



CITY COUNCIL MEETING & PUBLIC HEARING MAY 1, 2023

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **PRESENTATIONS & PROCLAMATIONS**
 - A. **Proclamation: Public Service Recognition Week**
 - B. **Presentation: First Responder Appreciation for Saving Don Milich**
5. **BOARDS & COMMISSIONS**
 - A. **Swearing-in of Board and Commission Members**
6. **CONSENT AGENDA**
 - A. **Council Work Session Minutes (Meeting of 4/17/2023)**
Consideration of approval of the City Council Work Session minutes from the meeting of April 17, 2023.
 - B. **Council Meeting Minutes (Meeting of 4/17/2023)**
Consideration of approval of the City Council meeting minutes from the meeting of April 17, 2023.
 - C. **City Council Meeting Minutes (Meeting of 4/24/2023)**
Approval of the City Council meeting minutes from the meeting of April 24, 2023.
 - D. **Conflict Waiver: Development Authority and the City of Alpharetta for the Jobs Creation Grant**
Consideration of approval of a Conflict Waiver regarding Jarrard & Davis, LLP joint representation of the City of Alpharetta and the Development Authority of Alpharetta related to a funding arrangement for a local jobs program and authorize the Mayor to execute all documents.
 - E. **Conflict Waiver: Development Authority and the City of Alpharetta for Tech Alpharetta Funding**
Consideration of approval of a Conflict Waiver regarding Jarrard & Davis, LLP joint representation of the City of Alpharetta and the Development Authority of Alpharetta related to an arrangement for the partial funding of Tech Alpharetta and authorize the Mayor to execute all documents.
7. **PUBLIC HEARING**
 - A. **Z-23-01/V-23-03 KJ Luxury Homes/1580 Mayfield Road**
Consideration of a rezoning and variances to allow for the construction of 5 '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.
8. **NEW BUSINESS**
 - A. **Fifth Amendment to Intergovernmental Agreement: Alpharetta Development Authority Local Jobs Grant Program**
Consideration of approval of the Fifth Amendment to the Intergovernmental Agreement for the Alpharetta Jobs Creation Grant Program for the period July 01, 2023, through June 30, 2024 and authorize the Mayor to execute all necessary documents.

B. Intergovernmental Agreement: City of Alpharetta and Development Authority for Tech Alpharetta Funding

Consideration of approval of the Intergovernmental Agreement between the City of Alpharetta and the Alpharetta Development Authority for funding for Tech Alpharetta in the amount of \$95,000.00 for the next fiscal year and authorize the Mayor to execute all necessary documents.

C. Ordinance: Text Amendment to The Code of the City of Alpharetta, Georgia Alcohol Ordinance
SECOND READING

The first reading of this item occurred during the April 24, 2023 City Council Meeting and Public Hearing.

Consideration of an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, Georgia to revise provisions related to delivery, consumption sales, and retail establishments, to add provisions related to mixed drink sales, to repeal provisions related to delivery of alcoholic beverages, and to revise provisions related to sale or possession for purpose of sale without license or beyond boundaries of premises covered by license; to provide an effective date; and for other purposes.

9. WORKSHOP ITEMS (IF NEEDED)

A. Fiscal Year 2024 Budget: Operating Initiatives

Presentation and discussion of the proposed operating initiatives for the Fiscal Year 2024 Budget.

B. FY 2024 Budget: Capital Initiatives

Presentation and discussion of the proposed capital initiatives for the Fiscal Year 2024 Budget.

10. PUBLIC COMMENT

11. REPORTS

12. EXECUTIVE SESSION (IF NEEDED)

13. ADJOURNMENT



A PROCLAMATION
BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA
PUBLIC SERVICE RECOGNITION WEEK: MAY 7 –13, 2023

- WHEREAS:** Each day Alpharetta citizens and residents in communities all across America benefit from the efforts of public employees at the local, state, and federal level; and
- WHEREAS:** These public employees do not simply accept jobs – they take oaths and dedicate themselves to provide the diverse services demanded by citizens, efficiently and with integrity, and often placing the needs of others above their own; and
- WHEREAS:** Public servants include all who serve our nation as federal, state, county, tribal, and local government employees in countless and equally important occupations embodying the spirit of endless possibilities that define our country; and
- WHEREAS:** Without these committed public servants (from every level), continuity of government and delivery of crucial services would not be possible, especially in a democracy that experiences change in its leaders and elected officials; and
- NOW, THEREFORE:** We, the Mayor and City Council of the City of Alpharetta do hereby proclaim May 7 through 13, 2023 to be “Public Service Recognition Week” in the City of Alpharetta, and urge all citizens of the City of Alpharetta to recognize the accomplishments and contributions of government employees, especially those of our City, and acknowledge the impact they make on our citizen’s quality of life and the success of our community.
- SO PROCLAIMED:** This first day of May two-thousand and twenty-three, by the Mayor 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

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: May 1, 2023

AGENDA ITEM:

Council Work Session Minutes (Meeting of 4/17/2023)

Consideration of approval of the City Council Work Session minutes from the meeting of April 17, 2023.

STAFF RECOMMENDATION:

Approve the City Council Work Session minutes from the meeting of April 17, 2023.

BUDGET & PROCUREMENT:

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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ITEM DESCRIPTION:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council Work Session on April 17, 2023.

ALTERNATIVES:

Do not approve the City Council Work Session minutes from the meeting of April 17, 2023.

ATTACHMENTS:

1. CC WS Minutes 4.17.2023



City Council Work Session APRIL 17, 2023

UNOFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL
COMMUNITY ROOM | 2 PARK PLAZA | 5:30 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 work session to order at 5:30 p.m.

II. ROLL CALL

- **Council Members**

- Mayor Jim Gilvin
- Brian Will
- Donald F. Mitchell
- Douglas J. DeRito
- John Hipes
- Jason Binder

- **Council Members Absent**

- Mayor Pro Tem Dan Merkel

- **Staff**

- Chris Lagerbloom, City Administrator
- Melissa Tracy, City Attorney with Jarrard & Davis
- James Drinkard, Assistant City Administrator
- Lauren Shapiro, City Clerk
- Adam Montgomery, Interim Director of Information Technology
- Cris Randall, Director of Human Resources
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community and Economic Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services

- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance

III. PLEDGE TO THE FLAG

IV. WORK SESSION ITEMS

A. FY 2024 City Council Priorities and Annual Action Plan

- City Administrator, Chris Lagerbloom, came forward to present this item.
- The 2023 City Council Priorities and Annual Action Plan was drafted based on the conversations and discussions that were identified as priority items during the 2023 City Council Planning Retreat.

CITY COUNCIL DISCUSSION

- Council Member Hipes shared that Public Safety should be focused city-wide, not just in the downtown.
- Mayor Gilvin shared that the priorities are not in any particular order and all of the items are priorities.
- Council Member Binder suggested swapping the first column (Downtown Alpharetta) and another one of the points and to add more detail to the safe and welcoming community column to show that we are focused on all of Alpharetta. Additionally, would like to see the 5-year capital plan as one of the strategies noted on the annual action plan.

B. Union Hill Park Conceptual Site Plan – Discussion

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present the concept plans for Union Hill Park.

CITY COUNCIL DISCUSSION

- Council Member Mitchell asked about the repurposed concrete, as he believed that it does not look as nice as stone or other materials.
 - Anthony Giacobelli (representing Dix.Hite Partners) shared that for this park, they were going with a more adventurous look and conceptually wanted to use the broken up concrete as an art installation or even find a use a step pavers. There is a way that you can break up concrete so it looks as though it was done methodically and not just broken up with a sledge hammer.
- Council Member Binder shared that he did like the concept, but he wanted to see more of the equipment in the concept plans (playground and skatepark) and would like to see a play area for younger kids who might not be old enough to use a skatepark.
- Council Member DeRito asked about the utilization of this park and if we have considered adding pickleball in this park. Additionally, he wants to make sure that we are putting the best uses in this park.
 - Director Rodgers shared that a group plays badminton in the parking lot, connected to the greenway, want to keep the pavilion open as much as possible.

- Mayor Gilvin shared that the public input for this park that wanted pickleball was from residents who lived in Forsyth County.

V. ADJOURNMENT

- With there being no further items to discuss, Mayor Gilvin adjourned the Work Session at 6:08 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: May 1, 2023

AGENDA ITEM:

Council Meeting Minutes (Meeting of 4/17/2023)

Consideration of approval of the City Council meeting minutes from the meeting of April 17, 2023.

STAFF RECOMMENDATION:

Approval the City Council meeting minutes from the meeting of April 17, 2023, as part of the consent agenda.

BUDGET & PROCUREMENT:

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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ITEM DESCRIPTION:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council Meeting and Public Hearing on April 17, 2023.

ALTERNATIVES:

Do not approve the City Council meeting minutes from the meeting of April 17, 2023.

ATTACHMENTS:

1. CC Minutes 4.17.2023



City Council Meeting & Public Hearing

APRIL 17, 2023

UNOFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL

COMMUNITY ROOM | 2 PARK PLAZA | 6:30 PM

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1. CALL TO ORDER

- Mayor Gilvin called the meeting to order at 6:31 p.m.

2. ROLL CALL

• Council Members

- Mayor Jim Gilvin
- Brian Will
- Donald F. Mitchell
- Douglas J. DeRito
- John Hipes
- Jason Binder

• Council Members Absent

- Mayor Pro Tem Dan Merkel

• Staff

- Chris Lagerbloom, City Administrator
- Melissa Tracy, City Attorney with Jarrard & Davis
- James Drinkard, Assistant City Administrator
- Lauren Shapiro, City Clerk
- Adam Montgomery, Interim Director of Information Technology
- Cris Randall, Director of Human Resources
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community and Economic Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services

- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance

3. PLEDGE TO THE FLAG

4. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 3/20/2023)

Consideration of approval of the City Council meeting minutes from the meeting of March 20, 2023.

B. Alcoholic Beverage License Application

Consideration of approval of the following alcoholic beverage license application:

1. PH-23-AB-06 Golden Gaubugi, LLC, d/b/a Hole in the Wall Sushi, 3665 Old Milton Parkway Unit 50, Alpharetta, GA 30005

Restaurant

Consumption on Premises

Beer, Wine & Sunday Sales

Owner: Golden Gaubugi, LLC

Registered Agent: Sung Yoon Cho

C. Financial Management Report (Month Ending February 28, 2023)

Approval of the Financial Management Report for the month ending February 28, 2023.

- Council Member Binder requested to remove the Financial Management Report (Month Ending February 28, 2023) from the Consent Agenda.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve the Consent Agenda, without the Financial Management Report (Month Ending February 28, 2023).
 - Council Member Binder seconded the motion.
 - The motion was approved unanimously (6-0).

C. Financial Management Report (Month Ending February 28, 2023)

Approval of the Financial Management Report for the month ending February 28, 2023.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Binder offered a motion to approve the Financial Management Report (Month Ending February 28, 2023).
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

5. PUBLIC HEARING

A. Ordinance: Municipal Election Superintendent and Contracting with Fulton County for Such Purposes

FIRST READING

Consideration of adoption of an Ordinance to amend Article I of Chapter 2 of the Code of the City of Alpharetta, Georgia to authorize the appointment of a municipal election superintendent, to authorize the Fulton County Board of Registration and Elections to conduct municipal elections in the City; to authorize the City to enter into a contract with Fulton County for such purposes; to appoint the Fulton County Board of Registration and Elections as Election Superintendent; and for other purposes.

- City Attorney, Melissa Tracy, read the ordinance title aloud.
- The proposed text amendment is attached hereto as "Exhibit A."

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve an Ordinance for Municipal Election Superintendent and Contracting with Fulton County for Such Purposes.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

6. NEW BUSINESS

A. Intergovernmental Agreement: Fulton County Election Services

Consideration of approval of the Intergovernmental Agreement for the provision of election services between Fulton County, Georgia and the City of Alpharetta, Georgia and authorize the Mayor to execute all necessary documents.

- City Clerk, Lauren Shapiro, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Intergovernmental Agreement for the provision of election services between Fulton County, Georgia and the City of Alpharetta, Georgia and authorize the Mayor to execute all necessary documents.
- During a City Council Work Session on March 20, 2023, it was the consensus of Council that the City should contract with Fulton County to host this year's municipal election, which was later solidified when Mayor and Council adopted Resolution 2174 which authorized Fulton County to conduct the City's November 7, 2023 municipal general election and authorized the city to enter into a contract with Fulton County for such purposes.
- The Intergovernmental Agreement presented tonight, if approved, would assign all duties of elections superintendent to Fulton County. It also states that the City of Alpharetta is responsible for adopting election ordinances, candidate qualification, filing officer duties as required by the Georgia Government Transparency and Campaign Finance Commission, verifying the City's voter list and street maintenance files, providing information related to early voting locations and referendums, and reviewing ballot proofs.

- Currently, the City's estimated pro-rata share of the total election cost is \$379,408.77. This total amount is based on the City's number of registered voters and could change based on whether the County conducts elections for all Fulton County cities in 2023

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve the Intergovernmental Agreement for the provision of election services between Fulton County, Georgia and the City of Alpharetta, Georgia and authorize the Mayor to execute all necessary documents.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (6-0).

B. PH-23-01 – Unified Development Code (UDC) Text Amendment – Crabapple Overlay

SECOND READING

The first reading of the Unified Development Code (UDC) Text Amendment - Crabapple Overlay took place during the March 27, 2023 City Council Meeting & Public Hearing.

Consideration of text amendments to the Unified Development Code (UDC) to create an overlay district for the Crabapple area and applicable regulations.

- City Attorney, Melissa Tracy, read the ordinance title aloud.
- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve PH-23-01 to adopt an Ordinance approving text amendments to Unified Development Code (UDC) Article II to add Section 2.11 Crabapple Overlay.
- This item was considered at the 3/2/2023 Planning Commission meeting. There was one (1) public comment from a property owner in the proposed overlay asking if the overlay would require streetscape improvements to the existing site. A Planning Commissioner requested that bike racks be added to the street furniture section. After discussion, Planning Commission recommended approval (vote 7-0).
- Director Cook shared that there has only been one change since the first reading, and that was in regards to clarification of building height.
- The proposed text amendment is attached hereto as "Exhibit B."

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Will offered a motion to approve PH-23-01 to adopt an Ordinance approving text amendments to Unified Development Code (UDC) Article II to add Section 2.11 Crabapple Overlay.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

C. Energy Efficiency and Block Grant Application

Consideration of approval of the Energy Efficiency and Conservation Block Grant Pre-Award Information Sheet for the submission of a grant application to the Department of Energy for available grant funding in the amount \$138,600 and for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Energy Efficiency and Conservation Block Grant Pre-Award Information Sheet for the submission of a grant application to the Department of Energy for available grant funding in the amount \$138,600 and for the Mayor to execute all necessary documents.
- The City of Alpharetta has available an allocation in the amount of \$138,600.00. Eligible uses of EECBG funds include: development of energy efficiency and conservation strategies; retention of a technical consultant for the development of such strategies; residential and commercial building energy audits; grants to nonprofits and governmental agencies to perform energy efficiency retrofits; development and implementation of programs to conserve energy used in transportation; the development, implementation, and installation on or in any government building of on-site renewable energy technology; and more.
- It is noted that, at this time, the Department of Energy has not released the final guidelines regarding the process or information needed to apply for the voucher. All eligible entities that intend to apply for a voucher, however, must sign and submit a Pre-Award Information Sheet by April 28, 2023. This action simply reserves the funds in anticipation of a voucher application being submitted by January 31, 2024.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the Energy Efficiency and Conservation Block Grant Pre-Award Information Sheet for the submission of a grant application to the Department of Energy for available grant funding in the amount \$138,600 and for the Mayor to execute all necessary documents.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

D. Memorandum of Understanding: National Opioid Settlement

Consideration of Approval of the State of Georgia and Local Governments Memorandum of Understanding Concerning National Settlements with Teva Pharmaceutical Industries Ltd., Allergan Finance, LLC, Walmart Inc., CVS Health Corporation and CVS Pharmacy, Inc., and Walgreen Co.

- City Attorney, Melissa Tracy, came forward to present this item.
- On February 27, 2023, Mayor and City Council approved opting-in to the National Opioid Settlements with Teva, Allergan, CVS, Walgreens, and Walmart.
- This Memorandum of Understanding is the second step of the Teva, Allergan, et al., opioids settlement agreement. This Memorandum of Understanding memorializes how the funds will be divided among the state and local governments.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve the State of Georgia and Local Governments Memorandum of Understanding Concerning National Settlements with Teva Pharmaceutical Industries Ltd., Allergan Finance, LLC, Walmart Inc., CVS Health Corporation and CVS Pharmacy, Inc., and Walgreen Co.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

7. PUBLIC COMMENT

- There were no public comments.

8. REPORTS

- Council Member Hipes shared that the first farmer's market of the season took place this past Saturday and was followed by the Alpharetta Wine Festival on Sunday. This weekend the Act 1 Theater will present Shakespeare in the Park at The Grove at Wills Park, there is a Home by Dark Concert behind City Hall on Saturday night, and there is also a Concert on the Green fundraiser for Alpharetta and Milton Public Safety Foundations in Crabapple.

9. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Council Member Hipes offered a motion to recess to Executive Session.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (6-0).
- ❖ Council Member Mitchell offered a motion to reconvene the meeting.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

10. RATIFICATION OF EXECUTIVE SESSION ITEMS (IF NECESSARY)

- City Attorney, Melissa Tracy, shared that after discussion in executive session, there are six finalized consent judgments that need to be ratified by Council concerning the following parcels:
 1. Parcel #35/City of Alpharetta, Georgia v. Nagarajan Ramachandran, et al., Civil Action File No. 2022CV363746
 2. Parcel #44/City of Alpharetta, Georgia v. 0.023 Acres of Fee Simple Right of Way, et al., Civil Action File No: 2022CV364092
 3. Parcel #49/City of Alpharetta v. 0.010 Acres of Fee Simple Right of Way, et al., Civil Action File No. 2022CV364146

4. Parcel #64B/City of Alpharetta, Georgia v. Shawn J. Phillips, et al., Civil Action File No. 2022CV363827
5. Parcel #69/City of Alpharetta, Georgia v. 906.88 Square Feet of Permanent Easement, et al., Civil Action File No.: 2022CV364147
6. Parcel #34/City of Alpharetta, Georgia v. Luis Ramirez, et al., Civil Action File No. 2022CV364009

PUBLIC COMMENTS

- There were no public comments.
 - ❖ Council Member DeRito offered a motion to ratify the final consent order and final judgement for Parcel #35/City of Alpharetta, Georgia v. Nagarajan Ramachandran, et al., Civil Action File No. 2022CV363746, Parcel #44/City of Alpharetta, Georgia v. 0.023 Acres of Fee Simple Right of Way, et al., Civil Action File No: 2022CV364092, Parcel #49/City of Alpharetta v. 0.010 Acres of Fee Simple Right of Way, et al., Civil Action File No. 2022CV364146, Parcel #64B/City of Alpharetta, Georgia v. Shawn J. Phillips, et al., Civil Action File No. 2022CV363827, Parcel #69/City of Alpharetta, Georgia v. 906.88 Square Feet of Permanent Easement, et al., Civil Action File No.: 2022CV364147, and Parcel #34/City of Alpharetta, Georgia v. Luis Ramirez, et al., Civil Action File No. 2022CV364009.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (6-0).
- City Attorney, Melissa Tracy, shared that there is one additional right-of-way matter that should be approved by City Council regarding a settlement authorization and consent judgment for Parcel #51/ City of Alpharetta v. 356.77 Square Feet of Permanent Easement, et al., Civil Action File no. 2022CV364152.

PUBLIC COMMENTS

- There were no public comments.
 - ❖ Council Member DeRito offered a motion to approve and file Consent Judgment and Final order for Parcel #51/ City of Alpharetta v. 356.77 Square Feet of Permanent Easement, et al., Civil Action File no. 2022CV364152.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

11. ADJOURNMENT

- ❖ Council Member Hipes offered a motion to adjourn the meeting.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (6-0).

- With there being no further items to discuss, Mayor Gilvin adjourned the meeting at 7:14 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Lauren Shapiro". The signature is written in a cursive, flowing style.

Lauren Shapiro, City Clerk

EXHIBIT A



AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLE I OF CHAPTER 2 OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA, TO AUTHORIZE THE APPOINTMENT OF A MUNICIPAL ELECTION SUPERINTENDENT, TO AUTHORIZE THE FULTON COUNTY BOARD OF REGISTRATION AND ELECTIONS TO CONDUCT MUNICIPAL ELECTIONS IN THE CITY; TO AUTHORIZE THE CITY TO ENTER INTO A CONTRACT WITH FULTON COUNTY FOR SUCH PURPOSES; TO APPOINT THE FULTON COUNTY BOARD OF REGISTRATION AND ELECTIONS AS ELECTION SUPERINTENDENT; AND FOR OTHER PURPOSES.

WHEREAS, the City of Alpharetta is required to hold municipal elections pursuant to the Charter of the City of Alpharetta and the laws of the State of Georgia; and

WHEREAS, state law provides for the appointment of a municipal superintendent to conduct municipal elections (O.C.G.A. § 21-2-70.1); and

WHEREAS, the Official Code of Georgia Annotated § 21-2-45 further provides:

The governing authority of any municipality may authorize any county within which that municipality wholly or partially lies to conduct any or all elections held pursuant to this chapter. In the event a municipality shall by ordinance authorize such county to conduct elections, such municipality may request such county to perform any or all of the functions:

- (1) That the county shall perform all duties as superintendent of elections as specified under this chapter;
- (2) That the county shall perform all duties as superintendent of elections as specified under this chapter, with the exception of the qualification of candidates; or
- (3) That the county shall lease or loan any or all of its election equipment to the municipality for the purpose of conducting municipal elections without any responsibility on the part of the county for the actual conduct of the municipal election.

; and

WHEREAS, the Council wishes to amend Section 2-5 of the City Code to add provisions related to the appointment of a municipal superintendent and to authorize the Fulton County Board of Registration and Elections to conduct municipal elections and act as the superintendent of elections as agreed to between the City and Fulton County;

NOW THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Section 2-5 of the Code of the City of Alpharetta is hereby amended as set forth on the attached Exhibit “A.”

Section 2: It is the intention of Council, and it is hereby ordained by the authority of Council, that the provisions of this Ordinance shall become and be made a part of the Code of the City of Alpharetta, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 3: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5: This Ordinance shall be effective immediately upon its adoption by the City Council.

SO ORDAINED, the _____ day of _____, 2023.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Donald F. Mitchell

Brian Will

Douglas J. Derito

John Hipes

Jason Binder

Dan Merkel

ATTEST:

APPROVED AS TO FORM:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

EXHIBIT “A”

Sec. 2-5. - Elections; Appointment of Superintendents; Conducting Elections. ~~“incumbent” label on ballot.~~

(a) The City Council shall authorize a municipal superintendent to conduct municipal elections according to the provisions of O.C.G.A. § 21-2-70.1, or shall so delegate that role to the Fulton County Board of Registration and Elections pursuant to state law and as provided herein.

(b) Pursuant to state law, particularly O.C.G.A. § 21-2-45, the city may contract or otherwise decide by agreement with the Fulton County Board of Registration and Elections for that board to coordinate and conduct all elections in the city.

(c) In situations where the city has contracted and authorized the county to conduct such election, the Fulton County Board of Registration and Elections shall operate as the superintendent of the election and shall perform all functions of the city or any of its officials in connection with the conduct of such election or runoff thereof, except as hereinafter provided.

(d) All other terms of the contract for conducting the election shall be governed by the Intergovernmental Agreement entered into between the city and the Fulton County Board of Registration and Elections, such terms to include, but not be limited to:

(1) Payment of election costs; and

(2) The county’s financial liability for any litigation arising by reason of the election, if any.

(e) All decisions concerning the qualification of the candidates shall be determined by the City Clerk in accordance with state law and City Code.

(f) It shall be lawful to have the word "incumbent" follow the name of any person who is running and is legally holding office at the time of any legal or special election held in the city.

EXHIBIT B



AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLE II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD REGULATIONS PERTAINING TO THE CRABAPPLE OVERLAY; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, on or about May 21, 2001, the City of Alpharetta (the “City”) adopted a comprehensive zoning ordinance known and cited as the Unified Development Code of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the “Unified Development Code”);

WHEREAS, the Mayor and Council of the City of Alpharetta (the “City Council” or “Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta;

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make said Codes more responsive to community needs;

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City’s operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta;

WHEREAS, the City Council desires to amend Article II of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendments to the Unified Development Code promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta.

NOW THEREFORE, the Mayor and City Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Article II, Section 2.11 titled “Crabapple Overlay” of the Unified Development Code is hereby added by amending same as set forth in Exhibit “A” attached hereto as if fully set forth herein.

Section 2: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 3: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this _____ day of _____, 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

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

SIGNATURES CONTINUED FROM PRECEDING PAGE]

(SEAL)

Attest:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

[INSERT ATTORNEY], City Attorney

Exhibit “A”

SECTION 2.11 CRABAPPLE OVERLAY

2.11.1. General Provisions.

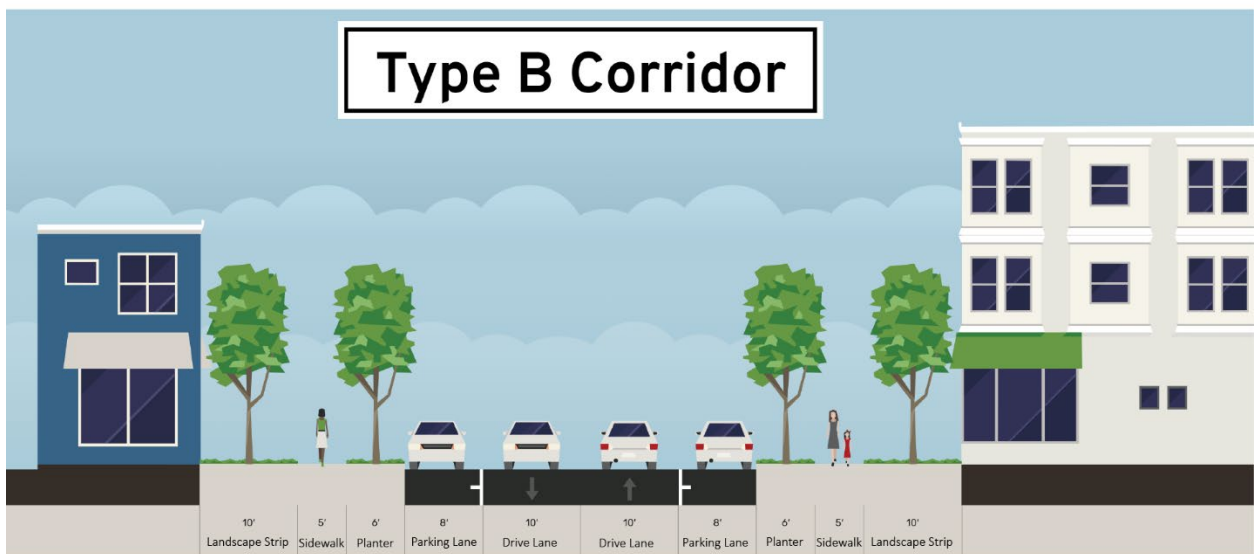
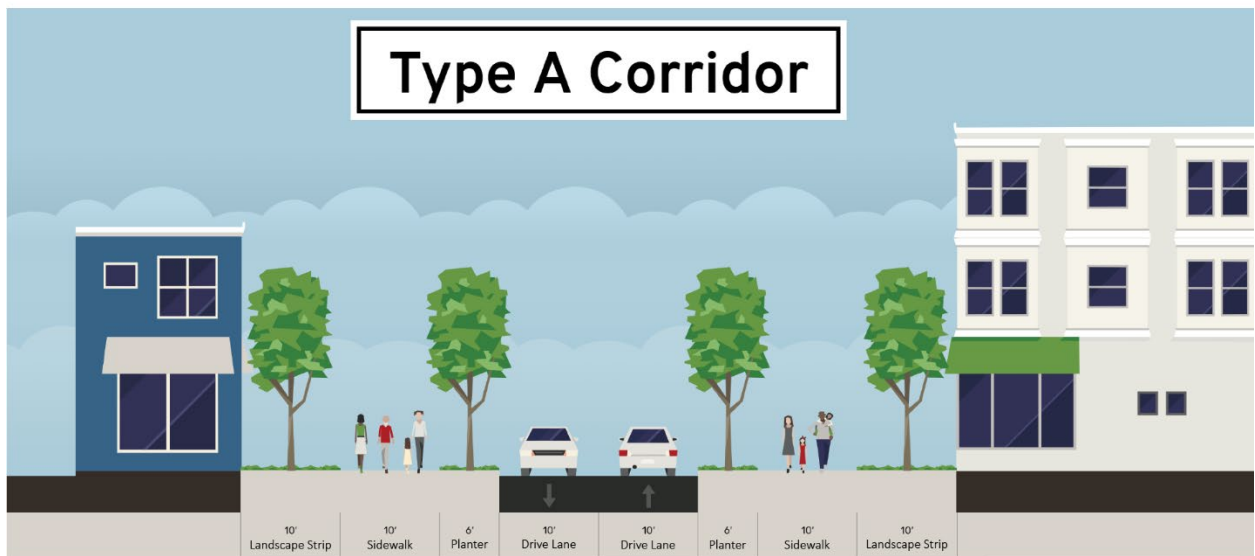
- A. *Title.* This Section shall be known as the "Crabapple Overlay" or may be internally cited as "this overlay."
- B. *General Purpose.* The purpose of this overlay is to enable and support a cohesive vision for the Crabapple area.
- C. *Applicability.*
 - 1. This overlay applies within the area be shown on the Official Zoning Map and labeled "Crabapple Overlay."
 - 2. Parcels within this overlay shall be subject to both the requirements of this Section and the requirements of their underlying zoning district, subject to the conflict provisions in "3" immediately below.
 - 3. When requirements of this overlay conflict with any requirement of the underlying zoning or any other provision of the City Unified Development Code (UDC), the requirements of this overlay shall prevail.
 - 4. When the word "street" is used it means both public and private streets unless stated otherwise.
- D. *Conformance Requirements.*
 - 1. All buildings, structures or land, in whole or in part, must be used or occupied, in conformance with this overlay. All buildings or structures, in whole or in part, must be erected, constructed, moved, enlarged or structurally altered in conformance with this overlay.
 - 2. Nothing in this overlay shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued or a lawful permit application has been accepted before the effective date of this overlay, provided that the construction under the terms of such permit is diligently followed until its completion.
- E. *Conflicting Provisions.*
 - 1. It is not the intent of this overlay to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this overlay imposes a greater restriction upon the use of property, or requires more space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this overlay shall govern.
 - 2. Nothing herein shall be construed as repealing or modifying the conditions of operation or conditions of site development accompanying those zoning approvals, variances, or use permits issued prior to the existence of this overlay; however, modification or repeal of these past conditions of approval may be accomplished through a zoning change in accordance UDC Section 4.2.
- F. *Place Making.* The design of streets, streetscapes, open spaces, civic spaces, and other features regulated by this overlay must incorporate signage, plantings, lighting, materials, and other placemaking elements as follows:
 - 1. In accordance with placemaking plans adopted by the City of Alpharetta; or
 - 2. As submitted by the applicant and approved by the Director of Community development if no plans identified in "1" immediately above have been adopted.

2.11.2. Site Regulations.

- A. *Corridor Types Established.* This overlay uses corridor types to regulate the design of sidewalks, sites, buildings, and other purposes, as shown in the Site Regulation Table and as referenced in other Sections. Corridor types include:
1. **Type A Corridors**, which include Crabapple Road and Broadwell Road.
 2. **Type B Corridors**, which include Marstrow Road, Arklow Drive, and new streets.
- B. *Site Regulation Table.* Sites must be developed in accordance with the following Site Regulation Table.

Site Regulation Table

Site Design Standards		
	Type A Corridors	Type B Corridors
Building Setback (from the back of required sidewalk)	10 ft. min./ 20 ft max.	10 ft. min./ 60 ft. max.
Building Height (as measured along the applicable corridor)	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.11.3.D.	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.11.3.D.
Surface Parking Lots (see UDC Sec. 3.2.8.C and Sec. 2.11.5.A)	No parking allowed between primary buildings and a public street.	Only one row of parking (parallel with the road) is allowed between primary buildings and a public street.
Streetscape Standards		
	Type A Corridors	Type B Corridors
Sidewalk	10 ft. min.	5 ft. min.
Planter	6 ft. min.	6 ft. min.
Planter Pedestrian Light Spacing (see Sec. 2.10.4.C.2)	40 ft. on-center max.	40 ft. on-center max.
Planter Tree Spacing (see Sec. 2.10.4.C.1)	40 ft. on-center max.	40 ft. on-center max.
On-Street Parking	8 ft. min. (if required)	8 ft. min.
Landscape Strip	Per UDC Sec. 3.2.8.D (see note 1)	Per UDC Sec. 3.2.8.D (see note 1)



Note 1: The Director of Community Development has the authority to reduce or eliminate UDC Sec. 3.2.8.D landscape strips adjacent to buildings with ground floor commercial uses that front and are accessible from the adjacent sidewalk.

C. *Minimum Lot Size.*

1. Minimum lot size in accordance with the underlying zoning district.

D. *Maximum Building Height.*

1. Maximum building height shall not exceed 3 stories and no more than 40'.

2.11.3. Streets.

A. *Applicability.*

1. The Section applies to:
 - a. New development;
 - b. Existing developed sites when more than 25% of the site area is disturbed, except as provided for in "2" immediately below;
 - c. Existing principal buildings that are expanded, except as provided for in "2" immediately below; and
 - d. Existing principal buildings that are renovated or repaired and the value of said work exceeds 50% of the building's replacement cost, except as provided for in "2" immediately below.
2. The Director of Community Development may grant variances to any requirement of this Section for existing developed sites and existing buildings (except as specifically delegated to the City Transportation Engineer) when one or more of the following exists:
 - a. The streetscape would render a site non-conforming with regard to vehicular parking; or
 - b. Existing topography, trees, buildings, bridges, utilities, retaining walls, or other existing features render this Section unreasonable.
3. This Section does not apply on a parcel for which a Land Disturbance Permit or Building Permit is issued but where the Director of Community Development determines that the permit is for an accessory use or structure to the principal use or structure or for minor repairs or additions to the principal building or structure in existence.

B. *Streetscapes.*

1. *Streetscapes Required.*
 - a. New public and private streets must include sidewalks and planters as identified in the Streetscape Standards of the Site Regulation Table prior to the issuance of Certificate of Occupancy, except as indicated in "d" immediately below.
 - b. Existing streets that do not meet the Streetscape Standards of the Site Regulation Table must be brought into compliance with said standards along the site's frontage prior to the issuance of Certificate of Occupancy, except as indicated in "d" immediately below.
 - c. On existing streets where there is insufficient right-of-way for the required streetscape improvements, the right-of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be provided to the City to meet the required improvements.
 - d. On streetscapes that are or will be within the public right-of-way, root barriers are required between the sidewalk and any adjacent landscape strips or planters, subject to approval of the City Arborist.
 - e. The City encourages the use of multi-functional runoff reduction measures in the streetscape, including bioretention areas, stormwater tree box, and planter box. The dimensional standards for planting area, tree spacing, and planting type be varied to accommodate runoff reduction measures.

C. *Planter.*

1. Street trees must be planted in the planter as follows:

- a. Overstory trees must be planted in the planter in accordance with the Streetscape Standards of the Site Regulation Table. Newly planted trees shall be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.
 - b. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.
 - c. Shrubs, groundcover, or mulch must be installed in the tree planting area identified in "b" immediately above when tree grates are not installed. Shrubs must conform to "1" immediately above.
- 2. Pedestrian Lights.
 - a. Pedestrian lights must be installed in the planter in accordance with the Streetscape Standards of the Site Regulation Table.
 - b. Pedestrian lights must be spaced evenly between overstory street trees.
 - c. Pedestrian light spacing may be increased by the Director or Community Development along existing streets when trees, traffic control devices, or other existing conditions prevent the required spacing.
- D. *On-Street Parking.* Newly-created on-street parking on public or private streets must conform to the following:
 - 1. A bulbout must be provided at the end of every three (3) parallel parking spaces.
 - 2. Each bulbout must include at least one overstory tree. Newly planted trees must be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.
 - 3. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.

2.11.4. Parking and Loading.

- A. *Vehicular Parking.*
 - 1. Minimum parking requirements are as required by UDC Section 2.5. Parking requirements may be reduced based upon an Urban Land Institute shared parking analysis or other parking analyses acceptable to the City, subject to approval of the Director of Community Development.
 - 2. Where on-street parking spaces exist in the public right-of-way, one on-street parking space may be substituted for every required parking space, provided:
 - a. The on-street space immediately abuts the subject property.
 - b. Each on-street parking space may only be counted for one property. Where a space straddles an extension of a property line, the space may only be counted by the owner whose property abuts 50% or more of the on-street parking space.
 - c. The Director of Community Development, in consultation with the City Transportation Engineer, may determine that to ensure future roadway capacity or other public purposes, the on-street parking credit may not be available.
- B. *Driveways.*
 - 1. *Applicability.* The following applies to driveways, including those serving alleys, but not to new streets in conformance with Sec. 2.10.4.A.

2. *Location.* Driveways may not be located on a Type A Corridor when access is available from a Type B Corridor.
- C. *Design of Parking Structures.*
1. When a parking structure fronts a Type A Corridor its ground story must have active uses (such as, but not limited to, residential, commercial, office, or civic space) between the parking structure and said street. The active use must be at least 20 feet deep.
 2. Where any portions of structured parking are adjacent to or visible from any street, they must be screened so that cars and ramps are not visible from ground level view from the adjacent parcel or adjacent street (not including an alley). Screening must include:
 - a. Evergreen trees, vines, and landscaping that physically attached to the parking; or
 - b. A facade having the appearance of a horizontal storied building; or
 - c. A combination of "a" and "b" immediately above.
- D. *Loading.*
1. Loading areas for new buildings must be located to the rear of buildings. Loading areas may not be placed between a building and the closest adjacent street.
 2. If a loading area is provided, it must meet the following:
 - a. Screening must consist of either:
 - i. An 8-foot high wall compatible with the principal building in terms of texture, quality, material and color; or
 - ii. Evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within 3 years of planting.
- E. *Parking Locations.* Driveway and off-street parking lots are only allowed between a building and the closest street when indicated in the Site Regulations Table.

2.11.5. Landscaping and Screening.

- A. *Parking Lot Landscaping.* All parking lots must conform to the requirements of UDC Sec. 3.2.8.C and these additional standards.
1. Landscaped areas within the interior of the parking area may be designed as bio-retention areas, using inwardly draining swales without curbs, in lieu of raised planting areas surrounded by curbs, provided that each parking space provides a wheel stop and provided that depressed areas adjacent to driving aisles are surrounded by painted lines or flush curbing to separate landscaping from driving aisles.
 2. Landscape design and material selection may incorporate practices of water conservation and xeriscape. Use of native materials is encouraged. Plant materials should be arranged so that plants that require similar amounts of irrigation are placed together wherever possible.
- B. *Foundation Plantings.* All building foundations facing a public street must conform to these standards, except as provided for in "3" immediately below:
1. Foundations must be screened with continuous evergreen or semi-evergreen shrubs
 2. At the time of installation, the screening must be at least 1 foot in height and reach a height of 3 feet within 3 years of planting.

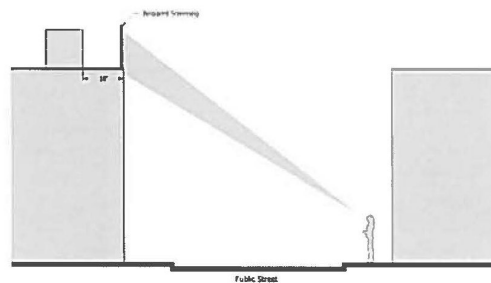
3. Foundation plantings are not required adjacent to ground floor commercial fenestration when said plantings would obstruct views into the commercial establishments, subject to approval of the Director of Community Development.

C. *Service Areas.*

1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings and may not be between a building and the street.
2. Service areas must be screened on 3 sides and on the 4th side by a solid gate at a minimum of 6 feet in height.
3. Screening must consist of:
 - a. A 6-foot high wall; or
 - b. Evergreen plant material that can be expected to reach a height of 6 feet with a spread of 4 feet within three years of planting.
4. Screening walls must be opaque and be constructed of one or a combination of the following: architectural block; brick; stone; cast-stone; or stucco over standard concrete masonry blocks.
5. The gate must be self-locking and maintained in good working order.

D. *Roof-Mounted Equipment.*

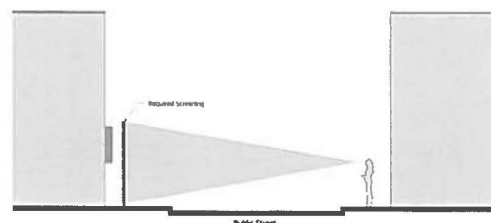
1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from the abutting parcel or street (not including an alley).
2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.



3. For buildings with no or low parapet walls, roof mounted equipment must be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.

E. *Wall-Mounted Equipment.*

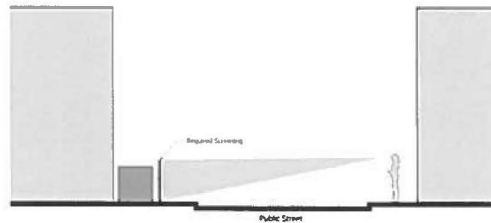
1. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. If required, screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

F. *Ground-Mounted Equipment.*

1. Ground-mounted mechanical equipment that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

G. *Plant Material.* All plant material shall conform to UDC Sec. 3.2.8.A, Sec. 3.2.8.C, and the following standards:

1. Plant materials must be hardy to zone 7b in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
2. Plant materials must be able to survive on natural rainfall once established with no loss of health. However, irrigation may be provided as the option of the property owner.
3. No artificial plants, trees, or other vegetation may be installed as required landscaping and screening.

