
- Can you talk about the plan for the current plants? We want to work with as much of the existing tree cover as we can.
- What are the sizes of the homes? 3000-4000 square foot. 2 story minimum
- What are the variances? Minimum lot width reduction, which isn't unusual for the area. Reduction in front yards to get homes further away from Kimball bridge crossing.

- Our kids use the back part of the property to get to Ocee Park. Can something be provided like an easement? I was not aware- I thought Ocee was fenced. There are trails going through the backyards that you can cut through. What we're doing wouldn't change the current path.
- Do you have a portfolio view of the homes? We can pull information together.
- Have you given thought to light pollution? We will have to meet the city's landscape ordinance. We will be putting some screening in to help.
- There are two single family homes adjacent to two lots. The park needs to probably acquire some additional parking. Castle View tried to acquire to purchase lots, but they were not for sale.

h. South of Wills Park

- i. 5.5-acre site.
- ii. 55 townhomes, in addition to a clubhouse and pool.
- iii. Units will range from 2600-4000 square feet.
- iv. Gated community with access onto Wills Road.
- v. Seeking rezoning of the property to downtown mixed use.
- vi. Underground detention water system.

Public Comment:

- Where exactly is it? It's by the car detailing place- this is the large undeveloped area next to it. There are several DT MU areas. One of the goals is to interject residential into commercial areas through mixed use. We are furthering the goals of the comp plan.
- Wills road already has so much traffic. I am against this development.
- The parallel parking is for guest parking, correct? Yes.
- My concern is for pedestrian traffic from this subdivision across Hwy 9 to Wills Park. We are providing connection to Hwy 9 for bicycle and pedestrian. We are not currently working with the city on improvements on Hwy 9, but that's something we can evaluate further with the city.
- GDOT is expanding the sidewalks and adding a sidewalk on Wills Road.

i. North Point Redevelopment

- i. Zoning changes to 83 acres of property to Mixed Use.
- ii. The goal is to build on the foundation of the environment that's here and create an indoor/outdoor mixed use.
- iii. It will be a ten-year development.
- iv. It can have community events of up to 2,500 people.
- v. We would propose 50,000 square feet of entertainment space, and 320 units in the first phase.
- vi. Adds substantial amount of open space, a total of 18 acres.
- vii. From a drainage standpoint, we would be improving the situation.

Public Comment:

- Is this already set in stone? If so, when is demolition/groundbreaking scheduled? I have worked for JCP since 1998 and am worried about my job security. Are either of those pink locations that say "retail anchors" going to become JcPenney? If so, where will we be located? Nothing is set in stone. We had been doing a lot of research to come up with this plan. If are approved, we will begin the middle of next year. I would have to refer you to JCPenney to answer that question.
- Please include a percentage of the housing going in here as workforce housing that people who serve the citizens of Alpharetta can afford to live here! We do not currently have any percentage of work force housing. We are open to conversation, but cost of construction would require an incentive program
- Are the anchor stores aware and/or going to stay? All tenants have been spoken to.
- There is new ownership and control of the asset.
- When is this first phase going to start? Demolition would be middle of 2023 plan with 24-month construction for first phase.
- What happened to the redevelopment plan for the Mall that was approved previously, that called for the Sears portion of the mall to be removed and apartments built, along with park area and walking trails?
- Our plan is to dedicate our impact fees to stormwater. I believe we will have 2.5 million dollars that would be dedicated towards storm water.
- What about MARTA plans for a station to be located on the property? One of the bus transit stops in the middle of the highway. We have found a location that would meet up with our location.

III. **Meeting Ended at: 7:30 p.m.**

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: MP-22-06 / CLUP-22-01 /

PH #: Z-22-07 / V-22-11

☐ Property Taxes & Code Violations Verified

☐ 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." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: Beazer Homes c /o Julie Sellers Telephone: 404-665-1242

Address: 1776 Peachtree Street NW Suite: 415-South

City: Atlanta State: GA Zip: 30309 Fax: _____

Mobile Tel: _____ Email: jsellers@dillardsellers.com

Subject Property Information:

Address: +/-6.25 Acres on Haynes Bridge Road (2 Parcels) Current Zoning: O-I

District: 01 Section: 2 Land Lot: 798 Parcel ID: 12 286007981871;12 286007981889

Proposed Zoning: R-8A Current Use: Vacant land

This Application For (Check All That Apply):

- | | | |
|--|---|--|
| ☐ Conditional Use | ☒ Master Plan Amendment | ☒ Comprehensive Plan Amendment |
| ☒ Rezoning | ☐ Master Plan Review | |
| ☒ Variance | ☐ Public Hearing | |
| ☐ Exception | ☐ Other (Specify): _____ | |

APPLICANT REQUEST AND INTENT

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

Please see attached.

Applicant's Request (Please itemize the proposal):

Comprehensive Plan Amendment

Rezoning

Master Plan Amendment

Variances

Please see attached for additional information and descriptions.

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

Please see attached.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Haynes Bridge Partners, LLC c/o Ashish Patel

Telephone: 404-213-8388

Address: 976 West Pointe Ct.

Suite: _____

City Lithia Springs

State: GA

Zip: 30122

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

Comprehensive Plan Amendment

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Beazer Homes c/o Julie Sellers

Telephone: 404-665-1242

Address: 1776 Peachtree Street

Suite: 415-South

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature: _____

Date: 3-16-22

Notary:

Notary Signature: _____

Date: 3-16-22



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: **Beazer Homes**

Subject Public Hearing Case: **Multiple Requests for +/- 6.2 Acres on Haynes Bridge Road**

Rezoning
Comprehensive Plan Amendment

Master Plan Amendment

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: N/A

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-3.

Signature: 

Date: 3-16-22

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: **Beazer Homes**

Subject Public Hearing Case: **Multiple Requests for +/- 6.2 Acres on Haynes Bridge Road**

Rezoning
Comprehensive Plan Amendment

Master Plan Amendment
Variance(s)

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: Donald Mitchell Position: Post 1, City Council

Description of Contribution: Campaign Contribution for 2021 Election Cycle Value: \$250

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-3.

Signature: _____

Date: 3.31.2022

Julie Sellers with Dillard Sellers, Applicant Representative

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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: Water Oak Township

Contact Name: Julie Sellers Telephone: 404-665-1242

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.

All property owners with record title within 500 ft. of subject property.

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.

Applicant will provide contact information to the parties listed above, including e-mail and phone number. If there is sufficient interest, Applicant will host a separate community meeting.

BRE/ESA P PORTFOLIO LLC
P.O. BOX 49550 - PROP TAX
CHARLOTTE NC 28277-9550

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY STE 262
ALPHARETTA GA 30022-1174

DDL NORTHPOINT LLC
5810 LAUREL OAK DR
SUWANEE GA 30024-3369

NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY STE 262
ALPHARETTA GA 30022

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

P&L SUMMIT BCI L P
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

COORDINATING RESEARCH COUNCIL INC
5755 NORTH POINT PKWY STE 265
ALPHARETTA GA 30022

USR REAL ESTATE HOLDINGS LLC
500 STAPLES DR
FRAMINGHAM MA 01702

METRO M3 INC
P O BOX 420253
ATLANTA GA 30342

COORDINATING RESEARCH COUNCIL INC
5755 NORTH POINT PKWY STE 265
ALPHARETTA GA 30022

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

BRE/ESA P PORTFOLIO LLC
P.O. BOX 49550 - PROP TAX
CHARLOTTE NC 28277-9550

BFC PROPERTIES INC ET AL
515 LYELL DR STE 101
MODESTO CA 95356

COLE JO ALPHARETTA GA LLC
5555 DARROW RD
HUDSON OH 44236

HAYNES ROCK LLC
11190 HAYNES BRIDGE RD
ALPHARETTA GA 30022

GREENE HOGG NP II LLC C/O BROGDON
CONSULTING
3425 DULUTH PARK
DULUTH GA 30096

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

PALLADIAN NORTH POINT COMMONS LLC
860 JOHNSON FERRY RD STE 140-336
ATLANTA GA 30342

NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

NORTHPOINT PARK BUILDERS LLC
5755 N POINT PKY STE 85
ALPHARETTA GA 30022

NATIONAL RETAIL PROPERTIES LP
450 SOUTH ORANGE AVE STE 900
ORLANDO FL 32801

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY 261
ALPHARETTA GA 30022-1174

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD
ATLANTA GA 30339

AVENUE 26 HOLDINGS LLC ET AL
11911 SAN VICENTE BLVD STE 310
LOS ANGELES CA 90049

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

Legal Description

Tract 1

2.45 Acres

106,843.53 sq. ft.

All that tract or parcel of land lying and being in Land Lots 753, 754, 797, AND 798, 1ST District, 2nd Section of Fulton County, and being more particularly described as follows:

To find the true point of beginning, begin at a ½" rebar on the east side of Haynes Bridge Road;

Thence, N 55° 07' 07" E for a distance of 317.78 feet to a capped ½" rebar; Thence, S 34° 49' 14" E for a distance of 123.36 feet to a capped ½" rebar; Thence, S 00° 22' 30" W for a distance of 309.93 feet to a capped ½" rebar; Thence, S 89° 13' 06" W for a distance of 268.01 feet to the beginning of a non-tangential curve; Said curve turning to the right through 02° 43' 34.4", having a radius of 772.00 feet, and whose long chord bears N 89° 08' 05" W for a distance of 36.73 feet to the beginning of a non-tangential curve; Said curve turning to the right through an angle of 15° 10' 11.3", having a radius of 42.00 feet, and whose long chord bears N 73° 06' 56" W for a distance of 11.09 feet to a capped ½" rebar; Thence, N 00° 18' 21" W for a distance of 127.73 feet to a point on a line; Thence, N 07° 20' 31" W for a distance of 102.46 feet to A 1/2" rebar, said rebar being the TRUE POINT OF BEGINNING.

Legal Description

Tract 2

3.80 Acres

165,393.23 sq. ft.

All that tract or parcel of land lying and being in Land Lots 753, 754, 797, AND 798, 1ST District, 2nd Section of Fulton County, and being more particularly described as follows:

To find the true point of beginning, begin at a ½" rebar on the east side of Haynes Bridge Road, thence N 55° 07' 07" E a distance of three hundred seventeen and seventy eight hundredths to a capped ½" rebar, being the True Point of Beginning;

Thence N 55° 12' 43" E a distance of 430.34 feet to a ½" rebar; Thence, S 00° 24' 49" W for a distance of 701.19 feet to a PK nail in the sidewalk, said nail being the beginning of a non-tangential curve, Said curve turning to the left through an angle of 22° 33' 27.1", having a radius of 627.73 feet, and whose long chord bears N 79° 27' 57" W for a distance of 245.55 feet to a point of intersection with a non-tangential line; Thence, S 89° 20' 29" W for a distance of 38.54 feet to a capped ½" rebar; Thence, N 00° 22' 30" E for a distance of 309.93 feet to a ½" capped rebar; Thence, N 34° 49' 14" W for a distance of 123.36 feet to a capped ½" rebar, said rebar being the TRUE POINT OF BEGINNING.

Legal Description

BOTH TRACTS

6.25 Acres

272,236.76 sq. ft.

All that tract or parcel of land lying and being in Land Lots 753, 754, 797, AND 798, 1ST District, 2nd Section of Fulton County, and being more particularly described as follows:

To find the true point of beginning, begin at a ½" rebar on the east side of Haynes Bridge Road;

Thence, N 55° 07' 07" E for a distance of 317.78 feet to a capped ½" rebar; Thence N 55° 12' 43" E a distance of 430.34 feet to a ½" rebar; Thence, S 00° 24' 49" W for a distance of 701.19 feet to a PK nail in the sidewalk, said nail being the beginning of a non-tangential curve; Said curve turning to the left through an angle of 22° 33' 27.1", having a radius of 627.73 feet, and whose long chord bears N 79° 27' 57" W for a distance of 245.55 feet to a point of intersection with a non-tangential line; Thence, S 89° 20' 29" W for a distance of 38.54 feet to a capped ½" rebar; Thence, S 89° 13' 06" W for a distance of 268.01 feet to a capped ½" rebar, being the beginning of a non-tangential curve; Said curve turning to the right through 02° 43' 34.4", having a radius of 772.00 feet, and whose long chord bears N 89° 08' 05" W for a distance of 36.73 feet to the beginning of a non-tangential curve; Said curve turning to the right through an angle of 15° 10' 11.3", having a radius of 42.00 feet, and whose long chord bears N 73° 06' 56" W for a distance of 11.09 feet to a capped ½" rebar, being the point of intersection with a non-tangential line; Thence, N 00° 18' 21" W for a distance of 127.73 feet to a capped ½" rebar; Thence, N 07° 20' 31" W for a distance of 102.46 feet to a capped ½" rebar, said rebar being the TRUE POINT OF BEGINNING.

Letter of Intent and Impact Analysis

City of Alpharetta

Comprehensive Plan Amendment
Rezoning Application
Master Plan Amendment
Variance Application

Applicant:

Beazer Homes

Property:

+/- 6.2 Acres on Haynes Bridge Road

Parcel ID Number:

12 286007981871

12 286007981889

Submitted for Applicant by:

Julie Sellers

R. Baxter Russell

DILLARD SELLERS

1776 Peachtree Street, NW, Suite 415-South

Atlanta, Georgia 30309

jsellers@dillardsellers.com

brussell@dillardsellers.com

I. INTRODUCTION

This application is for approval of a new for-sale townhome development. The subject property is approximately 6.2 acres of land located at the corner of Haynes Bridge Road and Rock Mill Road and consists of two parcels, Parcel ID numbers 12 286007981871 and 12 286007981889 (the “Property”). The Property’s rear boundary abuts the entrance ramp and right-of-way for S.R. 400 at the Haynes Bridge Road exit. The Property is currently zoned O-I (Office Institutional) and is subject to the North Point Overlay (the “Overlay”). The Property has a future land use designation of CO (Corporate Office) and is part of the Delta Credit Union Master Plan. Despite an extensive mix of uses and significant development in the surrounding area, the Property exists as an undeveloped, vacant lot.

The applicant, Beazer Homes (“Applicant”), submits this application to develop Water Oak Township—a high-quality, for-sale attached residential community with 43 townhome units, resident amenity areas, community civic space with additional preserved buffer and tree save areas. To accomplish this development, the Applicant seeks approval of the following requests to allow for the development of Water Oak Township: (1) an amendment to the Comprehensive Plan; (2) a Rezoning of the Property from O-I to R-8A; (3) an amendment to the Delta Credit Union Master Plan to reflect the proposed zoning and development changes; and (4) related variances to reflect development as shown on the submitted site plan, including (a) variance from Sec. 2.10.3 and the Overlay site regulations, and (b) variance from Section 2.10.4 and the Overlay block and access regulations.

II. DEVELOPMENT INFORMATION

Applicant seeks to develop Water Oak Township at the Property as a premier residential community integrating first class residential units, unique amenities, and purposeful civic space on a currently undeveloped tract. The community includes 43 three-story townhomes with two car garages and 19-foot driveways at each unit. The site layout is designed for rear loaded garage access for all homes with each unit fronting on pedestrian sidewalks. Fourteen homes front on Rock Mill Road adjacent to the community’s gated entrance, providing an interface with the public street and urban community feel amongst the variety of uses and redevelopment occurring in the Overlay. The townhome elevations and exterior finishes feature a mixture of attractive materials such as brick and motor with board and batten siding to establish a modern, refined appearance.

In addition to the upscale design and layout of the townhomes, Applicant’s community incorporates ample civic and amenity open space. By providing these elements, Water Oak Township intends to promote the goals of the Overlay’s EcoDistrict measures and establish a community focused on sustainability and urban green spaces. As demonstrated on the site plan, Applicant’s residential units are concentrated to the eastern portion of the Property. This layout allows the community to preserve 0.7 acres of civic greenspace (11.3% of the site) at the corner of Haynes Bridge Road and Rock Mill Road. This corner civic greenspace provides prominent public open space for the benefit of Township residents and the surrounding North Point community. The civic greenspace includes pedestrian amenities such as a walking trail with

benches and bicycle racks with attached repair center (or similar public bicycle amenity). Additionally, this corner greenspace affords a tree save area to preserve some of the largest specimen trees on the Property. The corner civic greenspace works in tandem with the sixty-foot undisturbed buffer along the Property's northern boundary to establish meaningful green buffering and landscaping along Haynes Bridge Road, Rock Mill Road, and the S.R. 400 entrance ramp.

Applicant's community will also surpass EcoDistrict requirements through its amenity area and features for the townhome residents. In addition to paved sidewalks throughout the community and a central fire pit, Water Oak Township includes a community garden. The community garden space establishes a distinct outdoor amenity for residents to gather, use and enjoy. The community garden includes raised planters, a tool shed and irrigation. This amenity area also incorporates a composting program for residents. Finally, community residents have access to a wooded nature trail with entrances located off this central amenity area.

As demonstrated by the attached zoning site plan and application materials, Applicant's proposed development will create a vibrant residential community that corresponds to the City's vision for progressive, sustainable development. Based on this information and satisfaction of the criteria below, Applicant respectfully requests City Council's approval of the submitted applications and proposals contained herein.

III. IMPACT ANALYSIS

The Applicant's proposed development fully satisfies the criteria set forth in the City's Code. For these reasons, the Applicant respectfully requests its application be granted as submitted.

A. Comprehensive Plan Amendment Request

The Applicant requests a Comprehensive Plan amendment to change the Property's designation from Corporate Office to High Density Residential. The Applicant satisfies all criteria for a Comprehensive Land Use Plan amendment as set forth in the Alpharetta Unified Development Code ("UDC"), Section 4.1.3.

1) The extent to which a change in the economy, land use or development opportunities of the area has occurred.

As provided in the Horizon 2040 Comprehensive Plan ("Comprehensive Plan"), the Property is currently designated as Corporate Office on the Future Land Use Map. Since the emergence of the COVID-19 pandemic in 2020, many businesses and companies with office leases have adapted to the new mindset for public health concerns and employee expectations regarding work flexibility. As a result of this changing workplace environment, many of these same companies are exploring downsizing current office spaces resulting in rising office vacancies. Given the general availability of office space and new pandemic era attitudes toward office leases, the Property does not qualify as an appropriate site for future office development. The Property is too small to accommodate

the larger building sizes or mixed-use components required for new modern office developments. Additionally, the surrounding Haynes Bridge Road area has multiple parcels currently approved for new office space. A small office development on the Property would not positively contribute to this portfolio. Finally, the Property has been designated by the Comprehensive Plan, zoning map, and approved master plan (see below) for office use for over ten years, but no office development has occurred.

Based on the combination of these factors and the Property's suitability for attached, for-sale residential development, the Applicant requests City Council amend the Comprehensive Plan to change the Future Land Use Map designation for the Property from Corporate Office to High Density Residential. This amendment will allow the Applicant to rezone the property to R-8A and develop the proposed residential community shown on the attached site plan.

2) The extent to which the proposed designation is in compliance with goals and policies of the Plan.

Applicant's proposed High Density Residential designation is consistent with the goals and policies of the Comprehensive Plan. As demonstrated in the submitted application materials, the Applicant's proposed amendment conforms to the City's vision in the following areas:

- a) Housing—Applicant's Water Oak Township concentrates high density development in the North Point area and provides high-quality design to preserve appearance and property values (Comprehensive Plan pgs. 40-41).
- b) Transportation—Applicant's site plan includes consideration for multi-modal transportation options, including connecting existing public sidewalk with on-site public walking trail (Comprehensive Plan pg. 42).
- c) Economic Development—Applicant's community provides site and landscaping design featuring high aesthetic standards and enhanced architectural quality (Comprehensive Plan pg. 45).
- d) Land Use—Water Oak Township is designed to provide a sense of place with public open space, to promote mobility and outdoor recreation, and to maintain attractive green space and tree buffering along the S.R. 400 corridor and Haynes Bridge Road gateway to the North Point area (Comprehensive Plan pgs. 47-48).
- e) Natural, Historic & Cultural Resources—By incorporating multiple greenspace and EcoDistrict features, Applicant's community achieves sustainable site design and increases the City's open space inventory (Comprehensive Plan pgs. 50-51).

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

The proposed amendment for the Property to High Density Residential would not require any changes in the provision of public facilities or services. If any changes are identified by Planning & Zoning Staff, Applicant will work to address and satisfy those concerns.

- 4) **The extent to which the proposed designation would impact the public health, safety and welfare.**

The proposed Comprehensive Plan amendment will have no negative impact on the public health, safety and welfare of surrounding property owners or community residents. The proposed amendment will instead provide an avenue for an appropriate rezoning and development of the Property as a high-quality residential community.

- 5) **The extent to which additional land area is needed to be developed for a specific type of use.**

The North Point LCI area and overlay district have limited to no undeveloped areas designated as High Density Residential. Applicant requests this Comprehensive Plan amendment to develop a residential community providing continued redevelopment in this vital area of the City.

- 6) **The extent to which area demographics or projections are not occurring as projected.**

As outlined above in response to Comprehensive Plan Criteria 1, future office space development opportunities may be limited particularly on small area sites. Considering the current state of the office market and the Property's history, it is appropriate for City Council to amend the Comprehensive Plan designation to High Density Residential to provide an opportunity for quality residential development such as Water Oak Township.

B. Rezoning Request from O-I to R-8A

The Applicant satisfies all the criteria for rezoning as set forth in the Alpharetta Unified Development Code ("UDC"), Section 4.2.3 and the Alpharetta Public Hearing Application Form.

