



CITY COUNCIL MEETING & PUBLIC HEARING JANUARY 23, 2023

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE TO THE FLAG
- IV. PRESENTATIONS & PROCLAMATIONS
 - A. "Surya Namaskar Yajna" (Health for Humanity - Yogathon)
- V. BOARDS & COMMISSIONS
 - A. Code Enforcement Board - Reappointment of Jill McMullan and Robyn MacDonald
 - B. Development Authority - Reappointment of Jack Nugent
 - C. Swearing-in of Board and Commission Members
- VI. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 1/17/2023)
Approval of the City Council meeting minutes from the meeting of January 17, 2023.
- VII. PARTNERSHIP UPDATES
 - A. Tech Alpharetta Update
Update from representatives of Tech Alpharetta regarding the organization's activities and achievements.
- VIII. PUBLIC HEARING
 - A. Z-23-01/V-23-03 KJ Luxury Homes/1580 Mayfield Road
DEFERRED: This item has been deferred by the applicant to a future City Council Meeting and Public Hearing. This item will not be heard or discussed during this City Council meeting.
Consideration of a rezoning and variances to allow for the construction of 7 'For-Sale' single-family detached homes on 5.66 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the right-of-way width of a local street from 50' to 44' and to have a sidewalk on 1 side of the street. The property is located at 1580 Mayfield Road and is legally described as being located in Land Lots 1057 and 1104, 2nd District, 2nd Section, Fulton County, Georgia.
 - B. Z-23-02/V-23-01 92 Thompson Street Condominiums
Consideration of a rezoning and variance to allow for the construction of a 5-unit 'For-Sale' condominium building on 1.13 acres. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) and O-P (Office-Professional) to DT-LW (Downtown Live-Work) and variances are requested to allow a stream buffer encroachment and to allow hardscape within the 10' landscape strip along Thompson Street. The property is located at 82 & 92 Thompson Street and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.
- IX. NEW BUSINESS
 - A. Resolution: Representation of City Officials and Employees
Consideration of a resolution by the Mayor and City Council of the City of Alpharetta, Georgia adopting a policy with respect to the provision of representation for Alpharetta Officials and Employees in certain circumstances.

B. Resolution: Municipal Election Superintendent

Adoption of a resolution by the Mayor and City Council of the City of Alpharetta, Georgia to authorize a municipal superintendent to conduct municipal elections.

- X. PUBLIC COMMENT**
- XI. REPORTS**
- XII. EXECUTIVE SESSION (IF NECESSARY)**
- XIII. ADJOURNMENT**



A PROCLAMATION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA

"Health for Humanity Yogathon / Surya Namaskar Yajna"

- WHEREAS:** The Hindu Swayamsevak Sangh, USA Inc. (HSS) is a voluntary, non-profit, social, educational, and cultural organization working towards instilling and promoting discipline, self-confidence, teamwork, and the spirit of selfless service; and
- WHEREAS:** The HSS conducts regular education programs for children, youth, and adults, that focuses on values and fostering a sense of civic duty, responsibility, and volunteerism; and
- WHEREAS:** Each year Hindus worldwide celebrate January 14th as "Makar Sankranti" – a day that marks the change of season as the Sun enters the sign of Capricorn or Makar. Makar Sankranti ushers in longer days; thus, the festivity symbolizes sunshine in life. To mark this occasion, The HSS has organized the Health for Humanity Yogathon (also known as "Surya Namaskar Yajna" or "Sun Salutation Yogathon") from January 14th to January 29th, 2023. This is the 16th annual national campaign; and
- WHEREAS:** This sixteen-day event aims to create awareness about Yoga and its advantages in achieving a healthy body, mind, and spirit. This campaign encourages people from across the country, regardless of age, gender, ethnicity, faith, or nationality, to participate and achieve personal goals of a healthy lifestyle.
- NOW, THEREFORE:** We, the Mayor and City Council of the City of Alpharetta do hereby proclaim January 14th-29th, 2023 to be the campaign for "Health for Humanity" in the City of Alpharetta.
- SO PROCLAIMED:** This twenty-third day of January two-thousand and twenty-three, by the Mayor and City Council of the City of Alpharetta, Georgia.

Jim Gilvin
Mayor of the City of Alpharetta

Lauren Shapiro
City Clerk for the City of Alpharetta



STAFF REPORT

Submitting Department: City Clerk

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: January 23, 2023

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 1/17/2023)

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM THE MEETING OF JANUARY 17, 2023.

II. RECOMMENDATION:

Approve the City Council Meeting minutes from the meeting of January 17, 2023.

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 and Public Hearing on January 17, 2023 at 6:30 p.m.

V. ALTERNATIVES:

VI. ATTACHMENTS:

CC Minutes 1.17.2023



City Council Meeting & Public Hearing
JANUARY 17, 2023
UNOFFICIAL MINUTES
Office of the City Clerk

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

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

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

- Chris Lagerbloom, City Administrator
- Melissa Tracy, City Attorney with Jarrard & Davis
- 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 Parks, Recreation, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Thomas Harris, Director of Finance

- Adam Montgomery, Information Technology Manager
- Michael Woodman, Planning and Development Services Manager
- Kurt Kirby, Projects Manager

III. PLEDGE TO THE FLAG

IV. BOARD AND COMMISSION APPOINTMENTS

A. Natural Resources Commission – Alternate Member

- ❖ Council Member Binder offered a motion to appoint Mitchell Kamm as an alternate to the Natural Resources Commission.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 1/3/2023)

Approval of the City Council meeting minutes from the January 3, 2023 meeting.

B. Alcoholic Beverage License Applications

Approval of the following alcoholic beverage license application:

1. PH-22-AB-37 La Abuela LLC
4055 Old Milton Parkway, Units 9 & 10
Alpharetta, Georgia 30005

Restaurant
Consumption on Premises
Liquor, Beer, Wine & Sunday Sales
Owner: La Abuela LLC
Registered Agent: Catalina Adkinson

C. Financial Management Report (Month Ending November 30, 2022)

Approval of the Financial Management Report for the month ending November 30, 2022.

- Council Member Will requested that the Council Meeting Minutes (Meeting of 1/3/2023) be removed from the Consent Agenda as he was not present during the meeting.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the Consent Agenda (without the Council Meeting Minutes from 1/3/2023).
 - Council Member DeRito seconded the motion.
 - The motion was approved (6-0-1; with Council Member Will in abstention).

- ❖ Council Member Binder offered a motion to reconsider.
 - Council Member DeRito seconded the motion.
 - The motion was approved (7-0).
- ❖ Council Member Hipes offered a motion to approve the Consent Agenda, minus the meeting minutes.
 - Council Member DeRito seconded the motion.
 - The motion was approved (6-0-1; with Council Member Mitchell in abstention).
- ❖ Mayor Pro Tem Merkel offered a motion to reconsider.
 - Council Member Hipes seconded the motion.
 - The motion was approved (7-0).
- ❖ Council Member Hipes offered a motion to approve the Consent Agenda, consisting of the alcoholic beverage license applications and the financial management report.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved (7-0).
- ❖ Council Member Hipes offered a motion to approve the City Council meeting minutes from the meeting of January 3, 2023.
 - Council Member Hipes seconded the motion.
 - The motion was approved (5-0-2; with Council Member Will and Council Member Mitchell in abstention).

VI. PUBLIC HEARING

A. CU-22-10 / Foamworks Alpharetta / 11725 Cotton Creek Entry

Consideration of a conditional use to allow a 'Car Wash' for Foamworks on a property previously developed and used for a car wash. The property is located at 11725 Cotton Creek Entry and is legally described as being located in Land Lot 44, 1st District, 1st Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- Manager Woodman shared that the attorney for the applicant, Steven Jones, would like to come forward to address this item before Mayor and Council.
- Mr. Jones asked Mayor and Council for a deferral of this application to the next public hearing (after meeting proper readvertising) in order for the applicant to address some of staff's recommended changes to the renderings and elevations.

- ❖ Mayor Pro Tem Merkel offered a motion to postpone CU-22-10 / Foamworks Alpharetta / 11725 Cotton Creek Entry.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

B. Ordinance: Failure to Appear

Second Reading

The first reading occurred during the January 3, 2023 City Council meeting and Public Hearing.

Consideration of an Ordinance to amend Article I of Chapter 30 of the Code of the City of Alpharetta, Georgia, to add a provision related to Section 30-8 (Currently Reserved); to provide an effective date; and for other purposes.

- City Attorney, Melissa Tracy, came forward to present this item.
- City Attorney, Melissa Tracy, read the ordinance title aloud.
- If approved, this ordinance will create a violation for failure to appear and would authorize the Municipal Court to issue warrants for arrest of a person for failing to appear and to bring an additional charge and violation as a function for failing to appear at a designated court session.
- This is the second reading, but there have been no changes since the first reading.
- ❖ Council Member DeRito offered a motion to approve an Ordinance to amend Article I of Chapter 30 of the Code of the City of Alpharetta, Georgia, to add a provision related to Section 30-8 (Currently Reserved); to provide an effective date; and for other purposes.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

VII. NEW BUSINESS

A. Wills Park Maintenance Facility Construction – Change Order Approval

Consideration of Prime Contractors, Inc.'s proposal for Change Order #2 to Purchase Order 22000784 in an amount of \$123,151.25 to continue construction of the Wills Park Maintenance Facility and authorize the Mayor to execute all necessary documents.

- Director of Parks, Recreation, and Cultural Services, Morgan Rodgers, came forward to present this item.
- The establishment of a maintenance facility at Wills Park was added as a top priority project and was included in the list of several park bond projects put to public vote. In

November 2022, the City's 2022 Park Bond Series was approved, and funding was allocated to support the construction of the facility.

- The project is currently underway and, as can sometimes be the case with construction projects, unforeseen issues have arisen that have increased the scope of the project and, consequently, the cost. Change Order #1 was issued to permit additional electrical, framing, and plumbing for the project and increased the original purchase order by \$30,078 from \$649,297 to \$679,375.
- It has been determined that a fire suppression system must be installed in the preliminary phase of the project (as opposed to later in the process) to meet City code, regardless of the type of building used during operation.
- The soil porosity at the facility's site proved insufficient to support a secure building foundation. Compaction tests revealed the need for a more robust building pad with enough compaction to support pouring a sturdy foundation for the metal structure. This unforeseeable issue and necessary solution led to an increase in site work. As a result, additional funding must be identified and appropriated to cover the original site work outlined in the proposal.
- If approved, Change Order #2 will increase Purchase Order 22000784 by \$123,151.25 from \$679,375 to \$802,526. Currently, \$30,774 remains in the project's capital account. An additional \$92,377 has been identified in the Park Repair & Improvements capital account that can be repurposed to help offset the additional costs associated with the Wills Park maintenance facility construction.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve Prime Contractors, Inc.'s proposal for Change Order #2 to Purchase Order 22000784 in an amount of \$123,151.25 to continue construction of the Wills Park Maintenance Facility and authorize the Mayor to execute all necessary documents.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (7-0).

B. Resolution: 2022 Byrne Justice Assistance Grant (JAG) Submission

Adoption of a Resolution to authorize the Mayor and City Council to approve the submission of the 2022 Edward Byrne Justice Assistance Grant (JAG).

- City Attorney, Melissa Tracy, read the resolution title aloud.
- Director of Public Safety, John Robison, came forward to speak on behalf of this item.
- The 2022 Edward Byrne Memorial Justice Assistance Grant ("JAG") Program is awarded by the U.S. Department of Justice (DOJ), Office of Justice Programs (OJP),

Bureau of Justice Assistance (BJA). The JAG allocations are based on NIBRIS Reporting. The Grant is awarded for a period of 4 years (Award End Date: 9/30/2025, but the award date starts 10/01/2021). The City of Alpharetta was awarded \$10,135.00.

- To create a free-flowing and timely sharing of information on our internal network, the funds from the Bureau of Justice Assistance (BJA) FY22 Justice Assistance Grant would be used to procure equipment and software needed for internal agency communications enhancements.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Will offered a motion to adopt a Resolution to authorize the Mayor and City Council to approve the submission of the 2022 Edward Byrne Justice Assistance Grant (JAG).
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).

C. Interlocal Agreement: 2022 Byrne Justice Assistance Grant (JAG) Program Award

Consideration of an Interlocal Agreement between the City of Atlanta and the City of Alpharetta for the 2022 Byrne Justice Assistance Grant (JAG) Program Award.

- Director of Public Safety, John Robison, came forward to speak on behalf of this item.
- For the 2022 JAG Program application, the City of Atlanta served as the applicant and fiscal agent representing all of the municipalities within Fulton County. In accordance with JAG Program requirements, Alpharetta must now execute an MOU or Interlocal Agreement with the City of Atlanta in order to receive program funds.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Will offered a motion to approve the Interlocal Agreement between the City of Atlanta and the City of Alpharetta for the 2022 Byrne Justice Assistance Grant (JAG) Program Award.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).

D. Intergovernmental Agreement with the City of Johns Creek: Alpharetta Jail

Consideration of an Intergovernmental Agreement by and between the City of Alpharetta, Georgia, the City of Johns Creek, Georgia, the Fulton County Sheriff's Office, and Fulton County, Georgia, to Board and Provide for the Housing of Inmates at the Alpharetta Jail.

- City Attorney, Melissa Tracy, came forward to speak on behalf of this item.

- If approved, the City will grant the City of Johns Creek the right to use and occupy the Alpharetta Jail for the purposes of processing/booking, detaining, and housing/boarding City of Johns Creek pre-trial detainees and inmates, and for other purposes. Johns Creek will be responsible for their pro-rata share of utility costs - which in total amounts to about \$20k/year for the facility. Repair and maintenance costs of the facility are not shared by the participating cities but are the responsibility of the City of Alpharetta.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Will offered a motion to approve an Intergovernmental Agreement by and between the City of Alpharetta, Georgia, the City of Johns Creek, Georgia, the Fulton County Sheriff's Office, and Fulton County, Georgia, to Board and Provide for the Housing of Inmates at the Alpharetta Jail.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).

E. Resolution: 2023 Municipal General Election, Qualification Period, and Qualification Fees

A Resolution to establish a candidate qualification period; to fix candidate qualification fees; and for other purposes.

- City Attorney, Melissa Tracy, read the resolution title aloud.
- City Clerk, Lauren Shapiro, came forward to speak on behalf of this item.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Hipes offered a motion to adopt a resolution to establish a candidate qualification period; to fix candidate qualification fees; and for other purposes.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

VIII. WORKSHOP ITEMS

A. Council Chambers Audio Visual Project

Update from representatives of One Diversified regarding ongoing project delays.

- Assistant City Administrator, James Drinkard, came forward to introduce this workshop item and detail the history of the Council Chambers audio visual project contract.
 - Currently, all of the parts are with One Diversified and staff is working with the vendor to schedule installation.

- Tom Harriman, with One Diversified, came forward to speak during this workshop.
 - March 7th is the suggested best date to begin installation.

IX. PUBLIC COMMENT

- There were no public comments.

X. REPORTS

- Mayor Gilvin shared that it was Monday, January 16, 2023 was an extraordinary day for our City. There was a tremendous and packed Martin Luther King event at St. James United Methodist Church. Later that day, Senator Ossoff brought a United States ambassador from India for an event in the City Hall rotunda. Special thanks to Chris Lagerbloom and James Drinkard for coordinating this event.
- Council Member Hipes shared that a large number of Indian American Alpharetta residents attended this event at City Hall, and they were so appreciative.

XI. EXECUTIVE SESSION

- ❖ Council Member Binder offered a motion to recess to Executive Session.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin recessed the meeting at 7:31 p.m.
- ❖ Mayor Pro Tem Merkel offered a motion to reconvene the meeting.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin reconvened the meeting at 8:07 p.m.

XII. RATIFICATION OF CONSENT ORDER AND FINAL JUDGMENT

- ❖ Mayor Pro Tem Merkel offered a motion to approve a settlement as read by City Attorney, Melissa Tracy.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (7-0).
 - During the motion, City Attorney, Melissa Tracy, shared that this action by the Council is to approve and ratify the consent judgment and agreement in the pending litigation in the condemnation action with Plaza Star. The settlement amount is for a total sum of \$1.6 Million as set forth in the consent judgment.

PUBLIC COMMENTS

- There were no public comments.

XIII. ADJOURNMENT

- ❖ Council Member Mitchell offered a motion to adjourn.
 - Council Member Will 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 8:09 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk



STAFF REPORT

Submitting Department: Community & Economic Development

Submitted By: Charlotte Christian

Sponsored By:

Meeting Date: January 23, 2023

I. AGENDA ITEM TITLE: TECH ALPHARETTA UPDATE

UPDATE FROM REPRESENTATIVES OF TECH ALPHARETTA REGARDING THE ORGANIZATION'S ACTIVITIES AND ACHIEVEMENTS.

II. RECOMMENDATION:

This item is for information purposes only; no action is recommended or required.

III. REPORT IN BRIEF:

Representatives from Tech Alpharetta will provide an update on the organization's activities and achievements.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Tech Alpharetta 2022 Metrics Update



Tech Alpharetta 2022 Update

Tech Alpharetta
Chairman of the Board Paul Nagrowski, Siemens
Vice Chairman Bob Toupin, Clearwave
Treasurer Mackenzie Thompkins, Bank of America
CEO Karen Cashion
1/23/23

2022 was a Milestone Year for Tech Alpharetta

Thanks to the ongoing support of the City of Alpharetta, our board, and our exceptional partnership with the city's Economic Development team, Tech Alpharetta successfully grew its programs and its brand to new levels in 2022.

Tech Alpharetta has become an impactful and well-respected tech organization that has helped to fuel the growth of our booming, Alpharetta tech ecosystem and the recognition of Alpharetta as a well-known tech hub.



Tech Alpharetta is a Tech Economic Development Engine for the City of Alpharetta

We grow new companies & new jobs for the City

We help attract & retain tech companies in the City

We help to attract, retain & grow skilled tech workforce

We help to brand Alpharetta as a tech hub

We grow new companies & new jobs for the City

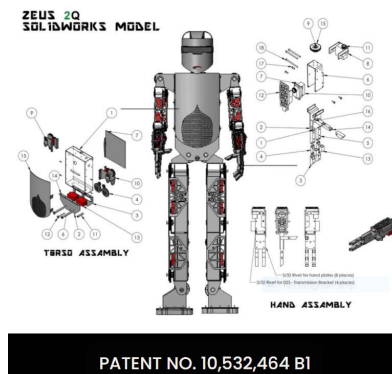
3 New Startup Graduates in 2022

- **40-50** tech startups incubate at our Center at any given time, creating new software, hardware, med devices, biotech

- **20** have graduated from our incubator since 2015, creating

1,188 new tech & service industry jobs for the City &

1854 total new jobs for the state of Georgia



That jobs-creation # won't be static for long—the following Alpharetta-based startup grads & current companies are actively hiring more employees:



Current startup member graduating into Alpharetta space 1st quarter

\$16 million Series A round of investor funding in 12/22

Actively hiring

www.terzocloud.com (contract management software)



6 Startup graduates actively hiring in Alpharetta



(Windward Plaza) (50 employees+ in Alpharetta, 50 in India)



Fusmobile (Windward Parkway)(5 local, 7 int'l, 4 out of state)



(8000 Avalon Blvd.)(15 local, 250 int'l, 20 oos)



(8000 Avalon Blvd.)(7 local, 3 oos)(\$55 million

Morgan Stanley Energy Partners Investment)



(Great Oaks Way)(nearly 40 employees in Alpharetta)



(Lakeview)(10 local, 34 oos)(\$32 million series A)

Tech Alpharetta Startups' Fundraising Success?

- Our startups have successfully raised > **\$221 million** in investor funding since 2015
- This is an increase of nearly \$40 million from 1 year ago (\$182 million in 12/21)



Startup fun fact: Did you know that through our partnership with FCS, we placed 20 FCS high school interns with our Tech Alpharetta startups in 2022?

We help to attract & retain tech companies in the City.

- By growing & supporting a thriving tech ecosystem in Alpharetta

EVENTS **27 Events served >2000** tech exec attendees in 2022

INCUBATOR Running a renowned & successful **tech startup incubator**,
connecting startups & enterprise

BOARD **Offering Board member & Board company engagement** & thought
leadership to our 36 board tech companies





A thriving tech ecosystem & opportunities for engagement attract more tech companies & help to retain the ones that are already here.

...HPE, DataSeers, Bank of America, LexisNexis Risk Solutions, Equifax, Tier4, Hi-Rez Studios, CIOX, Pyramid Consulting, Digital Scientists, Siemens, BitPay, Jackson Healthcare, Morgan Stanley, WrightNow Solutions, Relevantz, Park Ave. Gaming...



Tech Alpharetta also helps to attract & retain tech companies in the City by working in partnership with the City's Economic Development Team, to help to recruit new companies & to participate in Economic Development's Meet & Greets with established tech companies.



Microsoft visit-RSA Conference-State Ec. Dev. Tour-German American Chamber



We help to attract, retain & grow Skilled Tech Workforce for the City

- Growing & Supporting a Thriving Tech Ecosystem in Alpharetta
- Tech Alpharetta's Women's Forum's STEAM mentoring program is helping to grow the next generation STEAM workforce in Alpharetta



FCS Innovation Academy
Dedicated To Excellence In Education



- Tech Alpharetta's participation in the *ATLUnlocked* initiative provided tremendous visibility to Tech Alpharetta and the City
- **NEW for 2023!** Our Tech Studio Technical & Leadership Development Training, powered by TLG & WNS



We help to brand Alpharetta as a Tech Hub

- 758 social media posts in 2022 (Linked In, Twitter, FB)
- 827 articles mentioned Tech Alpharetta
- 179 million media impressions
- 28 Blogs
- 6 Podcasts
- 4 Executive Spotlight Videos
- 4 Press Releases
- 90 newsletters sent weekly to our contact list of >5000 tech executives

Special thanks to our PR & digital marketing services, in-kind sponsor firm-



and to our commercial video production, in-kind sponsor firm-



Tech Alpharetta's Board

In 2022, we added **4** new board companies & 2 new Community Partner organizations, ending 2022 with **35** Tech Leaders on our board and 49 total board members

New Board Companies



New Community Partner Board Member Organizations





Tech Alpharetta Board as of 12/31/22

35 Tech Co. Leaders/5 NonTech/7 Partners/2 City=49 vs. 34 Tech/47 total on 12/31/22

25 (51%) Women/Persons of Color YTD vs. 49% as of 12/31/22

Strong Market Representation with 23 Enterprise; 9 Midmarket; 8 Emerging

City of Alpharetta Board Members

Mayor Gilvin

Economic Dev. Manager Lance Morsell

Tech Alpharetta Chairman of the Board

Paul Nagrowski, Siemens Financial Services

Tech Alpharetta Vice Chair

Tech Alpharetta Treasurer

Dave Albano, RestorePoint

ADP-E

AT&T-E

Bank of America-E

BitPay-MM

Chick-fil-A-E

CIOX Health-E

Colonial Pipeline-E

DataSeers-EM

Digital Scientists-EM

Edge Solutions-MM

Equifax-E

EY-E

Flexential-E

Global Payments-E

Hi-Rez Studios-MM

HPE-E

Jackson Healthcare-E

KORE Wireless-MM

LeasePlan USA-E

LexisNexis Risk Solutions-E

Microsoft-E

Morgan Stanley/E*trade-E

Nursing/Allied Services-EM

OneSpring-EM

Park Avenue Gaming-EM

Pfizer-E

Priority Payment Systems-MM

Pyramid-MM

Relevantz-E

Scientific Games-E

Skillshot Media-EM

Taylor English-MM

Tier 4 Advisors-EM

TireHub-MM

UPS Supply Chain Solutions-E

Verint-E

Verizon Wireless-E

WrightNow Solutions-EM

Community Partner Board Members

Alpharetta Convention & Visitors Bureau

Alpharetta Chamber of Commerce

ATDC

GNFCC

Gwinnett Tech

KSU Coles College of Business

MACOC

Board companies' level of financial participation:

\$186,000 2022 (>10x 2018)

\$168,000 2021

\$121,000 2020

\$76,500 2019

\$17,500 in 2018

2022: 100% of our Board companies were sponsors (88% cash).

2021 92% (84% cash)

2020 87% (77% cash)

2019 70% (60% cash)

2018 22%

Tech Industry Verticals Represented on the Tech Alpharetta Board as of 12/31/22:

Biotech-1 (*Pfizer*)

Data Center/IT/Hosting Services-3 (*Edge, Flexential, Tier4*)

Big Data/data analytics-3 (*LexisNexis Risk Solutions, Equifax, RestorePoint*)

Communications/IoT-3 (*Verizon, AT&T, KORE*)

Fintech-6, incl. crypto (*ADP, BitPay, DataSeers, Global Payments, PPS, Morgan Stanley/ E*trade*)

Healthcare (med device, healthcare IT)-2 (*JHC, CIOX/Datavant*)

Gaming & Lottery-4 (*Hi-Rez, Park Avenue Gaming, Scientific Games, Skillshot*)

Logistics-1 (*UPS Supply Chain Solutions*)

Infrastructure & Software-8 (*Digital Scientists, HPE, Microsoft, OneSpring, Pyramid Consulting, Relevantz, Siemens, Verint*)

Transportation-2 (*LeasePlan, TireHub*)

Tech Upskilling/Training-1 (*WrightNow Solutions*)

Tech Alpharetta 2022 Financial Update

- ✓ Exceeded 2022 revenue projections
- ✓ Net Profit
- ✓ Record level of Sponsorship Revenue in 2022
- ✓ Hired new, part-time Programs Director in 2022 (2 f/t, 2 p/t staff members) to enable new programs

TECH

2022 Financial Projections/Actual

Details	Actual 2017	Actual 2018	Actual 2019	Actual 12/31/20	Projections for Calendar Year 2021	Actual 12/31/21	Projections 2022	Actual 12/31/22
Cash Revenue (Operations, sponsorships events, other)	\$177,733	\$229,972 * *(does not incl. 2018 AgTech Conference)	\$292,774	\$306,924	\$250,000	\$319,806	\$260K	\$380,611
Support: City of Alpharetta	\$122,083	\$125,000	\$114,583	\$105,833	\$95,000 7/20-6/21 (City fiscal year)	\$95,000	\$95K	\$95K
=Total Combined Revenue	\$299,816	\$354,972	\$407,357	\$412,758	\$350,000	\$415,806	\$355K	\$475,611
Expense	\$299,049	\$327,277	\$346,629	\$326,189	\$350,000	\$324,131	\$355K	\$410,141
EBIT			\$60,728	\$86,569	\$0	\$90,675	\$0	\$65,470
In-kind sponsorships		\$222,000 in-kind services	\$242,000 in-kind services (incl. new website)	\$234,000 in-kind services	\$222,000 in-kind services	\$275,000 in-kind services (PR, video, webmaster)	\$275K	\$295K

Sponsors in 2017 = 0

Sponsors as of 12/31/22: 46



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Thank you for your partnership and support!

Tech Alpharetta
Chairman of the Board Paul Nagrowski,
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Vice Chairman Bob Toupin, Clearwave
Treasurer Mackenzie Thompkins, Bank of
America
CEO Karen Cashion



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-23-02/V-23-01 82 & 92 THOMPSON STREET

CITY COUNCIL: JANUARY 23, 2023

This item was considered at the 1/5/2023 Planning Commission meeting. Staff recommended approval subject to 14 conditions. There were public comments with concerns over location of trash pick-up, downstream erosion issues on stream, and need to screen vehicles entering the parking deck. A representative from Academy Park requested that 4 conditions be added to the applicant's zoning conditions addressing stormwater and stream impacts. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and adding 'retaining walls' to condition #11 and adding the 4 conditions provided by Academy Park. Vote 7-0

II. RECOMMENDATION:

Approve Z-23-02/V-23-01 82 & 92 Thompson Street, subject to the following conditions:

1. The site, consisting of approximately 1.13 acres, shall be zoned DT-LW and developed substantially similar to site plan prepared by Travis Pruitt & Associates, Inc., revised 12/16/2022, 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. Architecture and materials shall be developed substantially similar to the renderings, labeled Exhibit A, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB.
3. Thompson Street streetscape shall generally be improved, as follows: 30' half width right-of-way to incorporate an 8' sidewalk (concrete with brick banding), 6' planter, 8' on-street parking, 10' travel lane, and decorative pedestrian lighting, with final approval by Staff.
4. Shade trees shall be required in the planter along Thompson Street and behind the sidewalk in the 10' landscape strip as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by DRB. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
5. Open space shall be developed as depicted on the site plan prepared by Travis Pruitt & Associates, revised 12/16/2022, including decorative landscaping, hardscape, walls and seating, as approved by DRB. Landscape plan shall include plant selections promoting the historic Downtown.
6. Tree removal shall be limited to the site plan prepared by Travis Pruitt & Associates, Inc., revised 12/16/2022.
7. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
8. Developer shall construct a minimum 8' concrete connection between the Alpha Loop and Thompson Street sidewalk, as depicted on the site plan prepared by Travis Pruitt & Associates, Inc, revised 12/16/2022. Alpha Loop connection shall be placed within a minimum 10' permanent easement and shall include bicycle access stair ramps, lighting (bollards), landscape, hardscape, wayfinding signage and crosswalk at Kingry Lane, as approved by Staff.
9. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff.
10. Prior to the issuance of an LDP, developer shall provide the City with an engineering justification showing that the proposed Alpha Loop connection and existing channel along eastern property line will function properly. Any modification to the existing channel would require a hydraulic trespass assessment.
11. Utility structures, headwalls, retaining walls, etc. shall be finished with decorative stone, where visible from the Alpha Loop, as approved by DRB.
12. Stream buffer encroachment shall be permitted as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., revised 12/16/2022.
13. To mitigate stream buffer encroachments, developer shall remove existing encroachments and comply with one or a combination of the following measures, as approved by Staff:
 - a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.