H. *Maintenance of Landscaping.*

1. The property owner is responsible for maintaining all required landscaping and screening in good health and condition. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to this Section within 90 days (or within 180 days where weather concerns would jeopardize the health of plant materials) as approved by the City Arborist.
2. All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.

2.11.6. Building Design.

A. *Applicability.* This Section applies to all new buildings, additions to existing buildings, and any change to a building facade except ordinance maintenance and repairs.

B. *Building Architectural Standards.*

1. All buildings, except single-family detached residential, shall be designed in one of the following styles:
 - a. Vernacular
 - b. Greek Revival
 - c. Italianate
 - d. Gothic

- e. Queen Anne
 - f. Colonial Revival
 - g. Adams/Federal
2. Specific elements of the required styles can be found in A Field Guide to American Houses by Virginia Savage McAlester, Residential Architectural Styles in Georgia by the Historic Preservation Division of the Georgia Department of Natural Resources, or other architectural resources.
- C. *Exterior Walls.*
- 1. Technical and aesthetic requirements.
 - a. Wall finishes on sides of individual buildings seen from a public road shall be the same on all visible sides; architecturally significant portions must conform; appendages or secondary wings assume a differing finish according to visibility and architectural merit.
 - b. Wood shingles shall be level at the bottom edge. Corners shall be mitered. Decorative novelty shapes are prohibited.
 - c. Trim shall be consistent on all sides of the building; the primary building mass or the Façade may be further embellished or enhanced.
 - d. Service wings may be expressed in a more simplistic manner, but shall exhibit clear design intent.
 - 2. Materials.
 - a. No more than three different exterior materials, exterior colors, or any combination thereof may be used on a single building, not including windows, doors, porches, balconies, foundations, and architectural details.
 - b. Materials may be combined on exterior walls only horizontally, with the heavier below the lighter.
 - c. Exterior material shall be limited to brick, natural stone, clapboard, board and batten, hard-coat stucco, or wood shingles.
 - d. Vinyl or aluminum siding, and synthetic stone veneer are prohibited.
 - e. Stone, brick, and mortar color and style shall match building style.
 - f. Hard-coat stucco shall be a 3-coat plaster finish, integral finish, applied on brick or concrete block; control joints shall be concealed where possible.
 - g. Clapboards and board and battens shall be wood or cementitious board. Hardi board shall have a 4 inch maximum exposure, while Artisan series Hardi board or full three-quarter inch wood siding may have up to an 8 inch lap. False wood graining is prohibited.
 - h. Wood shingles shall be level at the bottom edge.
- D. *Roofs.*
- 1. Technical and aesthetic requirements
 - a. The roof slope on a single mass shall be the same on all sides, except for cat-slides and sheds.
 - b. Roof slopes shall match building style.
 - c. Vents and stacks shall be painted to match the roof material and hidden from view to the extent possible.

d. Overhangs that shed water within 5 feet of an adjacent lot shall be guttered or piped, and diverted away from adjacent lots.

2. Materials.

- a. Materials shall be wood shingles, wood shakes, standing-seam paint grip galvanized metal, slate or asphalt shingles (architectural weathered, wood, or classic green or red), or concrete simulated slate or wood shingles.
- b. Gutters may be ogee or half-round with round downspouts, metal-lined wood, or architecturally formed or molded. Gutter finishes may be copper, unpainted galvanized metal, or color to resemble galvanized metal
- c. Wood shingles shall not drain onto metal roofs.

E. *Foundations.*

- 1. Foundations shall be constructed of poured concrete or concrete masonry units.
- 2. Foundations may be finished with smooth stucco, brick, or stone.
- 3. Front porches of wood shall be supported on masonry piers finished in smooth stucco, masonry, brick, or stone. Piers shall have a minimum width of 18 inches and a minimum depth of 8 inches.

F. *Windows.*

- 1. The provision of windows shall match building style.
- 2. Technical and aesthetic requirements.
 - a. Windows and casings shall match building style.
 - b. Windows shall not be omitted on elevations.
 - c. Window sills shall have a minimum depth of 1.5 inches.
 - d. Ganged windows and bays shall have a continuous sill and 4 inch mulls minimum.
 - e. Grill between glass, reflective glazing, and pop-in grills are prohibited.
 - f. Windows shall be True Divided Lite or Simulated Divided Lite.
- 3. Materials.
 - a. Windows shall have sash with a minimum face width of 2 inches; the dimensions of the glass surface to sash and muntin face shall be a minimum of 0.75 inch.
 - b. Non-glass exterior window components shall be faced in wood, clad wood, or polymer materials, and said materials shall be paint grade or pre-finished.

G. *Doors and windows that operate as sliders are prohibited along Frontages.*

H. *Doors.*

- 1. Technical and aesthetic requirements.
 - a. Doors and casings shall match building style.
 - b. Exterior front doors or doors visible from a public way, shall be hardwood, and may be stained or painted.
- 2. Materials.
 - a. Plastic laminated, stamped metal, and leaded/beveled glass doors are prohibited. Tropical hardwoods are prohibited unless Forest Stewardship Council certified.

- b. Exterior doors shall be a durable, stable wood or clad in wood. Heart pine, wormy chestnut, walnut, cypress, pecan, are acceptable varieties.
 - c. Garage doors shall be wood, composite, or metal. Faux strap hinges, embellishments, standard paneled doors, and arched glass panels shall be prohibited.
- I. *Shutters.*
 - 1. Shutter design shall match building style.
 - 2. Shutters shall be solid-core polymers or durable hardwoods.
 - 3. Vinyl, nail-on, false wood graining, and pre-finished shutters are prohibited.
 - 4. Shutters shall be authentic, fully operable, and capable of totally closing over the window sash. Plank or louver shutters are acceptable. The minimum thickness of shutters shall be 1.25 inches.
 - 5. Shutters Shall occur in pairs, except that windows narrower than 3 feet may utilize a single shutter.
- J. *Chimneys.*
 - 1. Chimneys shall be proportioned, tapered, and shall match building style.
 - 2. Stacks shall be faced in smooth integral finish stucco, brick, stone, or detailed as exposed metal flues.
 - 3. Siding or stucco board is prohibited as a finish material for chimneys.
- K. *Porches and Balconies.*
 - 1. Technical and aesthetic requirements.
 - a. Columns shall match building style
 - b. Classical columns shall be architecturally correct.
 - c. Railings shall be simple pickets or fretwork centered on rails.
 - 2. Materials.
 - a. Porch floors shall be wooden, brick, or stone, and shall rest on masonry piers finished in brick, stone, or smoothed stucco.
 - b. Porch ceilings shall be beaded nominal 1 by 4 inch or 1 by 6 inch, flush boards, tongue and groove boards, or exterior gypsum board with decorative nominal 1 by 4 inch or 1 by 6 inch shallow coffers or strips.
 - c. Plywood ceilings, with or without beads, are prohibited.
 - d. Areas between porch piers, if left open, shall be in-filled with custom wood lattice, wood louvers, brick lattice, or wire mesh planted with vines, and shall match building style. The opening is not required to be in-filled if the distance from grade to bottom of floor structure is less than one foot.
 - e. Columns shall be wood, resin material, or masonry.
 - f. Sheet metal and foam columns are prohibited.
 - g. Railing systems shall be painted wood, iron, or masonry.
 - h. Synthetic and prefabricated railing systems are prohibited.
 - i. Plain, round tapered, fretwork, and straight pickets are permitted.
 - j. Precast classical balusters and ornate spindle work are prohibited.

L. *Trim.*

1. Trim shall match building style.
 - a. Trim shall be consistent on all sides of building masses, with emphasis on the primary building mass and façade.
 - b. Trim for wings not along a Frontage may be simplified to match building style.
2. Materials.
 - a. Trim shall be of wooden or synthetic planks with enough thickness to conceal the edge of the siding. When used on buildings clad in horizontal siding, corner boards, casings, frieze boards, and similar architectural details shall be 1.25 inch thick material.
 - b. Pressure treated trim is prohibited.
 - c. All trim shall be dressed.

2.11.7. Street Furniture.

- A. Pedestrian lighting. Poles shall be Georgia Power “Washington” type in black and fixtures shall be Georgia Power “Granville” type.
- B. Benches shall be Victor Stanley Classic Series CR-138 in black with no center arm rest.
- C. Trash cans shall be Victor Stanley D-35 in black.
- D. Bicycle racks shall be Dero Round Rack in black.



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: May 1, 2023

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 4/24/2023)

Approval of the City Council meeting minutes from the meeting of April 24, 2023.

STAFF RECOMMENDATION:

Approval the City Council meeting minutes from the meeting of April 24, 2023, as part of the consent agenda.

BUDGET & PROCUREMENT:

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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ITEM DESCRIPTION:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council Meeting and Public Hearing on April 24, 2023.

ALTERNATIVES:

Do not approve the City Council meeting minutes from the meeting of April 24, 2023.

ATTACHMENTS:

1. CC Minutes 4.24.2023



City Council Meeting & Public Hearing

APRIL 24, 2023

UNOFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL

COMMUNITY ROOM | 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>.

1. CALL TO ORDER

- Mayor Gilvin called the meeting to order at 6:31 p.m.
- Mayor Gilvin shared that the Union Hill Park Design Conceptual Site Plan new business item has been deferred by Staff and will not be discussed or considered during this meeting.

2. ROLL CALL

- **Council Members**
 - Mayor Jim Gilvin
 - Mayor Pro Tem Dan Merkel
 - Brian Will
 - Donald F. Mitchell
 - Douglas J. DeRito
 - John Hipes
- **Council Members Absent**
 - Jason Binder
- **Staff**
 - Chris Lagerbloom, City Administrator
 - Melissa Tracy, City Attorney with Jarrard & Davis
 - James Drinkard, Assistant City Administrator
 - Lauren Shapiro, City Clerk
 - Adam Montgomery, Interim Director of Information Technology
 - Cris Randall, Director of Human Resources
 - John Robison, Director of Public Safety

- Kathi Cook, Director of Community and Economic Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- James Brooker, Building Official
- Michael Woodman, Planning and Development Services Manager

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: Building Safety Month 2023

- Mayor Gilvin presented the Building Official, James Brooker, with a Proclamation for the Building Safety Month for 2023.

5. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 3/27/2023)

Consideration of approval of the City Council meeting minutes from the meeting of March 27, 2023.

B. Alcoholic Beverage License Application

Consideration of approval of the following alcoholic beverage license application:

1. PH-23-AB-08 Yumbii Atwater, LLC, d/b/a Yumbii, 2685 Old Milton Parkway Suite 150, Alpharetta, GA 30004

Restaurant

Consumption on Premises

Distilled Spirits, Beer, Wine & Sunday Sales

Owner: Yumbii Atwater, LLC

Registered Agent: Carson Young

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Will offered a motion to approve the Consent Agenda.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

6. PUBLIC HEARING

A. MP-23-01 Windward Park

Consideration of a master plan amendment to amend development regulations and to amend the remaining residential development mix to allow 100 'For-Sale' townhomes and 130 'For-Sale' condominium units. The property is located at 0 North Point Parkway and 0 Dryden Road and is legally described as being located in Land Lots 1112, 1177, 1188, and 1189, 2nd District, 1st/2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- This item was considered by the Planning Commission at the January 5, 2023 meeting. There were two (2) public comments in opposition to the request with concerns that the proposal is different than the original vision for the property and impacts to overcrowded schools. After discussion, Planning Commission deferred the applicant's request (vote 7-0). The applicant submitted a revised site plan changing the 'For-Rent' building to a 'For-Sale' condominium building and removing the variance to eliminate the neighborhood grocery. This item was re-considered by the Planning Commission at the April 13, 2023 meeting. Staff recommended approval subject to 18 conditions. There were a few public comments with concerns over traffic, open space and how the concurrency is applied. After discussion, Planning Commission recommended approval of the applicant's request (vote 6-0).
- The applicants, META Real Estate Partners and Empire Communities, are requesting a master plan amendment to modify the residential housing mix to allow for 100 'For-Sale' townhomes and 130 'For-Sale' condominium units in the 47.7-acre Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66. The property is located at 0 North Point Parkway and 0 Dryden Road at the southwest corner of Windward Parkway and North Point Parkway.
- Staff reviewed the applicant's proposal against the established review criteria for a master plan amendment. The master plan amendment is consistent with the future land use designation of the property and will compliment surrounding properties which are primarily developed as office parks and a retail center. The proposed density will remain the same as previously approved and the mixed-use development is located in close proximity to Georgia 400, as well as access to MARTA. If approved, Site 4 townhomes should be constructed concurrently with 31,400 square feet of retail/restaurant use since that location was previously approved for commercial development.
- Staff is recommending that Mayor and Council approve MP-23-01 Windward Park, subject to the following conditions:
 1. The site shall be developed substantially similar to the site plan prepared by AEC, revised 1/9/23, 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. Architectural style shall be representative of the submitted renderings prepared by Cooper Carry, dated 11/1/22, with final approval by DRB.
 3. Development regulations shall be as follows:
 - a. Commercial – Retail and restaurant uses shall be limited to no more than 31,400 square feet and shall be located in buildings that have at least one floor of non-retail uses, except that one freestanding retail building shall be permitted as depicted on Site 3. Freestanding retail building shall have a minimum height of 24'. First floor retail uses in the 'For-Sale' condominium building shall have a minimum height of 18'.
 - b. Office – Office use shall not exceed 500,000 square feet and building heights shall not exceed 8 stories.

- c. 'For-Sale' Townhomes – Up to 100 'For-Sale' townhomes shall be permitted in up to 3 story buildings, depicted as Sites 4 & 5 on the site plan. The 1st 50 townhomes shall be built on Site 5. Starting with the 51st townhome, townhomes shall be constructed concurrently with retail/restaurant uses and a certificate of occupancy shall not be issued until a minimum 31,400 square feet of retail/restaurant use has been constructed or is substantially under construction, as determined by Staff. No more than 10% of units shall be rented as stated in the HOA documents.
 - d. 'For-Sale' Condominiums – Up to 130 'For-Sale' condominium units shall be permitted in a building up to 5 stories, depicted as Site 3 on the site plan. At-grade 'For-Sale' condominium units shall be limited to no more than 2 sides of the building and shall have walkouts with sidewalk connections. Active uses, such as commercial and office shall be required on storefront streets. No more than 10% of units shall be rented as stated in the HOA documents.
 - e. Parking Decks – Maximum 6 levels, substantially as depicted on the site plan prepared by AEC, revised 1/9/23, except that parking deck height shall not exceed the finished height of the building it serves. Parking decks visible from Windward Parkway, North Point Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Parking decks shall be screened from the street and 'For-Sale' townhomes with evergreen landscaping of sufficient size, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB.
- 4. Site 3 buildings shall have a minimum 30' setback and minimum 20' landscape strip along North Point Parkway.
 - 5. 'For-Sale' condominium building parking deck and service area shall be screened from North Point Parkway and Dryden Road with decorative walls and/or landscaping, as approved by DRB.
 - 6. Buildings with retail uses facing Windward Parkway or North Point Parkway shall not exceed 200' in length, excluding the 'For-Sale' condominium building which has ground floor retail uses facing North Point Parkway.
 - 7. Windward Park shall be limited to the following uses and further restricted by conditions of zoning:
 - a. Office
 - b. Service Retail
 - c. Restaurant (no drive thru, except as permitted in the 2015 conditions)
 - d. Residential – 'For Sale', Attached.
 - 8. Minimum parking requirements for 'For-Sale' condominium and townhome units shall be 2.5 spaces/unit and each townhome unit shall have a minimum 18' long driveway.
 - 9. Retail storefront streets shall include landscaping in foundation planters and/or large planted decorative pots, as approved by DRB.

10. Developer shall make reasonable efforts to save the grouping of Sourwoods and an Oak at the northwest corner of North Point Parkway and Dryden Road, as approved by Staff.
 11. Open space shall be developed as depicted on the site plan prepared by AEC, revised 1/9/23, including the amenities depicted on Sites 3, 4 and 5.
 12. Swimming pool on Site 3 shall be screened from Safe Haven Place with a decorative wall or fencing and decorative landscaping, as approved by DRB.
 13. Sculptures and focal point features shall be provided per the 2015 conditions, subject to approval by the Cultural Arts Commission.
 14. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
 15. At least 1 rooftop amenity shall be required within the development. Restaurants shall include outdoor dining areas.
 16. Trees, shrubs and other landscaping planted with the initial installation of development infrastructure shall be assessed and any dead, dying or missing landscaping shall be replaced, as approved by Staff.
 17. Areas between townhome driveways shall be landscaped with small trees and shrubs, as approved by DRB.
 18. Conditions of zoning related to file #MP-15-04/V-15-08 Windward Point/Pod 66 shall remain in effect, except where modified by the conditions above.
- The submitted request, if approved, would allow for the construction of 100 'For-Sale' townhomes and 130 'For-Sale' condominium units in the 47.7-acre Windward Park mixed-use development. A master plan amendment to the Windward Master Plan Pod 66 is proposed to modify the residential housing mix. The proposed density will remain the same as previously approved at 8.7 dwelling units per acre. The property is located at 0 North Point Parkway and 0 Dryden Road at the southwest corner of Windward Parkway and North Point Parkway.
 - Windward Park is currently developed with 185 'For-Sale' townhomes, a 250-room Hilton Hotel, several internal streets and a central green space and stormwater park. The property is zoned CUP (Community Unit Plan) subject to the Windward Master Plan Pod 66. Surrounding properties are zoned CUP to the north, east, south and west. Caravelle is located to the southwest, Hilton Hotel is located to the north, MARTA Park n' Ride is located to the west and Windward Crossing shopping center and AT&T are located to the east. The property has a comprehensive land use plan designation of 'Mixed Use'.
 - The Windward Master Plan was approved in 1988 as an office park west of Big Creek and residential communities east of Big Creek. Pod 66 of the Master Plan was last amended in 2015 to allow for the Windward Park mixed-use development, permitting 'For-Sale' residential, office, retail/restaurant, and hotel uses. Variances were also approved with the 2015 master plan amendment allowing for a reduction in parking and encroachments into stream buffers. The applicant's current master plan amendment

request would modify the residential housing mix. The table below compares the applicant's zoning proposal to the 2015 Windward Park entitlement.

- The site plan depicts a seven (7) story, 250,000 square foot office building and six (6) level parking deck at the corner of Windward Parkway and North Point Parkway (Site 2) and an eight (8) story, 250,000 square foot office building and six (6) level parking deck along Dryden Road (Site 1). An 8,000 square foot freestanding retail building and a five (5) story, 130-unit 'For-Sale' condominium building and parking deck are depicted at the corner of Dryden Road and North Point Parkway (Site 3). The first floor of the condominium building will have 15,000 square feet of retail/restaurant uses along the storefront streets. The 100, three (3) story 'For-Sale' townhome units are depicted along North Point Parkway, Lighthouse Lane, and Safe Haven Place (Sites 4 and 5). A stormwater park and green space have been developed at the center of the property.
- New local streets, including on-street parking and sidewalks, have been constructed within the development providing access to each of the sites described above, except that Site 1 has access from Dryden Road. In addition, sidewalks are proposed throughout each of the development sites.
- Three (3) parking decks are proposed within the development, including two (2), six (6) level parking decks related to the office buildings and a parking deck related to the 'For-Sale' condominium building. The site plan calls out 3,560 parking spaces, of which 2,732 parking spaces are required. In addition, there are approximately 31 on-street parking spaces adjacent to townhome Sites 4 & 5, twelve (12) on-street spaces adjacent to 'For-Sale' condominium Site 3, and thirteen (13) on-street spaces adjacent to office Site 1.
- The site plan calls out 7.15 acres, or fifteen percent (15%) open space, which meets the minimum requirement in the CUP district.
- Amenity space is depicted in and around the townhomes and 'For-Sale' condominium building including a swimming pool, rooftop gathering area with fire pit, balconies, yards, patios and pavilion.
- Most of the property has been cleared and graded which limits opportunities to save trees. However, much of Site 2 at the corner of Windward Parkway and North Point Parkway remains undisturbed. Previous conditions of zoning required the developer to make reasonable efforts to save specimen and groupings of smaller trees. The grouping of Sourwoods and Oaks at the northwest corner of North Point Parkway and Dryden Road is a potential tree save opportunity.
- The applicant's proposal does not increase the total number of residential units; therefore, the trip generation should be substantially the same as previously approved.
- Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 13 – 94 school age children. Numbers provided by Fulton County Schools show that Creek View Elementary School and Webb Bridge Middle School are currently over capacity.
- The Citizen Participation Plan report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

- A Community Zoning Information Meeting was held on December 14, 2022. There were several public comments, including more green space, play area for children, sit down restaurant in retail area, and concern over office space being vacant.
- Kathy Zickert (attorney with Smith Gambrell Russell) came forward to speak on behalf of the applicant.

CITY COUNCIL DISCUSSION

- Council Member Mitchell commented that there was nothing inspiring about the townhome design and wanted assurances that this would go before the Design Review Board.
- Council Member Hipes shared that he would like to see some significant investment in trees.
- Council Member DeRito asked about the removal of the grocery store component from the development (this was based on the applicant removing the condo aspect of the plan) and the order of which the buildings and phases would be completed.
- Council Member Will asked if this item were to not pass, what would the applicant have rights to.
 - Manager Woodman shared that the applicant has rights to 200 for sale condo units, 6 for sale townhomes, 24 live work townhomes, and 50,000 square feet of office and retail restaurant use and is tied to the previous site plan that was approved by Council (Windward Point – Pod 66 of Windward Master Plan).

PUBLIC COMMENTS

- Munther Hassan El Najjar (715 Topsail Lane, Alpharetta, Georgia 30005) came forward to speak on behalf of the Caravelle neighborhood.
- ❖ Mayor Pro Tem Merkel offered a motion to approve MP-23-01 Windward Park, subject to the following conditions:
 1. The site shall be developed substantially similar to the site plan prepared by AEC, revised 1/9/23, 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. Architectural style shall be representative of the submitted renderings prepared by Cooper Carry, dated 11/1/22, with final approval by DRB.
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 - b. Office – Office use shall not exceed 500,000 square feet and building heights shall not exceed 8 stories.

- c. 'For-Sale' Townhomes – Up to 100 'For-Sale' townhomes shall be permitted in up to 3 story buildings, depicted as Sites 4 & 5 on the site plan. The 1st 50 townhomes shall be built on Site 5. Starting with the 51st townhome, townhomes shall be constructed concurrently with retail/restaurant uses and a certificate of occupancy shall not be issued until a minimum 31,400 square feet of retail/restaurant use has been constructed or is substantially under construction, as determined by Staff. No more than 10% of units shall be rented as stated in the HOA documents.
 - d. 'For-Sale' Condominiums – Up to 130 'For-Sale' condominium units shall be permitted in a building up to 5 stories, depicted as Site 3 on the site plan. At-grade 'For-Sale' condominium units shall be limited to no more than 2 sides of the building and shall have walkouts with sidewalk connections. Active uses, such as commercial and office shall be required on storefront streets. No more than 10% of units shall be rented as stated in the HOA documents.
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- 4. Site 3 buildings shall have a minimum 30' setback and minimum 20' landscape strip along North Point Parkway.
 - 5. 'For-Sale' condominium building parking deck and service area shall be screened from North Point Parkway and Dryden Road with decorative walls and/or landscaping, as approved by DRB.
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 - b. Service Retail
 - c. Restaurant (no drive thru, except as permitted in the 2015 conditions)
 - d. Residential – 'For Sale', Attached.
 - 8. Minimum parking requirements for 'For-Sale' condominium and townhome units shall be 2.5 spaces/unit and each townhome unit shall have a minimum 18' long driveway.

9. Retail storefront streets shall include landscaping in foundation planters and/or large planted decorative pots, as approved by DRB.
10. Developer shall make efforts to save the grouping of Sourwoods and an Oak at the northwest corner of North Point Parkway and Dryden Road, as approved by Staff.
11. Open space shall be developed as depicted on the site plan prepared by AEC, revised 1/9/23, including the amenities depicted on Sites 3, 4 and 5.
12. Swimming pool on Site 3 shall be screened from Safe Haven Place with a decorative wall or fencing and decorative landscaping, as approved by DRB.
13. Sculptures and focal point features shall be provided per the 2015 conditions, subject to approval by the Cultural Arts Commission.
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15. At least 1 rooftop amenity shall be required within the development. Restaurants shall include outdoor dining areas.
16. Trees, shrubs and other landscaping planted with the initial installation of development infrastructure shall be assessed and any dead, dying or missing landscaping shall be replaced, as approved by Staff.
17. Areas between townhome driveways shall be landscaped with small trees and shrubs, as approved by DRB.
18. Conditions of zoning related to file #MP-15-04/V-15-08 Windward Point/Pod 66 shall remain in effect, except where modified by the conditions above.
 - Council Member Mitchell seconded the motion.
 - Council Member Mitchell offered a friendly amendment to add Condition #19: 30% varied brick, stone, or shingle siding and varied ceiling heights and front setbacks as approved by Staff and Design Review Board.
 - Mayor Pro Tem Merkel and Council Member Hipes approved the friendly amendment.
 - The motion was approved unanimously (6-0).

B. Ordinance: Text Amendment to The Code of the City of Alpharetta, Georgia Alcohol Ordinance

First Reading

Consideration of an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, Georgia to revise provisions related to delivery, consumption sales, and retail establishments, to add provisions related to mixed drink sales, to repeal provisions related to delivery of alcoholic beverages, and to revise provisions related to sale or possession for purpose of sale without license or beyond boundaries of premises covered by license; to provide an effective date; and for other purposes.

- City Attorney, Molly Esswein, read the ordinance title aloud.
- City Clerk, Lauren Shapiro, came forward to present this item.

- City staff brought forward proposed amendments to the City's Alcohol Ordinance, as a workshop item, during the February 20, 2023 City Council Meeting and Public Hearing. At the conclusion of the workshop item, City Council gave direction to repeal Section 4-31 of the City's Code, since state law governed the manner by which deliveries of alcoholic beverages could be conducted by licensed establishments and/or third-party delivery companies, and to bring forward an ordinance that would allow for eating establishments or establishments with an on premises consumption license to sell packaged beer for off-premises consumption (in addition to wine, which is currently permitted in the current code).
- The proposed text amendment is attached hereto as "Exhibit A."

PUBLIC COMMENTS

- There were no public comments.
 - ❖ Mayor Pro Tem Merkel offered a motion to adopt an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, Georgia to revise provisions related to delivery, consumption sales, and retail establishments, to add provisions related to mixed drink sales, to repeal provisions related to delivery of alcoholic beverages, and to revise provisions related to sale or possession for purpose of sale without license or beyond boundaries of premises covered by license; to provide an effective date; and for other purposes.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

7. NEW BUSINESS

A. Ordinance: Municipal Election Superintendent and Contracting with Fulton County for Such Purposes

SECOND READING

The first reading occurred during the April 17, 2023 City Council Meeting and Public Hearing.

Consideration of adoption of an Ordinance to amend Article I of Chapter 2 of the Code of the City of Alpharetta, Georgia to authorize the appointment of a municipal election superintendent, to authorize the Fulton County Board of Registration and Elections to conduct municipal elections in the City; to authorize the City to enter into a contract with Fulton County for such purposes; to appoint the Fulton County Board of Registration and Elections as Election Superintendent; and for other purposes.

- City Attorney, Molly Esswein, read the ordinance title aloud.
- City Clerk, Lauren Shapiro, came forward to present this item.
- If approved, this Ordinance will amend Section 2-5 of The Code of the City of Alpharetta, Georgia to add provisions related to the appointment of a municipal superintendent, and to authorize the Fulton County Board of Registration and Elections to conduct municipal elections and act as the superintendent of elections, as agreed to by the City and Fulton County.

- The first reading of this Ordinance occurred during the April 17, 2023 City Council Meeting and Public Hearing and passed unanimously. There have been no changes since the first reading.
- The proposed text amendment is attached hereto as "Exhibit B."

PUBLIC COMMENTS

- There were no public comments.
 - ❖ Council Member Hipes offered a motion to adopt an Ordinance to amend Article I of Chapter 2 of the Code of the City of Alpharetta, Georgia to authorize the appointment of a municipal election superintendent, to authorize the Fulton County Board of Registration and Elections to conduct municipal elections in the City; to authorize the City to enter into a contract with Fulton County for such purposes; to appoint the Fulton County Board of Registration and Elections as Election Superintendent; and for other purposes.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

B. Resolution: Right of Way Acquisition Policy

Consideration of adoption of a Resolution authorizing the negotiation and settlement of right-of-way acquisitions for transportation and infrastructure improvements in accordance with certain procedures.

- City Attorney, Molly Esswein, read the resolution title aloud.
- Assistant City Administrator, James Drinkard, came forward to present this item.
- Staff is recommending that Mayor and Council adopt a resolution authorizing the negotiation and settlement of right-of-way acquisitions for transportation and infrastructure improvements in accordance with certain procedures.
- From time to time, as the City of Alpharetta advances road and transportation projects to improve mobility and the quality of life in the city, it is necessary for the City to acquire private property in the form of right-of-way, permanent easements, or temporary easements necessary for the construction of public infrastructure. When so doing, it is the policy of the City of Alpharetta to negotiate in good faith with the owners of such private property and to avoid, whenever possible, the need to exercise the City's power of eminent domain.
- This work is commonly performed by authorized members of the City's professional staff and the City Attorney. The arrangement allows for negotiations to typically move forward in an efficient, timely manner that advances projects in the best interest of the City and the taxpayers we serve.
- The purpose of the resolution being presented is to memorialize the process by which the acquisition of private property for road and transportation projects is conducted and to define the authorization provided to designated members of the professional staff and the City Attorney to act on the City's behalf. The process defined and the individuals empowered by the resolution are consistent with the manner in which the City has previously conducted business.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member DeRito offered a motion to adopt a Resolution authorizing the negotiation and settlement of right-of-way acquisitions for transportation and infrastructure improvements in accordance with certain procedures.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).

C. 2023-2024 Citywide Group Medical, Dental, Vision, Disability, and Life Insurance Coverages

Consideration of approval of the award for Plan Year 2023-2024 the City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; and Life and Disability coverage to New York Life and authorize the Mayor to execute any necessary documents.

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award for Plan Year 2023-2024 the City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; and Life and Disability coverage to New York Life and authorize the Mayor to execute any necessary documents.
- Director Harris shared that after negotiating with Cigna, our contracted rate for insurance coverage will not increase this next year.
- The City's Broker of record, Relations Group, solicited proposals from the market for our medical and other related coverages. After months of negotiations, our current carrier Cigna is the recommended provider for both Medical and Dental with a zero percent (0%) increase in rates for plan year 2023/2024. Based on independent data of expected rate renewal of 10%, Cigna's final proposal is indicative of their commitment to continue to serve Alpharetta.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the award for Plan Year 2023-2024 the City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; and Life and Disability coverage to New York Life and authorize the Mayor to execute any necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

D. First Amendment to the 2018 Memorandum of Understanding between the City of Alpharetta and Fulton County Schools for Building Plan Review and Inspection

Consideration of approval of a First Amendment to the Memorandum of Understanding by and between Fulton County School District and the City of Alpharetta for building plan review and inspection of Fulton County School Districts capital and facilities improvement projects.

- City Attorney, Molly Esswein, came forward to present this item.

- In 2018, the City entered into a Memorandum of Understanding with the Fulton County School District which addressed building and site plan review for capital and facility improvements constructed by Fulton County Schools within the City's boundaries.
- This First Amendment to the 2018 Memorandum of Understanding (hereinafter "MOU") is being brought forward because the original MOU was for a term of five years, which recently expired. This First Amendment reinstates the provisions of the original MOU and extends the term for an additional five years, with a termination date of March 12, 2028.

PUBLIC COMMENTS

- There were no public comments.
 - ❖ Mayor Pro Tem Merkel offered a motion to approve a First Amendment to the Memorandum of Understanding by and between Fulton County School District and the City of Alpharetta for building plan review and inspection of Fulton County School Districts capital and facilities improvement projects.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (6-0).

E. Intergovernmental Agreement with the City of Roswell: Alpharetta Jail

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

- Director of Public Safety, John Robison, came forward to present this item.
- In early 2022, the City of Alpharetta entered into discussions with the Fulton County Sheriff on the topic of the reopening of the Alpharetta jail facility located on Old Milton Parkway. Discussions centered on the City making the jail available for use under the operation of the Sheriff, an arrangement that existed for many years until operation of the facility was abandoned during the COVID pandemic. The City of Alpharetta reopened the Alpharetta jail facility early in November 2022.
- If approved, the City will grant the City of Roswell the right to use and occupy the Alpharetta Jail for the purposes of processing/booking, detaining, and housing/boarding City of Roswell pre-trial detainees and inmates, and for other purposes. Roswell 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 Roswell, 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 Mitchell seconded the motion.

- The motion was approved unanimously (6-0).

F. Memorandum of Understanding: Public Safety & Fulton County Schools

Consideration of approval of a Memorandum of Understanding between Fulton County School System and the City of Alpharetta for the purposes of collaboration and cooperation with law enforcement on school property and overall safety near school property.

- Director of Public Safety, John Robison, came forward to present this item.
- If approved, this Memorandum of Understanding will confirm the City of Alpharetta's (through the Alpharetta Police Department) and Fulton County School System's collaboration and cooperation with law enforcement on school property and overall safety near school property, including communication between both agencies and access to cameras and policing information.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Council Member Will offered a motion to approve a Memorandum of Understanding between Fulton County School System and the City of Alpharetta for the purposes of collaboration and cooperation with law enforcement on school property and overall safety near school property.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

G. Union Hill Park Design Conceptual Site Plan

Consideration of approval of the conceptual site plan for Union Hill Park designed by Dix-Hite Plus Partners Inc.

- This item was deferred by Staff and was not discussed or considered during this meeting.

8. PUBLIC COMMENT

- There were no public comments.

9. REPORTS

- Mayor Gilvin shared that this past weekend had tremendous activity and energy within the City of Alpharetta; there was a Public Safety Foundation Concert Fundraiser that he attended, but he also heard that the Home by Dark concert was amazing (probably the best one yet); the Symphony Orchestra played on Friday, and there was Shakespeare in the park and the Farmer's Market, too. Also, we need more trash cans.

10. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

11. ADJOURNMENT

- ❖ Council Member Hipes offered a motion to adjourn the meeting.
 - Council Member DeRito seconded the motion.

- The motion was approved unanimously (6-0).
- With there being no further items to discuss, Mayor Gilvin adjourned the meeting at 8:40 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk

EXHIBIT A



AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 4 OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA TO REVISE PROVISIONS RELATED TO DELIVERY, CONSUMPTION SALES, AND RETAIL ESTABLISHMENTS, TO ADD PROVISIONS RELATED TO MIXED DRINK SALES, TO REPEAL PROVISIONS RELATED TO DELIVERY OF ALCOHOLIC BEVERAGES, AND TO REVISE PROVISIONS RELATED TO SALE OR POSSESSION FOR PURPOSE OF SALE WITHOUT LICENSE OR BEYOND BOUNDARIES OF PREMISES COVERED BY LICENSE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Alpharetta (the “City Council” or “Council”) are charged with the protection of the public health, safety, and welfare of the citizens of Alpharetta; and

WHEREAS, the City Council has adopted Chapter 4 of the Code of the City of Alpharetta, Georgia (“City Code”) regarding alcoholic beverages; and

WHEREAS, the City Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make said Codes more responsive to its needs; and

WHEREAS, the City Council deems it appropriate to amend Chapter 4 of the City Code.

NOW THEREFORE, the Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Section 4-3 of the Code of the City of Alpharetta, Georgia, is hereby amended to read as follows:

Sec. 4-3 – Sale or possession for purpose of sale without license or beyond boundaries of premises covered by license.

No person shall sell or possess for the purpose of sale any alcoholic beverage unless such person has a license from the city to sell or possess for sale alcoholic beverages, or sell or make deliveries beyond the boundaries of the premises covered by the license, unless permitted by state law or local ordinance.

Section 2: Section 4-31 of the Code of the City of Alpharetta, Georgia, is hereby repealed.

Section 3: Secs. 4-31 – 4-46 of the Code of the City of Alpharetta, Georgia shall be Reserved.

Section 4: Section 4-49 of the Code of the City of Alpharetta, Georgia, is hereby amended to read as follows:

- (a) Except as may be otherwise expressly provided in this chapter, establishments holding a license to sell alcoholic beverages for consumption on the premises shall not hold a license for the sale of alcoholic beverages by the package.
- (b) The foregoing prohibition, however, shall not apply with respect to the following:
 - (1) Supermarkets and brew pubs, as defined in section 4-1; provided, however, no such license shall include or authorize the sale of distilled spirits by the package;
 - (2) Eating establishments, as defined in section 4-1, may sell wine and/or beer by the package for off-premises consumption, provided that the sale of wine and/or beer for off-premises

consumption is an ancillary function of the eating establishment. Notwithstanding the foregoing, the sales of wine and/or beer by the package for off-premises consumption shall not be used in calculating the total annual gross food and beverage sales for the establishment for the purpose of determining whether the establishment constitutes an eating establishment as set forth in section 4-1, however, all sales of wine and/or beer sold for off premises consumption shall be notated on the monthly alcohol compliance form; and

- (3) Distilleries and breweries, as defined in Article XVII and Article XIX, respectively
- (c) For the purposes of this chapter, any supermarket, brew pub, or eating establishment that wishes to sell alcoholic beverages by the package for off-premises consumption shall submit an application for said license, as the off-premises consumption license is not automatically granted with the approval of an on-premise consumption license.
- (d) Any brew pub or eating establishment with a license to sell wine and/or beer by the package for off-premises consumption may not sell beer or wine by the package at any date or time when the sale of package beer or wine for carryout purposes is prohibited by ordinance or state law.
- (e) Any brew pub or eating establishment seeking a license to sell wine and/or beer by the package for off-premises consumption must meet the distance requirements to grounds or buildings as required for beer or wine package off-premises consumption retail locations.
- (f) For the purposes of this chapter, where a person holds a license to sell alcoholic beverages by the package, including distilled spirits, at one establishment, and a license to sell alcoholic beverages for consumption on the premises at a contiguous establishment, and the licensed premises of each establishment are physically separate from the other, with the only interconnectivity between the establishments (if any) being an inside connecting service door or passageway, such establishments shall be considered separate and distinct establishments, provided that:
- (1) Each establishment operates under a trade name different from the other;
- (2) All business transactions are kept separate;
- (3) Each establishment must operate in compliance with all other provisions of this chapter and all other laws and regulations applicable to such business;
- (4) Each establishment has a separate entrance for the public and the establishments share no common entrance;
- (5) The inside connecting service door or passageway (if any) must be located behind the bar or service counter of each establishment or otherwise so situated or maintained as to be reasonably accessible only to the licensee or employees of the establishments, and only the licensee and employees of the establishments may use such door or passageway; and
- (6) All other conditions required by state regulations applicable to such contiguous operations are met.

Section 5: Section 4-137 of the Code of the City of Alpharetta, Georgia, is hereby amended to read as follows:

No package beer, malt beverage or wine shall be sold at retail except in the following types of retail establishments, subject to such establishments holding a license to sell beer, malt beverages or wine (as applicable) by the package:

-
- (1) Package retailers who sell distilled spirits;
 - (2) Establishments maintaining 80 percent of the floor space and storage area in a manner which is devoted principally to the retail sale of other products and located in zoning districts in which these establishments are permitted as a conforming use or in districts where existing establishments exist as a nonconforming use;
 - (3) Supermarkets, as defined in section 4-1;
 - (4) Brew pubs or eating establishments licensed to sell alcoholic beverages for consumption on the premises which sell wine and/or beer by the package for off-premises consumption in accordance with the provisions set forth in section 4-49(b); provided, however, package sales shall be limited to wine and beer only. Brew pubs or eating establishments seeking to sell wine or beer by the package must obtain a separate license to do so and must meet the distance requirements for each license.

Section 6: It is the intention of Council, and it is hereby ordained by the authority of Council, that the provisions of this Ordinance shall become and be made a part of the Code of the City of Alpharetta, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 7: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 8: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 13: This Ordinance shall be effective immediately upon its adoption by the City Council.

SO ORDAINED, the _____ day of _____, 2023.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Donald F. Mitchell

Brian Will

Douglas J. Derito

John Hipes

Jason Binder

Dan Merkel

ATTEST:

APPROVED AS TO FORM:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

EXHIBIT B



AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLE I OF CHAPTER 2 OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA, TO AUTHORIZE THE APPOINTMENT OF A MUNICIPAL ELECTION SUPERINTENDENT, TO AUTHORIZE THE FULTON COUNTY BOARD OF REGISTRATION AND ELECTIONS TO CONDUCT MUNICIPAL ELECTIONS IN THE CITY; TO AUTHORIZE THE CITY TO ENTER INTO A CONTRACT WITH FULTON COUNTY FOR SUCH PURPOSES; TO APPOINT THE FULTON COUNTY BOARD OF REGISTRATION AND ELECTIONS AS ELECTION SUPERINTENDENT; AND FOR OTHER PURPOSES.