- 1) **How will this proposal be compatible with surrounding properties?**

The proposed rezoning to R-8A is compatible with the zoning on surrounding properties, which are zoned O-I, PSC, CUP, and MU. Applicant's proposed residential community is also compatible with the variety of uses on surrounding and nearby properties, including office uses, commercial retail/restaurant and shopping center uses, institutional uses, and the nearby Ecco Park residential development. Water Oak Township will contribute to the current mixture of uses on surrounding properties and promote continued redevelopment in the North Point area.

- 2) **How will this proposal affect the use and value of the surrounding properties?**

The proposed rezoning to R-8A will have no adverse impact on the use or value of surrounding properties. On the contrary, Water Oak Township, its residential units, and significant civic and amenity greenspace will both compliment and enhance the value and use on surrounding properties.

3) Can the property be developed for a reasonable economic use as currently zoned?

The Property has no reasonable economic value as currently zoned. The current O-I zoning at this site is no longer consistent with either office development trends or development patterns in the surrounding area. Rezoning the Property to R-8A will allow reasonable and appropriate economic development benefitting the Applicant and surrounding property owners.

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

The proposed development will have a nominal impact upon population and traffic in the area. The increase in population associated with the 43 townhome units is consistent with residential development in the surrounding area. With regard to traffic, the City's current infrastructure is equipped to provide adequate access and handle any increases associated with the Applicant's residential community. The Applicant will work with the City if infrastructure upgrades are determined to be necessary.

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

A nominal amount of students may be generated by this residential use. Based upon the townhome unit design and adult-oriented amenities, Applicant anticipates little, if any, impact on schools. Public service and facilities, including utilities such as water and sewer, are currently available for the Property and are sufficient to accommodate the proposed development. While the Applicant is not aware of any burden on public services or public facilities related to this development, the Applicant is willing to address any issues that may arise with the City and those appropriate service providers.

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

The Applicant includes a Comprehensive Plan amendment with this rezoning request in order to change the Future Land Use Map designation to High Density Residential. This requested amendment is consistent with the proposed rezoning to R-8A. As outlined in the Application materials and detailed explanation above, the Comprehensive Plan amendment is consistent with the City's stated goals and policies. Herein, approval of the rezoning in connection with the Comprehensive Plan amendment complies with the City's vision for growth in the North Point area.

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

Changed and changing conditions in the area as well as the current office marketplace support the proposed rezoning and residential development. Applicant's requested

rezoning and Water Oak Township development will achieve the City's goals for redevelopment in the North Point area and the vision for quality greenspace communities.

C. Master Plan Amendment Request

In November 2011, City Council approved an updated master plan on behalf of Delta Credit Union (Regent Partners) for the Property (MP-11-06). At that time, the master plan approval provided 203,161 square feet of office space entitlements on an attached site plan. The master plan approval also included parcels in addition to the Property. Delta Credit Union's office development proposal was never achieved. Some of the parcels included in this master plan were purchased by the Fulton County Board of Education and developed as a maintenance shop facility. The Property was not developed as the entitled office use, remains vacant, and cannot presently be developed under this master plan based on Fulton County's purchase and partial, unassociated development on associated land.

The Applicant respectfully requests an amendment to the current master plan (MP-11-06), to modify this plan as currently imposed upon the Property. The Applicant seeks to amend the current plan as it applies to the Property to reflect the proposed site plan submitted with this application package. If approved as requested, Applicant's site plan for the Water Oak Township development will replace Delta Credit Union's master plan and allow for productive and beneficial development of the Property. The Applicant cannot develop the Property as proposed without this requested Master Plan Amendment in conjunction with the associated Comprehensive Plan, rezoning, and variance requests.

D. Variance Request(s)

The Applicant respectfully requests two variances seeking relief from the strict application of the North Point Overlay regulations.

Applicant's proposed Water Oak Township and submitted site plan seek to establish a distinct, high-quality residential community on the Property. Applicant's proposed community is designed to achieve the intent and purpose of the Overlay, including exceeding the minimum EcoDistrict measures and requirements. However, strict application of all Overlay requirements on the Property and Applicant results in an unnecessary hardship that adversely affects the proposed development. Relief from certain Overlay requirements to accomplish Applicant's development will cause no detriment to the public and instead benefit the surrounding area by allowing development of a beneficial residential community on the Property.

For these reasons, Applicant requests the following two variances to reflect development as shown on the submitted site plan:

- (1) Variance from Sec. 2.10.3 and the Overlay site regulations, including application of any setback, sidewalk, planter, maximum building height or other prohibitive site regulations inconsistent with Applicant's site plan, and

(2) Variance from Section 2.10.4 and the Overlay block and access regulations, including application of any dead-end street, vehicular cross access, gating or other prohibitive block regulations inconsistent with Applicant's site plan.

IV. CONCLUSION

The Applicant respectfully requests that the City approve the foregoing requests as submitted. The Applicant's required constitutional and ante litem notice is attached hereto at Exhibit "A".

If there are any questions about these requests, please feel free to contact me at 404-665-1242 or jsellers@dillardsellers.com. Thank you.

Sincerely,

DILLARD SELLERS



Julie L. Sellers
R. Baxter Russell
Attorneys for the Applicant

Exhibit A

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of the City of Alpharetta require the Applicant to raise Federal and State constitutional objections during the public hearing process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Alpharetta Unified Development Code ("UDC"), facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDC, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by Alpharetta to grant the application as requested would constitute a taking of the Applicant's property. Because of this unconstitutional taking, Alpharetta would be required to pay just compensation to the Applicant.

A denial of this application would constitute an arbitrary and capricious act by Alpharetta without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the requested rezoning and other concurrent requests would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by Alpharetta to grant the rezoning and other concurrent requests for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and

owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the requests subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A denial of this application would be unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to approve the rezoning and other applications as requested by the Applicant. If action is not taken by the City to approve the rezoning application within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, inverse condemnation, diminution of value of the Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Standing Objection

The Applicant further objects to the standing of each and every surrounding resident to challenge, whether before City Council or any court of competent jurisdiction, any zoning decision by City Council in that he/she has not shown, nor can show, that he/she will suffer special damages within the meaning of Georgia law as a result of said decision. The Applicant raises this objection before City Council and requests City Council to determine the standing of any individual who challenges or objects to City Council's decision to rezone the Property. Applicant further raises this objection before City Council to preserve said objection on appeal, if any, to any court of competent jurisdiction.



Real Estate

[View Bill](#)[View bill image](#)

As of	2/21/2022
Bill Year	2021
Bill	2108003
Owner	HAYNES BRIDGE PARTNERS LLC
Parcel ID	12 -2860-0798-188-9

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$3,142.95	\$3,142.95	\$0.00	\$0.00	\$0.00
TOTAL		\$3,142.95	\$3,142.95	\$0.00	\$0.00	\$0.00

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Real Estate

[View Bill](#)[View bill image](#)**As of**

2/21/2022

Bill Year

2021

Bill

2108002

Owner

HAYNES BRIDGE PARTNERS LLC

Parcel ID

12 -2860-0798-187-1

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$2,027.45	\$2,027.45	\$0.00	\$0.00	\$0.00
TOTAL		\$2,027.45	\$2,027.45	\$0.00	\$0.00	\$0.00

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☐ Status Code 1 values								
☐ Assigned To 2 values								
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Code Enforcement-Trees	CE190025	Stop Work Order - Trees	OPEN		2/25/2019, 4:12 PM	1825 Mayfield Road	27978	
Code Enforcement-Co...	CE190036	Business vehicle in residentia...	OPEN		3/11/2019, 2:51 PM	11170 Wittenridge Drive	28338	
Code Enforcement-Co...	CE190043	Business vehicles in residenti...	OPEN		4/2/2019, 3:02 PM	10585 Kingsmark Trail	28899	
Code Enforcement-Co...	CE190053	Tree removal without permit	OPEN		4/17/2019, 3:44 PM	5365 Derby Chase Court	29270	
Code Enforcement-Co...	CE190081	High Grass and Weeds-Rotti...	OPEN		8/6/2019, 9:07 AM	115 Laurelwood Lane	31631	
Code Enforcement-Co...	CE190088	Stop Work Order	OPEN		8/15/2019, 4:10 PM	277 Mayfield Road	31866	
Code Enforcement-Co...	CE190099	Structual Issues	OPEN		9/5/2019, 3:35 PM	44 Birch Rill Drive	32366	
Code Enforcement-Co...	CE190100	Drainage Violation	OPEN		9/5/2019, 4:01 PM	160 North Main Street	32367	
Code Enforcement-Co...	CE190107	Stop Work Order	OPEN		9/27/2019, 1:01 PM	10580 Tuxford Drive	32800	
Code Enforcement-Co...	CE190108	Stop Work Order	OPEN		9/27/2019, 1:09 PM	1230 Tuscany Court	32801	
Code Enforcement-Co...	CE200004	Stop Work Order	OPEN		1/14/2020, 3:44 PM	1565 Highview Pines Pass	34799	
Code Enforcement-Co...	CE200008	Inoperable Vehicles	OPEN		1/29/2020, 3:59 PM	151 Wills Lane	35080	
Code Enforcement-Co...	CE200011	Stop Work Order	OPEN		2/7/2020, 11:38 AM	710 Tate Drive	35283	
Code Enforcement-Co...	CE200065	Deck in a State of Disrepair	OPEN	BESMITH	4/7/2020, 2:03 PM	1430 Hillcrest Heights	36677	
Code Enforcement-Co...	CE200074	R/W trashcan overflowing	OPEN		4/9/2020, 3:09 PM	762 North Main Street	36739	
Code Enforcement-Co...	CE200084	Comolaint	OPEN	BSCHROEDER	5/6/2020, 3:55 PM	194 Mavfield Circle	37241	

Filters
Code Enforcement

Filters Styling

Filter as map moves

Location

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No results

Select attribute filters (8)

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☐ Number 92 values

☐ Tag 61 values

☐ Status Code 1 values

☐ Assigned To 2 values

Showing 25 of 107 rows

View Map

Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Location	Reference ID
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Code Enforcement-Co...	CE200074	R/W trashcan overflowing	OPEN		4/9/2020, 3:09 PM	762 North Main Street	36739
Code Enforcement-Co...	CE200084	Complaint	OPEN	BSCHROEDER	5/6/2020, 3:55 PM	194 Mayfield Circle	37241

Arborist Report for Haynes Bridge Road Tract



Prepared by:
Moore Urban Forestry
5962 Lake Lanier Heights Road
Buford, Georgia 30518

Van Moore, Consulting Arborist
ISA Certified Arborist # SO 1171
Registered Forester - 2043

The City of Alpharetta requires an Arborist report that assesses the condition of all specimen trees, boundary trees, trees of quality, and landscape trees.

Criteria for a Specimen Tree:

Pine Trees: 30-inches diameter or larger for these in the *Pinus* (Pine) genus.

Coniferous Trees: 20-inch diameter or larger for trees in the *Cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees.

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus.

20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees.

20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'.

24-inch diameter or larger for trees in all other genera

8-inch diameter or larger for understory trees

10-inch diameter or larger for *Oxydendron arboreum* (Sourwood).

Criteria for a Boundary Tree:

Any tree located on adjacent property with a critical root zone that may be impacted by proposed land disturbance activity.

Criteria for a Landscape Tree:

A tree or trees that were planted or retained on a developed or previously developed site.

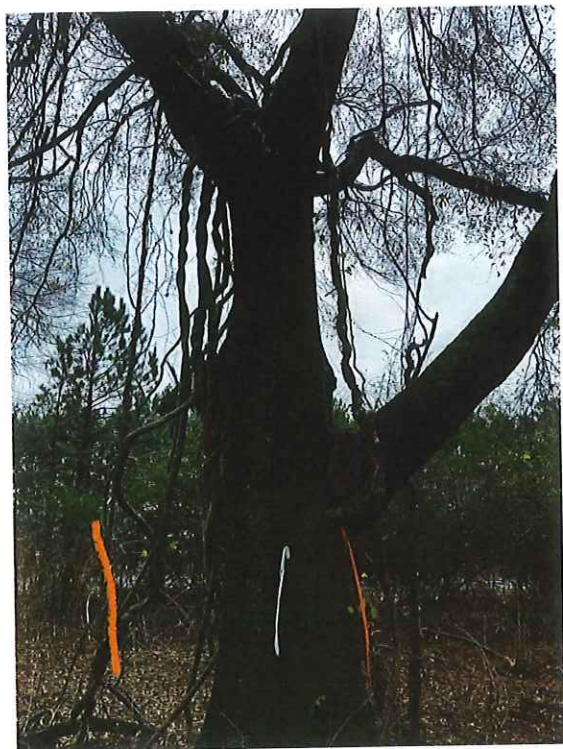
Criteria for a Tree of Quality

A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the director.

A tree inspection was conducted at the Haynes Bridge Road Tract on December 23, 2021. The diameter of all trees that were collected at the property were measured at dbh (diameter at breast height, 4 ½' off the ground). Trees that split into multiple trunks below 4 ½' off the ground were measured at the narrowest point beneath the split. Trees were labeled with flagging tape.

Specimen Trees

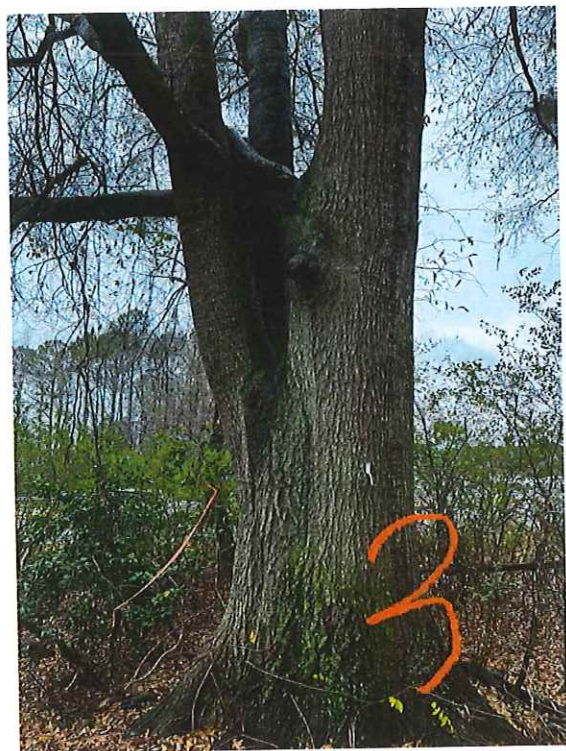
Tree #	Scientific Name	Common Name	DBH Inches	Condition	Comments	CRZ Radius
1	Quercus Nigra	Water Oak	34	Fair	Included Bark	44.20
2	Quercus Nigra	Water Oak	38	Poor	Included Bark	49.40
3	Quercus Nigra	Water Oak	51	Fair	Included Bark	71.4
4	Quercus Alba	White Oak	29	Fair	Included Bark	37.7
5	Quercus Nigra	Water Oak	27	Fair	Included Bark	35.1
6	Quercus Nigra	Water Oak	43	Poor	Included Bark	55.9
7	Quercus Nigra	Water Oak	24	Fair	Minor Dead Limbs	31.2
8	Quercus Nigra	Water Oak	26	Good		33.8
9	Liriodendron Tulipifera	Yellow Poplar	32	Poor	Rot	41.6
10	Carya Spp.	Hickory	24	Fair	Minor Dead Limbs	31.2
11	Carya Spp.	Hickory	25	Fair	Minor Dead Limbs, Included Bark	32.5
12	Quercus Alba	White Oak	26	Fair	Included Bark	33.8
13	Morus Rubra	Mulberry	41	Poor	Rot	53.3
14	Quercus Nigra	Water Oak	25	Fair	Included Bark	32.5
15	Prunus Serotina	Black Cherry	31	Poor	Included Bark	40.3
38	Crataegus Phaenopyrum	Washington Hawthorn	13	Poor	Included Bark	16.9
40	Quercus Nigra	Water Oak	28	Poor	Included Bark	36.4
41	Pinus Taeda	Loblolly Pine	30	Poor	Rot	39.0



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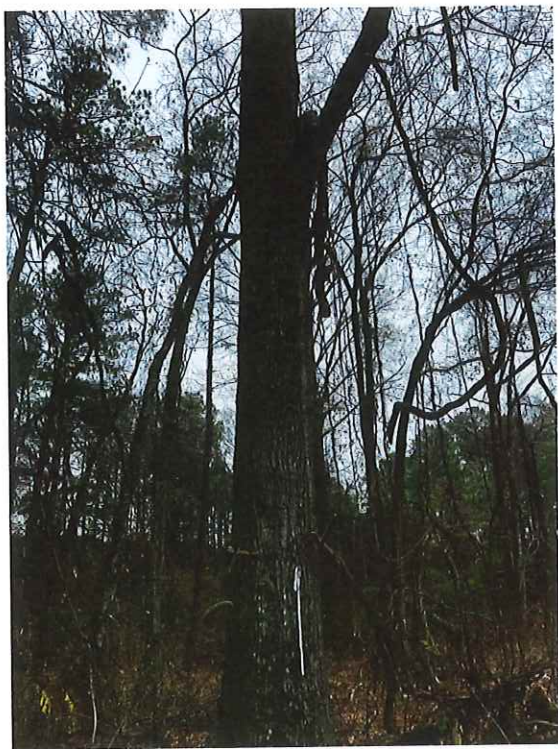
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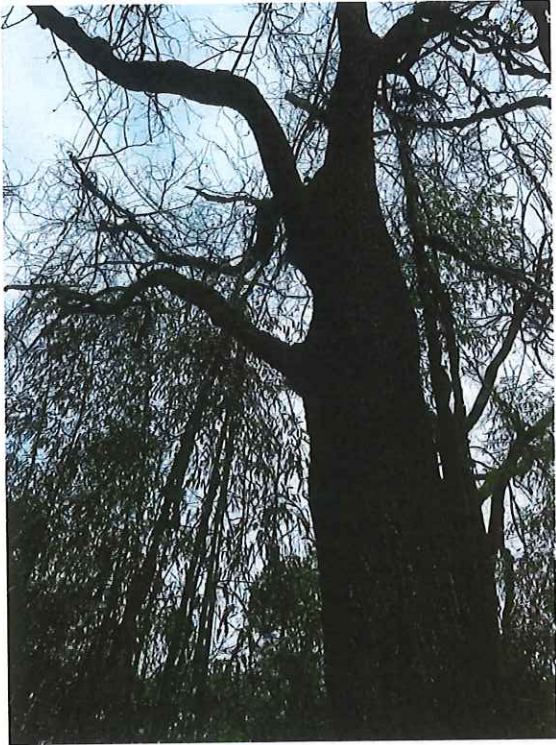
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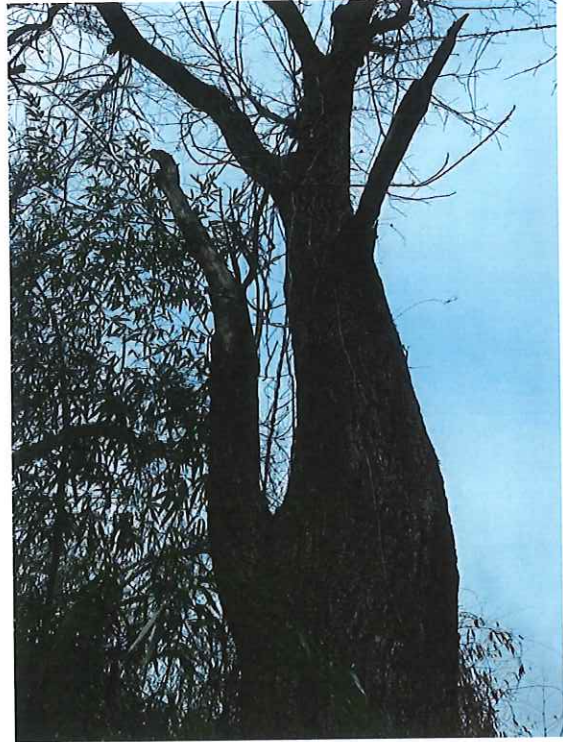
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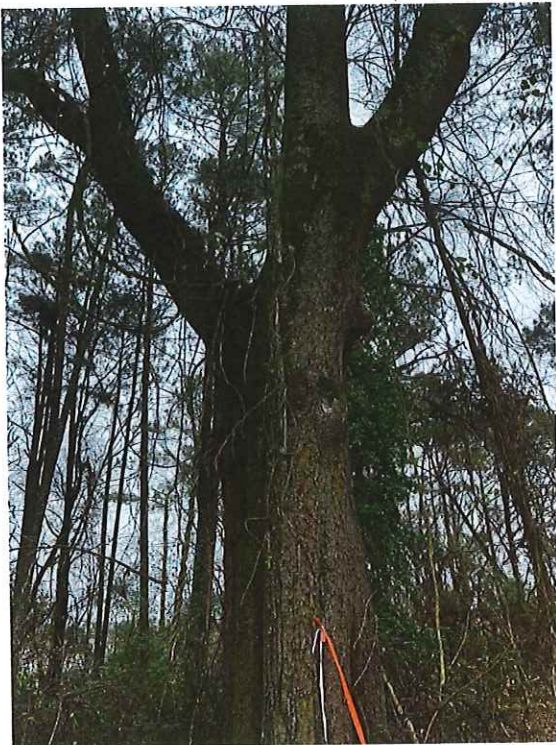
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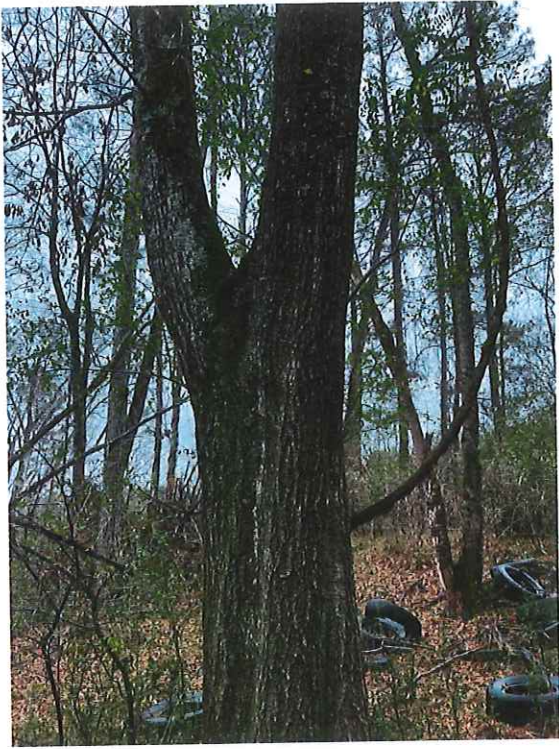
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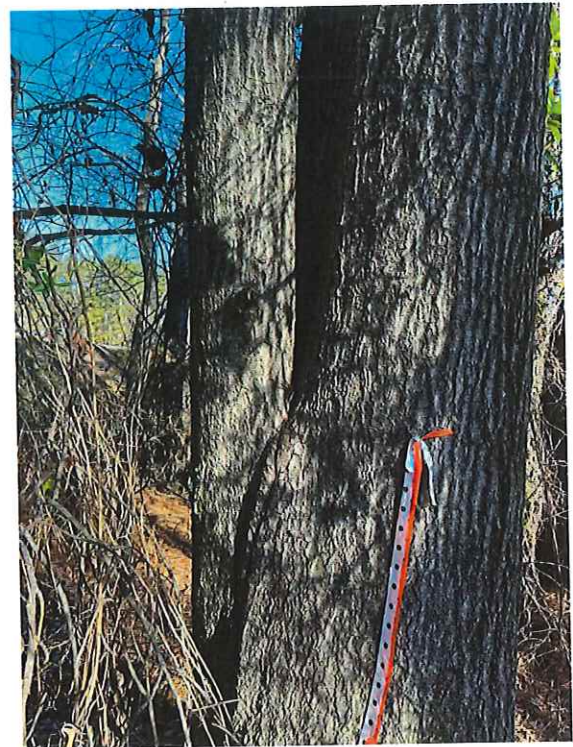
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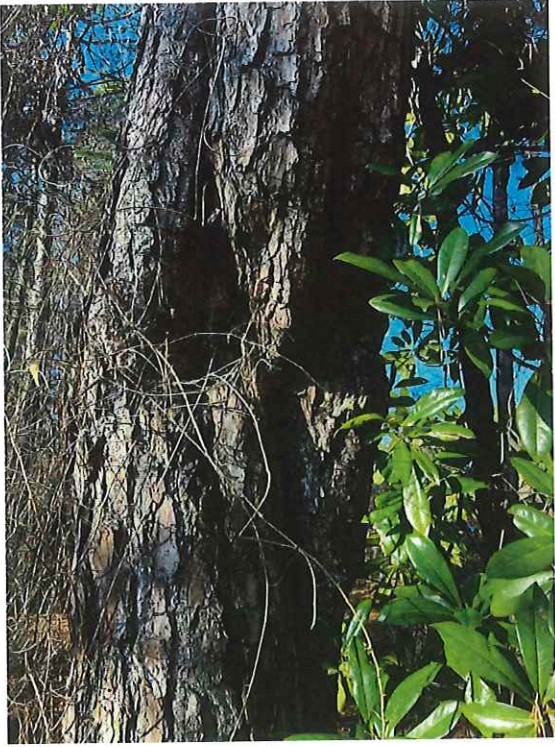
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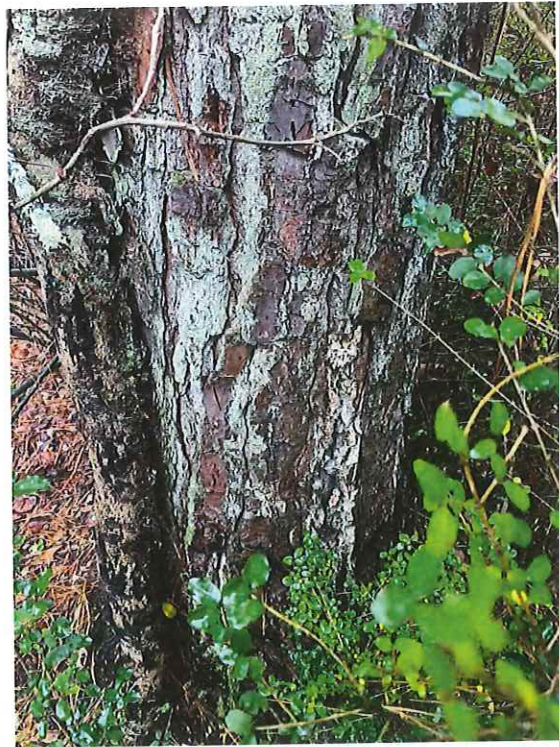
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Boundary Trees