- b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment / impact. These can include, removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
 - c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
 - d. Or alternative mitigation measures, as approved by Staff.
14. No more than 1 of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

Academy Park Neighborhood Association Conditions:

- 15. The design and construction of the proposed underground detention pond will exceed capacity and functional standards required by regulations.
- 16. The developer and subsequently the HOA via the covenants will perform annual inspections of the detention pond and will timely remediate any deficiencies noted within 6 months after inspection.
- 17. Developer will perform an upstream creek study from Haynes Bridge Road to Academy Park's western property (approximately 700 feet of creek) to identify the creek's current condition and prepare a long-term erosion control/repair plan timeline to improve/prevent further issues in their section of the creek and downstream. Developer will need to get access/permission from the other landowners (Voysey, Alcovy 1, and 112 Thompson Street) and share the report with them and the City.
- 18. The developer and subsequently the HOA via the covenants agrees to maintain the improvements associated with the project within the undisturbed buffer area, which include a new retaining wall, landscaping, and stormwater conveyance structure to sustain the aesthetics originally created by the developer.

III. REPORT IN BRIEF:

The applicant, Piedmont Real Estate Group, Inc., is requesting to rezone 1.13 acres from O-P (Office-Professional) and R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) in order to construct a five (5)-unit 'For-Sale' condominium building. A variance is requested to allow a stream buffer encroachment. The subject property is located at 82 and 92 Thompson Street at the northwest corner of Thompson Street and Kingry Lane.

DISCUSSION

The submitted request, if approved, would allow for the construction of a five (5)-unit 'For-Sale' condominium building on 1.13 acres in the Downtown. The proposed density is 4.42 dwelling units per acre. A rezoning is requested from O-P (Office-Professional) and R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work), as well as a variance to allow a stream buffer encroachment. The subject property is located at 82 and 92 Thompson Street at the northwest corner of Thompson Street and Kingry Lane.

The property represents two (2) parcels of land with frontage on Thompson Street. Both properties are developed with single-family detached homes. Surrounding properties are zoned MU (Mixed Use) and DT-R (Downtown Residential) to the north, O-P to the east, O-I (Office-Institutional) to the south and DT-LW to the west. Voysey and The Rows subdivisions are located to the north, Moss property to the east, Cadence Bank to the south and Alcovy Place is under construction to the west. The proposed use is consistent with the comprehensive land use plan designation of the property, which is 'Mixed Use Live Work'.

The applicant requests a variance from Unified Development Code (UDC) Section 3.3.6(C)(1)(a) Stream Buffer Protection – Land Development Requirements, which requires a 50' undisturbed natural vegetative buffer on a non-perennial stream and an additional 25' impervious setback for a total of 75'. Impervious cover is prohibited within the 75' impervious setback, which includes man-made structures that impede the natural infiltration of water into the ground. The site plan depicts approximately 315 square feet of the building encroaching into the 75' impervious setback. In addition, an underground stormwater facility and pervious paver amenity patio is depicted within the 75' impervious setback and a new retaining wall is depicted within the 50' stream buffer. The

applicant proposes to remove an existing encroachment into the City and State stream buffer; a 3,800 square foot parking lot at the rear of 82 Thompson Street. To mitigate the impacts from the stream buffer encroachment, the applicant's engineer proposes to remove approximately 3,370 square feet of existing impervious encroachments, revegetate the stream buffer and provide additional runoff reduction volume. With the proposed mitigation, there will be a net decrease of approximately 3,000 square feet of impervious area in the stream buffer.

The table below identifies residential approvals in the Downtown since the adoption of the 2015 Downtown Master Plan update. The applicant's proposed density of 4.42 dwelling units/acre is lower than densities approved in the Downtown and along Thompson Street.

Downtown – Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
North Fulton Pharmacy	8 TH	1.31 acres	6.11 du/ac
Wills Overlook	16 TH	2.24 acres	7.13 du/ac
116/126 North Main St	4 Condo	1.43 acres	2.8 du/ac
South of Wills Park	55 TH	5.5 acres	9.93 du/ac
Alcovy Estates	10 SFD, 4 SD, 5 TH	2.84 acres	6.7 du/ac
236/244 North Main St	11 SFD	1.6 acres	6.8 du/ac
Mayfair on Main-217 South Main St	13 SFD, 11 TH	2.3 acres	10.4 du/ac
Hudson Park	16 SFD	2.41 acres	6.64 du/ac
The 1858	11 SFD	1.68 acres	6.55 du/ac
AlphaDev	11 SFD, 6 TH	2.21 acres	7.7 du/ac
Alcovy Place	10 SFD	1.23 acres	8.1 du/ac
City Center/Voysey	42 SFD, 168 For-Rent	25 acres	8.0 du/ac
Midwick	17 SFD, 23 TH	5.85 acres	6.8 du/ac
Old Milton Holdings (Foundry)	25 SFD, 137 TH	23.89 acres	6.8 du/ac
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 du/ac
Burnett Circle (Ouray)	43 TH	5.72 acres	7.5 du/ac
Weyhill	9 SFD	3.1 acres	2.9 du/ac
Teasley Place	24 Condo (High)	1.5 acres	16 du/ac
East of Main	60 SFD, 42 TH	13.87 acres	7.35 du/ac
Twelve on Canton	12 SFD	5.46 acres	2.2 du/ac
The Maxwell	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 du/ac
Rowes Downtown	22 SFD	3.26 acres	6.75 du/ac
Chelsea Walk	49 TH	7.04 acres	7.0 du/ac
Manning on the Square	58 SFD	11.7 acres	4.96 du/ac
Villa Magnolia	26 SFD	3.53 acres	7.37 du/ac

SITE PLAN

The submitted site plan depicts five (5) condominium units in a three (3) story building over basement-level structured parking. Access to parking is proposed from the Alcovy Place development to the west, which is currently under construction. Condominium units on the 1st and 2nd floors will be approximately 4,050 square feet and the 3rd floor unit will be approximately 8,450 square feet. Minimum building setbacks are consistent with the DT-LW development regulations.

The basement-level parking deck includes twenty-one (21) parking spaces and four (4) on-street, parallel parking spaces are depicted along Thompson Street. The Downtown Code requires two and a half (2.5) parking spaces per unit for residents and guests for a total of thirteen (13) parking spaces.

The site plan calls out 6,275 square feet, or fifteen percent (15%), open space, which includes a patio area at the rear of the building constructed of pervious pavers, the existing Alpha Loop and proposed Alpha Loop connection. Open space appears to be undercounted on the site plan. The applicant's proposal exceeds the minimum ten percent (10%) amenity space required in the DT-LW district.

The City completed construction of the Alpha Loop on the subject property in Spring 2020. The applicant's site plan depicts a nine-foot (9') concrete path connection between the Alpha Loop and Thompson Street sidewalk along the east side of the property. The proposed connection is consistent with the City's planned connections between the Alpha Loop and Thompson Street sidewalk approximately every 500' along the corridor. In addition, the connection also lines up with the future Alpha Loop alignment along Kingry Lane, which will facilitate an Alpha Loop connection over Old Milton Parkway.

Many of the trees on the property are in 'Poor' condition or have been deemed hazardous due to their structural condition. There is a 17" Dogwood that would be a good specimen tree save; however, that tree is located along Thompson Street and will be impacted with the installation of the required streetscape. Trees located in the stream buffers not being impacted by the stream buffer variance will be preserved.

An underground stormwater management facility is depicted at the rear of the building and located within the 75' impervious setback.

RENDERINGS

According to the applicant's architect, the proposed renderings reflect the Tudor Eclectic style. The building is depicted to be three (3) stories with two (2) condominium units on each of the first two (2) floors and one (1) large unit on the 3rd floor. The primary exterior material is stone and brick. Inset balconies are depicted on the first two (2) floors of the front and rear of the building. Covered and uncovered balconies are depicted on the 3rd floor of the building. The City's Downtown Consultant reviewed the applicant's renderings. The following comments should be addressed prior to Design Review Board (DRB) consideration:

- address the areas of the building with flat roof massing
- select areas could be detailed as flat roof massing with appropriate parapets and cornice treatment
- balance of the top floor massing could be detailed in a mansard type roof
- all wall massing should be either stone or brick
- do not use cantilevered brick veneer walls on the side elevations, treat any projecting bays as timber framed or similar

TRAFFIC

Staff estimates that the five (5) condominium units would generate three (3) AM and four (4) PM Peak Hour trips.

Land Use (ITE Code)	Intensity	Independent Variable	Trip Generation						
			ADT	AM Peak Hour			PM Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing (Low-Rise) (220)		5 Dwelling Units	37	1	2	3	2	2	4
Total			37	1	2	3	2	2	4

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 – 5 Condominium Units

School	Single Family Average #
Manning Oaks Elementary School	0 to 1 students
Hopewell Middle School	0 to 0 students
Alpharetta High School	0 to 0 students
TOTAL	0 to 1 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 1 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School is approaching 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 proposed condominium use is a permitted housing type in the DT-LW zoning district. In addition, a variety of residential types adds to the character and interest of a downtown.

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

Response: The proposed condominium use is a permitted housing type in the DT-LW zoning district. In addition, a variety of residential types adds to the character and interest of a downtown.

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

Response: The applicant's proposal reflects a stream buffer encroachment. However, the proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

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

Response: The subject property could be developed with an office and a single-family detached home under the existing zoning (O-P and R-12). While the future land use of Thompson Street allows for a live-work environment, non-residential uses have not been developed or approved along this corridor. The zoning proposal is compatible with the surrounding residential development.

- 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 increase demand on public facilities and services; however, the increase should be insignificant due to the size of the property and density of the proposed development.

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 subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts.

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 applicant's zoning proposal reflects a reasonable balance. The proposal meets the future land use designation of the property, and the proposed density is much lower than other developments approved on Thompson Street.

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

Response: The subject properties could be developed with an office and a single-family detached home under the existing zoning of O-P and R-12. While the future land use of Thompson Street allows for a live-work environment, non-residential uses have not been developed or approved along this corridor. The proposed use and density are compatible with surrounding development.

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

Response: The proposed rezoning to DT-LW is consistent with the comprehensive land use plan designation of the property, which is 'Mixed Use Live Work'.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property has topographic challenges due to the presence of a stream, which impacts more than half of the property. The proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

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

Response: Application of the Ordinance would create an unnecessary hardship. Stream buffers impact more than half of the property. The proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

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

Response: The property has topographic challenges due to the presence of a stream, which impacts more than half of the property. The proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

(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: The property has topographic challenges due to the presence of a stream, which impacts more than half of the property. The proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposed zoning is consistent with the comprehensive land use plan designation of the property and a variety of residential types will add to the character and interest along Thompson Street. In addition, the proposed density is lower than developments approved in the Downtown along Thompson Street.

The property has topographic challenges and stream buffers impact more than half of the property. The proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

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 letters were sent out inviting the public to attend a group meeting regarding the applicant's request. The applicant had conversations with several residents in the area, including residents at Academy Park, Midwick, West of Main, and Voysey. Concerns were voiced related to the impacts to the stream buffer. According to the applicant, feedback was positive.

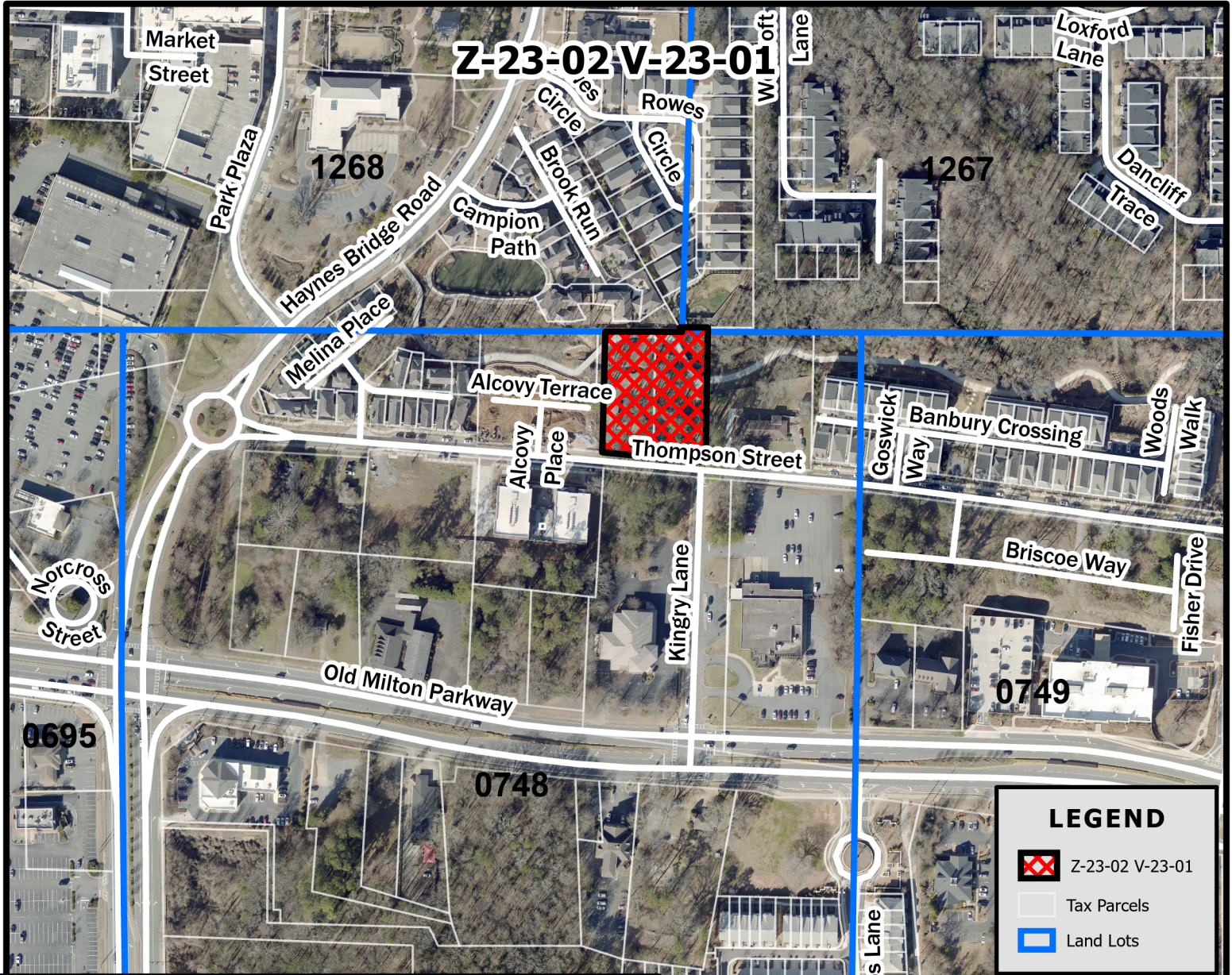
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 14, 2022. There were no public comments.

IV. ATTACHMENTS:

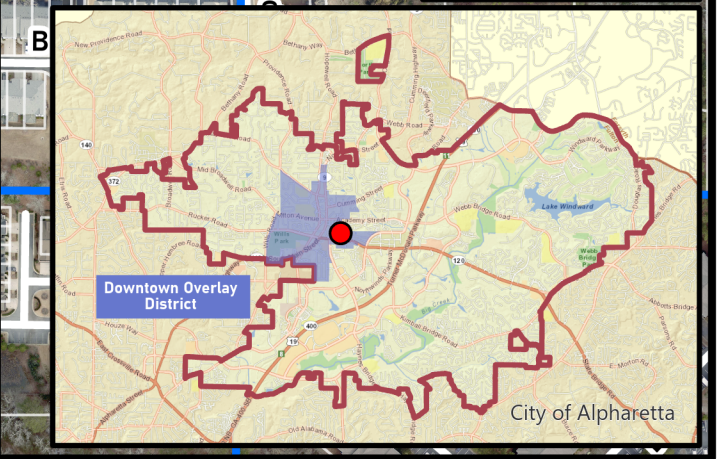
- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Exhibit A – Renderings 12.19.22
- Concept Design
- Stream Buffer Mitigation 12.23.22
- Citizen Participation Part B
- CZIM Sign In Sheet

- Application
- Original Site Plan
- Survey

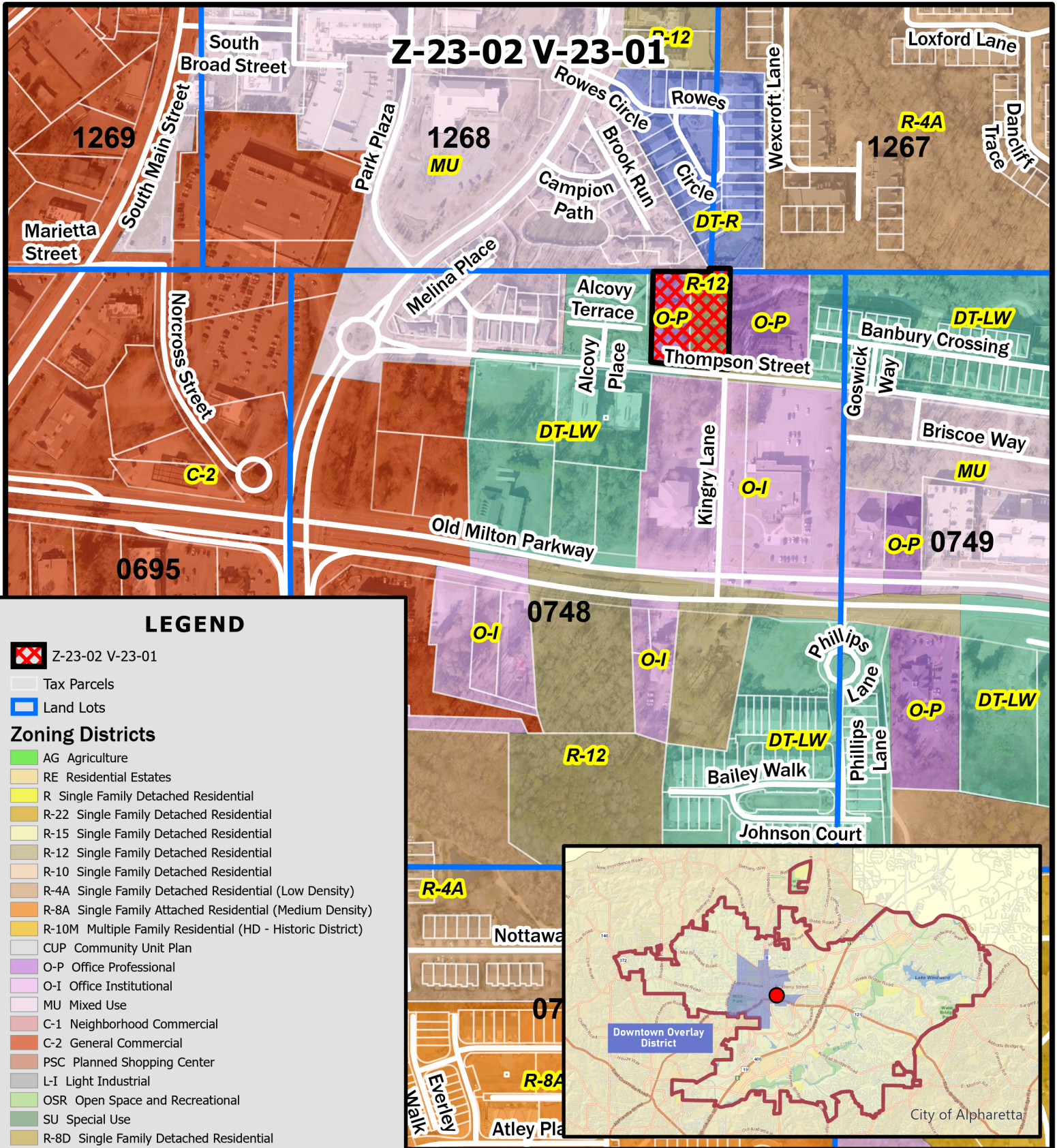


LEGEND

- Z-23-02 V-23-01
- Tax Parcels
- Land Lots



Z-23-02 V-23-01
D/LL: 1/2/0748
PC: 1/05/23
CC: 1/23/23



LEGEND

Z-23-02 V-23-01

Tax Parcels

Land Lots

Zoning Districts

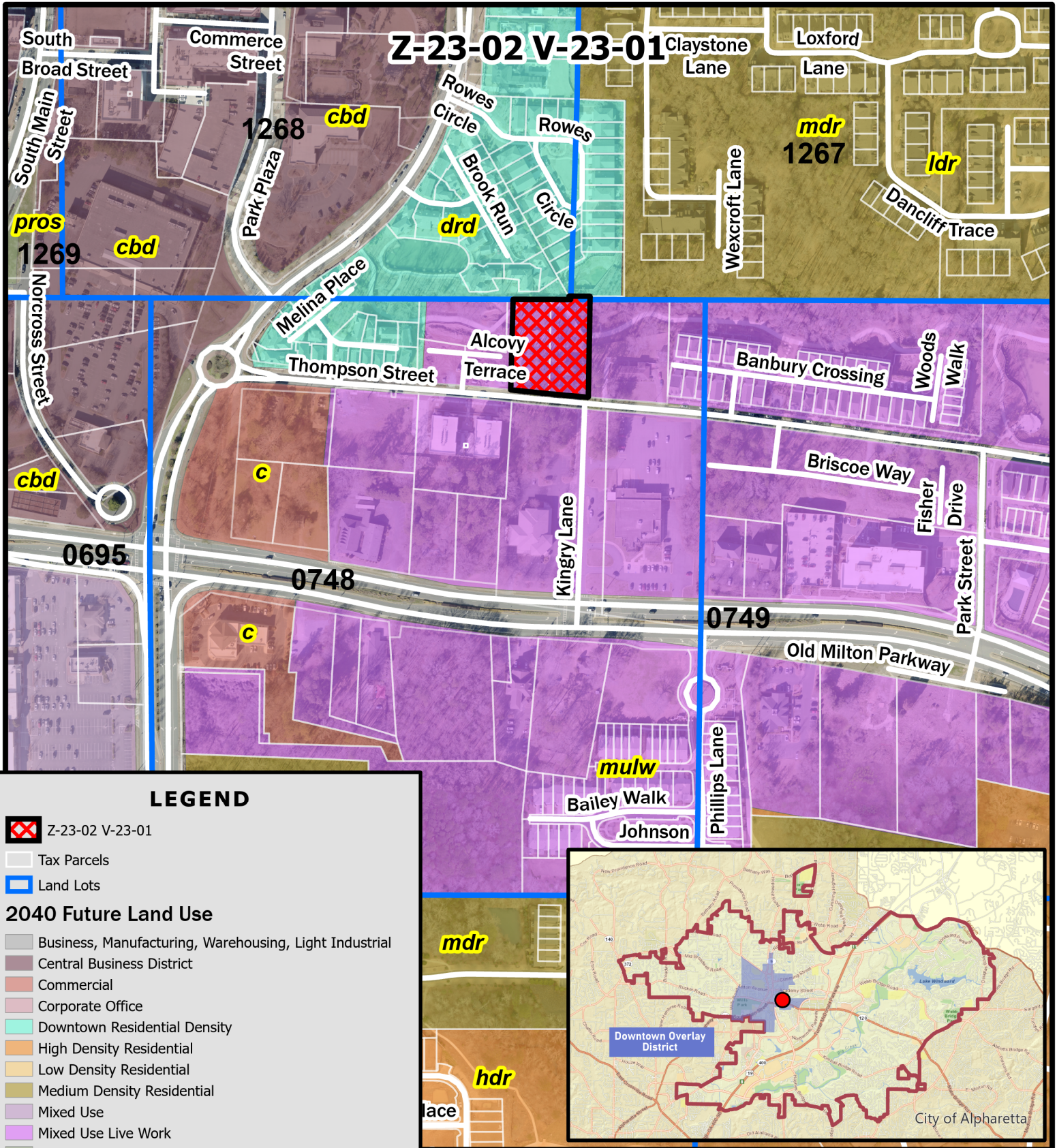
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)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

Z-23-02 V-23-01

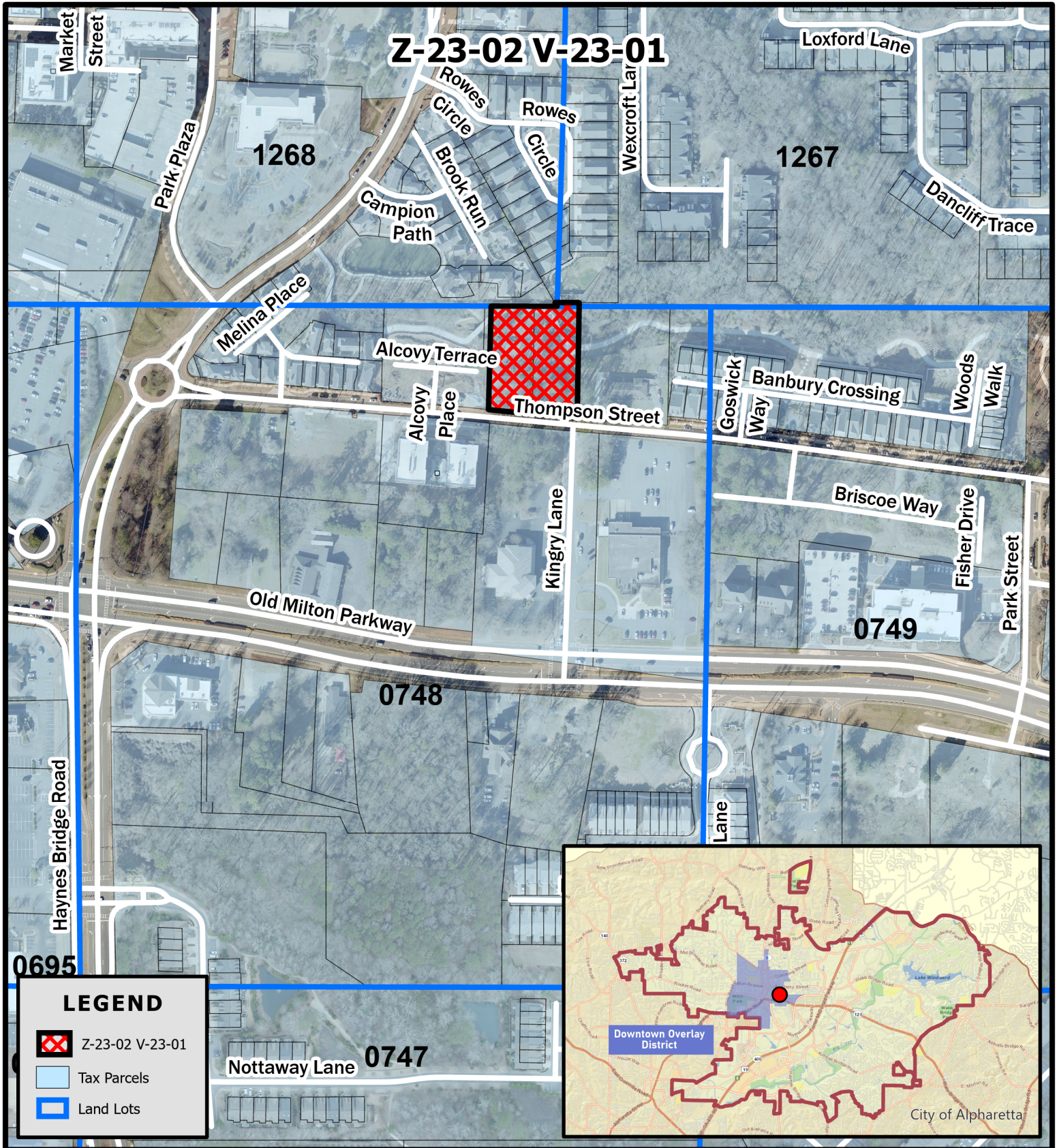
D/LL: 1/2/0748

PC: 1/05/23

CC: 1/23/23



Z-23-02 V-23-01
D/LL: 1/2/0748
PC: 1/05/23
CC: 1/23/23



Location Map
82 & 92 Thompson Street

Z-23-02 V-23-01
D/LL: 1/2/0748
PC: 1/05/23
CC: 1/23/23

SURVEY LEGEND:

- existing concrete
- existing asphalt
- gravel/riprap
- fire hydrant
- guy wire
- light pole
- power pole
- sanitary sewer manhole
- clean out
- transformer
- water meter
- single wing catch basin
- grate inlet
- junction box
- head wall
- buffer
- blgd setback
- fence
- overhead electric
- underground electric
- water line
- sanitary line
- gas line

DESIGN LEGEND:

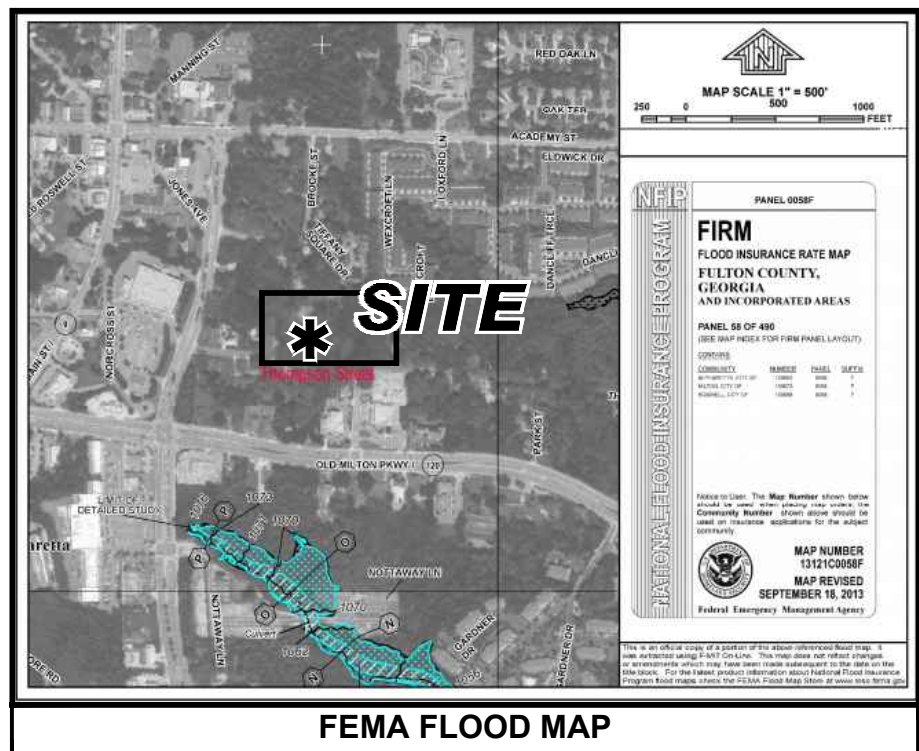
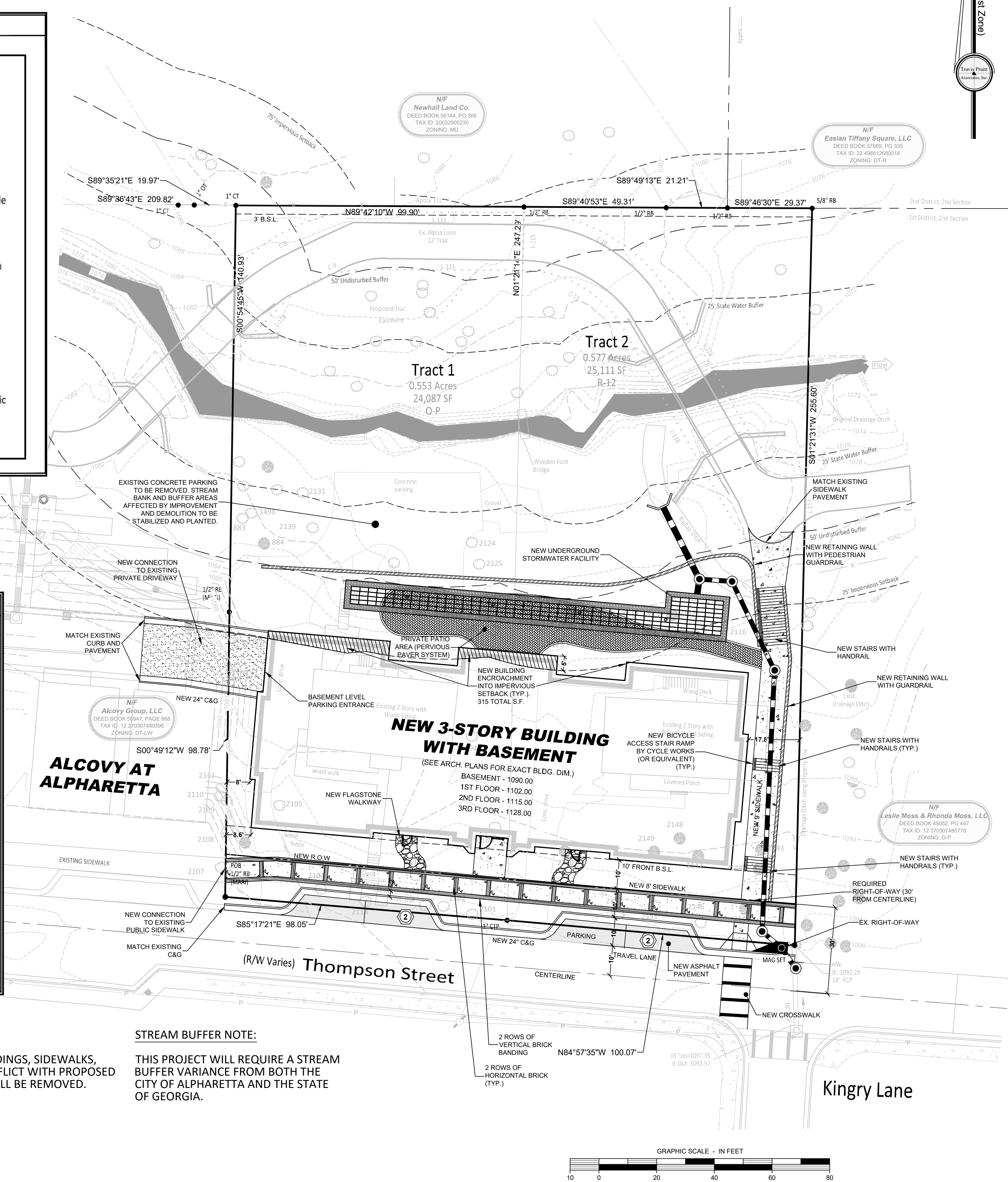
- NEW SANITARY SEWER LINE
- NEW CHILLED WATER LINE
- NEW STREAM WATER LINE
- NEW FIRE LINE
- NEW WATER LINE
- NEW GAS LINE
- NEW STORM SEWER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW DROP INLET
- NEW HEADWALL
- NEW CATCH BASIN
- NEW MANHOLE
- NEW CLEANOUT
- NEW SPOT ELEVATION
- NEW CONTOUR
- NEW NUMBER OF PARKING SPACES
- STORM STRUCTURE IDENTIFICATION
- SANITARY STRUCTURE IDENTIFICATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT
- NEW PAVERS
- EXISTING PAVEMENT C&G TO BE REMOVED
- FLAGSTONE
- STRUCTURES/ITEMS TO BE REMOVED
- TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
- NEW ADA ACCESSIBLE SYMBOL

DEMOLITION NOTE:

ALL EXISTING BUILDINGS, SIDEWALKS, TREES ETC. IN CONFLICT WITH PROPOSED IMPROVEMENTS WILL BE REMOVED.

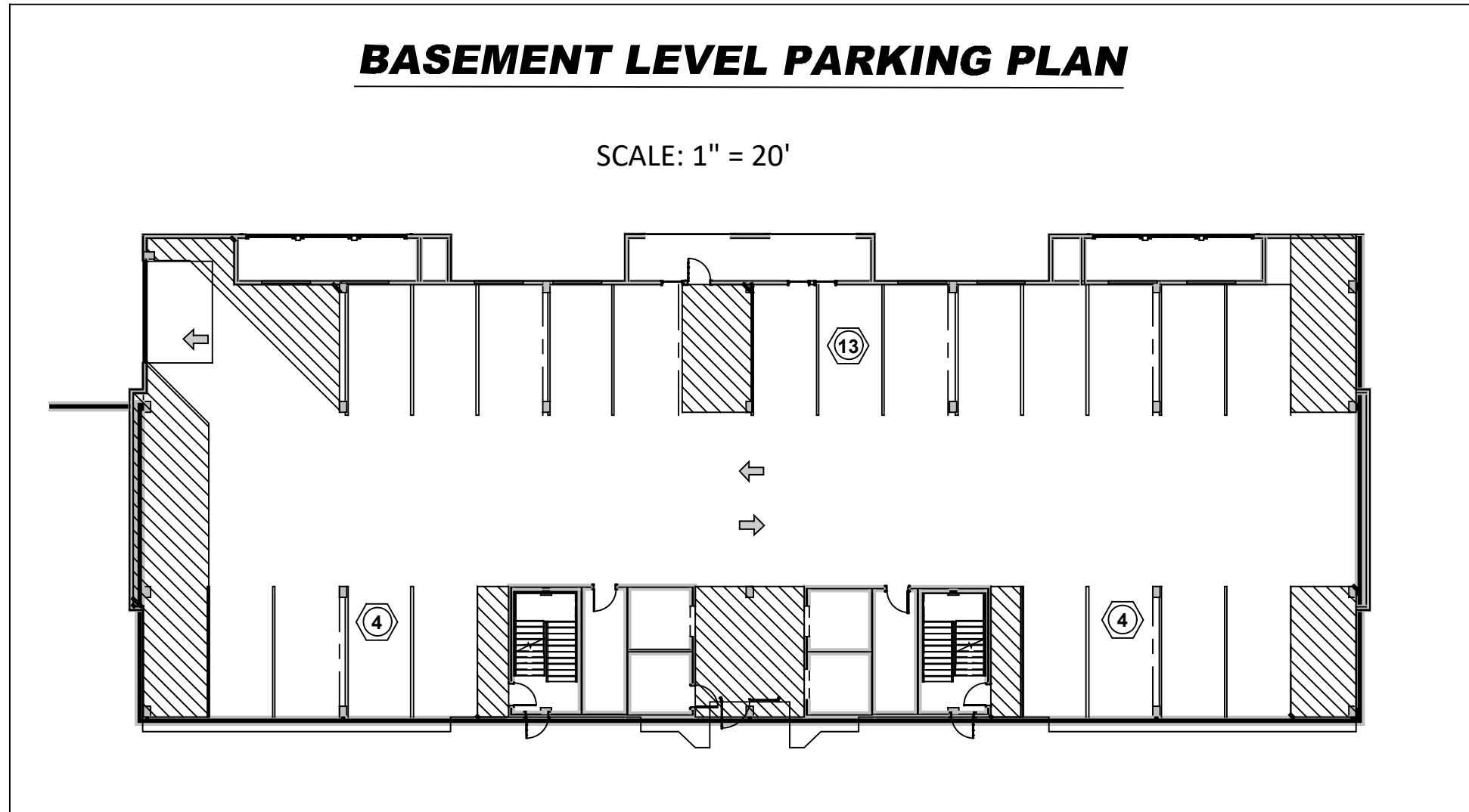
STREAM BUFFER NOTE:

THIS PROJECT WILL REQUIRE A STREAM BUFFER VARIANCE FROM BOTH THE CITY OF ALPHARETTA AND THE STATE OF GEORGIA.



AMENITY SPACE		
REQUIRED	4,920 SF (10% OF SITE)	
PROVIDED	EXISTING ALPHA LOOP - 5,235 SF	
	PROPOSED ALPHA LOOP - 1,040 SF	
TOTAL	6,275 SF	
IMPERVIOUS LOT COVERAGE		
ALLOWABLE:	33,038 SF OR 70% MAX	
PROPOSED:	BUILDING PAD - 10,000 SF	
	PROPOSED ALPHA LOOP + SIDEWALKS - 2,594 SF	
	PROPOSED FRONT ENTRANCE AND PATIO - 2,288	
TOTAL	14,882 SF OR 45%	
PARKING SUMMARY		
DESCRIPTION	REQUIRED*	PROVIDED
TOTAL PARKING SPACES:	13	25
MIN. 1 PER BEDROOM (UP TO 2 BEDROOMS), PLUS 0.50 VISITOR SPACE PER UNIT		
PROJECT DESCRIPTION:		
NEW CONDOMINIUM BUILDING		

OWNER / DEVELOPER	
92 Thompson, LLC	
3066 Bellingham Blvd Roswell, Ga 30076	
24 HOUR EMERGENCY CONTACT	
Paul Gibbs 646-734-5316 E-mail: paulgibbsjr@gmail.com	
EXISTING SITE ZONING:	
O-P & R-12	
PROPOSED SITE ZONING:	
DT-LW	
SITE AREA:	
1.13 ACRES	
TAX PARCEL ID (TRACT 1):	
12 270307480701	
TAX PARCEL ID (TRACT 2):	
12 270307480719	
BUILDING SETBACK LINES:	
FRONT YARD: 10 FT.	
REAR YARD: 3 FT.	
SIDE YARD: 10 FT. BETWEEN STRUCTURES	
BUILDING SUMMARY:	
3-STORY	
BUILDING FOOT PRINT: 10,000	
MAX BUILDING HEIGHT: 40 FT	
BUILDING HEIGHT: 40 FT	
MAXIMUM DENSITY: 8 UNITS/ACRE	
PROPOSED DENSITY: 4.5 UNITS/ACRE	
PROPOSED UNITS: 5 UNITS	
REQUIRED MINIMUM HOUSE REQUIREMENTS: 2500 SF/ 25' WIDTH	
REQUIRED MINIMUM WALKUP FLAT REQUIREMENTS: 2500 SF/ 20' WIDTH	
PROPOSED FLAT: 83' X 60'4.051 HSF	
PROPOSED FLAT: 155' X 60'8.450 HSF	



FLOOD HAZARD NOTE:	
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON GEORGIA COMMUNITY PANEL NUMBER 58, DATED 09/18/2013.	
NOTE: THERE ARE STATE WATERS WITHIN 200 FT OF THE SITE.	
NOTE: THERE ARE NOT WETLANDS ON THE SITE.	
NOTE: ALL CURB RADI ARE 5 FT. UNLESS OTHERWISE NOTED.	
NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.	
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.	

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

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ZONING SITE PLAN

92 THOMPSON STREET

82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

REVISIONS

NO	DATE	DESCRIPTION
1	12/16/2022	
2		
3		
4		
5		
6		
7		

Travis Pruitt & Associates, Inc.
REGISTERED PROFESSIONAL ENGINEER
No. 48947
BRENT THOMAS, P.E.

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 10/31/2022
SCALE: 1" = 20'
CN: 220470ZSP
JN: 1-22-0470
FN: 170-D-035
SHEET NO: 1 OF 1

Exhibit A – Renderings 12.19.22



Exhibit A – Renderings 12.19.22





92 THOMPSON STREET - ALPHARETTA GA

09/14/2022

SITE INFORMATION

ZONING

CURRENT ZONING: R-12
OVERLAY DISTRICT: DOWNTOWN
FUTURE LAND USE: MULW / MIXED USE LIVE-WORK

PROPOSED ZONING: DT-LW / DOWNTOWN LIVE-WORK

ZONING REQUIREMENTS

LANDSCAPING STRIP: 10' ADJACENT TO THOMPSON
5' EXTERIOR PROPERTY LINES

PROPOSED BUILDING SETBACKS (DT-LW): FRONT - 10'
SIDE: NONE (10' MIN. BETWEEN DWELLINGS)
REAR: 3'

MAXIMUM DENSITY: 8 UNITS/ACRE
PROPOSED DENSITY: 4.5 UNITS PER ACRE

PROPOSED UNITS: 5 UNITS

REQUIRED MINIMUM HOUSE REQUIREMENTS: 2,500 SF / 25' WIDTH
REQUIRED MINIMUM TOWNHOME REQUIREMENTS: 900 SF / 20' WIDTH

PROPOSED FLATS: 83' X 60' / 4,051 HSF
155' X 60' / 8,450 HSF

IMPERVIOUS LOT COVERAGE:

ALLOWABLE: 33,038 SF OR 70% MAX
PROPOSED: BUILDING PAD - 10,000 SF
ALPHA LOOP AND SIDEWALKS - 2,074 SF
TOTAL - 12,074 OR 37%

MAX BUILDING HEIGHT: 3 STORIES / 40' (FROM FRONT GRADE TO ROOF BEARING)

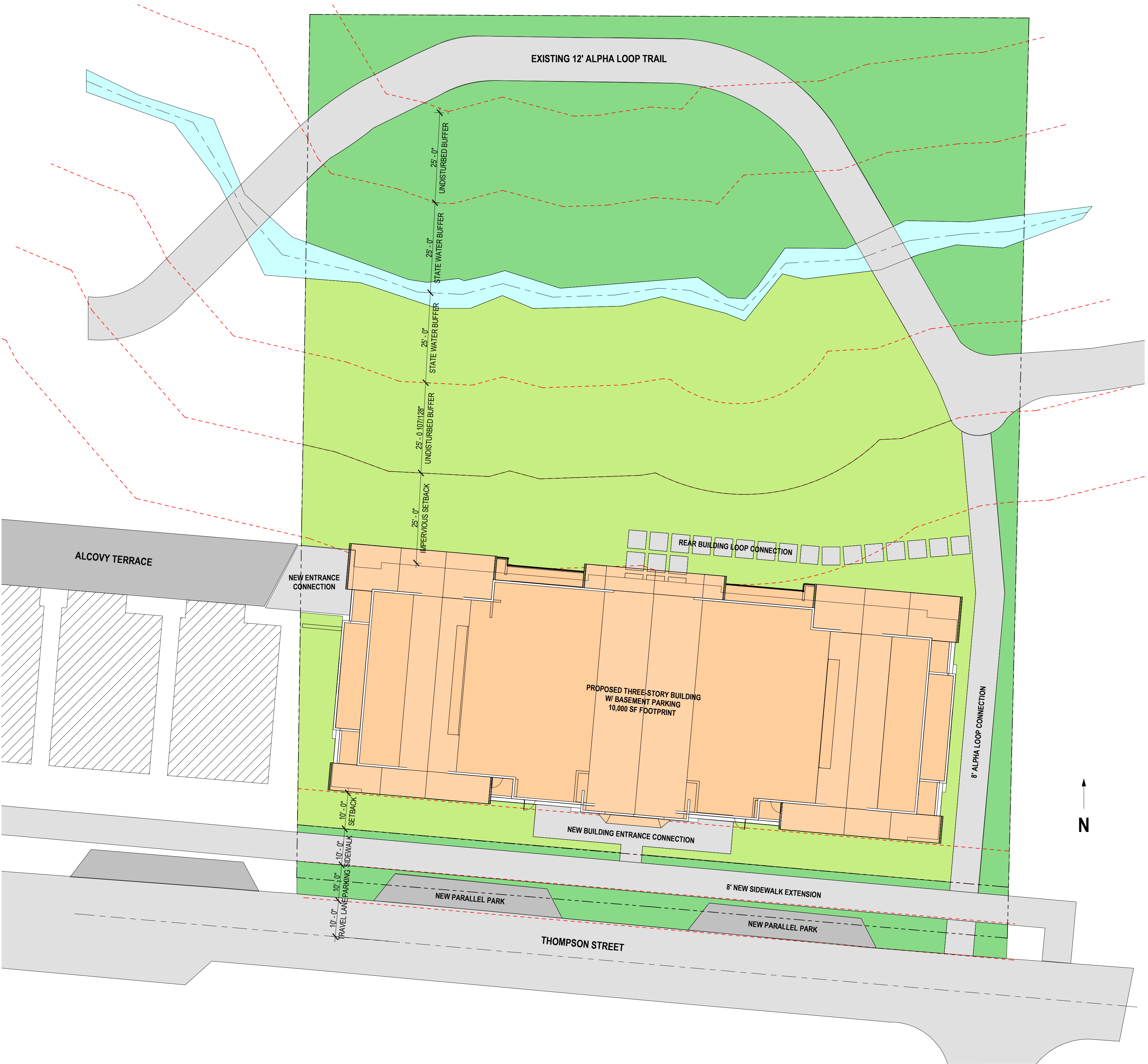
PARKING REQUIREMENTS:

REQUIRED: 2 SPACES PER UNIT + 0.5 PER UNIT = 13 TOTAL
PROVIDED: 22 BASEMENT SPACES + 4 STREET SPACES = 26 TOTAL PARKING SPACES

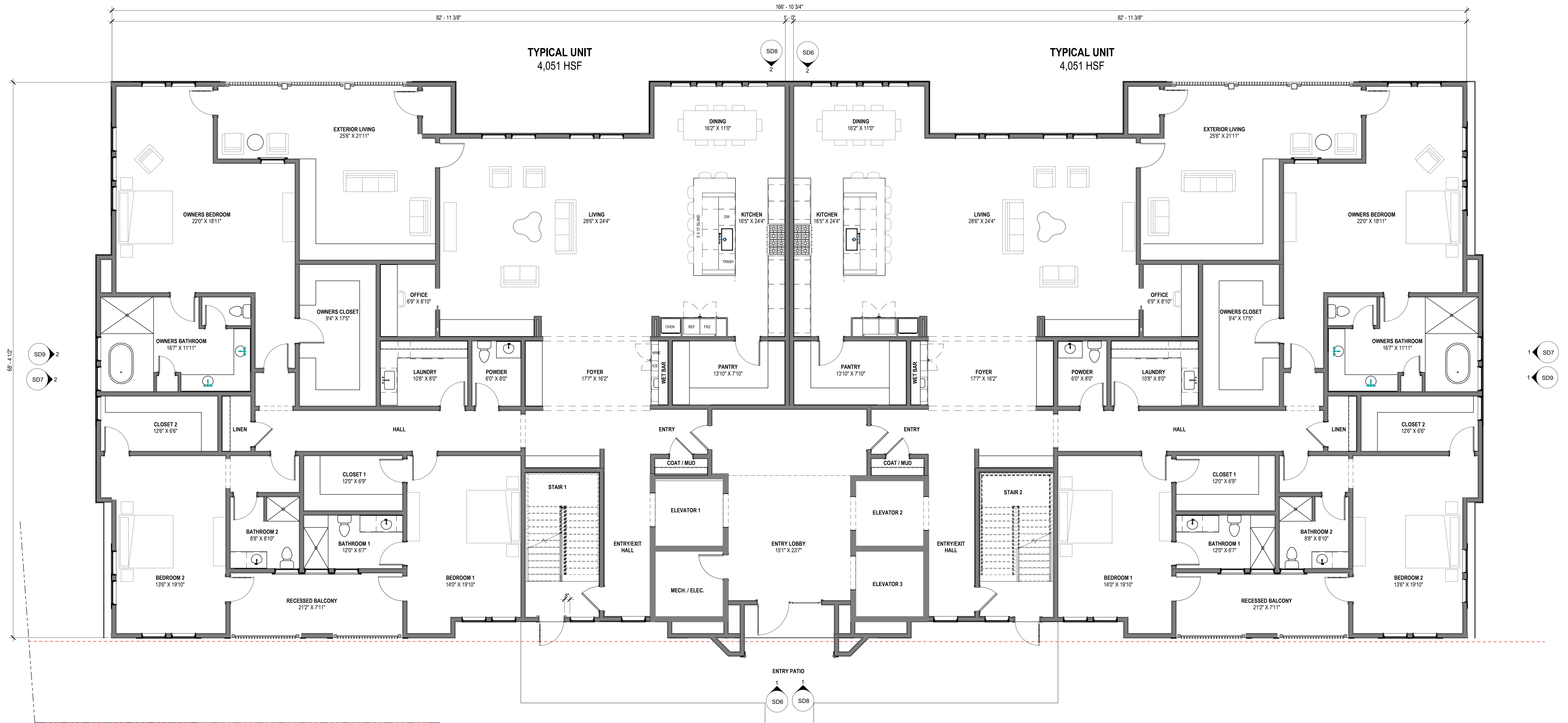
AMENITY SPACE:

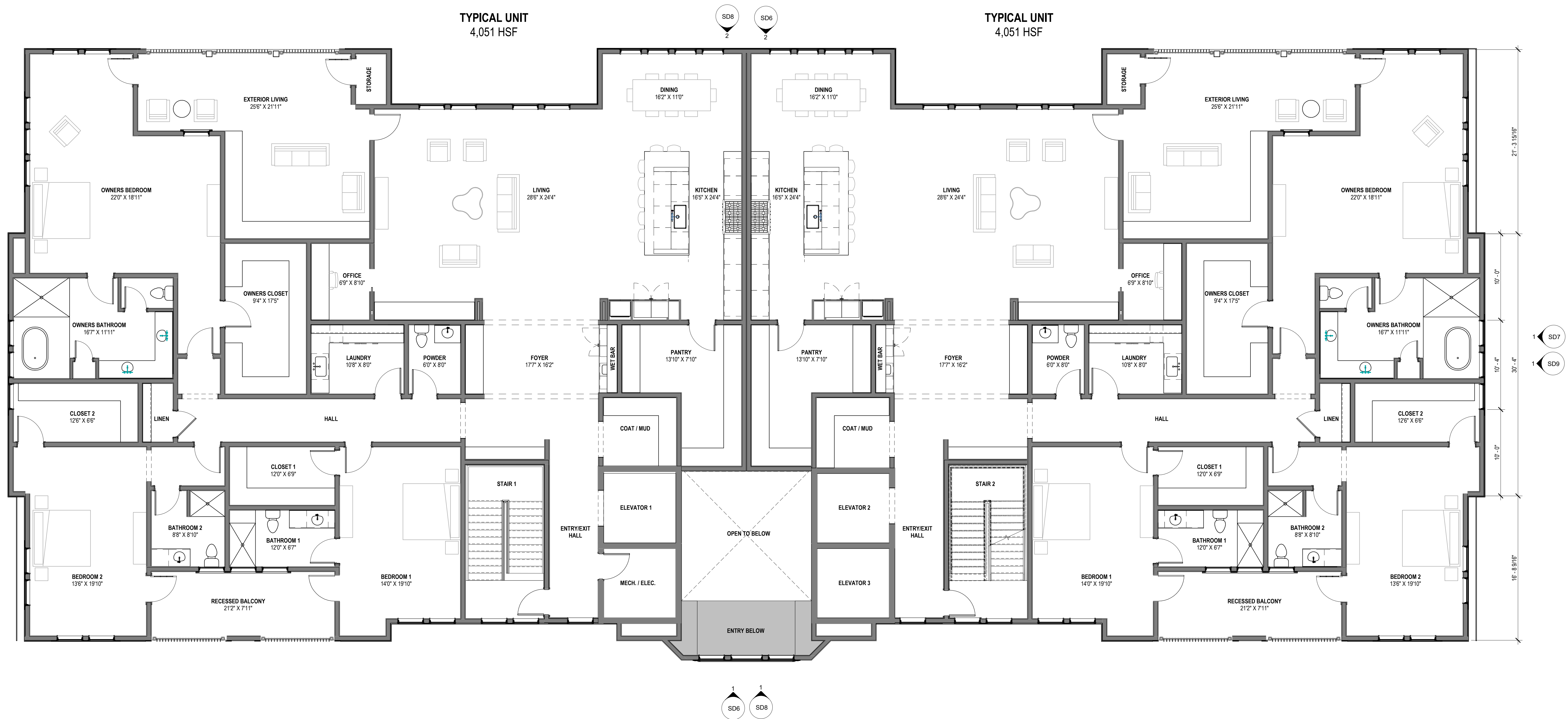
REQUIRED: 4,920 SF (10% OF SITE)
PROVIDED: EXISTING ALPHA LOOP - 5,235 SF
PROPOSED ALPHA LOOP + SIDEWALKS - 2,074 SF
LANDSCAPING - 7,525 SF

TOTAL: 14,834 SF

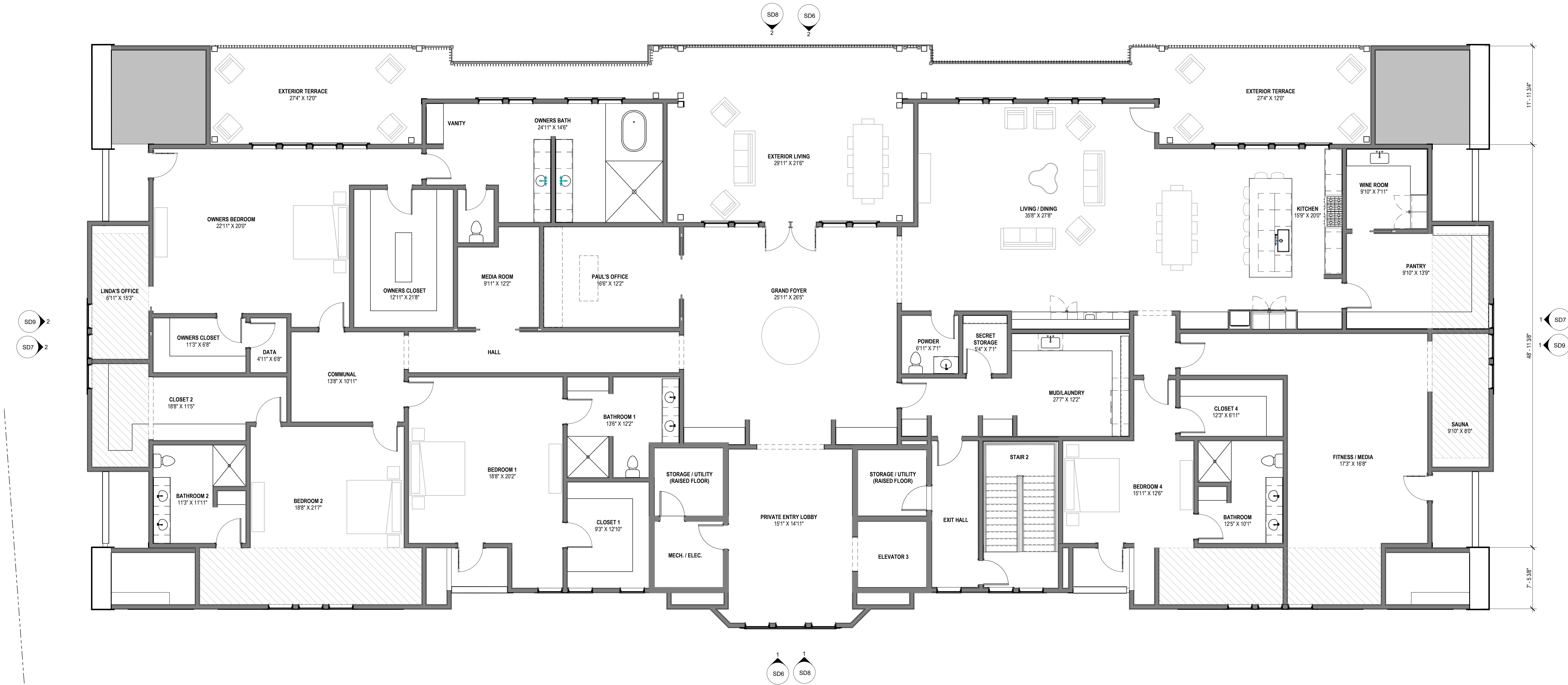








PENTHOUSE UNIT
8,050 HSF
(DASHED AREAS INDICATE POSSIBLE REDUCTION IN HSF - 750 SF
DOWN TO 7,300 HSF)