WHEREAS, the City of Alpharetta is required to hold municipal elections pursuant to the Charter of the City of Alpharetta and the laws of the State of Georgia; and

WHEREAS, state law provides for the appointment of a municipal superintendent to conduct municipal elections (O.C.G.A. § 21-2-70.1); and

WHEREAS, the Official Code of Georgia Annotated § 21-2-45 further provides:

The governing authority of any municipality may authorize any county within which that municipality wholly or partially lies to conduct any or all elections held pursuant to this chapter. In the event a municipality shall by ordinance authorize such county to conduct elections, such municipality may request such county to perform any or all of the functions:

- (1) That the county shall perform all duties as superintendent of elections as specified under this chapter;
- (2) That the county shall perform all duties as superintendent of elections as specified under this chapter, with the exception of the qualification of candidates;
or
- (3) That the county shall lease or loan any or all of its election equipment to the municipality for the purpose of conducting municipal elections without any responsibility on the part of the county for the actual conduct of the municipal election.

; and

WHEREAS, the Council wishes to amend Section 2-5 of the City Code to add provisions related to the appointment of a municipal superintendent and to authorize the Fulton County Board of Registration and Elections to conduct municipal elections and act as the superintendent of elections as agreed to between the City and Fulton County;

NOW THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Section 2-5 of the Code of the City of Alpharetta is hereby amended as set forth on the attached Exhibit “A.”

Section 2: It is the intention of Council, and it is hereby ordained by the authority of Council, that the provisions of this Ordinance shall become and be made a part of the Code of the City of Alpharetta, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 3: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5: This Ordinance shall be effective immediately upon its adoption by the City Council.

SO ORDAINED, the _____ day of _____, 2023.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Donald F. Mitchell

Brian Will

Douglas J. Derito

John Hipes

Jason Binder

Dan Merkel

ATTEST:

APPROVED AS TO FORM:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

EXHIBIT “A”

Sec. 2-5. - Elections; Appointment of Superintendents; Conducting Elections. ~~“incumbent” label on ballot.~~

(a) The City Council shall authorize a municipal superintendent to conduct municipal elections according to the provisions of O.C.G.A. § 21-2-70.1, or shall so delegate that role to the Fulton County Board of Registration and Elections pursuant to state law and as provided herein.

(b) Pursuant to state law, particularly O.C.G.A. § 21-2-45, the city may contract or otherwise decide by agreement with the Fulton County Board of Registration and Elections for that board to coordinate and conduct all elections in the city.

(c) In situations where the city has contracted and authorized the county to conduct such election, the Fulton County Board of Registration and Elections shall operate as the superintendent of the election and shall perform all functions of the city or any of its officials in connection with the conduct of such election or runoff thereof, except as hereinafter provided.

(d) All other terms of the contract for conducting the election shall be governed by the Intergovernmental Agreement entered into between the city and the Fulton County Board of Registration and Elections, such terms to include, but not be limited to:

(1) Payment of election costs; and

(2) The county’s financial liability for any litigation arising by reason of the election, if any.

(e) All decisions concerning the qualification of the candidates shall be determined by the City Clerk in accordance with state law and City Code.

(f) It shall be lawful to have the word "incumbent" follow the name of any person who is running and is legally holding office at the time of any legal or special election held in the city.



STAFF REPORT

Department: Community & Economic Development

Submitted By: Charlotte Christian

Meeting Date: May 1, 2023

AGENDA ITEM:

Conflict Waiver: Development Authority and the City of Alpharetta for the Jobs Creation Grant

Consideration of approval of a Conflict Waiver regarding Jarrard & Davis, LLP joint representation of the City of Alpharetta and the Development Authority of Alpharetta related to a funding arrangement for a local jobs program and authorize the Mayor to execute all documents.

STAFF RECOMMENDATION:

Approve a Conflict Waiver regarding Jarrard & Davis, LLP joint representation of the City of Alpharetta and the Development Authority of Alpharetta related to a funding arrangement for a local jobs program.

BUDGET & PROCUREMENT:

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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ITEM DESCRIPTION:

Jarrard and Davis is the counsel of record for both the City of Alpharetta and Development Authority of Alpharetta and would represent both parties in conjunction with a funding arrangement for a local jobs program. Out of an abundance of caution, it is recommended that the parties execute conflict waivers acknowledging and agreeing Jarrard and Davis's representation of the parties.

ALTERNATIVES:

ATTACHMENTS:

1. Development Authority - Conflict Waiver Jobs Program

**CONFLICT WAIVER REGARDING JARRARD & DAVIS, LLP JOINT
REPRESENTATION OF THE CITY OF ALPHARETTA AND THE
DEVELOPMENT AUTHORITY OF ALPHARETTA RELATED TO A FUNDING
ARRANGEMENT FOR A LOCAL JOBS PROGRAM**

WHEREAS, Jarrard & Davis, LLP is the City Attorney for the City of Alpharetta, Georgia (“City”);

WHEREAS, Jarrard & Davis, LLP is the general counsel for the Development Authority of Alpharetta (“**Development Authority**”);

WHEREAS, the City Council and the Development Authority Board of Directors are presently considering a funding arrangement for a local jobs creation grant program administered by the Development Authority (“**Jobs Program**”);

WHEREAS, Jarrard & Davis, LLP proposes to represent the City and the Development Authority with respect to the Jobs Program funding arrangement;

WHEREAS, Jarrard & Davis, LLP seeks the informed consent of the City to undertake joint representation of the City and the Development Authority for the following reasons:

- The interests of the City and the Development Authority are aligned;
- There is a low probability that an actual conflict will arise; and
- If an actual conflict occurred where independent and zealous representation could not be provided, withdrawal would occur.

NOW THEREFORE, in light of the above, the City does hereby approve the joint representation of the City and the Development Authority and correspondingly waives any apparent or potential conflict of interest arising from or attributable to the representation

of the City and the Development Authority by the law firm of Jarrard & Davis, LLP in the funding arrangement for the Jobs Program.

This _____ day of May 2023.

CITY OF ALPHARETTA, GEORGIA

BY: _____
Jim Gilvin, Mayor



STAFF REPORT

Department: Community & Economic Development

Submitted By: Charlotte Christian

Meeting Date: May 1, 2023

AGENDA ITEM:

Conflict Waiver: Development Authority and the City of Alpharetta for Tech Alpharetta Funding

Consideration of approval of a Conflict Waiver regarding Jarrard & Davis, LLP joint representation of the City of Alpharetta and the Development Authority of Alpharetta related to an arrangement for the partial funding of Tech Alpharetta and authorize the Mayor to execute all documents.

STAFF RECOMMENDATION:

Approve a Conflict Waiver regarding Jarrard & Davis, LLP joint representation of the City of Alpharetta and the Development Authority of Alpharetta related to an arrangement for the partial funding of Tech Alpharetta.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: N/A

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>
-----------------------------	----------------------

ITEM DESCRIPTION:

Jarrard and Davis is the counsel of record for both the City of Alpharetta and Development Authority of Alpharetta and would represent both parties in conjunction for an arrangement for the partial funding of Tech Alpharetta. Out of an abundance of caution, it is recommended that the parties execute conflict waivers acknowledging and agreeing Jarrard and Davis's representation of the parties.

ALTERNATIVES:

ATTACHMENTS:

1. City of Alpharetta - Development Authority - Conflict Waiver (City)

**CONFLICT WAIVER REGARDING JARRARD & DAVIS, LLP JOINT
REPRESENTATION OF THE CITY OF ALPHARETTA AND THE
DEVELOPMENT AUTHORITY OF ALPHARETTA RELATED TO A FUNDING
ARRANGEMENT FOR TECH ALPHARETTA**

WHEREAS, Jarrard & Davis, LLP is the City Attorney for the City of Alpharetta, Georgia (“**City**”);

WHEREAS, Jarrard & Davis, LLP is the general counsel for the Development Authority of Alpharetta (“**Development Authority**”);

WHEREAS, the City Council and the Development Authority Board of Directors are presently considering a funding arrangement for Tech Alpharetta, Inc., a Georgia nonprofit corporation (“**Tech Alpharetta**”);

WHEREAS, Jarrard & Davis, LLP proposes to represent the City and the Development Authority with respect to the Tech Alpharetta funding arrangement;

WHEREAS, Jarrard & Davis, LLP seeks the informed consent of the City to undertake joint representation of the City and the Development Authority for the following reasons:

- The interests of the City and the Development Authority are aligned;
- There is a low probability that an actual conflict will arise; and
- If an actual conflict occurred where independent and zealous representation could not be provided, withdrawal would occur.

NOW THEREFORE, in light of the above, the City does hereby approve the joint representation of the City and the Development Authority and correspondingly waives any apparent or potential conflict of interest arising from or attributable to the representation

of the City and the Development Authority by the law firm of Jarrard & Davis, LLP in the funding arrangement for Tech Alpharetta.

This _____ day of May 2023.

CITY OF ALPHARETTA, GEORGIA

BY: _____
Jim Gilvin, Mayor



STAFF REPORT

Department: Community Development

Submitted By: Michael Woodman

Meeting Date: May 1, 2023

AGENDA ITEM: Z-23-01/V-23-03 KJ LUXURY HOMES/1580 MAYFIELD ROAD

The applicant, KJ Luxury Homes, is requesting a rezoning and variances to allow for the construction of a five (5)-lot 'For-Sale' single-family detached subdivision 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 allow a sidewalk on one (1) side of the local street. The subject property is located at 1580 Mayfield Road on the north side of Mayfield Road between Gransley and Harrington Falls subdivisions.

This item was considered at the 1/5/2023 Planning Commission meeting. Staff recommended approval subject to 15 conditions. There were several public comments with concerns over stormwater runoff impacting adjacent lots on septic, property should be limited to minimum 1 acre lots, close proximity of stormwater pond to Gransley, and density too high. After discussion, the Planning Commission made a motion to recommend approval, but the motion failed 3-4. The item is forwarded to the City Council without a recommendation.

The applicant revised the site layout in response to concerns voiced by residents and the HOAs in Harrington Falls and Gransley. The number of lots on the site plan was reduced from seven (7) to five (5) lots and the applicant provided a list of conditions that they were agreeable to, including limiting the plan to no more than 5 lots, providing buffers adjacent to Harrington Falls and Gransley, providing an earthen detention pond, fencing and landscaping the detention pond, requiring side-entry garages, providing sanitary sewer access to off-site homes adjoining the property, and providing similar street lights and street furniture to Harrington Falls.

This item was considered at the 3/27/2023 City Council meeting. The applicant requested consideration of a postponement to allow the applicant and Staff time to consider the conditions of zoning requested from the adjacent neighborhoods. The City Council approved the postponement for a minimum of 30 days and allowing the Director to decide whether or not the item should be sent back to the Planning Commission for a recommendation.

PLANNING COMMISSION RECOMMENDATION:

No recommendation from Planning Commission on Z-23-01/V-23-03 KJ Luxury Homes/1580 Mayfield Road request for rezoning and variances.

If approval is considered, the following conditions are recommended:

1. The site, consisting of approximately 5.66 acres, shall be zoned R-22 and developed substantially similar to the site plan prepared by ACR Engineering, Inc., revised 2/6/2023, 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. Home elevations shall be substantially similar to the submitted photographs, labeled Exhibit A – Home Photographs, with final approval by Staff. No more than 50% of homes shall have siding as the primary (more than 50%) material on the front façade. Homes shall have 3-sided architecture, materials and details, as approved by Staff.
3. Developer shall improve Mayfield Road frontage with a minimum 6' planter planted with street trees, minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
4. Local street shall have a 44' right-of-way width and sidewalk on one side of the street. Local street shall be private and maintained by the HOA.
5. Minimum 20' decorative landscape strip shall be provided along Mayfield Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include a decorative brick or stone wall (similar to Gransley or Harrington Falls entrance) or berm and landscaping shall include a mix of evergreen and deciduous material.
6. Unfinished wood fences and decks shall not be visible from Mayfield Road.
7. Trees shall be preserved as depicted on the plan prepared by ACR Engineering, Inc., revised 2/6/2023. Existing trees shall be saved in the buffers adjacent to Harrington Falls and Gransley where not in conflict with site balancing and utility installation.
8. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
9. Developer shall remove exotic and invasive trees and shrubs within tree save areas and replant where sparse, as approved by Staff.
10. Developer shall address stormwater as follows:
 - a. Developer shall make reasonable efforts to tie directly to an existing offsite pipe including obtaining easements and agreements from the neighboring property. If direct tie in is unavailable, daylighting the pond outfall pipe shall be done at least 30 feet from the property line.
 - b. If release to the north into the pipe in Gransley, developer shall size release rates at or below the existing flow rates to this location and shall provide a detailed analysis of the Gransley pond to show no adverse impacts of releasing in this direction.
11. All impervious improvements on individual lots shall drain to the detention pond. As approved by staff, to the maximum extent practicable and based on hydrology study and grading plans, runoff from backyards of homes shall be directed through berm, swale, wall, pipe or other means of diverting sheet flow to the detention ponds or directly to existing offsite pipes if easements can be obtained.
12. Utility structures, headwalls, retaining walls, etc. shall be finished with decorative stone, if visible from Gransley or Harrington Falls.
13. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

Harrington Falls Community Association conditions accepted by the developer:

14. The subject property may be developed into no more than 5 lots.
15. The detention pond on the north side of the subject property must be an earthen berm-style pond.
16. Any detention pond for the subject property must be fenced and landscaped, in accordance with City of Alpharetta regulations. Such fence shall be decorative and "see-through" and not an opaque, wooden fence.
17. Developer shall install a 10-foot-wide evergreen buffer along its boundary with Harrington Falls Subdivision, with plantings approved by the City of Alpharetta. An irrigation system for this buffer shall also be installed.
18. Developer shall install a 15-foot-wide evergreen buffer along its boundary with the Gransley Subdivision, which is the community adjoining the north and eastern boundary of the subject property, with plantings approved by the City of Alpharetta. An irrigation system for this buffer shall also be installed.
19. Conditioned upon the grant of permission from the owner of Lot 1 of Gransley Subdivision, at the time of land disturbance, Developer shall remove pine trees from behind Lot 1 of Gransley Subdivision and replant with buffer plantings approved by the City of Alpharetta.
20. No two homes within the development may be identical. The Developer shall use a variety of techniques to avoid the monotonous appearance of homes, such as differing color schemes, architectural styles, exterior building

materials, and offset front building planes. By way of example only, no two homes situated next to each other can have the same predominate color scheme.

21. All homes in the development shall have a minimum two-car, side entry garage, but may also have an additional front-entry, carriage-style garage so long as side-entry garages are provided.
22. Street lights and street furniture shall be similar to and complementary to that in Harrington Falls.
23. Developer shall construct and maintain a landscaped entrance area with an externally lit entrance monument sign. An irrigation system for this entrance area shall also be installed.
24. Subject to approval by the City of Alpharetta, Developer shall construct and install, at its cost, a sidewalk on Mayfield Road connecting the existing sidewalk along the frontage of Harrington Falls to the existing sidewalk along the frontage of Gransley Subdivision.
25. Subject to approval by the City of Alpharetta, Developer shall install a traffic mirror on the south side of Mayfield Road to facilitate vehicle movements from Harrington Falls onto Mayfield Road.
26. The detention pond at the subject property shall be constructed pursuant to best management practices (BMP) and in accordance with all applicable laws, codes, regulations, ordinances, and rules.
27. The stormwater runoff detention system shall be designed and installed so that the Post-Development Discharge from the subject property shall not exceed 95% of the Pre-Development Discharge for a 100-year storm event.

ITEM DESCRIPTION:

The submitted request, if approved, will allow for the construction of a five (5)-lot 'For-Sale' single-family detached subdivision on 5.66 acres. The proposed density is 0.88 dwelling units per acre. 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 allow a sidewalk on one (1) side of the local street. The subject property is located at 1580 Mayfield Road on the north side of Mayfield Road between Gransley and Harrington Falls subdivisions.

The property is developed with a single-family detached home and several outbuildings. Surrounding properties are zoned AG to the north, east, south and west. Harrington Falls subdivision and a twenty-three-foot (23') strip of land are located to the west, Gransley subdivision is located to the north and east, and an unplatted lot with a single-family detached home is located to the south. The comprehensive land use plan designation of the property is 'Very Low Density Residential', which allows the applicant's proposal.

Variances are requested to reduce the right-of-way width of a local street from 50' to 44' and to allow a sidewalk on one (1) side of the local street. The proposed 44' right-of-way width matches the width of the local street in the adjacent Gransley subdivision. Homes are only proposed on the west side of the street. Elimination of the sidewalk on the east side of the street allows the applicant to provide a landscape buffer adjacent to Gransley subdivision, which is not required by Code but would help screen the proposed development.

SITE PLAN

The submitted site plan depicts a long, narrow 5.66-acre parcel of land being subdivided into five (5) single-family detached lots. Access to the property is proposed from Mayfield Road. Lots are oriented interior to the site along a new private local street. A five-foot (5') sidewalk and five-foot (5') planter are depicted along the west side of the private street.

A 65' setback is provided along Mayfield Road and a 35' front setback is provided along the new private street. A twenty-foot (20') landscape strip is depicted along Mayfield Road and a ten-foot (10') landscape strip is depicted along the private street. Although buffers are not required between residential developments, a ten-foot (10') landscape buffer is proposed adjacent to Harrington Falls and a fifteen-foot (15') landscape buffer is proposed adjacent to Gransley.

Although the property was previously developed, there are a significant number of trees (Pines and hardwoods) on the property. The majority of trees are Pines and less than ten-inch (10") caliper in size. Approximately 80

trees are depicted to be saved, of which one (1) is a specimen tree. Tree saves are generally located along the perimeter of the property with groupings of tree saves along the west, north, and east property lines. Tree groupings and/or trees of quality should be identified and saved on the property. A stormwater management pond is proposed at the north end of the property.

TRAFFIC

The proposed project, consisting of five (5) single-family detached homes, would generate approximately four (4) AM Peak Hour trips and five (5) PM Peak Hour trips.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 7 Single-Family Detached Homes

School	Single Family Average #
Alpharetta Elementary School	1 to 3 students
Northwestern Middle School	0 to 1 students
Milton High School	0 to 3 students
TOTAL	1 to 7 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 1 – 7 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School and Milton High School are currently over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The R-22 zoning district matches the future land use designation of the property. In addition, the R-22 development regulations are compatible with the narrow shape of the property.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. The R-22 zoning district matches the future land use designation of the property. In addition, the R-22 development regulations are compatible with the narrow shape of the property.

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

Response: The applicant's proposal should not have significant impacts on the natural environment. Tree saves are identified throughout the site.

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

Response: As currently zoned, the two (2) lots that make up the applicant's property are non-conforming with respect to minimum lot size. In addition, the future land use of the property allows the R-22 zoning district.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The applicant's proposal would not cause an excessive demand on public facilities and services. The proposal would have minimal impacts on schools and a future public park will be developed on a nearby property within walking distance from the subject property.

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

Response: The AG zoning district is typically used as a placeholder and the future land use designation of the property allows the R-22 zoning district.

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

Response: The zoning proposal reflects a reasonable balance. The R-22 zoning district matches the future land use designation of the property and the development regulations are compatible with the narrow shape of the property.

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

Response: The AG zoning district is typically used as a placeholder. As currently zoned, the two (2) lots that make up the applicant's property are non-conforming with respect to minimum lot size.

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

Response: The comprehensive land use plan designation of the property is 'Very Low Density Residential', which allows the R-22 zoning district.

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 a narrow shape. The requested variances to reduce the local street width and allow a sidewalk on one (1) side of the street would allow the applicant to provide a ten-foot (10') landscape buffer adjacent to Gransley subdivision, which is not required by Code.

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

hardship; or

Response: The applicant could meet the local street width and provide sidewalks along both sides of the new private street. However, the narrow shape of the property would limit the applicant's ability to provide any landscape screening adjacent to Gransley subdivision.

(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 a narrow shape. The requested variances to reduce the local street width and allow a sidewalk on one (1) side of the street would allow the applicant to provide a ten-foot (10') landscape buffer adjacent to Gransley subdivision, which is not required by Code.

(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: Approval of the variance should not cause substantial detriment to the public good. The property has a narrow shape. The requested variances to reduce the local street width and allow a sidewalk on one (1) side of the street would allow the applicant to provide a ten-foot (10') landscape buffer adjacent to Gransley subdivision, which is not required by Code.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposed rezoning is consistent with the future land use designation of the property, as well as the existing use of adjacent and nearby properties. The R-22 zoning district matches the future land use designation of the property and the development regulations are compatible with the narrow shape of the property. The developer secured a letter of support from Harrington Falls Community Association, which includes fourteen (14) conditions that would benefit both Harrington Falls and Gransley. If approved, it is recommended that the developer make reasonable efforts to tie directly to an existing offsite pipe. If direct tie in is unavailable, daylighting the pond outfall pipe shall be done at least 30' from the property line.

The property has a narrow shape. The requested variances to reduce the local street width and allow a sidewalk on one (1) side of the street would allow the applicant to provide landscape buffers adjacent to Gransley and Harrington Falls, of which a buffer is not required by Code.

CITIZEN PARTICIPATION PLAN

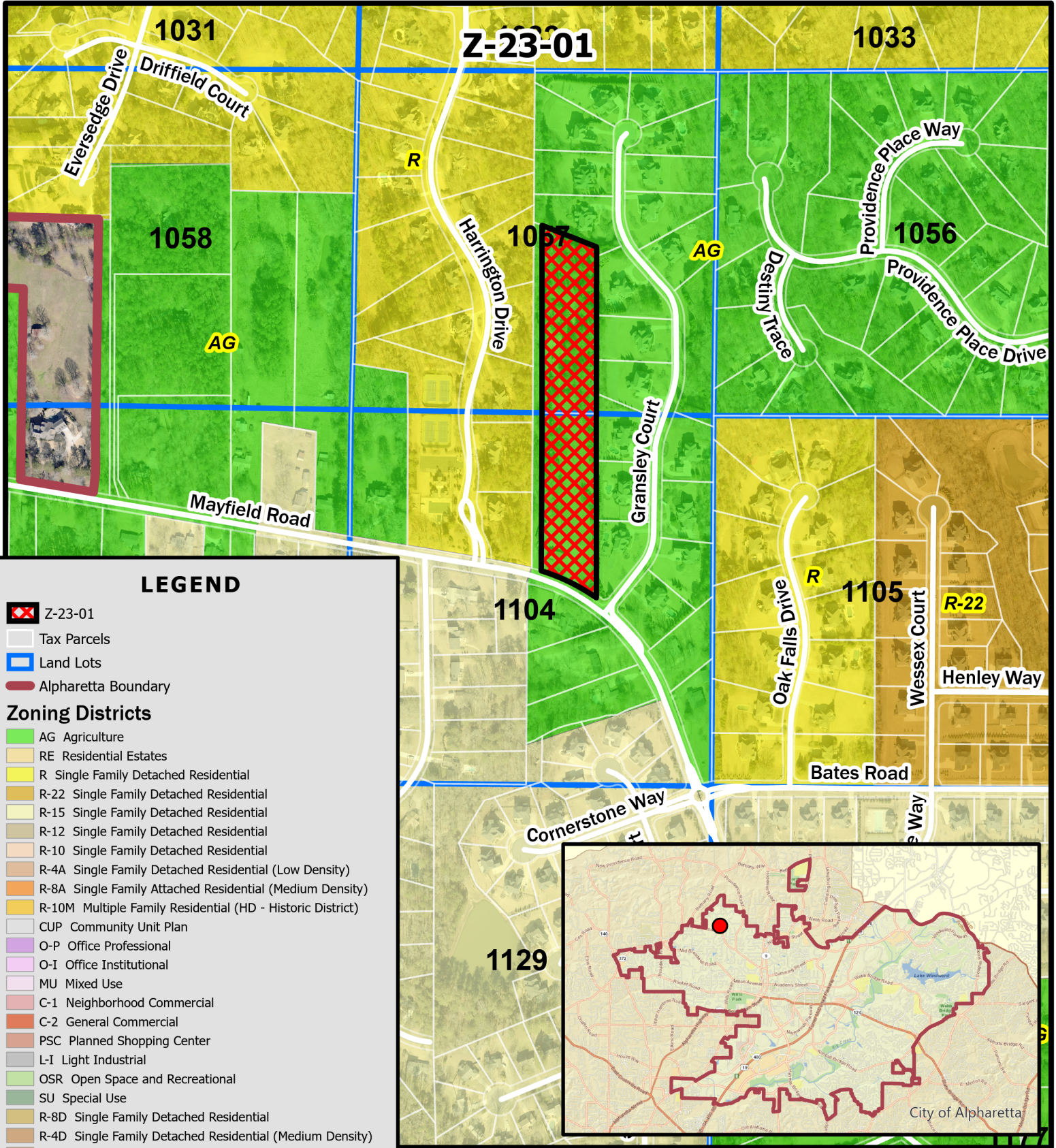
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant was contacted by nearby residents with concerns over comparable lot sizes and homes. In addition, the applicant coordinated with a resident in Gransley and the Harrington Falls Community Association to address their concerns. The applicant agreed to fourteen (14) conditions to gain support from the adjacent subdivisions.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 14, 2022. There were several members of the public interested in the applicant's request, but no public comments were provided on the sign-in sheet.

ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Exhibit A – Home Photographs
- CZIM Sign In Sheet
- Citizen Participation Part B
- Public Comments
- Letter of Support
- Gransley Resident Support Ltr
- Application



LEGEND

- Z-23-01
- Tax Parcels
- Land Lots
- Alpharetta Boundary

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-23-01

D/LL: 2/2/1057, 1104

PC: 1/05/23

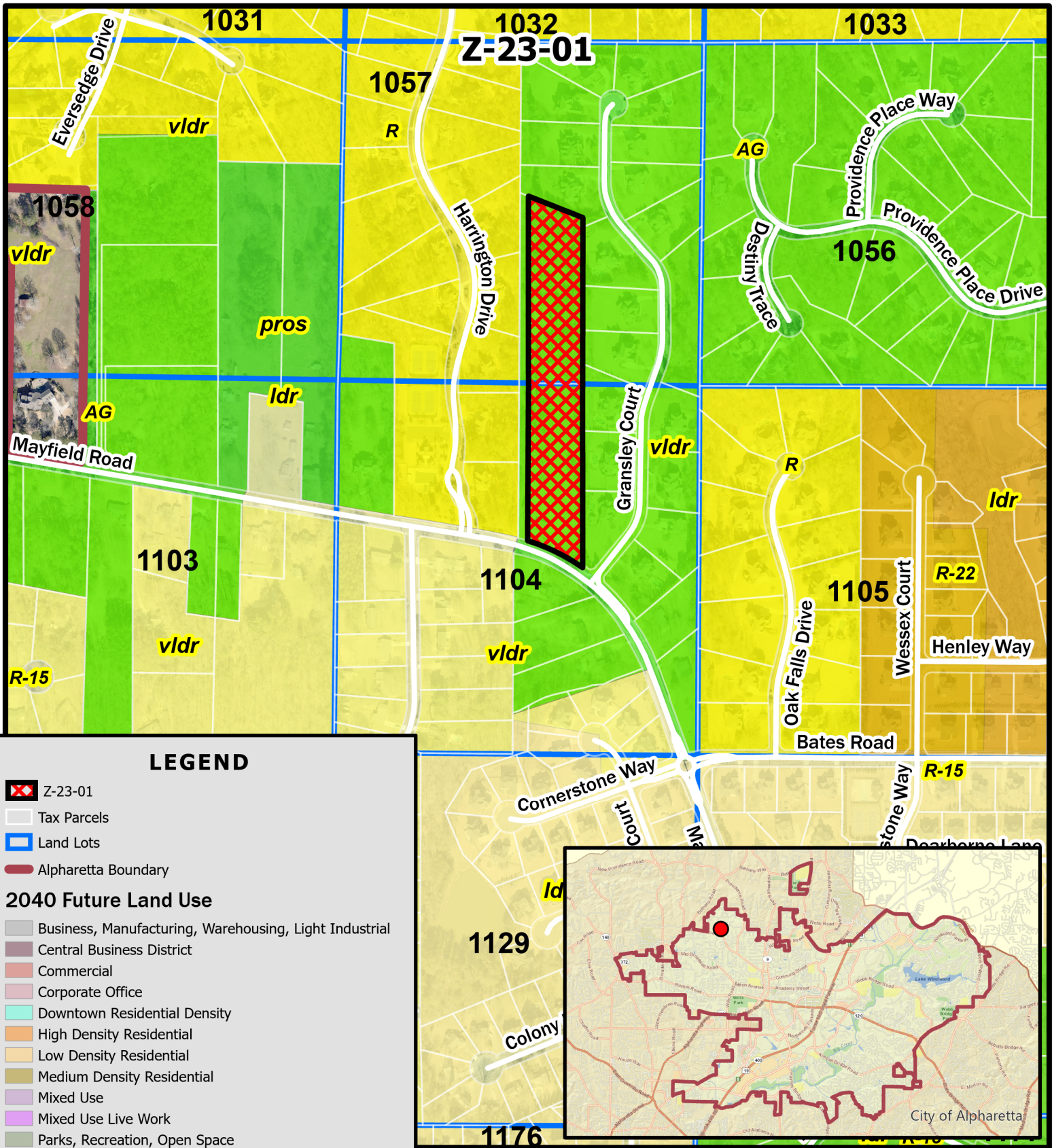
CC: 1/23/23

Zoning Map

KJ Luxury Homes
1580 Mayfield Road

Location Map Provided by:
Community Development - GIS





LEGEND

Z-23-01

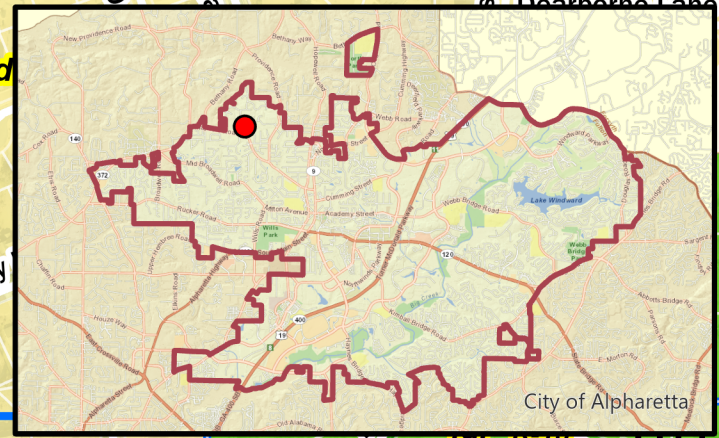
Tax Parcels

Land Lots

Alpharetta Boundary

2040 Future Land Use

- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential

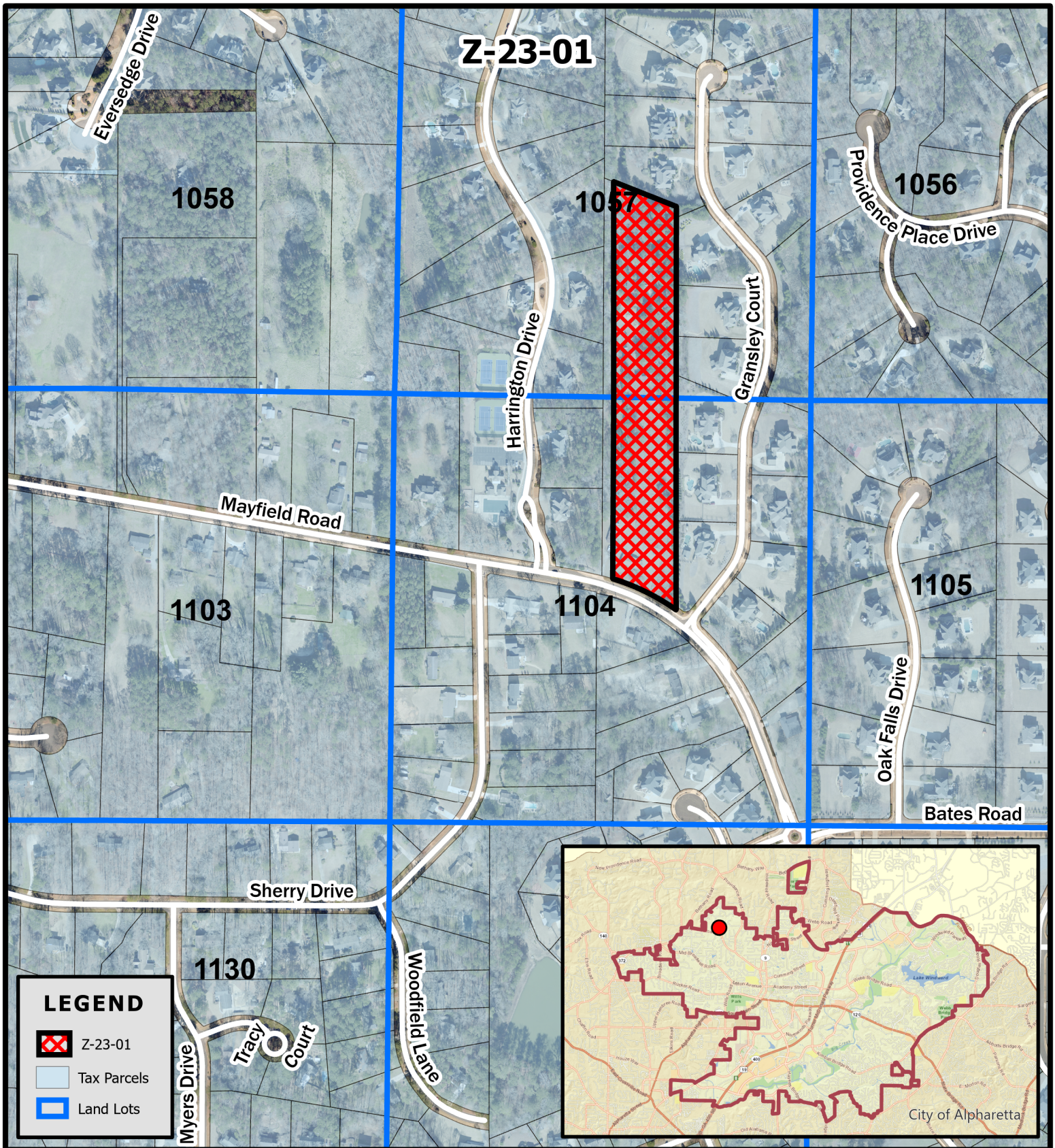


Z-23-01
D/LL: 2/2/1057, 1104
PC: 1/05/23
CC: 1/23/23



Future Land Use Map
KJ Luxury Homes
1580 Mayfield Road

Location Map Provided by:
Community Development - GIS



Location Map **KJ Luxury Homes** **1580 Mayfield Road**

Z-23-01
D/LL: 2/2/1057, 1104
PC: 1/05/23
CC: 1/23/23

Location Map Provided by:
Community Development - GIS

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRAIL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: MARCH 17, 2022

TAX PARCEL I.D.

22 448011040867

BENCHMARK

FULTON COUNTY
MONUMENT F315
N. 1486158.656
E. 2284780.395
ELEV. 1165.926

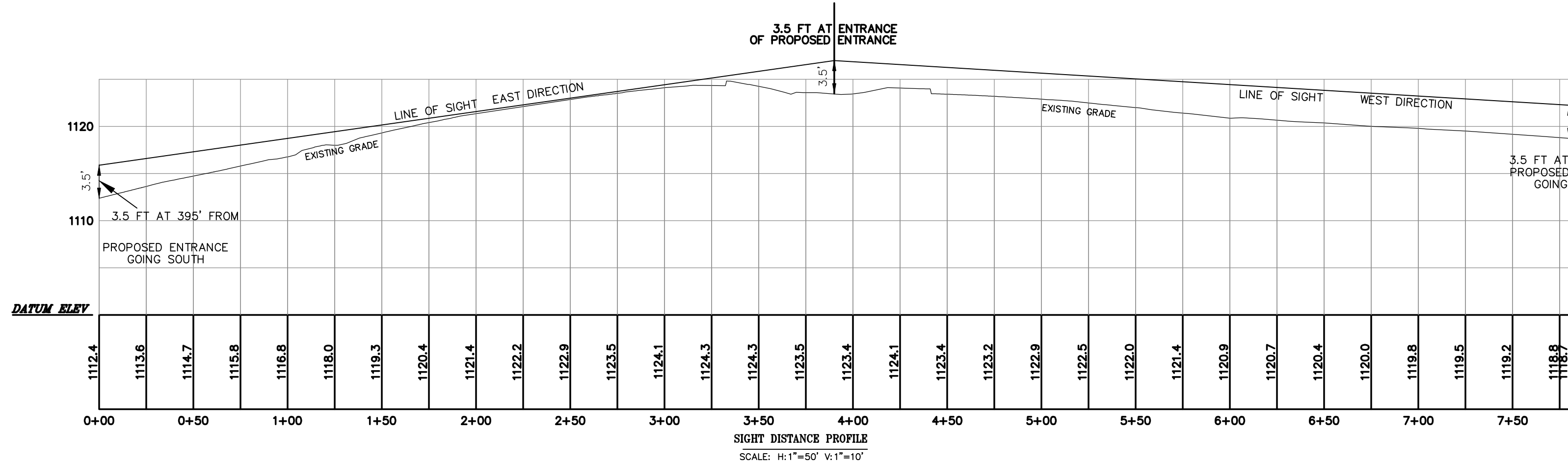
FULTON COUNTY
MONUMENT F415
N. 1486943.4445
E. 2284673.516
ELEV. 1179.919

UTILITY PROVIDERS:

TELEPHONE- AT&T
POWER- SAWNEE ELECTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

24 HOUR EMERGENCY CONTACT:

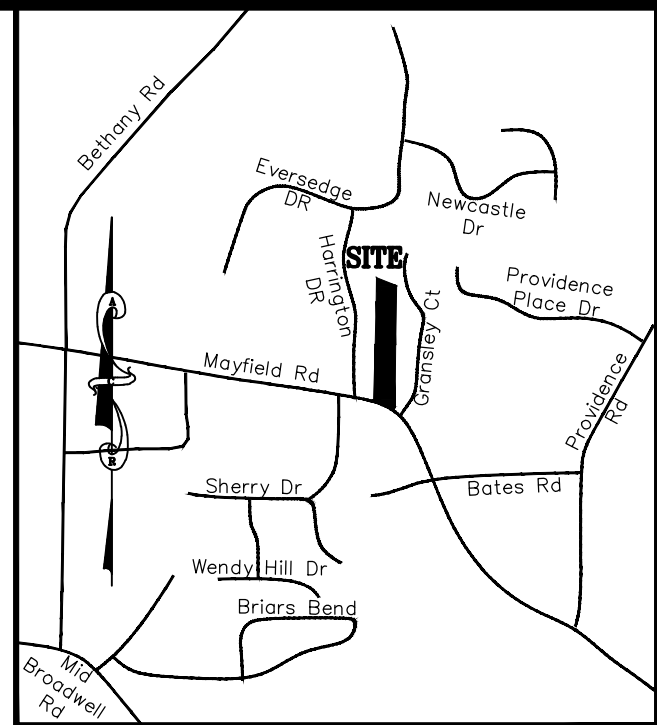
KAMRAN JALALI
(678) 858-0255



TRIP GENERATION REPORT								
LAND USE (ITE CODE)	INTENSITY	DAILY TOTAL	A.M. PEAK			P.M. PEAK		
			IN	OUT	TOTAL	IN	OUT	TOTAL
SINGLE FAMILY DETACHED (210)	5 LOTS	50	3	9	12	9	6	15

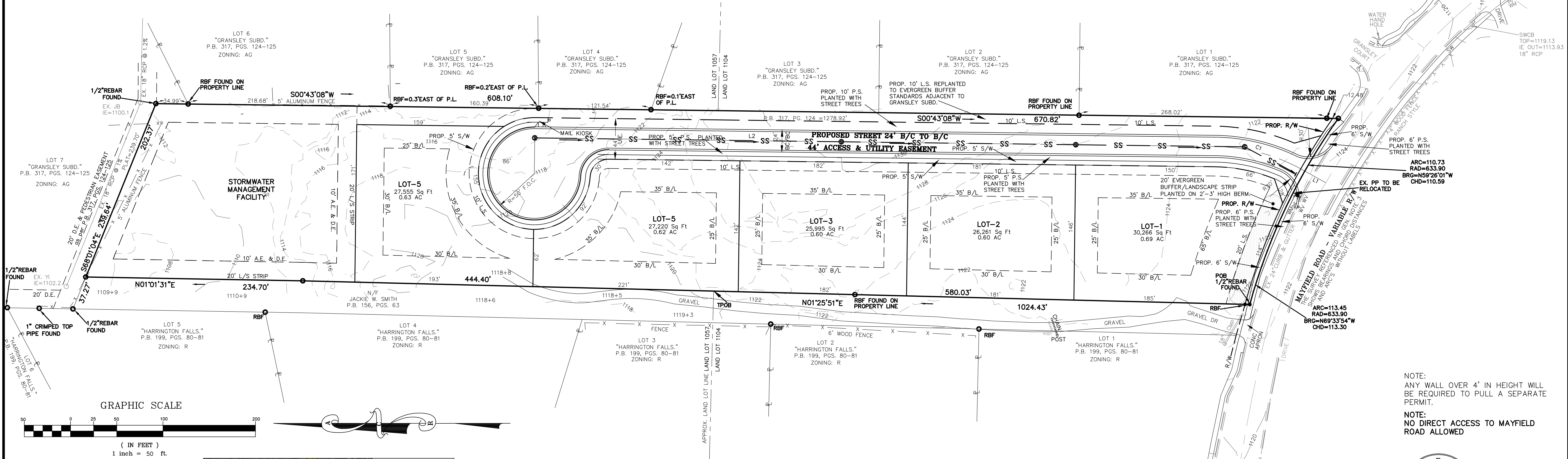
STORMWATER NOTES:

1. THE 10-FOOT ACCESS/DRAINAGE EASEMENT FOR THE DETENTION FACILITY SHALL BE COMPLETELY CONTAINED ON THE DETENTION POND LOT.
2. RUNOFF REDUCTION AND/OR WATER QUALITY TO BE PROVIDED IN ACCORDANCE WITH CITY OF ALPHARETTA REQUIREMENTS.
3. RUNOFF REDUCTION/STORMWATER MANAGEMENT FACILITIES ARE TO BE LOCATED ON PROPERTY OWNED AND/OR MAINTAINED BY THE HOA.
4. STORMWATER MANAGEMENT FACILITIES SHALL MEET THE STANDARDS OF THE CITY OF ALPHARETTA AND THE GEORGIA STORMWATER MANAGEMENT MANUAL. PROVIDE EARTHEN BERMS RATHER THAN WALLS.
5. THE STORMWATER POND OUTLET WILL BE CONNECTED TO THE DRAINAGE SYSTEM IN THE EXISTING DRAINAGE EASEMENT TO THE NORTH IF FEASIBLE. IF AT GRADE RELEASE IS NECESSARY, THE RELEASE SHOULD BE AT LEAST 20' FROM THE PROPERTY LINE THROUGH A LEVEL SPREADER AND DIRECTED THROUGH AN EXISTING OR PROPOSED OFF-SITE DRAINAGE EASEMENT.
6. NO INCREASE IN PEAK STORMWATER RUNOFF RATES SHALL OCCUR AT ANY DISCHARGE POINT OR DOWNSTREAM STUDY POINT.