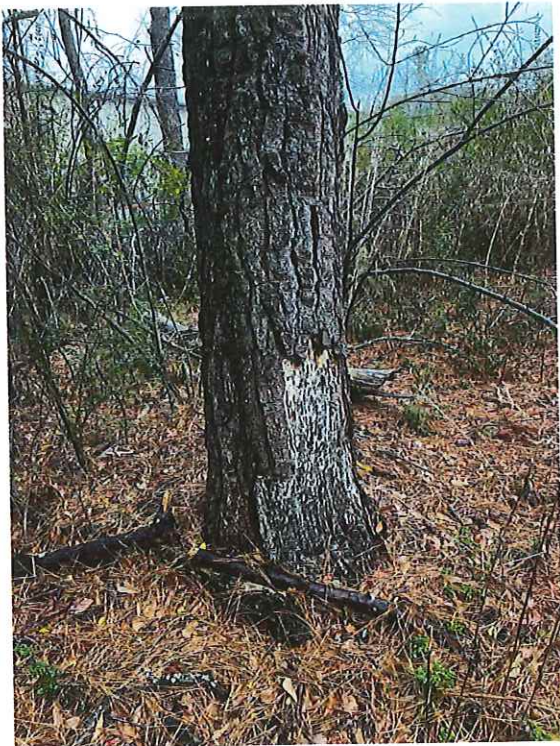
Tree #	Scientific Name	Common Name	DBH in Inches	Condition	Comments	CRZ Radius
15	Prunus Serotina	Black Cherry	31	Poor	Included Bark	40.30
18	Pinus Taeda	Loblolly Pine	13	Good		16.9
20	Pinus Taeda	Loblolly Pine	15	Good		19.5
21	Pinus Taeda	Loblolly Pine	13	Good		16.9
22	Pinus Taeda	Loblolly Pine	18	Good		23.4
23	Pinus Taeda	Loblolly Pine	16	Poor	Rot	20.8
24	Pinus Taeda	Loblolly Pine	19	Poor	Fusiform	24.7
25	Pinus Taeda	Loblolly Pine	18	Poor	Mechanical Damage	23.4
26	Acer Negundo	Boxelder	13	Fair	Included Bark	16.9
27	Pinus Taeda	Loblolly Pine	23	Poor	Fusiform	29.9
28	Pinus Taeda	Loblolly Pine	24	Good		31.2
30	Pinus Taeda	Loblolly Pine	25	Good		32.5
33	Pinus Taeda	Loblolly Pine	15	Good		19.5
34	Pinus Taeda	Loblolly Pine	15	Poor	Fusiform	19.5
35	Pinus Taeda	Loblolly Pine	14	Poor	Fusiform	18.2
36	Pinus Taeda	Loblolly Pine	14	Good		18.2
37	Pinus Taeda	Loblolly Pine	16	Poor	Rot	20.8
38	Crataegus Phaenopyrum	Washington Hawthorn	13	Poor	Included Bark	16.9
39	Prunus Serotina	Black Cherry	19	Fair	Included Bark	24.7
40	Quercus Nigra	Water Oak	28	Poor	Included Bark	36.4
41	Pinus Taeda	Loblolly Pine	30	Poor	Rot	39.0
42	Pinus Taeda	Loblolly Pine	21	Good		27.3
43	Pinus Taeda	Loblolly Pine	17	Poor	Rot	22.1
44	Pinus Taeda	Loblolly Pine	23	Poor	Fusiform	29.9
45	Pinus Taeda	Loblolly Pine	19	Fair	Minor Dead Limbs	24.7
47	Quercus Nigra	Water Oak	22	Good		28.6
48	Pinus Taeda	Loblolly Pine	17	Good		22.1
49	Pinus Taeda	Loblolly Pine	22	Good		28.6
50	Pinus Taeda	Loblolly Pine	17	Good		22.1
51	Pinus Taeda	Loblolly Pine	17	Good		22.1
52	Quercus Nigra	Water Oak	8	Good		10.4
53	Ulmus sp.	Elm	11	Good		14.3
55	Quercus Nigra	Water Oak	15	Good		19.5
56	Pinus Taeda	Loblolly Pine	20	Good		26.0



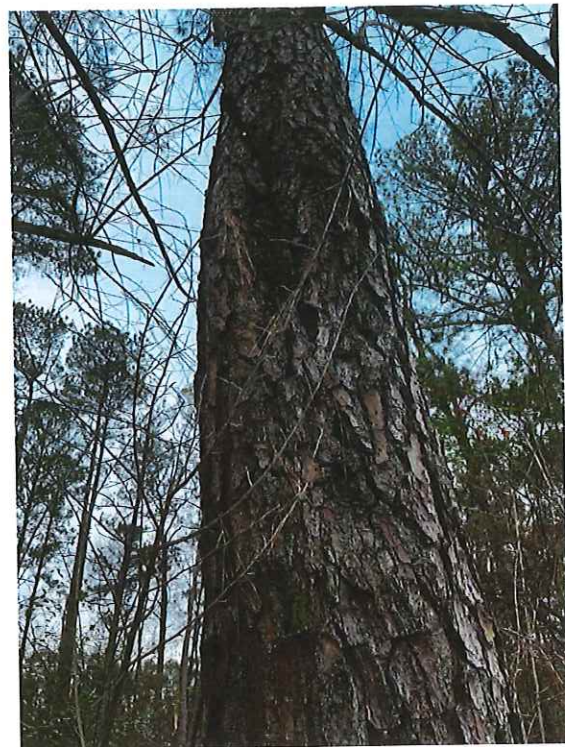
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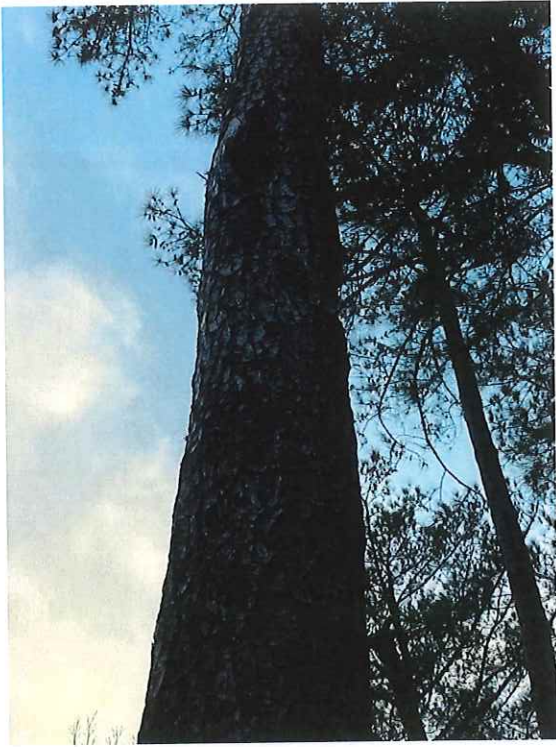
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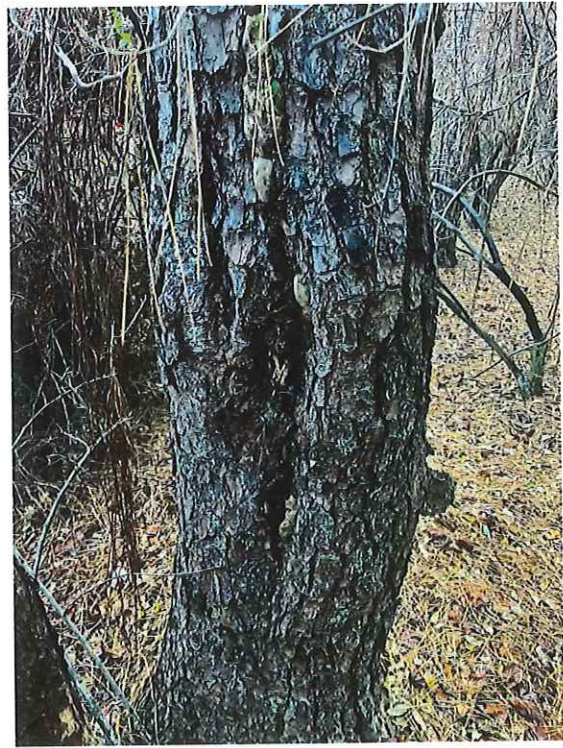
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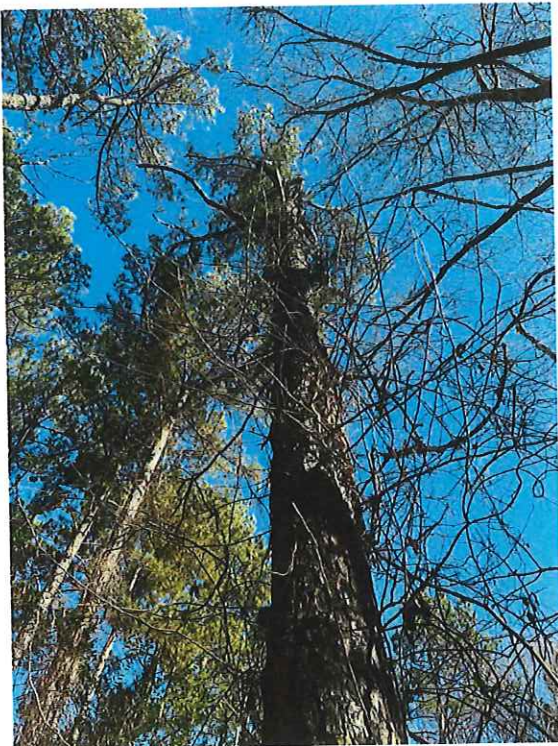
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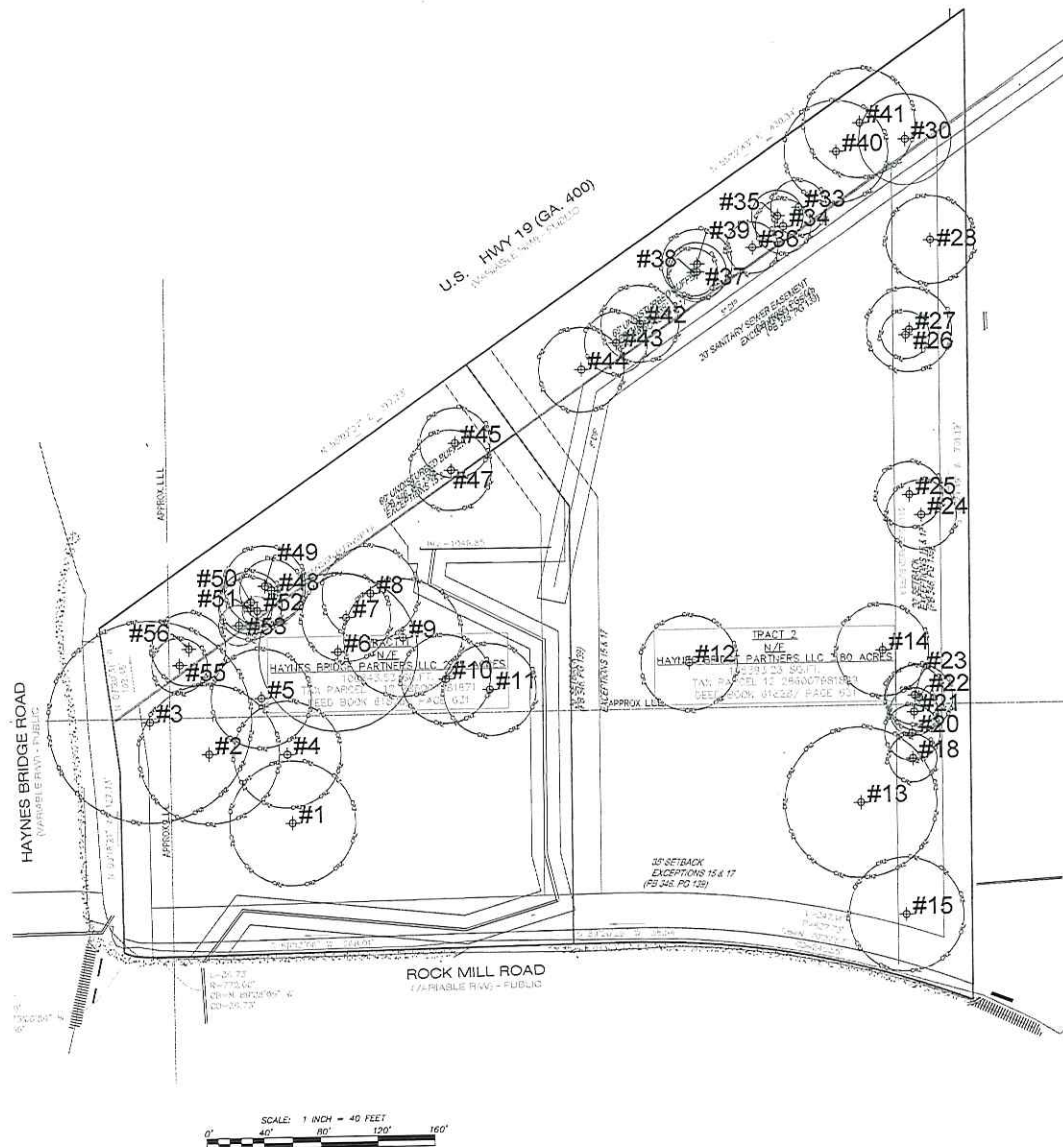
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Landscape Trees

No Landscape Trees on the property.

Trees of Quality

No Trees of Quality on the property.



Specimen Trees						
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(770) 530-4114
MOORE@URBANFORESTRY.COM

PREPARED FOR:

BEAZER HOMES - Atlanta
1000 Abernethy Road NE, Suite 260
Atlanta, GA 30328

PROJECT NAME:

Haynes Bridge Road
Tract

TASK:

Arborist Report



PROJECT INFORMATION:

Haynes Bridge Road Tract

Project Name

Project Number

Project Address

Land Use Notes

Owner

ALPHARETTA, GA, Fulton

City, State, County

DATE

REVISION

DATE

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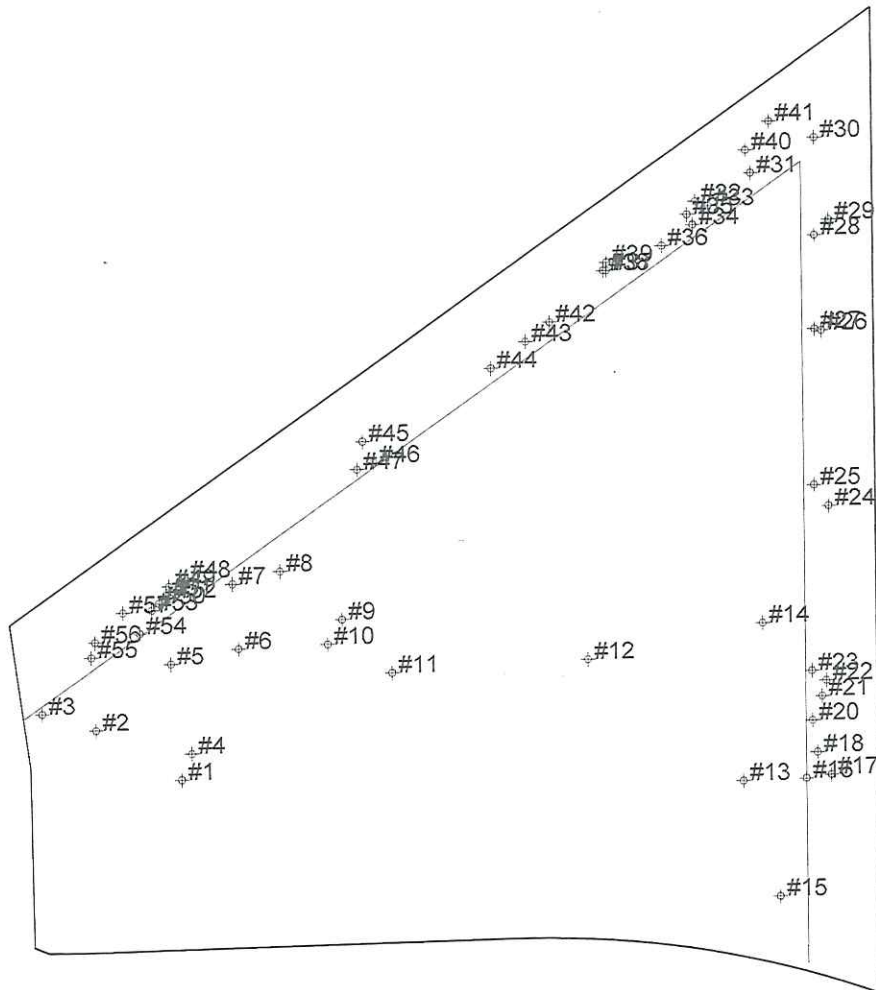
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SCALE: 1 INCH = 40 FEET