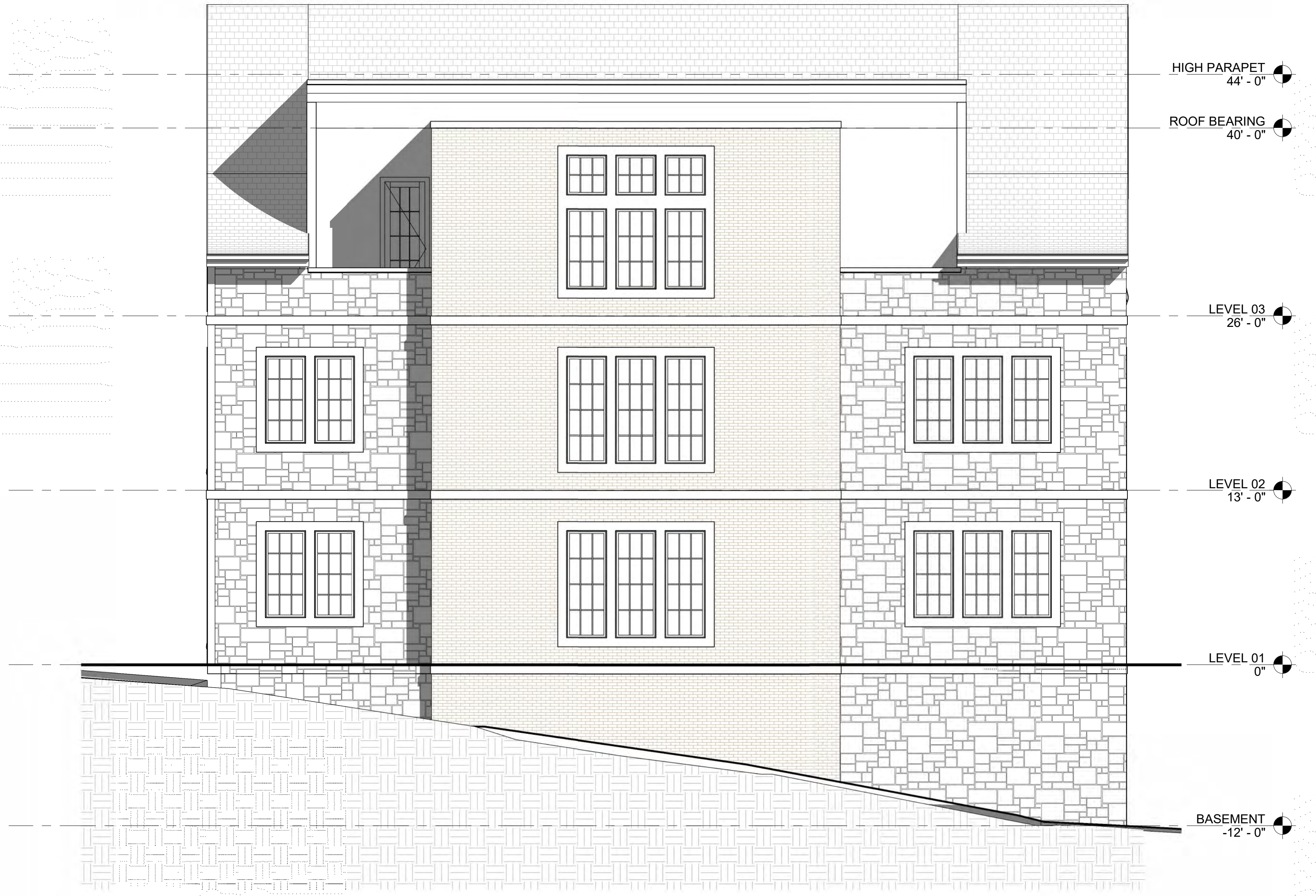
2 NORTH ELEVATION
Scale: 3/16" = 1'-0"



1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 WEST ELEVATION
Scale: 3/16" = 1'-0"



1 EAST ELEVATION
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION - COLOR
Scale: 3/16" = 1'-0"



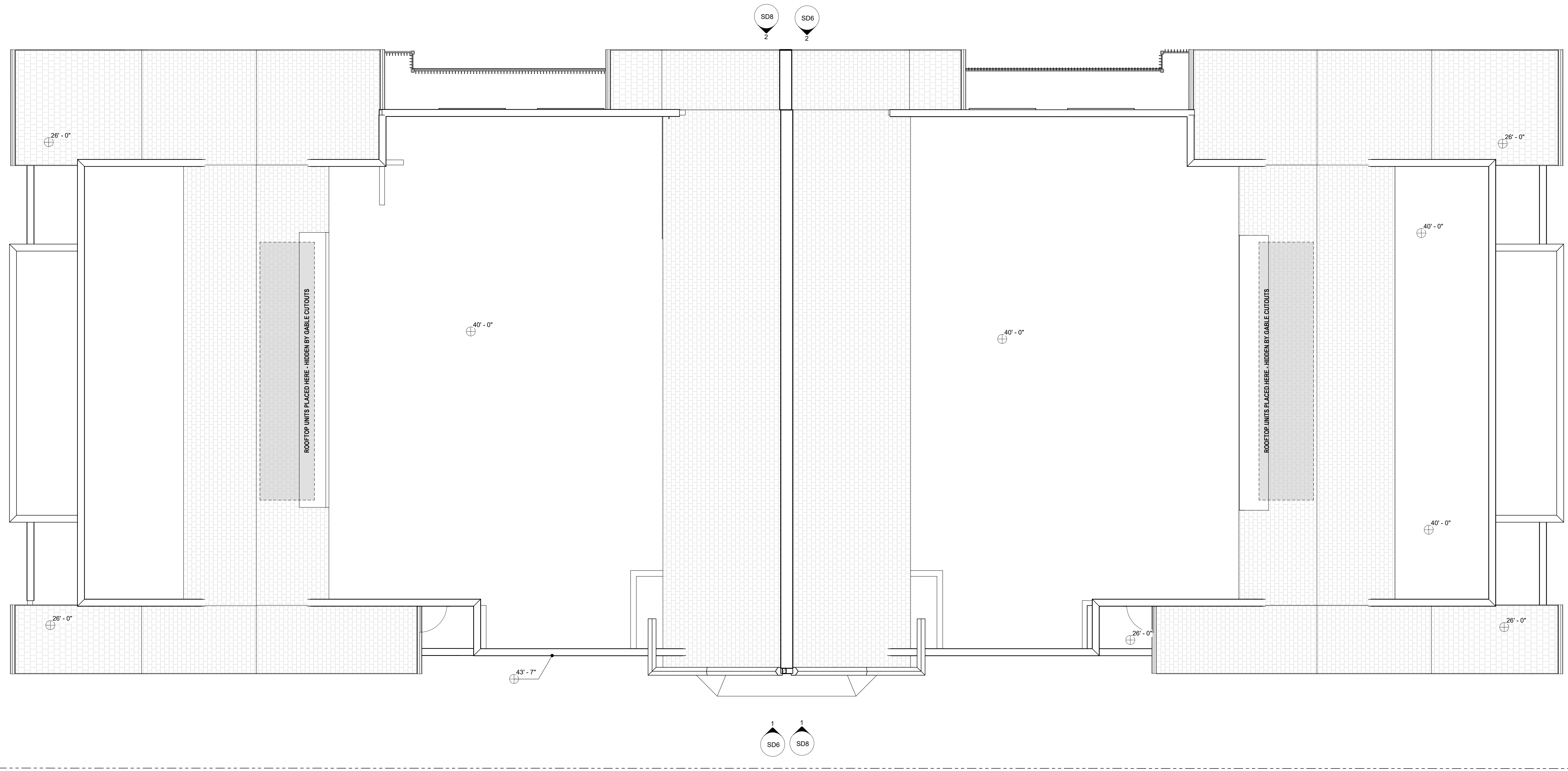
1 SOUTH ELEVATION - COLOR
Scale: 3/16" = 1'-0"



2 WEST ELEVATION - COLOR
Scale: 3/16" = 1'-0"



1 EAST ELEVATION - COLOR
Scale: 3/16" = 1'-0"





4 NE PERSPECTIVE
Scale:



3 NW PERSPECTIVE
Scale:



2 SE PERSPECTIVE
Scale:



1 SW PERSPECTIVE
Scale:



4 NE PERSPECTIVE COLOR
Scale:



3 NW PERSPECTIVE COLOR
Scale:



2 SE PERSPECTIVE COLOR
Scale:



1 SW PERSPECTIVE COLOR
Scale:



4 NE PERSPECTIVE AERIAL



3 NW PERSPECTIVE AERIAL



2 SE PERSPECTIVE AERIAL



1 SW PERSPECTIVE AERIAL



4 NE PERSPECTIVE AERIAL COLOR



3 NW PERSPECTIVE AERIAL COLOR



2 SE PERSPECTIVE AERIAL COLOR



1 SW PERSPECTIVE AERIAL COLOR



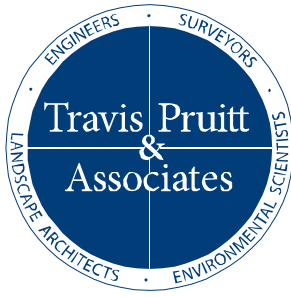
2 REAR PERSPECTIVE
Scale:



1 FRONT PERSPECTIVE
Scale:







October 31, 2022

Revised: December 23, 2022

City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009
678-297-6000

RE: 92 Thompson Street Condominium Project
82 & 92 Thompson Street

Stream Buffer Mitigation

Accompanying the requested rezoning application for the new 92 Thompson Street condominium project located at 82 & 92 Thompson Street, we are also seeking a variance for encroachment into a stream buffer for state waters located on site. The state waters are located in the rear yards of the two existing properties, on the north side of the proposed condominium building. The stream buffer includes a 25' undisturbed state waters buffer, a 50' undisturbed City buffer, and a 75' impervious surface setback. There is currently paved area located within the buffer, in close proximity to the state waters, that is proposed to be removed. There are also existing septic systems serving the two existing buildings that are proposed to be removed. In initial investigations, it has been noted that these existing septic systems are in disrepair and may have a negative impact on the state waters should they be left in place. There is currently no stormwater management or detention system provided from the existing impervious areas on-site prior to discharging into the state waters.

The proposed plan for the development is included with the rezoning application. There are hardships associated with the geometry of the site that led to proposing a building encroaching a maximum of 5' into the 75' impervious setback. The proposed vehicular access is a basement level parking facility. This access to the basement level is proposed through the neighboring subdivision to the west of the property, which is located near the impervious setback. In addition to the location of the existing access on the neighboring property, the streetscape improvements and required right-of-way along Thompson Street create a front building setback that limits how far south (away from the existing state waters) the new building can be located. As an amenity to the development, a new patio area is proposed within the 75' impervious setback, however, we are proposing the patio to be constructed with a pervious paver system rather than an impervious surface.

In addition to the new building's partial encroachment into the 75' impervious setback, there are minor improvements associated with the project proposed within the undisturbed buffer area, which include a new retaining wall, landscaping, and stormwater conveyance infrastructure. Stormwater management will be provided for the development with a new underground stormwater management facility located entirely between the 50' undisturbed buffer and the 75' impervious setback. In addition to providing detention and controlling peak flows on-site to a level where they are less than runoff from the site area in a natural state, this new facility will provide a "runoff reduction volume" to recharge the groundwater table should underlying soils provide adequate infiltration rates.

STREAM BUFFER	EXISTING IMPERVIOUS ENCROACHMENTS TO BE REMOVED (SQUARE FEET)	PROPOSED ENCROACHMENT (SQUARE FEET)
75' IMPERVIOUS SETBACK	1,110	350
50' UNDISTURBED CITY BUFFER	1,435	800*
25' UNDISTURBED STATE BUFFER	825	0

***DISTURBANCE ONLY, NO IMPERVIOUS AREA PROPOSED**

In conclusion, mitigation efforts requested by City staff will be implemented with this project which include:

- Planting additional native landscaping to fill bare spots in the buffers and removal of invasive species (see attached Landscape Plan).
- Providing additional 25% runoff reduction volumes above the city standard requirement.

While this proposed zoning application includes the need for a variance for encroaching into the stream buffer and impervious setback, the project proposes a reduction of impervious surface of over 3,000 square feet within the three buffer areas compared to the existing condition. By removing existing encroachments, re-vegetating, and providing a new stormwater management system, the project will be an improvement for the stream buffer areas and the hydrology of the area locally.

Feel free to contact me with any questions.

Thank you,

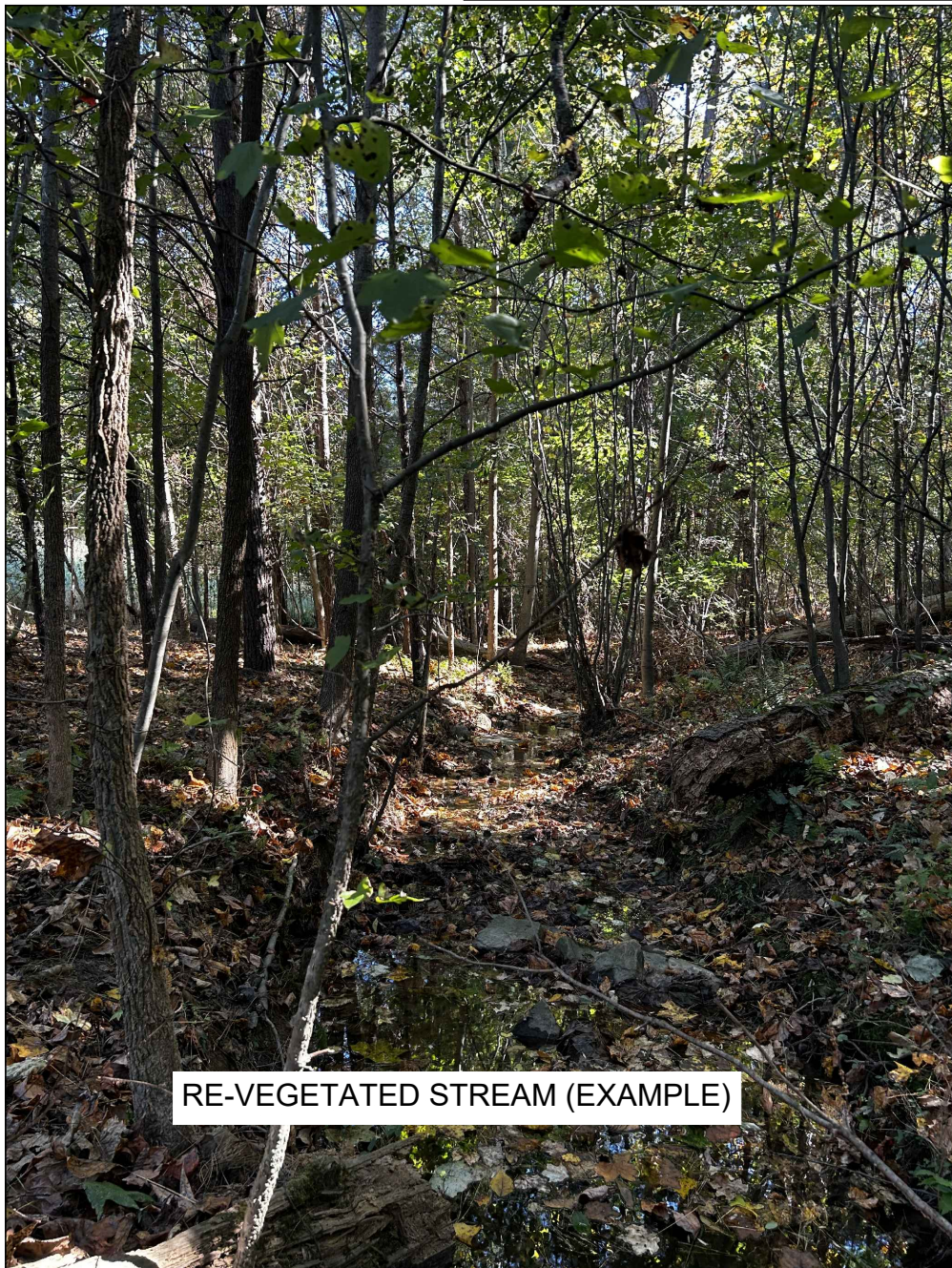
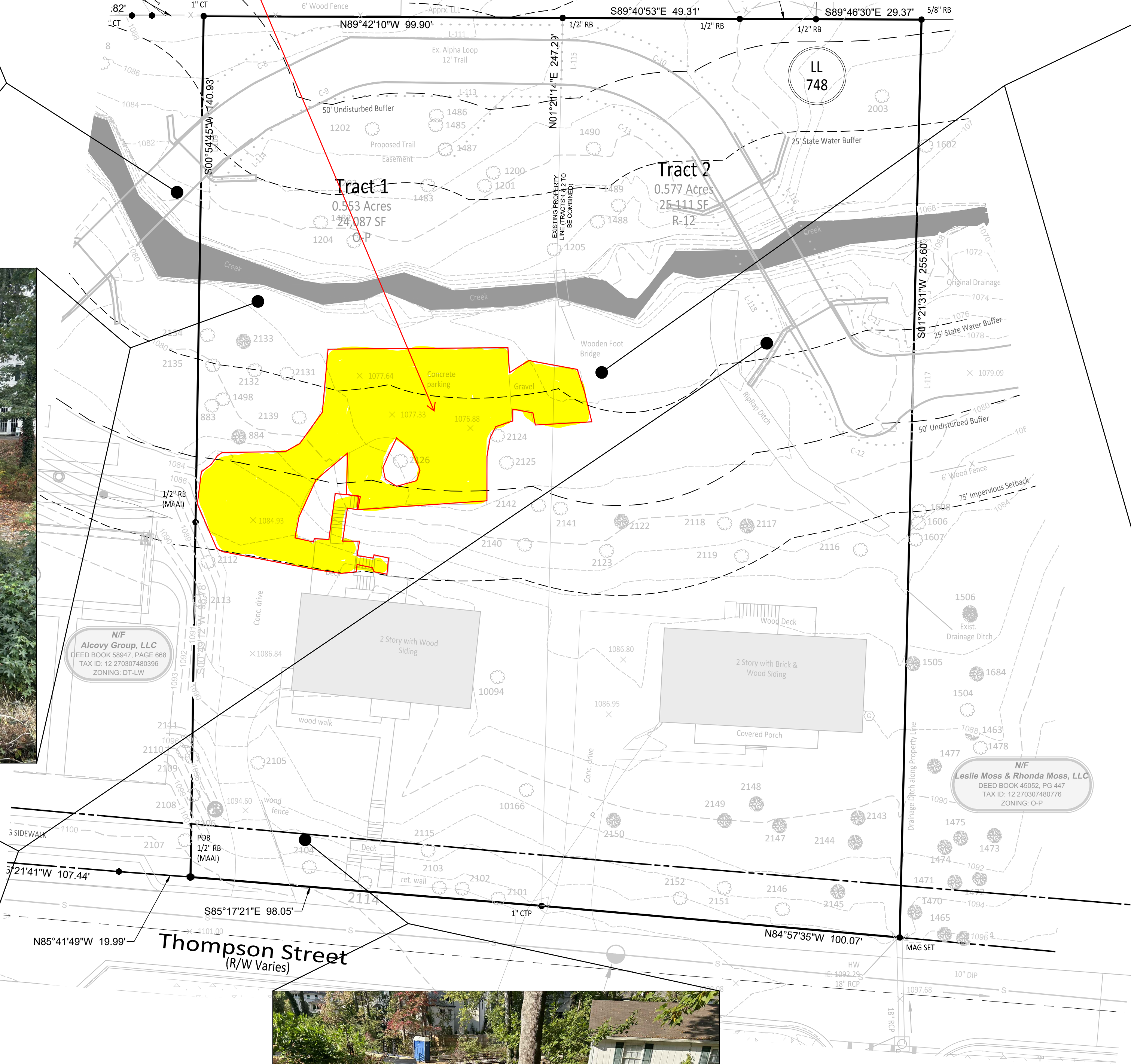
Brent Thomas, P.E., L.S.I.
Project Manager
Travis Pruitt & Associates, Inc.
770-695-1019
bthomas@travispruitt.com

Attachments:

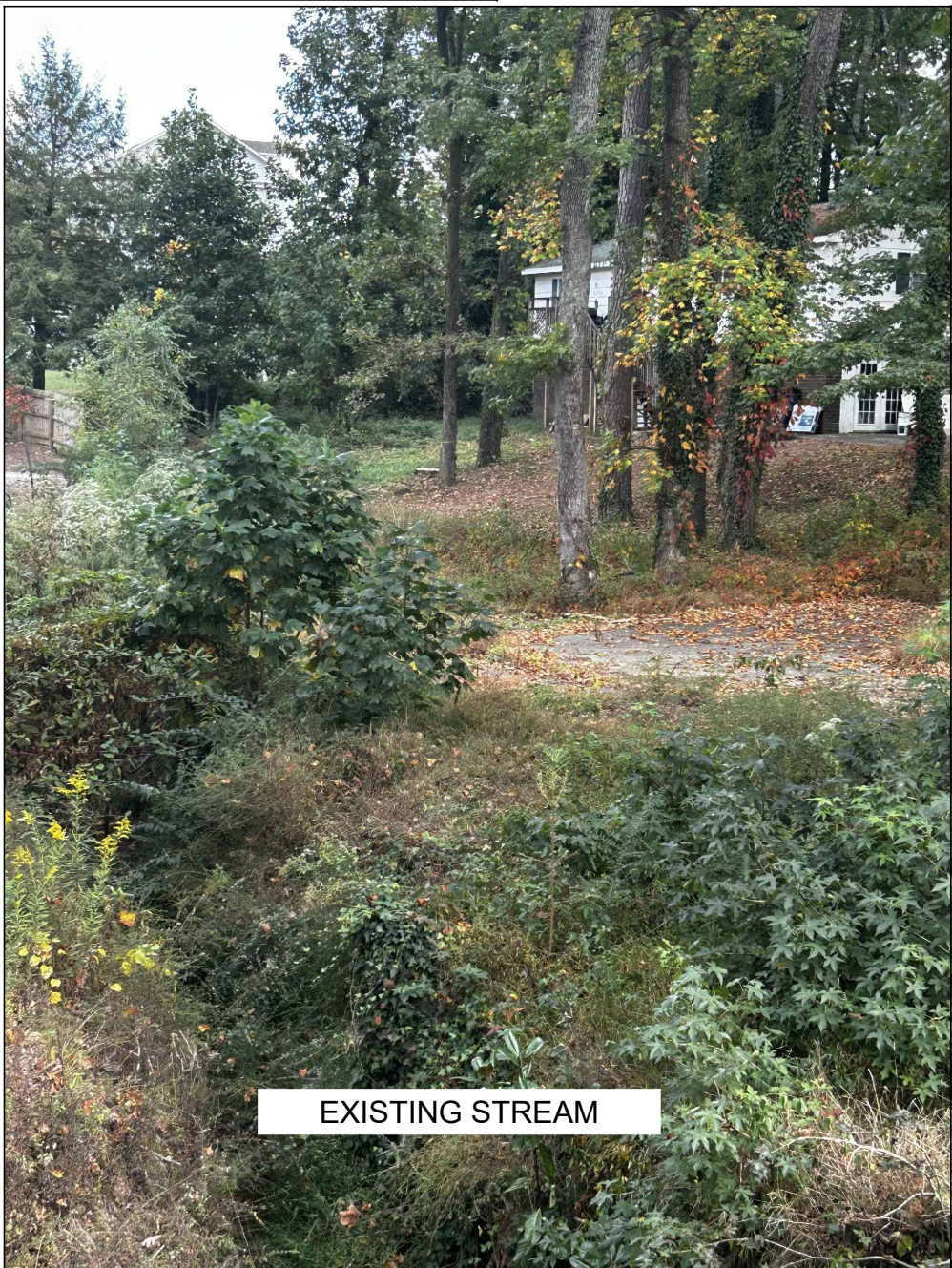
- Existing Conditions Plan
- Landscape Plan
- Stream Buffer Encroachment Exhibit



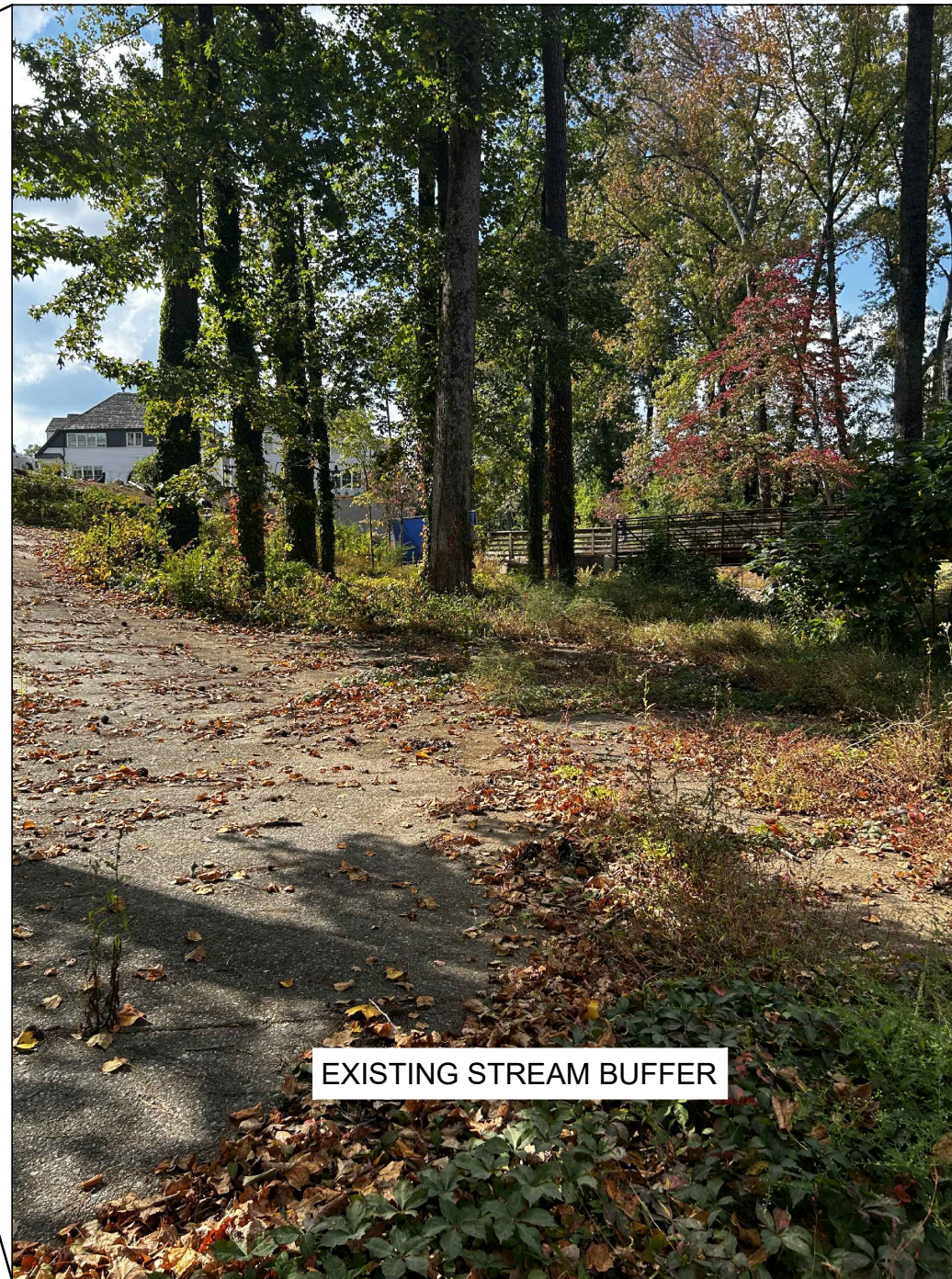
EXISTING
IMPERVIOUS AREA
ENCROACHMENTS
INTO IMPERVIOUS
SETBACK AND
BUFFERS



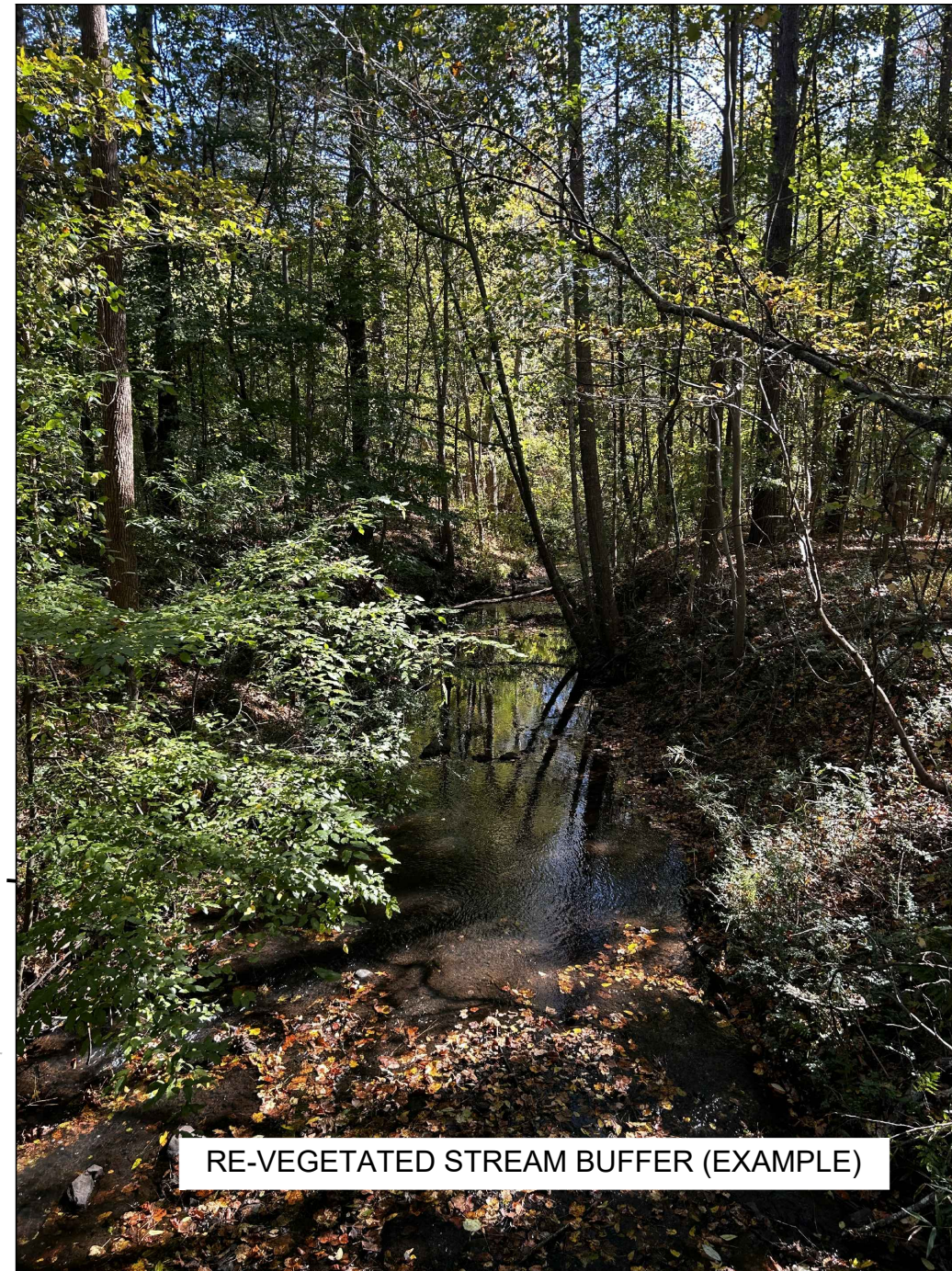
RE-VEGETATED STREAM (EXAMPLE)



