



CITY COUNCIL MEETING & PUBLIC HEARING OCTOBER 17, 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 10/3/2022)

Approval of the City Council Meeting Minutes from the meeting of October 3, 2022.

B. Alcoholic Beverage License Applications

Approval of the following Alcoholic Beverage License Applications:

1.PH-22-AB-29 Toscana Ita, LLC

d/b/a Luci's Steakhouse
5805 Windward Parkway, Alpharetta, GA 30005

Restaurant
Consumption on Premises
Liquor, Beer, Wine, & Sunday Sales
Owner: Toscana Ita, LLC
Registered Agent: Gulen Ikbl Castro

2. PH-22-AB-30 Atlanta Fantastical OpCo, LLC

d/b/a Santa's Secret Stache
3180 Avalon Boulevard, Alpharetta, GA 30009

Eating Establishment
Consumption on Premises
Liquor, Beer, Wine, & Sunday Sales
Owner: Fantastical Labs, LLC
Registered Agent: Walter I. Geer, III

C. Financial Management Report: Month Ending August 31, 2022

Approval of the City of Alpharetta's Financial Management Report for the month ending August 31, 2022.

D. Conflict Waiver between the City of Milton, Georgia, the City of Alpharetta, Georgia, and the North Fulton Community Improvement District

Approval of a Conflict Waiver between the City of Milton, Georgia, the City of Alpharetta, Georgia, and the North Fulton Community Improvement District for the purposes of entering into an agreement with respect to funding and preparation of the Windward Parkway/Highway 9 Master Plan LCI Update Study, as Jarrard & Davis, LLP's represents the City of Milton and City of Alpharetta as general legal counsel.

E. Intergovernmental Agreement: Windward Parkway/Highway 9 Area Strategic Master Plan

Approval of an Intergovernmental Agreement between the City of Alpharetta, Georgia, the City of Milton, Georgia, and the North Fulton Community Improvement District for Windward Parkway/Highway 9 Area Strategic Master Plan.

V. PUBLIC HEARING

A. PH-22-11 / V-22-24 / Wills Overlook

Consideration of a change to previous conditions of zoning and variance to allow for the construction

of 16 'For-Sale' townhomes on 2.24 acres in the Downtown. Variances are requested to allow a driveway and off-street parking adjacent to South Main Street without an intervening building and modify the interior property line landscape strip. The property is located at 0 and 531 South Main Street and is legally described as being located in Land Lot 645, 1st District, 2nd Section, Fulton County, Georgia.

B. MP-21-10 / Z-21-12 / CU-21-14 / Continuum

Consideration of a master plan amendment, rezoning, conditional use and variances to allow for a mixed-use development consisting of 1,325,299 SF of office (517,399 SF is existing), 73,800 SF of retail/restaurant use, 98 'For-Sale' townhome units, 280 'For-Rent' units, and open space on 51.9 acres. A master plan amendment is requested to the Oxford Green Master Plan Phase 2 to modify master plan development regulations and to add Dwelling, 'For-Rent', Residential and Dwelling, 'For-Sale' Attached. A rezoning is requested from O-I (Office-Institutional) to MU (mixed Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' and 'Dwelling, 'For-Sale' Attached'. Variances are requested to reduce the minimum percentage of commercial use, modify various landscape strip requirements, reduce stream impervious setback, and reduce parking. The property is located at 5555 Windward Parkway and is legally described as being located in Land Lots 1186, 1187, 1190 & 1191, 2nd District, 2nd Section, Fulton County, Georgia.

VI. NEW BUSINESS

A. Resolution: Authorizing the Use of Eminent Domain for Property Owned by BRI 1870 North Point, LLC for the Construction and Extension of the Encore Greenway Trail

Approval of a Resolution by the Mayor and Council of the City of Alpharetta, Georgia authorizing the City Attorney to exercise the City's powers of eminent domain to acquire certain interests in property situated in the City of Alpharetta, Georgia for public purposes including public transportation purposes.

B. RFP 21-104 North Point Parkway Improvements Design Phase: Task Order #2 for Columbia Engineering and Task Order #2 for Atkins

Approval of RFP 21-104 North Point Parkway Improvements Task Order #2 to Columbia Engineering for design services in the amount of \$1,436,400 for Purchase Order 22000078, approval of RFP 21-104 North Point Parkway Improvements Task Order # 2 to Atkins for project management services in the amount of \$350,000 for Purchase Order 21000296 and authorization for the Mayor to execute all necessary documents.

C. Design Services - Alpha Loop Along Northwinds Parkway

Approval of a cost proposal submitted by KCI Technologies in the amount of \$75,400.00 to perform design services associated with the Alpha Loop along Northwinds Parkway from Summit Place to Haynes Bridge Road and authorization for the Mayor to execute all necessary documents.

D. Design Services: Wills Park Improvements & Wills Park Equestrian Center Improvements, RFQ 22-1005 & RFQ 22-120

Approval of the award of RFQ-22-1005 and RFQ 22-120 to Barge Design Solutions, Inc. for design of the Wills Park Improvements and the Wills Park Equestrian Center Improvements and authorization for the Mayor to execute all necessary documents.

E. Three Fire Engine Acquisitions: Replacement of Units 84, 85, and 86

Approval of the acquisition of three (3) replacement Fire Engines through Ten-8 Fire Equipment of Georgia at a cost of \$2,353,251.00 and adoption of a resolution authorizing the Mayor to execute all associated documents with Bank of America Public Capital Corporation for the purposes of financing the three (3) replacement Fire Engines.

F. Kimball Bridge / Waters Road Park Conceptual Site Plan Approval

Approval of the conceptual site plan for Kimball Bridge / Waters Road Park designed by Breedlove Land Planning.

VII. PUBLIC COMMENT

VIII. REPORTS

IX. EXECUTIVE SESSION

X. ADJOURNMENT