Specimen Trees							CRZ Radius
Tree #	Scientific Name	Common Name	DBH inches	Girdling	Comments		
1	Quercus Nigra	Water Oak	34	Fair	Included Bark		
2	Quercus Nigra	Water Oak	38	Poor	Included Bark		
3	Quercus Nigra	Water Oak	51	Fair	Included Bark		
4	Quercus Alba	White Oak	29	Fair	Included Bark		
5	Quercus Nigra	Water Oak	27	Fair	Included Bark		
6	Quercus Nigra	Water Oak	43	Poor	Included Bark		
8	Quercus Nigra	Water Oak	24	Fair	Minor Dead Limbs		
7	Quercus Nigra	Water Oak	26	Good	Rot		
9	Liriodendron Tulipifera	Yellow Poplar	32	Poor	Rot		
10	Cane Sp.	Hickory	24	Fair	Minor Dead Limbs		
11	Cane Sp.	Hickory	25	Fair	Minor Dead Limbs, Included Bark		
12	Quercus Alba	White Oak	26	Fair	Included Bark		
13	Morus Rubra	Mulberry	41	Poor	Rot		
14	Quercus Nigra	Water Oak	25	Fair	Included Bark		
15	Prunus Serotina	Black Cherry	31	Poor	Included Bark		
26	Acer Negundo	Boxelder	13	Poor	Included Bark		
38	Crategeus Phanerophytm	Washington Hawthorn	13	Poor	Included Bark		
40	Quercus Nigra	Water Oak	28	Poor	Included Bark		
	Pinus Taeda	Loblolly Pine	30	Poor	Rot		

Boundary Trees						CRZ Radius
Tree #	Scientific Name	Common Name	DBH In Inches	Condition	Comments	
16	Pinus Taeda	Loblolly Pine	14	Good		
17	Pinus Taeda	Loblolly Pine	14	Good		
18	Pinus Taeda	Loblolly Pine	13	Good		
20	Pinus Taeda	Loblolly Pine	15	Good		
21	Pinus Taeda	Loblolly Pine	13	Good		
22	Pinus Taeda	Loblolly Pine	18	Good		
23	Pinus Taeda	Loblolly Pine	16	Poor	Rot	
24	Pinus Taeda	Loblolly Pine	19	Poor	Slime Flux	
25	Pinus Taeda	Loblolly Pine	18	Poor	Mechanical Damage	
26	Acer Nageundo	Bowelder	13	Fair	Included Bark	
27	Pinus Taeda	Loblolly Pine	23	Poor	Slime Flux	
28	Pinus Taeda	Loblolly Pine	24	Good		
29	Pinus Taeda	Loblolly Pine	14	Poor	Rot	
30	Pinus Taeda	Loblolly Pine	25	Good		
31	Pinus Taeda	Loblolly Pine	13	Good		
32	Pinus Taeda	Loblolly Pine	14	Good		
33	Pinus Taeda	Loblolly Pine	15	Good		
34	Pinus Taeda	Loblolly Pine	15	Poor	Slime Flux	
35	Pinus Taeda	Loblolly Pine	14	Poor	Slime Flux	
36	Pinus Taeda	Loblolly Pine	14	Good		
37	Pinus Taeda	Loblolly Pine	15	Poor	Rot	
38	Catalpa Bionorophyllum	Washington Hawthorn	13	Poor	Included Bark	
39	Pinus Strobus	Black Cherry	19	Fair	Included Bark	
40	Quercus Nigra	Water Oak	28	Poor	Included Bark	
41	Pinus Taeda	Loblolly Pine	30	Poor	Rot	
42	Pinus Taeda	Loblolly Pine	21	Good		
43	Pinus Taeda	Loblolly Pine	17	Poor	Rot	
44	Pinus Taeda	Loblolly Pine	23	Poor	Slime Flux	
45	Pinus Taeda	Loblolly Pine	19	Fair	Minor Dead Limbs	
46	Quercus Nigra	Water Oak	22	Good		
47	Quercus Nigra	Water Oak	22	Good		
48	Pinus Taeda	Loblolly Pine	17	Good		
49	Pinus Taeda	Loblolly Pine	22	Good		
50	Pinus Taeda	Loblolly Pine	17	Good		
51	Pinus Taeda	Loblolly Pine	17	Good		
52	Quercus Nigra	Water Oak	8	Good		
53	Ulmus Americanus	American Elm	11	Good		
54	Quercus Nigra	Water Oak	11	Good		
55	Quercus Nigra	Water Oak	15	Good		
56	Pinus Taeda	Loblolly Pine	20	Good		
57	Pinus Taeda	Loblolly Pine	12	Good		

MOORE
URBAN FORESTRY

5962 LAKE LANIER HEIGHTS RD.
 BUFORD, GEORGIA 30518
 (770) 530-4114
 MOOREURBANFORESTRY@CHARTER.NET

PREPARED FOR:

XXXXXX
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XXXXXX
XXXXXX

PROJECT NAME:

Haynes Bridge Road
Tract

TASK:

Initial Tree Locations



PROJECT INFORMATION:

XXXXXX

Student Number:

Project Address

Land Use No. (a)

xxxx, GA, xxxxxx
City, State, County

[illegible][illegible][illegible]

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TVM CHECKED	SHEET
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DATE	PROJECT NO.
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HAYNES BRIDGE 6-Unit Townhome Front Elevation



CRESCENT VIEW ENGINEERING, LLC

211 Frasier Street SE
Marietta, GA 30060
Phone: 678-324-8410
peng@crescentvieweng.com

MEMORANDUM

To: Don F. Singer, P.E., Branch Manager, BGE, Inc.
From: Peng Zhang, P.E., PTOE
Date: March 31, 2022
RE: Tax Parcels 12 286007981871 & 12 286007981889 – Trip Generation Memo

Crescent View Engineering is pleased to provide this opinion memorandum regarding the project traffic evaluation for the proposed development site of tax parcels 12 286007981871 & 12 286007981889, located in the City of Alpharetta, Georgia. This trip generation memo was completed for an application with the City of Alpharetta regarding the above project.

PROJECT OVERVIEW

The site of tax parcels 12 286007981871 & 12 286007981889 is an approximately 6.2 acres that is proposed to include a Townhome community with 42 lots. The site is located south of US-19/GA 400, in the City of Alpharetta, Georgia. The eastern border of the project site abuts an existing drive aisle for The North Maintenance Shop of Fulton County Schools, the western border abuts Haynes Bridge Road, the northern border abuts US 19/GA 400, and the southern border fronts on Rock Mill Rd.

The site is currently zoned O-I (Office-Institutional) and is proposed to be rezoned as R-8A (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density).

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as vehicle trips expected to be generated by the Subject Property. Anticipated trip generation for the development site of tax parcels 12 286007981871 & 12 286007981889 was calculated using rates and equations contained in 'The Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017. This analysis determined the projected trip generation volumes associated with the proposed Townhome Development (Multifamily Housing, Low Rise, ITE Code 220).

The density and the anticipated gross project trip generation summary are summarized in Table 1. ITE Code 220 (Multifamily Housing, Low Rise), includes trip generation based on the quantity of units/density. This proposed development will include 42 townhomes/lots. Table 1 reflects projected trip generation values based on the density of 42 units.

Crescent View Engineering, LLC

Table 1: Trip Generation											
Haynes Bridge Rd Townhomes (Tax Parcels: 12 286007981871 & 12 286007981889)											
Land Use	ITE	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
	Code		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing	220	42 Units	308	154	154	24	7	17	29	17	12

As shown in Table 1, based on a calculation using a 42-unit Multifamily Housing development, the proposed site is projected to generate 308 daily project trips (154 in, 154 out), 24 AM peak hour trips, and 29 PM peak hour trips.

SUMMARY

Based on the findings above, the proposed Townhome Development site is projected to generate 308 daily project trips (154 in, 154 out), 24 AM peak hour project trips and 29 PM peak hour project trips. Per the City of Alpharetta Traffic Impact Study Guidelines, a traffic impact study may only be required when the development generates at least 100 trips during the peak hour. Therefore, no traffic impact study is required for this project.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

Crescent View Engineering, LLC.



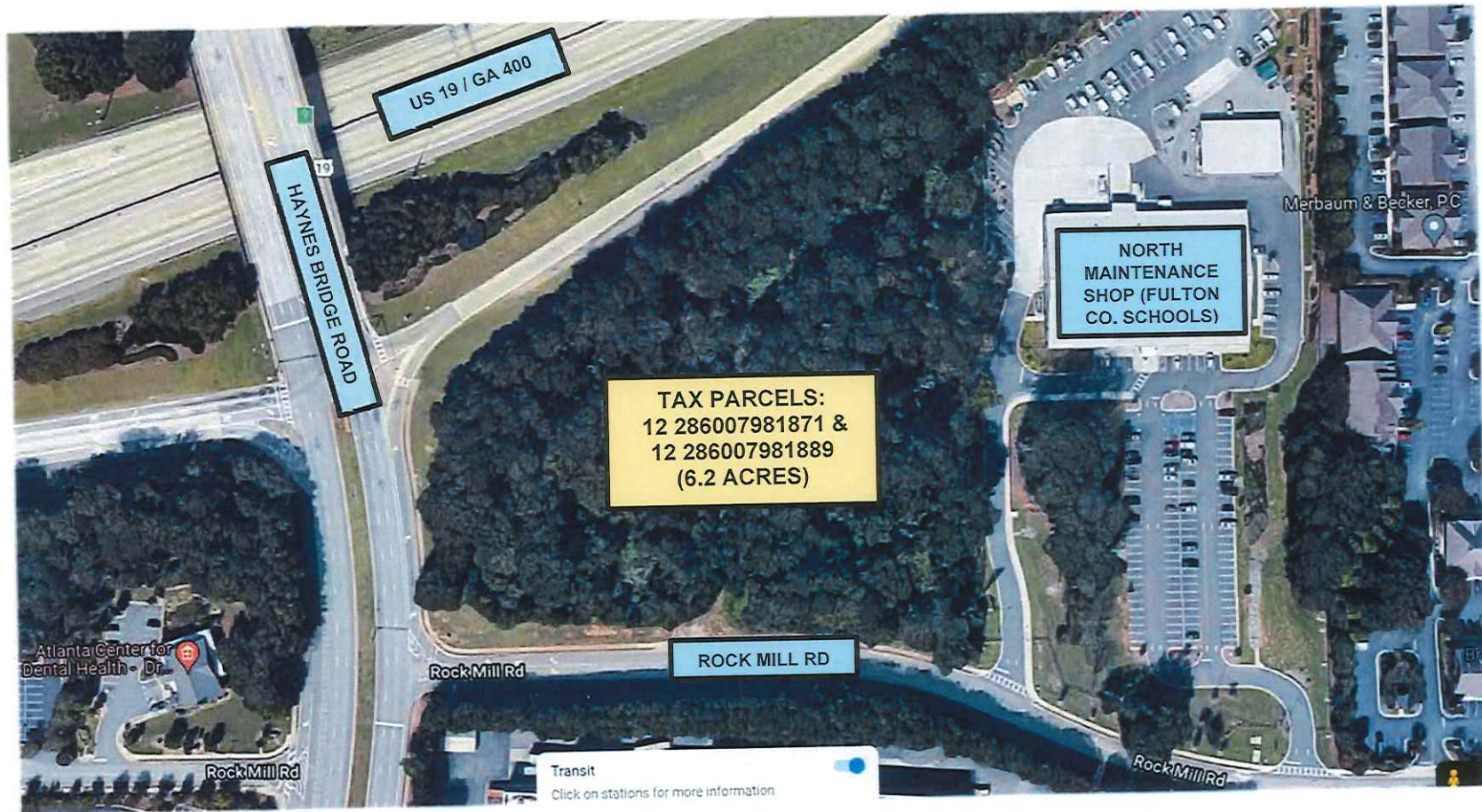
Peng Zhang, P.E., PTOE
CEO/Managing Partner

Attachments:

- Site Aerial Map
- Trip Generation Analysis
- Site Plan

Crescent View Engineering, LLC.
211 Frasier Street, Marietta, GA 30060
Phone: (678) 324-8410

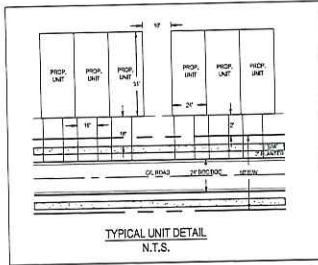
Tax Parcels:
12 286007981871 & 12 286007981889
Aerial Map



Trip Generation Estimates for Haynes Bridge Rd Townhomes

Reference: Institute of Transportation Engineers, Trip Generation (TP), 10th Edition

Development Description	TP Code	Independent Variables	Units	Average Vehicle Trip Ends (Weekday)				Average Vehicle Trip Ends (AM Peak Hourly)				Average Vehicle Trip Ends (PM Peak Hourly)						
				Rate	Directional Distribution		AVTE Entering	AVTE Exiting	Rate	Directional Distribution		AVTE Entering	AVTE Exiting	Rate	Directional Distribution		AVTE Entering	AVTE Exiting
					Entering	Exiting				Entering	Exiting				Entering	Exiting		
Multifamily Housing - 39 Townhome Units	220	DU	42.00	7.32	50%	50%	154	154	0.56	28%	72%	7	17	0.67	59%	41%	17	12
Total Net Trip Generation							154	154				7	17				17	12



ECODISTRICT GOALS
THIS NEW DEVELOPMENT REQUIRES A MINIMUM OF 7 POINTS WITH ACCORDANCE TO ALPHARETTA UDC 2.16.11.

1. BUILDING EFFICIENCY MEASURE - 3 POINTS
2. BUILDING WATER EFFICIENCY MEASURE - 3 POINTS
3. ENHANCED BICYCLE AMENITIES - 1 POINT
4. ADDITIONAL LANDSCAPED CIVIC SPACE - 1 POINT
5. ALTERNATIVE MEASURES (COMMUNITY GARDEN) - TBD

TOTAL POINTS PROVIDED = 17/20 POINTS



- GENERAL SITE NOTES:**
1. TOTAL AREA = 6.2 ACRES
 2. OPEN SPACE AREA:
 - 2.1. OPEN SPACE REQUIRED PER NORTH POINT OVERLAY:
 - 2.1.1. CIVIC SPACE = 10% MIN.
 - 2.1.2. AMENITY SPACE = 5% MIN.
 - 2.2. OPEN SPACE PROVIDED:
 - 2.2.1. CIVIC SPACE = 0.70 AC (11.3%)
 - 2.2.2. AMENITY SPACE = 0.4 AC (6.5%)
 3. TOTAL NUMBER OF PROPOSED DWELLINGS = 42 LOTS
 4. DENSITY = 6.77 UNITS/AC
 5. OWNER: BEAZER HOMES
 6. ADDRESS: 1455 SHELCH ROAD, SUITE A, ALPHARETTA, GA 30005
 7. 24-HOUR CONTACT: BRETT ACHIE, 464-034117
 8. ZONING:
 - 8.1. ZONING JURISDICTION = CITY OF ALPHARETTA
 - 8.2. EX. ZONING = O4
 - 8.3. PROPOSED ZONING = R4-MD
 9. BUILDING SETBACKS:
 - FRONT = 10' (FROM BACK OF SIDEWALK)
 - REAR = 10'
 - SIDE = MINIMUM 10' BUILDING SEPARATION
 10. EXTERNAL BUILDING SETBACKS:
 - 10.1. HAYNES BRIDGE ROAD = 30'
 - 10.2. ROCK MILL ROAD = 20'
 11. PROPOSED EXTERNAL BUFFERS:
 - 11.1. 10' UNDISTURBED BUFFER FROM GA S.R. 400 RIGHT OF WAY
 - 11.2. 20' UNDISTURBED BUFFER FROM ADJACENT PROPERTY
 - 11.3. 20' LANDSCAPE STRIP ALONG HAYNES BRIDGE ROAD
 - 11.4. 20' LANDSCAPE STRIP ALONG ROCK MILL ROAD
 - 11.5. 20' LANDSCAPE STRIP ALONG SHELCH ROAD
 - 11.6. 20' LANDSCAPE STRIP ALONG SHELCH ROAD
 - 11.7. 20' LANDSCAPE STRIP ALONG SHELCH ROAD
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 - 11.99. 20' LANDSCAPE STRIP ALONG SHELCH ROAD
 - 11.100. 20' LANDSCAPE STRIP ALONG SHELCH ROAD
 12. MAX. BUILDING HEIGHT = 20'
 13. NO STREET PARKING IS PROPOSED FOR THIS DEVELOPMENT.
 14. PARKING REQUIREMENTS:
 - 14.1. REQUIRED RESIDENTIAL PARKING = 2 SPACES PER UNIT
 - 14.2. MIN. PARKING REQUIRED = 84 SPACES (20% LESS PER NORTH POINT OVERLAY)
 - 14.3. ADDITIONAL PARKING PROVIDED = 3 SPACES
 - 14.4. OVERALL PARKING PROVIDED = 87 SPACES PER UNIT = 82 SPACES
 - 14.5. TOTAL PARKING PROVIDED = 85 SPACES
 15. ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.
 16. NO TOXIC WASTE IS APPARENT ON THIS SITE.
 17. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED IN RIGHT-OF-WAY AND WILL BE STORED WITHIN THE JOB SITE.
 18. NOTIFY COUNTY INSPECTOR 24 HOURS PRIOR TO ANY WORK ON SITE.
 19. THE SITE IS CURRENTLY WOODED AND UNDEVELOPED.

- PROPOSED SITE CALLOUT DESCRIPTIONS:**
1. PROPOSED 20' VARIANCE INTERSECTION RADIIUS (MEASURED AT 800')
 2. PROPOSED 25' INTERNAL INTERSECTION RADIIUS (MEASURED AT 800')
 3. PROPOSED 50' SIDEWALK WITH 20' BEAUTY STRIP
 4. PROPOSED FIRE PIT
 5. PROPOSED COMMUNITY GARDEN PLANTERS
 6. PROPOSED WALKING TRAIL
 7. PROPOSED MAIL BOXES
 8. PROPOSED CITY MONUMENT SIGN
 9. PROPOSED BICYCLE REPAIR CENTER

- REQUESTED VARIANCES:**
1. CITY OF ALPHARETTA UDC SECTION 2.16.3 - ELIMINATE THE REQUIREMENT FOR PROPOSED INTERNAL STREETS TO COMPLY WITH THE C CORRIDOR TO INCREASE INTERNAL BUILDING SETBACKS TO 10' TO ALLOW FOR A MINIMUM REQUIRED 10' DRIVEWAY.
 2. CITY OF ALPHARETTA UDC SECTION 2.16.3 - REDUCE SIDEWALK FROM 12' TO 5' AND PLANTER FROM 12' TO 5' ALONG ROAD FRONTAGE. REDUCE SIDEWALK FROM 12' TO 5' AND PLANTER FROM 8' TO 7' ALONG PROPOSED INTERNAL STREETS.
 3. CITY OF ALPHARETTA UDC SECTION 2.16.3 - ELIMINATE THE REQUIREMENT THAT NEW DEVELOPMENTS TO COMPLY WITH BLOCK REQUIREMENTS WITH STUB-OUT STREETS AND VEHICULAR CROSS-ACCESS. ALLOW DEAD END STREETS.

CIVIC SPACE = 0.70 AC. (11.3%)
AMENITY SPACE = 0.4 AC. (6.5%)

24 HOUR CONTACT INFORMATION:
BRETT ACHIE
464-034117

SCALE: 1" = 40'

NO.	DESCRIPTION	DATE	REV.
1	DESIGNED BY: BAC		
2	DRAWN BY: BAC		
3	REVIEWED BY: DFS		

BGE
245 TOWNHOMES DRIVE, SUITE 200
NORCROSS, GEORGIA 30071
CONTRACT: 140-004555

BEAZER HOMES
6165 SHELCH ROAD
SUITE 200
ALPHARETTA, GA 30005

HAYNES BRIDGE ROAD
REZONING
O4-MD TO R4-MD
LOCATED AT 1455 SHELCH ROAD
ALPHARETTA, GA 30005

ZONING PLAN

DATE: 03/01/2022
02



FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 13121C, MAP NUMBER 13121C0066F, WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.



STAFF REPORT

Submitting Department: Community & Economic Development

Submitted By: Kathi Cook

Sponsored By:

Meeting Date: June 20, 2022

**I. AGENDA ITEM TITLE: PH-22-07 / CITY OF ALPHARETTA CAPITAL IMPROVEMENT ELEMENT
CONSIDERATION OF A RESOLUTION AUTHORIZING TRANSMITTAL OF THE 2021 CAPITAL
IMPROVEMENT ELEMENT AND ANNUAL REPORT.**

II. RECOMMENDATION:

Staff seeks approval for a resolution authorizing the transmittal of the 2021 Capital Improvement Element and Annual Report to the Atlanta Regional Commission and the Georgia Department of Community Affairs.

III. REPORT IN BRIEF:

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.

IV. ALTERNATIVES:

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.

V. ATTACHMENTS:

CIE Transmittal Resolution 2022, 2021-2022 CIE Impact Fee Report



RESOLUTION NO.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF ALPHARETTA, GEORGIA FOR TRANSMITTAL OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN

WHEREAS, the Georgia Planning Act encourages local governments to keep their comprehensive plans current in order for the plans to be used for policy guidance and as management tools for daily decisions, and

WHEREAS, the annual update of the capital improvements element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on June 27, 2022 at 6:30 PM at the City Hall of Alpharetta, Georgia, and

WHEREAS, such updates are required to extend status to the City of Alpharetta as a Qualified Local Government,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby approves transmittal of the Annual Impact Fee Report and Capital Improvement Element Update to the Atlanta Regional Commission, per the Georgia Planning Act of 1989.