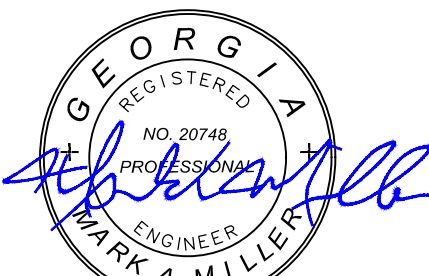
VICINITY MAP SCALE 1"=2000'

PROPERTY ADDRESS:
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009



NOTE:
ANY WALL OVER 4' IN HEIGHT WILL BE REQUIRED TO PULL A SEPARATE PERMIT.

NOTE:
NO DIRECT ACCESS TO MAYFIELD ROAD ALLOWED



GRAPHIC SCALE

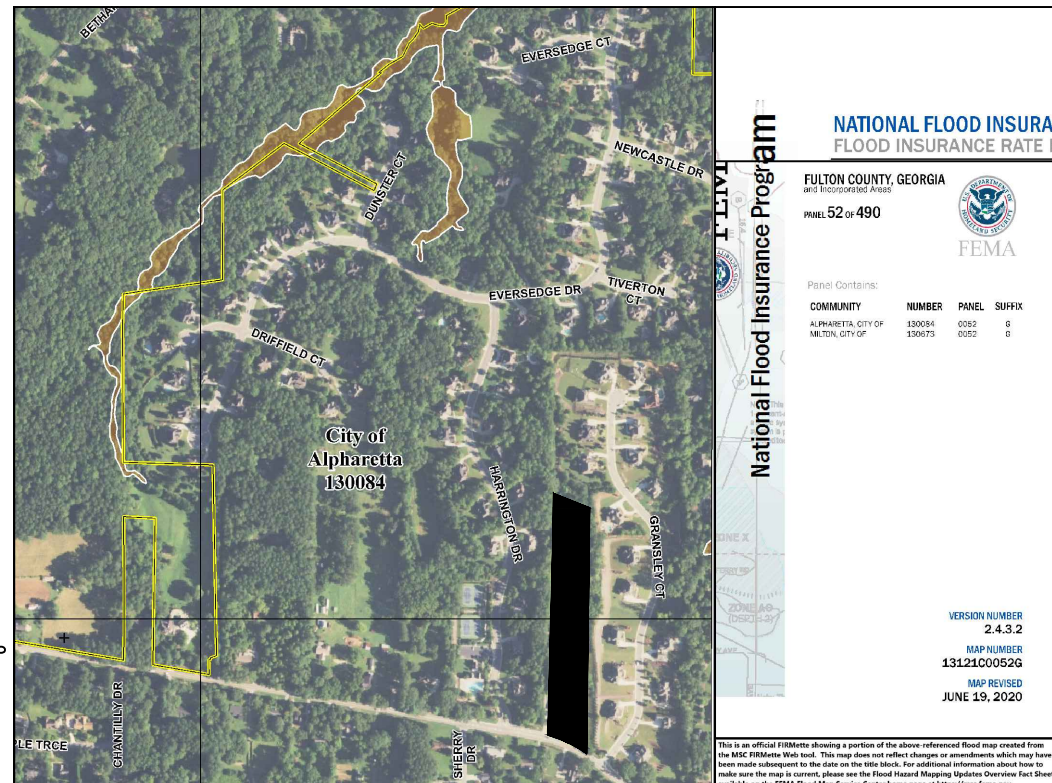


(IN FEET)
1 inch = 50 ft.

LEGEND

IPF = IRON PIN FOUND (●)
CNS = CONCRETE MONUMENT FOUND (□)
CNS = CONCRETE MONUMENT SET (□)
R/W = RIGHT OF WAY
STA = STATION NUMBER
L/L = LAND LOT LINE
C/L = CENTERLINE
B/L = BOUNDARY LINE
BM = BENCHMARK
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
E = ELEVATION
EL = ELEVATION (ELEV)
B/L = BUILDING LINE
R = RADIUS
S/O = SUBGRADE ELEVATION
F = FLOW
P = PROPERTY CORNER
FENCE
P = POLE
TV = TELEPHONE LINE
TV = TELEVISION LINE
SSE = SANITARY SEWER EASEMENT
MH = MANHOLE
G = GAS LINE
W = WATER LINE
PLUGGED STUB
F.H. = EXIST. FIRE HYDRANT
F.H. = PROP. FIRE HYDRANT

WM = WATER METER (●)
ST = STORM SEWER LINE
YI = YARD INLET
DI = DROP INLET
CB = CATCH BASIN
HW = HEAD WALL (—)
JB = JUNCTION BOX
DE = DRAINAGE EASEMENT
SF = SEWER FORCE MAIN
DS = DOWNSPOUT
CO = CLEAN OUT
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE PIPE
C & G = CURB AND GUTTER
F.I.R.M. = FEDERAL INSURANCE RATE MAP
T.P.O.B. = TRUE POINT OF BEGINNING
P.O.B. = POINT OF BEGINNING
Q.M.D. = GA. MULTI-DISTRICT
REB = REBAR
BR = BRANCH
--- = EXISTING CONTOURS (DASHED)
--- = PROPOSED CONTOURS (SOLID)
TC = TOP OF CURB ELEVATION
A = TRAVERSE POINT
LP = LIGHT POLE (○)
P = PLANTED TREE
MT = MARKED TREE



FIRM PANEL
1"=1000' PANEL 52 OF 490
MAP NUMBER 13121C0052G
MAP DATED: JUNE 19, 2020

GENERAL NOTES:

1. TOTAL AREA = 246,457 S.F., 5.658 AC.
2. FULTON COUNTY MONUMENTS USED ARE F315 & F415.
3. EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING BUILDINGS.
4. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
5. PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
6. NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13121C0052G FULTON COUNTY, GEORGIA, EFFECTIVE DATE JUNE 19, 2020
7. TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 3/11/2022.
8. THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
9. BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED MARCH 17, 2022.
10. ON-SITE DEBRIS BURIAL IS NOT ALLOWED
11. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
12. EXISTING IMPERVIOUS = 9,403 S.F.
13. PROPOSED BUILDINGS:
HEATED FLOOR: 3,500 S.F. MIN., HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING
14. THIS PROJECT SHALL BE COMPLIANT WITH ALL ADOPTED CODES AND STANDARDS BY THE STATE OF GEORGIA AND LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO 2018 INTERNATIONAL FIRE CODE (INCLUDING APPENDIX D), 2018 NFPA 101 LIFE SAFETY CODE, 2010 AMERICANS WITH DISABILITIES ACT, AND CITY OF ALPHARETTA SPRINKLER ORDINANCE #220.
15. ALL CONSTRUCTION SHALL BE COMPLIANT WITH THE CURRENT CODES AS ADOPTED BY THE STATE OF GEORGIA AND THE CITY OF ALPHARETTA. THIS WILL INCLUDE THE HOUSES, ANY WALLS 4' OR GREATER IN HEIGHT, AND POOLS.

SITE SUMMARY:

TOTAL SITE AREA
CURRENT ZONING
PROPOSED ZONING
TOTAL LOTS SHOWN
PROPOSED DENSITY
MINIMUM LOT SIZE
MIN. LOT WIDTH
MAXIMUM BUILDING HEIGHT
MAXIMUM GROUND COVERAGE
BY PRINCIPAL BUILDINGS
MINIMUM FLOOR AREA OF A DWELLING UNIT
SETBACKS:
FRONT YARD OF LOCAL STREET = 35 FT
FRONT YARD OF ALL OTHER STREETS = 65 FT
SIDE YARD = 25 FT
REAR YARD = 30 FT

5.66 ACRES
AG
R-22
5 LOTS
±0.88 UNITS/AC.
22,000 S.F.
100 FEET
35 FEET
25%
1,500 SQUARE FEET

DATE:	October 25, 2013	No.	Revision/Issue	By	Date
SCALE:	1"=50'	1	CITY COMMENTS	MM	12/13/22
DRAWN:	IP	2	CONCEPTUAL SEWER PLAN	MM	1/16/23
APPROVED:	MM	3	REDUCE TO 5 LOTS	MM	2/06/23
DRAWING:	ZONING/22008E				
ACR ENGINEERING, INC.					
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING					
600 PINNACLE COURT					
SUITE 685					
NORCROSS, GA 30071					
TEL: (678) 291-0000					
FAX: (678) 291-6887					

ZONING PLAN
FOR
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009
LOCATED IN L.L. 1057 & 1104
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 3007
(678) 291-0000
CONTACT: ABBAS HEIDARI

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: MARCH 17, 2022

22 448011040867

FULTON COUNTY MONUMENT F315 N: 1486158.656 E: 2284780.395 ELEV. 1165.926	FULTON COUNTY MONUMENT F415 N: 1486943.445 E: 2284673.516 ELEV. 1179.919
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TELEPHONE- AT&T
POWER- SAWNEE ELCTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

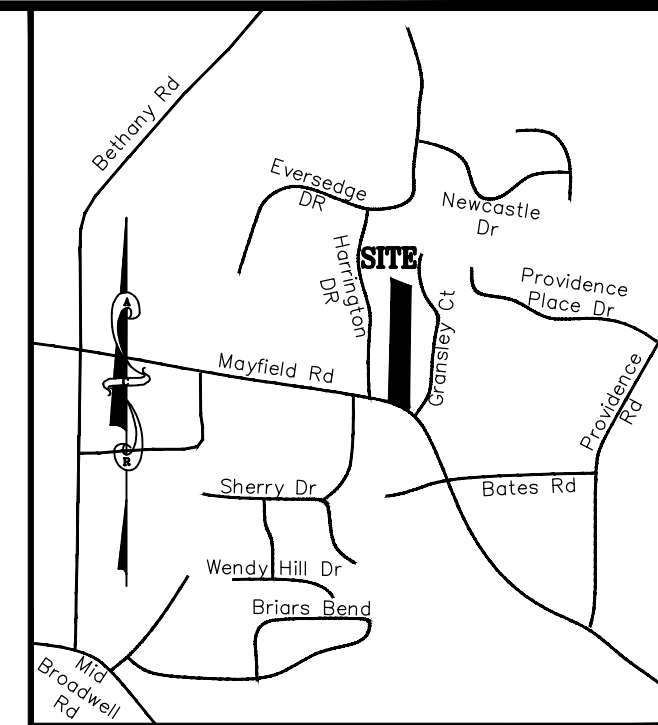
24 HOUR EMERGENCY CON

(678) 858-0255

[illegible]

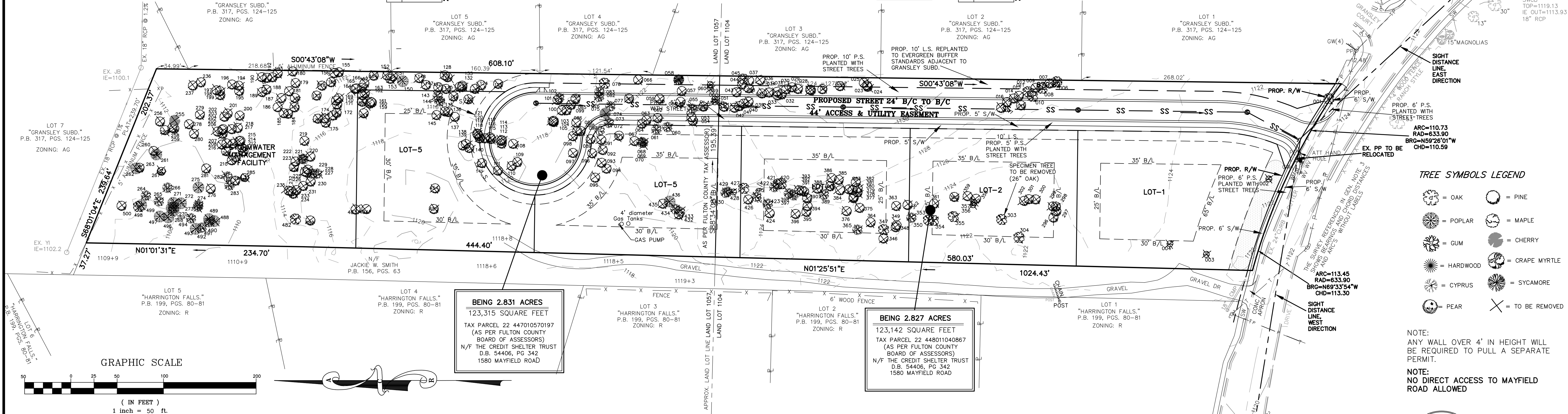
X = TREE TO BE REMOVED
1 SPECIMEN TREE T.B.R.
331 TOTAL TREES T.B.R.

NO.	(IN) SPECIES**	— POOR CONDITION
NO.	(IN) SPECIES*	— FAIR CONDITION
NO.	(IN) SPECIES	— GOOD CONDITION

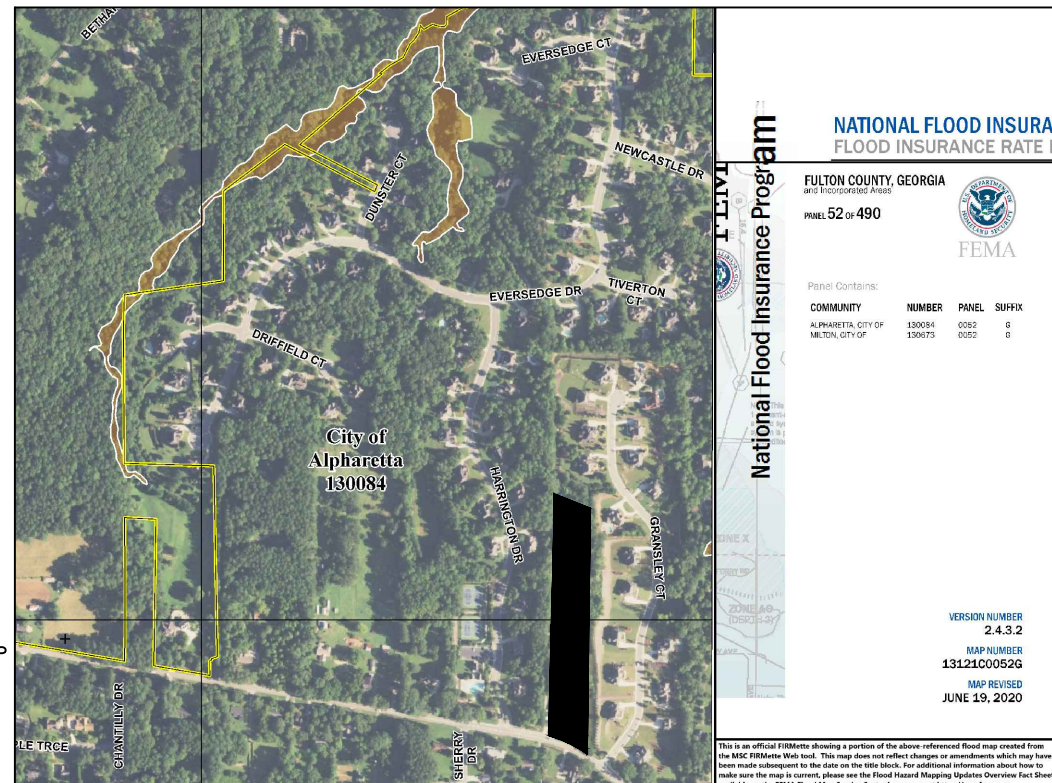


VICINITY MAP SCALE 1"=2000

PROPERTY ADDRESS:
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009



IFS	=	IRON PIN FOUND (●)
IPF	=	IRON PIN SET (○)
CM	=	CONCRETE MONUMENT FOUND (■)
CS	=	CONCRETE MONUMENT SET (■)
OMS	=	ORIGIN MONUMENT
STA	=	STATION NUMBER
L/L	=	LAND LOT LINE
C/L	=	CENTERLINE
P/L	=	PROPERTY LINE
BM	=	BENCHMARK
PT	=	POINT OF TANGENCY
PC	=	POINT OF CURVATURE
PE	=	PERMIT ELEVATION
E/L	=	ELEVATION (ELEV.)
B/L	=	BUILDING LINE
R	=	RADIUS
SGE	=	SUBGRADE ELEVATION
F	=	FLOW
PO	=	PROPERTY CORNER
P	=	FENCE
PO	=	POLE
TL	=	TELEPHONE LINE
TV	=	TELEVISION LINE
P	=	POWER LINE
SSL	=	SEWER SINKER LINE
SS	=	SANITARY SEWER LINE
SM	=	SANITARY SEWER EASEMENT
M	=	MANHOLE
G	=	GAS LINE
W	=	WATER LINE
CS	=	CHISELED STUD
CA	=	GATE VALVE
F.H.	=	FIRE HYDRANT
F.H.	=	PROPOSED FIRE HYDRANT



FIRM PANEL
1"=1000' PANEL 52 OF 490
MAP NUMBER 13121C0052G
MAP DATED: JUNE 18, 2020

GENERAL NOTES:

1. TOTAL AREA = 246,457 S.F., 6.568 AC.
2. FULTON COUNTY MONUMENTS USED ARE F315 & F415.
3. EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING BUILDINGS.
4. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
5. PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
6. NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13121C0052G FULTON COUNTY, GEORGIA, EFFECTIVE DATE JUNE 19, 2020
7. TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 3/17/2022.
8. THERE ARE NO STATE, FEDERAL, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
9. BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED MARCH 17, 2022.
10. ON-SITE DEBRIS BURIAL IS NOT ALLOWED.
11. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
12. EXISTING IMPERVIOUS = 9,403 S.F.
13. PROPOSED BUILDINGS:
HEATED FLOOR: 3,500 S.F. MIN., HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING
14. ALL SHALL BE COMPLIANT WITH ALL ADOPTED CODES AND STANDARDS BY THE STATE OF GEORGIA AND LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO 2018 INTERNATIONAL FIRE CODE (INCLUDING APPENDIX D), 2018 NFPA 101 LIFE SAFETY CODE, 2010 AMERICANS WITH DISABILITIES ACT, AND CITY OF ALPHARETTA SPRINKLER ORDINANCE #220.
15. ALL SHALL BE COMPLIANT WITH THE CURRENT CODES AS ADOPTED BY THE STATE OF GEORGIA AND THE CITY OF ALPHARETTA. THIS WILL INCLUDE THE HOUSES, ANY WALLS 4' OR GREATER IN HEIGHT, AND POOLS.

TOTAL SITE AREA	5.66 ACRES
CURRENT ZONING	AG
PROPOSED ZONING	R-22
TOTAL LOTS SHOWN	5 LOTS
PROPOSED DENSITY	±0.88 UNITS/AC.
MINIMUM LOT SIZE	22,000 S.F.
MIN. LOT WIDTH	100 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM GROUND COVERAGE	
BY PRINCIPAL BUILDINGS	25%
MINIMUM FLOOR AREA OF	
A DWELLING UNIT	1,500 SQUARE FEET
SETBACKS:	
FRONT YARD OF LOCAL STREET =	35 FT
FRONT YARD OF ALL OTHER STREETS =	65 FT
SIDE YARD =	25 FT
REAR YARD =	30 FT

5.66 ACRES
AG
R-22
5 LOTS
±0.88 UNITS/AC.
22,000 S.F.
100 FEET
35 FEET

25%

1,500 SQUARE FEET

DATE:	OCTOBER 25, 2013	No.	Revision/Issue	By	Date
SCALE:	1"=50'	1	CITY COMMENTS	MM	12/13/22
DRAWN:	JP	2	CONCEPTUAL SEWER PLAN	MM	1/16/23
APPROVED:	MM	3	REDUCE TO 5 LOTS	MM	2/06/23
DRAWING:	ZONING/22008E				



ENGINEERING, INC.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 600 PINNACLE COURT
 SUITE 685
 NORCROSS, GA 30071
 TEL: (678) 291-0000
 FAX: (678) 291-6887

Sheet

1

Of

2

ZONING TREE REMOVAL PLAN
FOR
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009
LOCATED IN L.L. 1057 & 1104
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRIAL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: MARCH 17, 2022

TAX PARCEL I.D.

22 448011040867

BENCHMARK

FULTON COUNTY
MONUMENT F315
N: 1486158.656
E: 2284780.395
ELEV: 1165.926

FULTON COUNTY
MONUMENT F415
N: 1486943.445
E: 2284673.516
ELEV: 1179.919

UTILITY PROVIDERS:

TELEPHONE- AT&T
POWER- SAWNEE ELECTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

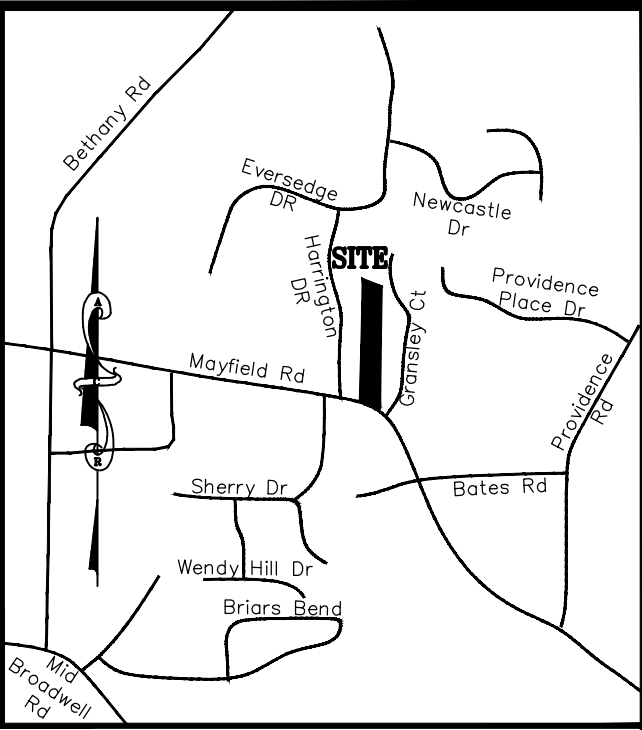
24 HOUR EMERGENCY CONTACT:

KAMRAN JALALI
(678) 858-0255

EXISTING ONSITE TREES TO BE SAVED

SIZE NO. (INCHS) SPECIES	SIZE NO. (INCHS) SPECIES	SIZE NO. (INCHS) SPECIES
4988 6 POP*	318 8 GUM	411 14 PINE
4989 24 PINE*	319 Trp 9 CHERRY**	412 6 PINE**
4990 15 PINE	320 8 GUM**	413 8 PINE*
4991 16 PINE	321 6 GUM	414 17 PINE
4992 20 PINE	322 6 GUM	415 15 OAK
4993 6 PINE*	323 6 GUM*	416 11 GUM
4994 Multi MAP**	330 14 OAK	417 6 GUM
4995 6 POP	331 6 GUM*	418 6 PINE
4996 10 POP	335 14 GUM	419 8 PINE
4997 6 POP	336 7 GUM	431 8 PINE
4998 8 PINE	343 6 OAK	456 13 PINE
026 10 PINE	344 12 GUM	457 8 PINE
047 16 ASH*	345 18x12 GUM*	458 9 PINE
048 20 ASH*	351 8 CHERRY**	465 10 PINE
079 15 GUM*	352 TRIP 22 GUM*	466 12 PINE
244 7 PINE		467 22 OAK
245 7 PINE	353 14 OAK	471 7 PINE
246 7 PINE	354 16 OAK	472 6 PINE
247 6 CYPRESS*	366 10 GUM	473 8 PINE
248 6 CYPRESS*	367 6 GUM	474 10 PINE
249 6 CYPRESS*	368 6 GUM	475 10 PINE
305 6 GUM*	369 6 GUM	476 6 PINE
306 6 GUM	370 6 PINE	477 8 PINE**
307 DBI 20 GUM	371 8 GUM	478 12x12x8 PINE**
315 DBI 24 OAK	373 TWIN 6x4 PERSIMMON	479 6 PINE
316 24 OAK**	374 7 CHERRY*	492 8 GUM
317 24 OAK**	389 8 GUM	

NOTE: TREE SYMBOL NUMBERS SHOWN
HEREON ARE THE SAME AS TREE TAG
NUMBERS IN THE FIELD.



VICINITY MAP SCALE 1"=2000'

PROPERTY ADDRESS:
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009

TREE CONDITION ASSESSMENT SYMBOLS:

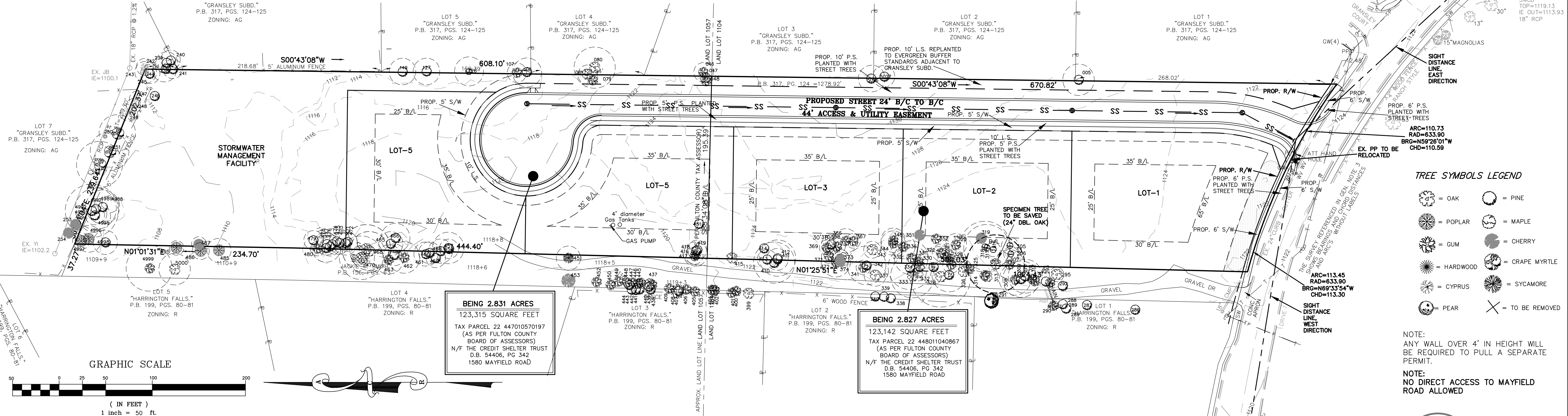
NO. (IN) SPECIES** - POOR CONDITION
NO. (IN) SPECIES* - FAIR CONDITION
NO. (IN) SPECIES - GOOD CONDITION

TOTAL TREES TO BE SAVED

NO.=79 854 INCHES

TOTAL GOOD CONDITION TREES TO BE SAVED

NO.=54 545 INCHES



TREE SYMBOLS LEGEND

OAK = OAK
PINE = PINE
POPLAR = POPLAR
MAPLE = MAPLE
GUM = GUM
CHERRY = CHERRY
HARDWOOD = HARDWOOD
CRAPE MYRTLE = CRAPE MYRTLE
CYPRUS = CYPRUS
SYCAMORE = SYCAMORE
PEAR = PEAR
X = TO BE REMOVED

NOTE:
ANY WALL OVER 4' IN HEIGHT WILL
BE REQUIRED TO PULL A SEPARATE
PERMIT.

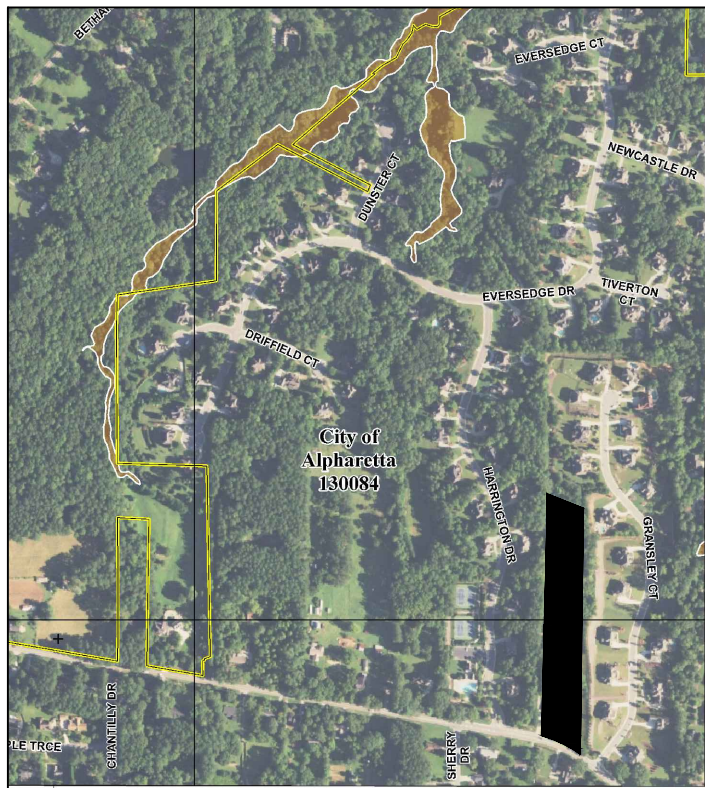
NOTE:
NO DIRECT ACCESS TO MAYFIELD
ROAD ALLOWED



LEGEND

IPF = IRON PIN FOUND (●)
CMT = CONCRETE MONUMENT FOUND (□)
R/W = RIGHT OF WAY
STA = STATION NUMBER
L/L = LAND LOT LINE
C/L = CENTERLINE
B/L = BUILDING LINE
R = RADIUS
S/O = SUBGRADE ELEVATION
F = FLOW
P = PROPERTY CORNER
FENCE
P = POLE
TEL = TELEPHONE LINE
TV = TELEVISION LINE
SSE = SANITARY SEWER LINE
MH = MANHOLE
G = GAS LINE
W = WATER LINE
G = GATE VALVE
F.H. = EXIST. FIRE HYDRANT (●)
F.H. = PROP. FIRE HYDRANT (●)

W.M. = WATER METER (●)
ST = STORM SEWER LINE
YI = YARD INLET
DI = DROP INLET
CB = CATCH BASIN
HW = HEAD WALL (—)
J = JUNCTION BOX
DE = DRAINAGE EASEMENT
FM = FIRE FORCE MAIN
DS = DOWNSPOUT
CO = CLEAN OUT
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE PIPE
C & S = CURE AND SUTTER
F.I.R.M. = FEDERAL INSURANCE RATE MAP
P.O.B. = TRUE POINT OF BEGINNING
QID = GA. METRIC DISTRICT
REB. = REBAR
BRNCH = BRANCH
EXISTING CONTOURS (DASHED)
PROPOSED CONTOURS (SOLID)
TC = TOP OF CURB ELEVATION
A = TRAVERSE POINT
LP = LIGHT POLE (●)
PLANTED TREE
MARKED TREE



FIRM PANEL

1"=1000' PANEL 52 OF 490
MAP NUMBER 1312100052G
MAP DATED: JUNE 19, 2020

GENERAL NOTES:

- TOTAL AREA = 246,457 S.F., 5.658 AC.
- FULTON COUNTY MONUMENTS USED ARE F315 & F415.
- EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING BUILDINGS.
- WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
- PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
- NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 1312100052G FULTON COUNTY, GEORGIA, EFFECTIVE DATE JUNE 19, 2020.
- TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 3/11/2022.
- THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
- BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED MARCH 17, 2022.
- ON-SITE DEBRIS BURIAL IS NOT ALLOWED.
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- EXISTING IMPERVIOUS = 9,403 S.F.
- PROPOSED BUILDINGS:
HEATED FLOOR: 3,500 S.F. MIN., HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING
THIS PROJECT SHALL BE COMPLIANT WITH ALL ADOPTED CODES AND STANDARDS BY THE STATE OF GEORGIA AND LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO 2018 INTERNATIONAL FIRE CODE (INCLUDING APPENDIX D), 2018 NFPA 101 LIFE SAFETY CODE, 2010 AMERICANS WITH DISABILITIES ACT, AND CITY OF ALPHARETTA SPRINKLER ORDINANCE #220.
- ALL CONSTRUCTION SHALL BE COMPLIANT WITH THE CURRENT CODES AS ADOPTED BY THE STATE OF GEORGIA AND THE CITY OF ALPHARETTA. THIS WILL INCLUDE THE HOUSES, ANY WALLS 4' OR GREATER IN HEIGHT, AND POOLS.

SITE SUMMARY:

TOTAL SITE AREA
CURRENT ZONING
PROPOSED ZONING
TOTAL LOTS SHOWN
PROPOSED DENSITY
MINIMUM LOT SIZE
MIN. LOT WIDTH
MAXIMUM BUILDING HEIGHT
MAXIMUM GROUND COVERAGE
BY PRINCIPAL BUILDINGS
MINIMUM FLOOR AREA OF
A DWELLING UNIT
SETBACKS:
FRONT YARD OF LOCAL STREET = 35 FT
FRONT YARD OF ALL OTHER STREETS = 65 FT
SIDE YARD = 25 FT
REAR YARD = 30 FT

5.66 ACRES
AG
R-22
5 LOTS
±0.88 UNITS/AC.
22,000 S.F.
100 FEET
35 FEET
25%
1,500 SQUARE FEET

DATE:	REVISION/ISSUE	BY	DATE
OCTOBER 25, 2013	1 CITY COMMENTS	MM	12/13/22
SCALE: 1"=50'	2 CONCEPTUAL SEWER PLAN	MM	1/16/23
DRAWN: IP	3 REDUCE TO 5 LOTS	MM	2/06/23
APPROVED: MM			
DRAWING: ZONING/22008E			
ACR ENGINEERING, INC.			
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING			
600 PINNACLE COURT			
SUITE 685			
NORCROSS, GA 30071			
TEL: (678) 291-0000			
FAX: (678) 291-6887			

ZONING TREE SAVE PLAN
FOR
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009
LOCATED IN L.L. 1057 & 1104
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

Exhibit A – Home Photographs



Exhibit A – Home Photographs



Exhibit A – Home Photographs



Exhibit A – Home Photographs



Exhibit A – Home Photographs



Exhibit A – Home Photographs



Exhibit A – Home Photographs



Community Zoning Information Meeting (CZIM)

December 14, 2022

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

Z-23-01/V-23-03 / KJ Luxury Homes/1580 Mayfield Road

NAME	ADDRESS	COMMENTS
Daniel Maldonado Alexandra Berrios	12854 Grosvenor Ct Alpharetta GA 30009	
Jody Rhude	12955 Harrington Dr Alpharetta GA 30009	
Jess Huffstutler	12985 Harrington Dr. Alp, GA 30009	

Community Zoning Information Meeting (CZIM)

December 14, 2022

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

Z-23-01/V-23-03 / KJ Luxury Homes/1580 Mayfield Road

NAME	ADDRESS	COMMENTS
Christy Gertz	12834 Gransley Ct	
Josh Sylvester	12814 Gransley Ct	

CITIZEN PARTICIPATION FORM - PART B REVISED 12/15/22

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: Z-23-01 / KJ Luxury Homes / 1580 Mayfield Rd

Contact Name: Miles Hansford & Tallant, LLC - J. Ethan Underwood

Telephone: 770-781-4100

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.

A list of the neighboring property owners to be notified of the scheduled Public Hearing by the Applicant via letter is attached as Exhibit "A". A detailed letter notifying people of the date, time and location of the Community Zoning Information Meeting (CZIM) and the Public Hearing was sent to adjacent and nearby property owners on November 16, 2022. A copy of the letter is attached as Exhibit "B". The Applicant attended the Community Zoning Information Meeting (CZIM) in Council Chambers at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009 on December 14, 2022. A copy of the CZIM sign-in sheet is attached as Exhibit "C". A summary of issues raised by all adjoining property owners and supporting documents are attached as Exhibit "D". The Applicant will continue to keep the Department of Community Development informed of any new developments pertaining to public participation efforts by way of letters, e-mails, telephone conferences, or meetings as necessary.

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)*

CZIM December 14, 2022

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

Ethan Underwood

Date: _____

12/15/22

Print Form

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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.

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Signature of Authorized Agent: Ethan Underwood

Date: 12/5/22

Print Form

HUFFSTUTLER MERRIC & JESSICA
12985 HARRINGTON DR
ALPHARETTA GA 30009

RHUDE JODY B & LISA A
12955 HARRINGTON DR
ALPHARETTA GA 30004

MURPHY SARAH & THERRELL SONNY JR
1695 PROVIDENCE PLACE DR
ALPHARETTA GA 30009

CAGLE BENG Y L & SARA W
12960 HARRINGTON DR
ALPHARETTA GA 30004

CHAVDA NARESH & CHAVDA KAVITA
12817 GRANSLEY CT
ALPHARETTA GA 30009

DAPONTE EDWARD W DAPONTE MARGARET
1705 PROVIDENCE PLACE DR
ALPHARETTA GA 30009

GERTZ TODD A & GERTZ CHRISTY W
12834 GRANSLEY CT
ALPHARETTA GA 30009

OZA CHIRAG & PUROHIT OZA MADHULIKA
12807 GRANSLEY CT
ALPHARETTA GA 30009

MECHELKE THOMAS & KELLI N
325 DESTINY TRC
ALPHARETTA GA 30009

GUDEVADA JOSEPH U & AMBATI SWETA
12844 GRANSLEY CT
ALPHARETTA GA 30009

PRESSLEY JULIAN TIMOTHY & TONEY PR
ESSLEY AMY NICOL
1535 MAYFIELD RD
ALPHARETTA GA 30009

HATRAK RYAN & KATRINA
12810 OAK FALLS DR
ALPHARETTA GA 30009

MALDONADO DANIEL E & BERRIOS ALEXA
NDRA
12854 GRANSLEY CT
ALPHARETTA GA 30009

FLIPPIN AWESOME LLC
13240 CARIS CT
ALPHARETTA GA 30009

DENNIS DAVID W
12800 OAK FALLS DR
ALPHARETTA GA 30009

MANNHEIMER FREDERIC J & MANNHEIMER
SUSAN M
12864 GRANSLEY CT
ALPHARETTA GA 30009

HOFFER MARK A & RHONDA
1230 SHERRY DR
ALPHARETTA GA 30009

LADEROUTE EDWARD A & PAULA
12790 OAK FALLS DR
ALPHARETTA GA 30009

JIGESH SAHEBA REVOCABLE TRUST THE
12877 GRANSLEY CT
ALPHARETTA GA 30009

COLTON KYLE
1220 SHERRY DR
ALPHARETTA GA 30009

SMITH JACKIE W
4139 EDINBURGH TRL
ROSWELL GA 30075

EVANS RICHARD T JR & BRIANNA O
12867 GRANSLEY CT
ALPHARETTA GA 30009

WINDSOR RONALD C & MILDRED G
1210 SHERRY DR
ALPHARETTA GA 30004-1128

CREDIT SHELTER TRUST THE
1580 MAYFIELD RD
ALPHARETTA GA 30004

KNIGHT BRADLEY & RAMPERSAUD KNIGHT
SHANTA
12837 GRANSLEY CT
ALPHARETTA GA 30009

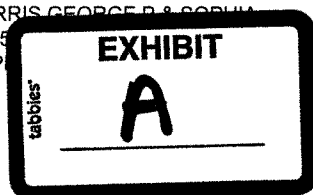
GASKIN BRUCE N & ANNE A
1215 SHERRY DR
ALPHARETTA GA 30004-1127

BARRY DREW
12975 HARRINGTON DR
ALPHARETTA GA 30009

GRANSLEY HOMEOWNERS ASSOCIATION INC
700 BARBERRY DR
ALPHARETTA GA 30004-3681

SARRIS GEORGE R & SOPHIA
1685
ALP

MAVRIS DIMITRIOS N & ELIZABETH A
13035 HARRINGTON DR
ALPHARETTA GA 30004



LAUBENSTEIN STUART E & CYNTHIA S
13015 HARRINGTON DR
ALPHARETTA GA 30004

ALAM MOHAMMAD SARFARAZ
12887 GRANSLEY CT
ALPHARETTA GA 30009

WILSON KEVIN S & WILSON MANDA
12770 OAK FALLS DR
ALPHARETTA GA 30009

RISH DARREN JAMES & RISH TARA MARIE
12904 GRANSLEY CT
ALPHARETTA GA 30009

LIMBERIS DAMON M & MEREDITH W
12965 HARRINGTON DR
ALPHARETTA GA 30004

POU PANTON PATRICK & POU STEPHANIE
12995 HARRINGTON DR
ALPHARETTA GA 30009

MONTERO CARLOS E MONTERO VANDI L
1510 MAYFIELD RD
ALPHARETTA GA 30004

SYLVESTER JOSHUA PAUL & SYLVESTER
SARA ANNE
12814 GRANSLEY CT
ALPHARETTA GA 30009

MC GINNIS SEAN P & MARTHA S
13005 HARRINGTON DR
ALPHARETTA GA 30004

HUDGENS TIMOTHY D & SHERI E
13000 HARRINGTON DR
ALPHARETTA GA 30004

MATELA DAVID M & MATELA DAWN M
12824 GRANSLEY CT
ALPHARETTA GA 30009

JOSEPH & CHRISTINA FRANKE LIVING T
RUST THE
13025 HARRINGTON DR
ALPHARETTA GA 30009

RODGERS PATRICK L & RODGERS VICKIE
C
12990 HARRINGTON DR
ALPHARETTA GA 30009

RUAN JIAYANG & WANG HSIN HSIN
12827 GRANSLEY CT
ALPHARETTA GA 30009

HARRINGTON FALLS COMMUNITY ASSOC I
NC
12950 HARRINGTON DR
ALPHARETTA GA 30004

THOMAS DYLAN & RACHEL
12980 HARRINGTON DR
ALPHARETTA GA 30009

CREDIT SHELTER TRUST THE
1580 MAYFIELD RD
ALPHARETTA GA 30009

XIE LIN & CHAN SIOW DING
12874 GRANSLEY CT
ALPHARETTA GA 30009

NEUSTEDTER JON J & NEUSTEDTER ANN M
12970 HARRINGTON DR
ALPHARETTA GA 30009

DEVLIN SALLY A
1615 MAYFIELD RD
ALPHARETTA GA 30004

GUPTA SANJAY & GUPTA SUNITA
12884 GRANSLEY CT
ALPHARETTA GA 30004

KODILKAR NIKHIL & CHAUDHARY ARCHANA
12894 GRANSLEY CT
ALPHARETTA GA 30009

OASIS REAL ESTATE INVESTMENTS LLC
3767 Highbrooke CT
Duluth GA 30097

MOVVA SURESH BABU & MOVVA PRATHUSHA
12810 KEYSTONE CT
ALPHARETTA GA 30009

SZYMCAK MATTHEW A & VALERIE G
12907 GRANSLEY CT
ALPHARETTA GA 30009

MECHELKE THOMAS & KELLI N
325 DESTINY TRC
ALPHARETTA GA 30009

PASSARELLI FLORIDEO & PASSARELLI A
SHLEY
12820 KEYSTONE CT
ALPHARETTA GA 30009

CIEPIELA MICHAEL & DIANE
12897 GRANSLEY CT
ALPHARETTA GA 30009

MATHIS CLEMMIE II & TAMETRIUS L
12780 OAK FALLS DR
ALPHARETTA GA 30009

OASIS REAL ESTATE INVESTMENT LLC
3767 Highbrooke CT
Duluth GA 30097

November 16, 2022

Kamran Jalali
1005 Chasewood Trail
Alpharetta, Georgia 30005

RE: Z-23-01 / KJ Luxury Homes / 1580 Mayfield Road

Dear Property Owner:

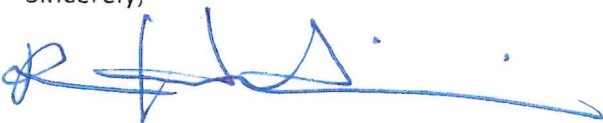
Please allow this letter to serve as public notice for a Rezoning request at 1580 Mayfield Road, from AG zoning to R-22 zoning.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, December 14, 2022, at 6:00 PM in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, January 5, 2023, at 6:30 PM and City Council on Monday, January 23, 2023, at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at kamranjalali@yahoo.com or 678-858-0255.