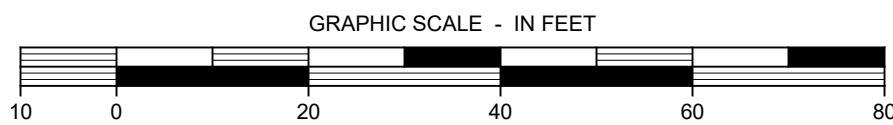
EXISTING STREAM



EXISTING STREAM BUFFER



RE-VEGETATED STREAM BUFFER (EXAMPLE)



OWNER / DEVELOPER
92 Thompson, LLC
3066 Bellings Blvd
Roswell, Ga 30076

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbs@gmail.com

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4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: BRENT THOMAS
E-mail: bthomas@travispruitt.com



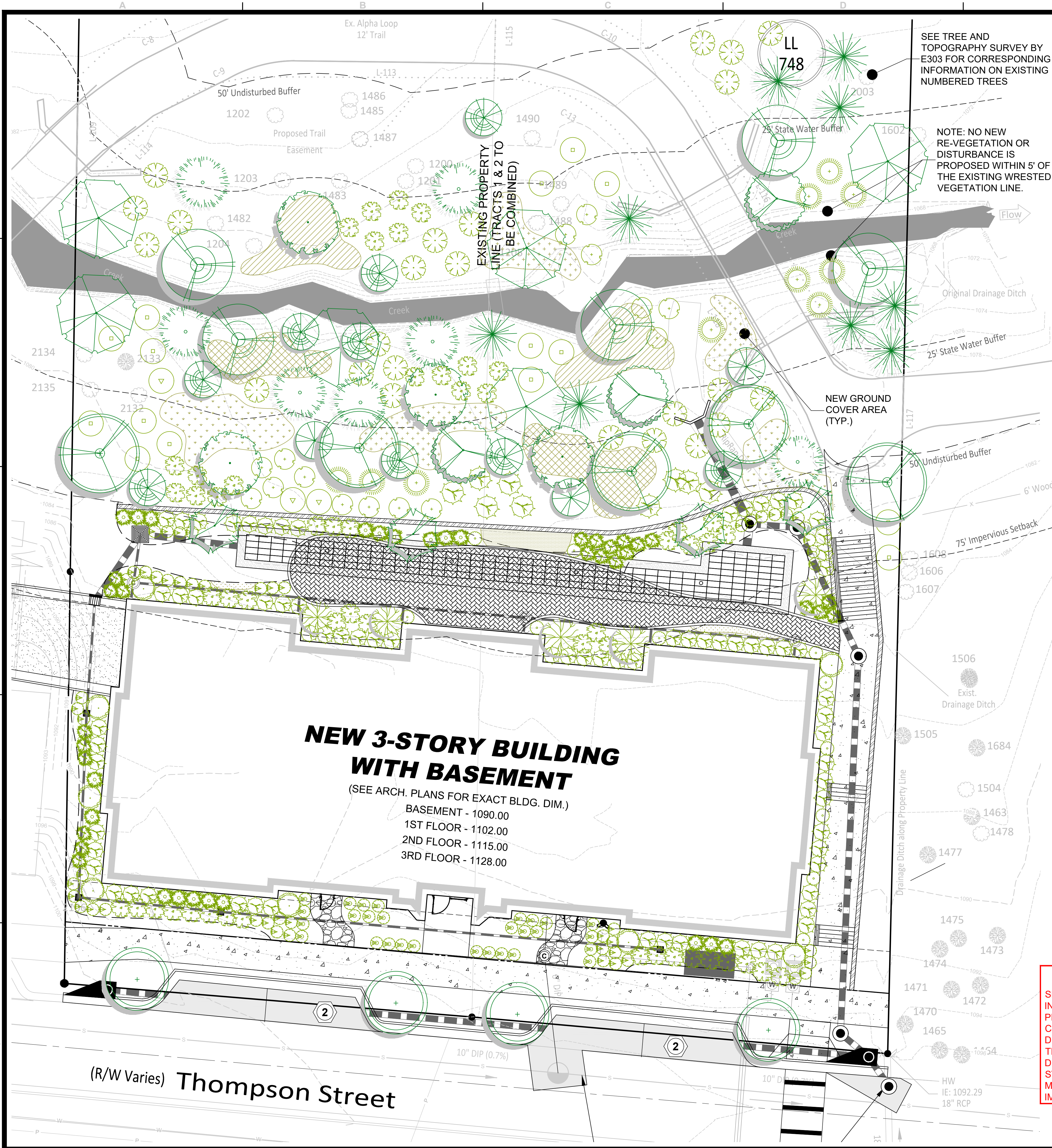
220470PN-CREEK EXHIBIT - EXISTING CONDITIONS PLAN

92 THOMPSON STREET

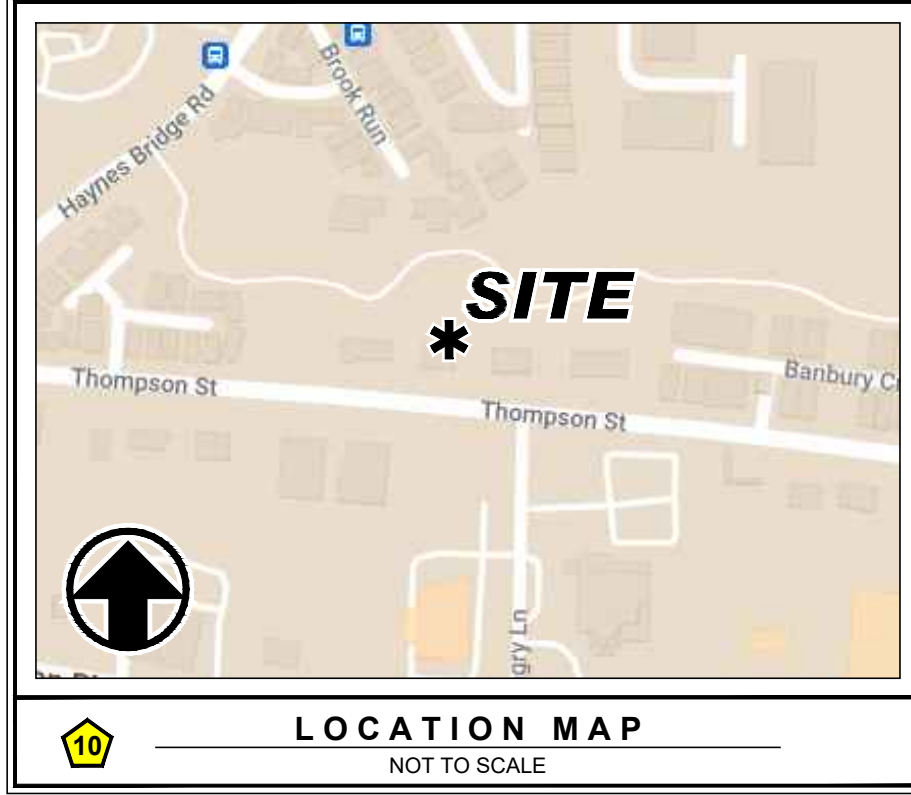
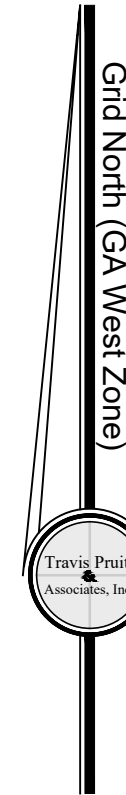
82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA



For The Firm
Travis Pruitt & Associates, Inc.
DATE: 10/31/2022
SCALE: 1" = 20'
CN: 220470PN
JN: 1-22-0470
FN: 170-D-035
SHEET NO: 1 OF 2



TREE SAVE CHART		
TREE NO.	DESCRIPTION	TREE NO.
858	27' HRD	1490
1295	28' PINE	1504
1300	18' HRD	1505
1301	20' HRD	1506
1302	38' HRD	1602
1303	20' HRD	1606
1304	22' HRD	1607
1305	34' HRD	1608
1463	39' PINE	1681
1464	22' PINE	1684
1465	28' PINE	2003
1470	17' PINE	2078
1471	11' PINE	2090
1472	14' PINE	2099
1473	17' PINE	2100
1474	15' PINE	2127
1475	11' PINE	2128
1477	16' PINE	2129
1478	10' HRD	2130
1479	17' HRD	2132
1482	12' HRD	2133
1483	10' HRD	2134
1485	13' HRD	2135
1486	12' HRD	2136
1487	14' HRD	2137
1488	14' HRD	2138
1489	10' HRD	2139



OWNER / DEVELOPER
92 Thompson, LLC
3066 Bollinghall Blvd
Roswell, Ga 30076

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbsjr@gmail.com

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON GEORGIA COMMUNITY PANEL NUMBER 58, DATED 09/18/2013.

Tree Schedule							
SYM	SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
EC	9		Juniperus virginiana	E. RED CEDAR	10-14' ht 3" cal	b&b	12' o.c.
FD	4		Cornus florida	FLOWERING DOGWOOD	12-14' ht 2-2.5" cal	b&b	ai
BN	6		Betula nigra 'Dura heat'	DURA HEAT RIVER BIRCH	12-14' ht 2-2.5" cal	b&b	ai
VP	7		Pinus virginiana	VIRGINIA PINE	2" cal	b&b	ai
PO	4		Quercus phellos 'Hightower'	WILLOW OAK	2" cal	b&b	ai
BT	5		Nyssa sylvatica	BLACK GUM	3" cal	b&b	ai
JM	5		Acer palmatum 'Crimson Queen'	JAPANESE MAPLE	4' ht 2-2.5" cal	b&b	ai
KD	4		Amelachier x grandiflora 'P. Diana'	APPLE SERVICEBERRY	4" cal	b&b	ai
R-NH	3		Ilex X 'Nellie R. Stevens'	NELLIE STEVENS HOLLY	6'-8' ht, 2" cal.	b&b	12' o.c.
R-NH	9		Prunus caroliniana	CHERRY LAUREL	6'-8' ht, 2" cal.	b&b	12' o.c.
NO	5		Quercus nuttalli	NUTTALL OAK	8-10' ht 2" cal	b&b	ai
SM	3		Magnolia virginiana 'Tensaw'	SWEETBAY MAGNOLIA	8-10' ht 3" cal	b&b	ai
TOTAL		64					

SHRUBS							
SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
FA	24	Rhododendron austrinum 'Escatawpa'	FLORIDA AZALEA	3 gal	con	6' oc	3' ht at time of planting
CJ	11	Camellia japonica 'Shishi Gishira'	SHISHI GISHIRA CAMELIA	3 gal	con	3' oc	
SA	15	Illicium floridanum 'Alba'	FLORIDA ANISE	3 gal	con	4' oc	3' at time of planting
HG	32	Chamaecyparis pisifera 'Kings Gold'	Kings Gold Thread Cypress	3 gal	con	4' oc	
OH	53	Hydrangea quercifolia	OAKLEAF HYDRANGEA	3 gal	con	3' oc	3' ht at time of planting
DL	8	Ilex x aquiperyi 'Meschick'	DRAGON LADY HOLLY	7 gal	con	ai	
IH	9	Ilex glabra 'Nigra'	INKBERRY HOLLY	3 gal	con	4' oc	
IH	74	Ilex glabra	INKBERRY HOLLY	3 gal	con	4' oc	3' ht at time of planting
WB	10	Ilex verticillata	WINTERBERRY	4' ht 3 gal	b&b	ai	Male per 3 plants
HG	23	Juniperus chinensis 'Nick's Compact'	CHINESE JUNIPER	3 gal	con	4' oc	
LP	52	Loropetalum chinense 'Purple Daydream'	DWARF LOROPETALUM	3 gal	con	3' oc	
LV	3	Aesculus pavia	RED BUCKEYE	3 gal	con	6' oc	3' ht at time of planting
LV	15	Viburnum dentatum 'Blue Muffin'	ARROWWOOD VIBURNUM	3 gal	con	6' oc	3' Ht at time of planting
CG	28	Gardenia augusta 'Radicans'	CREeping GARDENIA	3 gal	con	3' oc	
TOTAL		357					
LP	50 S.F.	Liriope muscari 'Big Blue'	BIG BLUE LIRIOPE	2.25"	pot	1' oc	
MG	50 S.F.	Ophiopogon japonicus	MONDO GRASS	2.25"	pot	1' oc	

GROUND COVERS -
WOODLAND STONECROP (SEDUM TERMATUM)
GOLDEN RAGWORT (PACKERA AUREA)
LYRELEAF SAGE (SALVIA LYRATA)
WOODLAND PHLOX (PHLOX DIVARICATA)

***NOTE:**
SPECIES AND QUANTITIES PROVIDED HERE ARE PRELIMINARY IN NATURE. FINAL LOCATIONS, SPECIES AND QUANTITIES OF PROPOSED PLANT MATERIAL ARE TO BE APPROVED BY THE CITY ARBORIST DURING DESIGN PLAN REVIEW AND LAND DISTURBANCE PERMITTING PROCESSES. THE PURPOSE OF THIS PLAN IS TO CONVEY THE DEVELOPER'S INTENT TO DENSELY VEGETATE UNPLANTED AREAS OF THE EXISTING STREAM BUFFER WHERE FEASIBLE WITH NEW NATIVE PLANT MATERIAL TO MEET CITY REQUIREMENTS AND TO MITIGATE IMPACTS TO THE STREAM BUFFER.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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REVISIONS

NO	DATE	DESCRIPTION
1		
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6		
7		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com
CONTACT PERSON: BRENT THOMAS
E-mail: bthomas@travispruit.com

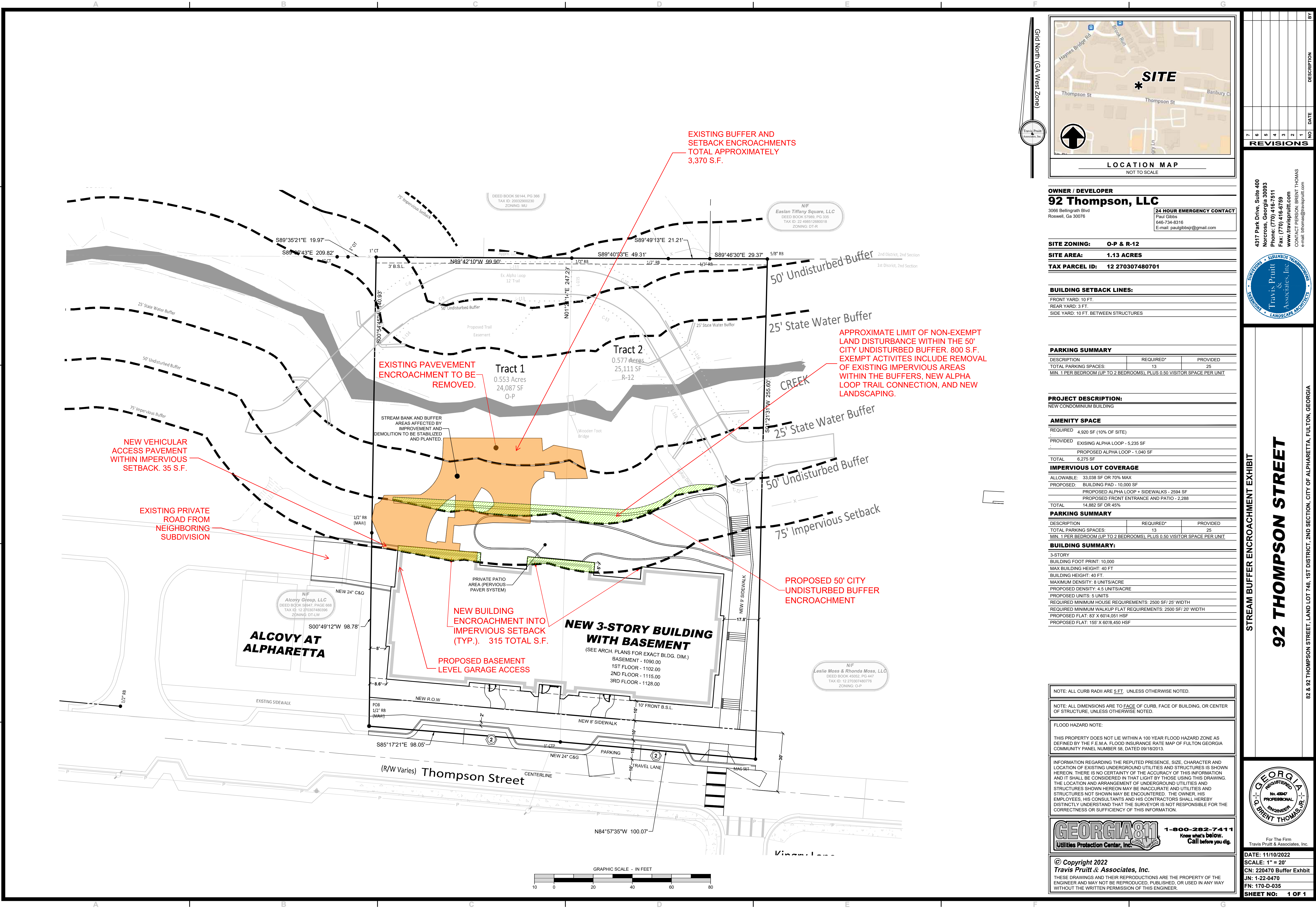
Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECTS

PRELIMINARY LANDSCAPE PLAN
92 THOMPSON STREET
82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

GEORGIA REGISTERED LANDSCAPE ARCHITECT
No. 1395
EDWARD J. A. NOBLESON

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 11/10/2022
SCALE: 1" = 12'
CN: 220470PN
JN: 1-22-0470
FN: 170-D-035
SHEET NO: 2 OF 2



OWNER / DEVELOPER 92 Thompson, LLC 3066 Bellingham Blvd Roswell, Ga 30076		24 HOUR EMERGENCY CONTACT Paul Gibbs 646-734-8316 E-mail: paulgibbsjr@gmail.com
SITE ZONING:	O-P & R-12	
SITE AREA:	1.13 ACRES	
TAX PARCEL ID:	12 270307480701	
BUILDING SETBACK LINES: FRONT YARD: 10 FT. REAR YARD: 3 FT. SIDE YARD: 10 FT. BETWEEN STRUCTURES		

PARKING SUMMARY		
DESCRIPTION	REQUIRED*	PROVIDED
TOTAL PARKING SPACES:	13	25
MIN. 1 PER BEDROOM (UP TO 2 BEDROOMS), PLUS 0.50 VISITOR SPACE PER UNIT		

PROJECT DESCRIPTION:
NEW CONDOMINIUM BUILDING

AMENITY SPACE	
REQUIRED	4,920 SF (10% OF SITE)
PROVIDED	EXISTING ALPHA LOOP - 5,235 SF
	PROPOSED ALPHA LOOP - 1,040 SF
TOTAL	6,275 SF
IMPERVIOUS LOT COVERAGE	
ALLOWABLE:	33,038 SF OR 70% MAX
PROPOSED:	BUILDING PAD - 10,000 SF
	PROPOSED ALPHA LOOP + SIDEWALKS - 2,594 SF
	PROPOSED FRONT ENTRANCE AND PATIO - 2,288
TOTAL	14,882 SF OR 45%

PARKING SUMMARY		
DESCRIPTION	REQUIRED*	PROVIDED
TOTAL PARKING SPACES:	13	25
MIN. 1 PER BEDROOM (UP TO 2 BEDROOMS), PLUS 0.50 VISITOR SPACE PER UNIT		
BUILDING SUMMARY:		
3-STORY		
BUILDING FOOT PRINT: 10,000		
MAX BUILDING HEIGHT: 40 FT		
BUILDING HEIGHT: 40 FT.		
MAXIMUM DENSITY: 8 UNITS/ACRE		
PROPOSED DENSITY: 4.5 UNITS/ACRE		
PROPOSED UNITS: 5 UNITS		
REQUIRED MINIMUM HOUSE REQUIREMENTS: 2500 SF/ 25' WIDTH		
REQUIRED MINIMUM WALKUP FLAT REQUIREMENTS: 2500 SF/ 20' WIDTH		
PROPOSED FLAT: 83' X 60/4,051 HSF		
PROPOSED FLAT: 155' X 60/8,450 HSF		

NOTE: ALL CURB RADII ARE 5 FT., UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON GEORGIA COMMUNITY PANEL NUMBER 58, DATED 09/18/2013.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

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NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com
CONTACT PERSON: BRENT THOMAS
E-mail: bthomas@travispruit.com

Travis Pruitt & Associates, Inc.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

92 THOMPSON STREET
82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
No. 43947
BRENT THOMAS, P.E.

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 11/10/2022
SCALE: 1" = 20'
CN: 220470 Buffer Exhibit
JN: 1-22-0470
FN: 170-D-035
SHEET NO: 1 OF 1

Community Zoning Information Meeting (CZIM)

December 14, 2022

Please sign-in and leave your comments and/or concerns.

Z-23-02/V-23-01 / 82 & 92 Thompson Street

NAME	ADDRESS	COMMENTS
	NO	Comments

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: **92 Thompson Street Development**

Contact Name: **Eric Richards**

Telephone: **678-525-1030**

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 sent letters to all residents on the mailing list (letter attached), and we have offered opportunities for all local residents to communicate directly with the developer. At this time, we have had direct conversations with the following individuals: Mary Beth and Bram Krieger (Voysey), Charlotte Skidmore (Academy), Holmes Hawkins and spouse (West Main), Glenn Gould (Academy), Brian Richey (West Main), Bert Burns (Voysey), Nick Grecco (Midwick). In addition, we held a group meeting where 7 of the above individuals were present.

The project was well received, and in general the concerns expressed were related to the stream buffer both as it relates to controlling flow of water across the creek bank (pervious and impervious percentages), and the look of it. As we worked through the presentation of the current plan for that area, we fielded nothing but positive commentary. In addition we presented both our original rendering, and our latest rendering, and the group responded with high praise for the appearance of the project, and were very happy with the "improved" appearance from the first rendering.

Lastly, we have discussed the density, the size of the units, the construction materials planned, and the cost of the project. The fact that the project owner is going to be a resident, and the option for buyers to have significant design control thanks to the construction of steel and concrete. Ultimately, those who have been engaged are all in favor and were very pleased with our decision to collaborate early.

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.

DocuSigned by:

Eric Richards

Signature of Authorized Agent: _____

80EBF2598D9C4EE...

Date: **12/8/2022**

Print Form

From: [Bob Collins](#)
To: [Woodman, Michael](#)
Cc: [Glenn Good](#); [Meg Baer](#)
Subject: Z-23-02 / V-23-01 / 82/92 Thompson Street
Date: Wednesday, January 04, 2023 5:28:21 PM
Attachments: [82_92 Thompson Street.pdf](#)

[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.]

Dear Mr. Woodman,

I am a resident of Alpharetta and reside at 12504 Wexcroft Lane. I am also on the Board of Directors of Academy Park Neighborhood Association, Inc. I have been asked by our Board to provide their comments to the above rezoning and variances application that will be heard at the Public Hearing on January 5, 2023 by the Planning Commission. I also plan on attending the hearing and requesting to speak during the public comment portion of the meeting.

Today, the Board met with Paul Gibbs and two of his colleagues to learn more about the proposed project and to gain further insights. Prior to our meeting, the Board informed Mr. Gibbs that based upon a previous conversation with him and the review of the information on the Community Development website, we will be requesting that the Planning Commission add four conditions at the Public Hearing as outlined in the attached document. Should these conditions be added, the Board of Academy Park Neighborhood Association would support the approval of the requested rezoning and variances. At the conclusion of our meeting, Mr. Gibbs indicated he thought our requests were reasonable and he would agree with them being included.

Please let me know if you have any questions.

All the best,

Bob Collins on behalf of the Board of Directors, Academy Park Neighborhood Association, Inc.

12504 Wexcroft Lane

Alpharetta, GA 30009

robertpcollins20@gmail.com

C 678.793.6826

82/92 Thompson Street
Reference to: Z-23-02 / V-23-01

Mr. Michael Woodman, AICP
Planning and Development Services Manager
Community Development Department

Dear Mr. Woodman,

Over the years, the development of Downtown Alpharetta has enhanced our community and attracted new businesses and residents. Since 2014, the development in this area has also created downstream problems that are causing damage to Goswick/Hill Creek and further erosion to the surrounding old grove trees in the 7-acre nature area owned by Academy Park Neighborhood Association and other communities along the tributaries eventually leading to the Chattahoochee River. Approval of any new developments affecting this stream watershed will require implementation of remediation plans and additional corrective measures.

To support 82/92 Thompson's request for both a Rezoning to DT-LW and a variance to place infrastructure within the Stream Buffer, Academy Park Neighborhood Association requests the following conditions be added by the Planning Commission at the Public Hearing on January 5, 2023.

1. The design and construction of the proposed underground detention pond will exceed capacity and functional standards required by regulations.
2. The developer and subsequently the HOA via the covenants will perform annual inspections of the detention pond and will timely remediate any deficiencies noted within 6 months after inspection.
3. Developer will perform an upstream creek study from Haynes Bridge Road to Academy Park's western property (approximately 700 feet of creek) to identify the creek's current condition and prepare a long-term erosion control/repair plan timeline to improve/prevent further issues in their section of the creek and downstream. Developer will need to get access/permission from the other landowners (Voysey, Alcovy 1, and 112 Thompson Street) and share the report with them and the City.
4. The developer and subsequently the HOA via the covenants agrees to maintain the improvements associated with the project within the undisturbed buffer area, which include a new retaining wall, landscaping, and stormwater conveyance structure to sustain the aesthetics originally created by the developer.

The Academy Park Neighborhood Association Board continues to encourage the Mayor and City Council to pursue storm water management practices to address the challenges the City faces today and prevent subsequent issues from evolving as we continue to showcase Alpharetta as a vibrant place to live, work and play.

Academy Park Neighborhood Association, Inc.
Board of Directors

From: sue.jacques@att.net
To: [Woodman, Michael](#)
Subject: Tonight's Planning Meeting
Date: Thursday, January 05, 2023 3:42:30 PM
Attachments: [Planning Commission 01052023.docx](#)

[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!

I intended to go to the meeting tonight and had just printed handouts for the members when I found out that I have to babysit. Would you mind entering the attached into the record and forwarding to the members?

Thanks!

Sue Jacques

12566 Wexcroft Lane, Alpharetta

📧 sue.jacques@att.net | 📞 908 240 8111 |

Thank you for your time. I live in Academy Park, and I am concerned about the impact of additional runoff into the creek that runs into our property.

First let me say that aesthetically, this design is considerably better than the one proposed by the previous developer.

That said, there is an emphasis both in the proposal seeking, and the staff report giving, credit for the net reduction of impervious surfaces in the stream buffer area when it's clearly a no brainer to remove an ugly concrete parking pad from an upscale development. What's not emphasized is the fact that this building takes up almost the entire width of the two plots. In fact, they are relying on access via the neighboring property because there isn't room for it in their plans. This is not only a significant **de**crease of existing pervious surfaces, but also a significant **in**crease in the impervious surface area creating runoff.

The staff conditions for approval specify some **options** for remediation including a requirement to reduce runoff by 50% above the city standards. I suspect the one-off option to remove trees and do some planting will be more attractive to the developer because it does not call for a success metric. I would urge you to hold the developer accountable by requiring a bond that would finance before and after runoff studies as well as pay for remediation and repair should their water management system fail to meet at least city standards.

Finally, the storm management facility is underground, making access for inspection and maintenance more difficult. There are only five units in the plans; that's five members of an HOA that will have to maintain it. It's unlikely to be a high priority unless there are repercussions. Please consider requiring and enforcing regular inspections and maintenance of the storm management facility to ensure that the creek does not suffer further erosion.