SO RESOLVED this 27th day of June 2022.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

Mayor Pro Tem Merkel

Council Member Donald F. Mitchel

Council Member Brian Will

Council Member Douglas J. DeRito

Council Member John Hipes

Council Member Jason Binder

(SEAL)

Attest:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney



CITY OF ALPHARETTA, GA

ANNUAL IMPACT FEE FINANCIAL REPORT

FISCAL YEAR 2021

	Impact Fee Fund				General Fund	
	Roads	Public Safety	Recreation and Parks	Total Impact Fee Fund	Administrative Costs*	Total
Impact Fee Fund Balance on July 1, 2020	\$ 1,640,046.29	\$ 281,335.86	\$ 1,336,922.76	\$ 3,258,304.91	\$ -	\$ 3,258,304.91
Fiscal Year 2021 Activity						
Sources:						
Impact Fees	\$ 629,024.04	\$ 82,438.86	\$ 1,797,207.14	\$ 2,508,670.04	\$ 75,554.53	\$ 2,584,224.57
Credits	(95,379.52)	(6,843.89)	(307,701.04)	(409,924.45)	(12,297.73)	(422,222.18)
Refunds	-	-	-	-	-	-
General Revenue (e.g. Interest)	1,012.82	166.31	1,316.97	2,496.10	-	2,496.10
Total Sources	\$ 534,657.34	\$ 75,761.28	\$ 1,490,823.07	\$ 2,101,241.69	\$ 63,256.80	\$ 2,164,498.49
(Uses):						
Project Expenditures/Debt Service	\$ (218,013.97)	\$ (155,750.00)	\$ (1,176,066.77)	\$ (1,549,830.74)	\$ -	\$ (1,549,830.74)
Administrative Costs	-	-	-	-	(63,256.80)	(63,256.80)
Total Uses	\$ (218,013.97)	\$ (155,750.00)	\$ (1,176,066.77)	\$ (1,549,830.74)	\$ (63,256.80)	\$ (1,613,087.54)
Impact Fee Fund Balance on June 30, 2021	\$ 1,956,689.66	\$ 201,347.14	\$ 1,651,679.06	\$ 3,809,715.86	\$ -	\$ 3,809,715.86
Impact Fees Encumbered at June 30, 2021	\$ 109,071.01	\$ -	\$ 121,212.23	\$ 230,283.24		\$ 230,283.24

* Administrative Costs minimally exceed 3% due to a customer that had underpaid their administrative fees in a prior fiscal year but remitted said fees this fiscal year as a condition for receiving their Certificate-of-Occupancy.



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2021-2032)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2021	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2021	Current/ Forecasted Funding Sources	Status/ Comment	Responsible Department
Roads													
	Impact Fee Ordinance Update	2014	2016	\$ 86,145	100.00%	\$ 86,145	\$ -	\$ 34,999.98	\$ 34,999.98	\$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2023	51,892	100.00%	51,892	-	-	-	-	Impact Fees (100%)	In-Process	Community Development
	Rucker Rd Corridor Improvements	2017	2020	16,413,805	24.10%	3,955,727	218,013.97	580,668.35	798,682.32	97,419.01	GO Bond (89%); Impact Fees (7%); General Revenues (4%)	Complete	Public Works
	Kimball Bridge Rd Congestion Mitigation (North Point Pkwy to Waters Rd)	2017	2023	9,872,927	24.10%	2,379,375	-	-	-	-	GO Bond (100%)	Construction Phase	Public Works
	Kimball Bridge Rd Bicycle/Pedestrian/Operational Improvements	2017	2024	1,359,742	24.10%	327,698	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works
	Kimball Bridge Rd Improvements (Waters Rd to Buice Rd)	2024	2029	3,000,000	24.10%	723,000	-	-	-	-	TBD		Public Works
	Kimball Bridge Rd Widening (Verizon to Georgia Power driveway)	2024	2029	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 2)		Public Works
	Windward Parkway Business District/Union Hill Rd Capacity Improvements	2017	2023	185,100	24.10%	44,609	-	-	-	-	TSPLOST 1 (100%)	Split into Projects Below	Public Works
	Windward Parkway East Improvements	2017	2023	1,615,349	24.10%	389,299	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works
	Windward Parkway West Improvements	2017	2023	985,509	24.10%	237,508	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Windward Pkwy Corridor Improvements (S.R. 9 to Westside Pkwy)	2017	2023	401,613	24.10%	96,789	-	-	-	-	GO Bond (100%)	On Hold	Public Works
	Northwinds Traffic Signal (temporary)	2017	2018	56,079	75.90%	42,564	-	42,564.32	42,564.32	-	Impact Fees (76%); General Revenue (4%)	Complete	Public Works
	Bethany Rd at Mid-Broadwell Rd Intersection Improvements	2017	2021	1,174,001	24.10%	282,934	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Bethany Rd at Mayfield Rd Intersection Improvements	2017	2021	1,943,218	24.10%	468,316	-	-	-	-	TSPLOST 1 (81%); GO Bond (19%)	Complete	Public Works
	Morris Rd Operational Improvements	2017	2021	3,215,476	24.10%	774,930	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Old Milton Parkway Capacity Improvements	2017	2023	5,579,474	24.10%	1,344,653	-	-	-	-	TSPLOST 1; TBD	Design Phase	Public Works
	Academy St/Webb Bridge Rd Operational and Pedestrian Improvements	2018	2020	442,595	24.10%	106,665	-	-	-	-	TSPLOST 1 (98%); General Revenue (2%)	Split into Projects Below	Public Works
	Academy St Improvements	2024	2027	3,539,575	24.10%	853,038	-	-	-	-	TSPLOST 1 (8%); TSPLOST 2 (Tier 2; 92%)	On Hold	Public Works
	Webb Bridge Road Improvements (Design/Project Management)	2021	2025	876,396	24.10%	211,212	-	-	-	-	TSPLOST 1	Design Phase	Public Works
	Webb Bridge Road Improvements Phase 1 (Westwind Lane to Greenway)	2021	2024	874,800	24.10%	210,827	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works
	Webb Bridge Road Improvements Phase 2 (Roundabout to Webb Bridge Park)	2021	2024	6,000,000	24.10%	1,446,000	-	-	-	-	TSPLOST 1 (100%)	Design Phase	Public Works
	Webb Bridge Road Improvements Phase 3 (Greenway to Roundabout)	2021	2024	17,000,000	24.10%	4,097,000	-	-	-	-	TSPLOST 1 (100%)	On-Hold	Public Works
	Webb Bridge Road Improvements Phase 4 (North Point Parkway to the Greenway)	2022	2027	13,692,508	24.10%	3,299,894	-	-	-	-	TSPLOST 2 (95%); TSPLOST 1 (5%)	Design Phase	Public Works
	Haynes Bridge Rd Widening (Mansell Rd. to city limits)	2020	2025	8,197,826	24.10%	1,975,676	-	-	-	-	TSPLOST 1; TBD	On Hold	Public Works
	McGinnis Ferry Rd Capacity Improvements	2020	2025	8,900,000	24.10%	2,144,900	-	-	-	-	TSPLOST 1 (61%); GO Bond (38%); General Revenue (1%)	ROW Acquisition Phase	Public Works
	GA400 Bridge (Academy St/Webb Bridge Rd - GDOT PI 0001757)	2020	2025	1,703,000	24.10%	410,423	-	-	-	-	TSPLOST 1 (100%)	Conceptual Design Phase	Public Works



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2021-2032)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2021	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2021	Current/ Forecasted Funding Sources	Status/ Comment	Responsible Department
	GA400 Bridge (Kimball Bridge Rd - GDOT PI 0001757)	2020	2025	1,317,000	24.10%	317,397	-	-	-	-	TSPLOST 1 (100%)	GDOT Procurement	Public Works
	GA400 Bridge (Tradewinds - GDOT PI 0001757)	2020	2025	1,866,000	24.10%	449,706	-	-	-	-	TSPLOST 1 (100%)	Conceptual Design Phase	Public Works
	North Point Parkway Improvements	2025	2029	58,328,500	24.10%	14,057,169	-	-	-	-	Grants (80%); TSPLOST 2 (18%); Impact Fees (2%); General Revenue (<1%)	Design Phase	Multi-Dept.
	Major Intersection Improvements	2027	2033	1,500,000	24.10%	361,500	-	-	-	-	TBD		Public Works
	Old Roswell St. Park and Plaza	2027	2029	1,500,000	24.10%	361,500	-	-	-	-	TBD		Community Dev.
	Traffic Calming (Southlake Dr.)	2026	2029	2,000,000	24.10%	482,000	-	-	-	-	TBD		Public Works
	Traffic Calming (Waters Rd)	2026	2029	2,000,000	24.10%	482,000	-	-	-	-	TBD		Public Works
	Traffic Calming (Douglas Rd)	2025	2028	1,750,000	24.10%	421,750	-	-	-	-	TBD		Public Works
	Park Plaza Signalization Upgrade	2019	2020	264,006	24.10%	63,626	-	45,934.60	45,934.60	-	General Revenue (83%); Impact Fees (17%)	Complete	
	Henderson Parkway Traffic Calming Improvements	2024	2026	60,000	24.10%	14,460	-	-	-	-	TBD		Public Works
	Hembree Road Widening (Old Roswell Rd. to Westside Pkwy)	2027	2031	4,000,000	24.10%	964,000	-	-	-	-	TBD		Public Works
	Wills Road Widening (Milton Avenue to Old Milton Pkwy)	2022	2025	33,293	75.90%	25,269	-	14,460.00	14,460.00	-	Impact Fees (57%); General Revenue (43%)	Complete	Public Works
	Dryden Rd Extension	2026	2030	3,000,000	75.90%	2,277,000	-	-	-	-	TBD		Public Works
	Tradewinds Ripple Effect Improvements	2022	2027	6,500,000	24.10%	1,566,500	-	-	-	-	TSPLOST 2 (100%)	On-Hold	Public Works
	Cumming St. Corridor Improvements	2022	2027	4,757,526	24.10%	1,146,564	-	-	-	-	TSPLOST 2 (100%)	Conceptual Design Phase	Public Works
	Milton Ave Streetscape	2024	2028	3,935,740	24.10%	948,513	-	-	-	-	TSPLOST 2 (Tier 2; 100%)	On-Hold	Public Works
	Teasley Street Improvements	2020	2025	75,000	75.90%	56,925	-	38,125.00	38,125.00	-	Impact Fees (76%); General Revenue (24%)	Complete	Public Works
	Roundabout Studies	2024	2025	100,000	24.10%	24,100	-	-	-	-	TBD		Public Works
	Roundabout (Roswell St at Old Roswell St)	2026	2030	1,500,000	24.10%	361,500	-	-	-	-	TBD		Public Works
	Roundabout (Milton Ave at Canton/Roswell St)	2026	2030	1,800,000	24.10%	433,800	-	-	-	-	TBD		Public Works
	Roundabout (Windward Pkwy at Clubhouse Dr)	2027	2031	3,000,000	24.10%	723,000	-	-	-	-	TBD		Public Works
	Roundabout (Hopewell Rd at Vaughan Dr)	2026	2029	1,617,034	24.10%	389,705	-	16,553.19	16,553.19	11,652.00	General Revenue (5%); Impact Fees (2%); TSPLOST 2 (Tier 3; 93%)	Design Complete	Public Works
	Roundabout (Mayfield Rd at Canton St)	2025	2029	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 3); TBD		Public Works
	Roundabout (Mayfield Rd at Providence Rd)	2025	2029	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 3); TBD		Public Works
				\$ 214,071,129		\$ 53,335,057	\$ 218,013.97	\$ 773,305.44	\$ 991,319.41	\$ 109,071.01			
Public Safety													
	Impact Fee Ordinance Update	2014	2016	\$ 22,907	100.00%	\$ 22,907	\$ -	\$ 15,625.01	\$ 15,625.01	\$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2023	7,388	100.00%	7,388	-	-	-	-	Impact Fees (100%)	In-Process	Community Development
	Public Safety Headquarters Expansion	2017	2019	4,573,815	100.00%	4,573,815	-	718,750.00	718,750.00	-	General Revenues (55%); Impact Fees (16%); DEA (13%); E-911 Fees (16%)	Complete	Public Safety/ Public Works
	Public Safety Headquarters Parking Expansion	2024	2025	200,000	62.30%	124,600	-	-	-	-	TBD		Public Safety
	E911 Facility Renovations	2022	2024	50,000	100.00%	50,000	-	-	-	-	911 Fees (100%)	Construction Phase	Public Safety/ Public Works



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2021-2032)
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	Hazardous Materials Truck & Trailer	2020	2021	250,000	62.30%	155,750	155,750.00	-	155,750.00	-	Impact Fees (62%); General Revenue (38%)	Complete	Public Safety
	Quint Apparatus for Fire Station 81	2022	2023	1,311,250	62.30%	816,909	-	-	-	-	Capital Lease (100%)	Complete	Public Safety
	Fire Rescue-Rapid Response Truck	2022	2023	200,000	62.30%	124,600	-	-	-	-	Impact Fees (62%); General Revenue (38%)	Complete	Public Safety
	All Terrain Vehicles for Public Safety (Police)	2023	2024	30,000	62.30%	18,690	-	-	-	-	Impact Fees (62%); General Revenue (38%)		Public Safety
				\$ 6,645,360		\$ 5,894,659	\$ 155,750.00	\$ 734,375.01	\$ 890,125.01	\$ -			
Recreation and Parks													
	Impact Fee Ordinance Update	2014	2016	\$ 21,948	100.00%	\$ 21,948	\$ -	\$ 11,875.01	\$ 11,875.01	\$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2023	10,220	100.00%	10,220	-	-	-	-	Impact Fees (100%)	In-Process	Community Development
	Scramble Intersection at Canton St and Milton Ave	2021	2022	103,160	24.00%	24,758	-	-	-	-	General Revenue (100%)	Complete	Public Works
	Providence Road Sidewalk Improvements	2024	2026	850,000	24.00%	204,000	-	-	-	-	TBD		Public Works
	Waters Rd Sidewalk Improvements	2024	2026	975,000	24.00%	234,000	-	-	-	-	TBD		Public Works
	Mid-Block Crosswalk (Alpharetta Elementary School)	2022	2024	113,037	24.00%	27,129	-	-	-	-	TSPLOST 2 (100%)	Construction Phase	Public Works
	Mid-Block Crosswalk (Manning Oaks Elementary School)	2022	2024	74,262	24.00%	17,823	-	-	-	-	TSPLOST 2 (100%)	On-Hold	Public Works
	Mid-Block Crosswalk (Cogburn Road Park)	2022	2024	149,401	24.00%	35,856	-	-	-	-	TSPLOST 2 (100%)	Construction Phase	Public Works
	Mid-Block Crosswalk (Mid Broadwell Rd at Charlotte Dr)	2022	2024	146,000	24.00%	35,040	-	-	-	-	TSPLOST 2 (100%)	Construction Phase	Public Works
	Improved Crossing from Parking Deck to north side of Milton Ave	2022	2024	212,300	24.00%	50,952	-	-	-	-	TSPLOST 2 (100%)	Construction Phase	Public Works
	Raised Intersection at Marietta St. and Roswell St.	2022	2024	350,000	24.00%	84,000	-	-	-	-	TSPLOST 2 (100%)	Procurement Phase	Public Works
	Improved Pedestrian Crossings from City Center to Churches	2022	2024	750,000	24.00%	180,000	-	-	-	-	TSPLOST 2 (100%)	Procurement Phase	Public Works
	Pedestrian Safety Barrier at City Center Town Green	2023	2024	250,000	24.00%	60,000	-	-	-	-	General Revenue	Concept Design Phase	Public Works
	Artificial Turf at City Center Town Green	2021	2021	160,000	24.00%	38,400	33,177.00	-	33,177.00	-	General Revenue (79%); Impact Fees (21%)	Complete	Public Works
	4 Pedestrian Bridges (Windward Pkwy over Big Creek; Greenway access)	2022	2026	4,000,000	24.00%	960,000	-	-	-	-	TSPLOST 2 (100%)	Procurement Phase	Public Works
	AlphaLoop City Trail	2017	2027	15,534,503	100.00%	15,534,503	-	-	-	-	TSPLOST 2 (77%); Contributions (Avalon/NFCID/ABC; 13%) Grants (3%); Impact Fees (3%); GO Bond (3%); General Revenue (1%)	Multiple Phases (design/construction)	Community Development/ Public Works
	AlphaLoop (land for connective parks)	2024	2026	3,000,000	100.00%	3,000,000	-	-	-	-	TBD		Parks
	AlphaLoop (pedestrian tunnel under Haynes Bridge Rd. at GA400)	2025	2028	8,000,000	100.00%	8,000,000	-	-	-	-	GO Bond (94%); NFCID (6%)	Design Phase	Public Works
	City Center Walking Trail	2017	2019	300,000	100.00%	300,000	-	300,000.00	300,000.00	-	Impact Fees (100%)	Complete	Public Works



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2021-2032)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2021	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2021	Current/ Forecasted Funding Sources	Status/ Comment	Responsible Department
	Greenway Extension to Forsyth County	2017	2021	12,339,718	25.63%	3,162,670	1,130,189.77	-	1,130,189.77	121,212.23	GO Bond (80%); Impact Fees (10%); TSPLOST 1 (8%); General Revenues (2%)	Construction Phase	Parks/Public Works
	Encore Parkway Greenway Connection/Park	2023	2026	5,003,000	25.63% to 100%	2,589,490	-	-	-	-	TSPLOST 1 (51%); Impact Fees (40%); NFCID (9%)	Design Phase	
	Eastside Community Center/YMCA Partnership	2017	2022	2,519,187	30.96%	779,940	-	-	-	-	GO Bond (100%)	Complete	Parks
	Alpharetta Arts Center Development	2017	2019	3,390,014	54.17%	1,836,371	-	1,300,001.33	1,300,001.33	-	GO Bond (44%); Impact Fees (38%); General Revenues (2%); Hotel/Motel Taxes (16%)	Complete	Parks/Public Works
	Alpharetta Arts Center Parking Expansion	2024	2025	950,000	54.17%	514,615	-	-	-	-	TBD		Parks/Public Works
	Wills Park Pool Renovation/Expansion	2017	2019	6,140,453	36.12%	2,217,932	-	1,100,000.00	1,100,000.00	-	GO Bond (44%); Impact Fees (18%); General Revenues (38%)	Complete	Parks/Public Works
	Wills Park Pool Heater	2024	2026	100,800	36.12%	36,409	-	-	-	-	TBD		Parks
	Design and Construction of new Park Spaces	2019	2023	1,000,001	9.06% to 100%	433,693	12,700.00	420,992.69	433,692.69	-	General Revenue (57%); Impact Fees (43%)	On-Going	Parks
	Wills Park Equestrian Center Master Plan buildout	2022	2026	11,004,836	68.93%	7,585,633	-	-	-	-	GO Bond (45%); Impact Fees (4%); Hotel/Motel Taxes (1%); Equestrian Foundation (50%)	Procurement Phase	Parks
	Wills Park Master Plan Improvements	2022	2026	6,000,000	9.06% to 100%	6,000,000	-	-	-	-	GO Bond (95%); Impact Fees (5%)	Procurement Phase	Parks
	Mid-Broadwell Park build-out	2022	2026	500,000	9.06% to 100%	500,000	-	-	-	-	GO Bond (100%)	Design Phase	Parks
	Old Rucker Park build-out	2022	2026	3,000,000	9.06% to 100%	3,000,000	-	-	-	-	GO Bond (100%)	Procurement Phase	Parks
	Union Hill Park (redevelopment/trailhead)	2022	2026	3,250,000	9.06% to 100%	3,250,000	-	-	-	-	GO Bond (100%)	Procurement Phase	Parks
	Farmhouse Park build-out	2022	2026	2,000,000	9.06% to 100%	2,000,000	-	-	-	-	GO Bond (100%)	Survey Phase	Parks
	Waters Road Park build-out	2022	2026	1,250,000	9.06% to 100%	1,250,000	-	-	-	-	GO Bond (100%)		Parks
	Synthetic Turf Webb Bridge Park (soccer field)	2022	2026	1,000,000	36.12%	361,200	-	-	-	-	GO Bond (100%)		Parks
	North Park Master Plan/Development	2024	2028	1,600,000	9.06% to 100%	1,600,000	-	-	-	-	TBD		Parks
	Webb Bridge Park Master Plan/Development	2024	2028	1,600,000	9.06% to 100%	1,600,000	-	-	-	-	TBD		Parks
	Webb Bridge Park Middle School MOU (field space)	2024	2026	100,000	36.12%	36,120	-	-	-	-	TBD		Parks
	Pocket Park Development	2024	2028	425,000	36.12%	153,510	-	-	-	-	TBD		Parks
	Haynes Bridge Road Park Restroom (replacement/expansion)	2024	2026	700,000	91.91%	643,370	-	-	-	-	TBD		Parks
	Haynes Bridge Road Park Restroom (new)	2024	2026	300,000	91.91%	275,730	-	-	-	-	TBD		Parks
	Marconi Drive Park Restroom (new)	2024	2026	100,000	91.91%	91,910	-	-	-	-	TBD		Parks
				\$ 99,272,839		\$ 68,737,221	\$ 1,176,066.77	\$ 3,132,869.03	\$ 4,308,935.80	\$ 121,212.23			
Total							\$ 1,549,830.74	\$ 4,640,549.48	\$ 6,190,380.22	\$ 230,283.24			

BACKUP

CITY OF ALPHARETTA
**COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES**

NONMAJOR GOVERNMENTAL FUNDS

For the Fiscal Year Ended June 30, 2021 – Page 1 of 2

	<i>Special Revenue Funds</i>				
	<i>Hotel Motel</i>	<i>Impact Fee</i>	<i>Confiscated Assets</i>	<i>Grant Operating</i>	<i>E911</i>
Revenues:					
Property taxes	\$ —	\$ —	\$ —	\$ —	\$ —
Hotel/Motel taxes	3,890,093	—	—	—	—
Impact fees	—	2,098,746	—	—	—
Charges for services	—	—	—	—	3,239,918
Forfeiture income	—	—	265,334	—	—
Intergovernmental	—	—	—	19,414	1,158,389
Contributions	—	—	—	6,230	—
Investment earnings	1,583	2,495	1,092	9,180	756
Other revenues	—	—	—	—	7,621
Total revenues	3,891,676	2,101,241	266,426	34,824	4,406,684
Expenditures:					
Current:					
General government	—	—	—	1,300	—
Public safety	—	12,700	339,737	53,630	3,942,761
Culture and recreation	—	—	—	26,043	—
Community development	1,776,253	—	—	—	—
Public works	—	1,537,131	—	—	—
Capital outlay	—	—	—	—	—
Debt service:					
Principal	540,000	—	—	—	70,735
Interest	771,963	—	—	—	6,041
Total expenditures	3,088,216	1,549,831	339,737	80,973	4,019,537
Excess (deficiency) of revenues over expenditures	803,460	551,410	(73,311)	(46,149)	387,147
Other financing sources (uses):					
Transfers out	(1,458,781)	—	—	—	—
Transfers in	—	—	—	—	—
Proceeds from sale of capital assets	—	—	7,825	—	—
Total other financing sources (uses)	(1,458,781)	—	7,825	—	—
Net change in fund balances	(655,321)	551,410	(65,486)	(46,149)	387,147
Fund balances, beginning of fiscal year	1,966,633	3,258,305	266,485	147,257	2,242,426
Fund balances, end of fiscal year	\$1,311,312	\$3,809,715	\$200,999	\$101,108	\$2,629,573

continued
on next page →

Annual Comprehensive Financial Report

For the Fiscal Year Ended June 30, 2021





STAFF REPORT

Submitting Department: Public Works

Submitted By: Dennis Roland

Sponsored By:

Meeting Date: June 27, 2022

I. AGENDA ITEM TITLE: JANITORIAL SERVICES FOR CITY FACILITIES, RFP 22-119

II. RECOMMENDATION:

Please award RFP 22-119 to American Facility Services, Inc. for an amount not to exceed \$117,000.00 for Janitorial Services for City facilities and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: \$117,000.00

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Maintenance Contracts_Multiple funds/10041050-523860	\$117,000.00

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

The award of this RFP will be for janitorial services for City facilities. The current janitorial contract was a five-year contract and ends June 30, 2022. This contract will include janitorial services for multiple facilities. The facilities this contract will cover are City Hall, Public Works, CID/Evidence, Public Safety Headquarters, Crabapple Gov't Building (main floor only), Parking deck stairways and elevators, Alpharetta Technology Center, downtown police precinct, and quarterly Fire station floor care as needed/requested.