Sincerely,



Kamran Jalali

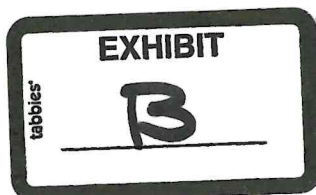


Exhibit "D"

Summary of the Issues/Questions Raised and the Applicant's Responses during the Public Participation Process and Supporting Documents

Since the Applicant submitted its initial public participation report, the Applicant and its representatives have corresponded with the following interested parties and addressed the issues raised as described below:

A. Correspondence with Interested Parties.

The Applicant mailed a letter to area property owners and received two telephone calls in response; however, the Applicant does not recall the names of the responding property owners.

B. Summary of Issues/Questions & Responses:

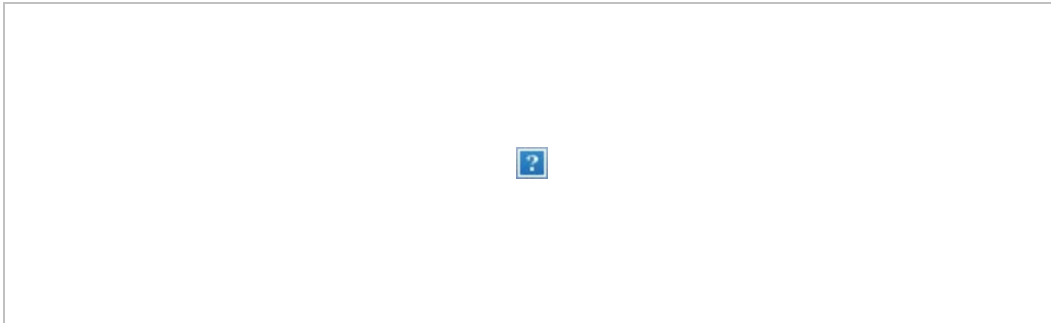
Issue #1: Will lot sizes be comparable to other properties in the area?

Response: Yes, the property is being zoned to the R-22 zoning category, which is similar to surrounding properties.

Issue #2: Will homes to be constructed comparable to other properties in the area?

Response: Yes, homes to be constructed will be of similar or greater quality to those on surrounding properties.

From: [Cook, Kathi](#)
To: [Woodman, Michael](#)
Subject: FW: Tonight's town hall meeting
Date: Thursday, January 5, 2023 3:46:18 PM
Attachments: [image001.png](#)



From: Gina Campbell <gmac3063@gmail.com>
Sent: Thursday, January 05, 2023 3:42 PM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Cc: jimgilvin@att.net; Mark Campbell <mjcamp1970@gmail.com>
Subject: Tonight's town hall meeting

[CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi Kathi. My apologies for innundating you with this but I'm not sure who to send it to. I am away taking care of a family matter so I am not able to attend tonight's planning meeting.

Anyway, I understand that the builder that owns the land in between harrington falls and Gransley has an appeal to put in a small neighborhood of 1/4 acre lots. As a harrington falls resident and as a realtor, I would like to have my vote as NO Thank you. It is zoned as residential 1 acre lots and needs to stay that way. Neighborhoods on both sides have 1+ acre lots and it just doesn't the fit with the surrounding areas. Additionally, the builder originally planned to have two 1+ acre lots for two homes. I understand his dilemma based on the lot shapes but I do not think his proposal is acceptable where it sits. Furthermore, setting in town lot criteria on the outskirts is a precedent that will cause more traffic and further burden our existing infrastructure.

It is my opinion that Alpharetta should institute a residential building moratorium for 3-5 years so that the city can properly assess the consequence of this population explosion on our schools, roadways, and lifestyle before committing to more residents.

Would you mind passing this onto the board members on my behalf?

Thank you for your time and consideration.

Best,

Gina Campbell
Designer, Realtor
770.866.1063

Train Your Mind to See the Good in Everyone.

Sent from my iPhone

From: [Joseph Gudivada](#)
To: [Woodman, Michael](#)
Subject: 1580 Mayfield Rd New subdivision concerns
Date: Thursday, January 5, 2023 9:54:26 AM

[CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

I am a resident of 12844 Gransley Ct and I am deeply concerned with the new subdivision and it is concerning that to accommodate a developer more houses are sanctioned impacting surrounding neighborhoods and also the nature . There are so many other concerns I can list which a lot of neighbors have already expressed .

I am confident the city of Alpharetta will keep existing residents who are paying taxes for a long time and also the nature as a priority rather than accommodating the profits of the developer and make a good decision.

I am out of state not able to attend the meeting and from my side it's a big and easy no.

Thanks
Joseph Gudivada
12844 Gransley Ct
Alpharetta, GA 30009

From: Jessica Huffstutler [REDACTED]
Sent: Monday, January 02, 2023 1:06 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: 1580 Mayfield Rd Comments

[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.]

Hello Michael,

After discussions with multiple neighbors, public officials and the developer, I wanted to gather some of our thoughts and send them your way.

- We've talked to many people in planning/City of Alpharetta over the past two years who said more than two properties on this lot was not possible. This was based on the width of the lot and available access points. With the recent purchase of 0 Mayfield Rd (the strip of land between 1580 Mayfield Rd and Harrington Falls), further reducing the initial assessment of width, what makes this possible now with more than 3 times that amount of homes? This is too many homes of his intended size (3500 sqft minimum based on application/>4000 sqft based on the Community Information Meeting) to build in this land with proper easements and variances.
- The application document switches between 7 and 6 homes on this lot. While this quantity may fit within Fulton County's definition of very low density homes, it's double or more the density of surrounding properties and land locked between neighborhoods. Giving the illusion of even greater density.
- Their application calls out 195ft width of the midsection of the two properties but the property map viewer shows 180ft. <https://gis.fultoncountyga.gov/Apps/propertymapviewer/>. 15 ft is a substantial difference when deciding if it's possible to build on these lots. Due to the land locked nature of this property, it is important to clarify this prior to approval and building. The survey in the application outlines measurements taken except in this midsection which defines the width "As Per Fulton County Tax Assessors".
- Does this project require the completion of the sidewalk on Mayfield Rd., between Gransley and Harrington Falls?
- Loss of trees creates greater risk in wind/rain storms. A grouping of trees is stronger than a line of trees or sparse trees. For those of us with land that slopes downward, a falling tree adds greater risk of property and life loss. We've lived in a neighborhood in South Carolina

that withstood many hurricanes until the land was cleared behind us for a new neighborhood. They removed all of the trees and during the next, less powerful, hurricane, we all lost trees that fell onto our homes. With the tree coverage requirements of our properties, this increases our risk unless we request to remove more trees from our land. This is an issue that will have a negative domino effect on our land value and community satisfaction.

- We disagree with their statement about the positive impact on current/surrounding property value. This will negatively impact us greatly, with their increased runoff, added utilities, loss of wooded areas, loss of home/food for wildlife in the area. There's a fine balance between adding homes to increase the property tax income for the city and county and ensuring a good quality of life and land for Alpharetta and its citizens. There are plenty of instances where land is perfect for a neighborhood, and while that may not be ideal for neighboring residents, it's the best use. This is not one of those instances. This land is not ideal for a strip of 7 houses without sufficient roadways, walkways, tree coverage and wildlife maintenance.
- The continuous over development by KJ luxury homes impacts the traffic in the area heavily. The additional road with 7-21 additional cars on average turning onto a road right at a blind spot will likely cause accidents on Mayfield Rd. The builder does not live in this area and is acting in his best interest without considering the concerns of the neighboring communities.
- It's important to emphasize the impact of a stormwater management facility on the surrounding homes (increased mosquitos, other bugs, snakes and noise from these insects living around and within this). An increase in these insects increases the risks of disease and reduces the enjoyment of our land for people who are hypersensitive to these insects. The facility also increases the risks of drowning and flooding.
- **How can we be sure that the drainage from these properties does not negatively impact our lots which are all on septic and have specific drainage needs. How can they ensure that the drainage doesn't over saturate and possibly set us up for being condemned faster? Especially if there is any risk of the stormwater management facility flooding? Our homes being lower and on septic would take the hit for floods, which our neighborhood already deals with.**
- Families of deer live on that land. What is the city of Alpharetta doing to preserve homes for wildlife across the city? Kids and families enjoy seeing these deer run around in our community.
- **He said he needs 7 houses to make money on this land. Why should the city of Alpharetta and our residents make variances, increase our risk and reduce our quality of lives on our properties to accommodate this developer making money? Our roads should be standard for the safety of road sharing, visibility of children playing, emergency vehicle access. There should be plenty of sidewalks. There should be sufficient tree coverage and land to allow for the wildlife that we have around us now. People live in this area because of close access to Alpharetta businesses yet still having the tree coverage and space between homes. There was a variance allowed for the roundabout in front of Hearthstone. This roundabout is constantly broken. Citizens and trucks frequently drive over the center barrier.**
- They're proposing a rollback curb so that a fire truck can drive on the sidewalk to turn out of the neighborhood. That's dangerous and who is responsible for repairs for trucks turning

around on and damaging the curb and sidewalk? If a fire truck has to do this to get out of the neighborhood, so would other trucks (delivery, moving trucks, utility trucks, etc

- They're requesting variances for the street width, cul de sac and single sidewalk. Based on this property, certain trees and other items may require them to request additional variances.
 -
 - Standards from city of Alpharetta: https://www.alpharetta.ga.us/docs/default-source/planning-zoning/land-development/standard_plan_details.pdf?sfvrsn=6ddff5ab_12
 - Unified development code section 3.5 says that curbs and gutters have to meet the standards from: https://library.municode.com/ga/alpharetta/codes/unified_development_code?nodeId=ARTIILADEAC_S3.5INST
- This land should have homes on it with enough land to have septic. This reduces the risk for the neighboring communities and their families. This also maintains the integrity of the area in regards to land use/space. I don't believe any of us are saying that nothing should be done on these lots. However, we want to protect the quality of homes, land and life of the surrounding neighborhoods based on lessons learned.

Thank you for your time in reviewing these concerns,
Jessica Huffstutler

From: [original1](#)
To: [Woodman, Michael](#)
Subject: Opposition to 7 home development off Mayfield
Date: Thursday, January 5, 2023 9:14:45 PM

[CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Good evening,

I was able to catch a recap of tonight's vote. Very pleased with the four Council Representatives who voted against the proposal. Could you please let me know who the three are who voted in favor.

I oppose the project and the idea of trying to cram too many large homes, on small lots, without enough room for a fire truck or a school bus to turn around.

Constructing a retention pond behind beautiful, million plus dollar homes will bring down their value and harm current residents in favor of builders.

As a resident of Harrington Falls, We're already fighting enough traffic on Mayfield. The septic tanks and lines in the backyards on Harrington Drive that back up to the proposed project already saturate the land, especially during heavy rains. Adding seven homes would only make the situation worse, causing runoff into the existing yards and homes.

Again, thanks to those who had the sense to side with current residents against this project. Please make sure those three who voted in favor understand that they are putting builder's interests over existing resident's property.

Sincerely,

Gina Kellis
Attorney at Law
404-808-1791
gina@ginakellislaw.com

Exhibit "B"

Date: March 27, 2023

City of Alpharetta
Department of Community Development
2 Park Plaza
Alpharetta, Georgia 30009

RE: Z-23-01 – KJ Luxury Homes, LLC

Dear City Officials:

This letter is to notify you that the undersigned, Harrington Falls Community Association, Inc., is supportive of Z-23-01, provided that City Council incorporates the following zoning conditions into their approval:

1. The Subject Property may be developed into no more than 5 lots.
2. The detention pond on the north side of the Subject Property must be an earthen berm-style pond.
3. Any detention pond for the Subject Property must be fenced and landscaped, in accordance with City of Alpharetta regulations. Such fence shall be decorative and "see-through" and not an opaque, wooden fence.
4. Developer shall install a 10-foot-wide evergreen buffer along its boundary with Harrington Falls Subdivision, with plantings approved by the City of Alpharetta. An irrigation system for this buffer shall also be installed.
5. Developer shall install a 15-foot-wide evergreen buffer along its boundary with the Gransley Subdivision, which is the community adjoining the north and eastern boundary of the Subject Property, with plantings approved by the City of Alpharetta. An irrigation system for this buffer shall also be installed.
6. Conditioned upon the grant of permission from the owner of Lot 1 of Gransley Subdivision, at the time of land disturbance, Developer shall remove pine trees from behind Lot 1 of Gransley Subdivision and replant with buffer plantings approved by the City of Alpharetta.
7. No two homes within the development may be identical. The Developer shall use a variety of techniques to avoid the monotonous appearance of homes, such as differing color schemes, architectural styles, exterior building materials, and offset front building planes. By way of example only, no two homes situated next to each other can have the same predominate color scheme.
8. All homes in the development shall have a minimum two-car, side entry garage, but may also have an additional front-entry, carriage-style garage so long as side-entry garages are provided.

9. Street lights and street furniture shall be similar to and complementary to that in Harrington Falls.
10. Developer shall construct and maintain a landscaped entrance area with an externally-lit entrance monument sign. An irrigation system for this entrance area shall also be installed.
11. Subject to approval by the City of Alpharetta, Developer shall construct and install, at its cost, a sidewalk on Mayfield Road connecting the existing sidewalk along the frontage of Harrington Falls to the existing sidewalk along the frontage of the Gransley Subdivision.
12. Subject to approval by the City of Alpharetta, Developer shall install a traffic mirror on the south side of Mayfield Road to facilitate vehicle movements from Harrington Falls onto Mayfield Road.
13. The detention pond at the Subject Property shall be constructed pursuant to best management practices (BMP) and in accordance with all applicable laws, codes, regulations, ordinances, and rules.
14. The stormwater runoff detention system shall be designed and installed so that the Post-Development Discharge from the subject property shall not exceed 95% of the Pre-Development Discharge for a 100-year storm event.

**HARRINGTON FALLS COMMUNITY
ASSOCIATION, INC.**, a Georgia nonprofit
corporation

By: Paula Laderoute [SEAL]

Print Name: Paula Laderoute

Title: HF Board Member / Secretary

[CORPORATE SEAL]

Date: March 30, 2023

City of Alpharetta
Department of Community Development 2
Park Plaza
Alpharetta, Georgia 30009

RE: Z-23-01 - KJ Luxury Homes, LLC

Dear City Officials:

This letter is to notify you that the undersigned residents of Gransley Subdivision are supportive of Z-23-01, provided that City Council incorporates the following zoning conditions into their approval:

1. The Subject Property may be developed into no more than 5 lots.
 2. The detention pond on the north side of the Subject Property must be an earthen berm style pond.
 3. Any detention pond for the Subject Property must be fenced and landscaped, in accordance with City of Alpharetta regulations. Such fence shall be decorative and "see through" and not an opaque, wooden fence.
 4. Developer shall install a 10-foot-wide evergreen buffer along its boundary with Harrington Falls Subdivision, with plantings approved by the City of Alpharetta. An irrigation system for this buffer shall also be installed.
 5. Developer shall install a 15-foot-wide evergreen buffer along its boundary with the Gransley Subdivision, which is the community adjoining the north and eastern boundary of the Subject Property, with plantings approved by the City of Alpharetta. An irrigation system for this buffer shall also be installed.
 6. Conditioned upon the grant of permission from the owner of Lot 1 of Gransley Subdivision, at the time of land disturbance, Developer shall remove pine trees from behind Lot 1 of Gransley Subdivision and replant with buffer plantings approved by the City of Alpharetta.
 7. No two homes within the development may be identical. The Developer shall use a variety of techniques to avoid the monotonous appearance of homes, such as differing color schemes, architectural styles, exterior building materials, and offset front building planes. By way of example only, no two homes situated next to each other can have the same predominate color scheme.
 8. All homes in the development shall have a minimum two-car, side entry garage, but may also have an additional front-entry, carriage-style garage so long as side-entry garages are provided.
- ☐
9. Street lights and street furniture shall be similar to and complementary to that in Harrington Falls.
 10. Developer shall construct and maintain a landscaped entrance area with an externally-lit entrance monument sign. An irrigation system for this entrance area shall also be installed.
 11. Subject to approval by the City of Alpharetta, Developer shall construct and install, at its cost, a sidewalk on Mayfield Road connecting the existing sidewalk along the frontage of

Harrington Falls to the existing sidewalk along the frontage of the Gransley Subdivision.

12. Subject to approval by the City of Alpharetta, Developer shall install a traffic mirror on the south side of Mayfield Road to facilitate vehicle movements from Harrington Falls onto Mayfield Road.
13. The detention pond at the Subject Property shall be constructed pursuant to best management practices (BMP) and in accordance with all applicable laws, codes, regulations, ordinances, and rules.
14. The stormwater runoff detention system shall be designed and installed so that the Post Development Discharge from the subject property shall not exceed 95% of the Pre-Development Discharge for a 100-year storm event.

Signature: _____

Lodd A. Gertz

Print Name: _____

Lodd A. Gertz

Address: 12834 Gransley
Court

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: Kamran Jalali Telephone: 678-858-0255

Address: 1005 Chasewood Trail Suite: _____

City: Alpharetta State: GA Zip: 30005 Fax: _____

Mobile Tel: 678-858-0255 Email: KamranJalali@yahoo.com

Subject Property Information:

Address: 1580 Mayfield Road Current Zoning: AG

District: 2nd Section: 2nd Land Lot: 1057 & 1104 Parcel ID: 22 448011040867 & 22 447010570197

Proposed Zoning: R-22 Current Use: Residential & Office/Commercial

This Application For *(Check All That Apply)*:

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

APPLICANT REQUEST AND INTENT

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

7 Lot - Very Low Density Residential Subdivision

Applicant's Request (Please itemize the proposal):

Rezoning from AG to R-22

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

Applicant intends to develop a 7 Lot - Very Low Density Residential Subdivision

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Kamran Jalali / KJ Luxury Homes LLC Telephone: 678-858-0255

Address: 1005 Chasewood Trail Suite: _____

City Alpharetta State: GA Zip: 30005

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: Abbas Heidari / ACR Engineering, Inc. Telephone: 678-291-0000

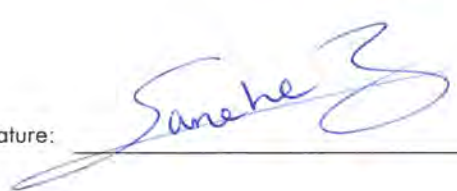
Address: _____ Suite: _____

City Norcross State: GA Zip: 30071

So Sworn and Attested:

Owner Signature:  Date: 10/27/22

Notary:

Notary Signature:  Date: 10/27/22



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Kamran Jalali

Subject Public Hearing Case: 1580 Mayfield Road

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: 10/27/22

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The future land use designation for this area is Very Low Density residential. The R-22 zoning classification proposed for this property is the highest and best zoning classification allowed under the Very Low Density Residential designation.

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

Replacing the older, below average grade, existing office/commercial and residential buildings on the property with new high quality single family homes will positively affect the use and value of the surrounding properties.

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

No. The property is currently zoned AG. Development of the 5.66 acre property under current City of Alpharetta AG zoning district regulations would allow only one lot, which is not a reasonable economic use.

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

The increase to population and traffic due to 6 additional Very Low Density Residential homes would be minimal.

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

The impact to schools and utilities due to 6 additional Very Low Density Residential homes would be minimal.

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

The Future Land Use designation for this area is Very Low Density residential. The R-22 zoning classification proposed for this property is the highest and best zoning classification consistent with the Alpharetta Comprehensive Plan.

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

There are some existing older, below average grade office/commercial and residential buildings on the property. The proposed request would allow the replacement of these existing buildings with new high quality single family homes, which will positively affect the use and value of the surrounding properties.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 1580 Mayfield Road

Contact Name: Kamran Jalali Telephone: 678-858-0255

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.

See Attached Mailing List

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.

Individuals will have the opportunity to respond by letter, telephone, or email.

HUFFSTUTLER MERRIC & JESSICA
12985 HARRINGTON DR
ALPHARETTA GA 30009

RHUDE JODY B & LISA A
12955 HARRINGTON DR
ALPHARETTA GA 30004

MURPHY SARAH & THERRELL SONNY JR
1695 PROVIDENCE PLACE DR
ALPHARETTA GA 30009

CAGLE BENGY L & SARA W
12960 HARRINGTON DR
ALPHARETTA GA 30009

CHAVDA NARESH & CHAVDA KAVITA
12817 GRANSLEY CT
ALPHARETTA GA 30009

DAPONTE EDWARD W DAPONTE MARGARI
1705 PROVIDENCE PLACE DR
ALPHARETTA GA 30009

GERTZ TODD A & GERTZ CHRISTY W
12834 GRANSLEY CT
ALPHARETTA GA 30009

OZA CHIRAG & PUROHIT OZA MADHULIKA
12807 GRANSLEY CT
ALPHARETTA GA 30009

MECHELKE THOMAS & KELLI N
325 DESTINY TRC
ALPHARETTA GA 30009

GUDIVADA JOSEPH U & AMBATI SWETA
12844 GRANSLEY CT
ALPHARETTA GA 30009

PRESSLEY JULIAN TIMOTHY & TONEY PR
ESSLEY AMY NICOL
1535 MAYFIELD RD
ALPHARETTA GA 30009

HATRAK RYAN & KATRINA
12810 OAK FALLS DR
ALPHARETTA GA 30009

MALDONADO DANIEL E & BERRIOS ALEXA
NDRA
12854 GRANSLEY CT
ALPHARETTA GA 30009

FLIPPIN AWESOME LLC
13240 CARIS CT
ALPHARETTA GA 30009

DENNIS DAVID W
12800 OAK FALLS DR
ALPHARETTA GA 30009

MANNHEIMER FREDERIC J & MANNHEIMER
SUSAN M
12864 GRANSLEY CT
ALPHARETTA GA 30009

HOFFER MARK A & RHONDA
1230 SHERRY DR
ALPHARETTA GA 30009

LADEROUTE EDWARD A & PAULA
12790 OAK FALLS DR
ALPHARETTA GA 30009

JIGESH SAHEBA REVOCABLE TRUST THE
12877 GRANSLEY CT
ALPHARETTA GA 30009

COLTON KYLE
1220 SHERRY DR
ALPHARETTA GA 30009

SMITH JACKIE W
4139 EDINBURGH TRL
ROSWELL GA 30075

EVANS RICHARD T JR & BRIANNA O
12867 GRANSLEY CT
ALPHARETTA GA 30009

WINDSOR RONALD C & MILDRED G
1210 SHERRY DR
ALPHARETTA GA 30004-1128

CREDIT SHELTER TRUST THE
1580 MAYFIELD RD
ALPHARETTA GA 30004

KNIGHT BRADLEY & RAMPERSAUD KNIGHT
SHANTA
12837 GRANSLEY CT
ALPHARETTA GA 30009

GASKIN BRUCE N & ANNE A
1215 SHERRY DR
ALPHARETTA GA 30004-1127

BARRY DREW
12975 HARRINGTON DR
ALPHARETTA GA 30009

GRANSLEY HOMEOWNERS ASSOCIATION INC
700 BARBERRY DR
ALPHARETTA GA 30004-3681

SARRIS GEORGE P & SOPHIA
1685 PROVIDENCE PLACE DR
ALPHARETTA GA 30004

MAVRIS DIMITRIOS N & ELIZABETH A
13035 HARRINGTON DR
ALPHARETTA GA 30004

LAUBENSTEIN STUART E & CYNTHIA S
13015 HARRINGTON DR
ALPHARETTA GA 30004

ALAM MOHAMMAD SARFARAZ
12887 GRANSLEY CT
ALPHARETTA GA 30009

WILSON KEVIN S & WILSON MANDA
12770 OAK FALLS DR
ALPHARETTA GA 30009

RISH DARREN JAMES & RISH TARA MARIE
12904 GRANSLEY CT
ALPHARETTA GA 30009

LIMBERIS DAMON M & MEREDITH W
12965 HARRINGTON DR
ALPHARETTA GA 30004

POU PANTON PATRICK & POU STEPHANIE
12995 HARRINGTON DR
ALPHARETTA GA 30009

MONTERO CARLOS E MONTERO VANDI L
1510 MAYFIELD RD
ALPHARETTA GA 30004

SYLVESTER JOSHUA PAUL & SYLVESTER
SARA ANNE
12814 GRANSLEY CT
ALPHARETTA GA 30009

MC GINNIS SEAN P & MARTHA S
13005 HARRINGTON DR
ALPHARETTA GA 30004

HUDGENS TIMOTHY D & SHERI E
13000 HARRINGTON DR
ALPHARETTA GA 30004

MATELA DAVID M & MATELA DAWN M
12824 GRANSLEY CT
ALPHARETTA GA 30009

JOSEPH & CHRISTINA FRANKE LIVING T
RUST THE
13025 HARRINGTON DR
ALPHARETTA GA 30009

RODGERS PATRICK L & RODGERS VICKIE
C
12990 HARRINGTON DR
ALPHARETTA GA 30009

RUAN JIAYANG & WANG HSIN HSIN
12827 GRANSLEY CT
ALPHARETTA GA 30009

HARRINGTON FALLS COMMUNITY ASSOC
NC
12950 HARRINGTON DR
ALPHARETTA GA 30004

THOMAS DYLAN & RACHEL
12980 HARRINGTON DR
ALPHARETTA GA 30009

CREDIT SHELTER TRUST THE
1580 MAYFIELD RD
ALPHARETTA GA 30009

XIE LIN & CHAN SIOW DING
12874 GRANSLEY CT
ALPHARETTA GA 30009

NEUSTEDTER JON J & NEUSTEDTER ANN M
12970 HARRINGTON DR
ALPHARETTA GA 30009

DEVLIN SALLY A
1615 MAYFIELD RD
ALPHARETTA GA 30004

GUPTA SANJAY & GUPTA SUNITA
12884 GRANSLEY CT
ALPHARETTA GA 30004

KODILKAR NIKHIL & CHAUDHARY ARCHANA
12894 GRANSLEY CT
ALPHARETTA GA 30009

OASIS REAL ESTATE INVESTMENTS LLC
3767 HIGHBROOKE CT
DULUTH GA 30097

MOVVA SURESH BABU & MOVVA PRATHUS
12810 KEYSTONE CT
ALPHARETTA GA 30009

SZYMCZAK MATTHEW A & VALERIE G
12907 GRANSLEY CT
ALPHARETTA GA 30009

MECHELKE THOMAS & KELLI N
325 DESTINY TRC
ALPHARETTA GA 30009

PASSARELLI FLORIDEO & PASSARELLI A
SHLEY
12820 KEYSTONE CT
ALPHARETTA GA 30009

CIEPIELA MICHAEL & DIANE
12897 GRANSLEY CT
ALPHARETTA GA 30009

MATHIS CLEMMIE II & TAMETRIUS L
12780 OAK FALLS DR
ALPHARETTA GA 30009

OASIS REAL ESTATE IVESTMENT LLC
3767 HIGHBROOKE CT
DULUTH GA 30097

FRANZ JEFFREY D & PEARSON ALEX W
1650 MAYFIELD RD
ALPHARETTA GA 30009

CARRUTH ROBERT ET AL
1630 MAYFIELD RD
ALPHARETTA GA 30009

BENTON PHIL & NANCY S
1525 MAYFIELD RD
ALPHARETTA GA 30005

#1580 MAYFIELD ROAD TAX PARCEL 22 447010570197
TRACT DESCRIPTION FOR ZONING APPLICATION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1057 OF THE 2nd DISTRICT, 2nd SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAYFIELD ROAD (HAVING A VARIABLE RIGHT-OF-WAY WIDTH) SAID POINT OF BEGINNING HAVING A NORTHING OF 1489447.32' AND AN EASTING OF 2251669.16' IN GEORGIA STATE PLANE WEST ZONE, NORTH AMERICAN DATUM 83; THENCE DEPARTING SAID RIGHT-OF-WAY OF MAYFIELD ROAD RUNNING ALONG THE PROPERTY LINE OF THE HARRINGTON FALLS SUBDIVISION, RECORDED IN PLAT BOOK 199, PAGES 80-81, BEING ON FILE WITH FULTON COUNTY LAND RECORDS, NORTH 01 DEGREE 25 MINUTES 51 SECONDS EAST A DISTANCE OF 580.03 FEET TO A POINT LOCATED AT THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED CONTINUING ALONG SAID PROPERTY LINE NORTH 01 DEGREE 25 MINUTES 51 SECONDS EAST A DISTANCE OF 444.40 FEET TO A POINT; THENCE CONTINUING ALONG SAID PROPERTY LINE NORTH 01 DEGREE 01 MINUTE 31 SECONDS EAST A DISTANCE OF 234.70 FEET TO A POINT; THENCE DEPARTING SAID PROPERTY LINE RUNNING ALONG THE PROPERTY LINE OF THE GRANSLEY SUBDIVISION, RECORDED IN PLAT BOOK 317, PAGES 124-125, AFORESAID RECORDS SOUTH 68 DEGREES 01 MINUTE 04 SECONDS EAST A DISTANCE OF 239.64 FEET TO ½" REBAR FOUND; THENCE SOUTH 00 DEGREE 43 MINUTES 08 SECONDS WEST A DISTANCE OF 608.10 FEET TO A POINT; THENCE DEPARTING SAID PROPERTY LINE RUNNING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 1057 AND 1104 AND THE PROPERTY LINE OF TAX PARCEL 22 448011040867 NORTH 88 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 195.39 FEET TO SAID POINT LOCATED AT THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 123,315 SQUARE FEET, BEING 2.831 ACRES.

#1580 MAYFIELD ROAD TAX PARCEL 22 448011040867
TRACT DESCRIPTION FOR ZONING APPLICATION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1104 OF THE 2nd DISTRICT, 2nd SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A ½" REBAR FOUND LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAYFIELD ROAD (HAVING A VARIABLE RIGHT-OF-WAY WIDTH) SAID POINT OF BEGINNING HAVING A NORTHING OF 1489447.32' AND AN EASTING OF 2251669.16' IN GEORGIA STATE PLANE WEST ZONE, NORTH AMERICAN DATUM 83; THENCE FROM THE POINT OF BEGINNING DEPARTING SAID RIGHT-OF-WAY OF MAYFIELD ROAD RUNNING ALONG THE PROPERTY LINE OF THE HARRINGTON FALLS SUBDIVISION, RECORDED IN PLAT BOOK 199, PAGES 80-81, BEING ON FILE WITH FULTON COUNTY LAND RECORDS, NORTH 01 DEGREE 25 MINUTES 51 SECONDS EAST A DISTANCE OF 580.03 FEET TO A POINT; THENCE DEPARTING SAID PROPERTY LINE RUNNING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 1104 AND 1057 AND THE PROPERTY LINE OF TAX PARCEL 22 447010570197 SOUTH 88 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 195.39 FEET TO A POINT; THENCE DEPARTING SAID LAND LOT LINE AND PROPERTY LINE RUNNING ALONG THE PROPERTY LINE OF THE GRANSLEY SUBDIVISION, RECORDED IN PLAT BOOK 317, PAGES 124-125, AFORESAID RECORDS, SOUTH 00 DEGREE 43 MINUTES 08 SECONDS WEST A DISTANCE OF 670.82 FEET TO POINT LOCATED ON THE SAID NORTHERLY RIGHT-OF-WAY LINE OF MAYFIELD ROAD; THENCE DEPARTING SAID PROPERTY LINE RUNNING ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 633.90 FEET SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 26 MINUTES 01 SECONDS WEST A CHORD DISTANCE OF 1109 FEET ALONG SAID ARC A DISTANCE OF 110.73 FEET TO A POINT; THENCE CONTINUING ALONG SAID ARC TO THE RIGHT HAVING A RADIUS OF 633.90 FEET SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES 33 MINUTES 54 SECONDS WEST A CHORD DISTANCE OF 113.30 FEET ALONG SAID ARC A DISTANCE OF 113.45 FEET TO SAID ½" REBAR FOUND LOCATED AT THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 123,142 SQUARE FEET, BEING 2.827 ACRES.



PROPERTY TAX BILL
CITY OF ALPHARETTA, GEORGIA

ACCOUNT #: 209975
BILL #: 2215431
TAX DISTRICT: 10

TAX YEAR: 2022

ALT ID #: 2456990

REAL PROPERTY TAX

PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY IDENTIFICATION
KJ LUXURY HOMES LLC	1580 MAYFIELD RD REAR	22-4470-1057-019-7

FAIR MARKET VALUE	ASSESSED VALUE	EXEMPTION TYPE	ELIGIBLE	APPLIED
\$151,600	\$60,640			\$

LEVIES	ASSESSED VALUE	-	EXEMPTIONS	=	NET ASSESSMENT	X	MILLAGE RATE	=	NET TAX
BONDED DEBT	60,640	-		=	60,640	X	.000965	=	58.52
L.O.S.T.	60,640	-		=	60,640	X	-.002966	=	-179.86
GENERAL GOVERNMENT	60,640	-		=	60,640	X	.007751	=	470.02

IMPORTANT PROPERTY TAX MESSAGE

The due date indicated on your tax remittance stub is for CURRENT year taxes ONLY. If you have an amount shown in prior year, interest will continue to accrue monthly and collection efforts will persist. Thus, if your tax bill shows an amount due for the prior year, you will need to contact the City of Alpharetta Financial Service Division at 678-297-6060 (option 0) to confirm the total amount due.

CURRENT YEAR TAXES DUE: \$348.68
PRIOR YEARS TAXES DUE: 0.00
PENALTIES & INTEREST 0.00
TOTAL DUE \$348.68

City of Alpharetta
Finance Department - Tax
2 Park Plaza
Alpharetta, GA 30009-3680

Account Number: 209975
Amount Due: \$348.68
Due Date: 12/01/2022

PROPERTY TAX BILL

We accept Visa, MasterCard, or American Express.
Payments accepted via phone at 678-297-6060 (Option 0)
or online at www.alpharetta.ga.us

00002082022202215431400000348680

KJ LUXURY HOMES LLC
1005 CHASEWOOD TRL
ALPHARETTA, GA 30005

City of Alpharetta
Finance Department - Tax
2 Park Plaza
Alpharetta, GA 30009-3680

Kamran Jalali
KJ Luxury Homes, LLC
1005 Chasewood Trail
Alpharetta, Georgia 30005

October 25, 2022

City of Alpharetta
Planning Commission
2 Park Plaza
Alpharetta, Georgia 30009

Subject: Rezoning Letter of Intent
1580 Mayfield Road

To The Planning Commission,

We are writing to request a change of zoning for a 5.66 acre property at 1580 Mayfield Road, within the City of Alpharetta, Georgia. The property is currently AG. We are requesting that the tract be rezoned to R-22, to allow the development of a seven (7) lot Very Low Density Residential single family subdivision. The future land use designation for this area is Very Low Density Residential, and the R-22 zoning classification requested for this property is the highest and best zoning classification allowed under the Very Low Density Residential designation.

Development of the site under the current AG zoning classification is not a reasonable economic use. There are several existing older, below average grade office/commercial and residential buildings on the property. The proposed request would allow the replacement of these existing buildings with new high quality single family homes, which will positively affect the use and value of the surrounding properties.

Thank you for your consideration.

Sincerely,


Kamran Jalali



PROPERTY TAX BILL
CITY OF ALPHARETTA, GEORGIA

ACCOUNT #: 209975
BILL #: 2215502
TAX DISTRICT: 10

TAX YEAR: 2022

ALT ID #: 2457287

REAL PROPERTY TAX

PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY IDENTIFICATION
KJ LUXURY HOMES LLC	1580 MAYFIELD RD	22 -4480-1104-086-7

FAIR MARKET VALUE	ASSESSED VALUE	EXEMPTION TYPE	ELIGIBLE	APPLIED
\$335,400	\$134,160			\$

LEVIES	ASSESSED VALUE	-	EXEMPTIONS	=	NET ASSESSMENT	X	MILLAGE RATE	=	NET TAX
BONDED DEBT	134,160	-		=	134,160	X	.000965	=	129.46
L.O.S.T.	134,160	-		=	134,160	X	-.002966	=	-397.92
GENERAL GOVERNMENT	134,160	-		=	134,160	X	.007751	=	1039.88

IMPORTANT PROPERTY TAX MESSAGE

The due date indicated on your tax remittance stub is for CURRENT year taxes ONLY. If you have an amount shown in prior year, interest will continue to accrue monthly and collection efforts will persist. Thus, if your tax bill shows an amount due for the prior year, you will need to contact the City of Alpharetta Financial Service Division at 678-297-6060 (option 0) to confirm the total amount due.

CURRENT YEAR TAXES DUE: \$771.42
PRIOR YEARS TAXES DUE: 0.00
PENALTIES & INTEREST 0.00
TOTAL DUE \$771.42

City of Alpharetta
Finance Department - Tax
2 Park Plaza
Alpharetta, GA 30009-3680

Account Number: 209975
Amount Due: \$771.42
Due Date: 12/01/2022

PROPERTY TAX BILL

We accept Visa, MasterCard, or American Express.
Payments accepted via phone at 678-297-6060 (Option 0)
or online at www.alpharetta.ga.us

00002082022202215502200000771428

KJ LUXURY HOMES LLC
1005 CHASEWOOD TRL
ALPHARETTA, GA 30005

City of Alpharetta
Finance Department - Tax
2 Park Plaza
Alpharetta, GA 30009-3680

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRIAL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: MARCH 17, 2022

TAX PARCEL I.D.