Thank you.

Sue Jacques

12566 Wexcroft Lane, Alpharetta GA 30009

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

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: Jeff Pittman/Piedmont Real Estate Group, Inc.

Telephone: 770-592-6104 (o)

Address: 3380 Trickum Road

Suite: #200-200

City: Woodstock

State: GA

Zip: 30188

Fax: 770-592-6106

Mobile Tel: 678-463-2948

Email: jeff.pittman@piedmontcap.com

Subject Property Information:

Address: 82 and 92 Thompson Street

Current Zoning: _____

District: _____

Section: _____

Land Lot: _____

Parcel ID: _____

Proposed Zoning: DT- LW

Current Use: Single family residential

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?

Multi story walk up flats with five total residential units.

Applicant's Request (Please itemize the proposal):

We propose to construct a 3 story building with a subterranean parking garage with five total residential units. The project will feature an attractive four sided design solution with a central front lobby for access to the various units. Exterior materials will be primarily masonry and stone.

Residents will park and access their units through a three elevator, security controlled entry solution providing exclusive access to the individual units to the owners and their guests.

The vehicular connection is proposed from the side to the underground garage, with no front driveway cut.

We will install a connecting pathway to the Loop that ties into the street section and pedestrian access points.

Amenities will include a well designed ground level rear seating area with permeable ground surface treatments, a pergola and other design elements to be fully evolved in the design review process.

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

The intent of this proposal is to meet market demand for residential multi-family demand through a top of market response. The sizes of the units will be unique and represent the largest multi-family units available to date in the city. The building will be leading edge in terms of quality and appearance but be historically and contextually anchored into existing residential design solutions present in the surrounding community.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed use and architectural design will be compatible and complimentary to the surrounding residential context. Our understanding of the desired context is a non-monolithic approach to provide a variety of residential applications and architectural solutions in the immediately surrounding community. Our design solution respects the context and should integrate at a high level with the surrounding existing uses and designs.

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

It will greatly enhance the surrounding value of the properties due to our projects commitment to its high standard materials and leading edge/honoring history approach to its design.

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

The current zoning is single family residential. Site conditions affecting re-development of the existing structure uses as well as market factors indicate that a more dense zoning is the highest and best use. A similar project with a much higher density of units was approved and built across Thompson street from the applicant's property.

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

Minimal increase to traffic. We propose five total residential units containing a total 12-15 bedrooms, subject to final design and market demand, with projected total residency of 12-20 persons, maximum.

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

Virtually no impact to schools. Current utility services can easily accomodate the proposed use.

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

The proposed use is consistent with the ACP and the Future Land Use Map.

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

Site conditions present a challenging environment for single family redevelopment. Furthermore, the developable area of the site is heavily limited by the existence of the Alpha Loop as well as the state water buffer, county undisturbed stream buffer and city imposed impervious setback areas. This drives development towards the most efficient use of the remaining property 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.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The site currently includes existing impermeable materials beginning in the 25' state water buffer and extending into the city designated impervious setback area. We propose to remove those existing impermeable materials and replace with permeable hardscape and site amenity elements. This will actually improve the existing environmental conditions if the variance is improved.

We propose to (a) locate approximately just under 40% of the rear building curtain wall only in a small portion of the 75' impervious setback and (b) the underground stormwater detention facility within the the 75' impervious setback.

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

The site itself is bisected by the Alpha Loop, limiting efficient development. Furthermore, the existing state water buffer, county undisturbed buffer and city impervious setback areas occupy a large portion of the site and makes those areas virtually unusable. Topographically, the slope of the property severely limits the design options available to the owner to develop the site. Moreover, because it is undesirable to have vehicular access directly from Thompson Street due to the severity of the slope from the front of the property to the back, the access to the site is proposed from Alcovy Homes due to the alignment with that project's driveway in order to access our proposed building, requiring a very small portion of our building to be very slightly set into the state water buffer, county undisturbed buffer and impervious setback areas.

The proposed placement of the underground detention system is an appropriate response to the site plan and architectural plans. There is no practical placement for this system on the site other than the proposed location. We are improving the overall site and environmental with the provisions of our site plan. Placing the system under the building is an impractical option and creates structural design challenges as well as maintenance difficulty. The placement of very small portion of the vertical curtain wall within the impervious setback will have no practical effect on the condition of the setback.

Our design response represents the highest and best use for the property and is the most coherent, efficient and logical design that respects the long term goals of the city and the demands of the market.

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

There is an existing large site area containing impermeable concrete paving surface material that would not be approved under current zoning and land use standards. There are two septic systems serving the existing residential properties located within the stream buffer, undisturbed buffer and impervious setback areas that will be removed as part of the development process.

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.

This variance would improve conditions in the stream protection areas relative to the existing paving. The area we propose for the underground stormwater detention (USD) is in the area where impermeable surfaces currently exist; as such, they would not worsen the condition and in fact, the ground surfaces above the USD would be improved over their current condition. Both of these conditions would improve the condition of the property at surface level and serve the public good.

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.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Paul Gibbs

Telephone: 646-734-8316

Address: 3065 Bellingrath Blvd.

Suite: _____

City Roswell

State: GA

Zip: 30076

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: Jeff Pittman

Telephone: 678-463-2948

Address: 3380 TRICKUM ROAD

Suite: # 200-200

City Woodstock

State: GA

Zip: 30188

So Sworn and Attested:

Owner Signature: _____

Date: Oct. 28, 2022

Notary:

Notary Signature: _____

Date: Oct 28, 2022



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: **Paul Gibbs**

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: **N/A**

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-3.

Signature: _____

Date: **Oct 28, 2022**

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1: (82 Thompson Street, Alpharetta, GA 30009)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 748 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET (A 60' RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (THE RIGHT-OF-WAY HAVING VARIED WIDTH); THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET A DISTANCE OF 445.4 FEET TO A ½" REBAR FOUND LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET, WHICH IS THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, COMMENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET SOUTH 85 DEGREES, 17 MINUTES, 21 SECONDS EAST A DISTANCE OF 98.05 FEET TO A 1" CRIMP TOP PIPE FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET; THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET, PROCEED NORTH 1 DEGREE, 21 MINUTES, 14 SECONDS EAST A DISTANCE OF 247.29 FEET TO ½" REBAR FOUND; THENCE, PROCEED NORTH 89 DEGREES, 42 MINUTES, 10 SECONDS WEST A DISTANCE OF 99.9 FEET TO 1" CRIMP TOP PIPE FOUND; THENCE, PROCEED SOUTH 0 DEGREES, 54 MINUTES, 45 SECONDS WEST A DISTANCE OF 140.93 FEET TO A ½" REBAR FOUND; THENCE, PROCEED SOUTH 0 DEGREES, 49 MINUTES, 12 SECONDS WEST A DISTANCE OF 98.78 FEET TO A ½" REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET, THE POINT OF BEGINNING.

CONTAINING .553 ACRES, AS PER THE SURVEY, WHICH IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, PREPARED FOR NANDA VELURU AND VININGS BANK BY STEVEN A. HOOKS, REGISTERED LAND SURVEYOR 3083, DATED MARCH 9, 2019.

Less and Except any property included in REM Order recorded in Deed Book 60661, Page 678, Fulton County, Georgia records.

Tract 2: (92 Thompson Street, Alpharetta, GA 30009)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 748 OF THE 1ST DISTRICT AND 2ND SECTION OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHEASTERLY SIDE OF THOMPSON STREET, THREE HUNDRED (300) FEET NORTHWESTERLY FROM THE EAST LINE OF

UNK

LAND LOT 748; RUNNING THENCE NORTH 85 DEGREES 22 MINUTES WEST ALONG THE NORTHEASTERLY SIDE OF THOMPSON STREET, ONE HUNDRED (100) FEET TO AN IRON PIN; RUNNING THENCE NORTH 1 DEGREE 03 MINUTES EAST A DISTANCE OF TWO HUNDRED FORTY-SEVEN AND FIVE TENTHS (247.5) FEET TO AN IRON PIN ON THE NORTH LINE OF LAND LOT 748; RUNNING THENCE NORTH 90 DEGREES 00 MINUTES EAST ALONG THE NORTH LINE OF LAND LOT 748, ONE HUNDRED (100) FEET TO AN IRON PIN LOCATED THREE HUNDRED (300) FEET FROM THE EAST LINE OF LAND LOT 748; RUNNING THENCE SOUTH 1 DEGREE 05 MINUTES WEST A DISTANCE OF TWO HUNDRED FIFTY-FIVE AND SIX TENTHS (255.6) FEET TO THE NORTHEASTERLY SIDE OF THOMPSON STREET AND THE POINT OF BEGINNING, BEING IMPROVED PROPERTY HAVING A TWO-STORY BRICK VENEER THEREON, AND BEING MORE PARTICULARLY SHOWN ON SURVEY PREPARED BY PERRY E. MCCLUNG, DATED February 5, 1979.

Less and Except any property included in REM Order recorded in Deed Book 60751, Page 147, Fulton County, Georgia records.

UNK

LETTER OF INTENT

Rezoning application/Application for Variance:

Property: Land Lot 748, 1st District, 2nd Section, Fulton County more particularly known as 82 and 92 Thompson Street

Owner: 92 Thompson Street LLC – Paul Gibbs

Zoning Requested: After consultation with city staff, we are requesting that the property be rezoned from its current zoning of R-12 to DT-LW.

Purpose of project: The project is intended to expand the market options for demand for larger residential units in a multi-family setting. Our research indicates that units of the size we propose exhibit demand from owners who seek an exclusive multi-family environment similar in size to single family homes in the market but without individual lots. The success of Teasley Place and the demand for the largest units in that project in the initial and resale phase is one evidence of this demand.

We understand that the city desires a non-monolithic design approach to the Thompson Street corridor, with a mixture of building types in an exclusively residential setting. There is currently a much larger two building, three-story residential building located at a diagonal across Thompson from our project. That project has much higher unit density than our proposed project, which allows our project to provide a transitional use between the single family to the north, east and west of our property to the higher density existing residential to the south of our property.

Project size and details: The proposed project will consist of a three-story residential condominium building with a subterranean parking garage and a total building size of approximately 27,500 square feet. The project as planned will feature 5 total residential units, each of which will be held under fee simple ownership. The first floor and second floor will consist of two units on each floor and each unit will be comprised of approximately 4,051 square feet of total heated area and a total heated area of approximately 9,000 square feet per floor, including common area. The third floor will be one unit of approximately 8,450 square feet of heated area; the third floor unit will be occupied by the property owner as their private residence.

The building will feature very attractive facades, primarily of stone with some masonry. Carefully and subtly designed covered balconies in the front and the rear of the property will allow residents privacy and access to the outdoors.

Building height: The building height of 40' conforms with the height specified in the proposed zoning category.

Parking and access: The parking for this zoning category requires 13 minimum spaces; the project solution provides 26 spaces.

Each unit will be served by a private elevator from a subterranean parking facility of 22 spaces. Access to the parking will be provided through a driveway serving the adjacent single family subdivision, Alcovy Homes, which is fully developed and platted and where single family construction is currently underway. The site plan also provides 4 parallel parking spaces in accordance with the city approved street section for this area of Alpharetta. The common area lobby as designed is accessible from street level.

Common area and amenities: The first and second floor units will have a common area lobby, accessible at street level and by elevator. We plan to develop an amenity area at the rear of the building utilizing permeable surface conditions with a design to be developed in the design review and construction detail phase.

Environmental improvements:

Currently, there are two septic systems serving the existing residential located in the stream buffer, which is a risk for pollutants entering the stream waters. We will remove those septic systems and reestablish the excavated area per code requirements. This is a significant risk mitigation effort and will positively impact the environment.

Secondly, there is a very large existing concrete parking surface area that is located within all three stream protection areas as defined by the state, county and city authorities. We propose to remove all the concrete surfaces and replace with permeable surface conditions in this area. This represents a major improvement to the environmental conditions as well as removes an unsightly and outdated site solution.

Variance: We request a variance to the stream buffer requirement to accommodate the building footprint as designed and the underground storm water detention and treatment facility. The variances are minor in nature. The building variance is located very slightly within the 75 foot city stream buffer, with the variance area comprising just 315 square feet in total. The underground system is located totally within the 75' city stream buffer, avoiding the county and state buffers totally.

In conclusion, we would respectfully request your positive consideration of this application and look forward to working with the city to bring this project to life and create another compelling chapter in the growth of the central city of Alpharetta.

For further information please contact:

Applicant:

Jeffrey L. Pittman
jeff.pittman@piedmontcap.com
Cell: 678-464-2948

Owner:

Paul Gibbs, Jr.
paulgibbsjr@gmail.com
Cell: 646-734-8316

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: 92 Thompson Street

Contact Name: Jeff Pittman

Telephone: 678-463-2948

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.

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 <i>(Please Specify)</i> |

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.

Owner

MOSS LESLIE MOSS RHONDA
ROWES DOWNTOWN HOMEOWNERS ASSOCIATION, I NC
CHRISTIANSEN ANDY C & NIKKI BARGAS
MCLAUGHLIN CHARLOTTE KENDRICK
KEMP JOHN ALAN & KEMP MARISA
RAY ALLEN & MARGARET MARY
ONORATO RICHARD C & KATHLEEN E
GLEITER LINDA DICKERSON
LUMSDEN DONNA KAY
COLLINS ROBERT PAUL & COLLINS JAN RAYE
HENDERLIGHT CAROL W
COPLIN CARROLL
SEIDMAN SANFORD H & SEIDMAN GAIL L
BASHE JOHN W JR & BASHE CATHERINE M
MASSEY HENRY L & SUSAN H
SCOTT ROBERT J & SCOTT NANCY H
EATON JOANNE
VALLERIE SUSAN
UNITED STATES POSTAL SERVICE
LUXE PROPERTIES INC
JANOVITZ RICHARD & RENEE
CURRY KAREN W & KEVIN D
KRIEGER BRAM & KRIEGER MARY E
GRITTERS RANDALL D & GRITTERS MICHELLE J E T
AVERY PARK PARTNERS LLC
2260 OLD MILTON LLC
MOONEY PATRICK & ANGELA PORTER
LONG JARRET & LONG KAREN
COUCH JANET L
FLEMING SCOTT A
COOK KATHRYN E
TRACEY STERN HARPER REVOCABLE TRUST
KAPLAN MICHAEL E & KAPLAN LORI J
RENNER JEFF & RENNER JUDI
BURNS HERBERT III & JOY
RHINEHART JOHN BAILEY
HAWKINS TRACY
PROL MARK & NINA
HANLEY DAVID JR & KAREN
ZAVACKY JOSEPH & ZAVACKY REBECCA
SMITH JASON
LAFFERTY ROB R & BRENDA W
GARCIA DANIEL A
PEMBERTON BRADFORD L & ROBYN L
ORLANDO JOSEPH S & MARIA
ROBERTS MARK PETER & KOLSTAD ANDREA MAY
NEWELL WILLIAM THOMAS & NEWELL JANEL MYERS

KURT AKGUN BASAK & GAMZE ALATAN
NEWHALL LAND CO
KRISTJANSSON SIGURJON & HALLDORSDDOTTIR ADALHEIDUR
DEAN MARY MARSHA
BUCKINGHAM RENEE JACQUELINE & BUCKINGHAM JOHN W JR
GRECCO NICHOLAS J & SYLVESTER DIANE
LESLIE SCOTT
STRATTON TODD DONALD & STRATTON JOWREN CAROL
SWARTZ JEANNE
PATEL PRERAK
OSTWALD KEVIN JOSEPH & MARIELLEN
FUNDERBURK CLAYTON S
TREIBLE PETER & TREIBLE CATHY
GANEM GEORGE J III & GANEM LYNN M
VELURU NANDA K
BEGLEY DIANN & DENNIS JR
BADILLO KARINA
DIMARINO MARK ANDREW
FITZPATRICK CHRISTOPHER NELSON & TAMERA S
WHITE MARGARET LILLIAN
JOSEPH A LITAVIS TRUST THE & CLARK KATHY LYNNE
BOGART REVOCABLE TRUST
GAYASUDDIN MOHAMMED
MELESH JOHN MICHAEL & MELESH TAYLOR ELISE
STRAND RICHARD A
SMITH KEN H & SHERI L
MAUCK JAMES LEONARD JR & MAUCK LYNN BEELER
DAWSON BRIAN WOODRUFF & LOVE KIMBERLY DELANE
CUMBERLAND TRUST & INVESTMENT COMPANY
VOYSEY NOTA LLC
COLON ENID & CLARK TIMOTHY NEAL
ONE ALPHARETTA PARTNERS LLC
KAيروس CAMP LLC
TATE THOMAS TAPSCOTT & TANYA ANDREWS
STATE BANK & TRUST COMPANY
BLUE SKY REVOCABLE TRUST THE
RONALD & DOLORES COWLES JOINT REVOCABLE TRUST THE
MAHONEY JAMES ROBERT & CHRISTINE
DUFFEY RUSSELL & VICKI
WONG DAVID YUHE & CHRISTINE RONG
MCCARTHY RORY T & PAULA A
CUPPIA ANDREW & CUPPIA ALISON
GRIFFIN ANDREW C & MARGOT M
FRITZ DONALD WILLIAM SR & PATRICIA ANN
PRESNELL RICHARD SHAWN & LISA DIANE
LINDA J COLEMAN TRUST THE
VELEZ MARTIN & KATHLEEN W
STRACHAN MARIJKE W & BERSON STEVEN L

TIEKEN DONALD R & SANDRA CASEY
JANKE SCOTT L & JANKE BEVERLY J
WILLIAMS THOMAS HAMILTON & WILLIAMS MARY MICHELE
BEELEN FRANS
SIMPSON CANDICE K & CARLOS C
LONG JOSEPH WILLIAM
BEARDEN JAMES
ROSENTHAL KAY
BENNETT HARRY MICHAEL & BENNETT DONNA STRINGER
THOMPSON STREET CITY HOMES LLC

112 THOMPSON ST
11340 LAKEFIELD DR
11780 STRATHAM DR
12000 CAMPION PATH
12005 CAMPION PATH
12015 CAMPION PATH
12025 CAMPION PATH
12500 WEXCROFT LN
12502 WEXCROFT LANE UNIT 283
12504 WEXCROFT LANE
12506 WEXCROFT LN
12511 WEXCROFT LANE
12513 WEXCROFT LANE
12515 WEXCROFT LANE
12520 WEXCROFT LANE
12524 WEXCROFT LANE
12526 WEXCROFT LN
12528 WEXCROFT LANE
1735 NORTH BROWN RD STE 200
197 VALLEY RD
205 W SPRINGS LAKE DR
2145 DOUBLE CREEK LANE
2290 MELINA PL
2295 MELINA PL
2300 BETHELVIEW RD STE 110 239
2300 BETHELVIEW RD STE 110-329
2300 MELINA PL
2305 MELINA PL
2315 MELINA PL
2320 MELINA PL
2325 MELINA PL
2330 MELINA PL # 5
2340 MELINA PL
2430 MELINA PL
2440 MELINA PL
2505 BROOK RUN
2510 BROOK RUN
2520 BROOK RUN
2530 BROOK RUN
2540 BROOK RUN
2555 BROOK RUN
2560 BROOK RUN
2565 BROOK RUN
2570 BROOK RUN
2580 BROOK RUN
2600 BROOK RUN
2610 BROOK RUN

[illegible]

2785 WEBB RD	ALPHARETTA GA 30009
2974 HARDMAN CT	ATLANTA GA 30305
300 BANBURY XING	ALPHARETTA GA 30009
305 BANBURY XING	ALPHARETTA GA 30009
305 ROWES CIR	ALPHARETTA GA 30009
310 BANBURY XING	ALPHARETTA GA 30009
315 BANBURY XING	ALPHARETTA GA 30009
315 ROWES CIR	ALPHARETTA GA 30009
320 BANBURY XING	ALPHARETTA GA 30009
325 BANBURY XING	ALPHARETTA GA 30009
325 ROWES CIR	ALPHARETTA GA 30009
330 BANBURY XING	ALPHARETTA GA 30009
335 BANBURY XING	ALPHARETTA GA 30009-4406
335 ROWES CIR	ALPHARETTA GA 30009
3367 ARCHGATE CT	ALPHARETTA GA 30004
340 BANBURY XING	ALPHARETTA GA 30009
345 BANBURY XING	ALPHARETTA GA 30009
345 ROWES CIR	ALPHARETTA GA 30009
350 BANBURY XING	ALPHARETTA GA 30009
355 BANBURY XING	ALPHARETTA GA 30009
355 ROWES CIR	ALPHARETTA GA 30009
360 BANBURY XING	ALPHARETTA GA 30009
3626 ROBINSON WALK DR	MARIETTA GA 30068
365 ROWES CIR	ALPHARETTA GA 30009
370 BANBURY XING	ALPHARETTA GA 30009
375 ROWES CIR	ALPHARETTA GA 30009
385 ROWES CIR	ALPHARETTA GA 30009
395 ROWES CIR	ALPHARETTA GA 30009
40 BURTON HILLS BLVD STE 300	NASHVILLE TN 37215
403 YANKEE CT	NEWTOWN SQUARE PA 19073
405 ROWES CIR	ALPHARETTA GA 30009
410 PEACHTREE PKWY STE 4245	CUMMING GA 30041
410 PEACHTREE RD STE 424	CUMMING GA 30041
415 ROWES CIR	ALPHARETTA GA 30009-5337
4219 FORSYTH RD	MACON GA 31208
425 ROWES CIR	ALPHARETTA GA 30009
435 ROWES CIR	ALPHARETTA GA 30009
445 ROWES CIR	ALPHARETTA GA 30009
455 ROWES CIR	ALPHARETTA GA 30009
4575 WEBB BRIDGE RD 5691	ALPHARETTA GA 30005
465 ROWES CIR	ALPHARETTA GA 30009
475 ROWES CIR	ALPHARETTA GA 30009
485 ROWES CIR	ALPHARETTA GA 30009
495 ROWES CIR	ALPHARETTA GA 30009
505 ROWES CIR	ALPHARETTA GA 30009
514 WHITE PELICAN CIR	VERO BEACH FL 32963
515 ROWES CIR	ALPHARETTA GA 30009
71 THOMPSON ST #101	ALPHARETTA GA 30009

71 THOMPSON ST UNIT 102	ALPHARETTA GA 30009
71 THOMPSON ST UNIT 201	ALPHARETTA GA 30009
71 THOMPSON ST UNIT 202	ALPHARETTA GA 30009
71 THOMPSON ST UNIT 301	ALPHARETTA GA 30009
71 THOMPSON ST UNIT 302	ALPHARETTA GA 30009
8 201 THOMPSON ST	ALPHARETTA GA 30009
81 101 THOMPSON ST	ALPHARETTA GA 30009
81 THOMPSON ST UNIT 302	ALPHARETTA GA 30009
81 THOMPSON STREET FLATS UNIT 301	ALPHARETTA GA 30009
8256 MAIN ST	WOODSTOCK GA 30188



Phone: (404) 613-6100

Email: taxcom.pub@fultoncountyga.gov

Billing Information

Paul Gibbs
3065 Bellingrath Blvd
Roswell GA 30076
gibbspaulh@gmail.com

Transaction Detail

American Express

XXXXXXXXXXXX5005
10/31/2022 10:49:49 AM
Approved 264392

Invoices

Type	Account #	Invoice #	Amount
Real Estate Taxes	12 270307480719	12 270307480719 2022RE-CTY	\$5,617.70
Real Estate Taxes	12 270307480701	12 270307480701 2022RE-CTY	\$4,665.29
SUBTOTAL			\$10,282.99
GRAND TOTAL			\$10,282.99

20-09-03-01 82-92
Thompson St Arborist
Report Alpharetta

Reference UDC
Alpharetta, Georgia



Location Map



All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: September 8, 2020

Report Date: September 9, 2020

Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen or not.

All specimen tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and cannot be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was $\text{Force} = \text{Diameter} * 613 - 1388$, $r^2 = 0.92$. When only those unions with included bark were analyzed, the regression line was $\text{Force} = \text{Diameter} * 537 - 1285$, $r^2 = 0.76$. There was

a significant difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS

(Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree: Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below.

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) 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 (24") 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 arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

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. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a previous state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.



Notes:

- All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
- All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.



Tree Location



North

Not To Scale

**Specimen
Location Plan**

20-02-24-01 Kimball Bridge Arborist Report Alpharetta

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
135	35" Tulip Poplar	Good	Good	Specimen		Yes		
136	19" Water Oak	Poor	Hazard	Non-Specimen	Tree has 30% size of a normal canopy. Tree has a 30° lean towards some homes on neighboring property and Greenway. Tree should be removed due to life safety issues.	No	1	
137	42" Water Oak	Fair	Poor	Non-Specimen	Several limbs are gone/ dead. 2 Co-Dominate Leaders 20' up with included bark and weak crotch. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	2	
138	26" Tulip Poplar	Good	Hazard	Non-Specimen	50% of root zone is compromised by undermining from stream with Greenway and neighboring town homes as targets Tree should be removed due to life safety issues.	No	3	
139	33" Tulip Poplar	Poor	Poor	Non-Specimen	Tree's root flare/ structural root plate has been compromised by driveway and vehicular traffic. At least one main limb and several minor limbs are gone/ dead.	No	4-5	
140	17" Dogwood	Good	Fair	Specimen	Boundary Tree. Needs corrective pruning	Yes		
112	35" Tulip Poplar	Fair	Good	Specimen	Boundary Tree	Yes		
113	27" Tulip Poplar	Good	Good	Non-Specimen	Boundary Tree	Yes		
114	25" Tulip Poplar	Good	Good	Non-Specimen	Boundary Tree	Yes		
141	30"(Estimated) Tulip Poplar	Poor	Fair	Non-Specimen	Unable to access for measurement. At least one main limb and several minor limbs are gone/ dead.	No	6	
142	16" Southern Magnolia	Good	Good	Tree of Quality		Yes		

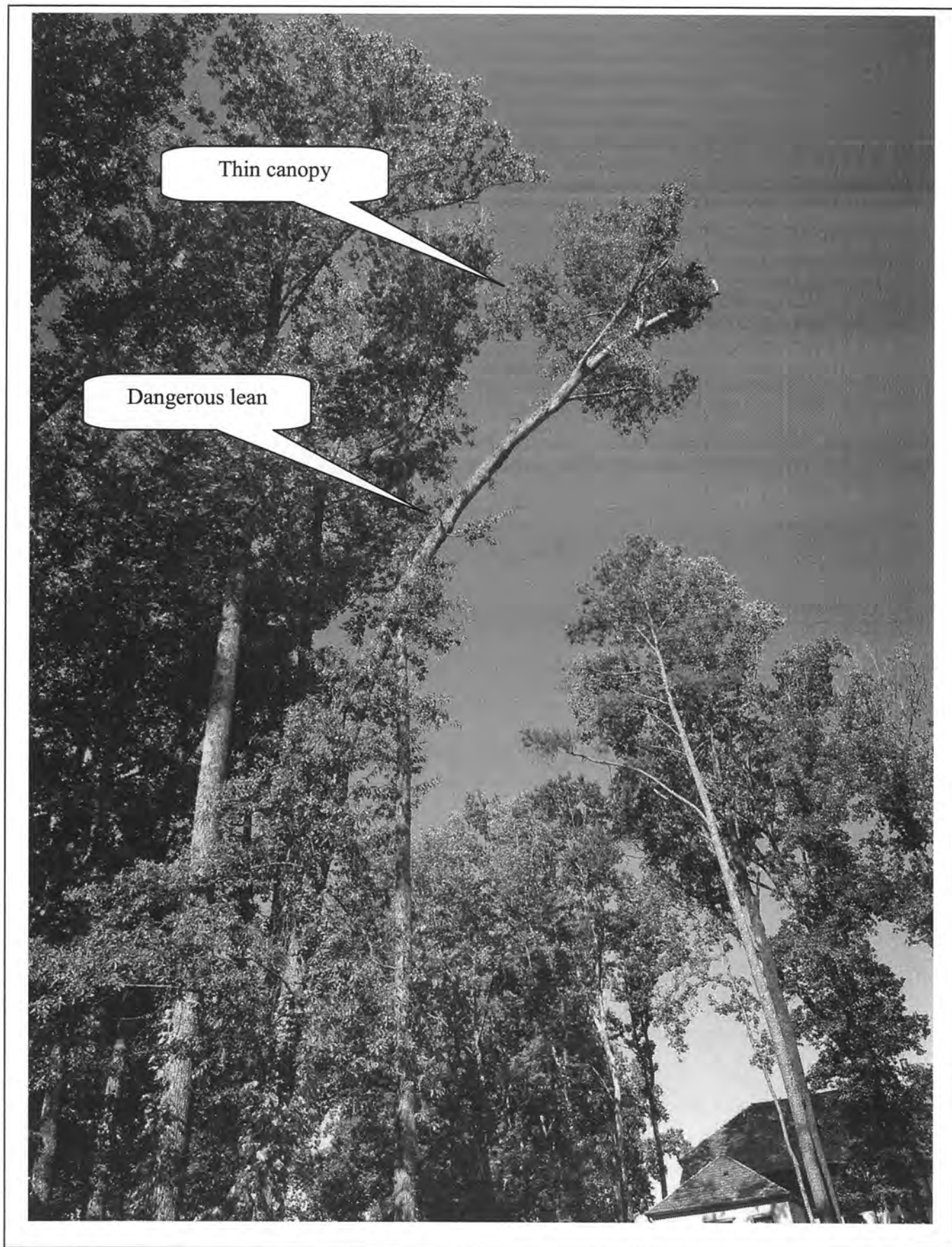
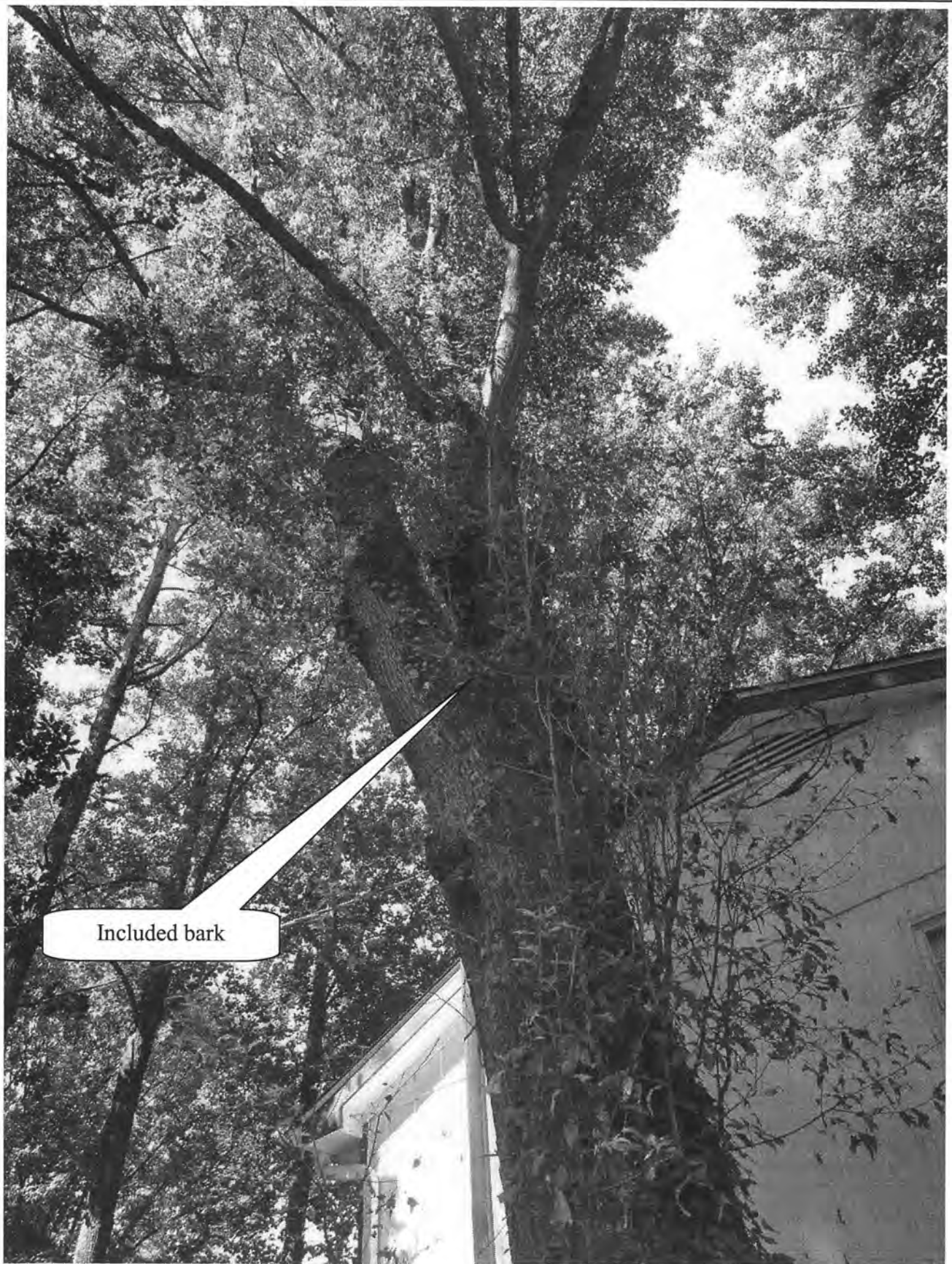