The services provided include but are not limited to the following: daily sweeping, vacuuming, sanitizing, mopping of restrooms, common areas, hallways, and offices. Weekly sanitizing of desk phones, dusting/cleaning of baseboards, cabinets, ceiling fans, lighting fixtures, and cobweb removal. Monthly cleaning of mechanical and electrical rooms, cleaning of registers and return vents, washing of restroom walls and partitions, and cleaning parking garage stairways. Quarterly cleaning of carpet and other flooring materials utilizing shampoos and other floor cleaning equipment applicable, and exterior and interior cleaning of all windows.

The department of Public Works prepared a scope of work and advertised proposals on March 23rd, 2022 with the intent of awarding this as a five-year contract. The City received six proposals and scored each responding firm's proposal based on the following criteria:

Company Resume and Comparable Experience	30 %
Staffing dedicated and Project Approach	27 %
Cost Evaluation	40 %
Local Vendor Preference	3 %
Total	100 %

Representatives from Public Works and the Finance department scored each proposal based on the above criteria and the final scores are represented below.

American Facility Services, Inc.	75.88
Intercontinental Commercial Services	70.70
DMACK-Agency INC	68.65
Chi-Ada Corporation	64.81
Full Circle Professional Cleaning Services	60.64
KSL Services	48.57

American Facility Services, Inc has been performing janitorial services for the City the last five years and provided adequate staffing and professionalism during the current contract. Therefore, staff recommends awarding RFP 22-119 to American Facility Services, Inc.

V. ALTERNATIVES:

VI. ATTACHMENTS:

1-RFP 22-119 Janitorial Serv, 1-RFP 22-119 Janitorial Serv, 1-RFP 22-119 Janitorial Serv, AFS ALPHARETTA
COST PROPOSAL 2022



April 25, 2022

Debora Westbrook
Procurement Agent
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Request for Proposals No. 22-119

Dear Ms. Westbrook,

On behalf of American Facility Services, Inc., I would like to thank you for the opportunity to once again provide our proposal to the City of Alpharetta for janitorial services. **We take great pride in having had this contract over the past few years.** As a successful company located in Alpharetta, we certainly understand the value of being the City's primary janitorial vendor. The relationships formed between AFS and the City's management has been positive, proactive and has produced very consistent service.

AFS has over 30 years of experience in providing high quality janitorial service. Our range of customers is wide, from small offices to large contracts with multiple facilities requiring specific considerations. AFS currently has over 500 contracts in place with the majority of our customers renewing their contracts with us. AFS owns our office building and warehouse at our corporate headquarters in Alpharetta and have been at this location for over twelve years. We have demonstrated that we have the financial resources to ensure that we are able to provide the necessary equipment, chemicals, cleaning supplies and personnel to provide you with the highest level of service.

Should we be fortunate enough to be awarded this new contract, Mark Thompson will continue to manage this contract. He can be reached on his cell phone at 770-318-4318 and his e-mail address is mthompson@amfacility.com.

If you have any questions, please contact me at (770) 740-1613. We look forward to hearing from you.

Sincerely,

Harold Angel
Vice President



BUSINESS INFORMATION

Home office address:
American Facility Services, Inc.
1325 Union Hill Industrial Court, Suite A
Alpharetta, GA 30004
770-740-1613

CONTACT FOR PROPOSAL

Mr. Harold Angel, Vice President
1325 Union Hill Industrial Court, Suite A
Alpharetta, GA 30004
770-740-1613 phone
770-318-9786 cell
Email: hangel@amfacilitycom



COMPARABLE JANITORIAL PROJECTS

The following projects are similar in nature to the contract for the City of Alpharetta.

City of Atlanta

55 Trinity Avenue, SW
Atlanta, GA 30303

Contact: Maurice Calhoun, Facilities Maintenance Supervisor
Phone: 404-330-6531
Cell: 404-859-9562
Email: mfcalhoun@atlantaga.gov

Contract began October 2013 with a recent award to November, 2024. AFS provides janitorial services for 120 locations for a total of over 2.5 million SF.

City of Kennesaw

2529 J.O. Stephenson Ave.
Kennesaw, GA 30144

Contact: Robbie Balenger, Facilities Manager
Phone: 678-674-3387
Email: rbalenger@kennesaw.gov

Contract began November, 2020. AFS provides day porter services for 7 buildings totaling over 150,000 SF.

City of Roswell

38 Hill Street
Roswell, GA 30076

Contact: Chris Inness, Building Operations Coordinator
Phone: 770-594-6053
Email: Cinness@roswellgov.com

AFS provides complete janitorial services for 6 buildings totaling roughly 200,000 SF. Contract began in October, 2019.



City of Sandy Springs

1 Galambos Way
Sandy Springs, GA 30328
Contact: Dave Wells, FMP, Director of Facilities
Email: dwells@sandyspringsga.gov
Phone: 770-206-2558

Since January, 2019, AFS has been providing complete janitorial and day porter services for the City Hall, Parks and Rec facilities, and five other City buildings totaling over 300,000 SF.

City of Milton

2006 Heritage Walk
Milton, GA 30004
Contact: Dennis Miller, Facilities Manager
Email: dennis.miller@cityofmiltonga.us
Phone: 678-234-7160

Since December, 2019 AFS has provided complete janitorial services to 5 City facilities totaling over 35,000 SF.

Synovus Bank

8025 Westside Parkway
Alpharetta, GA 30004
Contact: Tim Akins, Procurement Manager
Phone: 407-839-6208
Email: timakins@synovus.com

AFS provides janitorial services for over 150 locations in GA, FL, and SC totaling over 1,750,000 SF. Contract began in 2009.



REFERENCES

The following are examples of our recent experience providing contract services to government agencies. These references are provided for your use to contact to validate our ability to provide long-term, outstanding janitorial service.

City of Alpharetta

2 Park Plaza

Alpharetta, GA 30009

Contact: Joey Shirley, Supervisor, Department of Public Works

Phone: 678-297-6236

E-Mail: jshirley@alpharetta.ga.us

AFS provides janitorial services to 11 various city facilities, 85,000 SF. Janitorial services include, but is not limited to daily, weekly, monthly regular cleaning as well as more thorough periodic cleaning of windows, floors, and carpets. Services began July, 2012.

City of Roswell

38 Hill Street

Roswell, GA 30076

Contact: Chris Inness, Building Operations Coordinator

Phone: 770-594-6053

Email: Cinness@roswellgov.com

AFS provides complete janitorial services for 6 buildings totaling roughly 200,000 SF. Contract began in October, 2019.

City of Milton

2006 Heritage Walk

Milton, GA 30004

Contact: Dennis Miller, Facilities Manager

Email: dennis.miller@cityofmiltonga.us

Phone: 678-234-7160

Since December, 2019 AFS has provided complete janitorial services to 5 City facilities totaling over 35,000 SF.



City of Sandy Springs

1 Galambos Way
Sandy Springs, GA 30328
Contact: Dave Wells, FMP, Director of Facilities
Email: dwells@sandyspringsga.gov
Phone: 770-206-2558

Since January, 2019, AFS has been providing complete janitorial and day porter services for the City Hall, Parks and Rec facilities, and five other City buildings totaling over 300,000 SF.

Synovus Bank

8025 Westside Parkway
Alpharetta, GA 30004
Contact: Tim Akins, Procurement Manager
Phone: 407-839-6208
Email: timakins@synovus.com

AFS provides janitorial services for over 150 locations in GA, FL, and SC totaling over 1,750,000 SF. Contract began in 2009.



DEDICATED STAFFING AND PROJECT APPROACH

Harold Angel (Director of Operations) and Mark Thompson (Contract Manager) will be fully responsible for overseeing all aspects of this contract. Harold and Mark have over 50 combined years of industry knowledge, 40 of those working with governmental facilities, enabling them to have a clear understanding of the scope of work and the means by which to deliver optimal, proactive service. Their resumes can be found at the end of this section. They will oversee the Local Manager, Raul Nolasco, who will have full day to day responsibilities. AFS believes having a highly competent on-site Manager is the key to providing superior service.

These three individuals form a tier of management that American Facility Services feels is vital to successfully fulfilling a contract requiring sound hiring practices, training methods, proactive periodical work and most of all, customer follow-up. We will have methods in place that will tell you what we will do and when we will do it. We will follow that up with inspections processes that will tell you what we find and if corrections are needed, when and how we will do it.



STAFF RESUME

Harold Angel
Vice-President

SUMMARY

- Over 25 successful years of operations and human resource management in the janitorial industry.
- Strong history of consistent and significant contributions to company goals for business retention, growth and profitability.
- Experienced in driving product, process, and customer service improvements while building partnerships with key business decision makers.
- Expert in estimating, developing and managing large scale accounts.

EXPERIENCE

American Facility Services, Inc., Alpharetta, GA
Vice-President, 1993 – Current

- Shares in the overall responsibility for sales, operations, customer service for all accounts.
- Manages all staff, including project managers, accounting, marketing and sales force.
- Proficient at estimating project costs to provide maximum value.
- Assures ongoing revenue stream and profitability.

Harry's Farmers Market, Alpharetta, GA
Custodial Manager, 1993

- Responsible for all custodial operations.
- Managed all personnel and subcontractors.

Krispy Kreme Doughnut Company, Winston-Salem, NC
Operations Manager, 1986 - 1993

- Responsible for operations at eight metro Atlanta stores in their entirety.
- Managed all personnel, purchasing, and sales.

EDUCATION

Lake High School, Illinois

CERTIFICATIONS

CIMS Certification



STAFF RESUME
Mark Thompson
Contract Manager

SUMMARY

- Over 25 successful years of operations management and marketing experience in commercial office services and the janitorial industry.
- Strong history of consistent and significant contributions to company goals for business retention, growth and profitability.
- Outstanding customer relations skills that have enabled continued advancements and promotions within the industry.
- 8 years of military service, serving both as an enlisted NCO and Commissioned Officer.

EXPERIENCE

American Facility Services, Inc., Alpharetta, GA
Account Executive, Contract Manager, 2007 – Current

Overall responsibility for sales, operations, and customer service for assigned accounts.

General Building Maintenance, Atlanta, GA

General Manager, 2001 - 2007

- Overall responsibility for sales, operations, customer services, subcontracting, employee recruitment and development of a \$5 Million Dollar branch.
- Rewrote ISO quality control program and procedures for Atlanta branch and managed 65 properties under ISO guidelines. Received 3 ISO recertification's during tenure.
- Sold over 4 million square feet of Janitorial service contracts, while continually maintaining relationships with my current customer base that resulted in a 95% retention rate.

OneSource

Senior District Manager, 2000 – 2001, Atlanta GA

District Manager 1999-2000, Tampa FL.

- Successfully integrated and merged Coastal States' Tower Cleaning Franchising with Tampa's OneSource Branch.
- Developed into OneSource's most profitable Southeast region branch.
- Restructured entire Atlanta operation to bring profitability goals and loss of business percentages to targeted goals.

Coastal States Industries, 1987-1999

Area Supervisor, Division Manager, Operations Manager

- Managed 350 full and part-time Managers, Supervisors, floor and carpet technicians, cleaning 5 million square feet of commercial office space in greater Tampa area.
- Developed, organized, and managed a Master Tower Franchise Company, integrating its operations with branch.
- Helped start-up a satellite branch in Orlando, growing it into a \$3 M operation.

U.S. Army, Ft. Huachuca, AZ

Captain, 1982 - 1987

Graduated from U.S. Army's Intelligence Center and School, Instructed Field Grade Officers on Soviet Tactics, Intelligence Officer for Tank Battalion.

EDUCATION

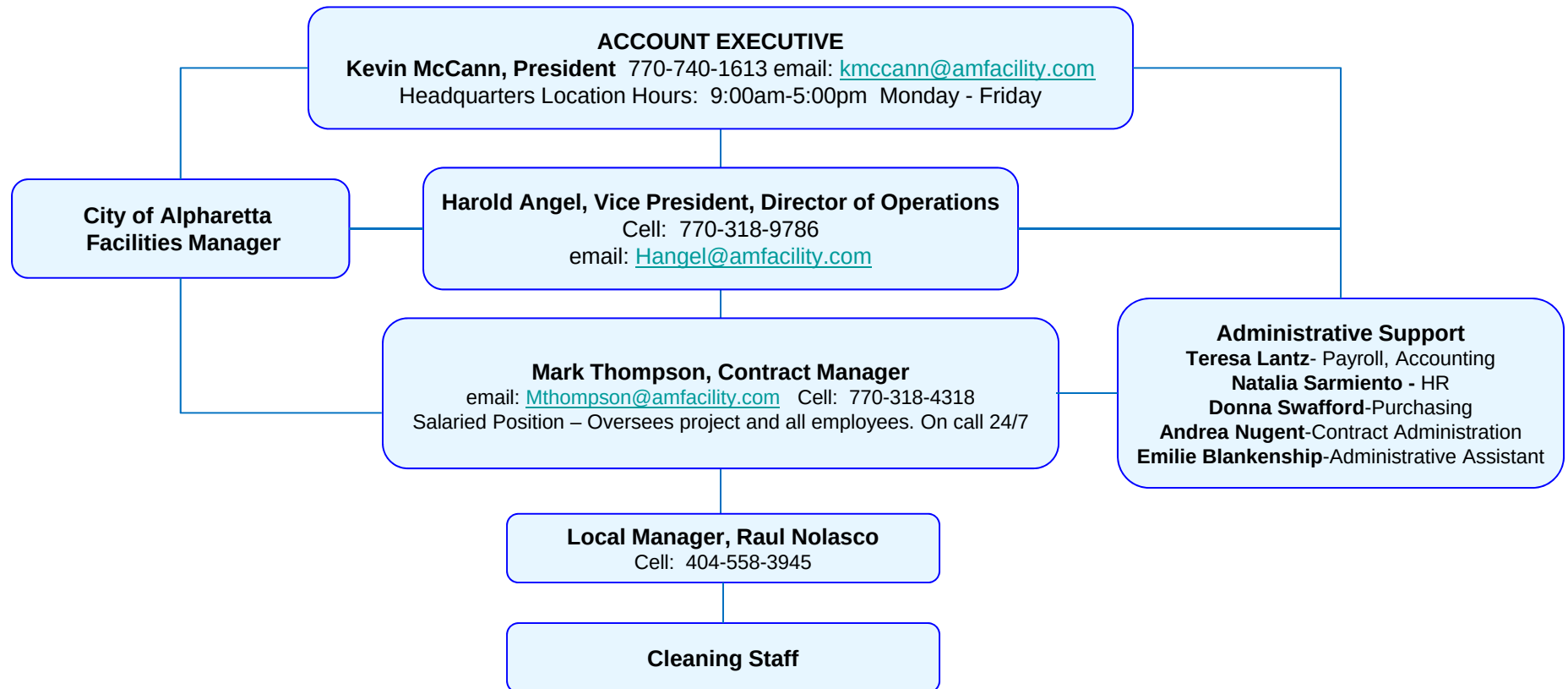
Winona State University, Winona, MN

B.S. Hospital Administration

- Cadet Commander, ROTC
- Co-Captain, Football



City of Alpharetta
Janitorial Services for City Facilities
Key Employees





PROJECT APPROACH

Since AFS is currently serving these facilities, there will be no disruption in service with the new contract. We have first-hand experience with the requirements of this contract and fully understand the needs of the City and can assure that we will continue to provide the consistent level of service that you have come to expect from us.

General Cleaners will perform all general facility and restroom cleaning functions using cleaning industry best methods during the process. AFS will hire general cleaners with at least two years' experience from the local employment pool to supplement our crews. All employees will have a job description with daily as well as periodic tasks. All periodic tasks will complement those tasks on the scope of work to ensure completion. All periodic floor and carpet tasks will be scheduled, completed and inspected by the Local Manager.

All employees will have a job designation and work description will encompass all tasks within the scope of work. Every cleaner will understand the scope of work and will understand their daily duties will change in order to fully and completely clean the building. This will also include project and weekly work. Any absenteeism or time off will be covered by our floater staff. Our Floor Techs as well as our staff will have like-new or brand new equipment to start the contract. The floor staff will have working knowledge of all facilities and also have a complete understanding of the scope of work. All floor burnishing, restroom scrubbing and any carpet cleaning will proactively be scheduled so the Contract Manager as well as each site representative will know when that work has been scheduled.

STAFFING

As demonstrated by our ability to perform the requirements of this contract, AFS maintains a large pool of qualified local employees to provide adequate staffing.

Backup Personnel

AFS will continue to maintain a project specific file of local backup personnel (referred to as "floaters"). These additional resources will be maintained in our management office and will allow us to swiftly respond to personnel requirements. Qualifications of floaters will be at least equal to those requirements outlined above. All floaters will go through our intense hiring and training procedures.

[illegible]



QUALITY CONTROL PLAN

AFS is committed to controlling quality at every level of functional and administrative activity, across the project lines. Our Quality Control Plan (QCP) for the referenced solicitation will be custom-designed to promote and maintain superior contract performance. It will combine traditional, inspection-oriented processes with progressive, education and training-oriented protocols to form a Total Quality Management (TQM) package that will meet or exceed all contract requirements. Along with our processes and training programs that show our accountability to the quality of our services, we guarantee the satisfaction of our customers.

For this project, our primary TQM objectives will be to ensure that on a regular and routine basis, all services are performed:

- On schedule and to the complete satisfaction of our client
- In a manner that continually improves the quality and timeliness of services.

Key Personnel

Our Contract Manager and Site Supervisor will head our Quality Control Program. They will report directly to our Director of Operations, Mr. Harold Angel, while maintaining a "dotted line" relationship with our customers. This ensures quality control integrity while maintaining a daily dialog between managers. The Contract Manager will make frequent visits to the project to ensure that the QC Program is being executed properly and that the Site Supervisor is receiving all required corporate support.

Each manager and crew leader supports the Contract Manager. They act as supplemental inspectors for recurring work and work orders. They also conduct and participate in preparedness drills for safety and security. All levels of supervisory leadership participate actively in the TQM process.

Inspection System

AFS will employ two specific methods for identifying and correcting deficiencies: 1) Quality Control Inspections and 2) Quality Assurance Audits.

Quality control inspections are examinations and observations performed by management and supervisory personnel to determine completeness of work and conformance to established standards. Inspections may be formal (using inspection checklists) or informal (consisting of professional observations). Whereas QC inspections examine work, QA audits examine work processes and supporting documentation. Quality Assurance audits entail extensive reviews of logs, reports, checklists, methods and procedures, performed at specific intervals by our Site Supervisor. Of the two methods discussed above, by far the more prevalent is inspections.