22 448011040867

BENCHMARK

FULTON COUNTY
MONUMENT F315
N. 1486158.656
E. 2284780.395
ELEV. 1165.926

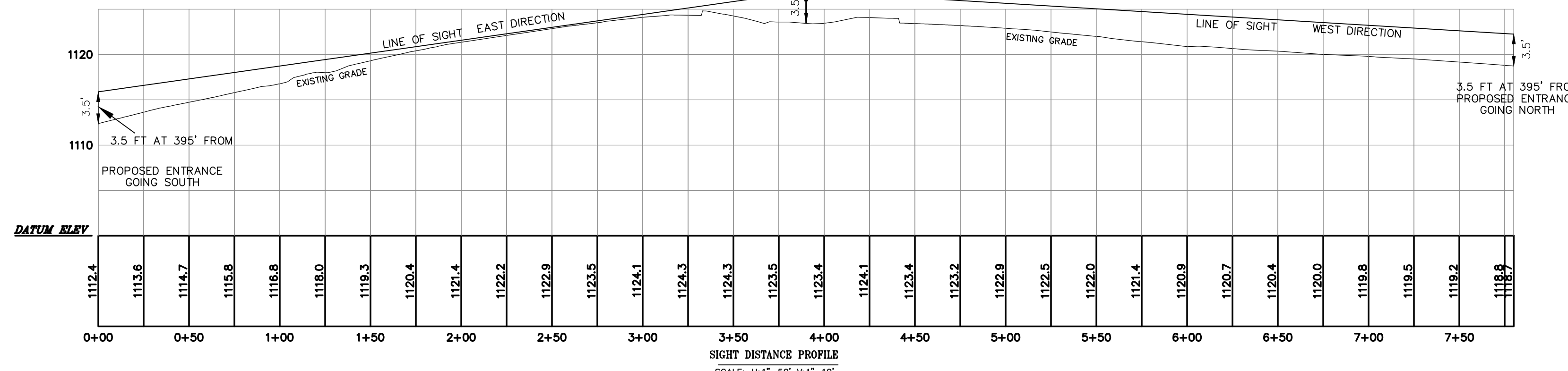
UTILITY PROVIDERS:

TELEPHONE- AT&T
POWER- SAWNEE ELECTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

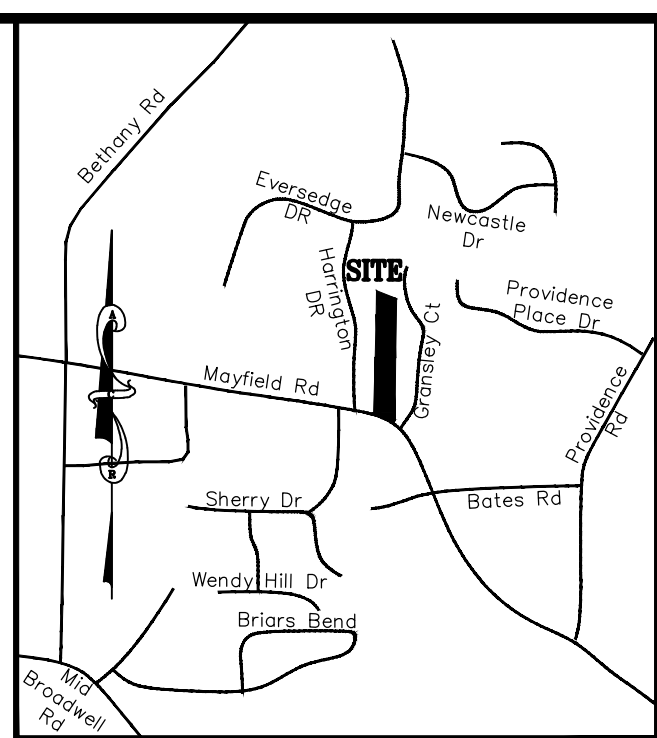
24 HOUR EMERGENCY CONTACT:

KAMRAN JALALI
(678) 858-0255

3.5 FT. AT
ENTRANCE
OF PROPOSED ENTRANCE

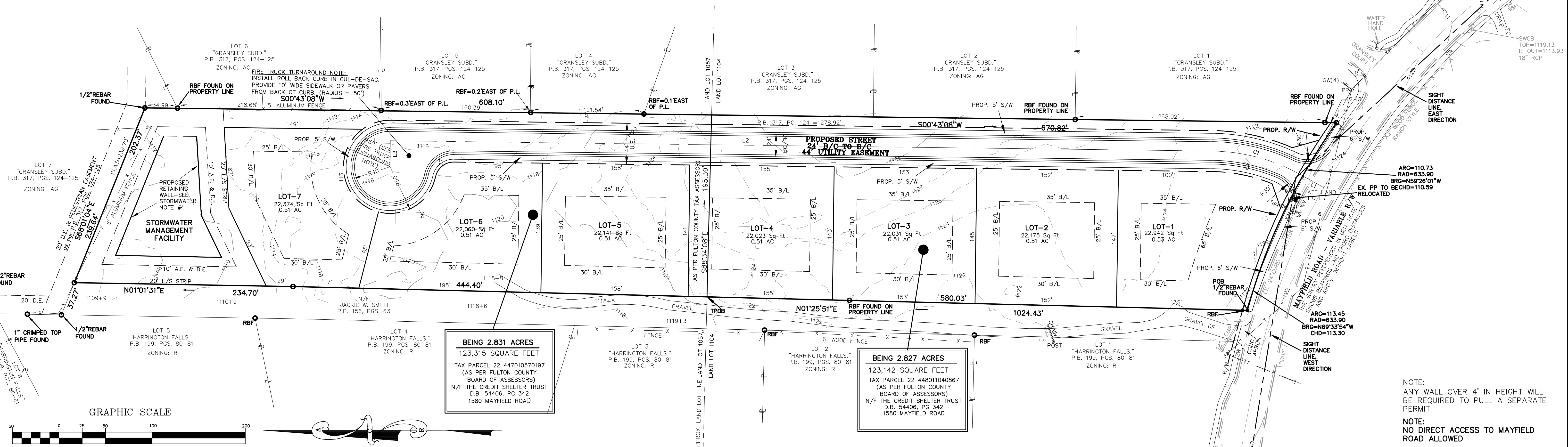


TRIP GENERATION REPORT									
LAND USE (ITE CODE)		DAILY INTENSITY	TOTAL	A.M. PEAK			P.M. PEAK		
				IN	OUT	TOTAL	IN	OUT	TOTAL
SINGLE FAMILY DETACHED (210)		7 LOTS	70	4	12	16	13	8	21



VICINITY MAP SCALE 1"=2000'

PROPERTY ADDRESS:
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009



NOTE:
ANY WALL OVER 4' IN HEIGHT WILL
BE REQUIRED TO PULL A SEPARATE
PERMIT.

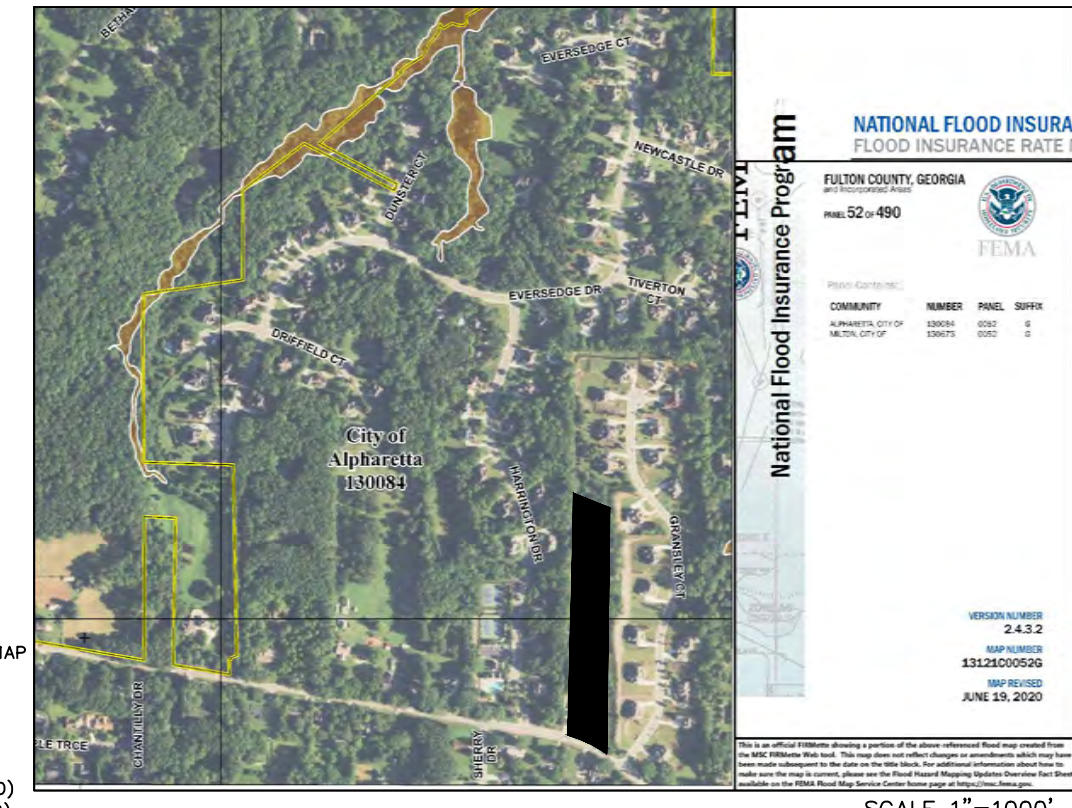
NOTE:
NO DIRECT ACCESS TO MAYFIELD
ROAD ALLOWED



LEGEND

IPF = IRON PIN FOUND (●)
CMF = CONCRETE MONUMENT FOUND (□)
CNS = CONCRETE MONUMENT SET (□)
R/W = RIGHT OF WAY
STA = STATION NUMBER
L/L = LAND LOT LINE
C/L = CENTERLINE
P/L = PROPERTY LINE
BM = BENCHMARK
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
EL = ELEVATION (ELEV)
B/L = BUILDING LINE
R = RADIUS
S/O = SUBGRADE ELEVATION
F = FLOW
P = PROPERTY CORNER
FENCE
P = POLE
TEL = TELEPHONE LINE
TV = TELEVISION LINE
P = POWER LINE
SSE = SANITARY SEWER EASEMENT
MH = MANHOLE
G = GAS LINE
W = WATER LINE
PLUGGED STUB
F.H. = EXIST. FIRE HYDRANT (●)
F.H. = PROP. FIRE HYDRANT (●)

WM = WATER METER (●)
ST = STORM SEWER LINE
YI = YARD INLET
DI = DROP INLET
CB = CATCH BASIN
HW = HEAD WALL (—)
J = JUNCTION BOX
DE = DRAINAGE EASEMENT
SM = SEWER FORCE MAIN
DS = DOWNSPOUT
CO = CORRUGATED METAL PIPE
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE PIPE
C & G = CURB AND GUTTER
F.I.R.M. = FEDERAL INSURANCE RATE MAP
T.P.O.B. = TRUE POINT OF BEGINNING
P.O.B. = POINT OF BEGINNING
Q.M.D. = GA. MULTI-DISTRICT
REB. = REBAR
--- = EXISTING CONTOURS (DASHED)
-912- = PROPOSED CONTOURS (SOLID)
TC = TOP OF CURB ELEVATION
A = TRAVERSE POINT
LP = LIGHT POLE (○)
P = PLANTED TREE
MT = MARKED TREE



FIRM PANEL
1"=1000' PANEL 52 OF 490
MAP NUMBER 13121C0052G
MAP DATED: JUNE 19, 2020

GENERAL NOTES:
1. TOTAL AREA = 246,457 S.F., 5.658 AC.
2. FULTON COUNTY MONUMENTS USED ARE F315 & F415.
3. EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING BUILDINGS.
4. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
5. PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
6. NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13121C0052G FULTON COUNTY, GEORGIA, EFFECTIVE DATE JUNE 19, 2020.
7. TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 3/11/2022.
8. THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
9. BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED MARCH 17, 2022.
10. ON-SITE DEBRIS BURIAL IS NOT ALLOWED.
11. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
12. EXISTING IMPERVIOUS = 9,403 S.F.
13. PROPOSED BUILDINGS:
HEATED FLOOR: 3,500 S.F. MIN., HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING

STORMWATER NOTES:
1. THE 10'-FOOT ACCESS/DRAINAGE EASEMENT FOR THE DETENTION FACILITY SHALL BE COMPLETELY CONTAINED ON THE DETENTION POND LOT.
2. RUNOFF REDUCTION AND/OR WATER QUALITY TO BE PROVIDED IN ACCORDANCE WITH CITY OF ALPHARETTA REQUIREMENTS.
3. STORMWATER MANAGEMENT FACILITIES SHALL MEET THE STANDARDS OF THE CITY OF ALPHARETTA AND THE GEORGIA STORMWATER MANAGEMENT MANUAL.
4. ANY WALL THAT EXCEEDS 4 FEET IN HEIGHT WILL BE REQUIRED TO PULL A SEPARATE PERMIT.

SITE SUMMARY:
TOTAL SITE AREA 5.66 ACRES
CURRENT ZONING AG
PROPOSED ZONING R-22
TOTAL LOTS SHOWN 7 LOTS
PROPOSED DENSITY ±1.24 UNITS/AC.
MINIMUM LOT SIZE 22,000 S.F.
MIN. LOT WIDTH 100 FEET
MAXIMUM BUILDING HEIGHT 35 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDINGS 25%
MINIMUM FLOOR AREA OF A DWELLING UNIT 1,500 SQUARE FEET
SETBACKS:
FRONT YARD OF LOCAL STREET = 35 FT
FRONT YARD OF ALL OTHER STREETS = 65 FT
SIDE YARD = 25 FT
REAR YARD = 30 FT

DATE: OCTOBER 25, 2013	No.	Revision/Issue	By	Date
SCALE: 1"=50'				
DRAWN: IP				
APPROVED: MM				
DRAWING: ZONING/22008E				

REGISTERED PROFESSIONAL ENGINEER
MARK A. MILLER
NO. 20749
STATE OF GEORGIA

ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

Sheet 1 of 1

ZONING PLAN
FOR
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009
LOCATED IN L.L. 1057 & 1104
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRIAL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: MARCH 17, 2022

TAX PARCEL I.D.

22 448011040867

BENCHMARK

FULTON COUNTY FULTON COUNTY
MONUMENT F315 MONUMENT F415
N: 1486158.656 N: 1486943.445
E: 2284780.395 E: 2284873.516
ELEV. 1179.919

UTILITY PROVIDERS:

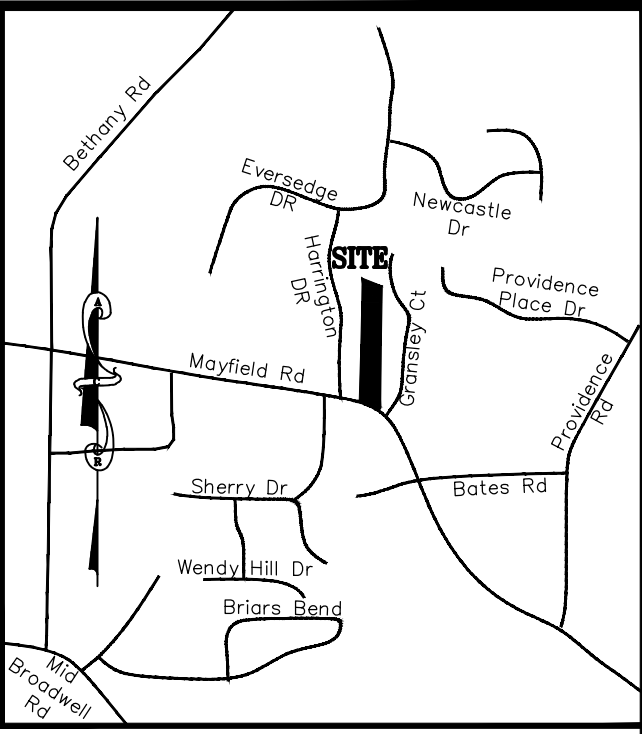
TELEPHONE- AT&T
POWER- SAWNEE ELECTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

24 HOUR EMERGENCY CONTACT:

KAMRAN JALALI
(678) 858-0255

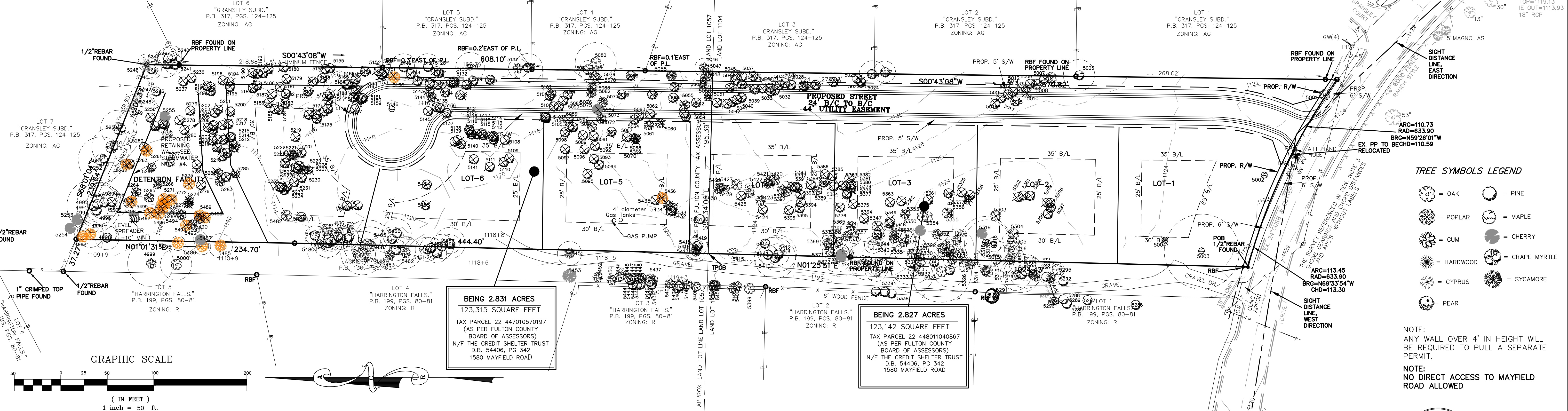
SIZE		NO. (INCHS) SPECIES		NO. (INCHS) SPECIES		NO. (INCHS) SPECIES		NO. (INCHS) SPECIES		NO. (INCHS) SPECIES		NO. (INCHS) SPECIES		NO. (INCHS) SPECIES		NO. (INCHS) SPECIES		NO. (INCHS) SPECIES		NO. (INCHS) SPECIES		NO. (INCHS) SPECIES		NO. (INCHS) SPECIES	
4988	7 POP	5027	TWIN 8-9 PINE	5066	8 PINE	5106	12 PINE	5146	8 MAP	5186	9 PINE	5226	11 PINE	5264	6 GUM	5304	45 OAK	5343	7 OAK	5382	8 PINE	5422	6 GUM	5462	13 GUM
4989	23 PINE	5028	8 PINE	5067	10 PINE	5107	8 GUM	5147	8 GUM	5187	8 PINE	5227	13 PINE	5265	6 GUM	5305	7 MAP	5344	10 GUM	5383	8 PINE	5423	10 GUM	5463	12 GUM
4990	14 PINE	5029	10 PINE	5068	8 GUM	5108	8 PINE	5148	10 PINE	5188	8 PINE	5228	7 GUM	5266	6 GUM	5306	6 MAP	5345	TWIN 10-15 GUM	5384	11 PINE	5424	9 PINE	5464	9 PINE
4991	17 PINE	5030	9 PINE	5069	8 GUM	5109	9 PINE	5149	11 PINE	5189	8 PINE	5229	6 GUM	5267	6 PEAR	5307	TWIN 9-12 GUM	5346	16 PINE	5385	11 PINE	5425	9 GUM	5465	10 PINE
4992	22 PINE	5031	9 PINE	5070	8 MAP	5110	11 PINE	5150	13 POP	5190	11 PINE	5230	9 PINE	5268	TWIN 9 POP	5308	TWIN 12-13 GUM	5347	12 OAK	5386	TWIN 9-10 PINE	5426	10 PINE	5466	12 PINE
4993	8 PINE	5032	10 PINE	5071	9 PINE	5111	8 PINE	5151	9 PINE	5191	8 PINE	5231	13 PINE	5269	7 POP	5309	15 PINE	5348	20 PINE	5387	8 PINE	5427	9 OAK	5467	20 OAK
4994	13 OAK	5033	12 PINE	5072	12 MAP	5112	11 PINE	5152	11 PINE	5192	12 PINE	5232	15 PINE	5270	12 POP	5310	14 PINE	5349	16 PINE	5388	14 PINE	5428	15 MAP	5468	16 OAK
4995	7 POP	5034	8 PINE	5073	18 GUM	5113	8 PINE	5153	13 PINE	5193	8 PINE	5233	13 PINE	5271	6 POP	5311	11 GUM	5350	7 GUM	5389	9 GUM	5429	6 GUM	5469	18 OAK
4996	11 POP	5035	8 PINE	5074	11 MAP	5114	9 PINE	5154	15 PINE	5194	10 PINE	5234	13 PINE	5272	6 POP	5312	9 GUM	5351	9 CHERRY	5390	11 PINE	5430	6 GUM	5470	6 OAK
4997	7 POP	5036	12 PINE	5075	8 CHERRY	5115	9 PINE	5155	10 PINE	5195	11 PINE	5235	14 PINE	5273	6 GUM	5313	6 OAK	5352	TRIP 7-8-15 GUM	5391	8 PINE	5431	8 PINE	5471	10 PINE
4998	10 PINE	5037	8 PINE	5076	15 MAP	5116	10 PINE	5156	8 PINE	5196	11 PINE	5236	9 PINE	5274	6 GUM	5314	15 GUM	5353	14 OAK	5392	13 PINE	5432	23 PINE	5472	8 PINE
4999	"TRIP 13-15-19 GUM"	5038	8 PINE	5077	14 GUM	5117	8 PINE	5157	15 PINE	5197	8 PINE	5237	11 PINE	5275	TWIN 7-8 POP	5315	TWIN 11-15 OAK	5354	18 OAK	5393	9 PINE	5433	11 GUM	5473	9 PINE
5000	TRIP 13 GUM 12 OAK	5039	10 PINE	5078	10 OAK	5118	12 PINE	5158	14 PINE	5198	9 PINE	5238	10 PINE	5276	16 PINE	5316	6 MAP	5355	14 OAK	5394	8 PINE	5434	20 GUM	5474	11 PINE
5001	16 OAK	5040	8 PINE	5079	18 GUM	5119	11 PINE	5159	14 PINE	5199	9 PINE	5239	9 PINE	5277	7 GUM	5317	19 MAP	5356	6 MAP	5395	10 PINE	5435	21 PINE	5475	12 PINE
5002	48 MAP	5041	11 PINE	5080	17 OAK	5120	10 PINE	5160	8 PINE	5200	8 PINE	5240	8 PINE	5278	8 PINE	5318	21 MAP	5357	6 MAP	5396	8 PINE	5436	17 POP	5476	8 PINE
5003	31 MAP	5042	10 PINE	5081	8 OAK	5121	10 PINE	5161	9 PINE	5201	8 PINE	5241	8 PINE	5279	10 PINE	5319	9 CHERRY	5358	13 PINE	5397	8 GUM	5437	13 OAK	5477	9 PINE
5004	26 MAP	5043	9 PINE	5082	14 GUM	5122	9 PINE	5162	9 PINE	5202	9 PINE	5242	7 CYPRESS	5280	8 PINE	5320	9 CHERRY	5359	8 PINE	5398	12 GUM	5438	10 GUM	5478	TRIP 9-10-12 PINE
5005	13 PINE	5044	8 PINE	5083	9 GUM	5123	12 PINE	5163	10 PINE	5203	10 PINE	5243	9 CYPRESS	5281	20 PINE	5321	7 GUM	5360	13 PINE	5399	9 OAK	5439	20 PINE	5479	8 PINE
5006	8 OAK	5045	8 OAK	5084	10 PINE	5124	13 PINE	5164	10 PINE	5204	10 PINE	5244	8 PINE	5282	15 GUM	5322	7 GUM	5361	9 PINE	5400	7 GUM	5440	13 PINE	5480	TWIN 6 GUM
5007	13 PINE	5046	8 GUM	5085	9 PINE	5125	10 PINE	5165	9 PINE	5205	9 PINE	5245	12 CRAPE MYRTLE	5283	6 GUM	5323	7 GUM	5362	8 PINE	5401	7 GUM	5441	12 PINE	5481	13 PINE
5008	7 OAK	5047	7 OAK	5086	9 PINE	5126	12 MAP	5166	12 PINE	5206	12 PINE	5246	8 PINE	5284	12 PINE	5324	6 OAK	5363	10 PINE	5402	11 GUM	5442	12 PINE	5482	21 OAK
5009	10 PINE	5048	7 GUM	5087	9 PINE	5127	11 PINE	5167	14 PINE	5207	8 PINE	5247	7 CYPRESS	5285	8 PEAR	5325	12 GUM	5364	9 PINE	5403	9 OAK	5443	12 PINE	5483	8 PINE
5010	6 OAK	5049	TWIN 7-18 MAP	5088	9 PINE	5128	9 PINE	5168	8 PINE	5208	9 PINE	5248	6 CYPRESS	5286	11 PINE	5326	23 OAK	5365	11 GUM	5404	12 GUM	5444	13 PINE	5484	9 PINE
5011	13 MAP	5050	TWIN 8-11 MAP	5089	9 PINE	5129	9 PINE	5169	8 PINE	5209	12 PINE	5249	"TWIN 6-7 CYPRESS"	5287	9 PINE	5327	14 PINE	5366	10 GUM	5405	9 GUM	5445	10 GUM	5485	10 POP
5012	8 OAK	5051	8 PINE	5090	11 GUM	5130	13 PINE	5170	9 PINE	5210	10 PINE	5250	15 CRAPE MYRTLE	5288	9 PINE	5328	25 OAK	5367	6 GUM	5406	7 GUM	5446	7 GUM	5486	7 POP
5013	11 PINE	5052	10 PINE	5091	8 PINE	5131	9 PINE	5171	9 PINE	5211	10 PINE	5251	16 CRAPE MYRTLE	5289	9 PINE	5329	14 PINE	5368	7 GUM	5407	16 PINE	5447	7 GUM	5487	6 CHERRY
5014	12 PINE	5053	10 PINE	5092	12 PINE	5132	8 PINE	5172	10 PINE	5212	16 PINE	5252	19 CRAPE MYRTLE	5290	6 GUM	5330	11 OAK	5369	6 GUM	5408	9 GUM	5448	11 GUM	5488	TWIN 6-7 POP
5015	10 PINE	5054	13 PINE	5093	8 PINE	5133	8 PINE	5173	9 PINE	5213	10 PINE	5253	9 CHERY	5291	6 PEAR	5331	7 GUM	5370	8 PINE	5409	13 GUM	5449	13 GUM	5489	6 POP
5016	9 PINE	5055	11 GUM	5094	10 PINE	5134	9 PINE	5174	8 PINE	5214	13 PINE	5254	8 CHERRY	5292	11 PINE	5332	7 OAK	5371	6 GUM	5410	17 PINE	5450	10 GUM	5490	7 GUM
5017	8 PINE	5056	12 PINE	5095	13 PINE	5135	8 PINE	5175	9 PINE	5215	9 PINE	5255	7 CHERRY	5293	11 GUM	5333	18 OAK	5372	12 GUM	5411	15 PINE	5451	TWIN 10 SYC	5491	7 GUM
5018	19 MAP	5057	9 PINE	5096	8 PINE	5136	8 PINE	5176	8 PINE	5216	8 PINE	5256	16 CHAIN	5294	19 PINE W/ CHAIN	5334	18 PINE	5373	TWIN 6-7 CHERRY	5412	9 PINE	5452	14 GUM	5492	9 GUM
5019	11 PINE	5058	9 SYC	5097	8 PINE	5137	13 PINE	5177	8 PINE	5217	9 PINE	5257	6 OAK	5295	6 OAK	5335	TWIN 6-14 GUM	5374	7 CHERRY	5413	8 PINE	5453	7 HRDWD	5493	8 POP
5020	9 PINE	5059	10 PINE	5098	8 PINE	5138	8 PINE	5178	8 PINE	5218	12 PINE	5258	18 PINE	5296	8 PINE	5336	10 GUM	5375	8 PINE	5414	19 PINE	5454	8 PINE	5494	6 GUM
5021	10 PINE	5060	QUAD 8-9-10-11 GUM	5099	9 PINE	5139	17 PINE	5179	8 PINE	5219	12 PINE	5259	19 PINE	5297	11 PINE	5337	9 OAK	5376	9 PINE	5415	16 OAK	5455	8 PINE	5495	6 POP
5022	12 PINE	5061	TWIN 8 HW	5100	11 PINE	5140	9 PINE	5180	11 PINE	5220	13 PINE	5260	23 PINE	5298	11 PINE	5338	18 PINE	5377	9 PINE	5416	10 GUM	5456	13 PINE	5496	TWIN 6-10 POP
5023	9 PINE	5062	9 PINE	5101	13 PINE	5141	10 PINE	5181	9 PINE	5221	8 GUM	5261	6 POP	5300	10 PINE	5339	13 PINE	5378	9 PINE	5417	7 GUM	5457	8 PINE	5497	10 POP
5024	8 PINE	5063	9 PINE	5102	9 GUM	5142	12 PINE	5182	9 PINE	5222	8 GUM	5262	7 POP	5301	8 PINE	5340	16 PINE	5379	8 PINE	5418	8 PINE	5458	10 PINE	5498	6 POP
5025	8 PINE	5064	8 PINE	5103	10 PINE	5143	11 GUM	5183	11 PINE	5223	8 PINE	5263	6 POP	5302	9 PINE	5341	6 GUM	5380	15 PINE	5419	8 PINE	5459	8 PINE	5499	8 POP
5026	11 PINE	5065	12 PINE	5104	8 PINE	5144	TWIN 9-11 GUM	5184	9 PINE	5224	12 PINE	5264	26 PINE	5303	24 OAK	5342	16 PINE	5381	11 PINE	5420	10 OAK	5460	10 PINE	5500	7 OAK

NOTE: TREE SYMBOL NUMBERS SHOWN
HEREON ARE THE SAME AS TREE TAG
NUMBERS IN THE FIELD.



VICINITY MAP SCALE 1"=2000'

PROPERTY ADDRESS:
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009



TREE SYMBOLS LEGEND

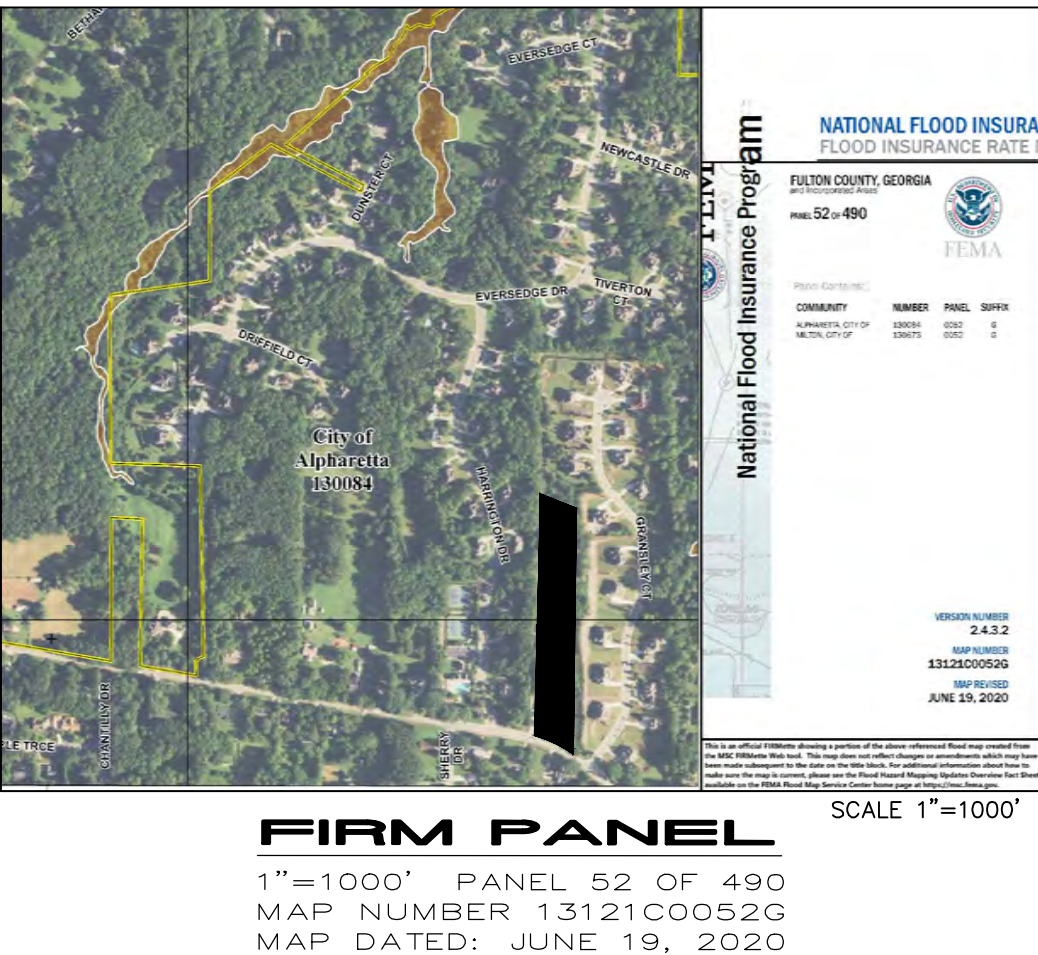
	OAK		PINE
	POPLAR		MAPLE
	GUM		CHERRY
	HARDWOOD		CRAPE MYRTLE
	CYPRESS		SYCAMORE
	PEAR		

NOTE:
ANY WALL OVER 4' IN HEIGHT WILL
BE REQUIRED TO PULL A SEPARATE
PERMIT.

NOTE:
NO DIRECT ACCESS TO MAYFIELD
ROAD ALLOWED

LEGEND

IPF	= IRON PIN FOUND (●)	WM	= WATER METER (⊗)
IPB	= IRON PIN SET (○)	-ST-	= STORM SEWER LINE
CMF	= CONCRETE MONUMENT FOUND (□)	YI	= YARD INLET
CMS	= CONCRETE MONUMENT SET (□)	DI	= DRAIN INLET
R/W	= RIGHT OF WAY	CB	= CATCH BASIN
STA	= STATION NUMBER	HW	= HEAD WALL (—)
C/L	= CENTERLINE	JB	= JUNCTION BOX
P/L	= PROPERTY LINE	DE	= DRAINAGE EASEMENT
BM	= BENCHMARK	DS	= DOWNSPOUT
PT	= POINT OF TANGENCY	CO	= CLEAN OUT
PC	= POINT OF CURVATURE	CMF	= CORRUGATED METAL PIPE
LL	= LOWEST ELEVATION	RCF	= REINFORCED CONCRETE PIPE
EL	= ELEVATION (ELEV.)	VCP	= VITRIFIED CLAY PIPE
B/L	= BUILDING LINE	DIP	= DUCTILE IRON PIPE
R	= RADIUS	PVC	= POLYVINYL CHLORIDE PIPE
SGE	= SUBGRADE ELEVATION	C & G	= CURB AND GUTTER
FL	= FLOW	F.I.R.M.	= FEDERAL INSURANCE RATE MAP
SO	= PROPERTY CORNER	T.P.O.B.	= TRUE POINT OF BEGINNING
FENCE	= FENCE	Q.D.	= GA. METRIC DISTRICT
POLE	= POLE	REB.	= REBAR
TV	= TELEVISION LINE	---	= BRANCH
POWER	= POWER LINE	---	= EXISTING CONTOURS (DASHED)
SSE	= SANITARY SEWER EASEMENT	---	= PROPOSED CONTOURS (SOLID)
MH	= MANHOLE	TC	= TOP OF CURB ELEVATION
G	= GAS LINE	A	= TRAVERSE POINT
W	= WATER LINE	LP	= LIGHT POLE (○)
PLUG	= PLUGGED STUB	⊗	= PLANTED TREE
F.H.	= EXIST. FIRE HYDRANT	⊗	= MARKED TREE
F.H.	= PROP. FIRE HYDRANT		



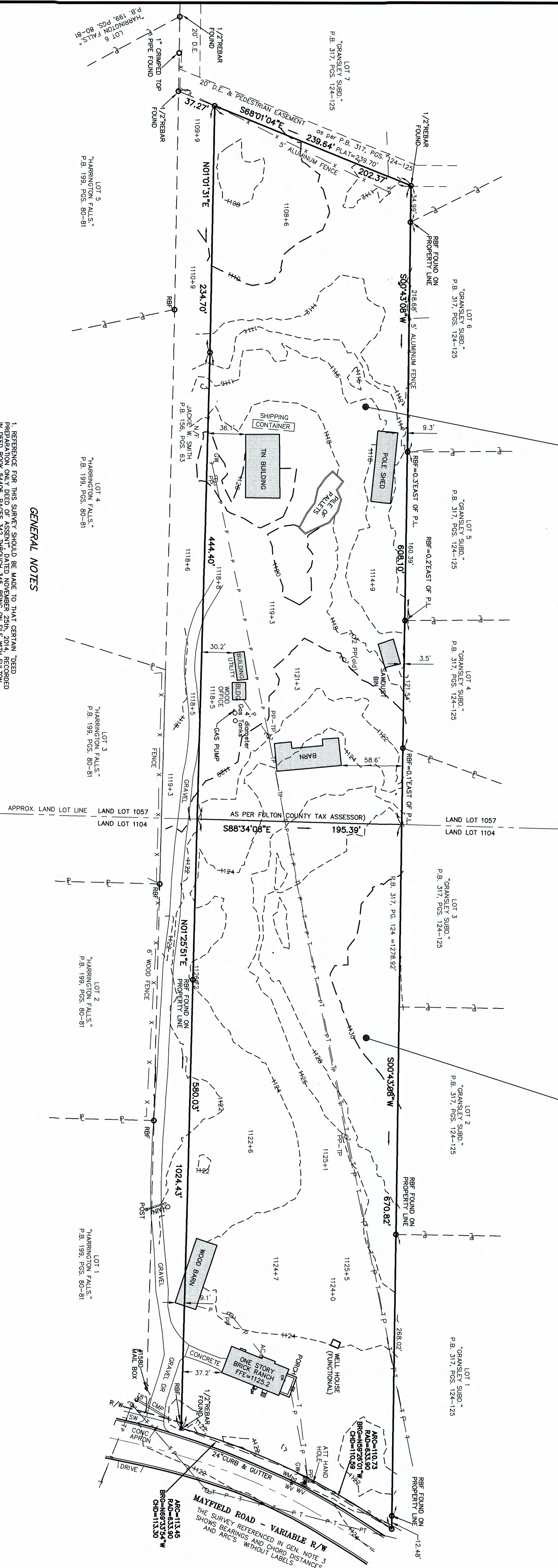
GENERAL NOTES:

- TOTAL AREA = 246,457 S.F., 5.658 AC.
- FULTON COUNTY MONUMENTS USED ARE F315 & F415.
- EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING HOUSE.
- WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
- PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
- NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13121C0052G FULTON COUNTY, GEORGIA, EFFECTIVE DATE JUNE 19, 2020
- TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 3/9/2022.
- THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
- BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED MARCH 9, 2022.
- ON-SITE DEBRIS BURIAL IS



BEING 2.831 ACRES
123,315 SQUARE FEET
TAX PARCEL 22 44700570197
(AS PER FULTON COUNTY
BOARD OF ASSESSORS)
N/F THE CREDIT SHELTER TRUST
D.B. 34406, PC 342
1580 MAYFIELD ROAD

BEING 2.827 ACRES
123,142 SQUARE FEET
TAX PARCEL 22 44801040867
(AS PER FULTON COUNTY
BOARD OF ASSESSORS)
N/F THE CREDIT SHELTER TRUST
D.B. 34406, PC 342
1580 MAYFIELD ROAD



GENERAL NOTES

1. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO THAT CERTAIN DEED, PREPARATION ONLY DEED OF ASSENT, DATED NOVEMBER 25th, 2014, RECORDED IN DEED BOOK 5408, PAGES 342 THROUGH 345, BEING ON FILE WITH FULTON COUNTY CLERK'S OFFICE.
2. REFERENCE SHOULD ALSO BE MADE TO AN EXISTING PLAT FOR JACKIE W. SMITH, DATED JULY 13, 1987, RECORDED IN PLAT BOOK 156, PAGE 63, A PORTION OF THIS PLAT IS LOCATED TO THE WEST OF THE SITE SHOWN HEREON.
- 2A. REFERENCE SHOULD ALSO BE MADE THE "GRANSELY S/D", DATED 03-02-07, RECORDED IN PLAT BOOK 317, PAGE 124, AFORESAID RECORDS, THIS PROPERTY SHOWN HEREON ADJOINS SAID PLAT ALONG LOTS 1, 2, 3, 4, 5, 6 & 7.
- 2B. REFERENCE SHOULD ALSO BE MADE THE "HARRINGTON FALLS" SUBD., DATED 03-02-07, RECORDED IN PLAT BOOK 317, PAGE 124, AFORESAID RECORDS, THIS PROPERTY SHOWN HEREON ADJOINS SAID PLAT ALONG LOTS 1, 2, 3, 4, 5, 6 & 7.
3. REFERENCE FOR THIS SURVEY SHOULD ALSO BE MADE TO A SURVEY FOR JOHN W. BAILEY, DATED JULY 13, 1987, PREPARED BY BRUNELLO-FRESE & ASSOC., INC., JOB NO. 87132-13541, PROVIDED BY CLIENT, THIS SITE SHOWN HEREON ADJOINS SAID PLAT ALONG LOTS 1, 2, 3, 4, 5, 6 & 7.
4. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND REFERENCED TO GEORGIA STATE PLANE (NAD 83) DATUM. THE VERTICAL DATUM IS NAVD 83.
5. ACCORDING TO THE FLOOD RATE INSURANCE MAP (FIRM) FOR THE CITY OF ALPHARETTA, GEORGIA, PANEL NO. 1312100925G, EFFECTIVE DATE JUNE 5, 2020, THIS PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD FLOOD AREA.
6. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO LOCATE THE MONUMENTATION USED TO LOCATE THE PROPERTY SHOWN HEREON.
7. THIS SITE IS SERVED BY SOME UNDERGROUND UTILITIES, THE PLAN OF "AGE ENGINEERING, INC." DOES NOT CERTIFY TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON, CONTACT THE UTILITY PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY DIGGING.
8. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED BY AN "AGE ENGINEERING INC." SURVEY CREW ON MARCH 11, 2022.
9. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND ENCUMBRANCES, THE SURVEYOR HAS NO KNOWLEDGE OF ANY EASEMENTS AND ENCUMBRANCES THAT MAY DISCLOSE.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENTS OR PERSONS NAMED HEREON, NO EXPRESS OR IMPLIED WARRANTIES WITH THE INFORMATION SHOWN HEREON, IT IS TO BE EXTENDED TO ANY ENTITIES OR PERSONS OTHER THAN THOSE SHOWN HEREON.