Photo 1

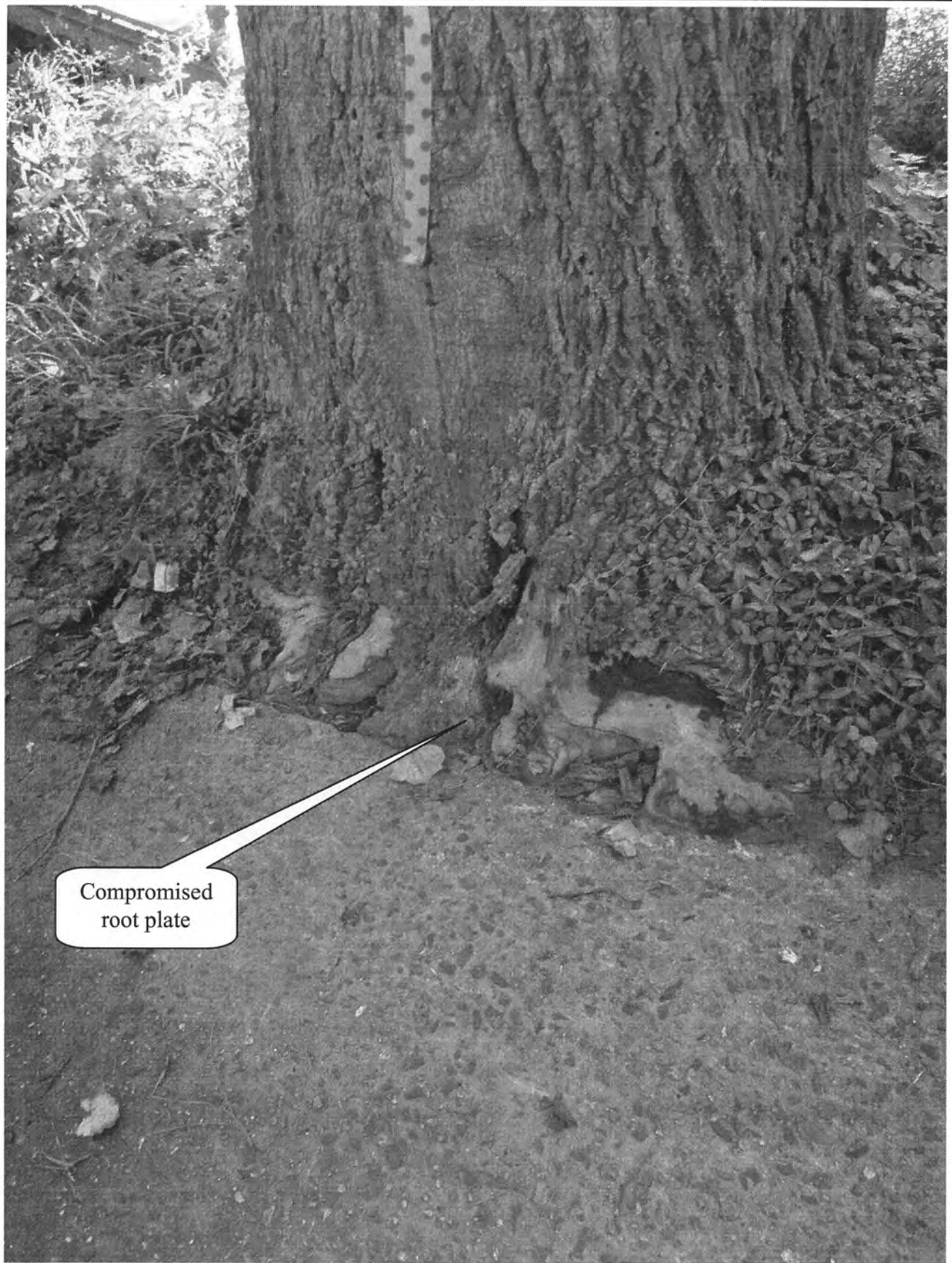


Included bark

Photo 2



Photo 3



Compromised
root plate

Photo 4



Dead main
limbs

Photo 5

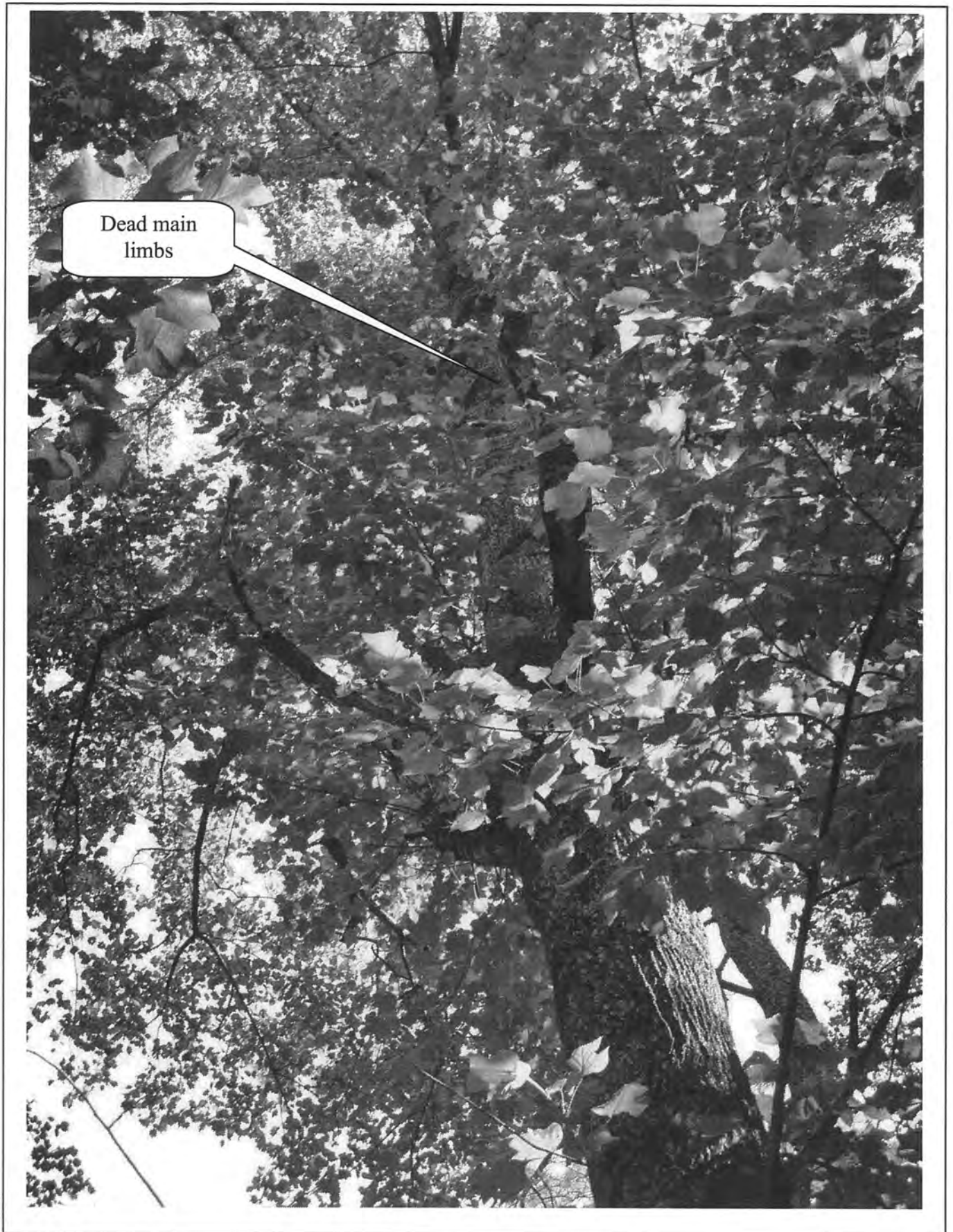


Photo 6



September 29, 2022

City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009
678-297-6000

RE: Alcovy Condominiums
82 & 92 Thompson Street

Trip Generation Analysis

To support the public hearing application for rezoning, the following trip generation was completed for the proposed Alcovy Condominiums located at 82 & 92 Thompson Street. The existing properties consist of two single family homes. The proposed development includes one new condominium building with a total of 5 dwelling units. The development will be provided with vehicular access through a private driveway (Alcovy Terrace) from the neighboring development (Alcovy at Alpharetta) west of the subject 82 & 92 Thompson Street properties. No new driveways are proposed to be connected to public roads as a part of this development.

The accepted procedure for determining the trips generated by the development of a property based on the land use and intensity is to apply the rates or equations developed by the Institute of Transportation Engineers (ITE) as published in the Trip Generation Manual – 10th Edition. The rates or equations in this informational report are calculated from nationally collected data. This method was used to establish the trip generation for the proposed development.

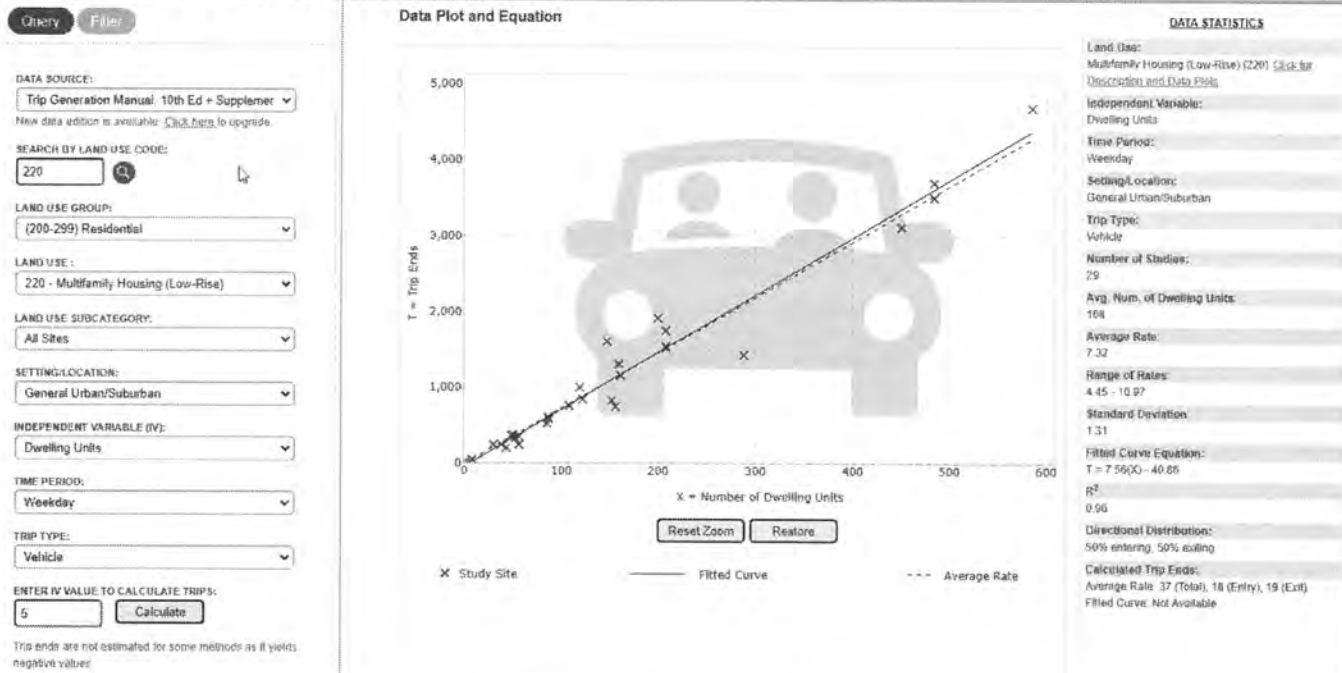
The results of the trip generation for the Alcovy Condominiums project are given in Table 1.

Table 1. Trip Generation Results

Land Use (ITE Code)	Intensity	Independent Variable	Trip Generation						
			ADT	AM Peak Hour			PM Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing (Low-Rise) (220)	5	Dwelling Units	37	1	2	3	2	2	4
Total			37	1	2	3	2	2	4

ITE Trip Generation Web-based App Output

Weekday Average Daily Traffic



Weekday Peak Hour AM

Query Filter

DATA SOURCE:
Trip Generation Manual, 10th Ed + Supplement
New data edition is available. [Click here to upgrade](#)

SEARCH BY LAND USE CODE:
220

LAND USE GROUP:
(200-299) Residential

LAND USE:
220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

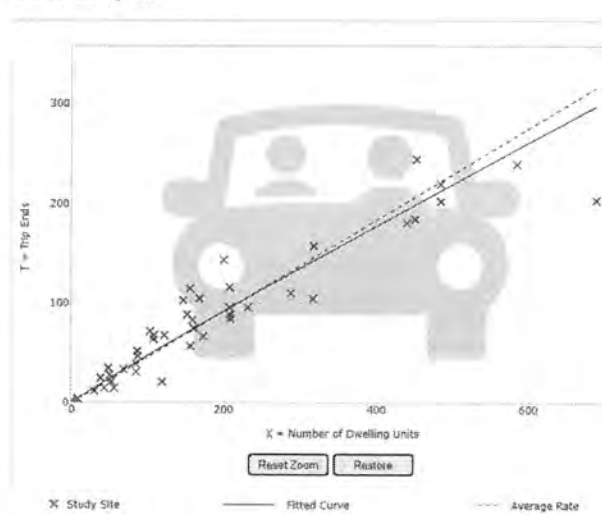
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Multifamily Housing (Low-Rise) (220) [Click for Description and Data Plot](#)

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
42

Avg. Num. of Dwelling Units
199

Average Rate:
0.46

Range of Rates:
0.18 - 0.74

Standard Deviation:
0.12

Fitted Curve Equation:
 $\ln(T) = 0.95 \ln(X) - 0.51$

R^2 :
0.90

Directional Distribution:
23% entering, 77% exiting

Calculated Trip Ends:
Average Rate: 2 (Total), 0 (Entry), 2 (Exit)
Fitted Curve: 3 (Total), 1 (Entry), 2 (Exit)

Weekday Peak Hour PM

Query Filter

DATA SOURCE:
Trip Generation Manual, 10th Ed + Supplement
New data edition is available. [Click here to upgrade](#)

SEARCH BY LAND USE CODE:
220

LAND USE GROUP:
(200-299) Residential

LAND USE:
220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

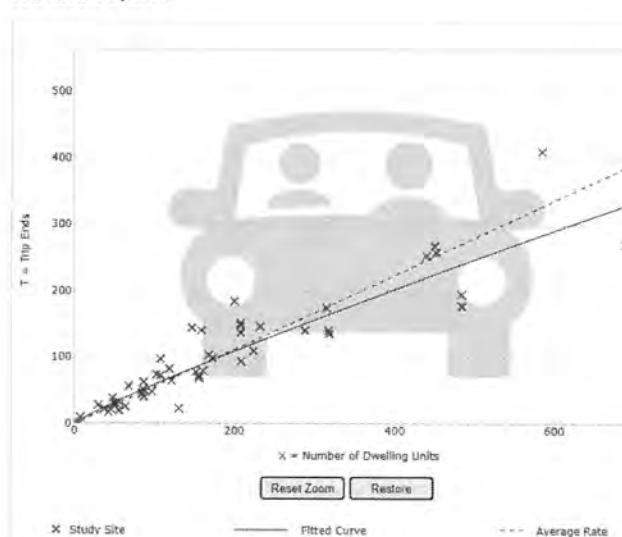
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Multifamily Housing (Low-Rise) (220) [Click for Description and Data Plot](#)

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
50

Avg. Num. of Dwelling Units
187

Average Rate:
0.58

Range of Rates:
0.10 - 1.25

Standard Deviation:
0.16

Fitted Curve Equation:
 $\ln(T) = 0.89 \ln(X) - 0.02$

R^2 :
0.88

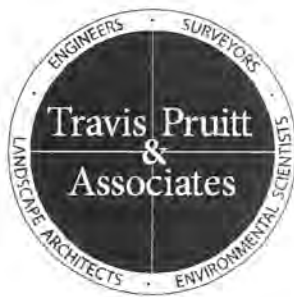
Directional Distribution:
63% entering, 37% exiting

Calculated Trip Ends:
Average Rate: 3 (Total), 2 (Entry), 1 (Exit)
Fitted Curve: 4 (Total), 2 (Entry), 2 (Exit)

Feel free to contact me with any questions.

Thank you,

Brent Thomas, P.E., L.S.I.
Project Manager
Travis Pruitt & Associates, Inc.
770-695-1019
bthomas@travispruitt.com



October 31, 2022

City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009
678-297-6000

RE: 92 Thompson Street Condominium Project
82 & 92 Thompson Street

Stream Buffer Mitigation

Accompanying the requested rezoning application for the new 92 Thompson Street condominium project located at 82 & 92 Thompson Street, we are also seeking a variance for encroachment into a stream buffer for state waters located on site. The state waters are located in the rear yards of the two existing properties, on the north side of the proposed condominium building. The stream buffer includes a 25' undisturbed state waters buffer, a 50' undisturbed City buffer, and a 75' impervious surface setback. There is currently paved area located within the buffer, in close proximity to the state waters, that is proposed to be removed. There are also existing septic systems serving the two existing buildings that are proposed to be removed. In initial investigations, it has been noted that these existing septic systems are in disrepair and may have a negative impact on the state waters should they be left in place. There is currently no stormwater management or detention system provided from the existing impervious areas on-site prior to discharging into the state waters.

The proposed plan for the development is included with the rezoning application. There are hardships associated with the geometry of the site that led to proposing a building encroaching a maximum of 5' into the 75' impervious setback. The proposed vehicular access is a basement level parking facility. This access to the basement level is proposed through the neighboring subdivision to the west of the property, which is located near the impervious setback. In addition to the location of the existing access on the neighboring property, the streetscape improvements and required right-of-way along Thompson Street create a front building setback that limits how far south (away from the existing state waters) the new building can be located. As an amenity to the development, a new patio area is proposed within the 75' impervious setback, however, we are proposing the patio to be constructed with a pervious paver system.

In addition to the new building's partial encroachment into the 75' impervious setback, there are minor improvements associated with the project proposed within the undisturbed buffer area, which include a new retaining wall, landscaping, and stormwater conveyance infrastructure. Stormwater management will be provided for the development with a new underground stormwater management facility located entirely between the 50' undisturbed buffer and the 75' impervious setback. In addition to providing detention and controlling peak flows on-site to a level where they are less than runoff from the site area in a natural state, this new facility will provide a "runoff reduction volume" to recharge the groundwater table should underlying soils provide adequate infiltration rates.

In conclusion, while this proposed zoning application includes the need for a variance for encroaching into the state waters buffer and impervious setback, by removing existing encroachments, revegetating, and

providing a stormwater management system, the project will be large improvement for the buffer and the hydrology of the area locally.

Feel free to contact me with any questions.

Thank you,

Brent Thomas, P.E., L.S.I.
Project Manager
Travis Pruitt & Associates, Inc.
770-695-1019
bthomas@travispruitt.com

Attachments:

- Existing Conditions Plan
- Landscape Plan

SURVEY LEGEND:

- existing concrete
- existing asphalt
- gravel/riprap
- fire hydrant
- guy wire
- light pole
- power pole
- sanitary sewer manhole
- clean out
- transformer
- water meter
- single wing catch basin
- grate inlet
- junction box
- head wall
- buffer
- blgd setback
- fence
- OHE = overhead electric
- UGE = underground electric
- W = water line
- SS = sanitary line
- GAS = gas line

DESIGN LEGEND:

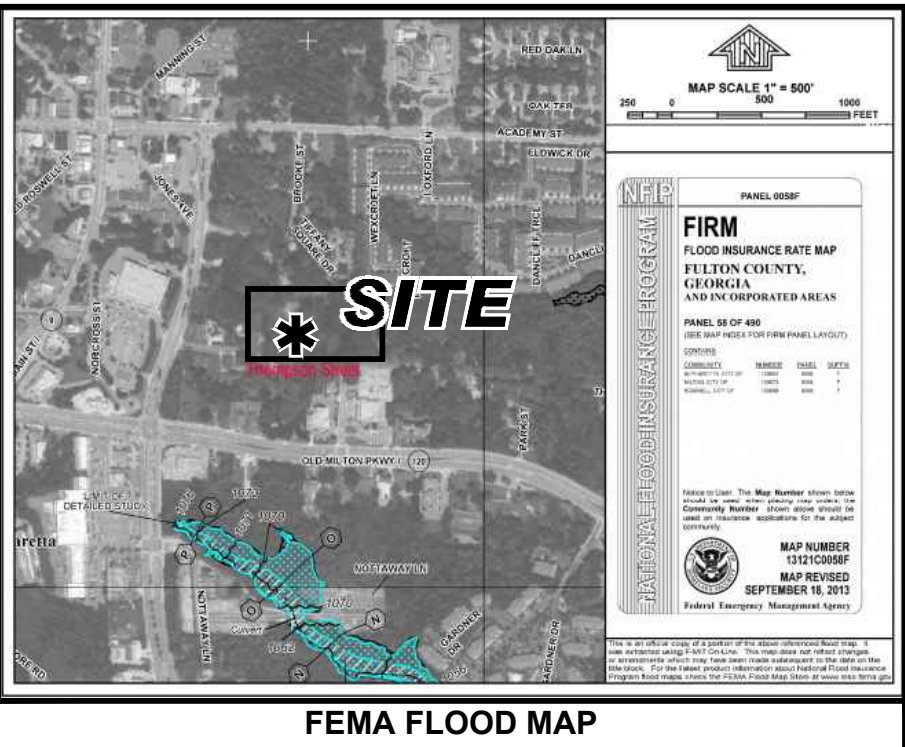
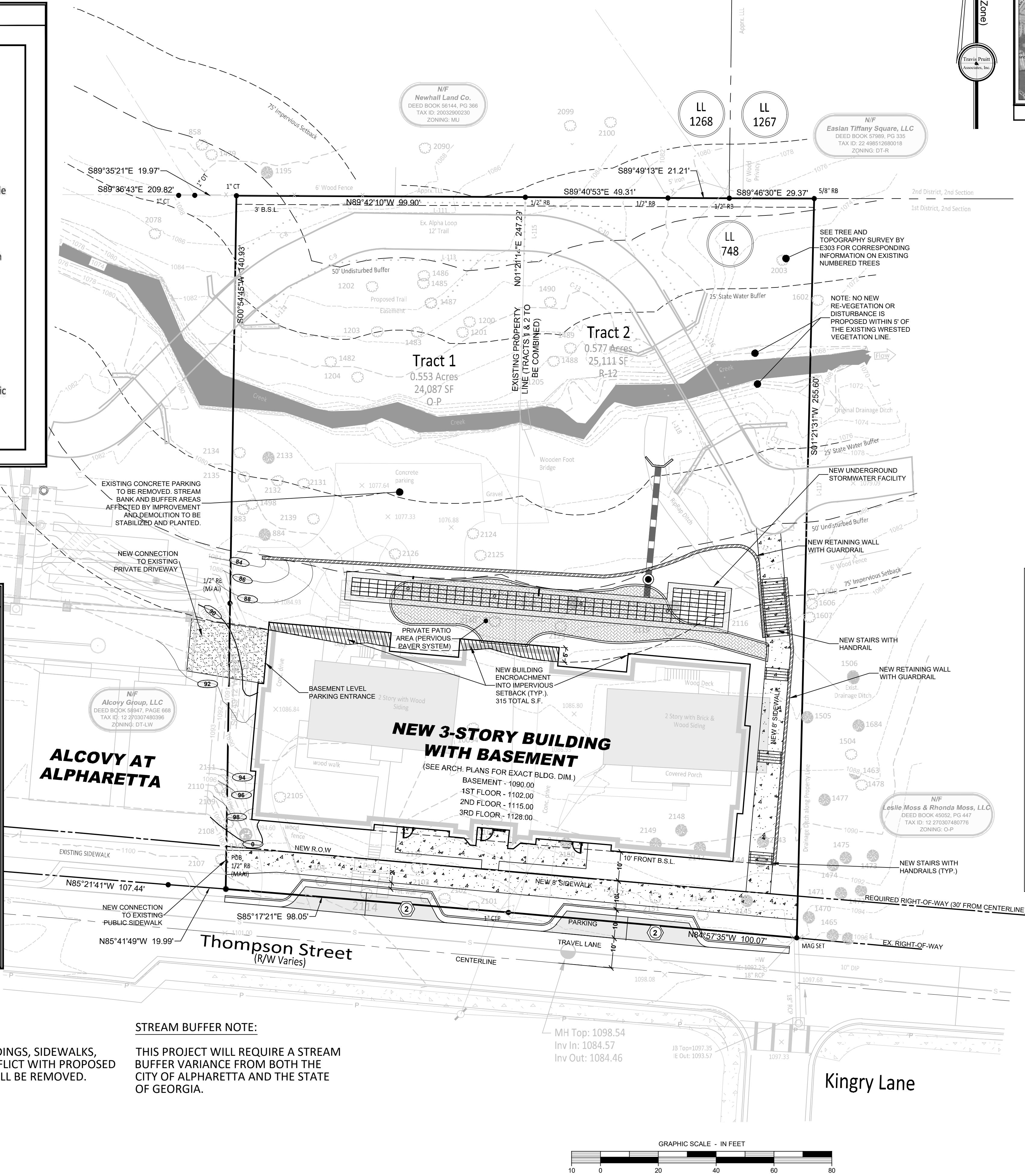
- S = NEW SANITARY SEWER LINE
- OW = NEW CHILLED WATER LINE
- OTM = NEW STEAM WATER LINE
- F = NEW FIRE LINE
- W = NEW WATER LINE
- G = NEW GAS LINE
- NEW STORM SEWER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW DRAIN INLET
- NEW HEADWALL
- NEW CATCH BASIN
- NEW MANHOLE
- NEW CLEANOUT
- NEW SPOT ELEVATION
- NEW CONTOUR
- NEW NUMBER OF PARKING SPACES
- STORM STRUCTURE IDENTIFICATION
- SANITARY STRUCTURE IDENTIFICATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT
- NEW PAVERS
- EXISTING PAVEMENT TO BE REMOVED
- STRUCTURE ITEMS TO BE REMOVED
- TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
- NEW ADA ACCESSIBLE SYMBOL

DEMOLITION NOTE:

ALL EXISTING BUILDINGS, SIDEWALKS, TREES ETC. IN CONFLICT WITH PROPOSED IMPROVEMENTS WILL BE REMOVED.