Our Site Supervisor will implement and oversee the day-to-day operations of our inspection program. Our inspection program is designed to:

- Detect and correct minor deficiencies;
- Establish protocol for reporting, documenting, and tracking discrepancies; and
- Provide training and education to prevent reoccurrence.



The specific types of inspections AFS will employ on the project include:

- **100% Inspection:** This method ensures that all program activities during a pre-determined performance period are evaluated for completeness, timeliness, and quality. Our Contract Manager will perform 100% inspections not less than four times each contract year, nor less than once each quarter. CO-approved checklists will be employed. Results will be documented and maintained in the QC file at the Work Control Office. In addition, our Contract Manager will perform a 100% inspection of all work tasks that affect personnel safety or property security.
- **Random Sampling:** Random sampling is used when the work being checked is repetitive and sufficiently voluminous to make 100% inspection impractical or unaffordable. Recurring work, such as daily cleaning, will be inspected on a random basis.
- **Periodic Inspections:** In-process inspections of all tasks occur on a continuous basis by the Site Supervisor. Checklists are used to identify what to look for during the inspection and to provide a method for determining whether the work in-progress is acceptable or unacceptable. Determination is based on the number of checklist items that do or do not meet stated standards.
- **Corrective Action Inspection:** All corrected deficiencies are inspected by the Site Supervisor to ensure conformance with program standards. The Contract Manager reviews all inspection records and deficiency reports.

Inspection Frequencies

Quality inspections are conducted at various frequencies, depending on the facility or system to be inspected. Based upon the specific requirement, our quality inspectors perform scheduled, unscheduled and random visits to work sites. During these visits, each aspect of the system, equipment or facility is subject to detailed observation to determine operability, adherence to required maintenance frequencies, safety procedures utilized, and adherence to specifications. Inspection frequencies range from daily observation performed by lead personnel and management to quarterly inspections by the corporate office. A series of checklists that breakdown each basic function being performed in relation to its component requirements are used in the evaluation process. Quality inspections are conducted on all prime contract work as well as on in-coming materials and equipment.

During phase-in, our Contract Manager will finalize formal (scheduled) QC inspection frequencies for all required tasks and functions. Once done, all inspections will be included in our Annual Work Plan and Master Schedule of activities.

Inspection Checklists

QC Inspection Checklists are worksheets used for evaluating procedures and assessing quality and timeliness of service. Our Contract Manager, when conducting formal inspections of both work-in-progress and completed tasks uses them. Checklists are specifically tailored to the particular task or service being performed. Checklists are designed to:

1. Identify step-by-step procedures that make up a specific task;



2. Provide evaluation criteria;
3. Document deficiencies and corrective action; and
4. Provide an official record for AFS and our customer.

Detailed, site-specific QC checklists will be finalized during phase-in and submitted for approval prior to contract start.

Deficiency Identification

Informal inspections are conducted to ensure contract compliance and the effective delivery of quality service. Monitoring is expedited by reviewing specially developed, pre-printed checklists. Deficiencies discovered during routine inspections are then discussed with the appropriate worker and corrected, if possible, on the spot. Persistent problem areas are addressed at weekly meetings in the spirit of collectively arriving at a solution. Our experience at other installations reveals that the uniqueness of having quality control built into the performance of work, and not merely as a matter of after the fact follow-up produces a higher level of quality service. Moreover, because of the high quality standards set and adhered to, we believe our customer surveillance tasks are being significantly reduced as well.

The Site Supervisor conducts inspections on a random, unannounced basis. A series of checklists are used that break down each basic function performed within a service category into its constituent or supporting tasks. Checklists provide a means to evaluate and record the actual performance of tasks. Once completed, the checklists are presented to the Contract Manager for review and a copy is filed as permanent record.

To reiterate, AFS uses a total quality management effort to update and ensure that our QCP is functioning properly (see Figure 2). We combine this with our inspection system and accompanying inspection schedule to detect quality control problems before they amount to a deficiency or discrepancy. As part of the QCP, Deficiency Reports will be segregated by functional areas to provide for ease of tracking, as well as to identify negative trends and systematic problems by functional area. All inspection findings are documented so that the following subsequent actions can be taken:

- Employees are recognized when their level of the work performance is considered "noteworthy;"
- Employees are informed when their level of work performance has diminished below previous levels, yet is still being performed at a "satisfactory" level;
- A Deficiency Report is initiated to correct any task where the performance level has diminished below previous levels;
- A Corrective Action Request is initiated to correct any task that has been rated less than "satisfactory;"
- Inspection Reports will be submitted to the Contract Manager, our Corporate Office, and the Client.
- Routine monitoring activities, such as our continuous inspections, also significantly reduce the potential for future situations by signaling the need for timely corrective actions.
- A combination of these activities, carefully supplemented by the previously identified methods, will be applied to prevent deficiencies and, where necessary, attain the earliest possible correction.



EQUIPMENT AND CHEMICALS

AFS proposes to use the following equipment on this contract.

Manufacturer	Proposed Quantity	Description	Model Number
ProTeam	As needed	Back Pack Vacuums	106577
Sanitaire	As needed	Vacuums	SC9180
Tennant	As needed	High-Speed Burnishers with Dust Control	9007349
Nobles	As needed	Slow Speed Buffers, 20", 1.5 HP Motor	9007336
Nobles	As needed	Walk Behind Carpet Extractors	9007486
Rubbermaid	As needed	Trash Tilt Carts	1011
BETCO	As needed	Walk Behind Scrubber-20"	E8302500
BETCO/Genie	As needed	Walk Behind Scrubber-14"	6285408
Nobles	As needed	Wet/Dry Vacs	9007469
Kaivac	As needed	Kaivac Restroom Machine	1250
BETCO	As needed	Fast Draw chemical dispensers	9104 3-00
Gator	As needed	Trash Barrels-Brute 44 Gallon	7744-3
Rubbermaid	As needed	Brooms	various
Rubbermaid	As needed	Lobby Dust Pan	2531
Willen	As needed	Mop Handle and Heads with Buckets	A70312 & A414132
O'Dell	As needed	24" Dust Mops	CL245
Rubbermaid	As needed	Wet Floor and Restroom Closed Signs	various
Golden Star	As needed	Micro-Fiber Cloths	various
Impact	As needed	Spray Bottles and Triggers	various
Rubbermaid	As needed	Toilet Brushes, Wool Dusters	various
Echofiber	As needed	Micro Fiber Mops	various

This list contains our standard equipment that is normally used to perform our janitorial services.

Equipment required by the solicitation or contract that is not listed here can be provided. All equipment will be new or in like-new condition at the start of the contract. Any equipment that is used with have been cleaned and tested prior to use on this contract. AFS has a \$5M total inventory of equipment and an excellent long-term relationship with our supplier, XPEDX, so that we can receive additional equipment and repairs without delay.

Janitorial Services for City Facilities

RFP 22-119

Company Name: **American Facility Services, Inc.**

Submit annual cost per facility to perform services as detailed in RFP specifications and any addenda that may be posted for this RFP.

Line Item #	Facility	Annual Cost by Facility
1	Public Works	\$ 21,000.00
2	Public Safety Headquarters/ CID/ Evidence/92 Milton Ave. Precinct	\$ 36,000.00
3	City Hall / Parking Deck 2 Park Plaza	\$ 36,000.00
4	Crabapple Government Building (main floor only)	\$ 10,500.00
5	Alpharetta Technology Center	\$ 9,000.00
6	Parking Garage 92 Milton Avenue	\$ 4,500.00
Total Annual Cost for All Facilities (Lines 1-6)		\$ 117,000.00

Line Item #	Facility	Annual Cost by Facility
FS 1	Fire Station 81 (Quarterly Floor Care Only)	\$ 2,000.00
FS 2	Fire Station 82 (Quarterly Floor Care Only)	\$ 1,500.00
FS 3	Fire Station 83 (Quarterly Floor Care Only)	\$ 2,000.00
FS 4	Fire Station 84 (Quarterly Floor Care Only)	\$ 2,000.00
Total Annual Cost for Fire Station Floor Care (Lines FS 1-4)		\$ 7,500.00



STAFF REPORT

Submitting Department: Legal

Submitted By: Molly Esswein

Sponsored By:

Meeting Date: June 27, 2022

I. AGENDA ITEM TITLE: CONSIDERATION OF CONFLICT WAIVER: FORSYTH COUNTY / MCGINNIS FERRY ROAD PROJECT

II. RECOMMENDATION:

Approve the conflict waiver as presented 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: THERE ARE NO FISCAL IMPACTS
RELATED TO THE RECOMMENDED ACTION.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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IV. REPORT IN BRIEF:

Jarrard and Davis is the counsel of record for both the City of Alpharetta and Forsyth County and would represent both parties in conjunction with a real estate transaction related to the McGinnis Ferry Road Project. Out of an abundance of caution and to ensure the legal viability of that agreement, it is recommended that the parties execute conflict waivers acknowledging and agreeing Jarrard and Davis's representation of the parties.

V. ALTERNATIVES:

VI. ATTACHMENTS:

2022-06-17 Conflict Waiver RE McGinnis Ferry, 1

WAIVER OF CONFLICT

WHEREAS, FORSYTH COUNTY, GEORGIA (“Forsyth”) is a political subdivision of the State of Georgia; and

WHEREAS, CITY OF ALPHARETTA, GEORGIA (“Alpharetta”) is a municipal corporation of the State of Georgia; and

WHEREAS, both Forsyth and Alpharetta may collectively be referred to hereinafter as the “Parties;” and

WHEREAS, Forsyth is and has been represented by the law firm of Jarrard & Davis, LLP, in the capacity of general legal counsel as Forsyth’s County Attorney; and

WHEREAS, Alpharetta is and has been represented by the law firm of Jarrard & Davis, LLP, in the capacity of general legal counsel as Alpharetta’s City Attorney; and

WHEREAS, Forsyth and Alpharetta have an interest in DOT Project No. 0004634 for the widening of McGinnis Ferry Road (the “Project”); and

WHEREAS, Forsyth and Alpharetta recognize that Jarrard & Davis, LLP’s representation of both Parties regarding the Project is a waivable conflict of interest; and

WHEREAS, the governing bodies of the Parties have considered this issue, have been informed of the potential for conflicts or competing interests between the Parties and risks associated with the same; and

WHEREAS, the law firm of Jarrard & Davis, LLP will continue to represent both Parties while protecting both Parties’ best interests, in connection with the Project.

NOW THEREFORE, in light of the above, the governing bodies of Forsyth and Alpharetta, having considered this issue, do hereby resolve as follows:

1. Forsyth and Alpharetta acknowledge Jarrard & Davis, LLP’s disclosure of this potential conflict.

2. Forsyth and Alpharetta further acknowledge Jarrard & Davis, LLP's disclosure of this potential conflict at an open meeting.
3. Forsyth and Alpharetta have been provided an adequate opportunity to consult with independent legal counsel regarding the ramifications of this conflict waiver; and all and any questions by either government have been addressed to the satisfaction of each.
4. Forsyth and Alpharetta affirmatively waive any actual, potential, or apparent conflict of interest arising from or attributable to Jarrard & Davis, LLP's representation of the Parties in the Project.

This _____ day of _____, 2022.

FORSYTH COUNTY, GEORGIA, by and through its
Board of Commissioners

By: _____
Alfred John, Chair

ATTEST:

[AFFIX COUNTY SEAL]

By: _____
Rhonda Hansard, County Clerk

[signatures continue on the following page]

CITY OF ALPHARETTA, GEORGIA, by and through its
City Council

By: _____
Jim Gilvin, Mayor

ATTEST:

[AFFIX CITY SEAL]

By: _____
Lauren Shapiro, City Clerk



STAFF REPORT

Submitting Department: Legal

Submitted By:

Sponsored By:

Meeting Date: June 27, 2022

I. AGENDA ITEM TITLE: CONSIDERATION OF QUIT CLAIM DEED: MCGINNIS FERRY ROAD PROJECT

II. RECOMMENDATION:

Approve, as presented, the quit claim deed 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: THERE ARE NO DIRECT FISCAL
IMPACTS ASSOCIATED WITH THE RECOMMENDED ACTION.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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IV. REPORT IN BRIEF:

Consideration of a quit claim deed dedicating certain City-owned right-of-way to Forsyth County that is necessary for the McGinnis Ferry Road Improvement Project. The City and County are working on this project cooperatively under an Intergovernmental Agreement. Under the IGA, the County is the lead on the project and has responsibility for managing construction.

V. ALTERNATIVES:

VI. ATTACHMENTS:

2022-06-14 Quitclaim Deed (Alpha to FC) 1, Exhibit A

After recording, please return to:

Molly Esswein, Esq.
JARRARD & DAVIS, LLP
222 Webb Street
Cumming, Georgia 30040

QUITCLAIM DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

Cross Reference:
Deed Book 1798, Page 0719
Forsyth County, Georgia Records

THIS INDENTURE, made this _____ day of _____, 2022, between **CITY OF ALPHARETTA, GEORGIA**, a political subdivision of the State of Georgia (hereinafter referred to as "Grantor"), and **FORSYTH COUNTY, GEORGIA**, a political subdivision of the State of Georgia (hereafter referred to as "Grantee"). Where the context requires or permits, "Grantor" and "Grantee" shall include their respective heirs, successors, and assigns.

W I T N E S S E T H:

WITNESSETH: That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, have bargained, sold, and does by these presents sell, remise, convey and forever QUIT CLAIM to Grantee, Grantee's successors and assigns, all of Grantor's interest in that certain property and improvements and/or appurtenances thereunto attached or serving, to wit:

All that tract or parcel of land lying and being in Land Lots 1054 and 1055, 2nd Land District, Forsyth County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part by reference hereof.

TO HAVE AND TO HOLD the said described premises unto the Grantee so that neither the said Grantor nor Grantor's successors or assigns, nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have claim or demand any right, title, or interest to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor’s hand and seal, the day and year above written.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

[Affix City Seal]

ATTEST:

By: _____
Lauren Shapiro, City Clerk

Signed, sealed, and delivered
in the presence of:

Witness

[Affix Notary Seal]

Notary Public

Approved as to form:

Molly Esswein, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 1054 and 1055, 2nd Land District, Forsyth County, Georgia, said tract or parcel being further described as follows:

To find the Point of Beginning begin at the intersection of the southerly Windward Ridge Parkway right-of way line with the easterly McGinnis Ferry Road right-of-way line; this being the Point of Commencement. Thence South 24 degrees 27 minutes 10 seconds East for 55.7186 feet to a property corner marked with a one-half inch diameter pin. Thence North 23 degrees 21 minutes 29 seconds West for 2.4255 feet to the Point of Beginning.

From the Point of Beginning.

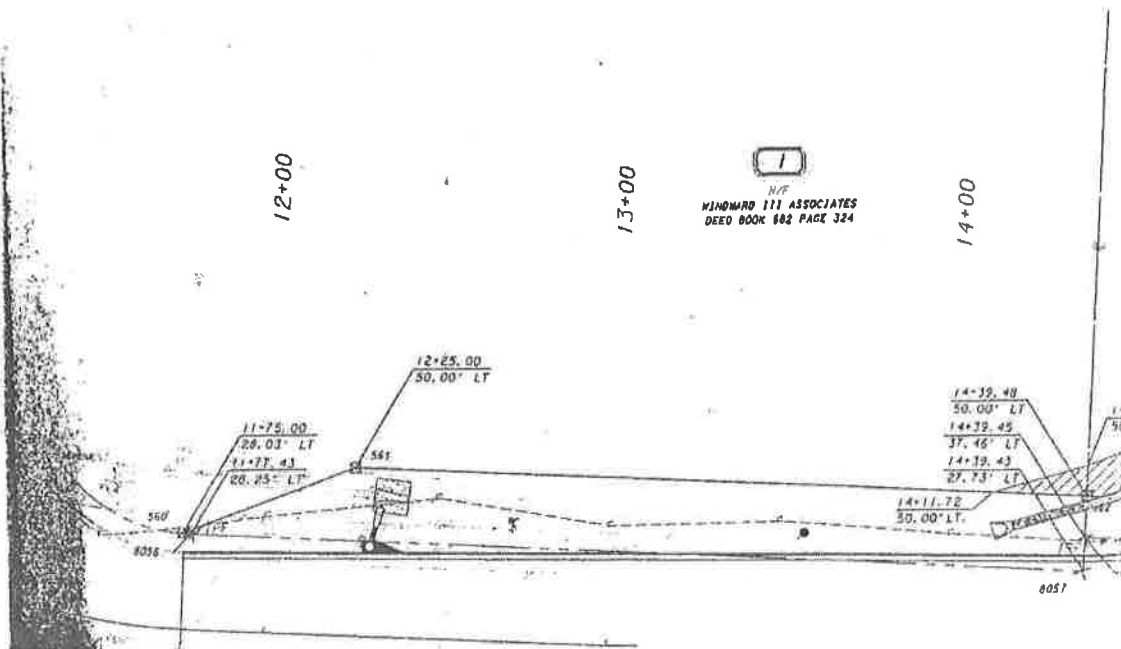
Thence South 48 degrees 1 minute 23 seconds East for 54.5038 feet to a point on the boundary. Thence South 24 degrees 34 minutes 2 seconds East for 214.4750 feet to a point on the boundary. Thence South 65 degrees 32 minutes 50 seconds West for 22.2692 feet to a point on the boundary. Thence North 24 degrees 27 minutes 10 seconds West for 262.0061 feet to a point on the boundary. Thence North 23 degrees 21 minutes 29 seconds West for 2.4255 feet to the Point of Beginning. Together with and subject to covenants, easements, and restrictions of record. Said tract or parcel contains 5,276.8989 sq. ft. (0.1211 acres) more or less.

SURVEY/PLAT

01798
0721

Exhibit "A"

BK 1798 PG 0721



A RESOLUTION OF THE CITY OF ALPHARETTA AUTHORIZING A THIRD-PARTY, INDEPENDENT INQUIRY REGARDING ALLEGATIONS THAT FORMED THE SUBJECT MATTER OF THE JUDICIAL QUALIFICATIONS COMMISSION’S (“JQC”) INVESTIGATION INTO MUNICIPAL COURT JUDGE BARRY ZIMMERMAN

WHEREAS, pursuant to O.C.G.A. § 36-35-3, municipal corporations have the legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government; and,

WHEREAS, on June 9, 2022, the Mayor and City Council received a letter from Barry Zimmerman (“Zimmerman”) providing notice of his retirement as Chief Judge of the City of Alpharetta Municipal Court, effective July 1, 2022; and,

WHEREAS, on June 10, 2022, a Report of Disposition (“Report”) was filed in the public records of the Supreme Court of Georgia pertaining to the findings of the Judicial Qualification Commission’s (“JQC”) Investigative Panel related to complaints alleged against Zimmerman; and,

WHEREAS, the Report stated that the Investigative Panel found reasonable cause to believe that Zimmerman had violated the Code of Judicial Conduct while serving as a judge for the City’s Municipal Court; and,

WHEREAS, the Consent Agreement attached as Exhibit B to the Report indicates that the Investigative Panel and Zimmerman agreed to resolve the above-referenced matter, in part, based upon Zimmerman’s agreement to retire; and,

WHEREAS, on June 23, 2022, following Judge Zimmerman’s final session on the Alpharetta Municipal Court bench, Judge Zimmerman’s City-issued tablet computer appeared to have been factory reset, and,

WHEREAS, the Mayor and City Council find that a third-party, independent inquiry regarding the allegations that formed the subject matter of the JQC’s investigation, to include any

subsequent events occurring after the JQC report was issued, is necessary and warranted to ensure transparency and accountability are maintained regarding operation of the Alpharetta Municipal Court; and,

WHEREAS, any such inquiry should include facilitating the recovery of electronic data on the previously referenced tablet computer.

THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council that the City Administrator is directed to request or commission a third-party to conduct an independent inquiry regarding the allegations forming the basis for the JQC investigation, to include any events occurring subsequent thereto, that may inform the meaning and findings of the report.

BE IT FURTHER RESOLVED, that the City Administrator is tasked with using all available and lawful means to facilitate recovery of any electronic data from the referenced tablet computer.

BE IT FURTHER RESOLVED, the City Attorney is directed to work with the City Administrator in securing a confirmation and/or providing a recommendation regarding the appropriate third-party entity or person to conduct such an inquiry, within two (2) weeks of the date of this Resolution. This Resolution shall stand as authority for the City Administrator to retain the services of any person or entity necessary to conduct the referenced inquiry.

Be it **RESOLVED** this _____ day of _____, 2022.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

COUNCIL MEMBERS

Mayor Pro Tem Dan Merkel

Council Member Donald F. Mitchel

Council Member Brian Will

Council Member Douglas J. DeRito

Council Member John Hipes

Council Member Jason Binder

(SEAL)

Attest:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney



STAFF REPORT

Submitting Department: Administration

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: June 27, 2022

I. **AGENDA ITEM TITLE:** RESOLUTION TO APPOINT SPECIAL COUNSEL FOR LOCAL OPTION SALES TAX NEGOTIATIONS

A RESOLUTION APPOINTING AND AUTHORIZING SPECIAL COUNSEL TO REPRESENT THE CITY OF ALPHARETTA TO NEGOTIATE A LOCAL OPTION SALES TAX ("L.O.S.T.") DISTRIBUTION CERTIFICATION AS REQUIRED UNDER THE LAWS OF THE STATE OF GEORGIA; TO AUTHORIZE SAID COUNSEL TO ASSIST IN THE PREPARATION, NEGOTIATION, MEDIATION, OR ARBITRATION OF THE CITY'S L.O.S.T.; REPEAL INCONSISTENT PROVISIONS; AND FOR OTHER PURPOSES

II. **RECOMMENDATION:**

Adopt a Resolution Appointing and Authorizing Special Counsel to Represent the City of Alpharetta to Negotiate a Local Option Sales Tax ("L.O.S.T.") Distribution Certification as Required Under the Laws of the State of Georgia; to Authorize Said Counsel to Assist in the Preparation, Negotiation, Mediation, or Arbitration of the City's L.O.S.T.; Repeal Inconsistent Provisions; and for Other Purposes.