SURVEYORS CERTIFICATION

This plat is a representation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording of information of the documents, notes, plans, or other instruments which created the parcel or parcels of land shown hereon is the responsibility of the client. The surveyor is not responsible for the accuracy of the information shown hereon. The surveyor is not responsible for the accuracy of the information shown hereon. The surveyor is not responsible for the accuracy of the information shown hereon.

GA. REG. L.S. License No. 2754

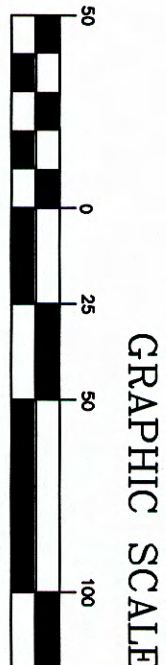
Date



FIELD NOTE:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A THREE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THIS MAP OR PLAN HAS BEEN PREPARED BY THE SURVEYOR AND IS BASED UPON THE FIELD DATA OBTAINED BY THE SURVEYOR. THE FIELD DATA OBTAINED BY THE SURVEYOR IS BASED UPON THE FIELD DATA OBTAINED BY THE SURVEYOR.

THE FIELD DATA OBTAINED BY THE SURVEYOR IS BASED UPON THE FIELD DATA OBTAINED BY THE SURVEYOR. THE FIELD DATA OBTAINED BY THE SURVEYOR IS BASED UPON THE FIELD DATA OBTAINED BY THE SURVEYOR.



BOUNDARY & TOPOGRAPHIC SURVEY FOR KAMRAN JALALI

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000 LSF# 000927
Land Surveying FIRM #000927

DRWING:	220085	DATE:	MARCH 8, 2022
BY:	ST/LS/07	DATE:	MARCH 8, 2022
BY:	ST/LS/07	DATE:	MARCH 8, 2022

#1580 MAYFIELD ROAD
LAND LOT(S): 1057 & 1104
DISTRICT: 2nd
SECTION: 2nd CITY ADDRESS: ALPHARETTA
COUNTY: FULTON STATE: GEORGIA
SURVEYED: JL2 & JC DRAWN: TP

No.	Revision/Issue	By	Date



STAFF REPORT

Department: Community & Economic Development

Submitted By: Charlotte Christian

Meeting Date: May 1, 2023

AGENDA ITEM:

Fifth Amendment to Intergovernmental Agreement: Alpharetta Development Authority Local Jobs Grant Program

Consideration of approval of the Fifth Amendment to the Intergovernmental Agreement for the Alpharetta Jobs Creation Grant Program for the period July 01, 2023, through June 30, 2024 and authorize the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the Fifth Amendment to the intergovernmental contract for the Alpharetta Jobs Creation Grant Program for the period July 01, 2023, through June 30, 2024 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$60,000 IN LIFE-TO-DATE FUNDING PROVIDED BY ALPHARETTA TO THE DEVELOPMENT AUTHORITY. EXPENSES-TO-DATE TOTAL \$27,500 LEAVING A BALANCE OF \$32,500.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Job Tax Credit Program (99575100-571000-C1403)	\$32,500.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

ITEM DESCRIPTION:

As a means of incentivizing business location and expansion and the hiring of Alpharetta residents for jobs created through such business location and expansion, the Development Authority entered into an agreement with the City of Alpharetta to create the Alpharetta Jobs Creation Grant Program.

As the program is currently structured, for each job created in Alpharetta by a new or expanding business that qualifies for the Georgia Job Tax Credit Program and for which a current resident of the City of Alpharetta is hired, the City will pay to the business a direct grant of \$250 to \$500 per new employee up to a maximum cumulative amount of \$80,000. The grant may be claimed for eligible new full-time, permanent jobs at the Alpharetta facility and may be claimed in years two and three if the Alpharetta resident continues to be employed.

If approved by City Council, the amendment will be presented to the Development Authority during its July meeting and would extend the program for the period of July 01, 2023, through June 30, 2024.

It is anticipated that during the period covered by this amendment, the Director of Economic Development would undertake an in-depth analysis of all current incentive programs to ensure alignment with economic development goals and needs. Based on that analysis, a holistic package of proposed incentive programs would be brought

forward for consideration.

ALTERNATIVES:

The only alternative is to not approve.

ATTACHMENTS:

1. Local Jobs Creation Grant Program (IGA COA-DA - 10-21-2013)
2. City of Alpharetta - Dev. Authority - Fifth Amendment - IGA for Jobs Program

INTERGOVERNMENTAL CONTRACT

This Intergovernmental Contract (the "Intergovernmental Contract") is entered into as of October 21, 2013, by and between the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia (the "City"), and the Development Authority of Alpharetta, Georgia, a public body corporate and instrumentality of the State of Georgia organized and existing pursuant to the Development Authority's law (O.C.G.A. §36-62-1, et seq., as amended) (the "Authority").

WITNESSETH:

WHEREAS, the City has legal authority to provide funding to the Authority to facilitate projects or programs within the authorized purposes of the Authority; and

WHEREAS, one of the authorized purposes of the Authority is to promote employment opportunities in and for the City; and

WHEREAS, the City and the Authority have determined that a proposed program to be known as the "Local Jobs Creation Grant" program would promote employment opportunities in and for the City; and

WHEREAS, the City is willing to provide certain funding to the Authority for a Local Jobs Creation Grant program to be administered by the Authority; and

WHEREAS, the Authority is willing to implement and administer the Local Jobs Creation Grant program;

NOW, THEREFORE, in consideration of the premises and undertakings as hereinafter set forth, it is agreed by and between the City and the Authority, each acting by and through its duly authorized officers pursuant to resolutions or ordinances duly adopted and properly passes, as follows:

1. The City shall provide funding to the Authority in an initial amount not to exceed forty thousand dollars (\$40,000.00) for the sole purpose of the Authority administering the Local Jobs Creation Grant program, which is more specifically described in the attached Exhibit "A" and which is hereinafter referred to as the "Program". The City may, but shall not be required to, provide additional funding to the Authority for the

Program, but only pursuant to and in compliance with the City's standard budgetary process.

2. The Authority shall administer the Program strictly in accordance with the terms of the Program as set forth in the attached Exhibit "A". The funds provided to the Authority by the City shall be used by the Authority solely for the purpose of providing grants pursuant to the Program. The parties acknowledge that the maximum potential commitment attributable to a grant is likely to exceed the actual funds that will be paid out pursuant to the grant. The Authority shall exercise its best judgment to estimate the actual funding that will be required for each grant and shall endeavor to insure that such funding shall not exceed current funding available to the Authority. To the extent the Authority determines that a grant is likely to exceed funding available to the Authority, the Authority shall not commit to such grant without first notifying and obtaining the written consent of the City. The Authority shall, at least annually, provide to the City a written detailed report of the Authority's administration of the Program.

3. The term of the Intergovernmental Contract shall be five (5) years. After the first year of this Contract either party may terminate the Intergovernmental Contract upon thirty (30) days prior written notice. Upon termination uncommitted funds shall be returned to the City. Committed funds shall continue to be administered by the Authority in accordance with the terms of the Program.

4. This Intergovernmental Contract may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

5. This Intergovernmental Contract is being entered into with the intent that the laws of the State of Georgia shall govern its construction and enforcement.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized officers, have caused this Intergovernmental Contract to be executed and their seals to be affixed and attested all as of the day and year first above written.

CITY OF ALPHARETTA, GEORGIA



By: [Signature] (SEAL)

Its: Mayor

DEVELOPMENT AUTHORITY OF ALPHARETTA, GEORGIA

By: [Signature] (SEAL)

Its: Chairman

APPROVED AS TO FORM:

[Signature]
C. Sam Thomas, City Attorney



1410885



EXHIBIT 'A'

OFFICE OF ECONOMIC DEVELOPMENT

Two South Main Street Alpharetta, GA 30009

Phone: 678.297.6075 Fax: 678.297.6001 Web: www.alpharetta.ga.us

LOCAL JOBS CREATION GRANT

INCENTIVE DESCRIPTION

The Local Job Creation Incentive was created by the Alpharetta Development Authority to enhance the Georgia State Tax Credit Programs such as the Quality Jobs Tax Credit and Opportunity Zone Credit program and create jobs for City of Alpharetta residents. In special cases, this incentive can be used by itself as a recruitment incentive for projects that are deemed significant to the city.

Under the Local Job Creation Grant, the Alpharetta Development Authority will award an additional \$250 - 500 per new job created in tandem with the state incentive. The award will be capped at a maximum of \$80,000 and will only be applied to new jobs where the newly hired employee is an Alpharetta resident. The new job created must meet the same criteria as defined in the state incentive program to be eligible. In addition, the Alpharetta resident must remain employed for a minimum of one year with the company before the incentive is paid out. Only those new employees hired within the term of the state incentive are eligible for the incentive.

INCENTIVE TERMS & CONDITIONS

1. The new job created must meet the same criteria as the state incentive from a targeted industry and wage threshold OR be approved by the Alpharetta Development Authority for a stand-alone award.
2. The new employee must be a current or new Alpharetta Resident.
3. The Alpharetta resident must remain employed for a minimum of one year before the incentive is released.
4. The business must submit a Local Job Incentive Report for EACH employee within 30 days of their one-year anniversary to the Alpharetta Development Authority to receive reimbursement.
5. The incentive is capped at a maximum of \$80,000 per award.
6. The term of the incentive is one year from the end of the job creation schedule provided by the applicant. (Ex. 3 year job creation schedule = 4 year eligible incentive payout)
7. Company can only claim new positions one time for reimbursement.

FIFTH AMENDMENT TO INTERGOVERNMENTAL CONTRACT

THIS FIFTH AMENDMENT TO INTERGOVERNMENTAL CONTRACT (this “*Amendment*”) is effective as of July 1, 2023, by and between the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia (the “*City*”), and the Development Authority of Alpharetta, Georgia, a public body corporate and politic of the State of Georgia (the “*Authority*”).

WITNESSETH:

WHEREAS, the City has legal authority to provide funding to the Authority to facilitate projects or programs within the authorized purposes of the Authority; and

WHEREAS, one of the authorized purposes of the Authority is to promote employment opportunities in and for the City; and

WHEREAS, on or about October 21, 2013, the City and the Authority entered into an Intergovernmental Contract to administer the local jobs creation grant program to promote employment opportunities in and for the City (the “*Intergovernmental Contract*”); and

WHEREAS, the City has provided a total of \$60,000 in funding to the Authority for the local jobs creation grant program (as described in the Intergovernmental Contract, the “*Program*”) (initial funding of \$40,000 in FY2014, and an additional \$20,000 in FY2015); of this funding amount, approximately \$32,500 remains available for use by the Authority for the Program in accordance with the Intergovernmental Contract; and

WHEREAS, the Intergovernmental Contract has been amended by the parties on January 8, 2019, July 22, 2019, July 1, 2021, and July 1, 2022 to extend the term of the Program and allow for the continued use by the Authority of the funding made available by the City for the Program; and

WHEREAS, the Intergovernmental Contract expires as of June 30, 2023, and both the City and the Authority deem it beneficial and appropriate to further extend the term of the Intergovernmental Contract through June 30, 2024.

NOW, THEREFORE, in consideration of the premises and undertakings as herein set forth, it is agreed by and between the City and the Authority as follows:

1. The term of the Intergovernmental Contract is extended through June 30, 2024. Either party may terminate the Intergovernmental Contract, as amended, upon thirty (30) days prior written notice. Upon the termination, uncommitted funds shall be returned to the City. Committed funds shall continue to be administered by the Authority in accordance with the terms of the Program.

2. Except as provided herein, the other terms of the Intergovernmental Contract, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized representatives, have caused this Amendment to be executed, sealed, and delivered, all as of the day and year first written above.

CITY OF ALPHARETTA, GEORGIA

By: _____ (SEAL)
Jim Gilvin, Mayor

APPROVED AS TO
SUBSTANCE:

Christopher J. Lagerbloom, City Administrator

APPROVED AS TO FORM:

JARRARD & DAVIS, LLP

Molly N. Esswein, City Attorney

**DEVELOPMENT AUTHORITY OF ALPHARETTA,
GEORGIA**

By: _____ (SEAL)
Jack Nugent, Chairman



STAFF REPORT

Department: Community & Economic Development

Submitted By: Charlotte Christian

Meeting Date: May 1, 2023

AGENDA ITEM:

Intergovernmental Agreement: City of Alpharetta and Development Authority for Tech Alpharetta Funding

Consideration of approval of the Intergovernmental Agreement between the City of Alpharetta and the Alpharetta Development Authority for funding for Tech Alpharetta in the amount of \$95,000.00 for the next fiscal year and authorize the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the Intergovernmental Agreement between the City of Alpharetta and the Alpharetta Development Authority for funding for Tech Alpharetta in the amount of \$95,000.00 for the next fiscal year and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: 95,000.00

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Alpharetta Development Authority (Tech Alpharetta Funding)	\$95,000.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

ITEM DESCRIPTION:

The proposed renewal of an agreement between the City and Tech Alpharetta provides \$95,000.00 for FY24 to Tech Alpharetta, paid through the Alpharetta Development Authority. As was the case in the previous agreement, this renewal agreement carries a one-year financial commitment that is set to expire at the end of the fiscal year.

There will be a presentation on Tech Alpharetta's progress from Karen Cashion, the President and CEO of Tech Alpharetta, Paul Nagrowski, Tech Alpharetta Board Chair, and Mackenzie Thompkins, Tech Alpharetta Treasurer.

ALTERNATIVES:

ATTACHMENTS:

1. City of Alpharetta - Dev. Authority - IGA Funding for Tech Alpharetta
2. Tech Alpharetta May 2023 Update for presentation to City Council (4.19.23vf)

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (this “*Agreement*”) is effective as of July 1, 2023, by and between the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia (the “*City*”), and the Development Authority of Alpharetta, Georgia, a public body corporate and politic of the State of Georgia (the “*Authority*”).

WITNESSETH:

WHEREAS, the City has legal authority to provide funding to the Authority to facilitate projects or programs within the authorized purposes of the Authority; and

WHEREAS, one of the authorized purposes of the Authority is to promote economic development opportunities in and for the City; and

WHEREAS, Tech Alpharetta, Inc. (“*Tech Alpharetta*”) is an Alpharetta-based, Georgia nonprofit 501(c)(6) business association that promotes the growth and development of technology companies within the City; and

WHEREAS, the City helped facilitate the creation of Tech Alpharetta and has provided logistical support for Tech Alpharetta; and

WHEREAS, both the City and the Authority deem it beneficial and appropriate to further assist Tech Alpharetta by providing funding, for a period not to exceed one (1) year, for the partial compensation of an independent contractor to perform comprehensive management services and provide a qualified professional executive to serve as Chief Executive Officer (“*CEO*”) for Tech Alpharetta; and

WHEREAS, the Authority and the City wish to enter into this Agreement to outline the terms of such funding arrangement.

NOW, THEREFORE, in consideration of the premises and undertakings as herein set forth, it is agreed by and between the City and the Authority as follows:

1. The City shall provide funding to the Authority in an amount not to exceed NINETY-FIVE THOUSAND DOLLARS (\$95,000.00) to partially support one (1) year of comprehensive professional management services for Tech Alpharetta. The City shall provide such funds to the Authority within a reasonable time after the effective date of this Agreement. The Authority shall enter into a memorandum of understanding with Tech Alpharetta (the “*MOU*”) providing for the Authority’s funding of a portion of the compensation of an independent contractor to perform comprehensive management services for Tech Alpharetta, which services shall include independent contractor’s provision of a CEO for Tech Alpharetta. The MOU shall further provide that the Authority’s funding of such management services and CEO shall not exceed NINETY-FIVE THOUSAND DOLLARS (\$95,000.00) during a period not to exceed one (1) year. The MOU shall be subject to the approval of the Authority and its attorney. The Authority agrees to administer the funds in accordance with the terms of this Agreement, and the

funds provided to the Authority by the City shall be used by the Authority solely for the purposes stated herein.

2. The term of this Agreement shall be one (1) year. Upon termination, any unspent or uncommitted funds shall be returned to the City.

3. Nothing contained in this Agreement is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, or otherwise be deemed to create rights in any third party, including any agent, contractor, subcontractor, consultant, or subconsultant of Tech Alpharetta. Absolutely no third-party beneficiaries are intended by this Agreement. Any third party receiving a benefit from this Agreement is an incidental and unintended beneficiary only.

4. This Agreement may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

5. This Agreement is being entered into with the intent that the laws of the State of Georgia shall govern its construction and enforcement.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized representatives, have caused this Agreement to be executed, sealed, and delivered, all as of the day and year first written above.

CITY OF ALPHARETTA, GEORGIA

By: _____(SEAL)
Jim Gilvin, Mayor

APPROVED AS TO
SUBSTANCE:

Christopher J. Lagerbloom, City Administrator

APPROVED AS TO FORM:

JARRARD & DAVIS, LLP

Molly N. Esswein, City Attorney

**DEVELOPMENT AUTHORITY OF ALPHARETTA,
GEORGIA**

By: _____(SEAL)
Jack Nugent, Chairman



Tech Alpharetta May 1, 2023 Update

Chairman of the Board Paul Nagrowski, Siemens
Vice Chairman Bob Toupin
Treasurer Mackenzie Thompkins, Bank of America
President & CEO Karen Cashion
5/1/23

Continued Growth of Tech Alpharetta

As we'd covered in our January 2023 presentation to Council, Tech Alpharetta successfully grew its programs and its brand to new levels in 2022.

2023 is off to an equally strong start, and our incubator membership is back at pre-COVID levels, with 52 startup company members.

We're here today to thank you all for your support of our mission and programs, and to respectfully request your renewal of the City's annual funding to Tech Alpharetta, in the amount of \$95,000, to help to support our incubator's continued, successful creation of new tech companies and new jobs for the City of Alpharetta.



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

As a tech economic development engine for the City, We grow new companies & new jobs for the City

3 New Startup Graduates in 2022

- **52** current tech startup members 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)



OVALEDGE
Govern your data *smartly*

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



SOLMICROGRID
Powered by Morgan Stanley Energy Partners

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

Morgan Stanley Energy Partners Investment)



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



VOXIE

(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; **46 YTD**

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 pitch to recruit new companies to Alpharetta & to participate in Economic Development's Meet & Greets with established tech companies.



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, more than doubling in program size for fall 2023.**
- **Tech Alpharetta's continued participation in the *ATLUnlocked* initiative promotes Tech Alpharetta as 1 of the 5 major, metro area incubators, and spotlights Alpharetta as a tech hub.**

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

- **Tech Alpharetta is part of the organizing committee for Startup ATL's new metro InnovATL initiative taking place this fall**, showcasing the entire region as an innovation region, and Alpharetta as one of the innovation hubs.
- **Tech Alpharetta works to attract more female startup founders to Alpharetta through outreach programs such as:**
 - i) **its 4/28 hosting of First Pitch Fridays, open to all female founders; and**
 - ii) **our helping to organize, and attendance at the Female Founders Dinner being hosted by Startup ATL during the Render ATL tech conference in late May.**
- **Our new, Tech Studio Technical & Leadership Development Training, powered by TLG & WNS, debuted in January** and offers companies the opportunity to provide tech upskilling and leadership training to their employees, to help fill their skilled tech workforce and leadership pipelines.

We help to brand Alpharetta as a Tech Hub:

2022:

- 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

2023:

Heavy PR & Marketing continue, plus podcast (Bus. Radio X) & speaking appearances (Ga. Technology Summit; GSMA North America; Dell for Startups)

Tech Alpharetta's Board

(<https://techalpharetta.com/strategic-board/>)

In 2023, we have now added Fiserv to our board.



©2023 Fiserv, Inc. or its affiliates.

35 Area Tech Leaders on our board and 49 total board members

100% of our board companies are Sponsors of Tech Alpharetta

Our board is majority (51%) women/persons of color. Diversity makes us stronger.

Tech Alpharetta 2023 Financial Update

- ✓ Exceeded 1st Q 2023 Revenue Projections
- ✓ Continuing to Increase our Sponsorship Revenue and to Exceed our Sponsorship Projections, year over year
- ✓ Beat our Expense Projections in the first quarter, despite necessary furniture & equipment replacement at Center

Sponsors in 2017 = 0

Sponsors as of 12/31/22: 46



TECH
ALPHARETTA

PREMIER ORGANIZATIONAL SPONSORS



PLATINUM SPONSORS



PREMIER SUSTAINING SPONSORS



EVENT SPONSORS



INNOVATION CENTER SPONSORS



WOMEN'S FORUM STEAM MENTORING COMMUNITY SPONSORS



+ 24 2022 Golf Sponsors





**We're grateful for the City's partnership
and support, and we respectfully request
renewal of the City's support of Tech
Alpharetta for the July 1, 2023-June 30,
2024 Fiscal Year.**

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



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: May 1, 2023

AGENDA ITEM:

Ordinance: Text Amendment to The Code of the City of Alpharetta, Georgia Alcohol Ordinance

SECOND READING

The first reading of this item occurred during the April 24, 2023 City Council Meeting and Public Hearing.

Consideration of an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, Georgia to revise provisions related to delivery, consumption sales, and retail establishments, to add provisions related to mixed drink sales, to repeal provisions related to delivery of alcoholic beverages, and to revise provisions related to sale or possession for purpose of sale without license or beyond boundaries of premises covered by license; to provide an effective date; and for other purposes.

STAFF RECOMMENDATION:

Adopt an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, Georgia to revise provisions related to delivery, consumption sales, and retail establishments, to add provisions related to mixed drink sales, to repeal provisions related to delivery of alcoholic beverages, and to revise provisions related to sale or possession for purpose of sale without license or beyond boundaries of premises covered by license; to provide an effective date; and for other purposes.

BUDGET & PROCUREMENT:

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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ITEM DESCRIPTION:

City staff brought forward proposed amendments to the City's Alcohol Ordinance, as workshop item, during the February 20, 2023 City Council Meeting and Public Hearing. At the conclusion of the work shop item, City Council gave direction to repeal Section 4-31 of the City's Code, since state law governed the manner by which deliveries of alcoholic beverages could be conducted by licensed establishments and/or third party delivery companies. The proposed changes to the Alcohol Ordinance will allow eating establishments to sell packaged wine and beer for off-premises consumption.

The first reading of this Ordinance was approved unanimously during the April 24, 2023 City Council Meeting and Public Hearing. There have been no changes to the Ordinance since the first reading.

ALTERNATIVES:

Do not approve this Ordinance and offer modifications to the proposed text amendments.

ATTACHMENTS:

1. Ordinance Alcohol Ordinance Amendment
2. Current Section 4-3
3. Current Section 4-31
4. Current Section 4-49
5. Current Section 4-137



AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 4 OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA TO REVISE PROVISIONS RELATED TO DELIVERY, CONSUMPTION SALES, AND RETAIL ESTABLISHMENTS, TO ADD PROVISIONS RELATED TO MIXED DRINK SALES, TO REPEAL PROVISIONS RELATED TO DELIVERY OF ALCOHOLIC BEVERAGES, AND TO REVISE PROVISIONS RELATED TO SALE OR POSSESSION FOR PURPOSE OF SALE WITHOUT LICENSE OR BEYOND BOUNDARIES OF PREMISES COVERED BY LICENSE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Alpharetta (the “City Council” or “Council”) are charged with the protection of the public health, safety, and welfare of the citizens of Alpharetta; and

WHEREAS, the City Council has adopted Chapter 4 of the Code of the City of Alpharetta, Georgia (“City Code”) regarding alcoholic beverages; and

WHEREAS, the City Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make said Codes more responsive to its needs; and

WHEREAS, the City Council deems it appropriate to amend Chapter 4 of the City Code.

NOW THEREFORE, the Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Section 4-3 of the Code of the City of Alpharetta, Georgia, is hereby amended to read as follows:

Sec. 4-3 – Sale or possession for purpose of sale without license or beyond boundaries of premises covered by license.

No person shall sell or possess for the purpose of sale any alcoholic beverage unless such person has a license from the city to sell or possess for sale alcoholic beverages, or sell or make deliveries beyond the boundaries of the premises covered by the license, unless permitted by state law or local ordinance.

Section 2: Section 4-31 of the Code of the City of Alpharetta, Georgia, is hereby repealed.

Section 3: Secs. 4-31 – 4-46 of the Code of the City of Alpharetta, Georgia shall be Reserved.

Section 4: Section 4-49 of the Code of the City of Alpharetta, Georgia, is hereby amended to read as follows:

- (a) Except as may be otherwise expressly provided in this chapter, establishments holding a license to sell alcoholic beverages for consumption on the premises shall not hold a license for the sale of alcoholic beverages by the package.
- (b) The foregoing prohibition, however, shall not apply with respect to the following:
 - (1) Supermarkets and brew pubs, as defined in section 4-1; provided, however, no such license shall include or authorize the sale of distilled spirits by the package;
 - (2) Eating establishments, as defined in section 4-1, may sell wine and/or beer by the package for off-premises consumption, provided that the sale of wine and/or beer for off-premises

consumption is an ancillary function of the eating establishment. Notwithstanding the foregoing, the sales of wine and/or beer by the package for off-premises consumption shall not be used in calculating the total annual gross food and beverage sales for the establishment for the purpose of determining whether the establishment constitutes an eating establishment as set forth in section 4-1, however, all sales of wine and/or beer sold for off premises consumption shall be notated on the monthly alcohol compliance form; and

- (3) Distilleries and breweries, as defined in Article XVII and Article XIX, respectively
- (c) For the purposes of this chapter, any supermarket, brew pub, or eating establishment that wishes to sell alcoholic beverages by the package for off-premises consumption shall submit an application for said license, as the off-premises consumption license is not automatically granted with the approval of an on-premise consumption license.
- (d) Any brew pub or eating establishment with a license to sell wine and/or beer by the package for off-premises consumption may not sell beer or wine by the package at any date or time when the sale of package beer or wine for carryout purposes is prohibited by ordinance or state law.
- (e) Any brew pub or eating establishment seeking a license to sell wine and/or beer by the package for off-premises consumption must meet the distance requirements to grounds or buildings as required for beer or wine package off-premises consumption retail locations.
- (f) For the purposes of this chapter, where a person holds a license to sell alcoholic beverages by the package, including distilled spirits, at one establishment, and a license to sell alcoholic beverages for consumption on the premises at a contiguous establishment, and the licensed premises of each establishment are physically separate from the other, with the only interconnectivity between the establishments (if any) being an inside connecting service door or passageway, such establishments shall be considered separate and distinct establishments, provided that:
 - (1) Each establishment operates under a trade name different from the other;
 - (2) All business transactions are kept separate;
 - (3) Each establishment must operate in compliance with all other provisions of this chapter and all other laws and regulations applicable to such business;
 - (4) Each establishment has a separate entrance for the public and the establishments share no common entrance;
 - (5) The inside connecting service door or passageway (if any) must be located behind the bar or service counter of each establishment or otherwise so situated or maintained as to be reasonably accessible only to the licensee or employees of the establishments, and only the licensee and employees of the establishments may use such door or passageway; and
 - (6) All other conditions required by state regulations applicable to such contiguous operations are met.

Section 5: Section 4-137 of the Code of the City of Alpharetta, Georgia, is hereby amended to read as follows:

No package beer, malt beverage or wine shall be sold at retail except in the following types of retail establishments, subject to such establishments holding a license to sell beer, malt beverages or wine (as applicable) by the package:

-
- (1) Package retailers who sell distilled spirits;
 - (2) Establishments maintaining 80 percent of the floor space and storage area in a manner which is devoted principally to the retail sale of other products and located in zoning districts in which these establishments are permitted as a conforming use or in districts where existing establishments exist as a nonconforming use;
 - (3) Supermarkets, as defined in section 4-1;
 - (4) Brew pubs or eating establishments licensed to sell alcoholic beverages for consumption on the premises which sell wine and/or beer by the package for off-premises consumption in accordance with the provisions set forth in section 4-49(b); provided, however, package sales shall be limited to wine and beer only. Brew pubs or eating establishments seeking to sell wine or beer by the package must obtain a separate license to do so and must meet the distance requirements for each license.

Section 6: It is the intention of Council, and it is hereby ordained by the authority of Council, that the provisions of this Ordinance shall become and be made a part of the Code of the City of Alpharetta, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 7: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 8: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 13: This Ordinance shall be effective immediately upon its adoption by the City Council.

SO ORDAINED, the _____ day of _____, 2023.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Donald F. Mitchell

Brian Will

Douglas J. Derito

John Hipes

Jason Binder

Dan Merkel

ATTEST:

APPROVED AS TO FORM:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

Sec. 4-3. Sale or possession for purpose of sale without license or beyond boundaries of premises covered by license.

No person shall sell or possess for the purpose of sale any alcoholic beverage unless such person has a license from the city to sell or possess for sale alcoholic beverages, or sell or make deliveries beyond the boundaries of the premises covered by the license.

(Code 1989, § 3-3; Ord. No. 218-A, § 1.003, 9-22-1986)

CURRENT SECTION 4-31 OF THE ALCOHOL ORDINANCE

Sec. 4-31. Delivery.

The city adopts and elects to incorporate certain provisions of House Bill 879 (General Assembly 2020) (amending Title 3 of the Official Code of Georgia Annotated). Specifically, local city licensed package goods retailers are permitted to deliver, themselves or through a qualified third party, unbroken package alcohol. The purchaser shall register with the retailer, and provide valid identification and signature upon delivery. Retailers shall follow the House Bill and any regulations issued by the Georgia Department of Revenue.

(Ord. No. 810 , § 1, 9-21-2020)

Editor's note(s)—Ord. No. 810 , § 1, adopted Sept. 21, 2020, set out provisions intended for use as art. XIX, § 4-453.

For purposes of classification, and at the editor's discretion, these provisions have been included as art. I, § 4-31.

CURRENT SECTION OF 4-49 OF ALCOHOL ORDINANCE

Sec. 4-49. Consumption sales only.

- (a) Except as may be otherwise expressly provided in this chapter, establishments holding a license to sell alcoholic beverages for consumption on the premises shall not hold a license for the sale of alcoholic beverages by the package.
- (b) The foregoing prohibition, however, shall not apply with respect to the following:
 - (1) Supermarkets and brew pubs, as defined in section 4-1; provided, however, no such license shall include or authorize the sale of distilled spirits by the package; and
 - (2) Eating establishments, as defined in section 4-1, may sell wine by the package for off-premises consumption, provided that no more than ten percent of the interior floor area of the establishment is devoted to the display of package wine and no more than ten percent of the establishment's revenues derived from the sale of alcoholic beverages is derived from package wine sales. Notwithstanding the foregoing, the sales of wine by the package for off-premises consumption shall not be used in calculating the total annual gross food and beverage sales for the establishment for the purpose of determining whether the establishment constitutes an eating establishment as set forth in section 4-1.
- (c) For the purposes of this chapter, where a person holds a license to sell alcoholic beverages by the package, including distilled spirits, at one establishment, and a license to sell alcoholic beverages for consumption on the premises at a contiguous establishment, and the licensed premises of each establishment are physically separate from the other, with the only interconnectivity between the establishments (if any) being an inside connecting service door or passageway, such establishments shall be considered separate and distinct establishments, provided that:
 - (1) Each establishment operates under a trade name different from the other;
 - (2) All business transactions are kept separate;
 - (3) Each establishment must operate in compliance with all other provisions of this chapter and all other laws and regulations applicable to such business;
 - (4) Each establishment has a separate entrance for the public and the establishments share no common entrance;
 - (5) The inside connecting service door or passageway (if any) must be located behind the bar or service counter of each establishment or otherwise so situated or maintained as to be reasonably accessible only to the licensee or employees of the establishments, and only the licensee and employees of the establishments may use such door or passageway; and
 - (6) All other conditions required by state regulations applicable to such contiguous operations are met.

(Code 1989, § 3-42; Ord. No. 218-A, § 1.027, 9-22-1986; Ord. No. 679, § 10, 7-15-2013; Ord. No. 694, § 1, 9-15-2014; Ord. No. 701, § 1, 2-23-2015; Ord. No. 722, § 3, 3-21-2016; Ord. No. 740, § 4, 5-16-2017)

CURRENT SECTION OF 4-137 OF ALCOHOL ORDINANCE

Sec. 4-137. Type of retail establishment.

No package beer, malt beverage or wine shall be sold at retail except in the following types of retail establishments, subject to such establishments holding a license to sell beer, malt beverages or wine (as applicable) by the package:

- (1) Establishments which meet the same requirements applicable to establishments where distilled spirits may be sold (section 4-116);
- (2) Establishments maintaining 80 percent of the floor space and storage area in a manner which is devoted principally to the retail sale of other products and located in zoning districts in which these establishments are permitted as a conforming use or in districts where existing establishments exist as a nonconforming use;
- (3) Supermarkets, as defined in section 4-1;
- (4) Establishments which are duly licensed by the city to operate as a brew pub; or
- (5) Eating establishments licensed to sell alcoholic beverages for consumption on the premises which sell wine by the package in accordance with the provisions set forth in section 4-49(b); provided, however, package sales shall be limited to wine only.

(Code 1989, § 3-70; Ord. No. 664, § 1, 4-16-2012; Ord. No. 722, § 4, 3-21-2016)



STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: May 1, 2023

AGENDA ITEM:

Fiscal Year 2024 Budget: Operating Initiatives

Presentation and discussion of the proposed operating initiatives for the Fiscal Year 2024 Budget.

STAFF RECOMMENDATION:

The purpose of this workshop is to provide an overview and seek direction from the City Council regarding the operating initiatives for fiscal year 2024.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

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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ITEM DESCRIPTION:

The purpose of this workshop is to provide an overview and seek direction from the City Council regarding the operating initiatives for fiscal year 2024. The preliminary recommendations are the result of a collaborative process involving our departmental leadership that included multiple budget work sessions. Department Directors are present to discuss their recommendations and to allow for a question/answer dialogue.

City Council feedback will be incorporated into the recommended Fiscal Year 2024 Operating and Capital Budget to be released (pdf document, financial transparency website, etc.) to the City Council and public in early May.

ALTERNATIVES:

ATTACHMENTS:

1. FY 2024 Operating Initiatives Draft (4-18-23)

OPERATING INITIATIVE REQUESTS

Operating Initiative Requests

Executive Summary

General Fund	Revenue	Expense	Net Cost	Capital Component	Page #
Funding Available for Operating Initiatives:			\$ 3,021,500		
Recommended Initiatives:					
<u>Citywide</u>					
Wage Survey Adjustments	\$ -	\$ 1,725,000	\$ 1,725,000	\$ -	2
Retiree Health Benefit Enhancements	-	175,000	175,000	-	2
<u>City Administration</u>					
Communications Services (professional firm)	-	30,000	30,000	-	3
Grant Management Services (professional firm)	-	50,000	50,000	-	3
Grant Management Software	-	70,000	70,000	-	3-4
Marketing Coordinator position (from PT to FT; +0.5 FTE)	-	65,000	65,000	-	4
Archiving and Compliance Software	-	80,000	80,000	-	4
Administrative Assistant (new position; +1 FTE)	-	81,000	81,000	-	5
<u>Community and Economic Development</u>					
Land Development Inspector Supervisor (new position; +1 FTE)	72,000	96,000	24,000	45,000	5-6
<u>Information Technology</u>					
eXtended Detection and Response (XDR) Software	-	84,000	84,000	-	7
Asset Mgmt and Vulnerability Mitigation System Software	-	100,000	100,000	-	7
<u>Public Safety</u>					
Real-Time Crime Center Staffing (new positions; +4 FTE)	-	333,000	333,000	128,900	7-8
Assistant Fire Marshal (new position; +1 FTE; partial-year)	-	59,400	59,400	66,000	8-9
Firefighter Recruit Class	-	46,100	46,100	-	9
<u>Recreation, Parks & Cultural Services</u>					
Parks Svcs Supervisor - Downtown Dist. (new position; +1 FTE)	-	99,000	99,000	-	9-10
	\$ 72,000	\$ 3,093,500	\$ 3,021,500	\$ 239,900	
E911 Fund	Revenue	Expense	Net Cost		Page #
Funding Available for Operating Initiatives:			\$ 15,000		
Recommended Initiatives:					
<u>Public Safety</u>					
Pulse Point Software	-	15,000	15,000		10
	\$ -	\$ 15,000	\$ 15,000		

Staff recommended operating initiatives total \$3 million with an additional capital requirement of \$239,900 that is included within the Capital Initiative requests for 2024. Operating Initiative funding has been programmed into a non-allocated account within the General Fund pending review and approval by the City Council. Operating Initiatives not recommended for funding total \$1.3 million and include capital investment requirements of \$249,000.

OPERATING INITIATIVE REQUESTS

2023 City Council Priorities and Annual Action Plan

The Operating Initiative recommendations included herein support and foster the 2023 City Council Priorities and Annual Action Plan as set forth during the 2023 City Council Strategic Retreat. The Action Plan Item descriptions are detailed within the section of this document entitled *2023 City Council Priorities and Annual Action Plan* with the components set forth below:

- Downtown Alpharetta
- Safe and Welcoming Community
- The Alpha Loop and Greenway
- Strategic Growth and Redevelopment
- Communications that Connect
- Recreation, Parks and Culture
- Infrastructure and Facilities Maintenance
- Transportation and Traffic
- People Focused Workforce
- Economic Development

Detail (Staff Recommended Operating Initiatives)

Citywide

Wage Survey Adjustments

\$1,725,000

2023 City Council Priorities and Annual Action Plan:

- People Focused Workforce

Description: This initiative represents a continuation of the City's salary adjustment process aimed at maintaining competitiveness within the market. Specifically, market-based personnel compensation adjustments are proposed to ensure Alpharetta maintains its capacity to retain and attract our most valuable assets – namely, the team members that deliver excellent service to our community on a daily basis. The forecasted cost reflects salary adjustments and those impacted benefit line items (e.g., FICA, pension, etc.).

Retiree Health Benefit Enhancements

\$175,000

2023 City Council Priorities and Annual Action Plan:

- People Focused Workforce

Description: Consistently noted in employee benefit surveys, enhancing the retiree health coverage is an area we may need to continue to look at. It is possible to make amendments to the plan structure and with some additional funding provide a higher benefit for a 10-year payout as opposed to a lifetime benefit. Examples: Increasing the city's contribution from 2% to 2.5% would bring the monthly benefit to about \$750 monthly (\$9,000 annually) for 10 years. This would cost approximately \$175,000.

OPERATING INITIATIVE REQUESTS

General Fund

City Administration

Communications Services (professional firm) \$30,000

2023 City Council Priorities and Annual Action Plan:

- Communications that Connect

Description: This initiative would improve the City's internal and external communication program and services by contracting the services of an outside professional communications firm to augment staff resources and capabilities. Performance metrics will include quantity, frequency, and quality of internal and external communications. Cost is estimated at \$50,000 annually for professional services.

Grant Management Services (professional firm) \$50,000

2023 City Council Priorities and Annual Action Plan:

- Downtown Alpharetta
- Safe and Welcoming Community
- The Alpha Loop and Greenway
- Strategic Growth and Redevelopment
- Recreation, Parks and Culture
- Infrastructure and Facilities Maintenance
- Transportation and Traffic
- Economic Development

Description: This initiative would allow the City to contract with an outside provider that could be called upon to assist in applying for and/or actively managing large dollar grants. The assistance of professional grant writers and managers would elevate our success in being awarded grants for key projects, and the assistance of professional grant managers would ensure that reporting and management of awarded grants complies with all program requirements so that awarded funds are used in a manner that is efficient, timely, and does not result in funds having to be returned to the granting agency. The success of this initiative will be measured by the number, quality, and value of grants that are successfully awarded and by the quality of the management services provided. Cost is estimated at \$50,000 annually for professional services.

Grant Management Software \$70,000

2023 City Council Priorities and Annual Action Plan:

- Downtown Alpharetta
- Safe and Welcoming Community
- The Alpha Loop and Greenway
- Strategic Growth and Redevelopment
- Recreation, Parks and Culture
- Infrastructure and Facilities Maintenance
- Transportation and Traffic
- Economic Development

OPERATING INITIATIVE REQUESTS

Description: Licensing agreement for grant management software and services. The targeted platform, eCivis, addresses both programmatic and fiscal grant funding requirements throughout the grant lifecycle, helping clients easily overcome the challenges and heavy workload that come with grant acquisition, grant management, subrecipient management, and cost allocation. The platform provides a customizable search engine to improve our ability to identify grant opportunities that meet our specific projects and needs and then helps to coordinate our teams during the grant application process. Finally, the system improves the ability to manage grants throughout their lifecycle to improve performance and reporting. The success of this initiative will be measured by the number, quality, and value of grants that are identified, applied for, and successfully awarded. Cost is estimated at \$70,000 annually for licensing and support.