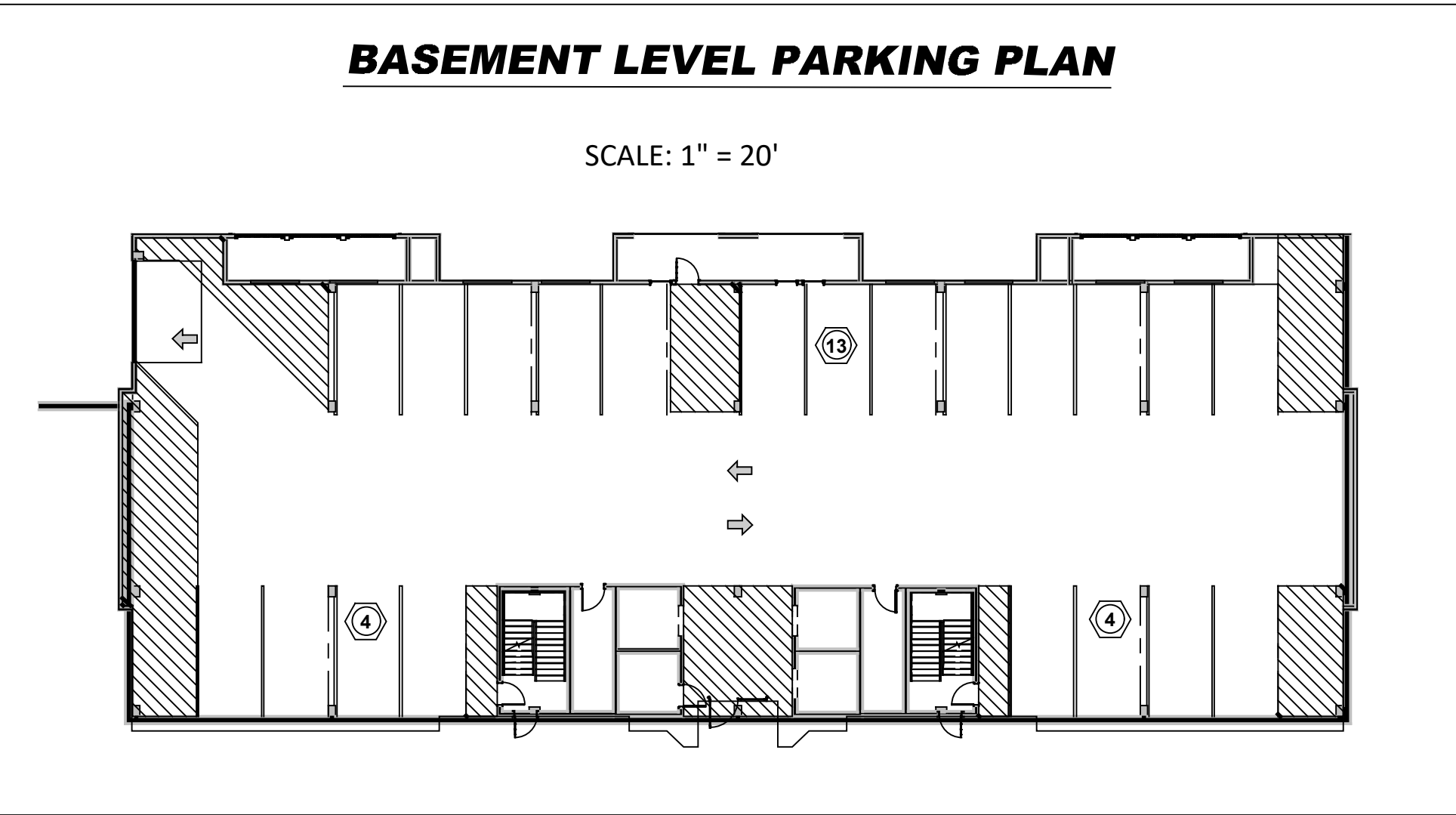
STREAM BUFFER NOTE:

THIS PROJECT WILL REQUIRE A STREAM BUFFER VARIANCE FROM BOTH THE CITY OF ALPHARETTA AND THE STATE OF GEORGIA.



AMENITY SPACE		
REQUIRED	4,920 SF (10% OF SITE)	
PROVIDED	EXISTING ALPHA LOOP - 5,235 SF	
	PROPOSED ALPHA LOOP - 1,040 SF	
TOTAL	6,275 SF	
IMPERVIOUS LOT COVERAGE		
ALLOWABLE:	33,038 SF OR 70% MAX	
PROPOSED:	BUILDING PAD - 10,000 SF	
	PROPOSED ALPHA LOOP + SIDEWALKS - 2,594 SF	
	PROPOSED FRONT ENTRANCE AND PATIO - 2,288 SF	
TOTAL	14,882 SF OR 45%	
PARKING SUMMARY		
DESCRIPTION	REQUIRED*	PROVIDED
TOTAL PARKING SPACES:	13	25
MIN. 1 PER BEDROOM (UP TO 2 BEDROOMS), PLUS 0.50 VISITOR SPACE PER UNIT		
PROJECT DESCRIPTION:		
NEW CONDOMINIUM BUILDINGS		

OWNER / DEVELOPER	
92 Thompson, LLC	
3066 Bellingham Blvd Roswell, Ga 30076	
24 HOUR EMERGENCY CONTACT Paul Gibbs 646-734-5316 E-mail: paulgibbsjr@gmail.com	
EXISTING SITE ZONING:	
O-P & R-12	
PROPOSED SITE ZONING:	
DT-LW	
SITE AREA:	
1.13 ACRES	
TAX PARCEL ID (TRACT 1):	
12 270307480701	
TAX PARCEL ID (TRACT 2):	
12 270307480719	
BUILDING SETBACK LINES:	
FRONT YARD: 10 FT.	
REAR YARD: 3 FT.	
SIDE YARD: 10 FT. BETWEEN STRUCTURES	
BUILDING SUMMARY:	
3-STORY	
BUILDING FOOT PRINT: 10,000	
MAX BUILDING HEIGHT: 40 FT	
BUILDING HEIGHT: 40 FT	
MAXIMUM DENSITY: 8 UNITS/ACRE	
PROPOSED DENSITY: 4.5 UNITS/ACRE	
PROPOSED UNITS: 5 UNITS	
REQUIRED MINIMUM HOUSE REQUIREMENTS: 2500 SF/ 25' WIDTH	
REQUIRED MINIMUM WALKUP FLAT REQUIREMENTS: 2500 SF/ 20' WIDTH	
PROPOSED FLAT: 83' X 60'4.051 HSF	
PROPOSED FLAT: 155' X 60'8.450 HSF	



FLOOD HAZARD NOTE:	
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON GEORGIA COMMUNITY PANEL NUMBER 58, DATED 09/18/2013.	
NOTE: THERE ARE STATE WATERS WITHIN 200 FT OF THE SITE.	
NOTE: THERE ARE NOT WETLANDS ON THE SITE.	
NOTE: ALL CURB RADI ARE 5 FT. UNLESS OTHERWISE NOTED.	
NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.	
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.	

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811 1-800-282-7411
Utilities Protection Center, Inc. Know what's below. Call before you dig.

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REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

Travis Pruitt & Associates, Inc.
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com
CONTACT PERSON: BRENT THOMAS
E-mail: bthomas@travispruit.com

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
BRENT THOMAS, P.E.

92 THOMPSON STREET
82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

DATE: 10/31/2022
SCALE: 1" = 20'
CN: 220470PN
JN: 1-22-0470
FN: 170-D-035
SHEET NO: 1 OF 1

ABBREVIATION LEGEND:	SYMBOL LEGEND:
BC = back of curb C&G = curb and gutter CB = catch basin CD = check dam CL = centerline CMF = concrete monument found CMP = corrugated metal pipe CO = clean out CT = crimp top pin DI = drop inlet DIP = ductile iron pipe DWCB = dbl. wing catch basin EP = edge of pavement FC = face of curb FES = flared end section FH = fire hydrant GI = grate inlet GW = guy wire GP = guy pole HW = head wall IPF = iron pin found IPS = iron pin set JB = junction box INV = invert L.L.L. = land lot line LP = light pole MH = manhole (sanitary sewer) OCS = outlet control structure OT = open top pipe PL = property line PP = power pole PP = reinforcing bar RCP = reinforced concrete pipe R/W = right-of-way TSP = traffic signal pole TSB = traffic signal box TSP = telephone pole TSP = traffic signal pole WM = water meter WV = water valve YI = yard inlet	= existing concrete = existing asphalt = existing gravel/riprap = fire hydrant = guy wire = light pole = power pole = sanitary sewer manhole = clean out = transformer = water meter = single wing catch basin = grate inlet = guy pole = head wall = iron pin found = iron pin set = junction box = head wall = buffer = bldg setback = land lot line = fence = overhead electric = underground electric = water line = sanitary line = hardwood = pine

Owners

Tract 1
Tad D. Ransopher
Parcel ID No. 12 270307480701
82 Thompson Street

Tract 2
Mohammed Gayasuddin
3626 Robinson Walk Dr
Parcel ID No. 12 2070307480719
92 Thompson Street

Total Area

Tract 1	24,087 Sq. Ft.	0.553 Acres
Tract 2	25,111 Sq. Ft.	0.577 Acres
Total	49,198 Sq. Ft.	1.13 Acres

GENERAL NOTES:

- Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
- Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
- The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
- Location map from Bing Maps.
- All building ties are perpendicular to the properties lines unless otherwise noted.
- Only evidence of surface observable utilities were located. No underground utilities were field located during the course of this survey. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

ENVIRONMENTAL NOTES:

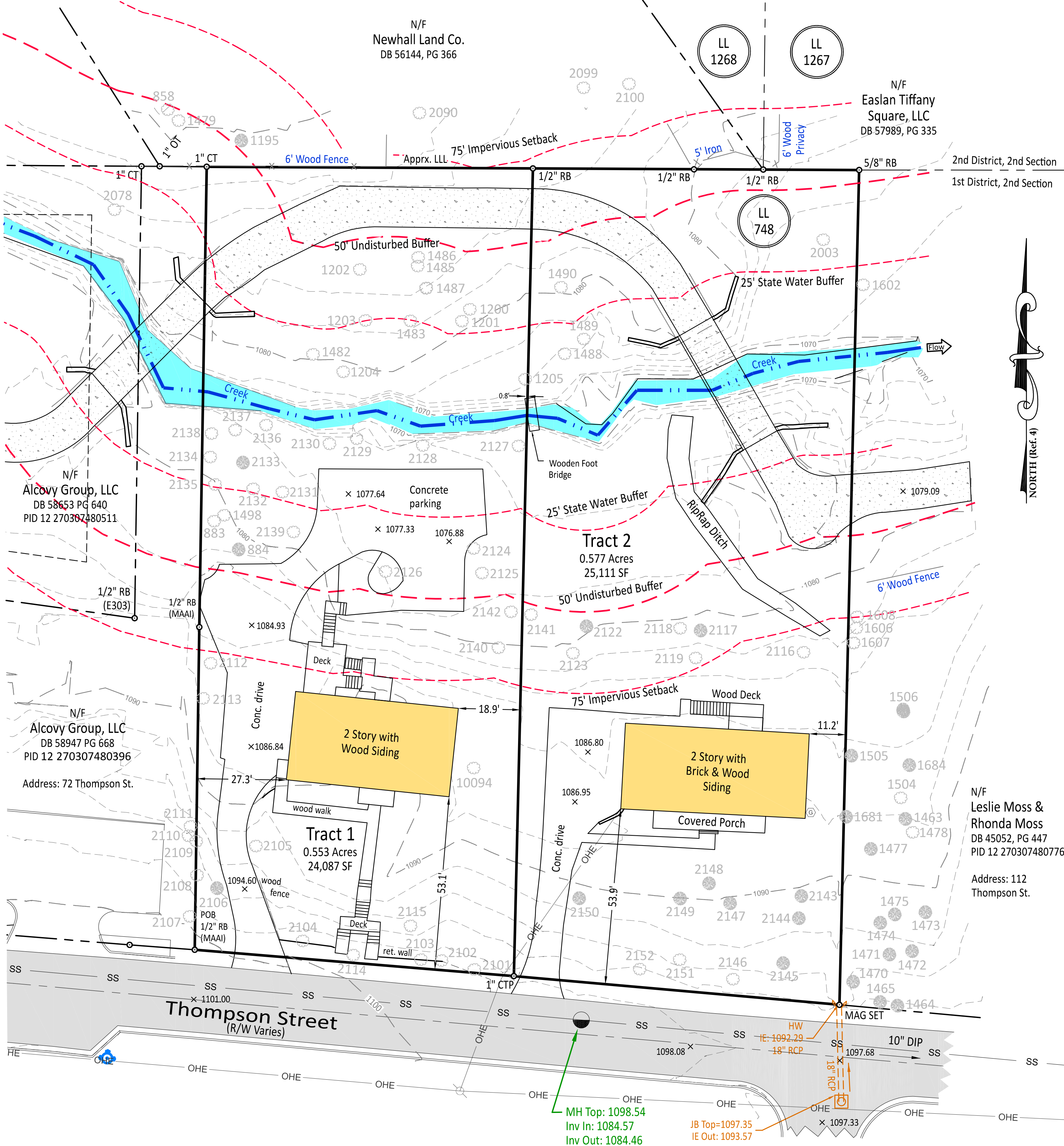
- No attempt was made by this firm to determine presence of wetlands.
- Trees indicated on this map are shown per requirements as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
- Tree size indicated is DBH (diameter breast height) in inches.
- Certification applies to the location of trees, but does not extend to the identification of species. Trees are only shown as hardwood, softwood, and pine.

FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA., most recently revised September 18, 2013.

REVISIONS:		
NO.	DESCRIPTION	DATE

TREE CHART			
Tree No.	Description	Tree No.	Description
858	27" HRD	1498	7" HRD
883	25" HRD	1504	15" HRD
884	28" PINE	1505	17" PINE
1195	18" PINE	1506	12" PINE
1200	18" HRD	1602	20" HRD
1201	20" HRD	1606	28" HRD
1202	18" HRD	1607	28" HRD
1203	20" HRD	1608	10" HRD
1204	22" HRD	1681	20" PINE
1205	34" HRD	1684	22" PINE
1463	19" PINE	2003	9" HRD
1464	22" PINE	2078	9" HRD
1465	18" PINE	2090	32" HRD
1470	17" PINE	2099	19" HRD
1471	11" PINE	2100	6" HRD
1472	14" PINE	2101	24" HRD
1473	17" PINE	2102	24" HRD
1474	15" PINE	2103	23" HRD
1475	11" PINE	2104	19" HRD
1477	16" PINE	2105	30" HRD
1478	16" HRD	2106	15" PINE
1479	7" HRD	2107	8x8x8" HRD
1482	12" HRD	2108	5" HRD
1483	10" HRD	2109	32" HRD
1485	13" HRD	2110	26" HRD
1486	12" HRD	2111	24" HRD
1487	14" HRD	2112	18" HRD
1488	14" HRD	2113	12" HRD
1489	10" HRD	2114	22" HRD
1490	13" HRD	2115	14" HRD



TREE CHART											
Tree No.	Description	Tree No.	Description	Tree No.	Description	Tree No.	Description	Tree No.	Description	Tree No.	Description
2116	15" HRD	2123	17" HRD	2128	27" HRD	2133	18" PINE	2138	26" HRD	2143	12" PINE
2117	25" PINE	2124	24" HRD	2129	16" HRD	2134	12" HRD	2139	13" HRD	2144	14" PINE
2118	14" HRD	2125	20" HRD	2130	24" HRD	2135	18" HRD	2140	18" HRD	2145	14" PINE
2119	18" HRD	2126	19" HRD	2131	25" HRD	2136	15" HRD	2141	12" HRD	2146	24" HRD
2122	25" PINE	2127	25" HRD	2132	12" HRD	2137	19" HRD	2142	22" HRD	2147	18" PINE



LOCATION MAP
NOT TO SCALE
(Bing Maps)

PARCEL INFORMATION:

Parcel 1
Parcel Id No.: 12 270307480701
Zoned O-P, per AlphaGIS accessed on 7/16/20

Parcel 2
Parcel Id No.: 12 270307480719
Zoned R-12, per AlphaGIS accessed on 7/16/20

Building setback lines are not shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

REFERENCES:

- Boundary Survey of 82 & 92 Thompson St prepared by Engineering 303, dated 7/27/2020.
- Warranty Deed to Tad Ransopher, recorded in Deed Book 25554, Page 205.
- Warranty Deed to Tad Ransopher, recorded in Deed Book 28693, Page 156.
- Boundary Survey for Dream Realty, LLC, performed by Engineering 303, LLC dated March 22, 2018 and last revised March 30, 2018.
- Limited Warranty Deed to Mohammed Gayasuddin recorded in Deed Book 59149, Page 678.
- Easement Exhibit 2 for the "Alpha Loop", City of Alpharetta prepared by Engineering 303, dated 5/7/2019.
- Easement Exhibit 3 for the "Alpha Loop", City of Alpharetta prepared by Engineering 303, dated 5/7/2019.

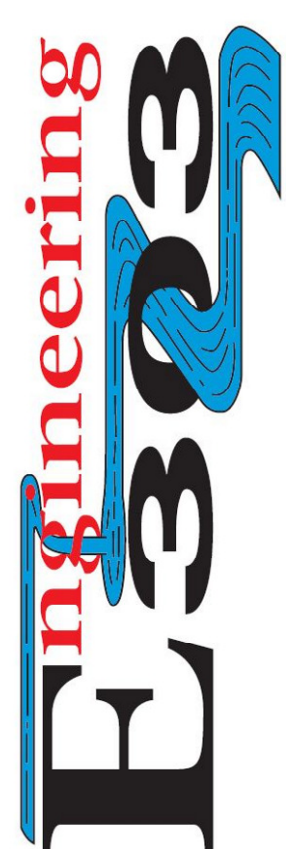
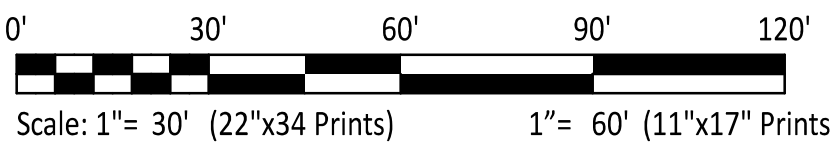
SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Measurements shown are US Survey Feet (ground).
- Vertical Datum is NAVD 88(2012B) based on network-based RTK GPS solution using a Carlson Supervisor GPS System and eGPS Network elevation derived from 2 control points. Field angles and linear distances measured using a Topcon PS-103A Robotic Total Station and a Sokkia iX.
- The field data upon which this plat is based has a field closure of one foot in 58,331 feet and an angular error of 4 seconds per angle point and was adjusted using Compass Rule. Last day of fieldwork Completed on July 19, 2020.
- This map or plat has been calculated for closure and is found to be accurate within one foot in 100,931 feet.
- Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
- No evidence of human burials or cemeteries was observed during the course of the fieldwork.

TOPOGRAPHIC SURVEY NOTES:

- Contours displayed at a 2-foot interval.
- Measurements shown are US Survey Feet (ground).
- Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.
- Boundary lines shown per Reference 1. See Reference 1 for more details.

The purpose of this survey is to show the location of topographic data and trees. See Reference 1 for details on boundary information, easements, and other details.



Tree and Topographic Survey of
82 & 92 Thompson Street for:
The Alcovy Group, LLC



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

Drawn: mes
Date: 07/19/20
Sheet
1 of 1
Project Number
20-4699



STAFF REPORT

Submitting Department: Administration

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: January 23, 2023

I. AGENDA ITEM TITLE: RESOLUTION: REPRESENTATION OF CITY OFFICIALS AND EMPLOYEES
CONSIDERATION OF A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA ADOPTING A POLICY WITH RESPECT TO THE PROVISION OF REPRESENTATION FOR ALPHARETTA OFFICIALS AND EMPLOYEES IN CERTAIN CIRCUMSTANCES.

II. RECOMMENDATION:

Adopt a resolution by the Mayor and City Council of the City of Alpharetta, Georgia adopting a policy with respect to the provision of representation for Alpharetta Officials and Employees in certain circumstances.

III. REPORT IN BRIEF:

Under Georgia law, the City has the right to defend its officials and employees in the event that any city official or employee is the subject of litigation with respect to events, circumstances, or conditions that arise out of the scope and course of their service on behalf of the City. The City of Alpharetta provides such protection by way of a policy of liability insurance for elected officials, appointed officials, and employees. The law further provides that a defense in certain circumstances is to be accomplished in accordance with an adopted policy.

This resolution, if approved, explains that the City will continue to provide the policy of liability insurance for its elected officials, appointed officials, and employees (as it has done since the commencement of the City). Additionally, this resolution discusses additional benefits offered by the City relating to investigatory defenses and legal representation, the amount of fees allotted per calendar year to said representation, selection of an attorney for said investigations, discontinuation of representation, and other information as it relates to requests, determinations, renewals, and issuances of fee reimbursements.

IV. ALTERNATIVES:

Do not adopt a resolution and decline to offer additional benefits.

V. ATTACHMENTS:

Resolution City Official + Employee Representation

RESOLUTION NUMBER:



**A RESOLUTION BY THE MAYOR AND COUNCIL OF
THE CITY OF ALPHARETTA, GEORGIA ADOPTING A
POLICY WITH RESPECT TO THE PROVISION OF
REPRESENTATION FOR ALPHARETTA OFFICIALS AND
EMPLOYEES IN CERTAIN CIRCUMSTANCES**

WHEREAS, pursuant to Georgia law, a municipality has the right to defend its officials and employees in the event that any city officials or employees are the subject of litigation with respect to events, circumstances, or conditions that arise out of the scope and course of their service on behalf of the city;

WHEREAS, the City of Alpharetta provides such protection by way of a policy of liability insurance that provides liability protection for Alpharetta elected officials, appointed officials, and employees;

WHEREAS, O.C.G.A. § 45-9-21 states that in addition to a policy of insurance, a municipality is also empowered to:

[A]dopt policies whereby the municipality, county, and other public body will undertake to defend all or specified civil, criminal, or quasi-criminal actions brought or maintained against members of the municipality, county, or other public body, or against supervisors, administrators, employees, or other elected or appointed municipal or county officers, arising out of the performance of their duties or in any way connected therewith, whether based upon negligence, violation of contract rights, or violation of civil, constitutional, common law, or statutory rights.

WHEREAS, the statute further provides that a municipality shall not be authorized to furnish a defense to any person "charged with a criminal offense involving theft, embezzlement, or other like crime with respect to the property or money of or in which said governmental entity has an interest," however, a municipality may reimburse an individual charged with a criminal offense involving theft, embezzlement or other like crime if the individual is acquitted or the charges are otherwise dropped;

WHEREAS, the statute further provides that in order to effectuate its term, a municipality may expend local funds on attorney's fees...and other like costs, expenses, and fees;

WHEREAS, the above statute provides that the provision of a defense in such circumstances is to be accomplished by way of an adopted policy;

WHEREAS, it is the intention of the City of Alpharetta for the present Resolution to constitute that policy; and

WHEREAS, the funding and provision of a defense, to include an attorney, for City elected officials, appointed officials, and employees in certain specified situations, serves the best interest of the public health, safety, and welfare of the citizens of

Alpharetta by providing reasonable protections to City officials and employees such that they can provide service to the citizens with the knowledge that their government will support them in the event their conduct may implicate any civil, criminal, or quasi-criminal laws or regulations.

NOW THEREFORE, BE IT RESOLVED by the Council for the City of Alpharetta as follows:

- The City of Alpharetta will continue to provide the policy of liability insurance for its elected officials, appointed officials, and employees as it has done since the commencement of the City.

BE IT FURTHER RESOLVED, that in addition to this liability coverage, the City Council hereby offers the following additional benefits:

- If a City elected official, appointed official, or employee is the subject of an inquiry and/or investigation by a prosecutorial agency related to conduct or actions that occurred within the course and scope of that official or employee's service to the City - and upon request by that official or employee - the City of Alpharetta will provide a City-funded attorney to represent that employee or official's interests during any such investigation.
- For purposes of providing an investigatory defense, either the City Administrator, the Assistant City Administrator, and/or the City Human Resources Director, as it appropriate in a particular situation, shall make a determination as to whether investigation is related to conduct of an official or employee within the scope of that official or employee's service to the City. The City Administrator, in order of priority, shall be empowered to make the coverage decision; but in the event that is not appropriate, the determination shall be made by the Assistant City Administrator, and so forth.
- No such defense shall be provided if the subject of the investigation is related to a City official or employee committing alleged acts of theft, embezzlement or other like crime with respect to property or money of or in which the City has an interest.
- The fees associated with the provision of an investigatory defense shall be capped at no more than \$10,000 per investigation and in no event - irrespective of the number of investigations that may occur - shall an official or employee be entitled to attorney reimbursement under this policy of more than \$20,000 per calendar year.
- The City of Alpharetta will not select the attorney on behalf of the official or employee, but the capped amounts set forth in this policy shall apply irrespective of the attorney selected.
- That provision of such representation shall discontinue immediately if there is a warrant, indictment, or other formal manifestation that the inquiry or investigation

is transitioning from an investigation into an active criminal prosecution against the City employee or official.

- A request to have funds provided under this policy shall be made to the City Administrator, the Assistant City Administrator, and/or the City Human Resources Director as is appropriate. The priority of individual to process an attorney fee request shall be made in a like manner in the initial coverage determination.
- The City will reimburse attorney' s fees, up to a capped amount per investigation of \$10,000, within 30 days of receipt of an attorney invoice wherein the charges are related to such an ongoing investigation. The City shall have the right to review the attorney fee invoice submitted for purposes of confirming that the services provided were related to an investigation as contemplated by this policy.

SO RESOLVED this 23rd day of January 2023.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

Mayor Pro Tem Dan Merkel

Council Member Donald F. Mitchell

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

Melissa Tracy, City Attorney



STAFF REPORT

Submitting Department: Administration

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: January 23, 2023

I. AGENDA ITEM TITLE: RESOLUTION: MUNICIPAL ELECTION SUPERINTENDENT

ADOPTION OF A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AUTHORIZE A MUNICIPAL SUPERINTENDENT TO CONDUCT MUNICIPAL ELECTIONS.

II. RECOMMENDATION:

Adopt a resolution by the Mayor and City Council of the City of Alpharetta, Georgia to authorize a municipal superintendent to conduct municipal elections.

III. REPORT IN BRIEF:

Historically, the Fulton County Board of Elections and Registration conducted and operated as the superintendent for municipal elections in the City of Alpharetta. Additionally, Georgia Law prescribes that a municipal superintendent shall conduct all elections held within the City of Alpharetta and shall be selected by the governing authority during a public meeting.

If approved, this resolution would:

1. Allow Mayor and City Council to appoint, during a future City Council meeting, a municipal superintendent to oversee and conduct the first municipal election in the City of Alpharetta during the 2023 municipal election cycle;
2. Allow the appointed municipal superintendent to continue to oversee and conduct municipal elections until such direction is rescinded or modified by the City Council; and
3. Permit the City Administrator, Chris Lagerbloom, to take any additional actions as deemed appropriate to fulfill the objectives of this Resolution and return them to City Council.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Resolution Municipal Election Superintendent, 1



RESOLUTION NUMBER:

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AUTHORIZE A MUNICIPAL SUPERINTENDENT TO CONDUCT MUNICIPAL ELECTIONS

WHEREAS, the Official Code of Georgia Annotated ("O.C.G.A.") outlines at § 21-2-70 *et seq.* the powers and duties of election superintendents in both counties and municipalities; and

WHEREAS, O.C.G.A. § 21-2-70.1 provides that a municipal superintendent shall be selected by the governing authority in a public meeting and the municipal superintendent shall conduct all municipal elections held within the municipality; and

WHEREAS, O.C.G.A. § 21-2-45(c), in contrast, allows the governing authority of any municipality to authorize by ordinance that the county in which it wholly or partially lies to conduct all elections and perform the duties of superintendent, with the exception of qualification of candidates; and

WHEREAS, by ordinance and intergovernmental agreement, the Fulton County Board of Elections and Registration has historically operated as the superintendent for municipal elections; and

NOW, THEREFORE, the Mayor and Council of the City of Alpharetta, Georgia, pursuant to their authority do hereby adopt a Resolution as follows:

1. The City of Alpharetta shall adopt an ordinance establishing the procedure for appointing a municipal superintendent to conduct all municipal elections held within the City. Such ordinance shall occur at a future City Council meeting.
2. The City of Alpharetta shall appoint a municipal superintendent to conduct City elections. Such appointment shall occur at a future City Council meeting.
3. The City of Alpharetta shall enter into a new intergovernmental agreement with the Fulton County Board of Elections and Registration as needed to facilitate these changes.
4. The municipal superintendent to be appointed by the City of Alpharetta shall oversee and conduct the first municipal election in the City of Alpharetta during the 2023 municipal election cycle.
5. The municipal superintendent to be appointed by the City of Alpharetta, or his or her successor, shall continue to oversee and conduct municipal elections in the City of Alpharetta until such direction is rescinded or modified by the City Council.
6. The City Administrator is directed to take any additional actions, to include any necessary ordinance or intergovernmental agreement amendments, deemed appropriate to fulfill the objectives of this Resolution and return same to the City Council.

SO RESOLVED this 23rd day of January 2023.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Mayor Pro Tem Dan Merkel

Council Member Donald F. Mitchell

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

Melissa Tracy, City Attorney