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:**

Local Option Sales Tax (LOST) law calls for Fulton County and the cities in Fulton County (Cities) to begin negotiating the distribution of LOST every ten years following the most recent census. The law gives the County and Cities two years after the census to complete the negotiation or LOST vanishes as a revenue source.

Fulton County had until June 30th to call for the negotiation and they did so at their June 15th Commission meeting. The first negotiation meeting will be held July 15th. The County and Cities have sixty days to agree to a new formula and if they have not agreed a mediation process begins. Once again there must be agreement by the end of 2022 or LOST goes away.

When we negotiated with the County back in 2012 (since the number of cities in the County grew between 2000 and 2010 as well as the complications among the cities as to what of the eight factors in determining LOST can be used) the Cities agreed to use Andy Welch of the law firm Smith Welch Webb & White to help the Cities work through their differences and then to help the Cities negotiate with the County. The Cities also contracted with Brown Pelican Consulting to assist Andy Welch.

Recently the Georgia Municipal Association (GMA) called together Fulton County cities to talk through the upcoming process. As in 2012 some cities were concerned about the circumstances that make their city special potentially leading to the use of an additional factor within the eight factors the law calls for. For instance, nighttime population has, at the end of the day, been the determining factor in how LOST is distributed, yet one

could make a case for daytime population since we provide police and fire protection to more people during the day than at night.

The City of Sandy Springs has determined it has a conflict of interest in using Smith Welch Webb & White so it will be using Brown Pelican Consulting as their counsel. Since we split the invoices based on 2020 populations this means we will pay slightly more than the proposal Andy Welch shows in the chart since the Cities will be splitting the 17.8% that would have been charged to Sandy Springs.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Special Counsel for Local Option Sales Tax Negotiations



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

To: City Council and Mayor
From: Bob Regus
Date: June 24, 2022
Subject: Special Counsel for Local Option Sales Tax Negotiations

Mayor and Council,

Local Option Sales Tax (LOST) law calls for Fulton County and the cities in Fulton County (Cities) to begin negotiating the distribution of LOST every ten years following the most recent census. The law gives the County and Cities two years after the census to complete the negotiation or LOST vanishes as a revenue source.

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MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
JASON BINDER
DOUGLAS J. DeRITO
JOHN HIPES
DONALD F. MITCHELL
BRIAN WILL

CITY ADMINISTRATOR
ROBERT J. REGUS

During the above-mentioned meeting, it was determined to seek the services once again of Andy Welch. So, what is before you this evening is a proposal by Andy Welch along with a resolution for your approval.

The City of Sandy Springs has determined it has a conflict of interest in using Smith Welch Webb & White so it will be using Brown Pelican Consulting as their counsel. Since we split the invoices based on 2020 populations this means we will pay slightly more than the proposal Andy Welch shows in the chart since the Cities will be splitting the 17.8% that would have been charged to Sandy Springs.

I will be happy to answer any questions and Molly Esswein has the resolution to read.

Thanks,

A handwritten signature in black ink, appearing to read "BA" or "Bob Regus".

Bob Regus

Ernest M. Smith (1911-1992)
A. J. Welch, Jr. (1944-2018)
John P. Webb, PC
William A. White, PC
Andrew J. Welch, III, PC (NY & GA)
J. Byrd Garland
L. Scott Mayfield
Marc A. Avidano (FL & GA)
David M. Waldrup
Andrew J. Gebhardt
R. Brian Strickland
Elizabeth P. O'Neal
Megan Murren Rittle (GA & AL)
Lajuana C. Ransaw
Warren M. Tillery
Orion G. Webb



SMITH WELCH
WEBB & WHITE_{LLC}

ATTORNEYS AT LAW

TRUSTED SERVICE FOR A LIFETIME

2200 KEYS FERRY COURT • P.O. BOX 10 • MCDONOUGH, GA 30253
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Bianca K. Davis
Miranda N. Hanley
Casey C. Crumbley (SC & GA)

ASSOCIATES

Brandon F. Palmer
M. Chase Collum
Brooke A. White
Amy M. Fletcher
Averiel D. Jackson
Jeremy A. Trimble (FL & GA)

OF COUNSEL

Tim N. Shepherd

June 14, 2022

Mayor Jim Gilvin
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009-3680

RE: 2022 Local Option Sales Tax (L.O.S.T.) – Fulton County
Representation of Special Counsel

Dear Mayor Gilvin:

The Cities of Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto, Roswell, Sandy Springs, South Fulton and Union City exclusive of Atlanta, (hereinafter referred to as “Cities”) all of Fulton County, Georgia, have requested that this firm represent them all collectively as Special Counsel in the above referenced Local Option Sales Tax (“L.O.S.T.”) negotiations, mediation and/or arbitration (“Negotiations”). Our engagement as Special Council presents certain ethical issues requiring your understanding and consent. Set forth below are the proposed terms for our joint representation of you and the cities in connection with the Negotiations.

I. Introduction

We appreciate that you would like us to represent the City of Alpharetta (“City”) as Special Counsel. Although we do not believe that representation of you in the Negotiations precludes us from representing any other City of Fulton County, we must take steps required by the Georgia Rules of Professional Conduct to address any potential conflict that may arise between you and other Cities as a result of the transaction. The potential problem that lies here is that we have been retained as Special Counsel to represent you and other Cities in these Negotiations. As you can see, there are multiple parties being represented by Special Counsel in this matter.

Additionally, our firm handles a wide variety of matters representing diverse clients across the state. As a result, there may be instances where our representation of another client may be adverse to the City, such as in the context of eminent domain, zoning, code enforcement, employment, workers compensation or personal injury. As a result, this letter shall discuss the material risks and reasonable alternatives associated with engaging this

firm in the limited scope of L.O.S.T. Negotiations while simultaneously waiving conflicts of interest for other, unrelated matters.

At the outset, you should know that, in analyzing whether it is appropriate to represent more than one City, the test is not whether there is a "conflict of interests." Although we all frequently use that term, a more detailed analysis is appropriate when considering joint representation of multiple parties.

II. The Applicable Rules of Conduct.

The Georgia Rules of Professional Conduct, Rule 1.7, utilize a test that involves the question of whether the professional judgment of an attorney is likely to be adversely affected, which involves four steps for compliance. First, we must consult with potential Cities client's representatives concerning this issue after you all have read this letter. Second, all Cities must receive written disclosure of the material risks of the representation, which are addressed in this letter. Third, all Cities must receive an opportunity to consult with independent counsel. (Please let this letter serve as your notice that you may discuss this issue with another lawyer of your choosing). Fourth, all Cities must consent to this joint representation. (The consent must be given by action of the governing body of your City.)

III. Full Disclosure

In order to fully comply with Rule 1.7(b), we must disclose the material risks involved in our representation. This will be divided into two sections. The first is with respect to our joint representation of you and every other city in Fulton County (other than Atlanta) in the context of these L.O.S.T. Negotiations. The second will be with respect to other instances beyond the limited scope of L.O.S.T. Negotiations in which our firm may represent clients with interests adverse to the City.

A. Material risks for joint representation in L.O.S.T.

First, with respect to the attorney-City privilege, we advise you that any information disclosed by jointly represented Cities to us in connection with this engagement will not be protected by the privilege in a subsequent legal proceeding asserted by or against you involving any jointly represented City. Moreover, we believe we cannot effectively represent you if information disclosed to us by any jointly represented City must be preserved by us in confidence from the other. If we are to represent all parties, it will only be on the express understanding that each jointly represented City has waived the attorney-City privilege to the extent, but only to the extent, that the privilege might otherwise require us to preserve in confidence information disclosed by one jointly-represented City to us from another in these Negotiations.

The second material risk would be that any one of the parties could disclose information learned of the other parties in the course of this representation to Fulton County or some third party. This may be resolved through the execution of a confidentiality agreement. By execution of this letter of understanding and your adoption of the related Resolution, you are agreeing to maintain all information obtained in the course of this representation in the strictest of confidence, and not to disclose such information to any third party without the prior written consent of the authorized representative of each jointly-represented City.

Another material risk would be these Negotiations may result in terms that are more or less advantageous to City as compared to any other city. The risk is negligible because the L.O.S.T. statute establishes a statutory minimum to be guaranteed for each city which opts to not participate (i.e. an "absent qualified municipality") in the Negotiations. See O.C.G.A. § 48-8-89(b). A conflict does not exist if the Cities agree that no city will be required to accept a percentage of L.O.S.T. proceeds less than its absent municipal share or the governing body for a City votes to waive such right to such a minimum distribution. By executing the Acknowledgment enclosed and approving the associated Resolution, City accepts the above agreement and understanding of waiver. If said understanding and agreement is not acceptable, then a conflict may arise which may prevent our continued representation of all Cities. The potential for conflict is also minimized because a best and final offer should be approved by your governing body.

By signing the Acknowledgement attached hereto, the City warrants that no conflict of interest exists at this time between it and any other city with respect to the joint representation contemplated in this letter. Should a conflict of interest arise, you agree to promptly notify Special Counsel in writing and allow Special Counsel to continue representation so long as continued representation does not violate the Georgia Rules of Professional Conduct; and otherwise consent to Special Counsel's withdrawal. Furthermore, should Special Counsel have to withdraw from representation of the Cities jointly, by signing the Acknowledgement attached hereto, the City agrees to waive any objection to Special Counsel's continued representation of just the City of Hapeville in these Negotiations and any other matter because Special Counsel serves as the City of Hapeville's general counsel.

You should be aware that Special Counsel will work diligently to achieve the respective goals of the group and obtain a L.O.S.T. distribution certificate with Fulton County. Furthermore, it is the understanding of the parties that the legal fees and costs of mediation and litigation incurred in this matter shall be billed to the City based upon an apportionment of fees and costs among the Cities based on their respective populations as a percentage of the total population for all Cities as derived from the 2020 decennial census, as follows:

CITY	POPULATION %
Alpharetta	10.841
Chattahoochee Hills	0.486
College Park	2.134
East Point	6.318
Fairburn	2.715
Hapeville	1.079
Johns Creek	13.581
Milton	6.802
Mountain Park	0.094
Palmetto	0.743
Roswell	15.291
Sandy Springs	17.802
South Fulton	17.696
Union City	4.419

B. Material risks of waiving conflicts beyond the scope of our firm's representation of the City in L.O.S.T.

There may be instances in which our firm represents clients in connection with eminent domain, zoning, code enforcement, employment disputes, workers compensation, personal injury, etc... ("Other Actions"), adverse to the City. As a result, there is the potential for this firm to represent the City in the limited context of this L.O.S.T. Negotiation while simultaneously representing other clients against the City in active litigation.

The material risk of this are minimal because the scope of our representation is limited to representing the City in L.O.S.T. As such, there would be no cross-over into Other Actions. With respect to information gained through the limited scope of the attorney-client relationship between this firm and the City in L.O.S.T. Negotiations, the Georgia Rules of Professional Conduct do not allow lawyers in this firm to use such information to the disadvantage of the City. To provide adequate assurances to the City regarding our sincerity in complying with Rule 1.6, our firm proposes to restrict access to the electronic file and other documents to only those lawyers who are actively working on the limited scope of the representation of the City in these Negotiations.

Even so, there is the potential for one material risk to be a lawyer representing the City in one context belonging to the same firm as another lawyer representing a different client against the City in another context. While the specter of this may appear strange, we believe that such representation is permitted so long as the matters are substantially unrelated. The alternative, however, is that this firm will be unable to represent the City in the limited context of the L.O.S.T. Negotiations, or in any other matter.

By signing the Acknowledgment attached hereto, the City warrants that it will not raise a conflict of interest by virtue of lawyers in Special Counsel's firm representing other clients in different subject matters than L.O.S.T. Negotiation against the City on the basis of Special Counsel's firm representing the City in these Negotiations. The City also agrees that it will sign any waiver of a conflict of interest reasonably requested by Special Counsel's firm for matters outside the scope of this limited engagement for L.O.S.T. Negotiations, provided that Special Counsel's firm can demonstrate that such successive representation against the City in other matters complies with the Georgia Rules of Professional Conduct regarding the availability of a waiver.

IV. Fees.

City agrees to pay Special Counsel for representation of City at the following rates:

<u>Position</u>	<u>Rate</u>
Attorneys	\$350 per hour
Legal Asst./Paralegal	\$135 per hour

City agrees to pay any and all expenses incurred by Special Counsel or his representative on City's behalf as the same accrue, including, but not limited to, court costs, official fees, depositions and investigations at percentage of the total costs and fees incurred, which will be submitted to Special Counsel within fourteen (14) days of same. The City agrees to pay five percent (5%) of all charges as an administrative fee, which includes but is not limited to copying fees, fax fees, postage, etc.

Special Counsel agrees to maintain complete and accurate records of time spent in the representation of City and to send City regular periodic billings, describing the services rendered by Special Counsel on City's behalf during the period following the last such billing and showing the amounts earned as fees.

Special Counsel shall bill City approximately once a month. City agrees to pay all sums due and owing for legal fees and expenses within thirty (30) days of the receipt of each statement for services rendered with a balance due. In the event City fails or refuses to pay amounts due and owing, and fails to make payment arrangements satisfactory to Special Counsel within ten (10) days of the receipt by City of any request by Special Counsel to pay an overdue bill for services or expenses, City consents to the withdrawal by Special Counsel as counsel for City upon notice as provided in Uniform Superior Court Rule 4.3. In the event it is necessary to pursue legal means to obtain payment for professional services or expenses, City agrees to pay the amounts owed plus all reasonable attorney fees and all costs incurred to collect.

In the event City maintains a balance which is more than thirty (30) days past due, Special Counsel shall have the right to charge interest on that past due balance at the rate of one and one-half (1.5) percent per month or eighteen (18%) percent per annum until paid.

If the Court should award City fees and expenses of litigation to be paid by the adverse party for Special Counsel's representation of City, then that award, when paid over to Special Counsel, will be applied to the total fee earned by Special Counsel and the expenses incurred. City is responsible for the payment of any deficiency between the total fees and the amount of the award. If the award exceeds the total of the fees and expenses, plus any additional amounts previously paid to Special Counsel by City, City shall be entitled to a refund of the excess.

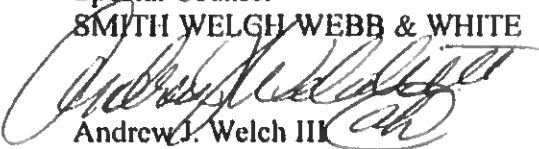
City understands that Special Counsel has not represented nor guaranteed that the fees earned by Special Counsel in representing City are limited in amount, except as to the hourly rates set forth in this Contract. City understands that the total fee to be earned pursuant to this Contract will be calculated by multiplying the total number of hours or fraction thereof spent by Special Counsel by the appropriate rates as set forth above.

V. Conclusion

So that we can continue this engagement, please acknowledge your agreement with the terms of this letter on the Acknowledgement form attached to this letter and return it to me at your earliest convenience. I look forward to working with you on this matter.

With kindest regards,

Special Counsel
SMITH WELGH WEBB & WHITE



Andrew J. Welch III

Enclosure

{Doc: 03064267.DOCX}

ACKNOWLEDGMENT

The governing body for the City of Alpharetta, (hereinafter collectively the "City") has reviewed the letter regarding joint representation dated June 14, 2022, and acknowledges that the City has been given an opportunity to ask any questions to its satisfaction and to hire its own lawyer to represent it in these Negotiations. The City realizes that there are areas where its interests and objectives may differ from others in these Negotiations, and that there may be areas of potential conflicts of interest in the joint representation of it and other cities in these Negotiations. After careful consideration, the City requests that Smith Welch Webb & White (Special Counsel) represent it jointly and in accordance with the above letter and the associated Resolution retaining Special Counsel. The City also understands and agrees that communications and information that you receive from us relating to this matter are not privileged as to the cities jointly-represented by Special Counsel in these Negotiations, and agrees to hold the communications and information it obtains from such other cities concerning these Negotiations in the strictest of confidence. Furthermore, should Special Counsel have to withdraw from representation of the Cities jointly, by signing the Acknowledgement attached hereto, the City agrees to waive any objection to Special Counsel's continued representation of just the City of Hapeville in these Negotiations and any other matter because Special Counsel serves as the City of Hapeville's general counsel. Finally, the City agrees that it is being represented by Special Counsel in the limited context of L.O.S.T., and that this limited representation does not create a conflict of interest by which lawyers in Special Counsel's firm will be prevented from representing other clients against the City in unrelated matters, such as eminent domain, code enforcement, zoning, employment, workers compensation or personal injury. The City also agrees to execute any waiver of a potential conflict of interest created by such representation in other matters as lawyers in Special Counsel's firm may reasonably request, provided that those lawyers can demonstrate compliance with the Georgia Rules of Professional Conduct regarding the availability of waiver.

Done this ____ day of _____, 2022.

Jim Gilvin, Mayor

Attest:

Clerk/Administrator

RESOLUTION NO. _____

A RESOLUTION APPOINTING AND AUTHORIZING SPECIAL COUNSEL TO REPRESENT THE CITY OF ALPHARETTA TO NEGOTIATE A LOCAL OPTION SALES TAX ("L.O.S.T.") DISTRIBUTION CERTIFICATION AS REQUIRED UNDER THE LAWS OF THE STATE OF GEORGIA; TO AUTHORIZE SAID COUNSEL TO ASSIST IN THE PREPARATION, NEGOTIATION, MEDIATION, OR ARBITRATION OF THE CITY'S L.O.S.T.; REPEAL INCONSISTENT PROVISIONS; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

WHEREAS, the City of Alpharetta is a municipal corporation duly organized and existing under the laws of the State of Georgia, and is charged with providing public services to its residents; and

WHEREAS, the City wishes to cooperate with its fellow Cities of Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto, Roswell, South Fulton, and Union City in mediation and litigation and work jointly with and through Special Counsel to achieve a fair distribution of L.O.S.T. proceeds in accordance with the L.O.S.T. enactment; and

WHEREAS, the Mayor and City Council in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare of the citizens of the City, have determined it to be in the best interest of the citizens of the City, that this Resolution be adopted.

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

1. Retention of Special Counsel. The City hereby retains Andrew J. (Andy) Welch, III, Brandon Palmer, and Averiel Jackson of the law firm of Smith Welch Webb & White ("Special Counsel") to represent the City jointly with other cities.
2. Authorization to Special Counsel. The City hereby authorizes Special Counsel to acknowledge service on behalf of the City; to represent the City jointly with other cities to negotiate, mediate or arbitrate, and secure a L.O.S.T. distribution certificate with the County in accordance with the laws of the State of Georgia.
3. Scope of Representation Limited. The City acknowledges that the scope of the representation and the corresponding attorney-client relationship shall extend to obtaining a L.O.S.T. distribution certificate with the County. Special Counsel shall not be deemed to represent the City for any other purpose unless or until a separate engagement agreement is entered into.

4. Representation of City to Special Counsel. The City represents that it will pay its pro rata portion (as identified in the correspondence retention letter) of legal fees, expert witness fees, and all other costs and expenses incurred by Special Counsel.
5. Designated Representation of the City. The Mayor, or his/her designee, is hereby designated and authorized to serve as the City's designated representative for L.O.S.T. negotiations, mediation or arbitration and will be the City's point of contract for all communications between Special Counsel and the City, until such time as such authority is rescinded by the City.
6. Authority to Approve LOST Certificate. Approving a L.O.S.T. distribution certificate with the County requires approval by the majority vote of the Mayor and City Council unless the City is treated as an absent municipality.
7. Joint Representation and Waiver of Confidentiality. The City acknowledges that Special Counsel will represent it jointly with other cities which likewise retain Special Counsel to represent their interest in negotiations, mediation and arbitration (and litigation if necessary) of a L.O.S.T. distribution certificate with the County. The City warrants that its governing body has read and by this Resolution approved the letter dated June 7, 2022, attached hereto and incorporated herein as Exhibit "A" and no conflict of interest exists at this time between the City and any other of said cities with respect to the joint representation contemplated in this Resolution. Should a conflict of interest arise, the City agrees to promptly notify Special Counsel in writing and allow Special Counsel to continue representation so long as continued representation does not violate the Georgia Rules of Professional Conduct. The City has had the opportunity to discuss the terms of this Resolution and said letter with its attorney of choice and hereby waives its right to confidentiality with Special Counsel and the other jointly represented Cities with respect to only Special Counsel performing the representation contemplated in this Resolution. The Mayor is hereby authorized to execute the Acknowledgment of joint representation.
8. Additional Documents. The City Council authorizes the Mayor to execute any documents, including those necessary for negotiation, mediation, arbitration (and litigation), which may be necessary to effectuate this Resolution, but the Mayor shall not be authorized to unilaterally executed a L.O.S.T. certificate.
9. Attestation. The City Council does hereby authorize the City Clerk to attest the signature of the Mayor appearing on this Resolution and any related documents, to affix the official seal of the City thereto, as necessary, and to place this Resolution and an executed copy of any related documents among the official records of the City for future reference.
10. Severability. To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.

11. Repeal of Conflicting Provisions. All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
12. Effective Date. This Resolution shall take effect immediately.

THIS RESOLUTION adopted this ____ day of _____, 2022.

_____, Mayor

ATTEST:

_____, City Clerk
(SEAL)