Marketing Coordinator position (from PT to FT; +0.5 FTE) \$65,000 (net)

2023 City Council Priorities and Annual Action Plan:

- Communications that Connect

Description: This initiative would improve the City's internal and external communication program and services by elevating the existing part-time Marketing Coordinator position to full-time and restructuring it into City Administration from the Department of Recreation, Parks, and Cultural Services. In addition to allowing for increased internal and external communications, this would improve both the efficiency and continuity of our communications across the enterprise.

Personnel costs for the full-time position are estimated at \$100,000 annually and reflect salary and benefit costs. Personnel costs for the existing part-time position total \$35,000 annually leaving a net operational impact of \$65,000 for personnel costs associated with the transition from part-time to full-time.

Operational costs are minor as this position currently has city-assigned technology (e.g., computer) and professional development will be covered through existing City Administration travel/training budget allocations.

Archiving and Compliance Software \$80,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Operational Improvements

Description: Licensing agreement for a platform that captures, stores, and monitors City communications such as email, text messaging, and social media to improve legal compliance regarding records retention. The system will also improve efficiency of identifying and securing records related to public records requests. Performance will be evaluated based upon the quality of work produced, cost, and efficiency improvement with respect to public records searches. Cost is estimated at \$80,000 annually for licensing and support.

OPERATING INITIATIVE REQUESTS

Administrative Assistant I (new position; +1 FTE)

\$81,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Operational Improvements

Description: This request is for the addition of an Administrative Assistant I that would provide a variety of administrative support services for City Administration, serve as a receptionist for customers and guests visiting the third floor of City Hall, and would be the person that answers the main incoming telephone line for the City.

Personnel costs are estimated at \$78,000 annually and reflect salary and benefit costs only. Annual operational costs include general office supplies and technology equipment/software (e.g., computer, desk phone, etc.) totaling \$3,000.

Community and Economic Development

Land Development Inspector Supervisor (new position; +1 FTE)

\$24,000 (net)

(\$72,000 operating revenue/\$96,000 operating expense/\$45,000 capital)

2023 City Council Priorities and Annual Action Plan:

- Strategic Growth and Redevelopment

Description: This position will be responsible for:

- Overseeing Land Development Inspectors, answer questions, resolve conflicts.
- Completing land development inspections.
- Completing reports and data entry on inspections and enforcement actions.
- Managing the collection of stormwater certification paperwork.
- Assisting with tree removal permits.
- Assisting with smaller project land development erosion control reviews.
- Training staff.

Justification #1: The Department currently has three land development inspectors assigned to complete inspections on all private development. The state agreements require that we visit permitted sites once/week and complete enforcement action on all deficiencies. In an average month we have 270 open construction sites. This means that each of our 3 land development inspectors is expected to visit 90 sites each week or 18 sites per day. For comparison, in our neighboring communities of Johns Creek, Sandy Spring, and Roswell, each inspector completes 18, 35, and 64 inspections per week, respectively. With this position, we expect to bring our inspection rates down closer to the other cities and provide additional time for inspectors to provide guidance, have meetings, answer questions, and provide better attention and customer service to the developments.

Justification #2: In December 2020 and again in February 2022 increased stormwater regulations were adopted. Some of these are state mandated and some were in response to isolated flooding near residential redevelopment. These regulations increased the amount of time it takes to review a plan, the number of questions and explanations needed to help residents, engineers, and contractors through the requirements, and the

OPERATING INITIATIVE REQUESTS

number of questions in the field during construction and at project closeout. Contractors and homeowners need extra guidance on stormwater certifications during project closeout. This position will take some of this burden off the Land Development Inspectors. This position will also conduct plan reviews for those small residential projects that don't require stormwater management (typically pools, additions, etc.). This then opens time for the engineering review on more complicated projects by the development services engineer. Permit review times will also improve.

Justification #3: Throughout the years the city has seen an overwhelming number of tree removal permit applications. These are reviewed for various reasons including verifying that required trees and tree density is maintained, making sure healthy specimen trees are protected, maintaining tree lined streets and tree canopies, and ensuring compliance with buffer regulations. This position will be trained in processing the non-specimen, non-buffer tree removal applications. This should reduce turnaround time on permits. It should also lessen the burden on the Arborist allowing for more time to finish plan reviews and more complicated tree removal applications quicker.

Justification #4: We have more experienced inspectors that are getting closer to retirement. When they retire, we must absorb their work while also training new staff. If one inspector leaves, two inspectors are left to handle 135 sites/week plus train someone new. This is unrealistic. This position will train new inspectors on the processes, procedures, and policies of the city and state requirements. They will take new inspectors under their direction to teach the proper methods for enforcement and successful private projects. The person in this position is expected to have considerable experience and knowledge on dealing with a variety of field and construction situations. This knowledge will provide them the tools to support the three inspectors if issues arise on various sites and will be beneficial in training new staff. Further, this position will train all the land development inspectors on new procedures or processes as regulations change. They will also serve as the first line of conflict management with enforcement actions on construction sites.

Funding Request: Personnel costs are estimated at \$93,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, general supplies, and fuel costs totaling \$3,000. There is a companion one-time capital request for \$45,000 that includes funding for a vehicle purchase (and upfitting) and technology equipment (e.g., laptop, cell phone, etc.). The Department has reviewed its fee structure to ensure expenses are being recaptured and believes net revenue growth of \$72,000 could be realized with the addition of this position resulting in a net operational cost of \$24,000.

OPERATING INITIATIVE REQUESTS

Information Technology

eXtended Detection and Response (XDR) Software **\$84,000 (net)**

2023 City Council Priorities and Annual Action Plan:

- N/A – General Operational Improvements

Description: This initiative will expand the capabilities of our current Endpoint Detection and Response (EDR) system to an eXtended Detection and Response (XDR) system. EDR is currently deployed to every computer in the City. This will add new functionality to an existing system by allowing us to send logs and alerts into the system from other products, besides the EDR. The system will correlate all inputs to give a complete picture of what is occurring in our environment, allowing for faster response times and fewer false positives. The annualized cost of this initiative in year 1 is estimated at \$109,000. However, this initiative will replace our current, more minor, system at \$25,000 annually resulting in a net annual fiscal impact of \$84,000 (\$109,000 less \$25,000 current appropriation). The Department is exploring grant opportunities which would offset a portion of the costs for this initiative in 2024 (one-year grant).

Asset Management and Vulnerability Mitigation System Software **\$100,000**

2023 City Council Priorities and Annual Action Plan:

- N/A – General Operational Improvements

Description: This initiative is for a new asset management and vulnerability mitigation system, with managed services included for system management and patch management. As we transition from a best-of-breed model to a consolidated model, this new system would replace several applications that do not talk to each other with a single system to provide greater functionality, deeper analysis and insight, more efficient management of our endpoints, and clearer direction to address issues. The annualized cost of this initiative in year 1 is estimated at \$100,000. Starting in FY 2025, we will be able to transition away from current systems totaling \$42,000 annually resulting in a net annual fiscal impact of \$58,000 (\$100,000 less \$42,000 current appropriation).

Public Safety

Real-Time Crime Center Staffing (new positions; +4 FTE) **\$333,000**

(\$333,000 operations/\$128,900 capital)

2023 City Council Priorities and Annual Action Plan:

- Downtown Alpharetta
- Safe and Welcoming Community

Description: The Real Time Crime Center brings together a wide range of technologies and capabilities to enhance law enforcement response and reduce the criminal activity felt by our community. According to the U.S. Department of Justice the mission of a Real Time Crime Center (RTCC) is to provide a law enforcement agency with the ability to capitalize on a wide and expanding range of technologies for efficient and effective policing. Such efforts may allow law enforcement officers to respond quickly, or even immediately, to crimes in progress or to those that recently occurred. The technologies

OPERATING INITIATIVE REQUESTS

available allow law enforcement agencies and officers to respond to crime events more efficiently, more deliberately, with improved operational intelligence, and with a proactive emphasis on officer, citizen, and community safety.

The operational component of the RTCC consist of the individuals staffing the center that provide the real time support and enhancement to officers on patrol, investigation, and otherwise engaged in law enforcement activities. This is supported by system managers, equipment technicians, and intelligence analyst that provide the data and the technology system to maximize the RTCC operation.

FY2024 Setting the Foundation (limited coverage)

This fiscal year will set the foundation for the RTCC success. A major improvement occurring this year is the upgrade to our current CAD and RMS system. This will increase our data available as well as integrate with our programs currently in use such as Coplink, FUSUS, and Flock Safety. Personnel assigned to the RTCC this year will not only provide coverage for peak times and events, but they will also build processes, procedures, and policies for the future. The RTCC area will be completed. We will also make an incremental increase camera coverage to fill in gaps of our current systems and provide flexibility for changing environments.

The Real Time Crime Center (RTCC) brings together a wide range of technologies and capabilities to enhance law enforcement response and reduce the criminal activity felt by our community. To get the RTCC up and running we will need some additional staff. This staffing request includes the addition of one (1) Police Sergeant, one (1) RMS Coordinator/Database Manager, and two (2) Operator/Analysts.

Personnel costs are estimated at \$307,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$26,000 and include professional development, uniforms, general supplies, fuel, etc. There is a companion one-time capital request for \$128,900 that includes funding for a vehicle purchase (and upfitting), mobile and portable radios, laptops, body cameras, cell phones, (3) license plate reader cameras, facility buildout, and (4) PTZ cameras for the Avigilon System.

As the Real Time Crime Center matures and becomes fully operational, additional investment in capital (\$69,000 for LPR cameras, PTZ cameras, etc.) and personnel (current plan is to request 21 positions between FY's 2025 and 2026) may be needed.

Assistant Fire Marshal (new position; +1 FTE)
(\$59,400 operations/\$66,000 capital)

\$59,400 (partial year)

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: This request is for one (1) new Assistant Fire Marshal. In November of 2021, a position in the Fire Marshal's Office was reclassified to the Fire Administration Chief position. It was pulled from the Fire Marshal's Office (FMO) due to staffing issues within Fire Suppression. The FMO has grown increasingly busy and needs the position back.

OPERATING INITIATIVE REQUESTS

This request replenishes the position lost and makes the FMO whole again from a staffing perspective.

The FMO is responsible for inspecting all new construction within the city and ensuring that the new structure is compliant with Fire Code and ADA. In addition, every commercial occupancy must have an annual fire and life safety inspection to maintain our ISO 1 rating.

Staffing for this position is forecast to be complete in December 2023/January 2024 and the funding request reflects this (\$104,000 annually for salary and benefit costs with a 6-month impact in FY 2023 of \$52,000). Annual operational costs include professional development, uniforms, general supplies, small equipment, and fuel costs totaling \$7,400. There is a companion one-time capital request for \$66,000 that includes funding for a vehicle purchase (and upfitting) and technology equipment (e.g., laptop, iPad, cell phone, etc.).

Firefighter Recruit Classes

\$46,100

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: The fire department has always relied on hiring certified firefighters who are also certified as Advanced EMT or Paramedics. The applicant pool for laterals has dwindled over the past year. We cannot fill open positions with laterals as we have done in the past. Our response is to conduct our own recruit class, which most municipalities in Metro Atlanta already conduct. This class would consist of 14 weeks of fire school and 22 weeks of Advanced EMT. Upon graduation and passing of all required certification tests, these individuals would be fully certified in all aspects of fire and EMS. We are seeking to put six individuals through the recruit process each year. Operational costs include professional development fees, uniforms, and general supplies and totals \$46,100.

Recreation, Parks & Cultural Services

Parks Services Supervisor - Downtown District (new position; +1 FTE) \$99,000

2023 City Council Priorities and Annual Action Plan:

- Downtown Alpharetta
- The Alpha Loop and Greenway
- Recreation, Parks and Culture

Description: To improve the efficiency of existing service delivery, the Recreation, Parks, and Cultural Services Department is requesting a Parks Services Supervisor to execute the development and execute the maintenance plan for the Downtown area. Over the past 10 years the Downtown area in the City of Alpharetta has experience tremendous growth without any increase of Park Services staffing to support this growth. Operational control of special events division, City Center complex, as well as the initial phases of the Alpha Loop was added to the Parks Services Division. In addition, the downtown area has added five (5) passive parks, an athletic complex, and two facilities and grounds to our

OPERATING INITIATIVE REQUESTS

inventory. The department's plan to address the past, present, and future growth is to create a Parks Services team that will address the demands of this area.

Personnel costs are estimated at \$96,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, and technology equipment (e.g., laptop, iPad, cell phone, etc.) totaling \$3,000. Starting in 2025, annual operational costs are estimated at \$1,500 and primarily consist of professional development and uniforms.

E911 Fund

Public Safety

Pulse Point Software

\$15,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: The primary goal of the Pulse Point application is to inform subscribers to the system of the need to bystander Cardiopulmonary Resuscitation (CPR) in the event of a cardiac arrest in their immediate vicinity.

- PulsePoint aims to initiate CPR earlier and more often as well as increase the use of automated external defibrillators (AED), prior to emergency responders arriving on scene.
- PulsePoint is integrated directly into the public safety communications center. When a call taker determines CPR may be needed, an alert is simultaneously sent to nearby app subscribers with the dispatch of emergency responders.
- PulsePoint Respond informs the community of emergency activity in real time. Alerting residents to traffic collisions, wildland fires and other emergencies makes PulsePoint a valued and trusted local resource. The routine usefulness of the application helps build and sustain a reliable network of engaged citizens and CPR-trained individuals.
- PulsePoint Respond alerts community responders only if the cardiac emergency occurs in a public location.
- Subscribers indicate if they intend to respond and can listen to live dispatch audio (if offered by the agency) for any updates communicated to the responding crews as they make their way to the patient.
- PulsePoint includes a powerful and simple to use analytics platform, PulsePoint Insights, designed to provide actionable statistics on PulsePoint performance in a community.

The PulsePoint software application is currently being implemented by the Milton Fire Department. FY 2024 costs include \$10,000 (on-going) for the maintenance/support fees and \$5,000 (one-time) for implementation (\$15,000 total). Annualized costs for future budget years would approximate \$10,000.

OPERATING INITIATIVE REQUESTS

Detail (Unfunded Operating Initiatives)

Citywide

401A Retirement Plan Enhancements

\$80,000

2023 City Council Priorities and Annual Action Plan:

- People Focused Workforce

Description: With the closing of traditional defined benefit (DB) plans, employers, like the city, have removed a model that provided a longevity component that assisted in retention. Additionally, from an internal comparison, argumentatively, the closed DB plan provided a slightly higher actuarial value of benefit to the employee (assuming a full 30-year career) than the 10% 401A contribution the city provides new hires since 2009. One consideration is to add a longevity component to the City's contribution based on years of service. Example: At each 5-year anniversary of employee (new hires and those in the 401(a) currently), increase the 10% contribution by 1%. The projected annual cost would be approximately \$80,000 in year one with a gradual increase over the next 10 to 15 years to ultimately 2% of payroll.

Defined Benefit DROP Plan

\$TBD

2023 City Council Priorities and Annual Action Plan:

- People Focused Workforce

Description: Based on the current design of the DB plan, employees who are over 55 and are eligible to retire from the city and receive an unreduced retirement benefit are financially motivated to formally retire from the city and seek a very similar position with another municipal entity. With no option to retire but remain with the city, the city has and will continue to risk losing experienced employees to other municipalities. By offering a Deferred Retirement Option Plan to the plan documents, employees can effectively retire but remain working usually for a window of time permitted in the plan document (3-5 years). We are currently reviewing the cost of this proposal with our plan actuary.

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

OPERATING INITIATIVE REQUESTS

General Fund

City Administration

Project Management Services (professional firm)

\$50,000

2023 City Council Priorities and Annual Action Plan:

- Downtown Alpharetta
- The Alpha Loop and Greenway
- Strategic Growth and Redevelopment
- Communications that Connect
- Recreation, Parks and Culture
- Infrastructure and Facilities Maintenance
- Transportation and Traffic
- Economic Development

Description: This initiative would provide for contracting with an outside entity to provide project management services to augment the ability of the City's professional staff to support and deliver special projects that cannot be completed by existing staff. Performance will be evaluated based upon the quality of work produced, cost, and timely delivery of assigned projects. Cost is estimated at \$50,000 annually for professional services.

Assistant City Clerk (new position; +1 FTE)

\$87,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Operational Improvements

Description: This initiative would add a second Assistant City Clerk to the City Clerk's Office. The new position is requested to improve management and archiving of records across the enterprise, to account for additional workload associated with the anticipated move to handle our own municipal elections, and to augment the current capabilities of the Clerk function.

Personnel costs are estimated at \$85,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, general supplies, etc. totaling \$3,000.

Human Resources

Employee Engagement Survey

\$16,000

2023 City Council Priorities and Annual Action Plan:

- People Focused Workforce

Description: This initiative involves conducting a one-time employee engagement survey which will help discover our culture strengths and opportunities by obtaining data and insights to make strategic business decisions, improve employee experience, and elevate our employer-of-choice status by building a great-place-to-work brand.

Employee engagement has become extremely important in this new era of recruitment. Having effective strategies in-place helps create a better work culture, reduce staff

OPERATING INITIATIVE REQUESTS

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

turnover, increase productivity, build better work and customer relationships, and impact service delivery. It also takes the guesswork away about what “we think” employees want/need and replaces it with actual data.

This survey is crafted to measure the level of employee experience and results will show us how our workforce responses compare to the best workplaces in the country and where to focus to raise our scores. Additionally, the selected firm will provide comprehensive explanations of data and the City’s workforce trends, gap analysis and recommendations. This project also includes employee and executive management presentations. This initiative is one-time and will not continue into FY 2025.

Information Technology

Geographic Information Services (GIS)

\$12,000

2023 City Council Priorities and Annual Action Plan:

- Downtown Alpharetta
- The Alpha Loop and Greenway
- Strategic Growth and Redevelopment
- Recreation, Parks and Culture
- Transportation and Traffic

Description: This initiative is designed to augment current GIS staffing with 3rd-party GIS professional(s) whom the GIS Manager will manage to expedite and complete GIS requests, tasks, and projects from other departments during a fiscal year. During the first six months of FY 2023, two unfunded projects occurred, and money was pulled from other areas to cover this work totaling \$6,000. We are seeking \$12,000 annually to cover work when requested.

Municipal Court

Administrative Assistant I (new position; +1 FTE)

\$73,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Operational Improvements

Description: Adding this position will increase the court's efficiency when processing court cases and incoming phone calls. The volume of calls and emails has grown along with the total number of cases that have been filed with the court. When court is in session a clerk is pulled from their desk and placed at the counter to take payments. An additional employee will allow the Deputy Clerks to remain at their workstations and focus on their assigned duties. Personnel costs are estimated at \$73,000 annually and reflect salary and benefit costs only. Operational costs are minor and will be covered through existing budget allocations. Staff is researching possible cost sharing opportunities with the City of Milton.

OPERATING INITIATIVE REQUESTS

Public Safety

Emergency Management Division Chief (new position; +1 FTE) \$160,500
(\$160,500 operations/\$66,000 capital)

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: Historically, the Emergency Management Coordinator has always been an added responsibility to other positions, such as Fire Logistics and Police Accreditation. With the growth of the city and the fact that we are seeing more significant incidents, both natural and man-made, there is a need for this to be a full-time position to bring us in line with other local jurisdictions.

The benefits of having a position solely dedicated to Emergency Management are:

- one point of contact for all disaster situations.
- devote more time to hazard mitigation and response planning.
- assist businesses with their mitigation planning, including resilience & continuity guidance.
- help businesses in the aftermath of a disaster.
- improve our citizen's emergency awareness.
- host more Citizens Emergency Response Team classes (CERT).
- provide community education programs, including presentations to HOAs & local groups.
- liaison between city and government officials, emergency personnel, local business, charities, etc.
- lead tabletop exercise involving all city departments (building towards an entire city emergency drill).

The Emergency Management Division Chief would be housed within City Administration to be a dedicated city-wide emergency planning position. This would offer another layer of safety in line with our community's expectations.

Personnel costs are estimated at \$150,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, general supplies, software licensing, and fuel costs totaling \$10,500. There is a companion one-time capital request for \$66,000 that includes funding for a vehicle purchase (and upfitting) and technology equipment (e.g., laptop, iPad, cell phone, etc.).

Detective (new position; +1 FTE) \$109,800
(\$109,800 operations/\$70,000 capital)

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: The Criminal Investigations Division (CID) is requesting an additional General Detective. The request is being made to respond to increasing population growth, incident reports, and cases assigned to the General Detective Unit. Since 2010,

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

OPERATING INITIATIVE REQUESTS

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Alpharetta's population has increased from 57,694 to 66,127. Additionally, in 2010, CID had 8 General Detectives. CID currently has 9 General Detectives performing follow-up investigations. In 2010, CID reviewed 900 cases, while in 2022, CID reviewed 1,236. Current staffing levels combined with increased reports have led to a decrease in customer service from CID. In 2022, CID did not assign 386 cases which had adequate solvability factors for assignment. If CID had the staffing resources, all of these cases would have been assigned. One General Detective could expect to receive between 90 and 110 cases a year which only decreases this number by less than 1/3. Ideally, CID would have needed three additional General Detectives to assign and investigate the cases that met the burden of assignment based on solvability factors.

Personnel costs are estimated at \$103,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, general supplies, and fuel costs totaling \$6,800. There is a companion one-time capital request for \$70,000 that includes funding for a vehicle purchase (and upfitting) and technology equipment (e.g., laptop, iPad, cell phone, etc.).

Community Paramedic (new position; +1 FTE)
(\$90,500 operations/\$63,000 capital)

\$90,500

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: This proposal increases responsiveness to community needs by adding another full-time Community Paramedic position. Currently, we have one (1) Community Paramedic, however, the need for the program has grown to the point where we have a waiting list of citizens who require our services. Unfortunately, due to increased call volume and growing requests for our services, we are unable to keep up with this demand with just one person. The hope is that by adding an additional Community Paramedic we will be able to better attend to the many needs of our citizens while reducing the heavy caseload our only Community Paramedic is currently having to handle. Additionally, with only one current Community Paramedic, if they take PTO or have an illness, the entire program ceases to a halt and there is no one to handle any acute issues or follow-up on any new referrals that are received. By adding another Community Paramedic, we will be able to serve twice the number of clients we are currently able to handle, and the data would show an increase in the amount of time we will be able to use serving our citizens. The additional position would also allow the program to expand to post-discharge care and other areas of need identified in our community.

Personnel costs are estimated at \$84,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, general supplies, small equipment, and fuel costs totaling \$6,500. There is a companion one-time capital request for \$63,000 that includes funding for a vehicle purchase (and upfitting) and technology equipment (e.g., laptop, iPad, cell phone, etc.).

OPERATING INITIATIVE REQUESTS

Firefighter (new position; +1 FTE)

\$100,700

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: In November of 2022 it was approved to reclassify one firefighter position to Administrative Fire Captain. This request is to replace the firefighter that was taken from suppression.

Personnel costs are estimated at \$93,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, general supplies, and equipment \$7,700.

Public Safety IT Analyst (new position; +1 FTE)

\$122,800

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: This request is for the addition of a civilian employee to Public Safety as a Public Safety IT Analyst (paygrade 307). This position would report to the Public Safety Technology Division to specifically support Public Safety users and operations.

Personnel costs are estimated at \$110,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, and technology equipment (e.g., laptop, iPad, cell phone, etc.) totaling \$12,800. Starting in 2025, annual operational costs are estimated at \$7,800 and primarily consist of professional development and uniforms.

Administrative Assistant I position (from PT to FT; +0.5 FTE)

\$49,750 (net)

2023 City Council Priorities and Annual Action Plan:

- N/A – General Operational Improvements

Description: The current part-time Records Clerk is responsible for scheduling all training conducted at the Crabapple Training Center and acts as the Registrar, which entails scheduling classes, registering students, maintaining class rosters, coordinating with outside agencies for training scheduling purposes, all P.O.S.T entry, and record management. This position is responsible for tracking and submitting any work-order maintenance in the building, maintaining the Training Staff schedule for officers assigned to the Training Division, and tracking all the classes/training hours conducted at the Crabapple Training center. In 2023, in-service will increase to 40 hours per officer, and career advancement classes will be taught monthly.

This will cause the part-time Records Clerk's data entry to increase due to officers being assigned to different units because outside training has increased, which then causes an influx of travel requests and travel settlements to be processed. This position tracks all day-to-day budget expenditures for the fiscal year, corresponds with the department's Finance & Budget Coordinator for any account inquiries, and meets with the Training Division Coordinator to balance/review the budget quarterly.

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

OPERATING INITIATIVE REQUESTS

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

We request that the PT Records Clerk be upgraded to a full-time position. A full-time Administrative Assistant will further improve the overall functioning of the Training Division by significantly reducing the time sworn training officers spend on administrative functions. This allows sworn training officers to develop and administer the highest quality training.

Personnel costs for the full-time position are estimated at \$73,000 annually and reflect salary and benefit costs. Personnel costs for the existing part-time position total \$23,250 annually leaving a net operational impact of \$49,750 for personnel costs associated with the transition from part-time to full-time. Operational costs are minor as this position currently has city-assigned technology (e.g., computer) and professional development will be covered through existing travel/training budget allocations.

Part-Time Civilian Quartermaster (+0.5 FTE)

\$32,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: Currently, two officers, one training officer, and a UPD Sergeant are handling quartermaster duties for Police and the EMS/Fire Logistics officer is handling quartermaster for Fire. Thus, having 3 officers handling quartermaster causes a significant amount of their duty time spent not being able to focus on their primary duties, which then impacts other officers and their workload. It is estimated that the officers are spending an average of 20 - 30 hours per pay period on quartermaster duties, which incurs approximately \$2,370 of overtime per pay period. A part-time civilian employee would cost approximately \$1,180, an approximate savings of an additional \$1,190 per pay period. This will significantly reduce the time sworn officers spend on secondary duties.

Personnel costs are estimated at \$32,000 annually and reflect salary and benefit costs only. Operational costs are minor and will be covered through existing budget allocations.

Public Works

Assistant Construction Manager (new position +1 FTE) (\$103,500 operations/\$50,000 capital)

\$103,500

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: The City allocated over \$4 million last year and is planning to do such over the next 10 years towards stormwater work throughout the City. Much of the construction work is contracted out to contractors to resolve various stormwater issues. Work varies from replacing a structure, lining or replacing a pipe, or a large-scale construction project. The challenge the department is facing is adequate construction oversight of the contractors in the field. Public Works is requesting an Assistant Construction Manager Position (pay grade 307) to oversee various field operations

OPERATING INITIATIVE REQUESTS

regarding stormwater improvements. The position not only requires knowledge of reading construction plans, but problem-solving skills when unknown issues arise in the field.

Personnel costs are estimated at \$96,000 annually and reflect salary and benefit costs only. Operational costs in year one includes technology equipment (computer, phone, iPad, etc.), professional development, uniforms, general supplies, and fuel costs totaling \$7,500. There is a companion one-time capital request for \$50,000 that includes funding for a vehicle purchase (and upfitting). Starting in 2025, annual operational costs are estimated at \$3,000 and primarily consist of professional development, uniforms, general supplies, and fuel.

Recreation, Parks & Cultural Services

Parks Services Supervisor – Southern District (new position; +1 FTE) \$99,000

2023 City Council Priorities and Annual Action Plan:

- The Alpha Loop and Greenway
- Recreation, Parks and Culture

Description: To improve the efficiency of delivery existing services, the Recreation, Parks, and Cultural Services Department is requesting a Parks Services Supervisor to execute the development and execute the maintenance plan for the Southern District (Greenway). The Southern District has been operating without a team supervisor since 2019. In 2020, the city added an additional two (2) miles of trail extending to Union Hill Park. The additional demand on this division requires the addition of a supervisor to achieve the high service demands in this area. Personnel costs are estimated at \$96,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, and technology equipment (e.g., laptop, iPad, cell phone, etc.) totaling \$3,000. Starting in 2025, annual operational costs are estimated at \$1,500 and primarily consist of professional development and uniforms.

Administrative Assistant II (new position; +1 FTE)

\$81,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Operational Improvements

Description: Performs a full range of secretarial, advanced clerical, and routine administrative work of a general or specialized nature in support of assigned programs, division, or department; relieves assigned staff of clearly defined and delegated administrative or technical detail; and may act as office receptionist. Specific areas of support include, but are not limited to grant writing, RFP creation and management, contract management, GIS projects, marketing support, pay requests/billing, meeting agendas and minutes, Department award submissions. Personnel costs are estimated at \$78,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, general supplies, and technology equipment (e.g., computer, etc.) totaling \$3,000. Starting in 2025, annual operational costs are estimated at \$1,000 and primarily consist of professional development and general supplies.

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME



STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: May 1, 2023

AGENDA ITEM:

FY 2024 Budget: Capital Initiatives

Presentation and discussion of the proposed capital initiatives for the Fiscal Year 2024 Budget.

STAFF RECOMMENDATION:

The purpose of this workshop is to provide an overview and seek direction from the City Council regarding the capital initiatives for fiscal year 2024.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

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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ITEM DESCRIPTION:

The purpose of this workshop is to provide an overview and seek direction from the City Council regarding the capital initiatives for fiscal year 2024. The preliminary recommendations are the result of a collaborative process involving our departmental leadership that included multiple budget work sessions. Department Directors are present to discuss their recommendations and to allow for a question/answer dialogue.

City Council feedback will be incorporated into the recommended Fiscal Year 2024 Operating and Capital Budget to be released (pdf document, financial transparency website, etc.) to the City Council and public in early May.

ALTERNATIVES:

ATTACHMENTS:

1. FY 2024 Capital Initiatives (4-18-23)

CAPITAL INITIATIVE REQUESTS

Capital Initiative Requests

FY 2024 Capital Funding

The FY 2024 Capital Plan includes funding of \$16.9 million for capital initiatives (including potential grant funding). Base capital funding totals \$16.2 million and has been programmed into a non-allocated account within the Capital Project Fund and Stormwater Capital Fund pending review and approval by the City Council. Other Sources totaling \$636,500 and consisting of anticipated LMIG (Local Maintenance & Improvement Grant) grant funding and AYBA (Alpharetta Youth Baseball Association) contribution will be appropriated once received.

Recommended capital investment totals \$15.7 million and is focused on maintaining and improving city infrastructure and assets. An additional \$1.2 million is being reserved to provide flexibility for future prioritized capital investment. Capital Initiatives not recommended for funding total \$7.8 million. Detailed narratives for the Staff Recommended and Unfunded Capital Initiatives are included herein.

	Capital Project Fund	Stormwater Capital Fund	Subtotal	Other Sources	Total
Sources:					
Available Fund Balance	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000
General Fund					
Annual Capital Appropriation	50,000	3,950,000	4,000,000	-	4,000,000
Available Fund Balance	10,547,818	-	10,547,818	-	10,547,818
Other (Investment Earnings)	150,000	50,000	200,000	-	200,000
Grants/Contributions (LMIG; AYBA)	-	-	-	636,500	636,500
	\$ 12,247,818	\$ 4,000,000	\$ 16,247,818	\$ 636,500	\$ 16,884,318
Uses:					
Capital					
City Administration	\$ 41,000	\$ -	\$ 41,000	\$ -	\$ 41,000
Community and Economic Development	483,900	-	483,900	-	483,900
Information Technology	440,000	-	440,000	-	440,000
Public Safety	2,294,900	-	2,294,900	-	2,294,900
Public Works	5,864,500	4,000,000	9,864,500	625,000	10,489,500
Recreation, Parks & Cultural Services	1,899,600	-	1,899,600	11,500	1,911,100
	\$ 11,023,900	\$ 4,000,000	\$ 15,023,900	\$ 636,500	\$ 15,660,400
Non-Allocated:					
Future Capital/One-Time Initiatives	\$ 1,223,918	\$ -	\$ 1,223,918	\$ -	\$ 1,223,918
	\$ 1,223,918	\$ -	\$ 1,223,918	\$ -	\$ 1,223,918

CAPITAL INITIATIVE REQUESTS

Funding Methodology

The city's preferred method for funding capital projects within the CIP shall be through current revenue when available (i.e., pay-as-you-go) or from outside funding sources such as grant funding and related aid. Debt obligations may be issued for capital projects when it is appropriate to achieve a fair allocation of costs between current and future beneficiaries. Funding for the CIP is provided as follows:

- **Proper Use of Fund Balance**

General Fund: Based on audited financial statements for the year ended June 30, 2022, the city's fund balance totaled \$42.9 million. Of this amount, approximately \$12.6 million was appropriated in the FY 2023 Budget for capital/one-time initiatives/reserve and \$19.7 million has been designated as an emergency account based on a conservative policy of 25% of total appropriations (i.e., roughly 3 months of operating expenditures). It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures (generally capital investment). Available capital/one-time initiative funding for FY 2024 totals \$10.5 million.

- **Funding Capital/Operational Initiatives from Operating Budget**

The 2020 budget included \$4.8 million in appropriations within the General Fund budget to fund capital initiatives (e.g., milling and resurfacing of city streets, traffic equipment replacement, fleet replacement, stormwater repair and maintenance, etc.). By programming an annual capital contribution into the operating budget, the city is announcing to its citizens and stakeholders that capital investment in our roads and infrastructure is a priority that should be funded with certainty as opposed to relying on fund balance which may or may not be accumulated. However, due to the sudden impact of COVID-19 on forecasted revenues, operational funding from the General Fund for capital was reduced to \$189,000 in FY 2021. The city is slowly growing the recurring capital funding in accordance with revenue growth and operational needs. The FY 2023 Budget included a capital appropriation funding level of \$3 million.

Funding from the General Fund available for immediate capital investment in 2024 includes the following:

▪ \$10,547,818	Fund Balance for one-time capital;
▪ <u>4,000,000</u>	Annual Capital Contribution from the General Fund
\$14,547,818	

- **Debt Funding:** Debt obligations are primarily reserved for large-scale capital projects when it is appropriate to achieve a fair allocation of costs between current and future beneficiaries.

CAPITAL INITIATIVE REQUESTS

FY 2024 Recommended Capital Project Listing

The following section provides both a (1) summary list of Staff Recommended Capital Initiatives for FY 2024 and is followed by (2) a detailed narrative of each capital initiative.

	Capital Project Fund	Stormwater Capital Fund	Subtotal	Other Sources	Total	Page #
City Administration						
Council Chambers Security Upgrades	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 25,000	5
Replacement of Retaining Wall in Resthaven Cemetery	16,000	-	16,000	-	16,000	5
Subtotal	\$ 41,000	\$ -	\$ 41,000	\$ -	\$ 41,000	
Community and Economic Development						
Fleet Replacement (Qty: 1)	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 40,000	6
North Point Infrastructure Framework Plan	200,000	-	200,000	-	200,000	6
Design Services	61,200	-	61,200	-	61,200	6-7
Garden District Signage	12,700	-	12,700	-	12,700	7
South Main District Gateway (design)	50,000	-	50,000	-	50,000	7
Brookside Park Gateway (design)	75,000	-	75,000	-	75,000	8
Operating Initiative - Land Development Inspector Supervisor (+1 FTE) Equipment	45,000	-	45,000	-	45,000	8-10
Subtotal	\$ 483,900	\$ -	\$ 483,900	\$ -	\$ 483,900	
Information Technology						
Technology Replacement (all city departments)	\$ 390,000	\$ -	\$ 390,000	\$ -	\$ 390,000	10
Wireless Access Points	50,000	-	50,000	-	50,000	10
Subtotal	\$ 440,000	\$ -	\$ 440,000	\$ -	\$ 440,000	
Public Safety						
Fleet Replacement (Qty: 25)	\$ 1,875,000	\$ -	\$ 1,875,000	\$ -	\$ 1,875,000	11
Fire Station Facility Assessments (remaining stations)	225,000	-	225,000	-	225,000	11-12
Operating Initiative - Real-Time Crime Center Staffing (new positions, +4 FTE) Equipment	128,900	-	128,900	-	128,900	12-13
Operating Initiative - Assistant Fire Marshal (new position, +1 FTE) Equipment	66,000	-	66,000	-	66,000	13
Subtotal	\$ 2,294,900	\$ -	\$ 2,294,900	\$ -	\$ 2,294,900	
Public Works						
Milling and Resurfacing	\$ 3,120,000	\$ -	\$ 3,120,000	\$ 625,000	\$ 3,745,000	13-14
Stormwater	-	4,000,000	4,000,000	-	4,000,000	14-15
Traffic Striping and Signage	250,000	-	250,000	-	250,000	15-16
Fleet Replacement (Tandem Dump Truck; Qty: 1)	190,000	-	190,000	-	190,000	16
Traffic Signal System Maintenance	100,000	-	100,000	-	100,000	16
Traffic Control Equipment	100,000	-	100,000	-	100,000	16-17
Traffic Responsive System Maintenance	100,000	-	100,000	-	100,000	17
HVAC Replacements	100,000	-	100,000	-	100,000	17
Roof Repairs/Replacements (Public Works Headquarters; segment 1 of 3)	325,000	-	325,000	-	325,000	18
Park Facilities Roof Repairs (Adult Activity Center)	195,000	-	195,000	-	195,000	18-19
Bridge Maintenance	200,000	-	200,000	-	200,000	19
Webb Bridge Park Sewer Connection (yr. 1 of 2)	437,500	-	437,500	-	437,500	19

CAPITAL INITIATIVE REQUESTS

	Capital Project Fund	Stormwater Capital Fund	Subtotal	Other Sources	Total	Page #
Public Works <i>continued</i>						
SR 9 Landscaping from Academy St. to Windward Pkwy (yr. 1 of 3)	350,000	-	350,000	-	350,000	20
Tree Maintenance and Replacement	152,000	-	152,000	-	152,000	20
Winter Weather Equipment	65,000	-	65,000	-	65,000	20-21
Parking Garage Maintenance	25,000	-	25,000	-	25,000	21
Streetlight Maintenance	80,000	-	80,000	-	80,000	21
Design Services	75,000	-	75,000	-	75,000	21
Subtotal	\$ 5,864,500	\$ 4,000,000	\$ 9,864,500	\$ 625,000	\$ 10,489,500	
Recreation, Parks & Cultural Services						
Park Repairs/Improvements	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000	22
Playground Equipment Replacement	250,000	-	250,000	-	250,000	22
Greenway Improvements/Repairs	260,100	-	260,100	-	260,100	22-23
Park Trail Maintenance	200,000	-	200,000	-	200,000	23
Tree Removal in all Parks	200,000	-	200,000	-	200,000	23
Synthetic Turf Field Replacements (Miracle League Field)	500,000	-	500,000	-	500,000	23
Cultural Arts Master Plan	30,000	-	30,000	-	30,000	24
Park Equipment Replacement	153,000	-	153,000	-	153,000	24
Athletic Courts Resurfacing	100,000	-	100,000	-	100,000	25
Fountain Maintenance	50,000	-	50,000	-	50,000	25
Landscaping Upgrades to Activity Centers	40,000	-	40,000	-	40,000	25
Webb Bridge Park Dugout Expansion (AYBA to fund 50%)	11,500	-	11,500	11,500	23,000	25-26
Alpharetta Public Arts Initiative (Outdoor On-Loan Sculpture Exhibit)	55,000	-	55,000	-	55,000	26
Subtotal	\$ 1,899,600	\$ -	\$ 1,899,600	\$ 11,500	\$ 1,911,100	
TOTAL	\$ 11,023,900	\$ 4,000,000	\$ 15,023,900	\$ 636,500	\$ 15,660,400	
NON-ALLOCATED:	\$ 1,223,918	\$ -	\$ 1,223,918		\$ 1,223,918	
Budgeted as part of FY 2024 Budget				Budgeted once received		

CAPITAL INITIATIVE REQUESTS

2023 City Council Priorities and Annual Action Plan

The Capital Initiative recommendations included herein support and foster the 2023 City Council Priorities and Annual Action Plan as set forth during the 2023 City Council Strategic Retreat. The Action Plan Item descriptions are detailed within the section of this document entitled *2023 City Council Priorities and Annual Action Plan* with the components set forth below:

- Downtown Alpharetta
- Safe and Welcoming Community
- The Alpha Loop and Greenway
- Strategic Growth and Redevelopment
- Communications that Connect
- Recreation, Parks and Culture
- Infrastructure and Facilities Maintenance
- Transportation and Traffic
- People Focused Workforce
- Economic Development

Detail (Staff Recommended Capital Initiatives)

City Administration

Council Chambers Security Upgrades

\$25,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community
- Infrastructure and Facilities Maintenance

Description: Acquisition and installation of security features to better protect the Mayor and City Council from active shooter scenarios while seated on the Council dais. Measures include the installation of Kevlar shielding or similar product on the inner face of the dais. Operating Budget Impact: N/A.

Replacement of Retaining Wall in Resthaven Cemetery

\$16,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: The City of Alpharetta is responsible for the care and maintenance of Resthaven Cemetery. Within one of the oldest sections of the cemetery, a retaining wall is failing and needs to be replaced. This project would replace that wall. Operating Budget Impact: N/A.

CAPITAL INITIATIVE REQUESTS

Community and Economic Development

Fleet Replacement (Qty: 1)

\$40,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the forecasted annual replacement of Community and Economic Development vehicles. The replacement criteria are as follows: 1) when the department director determines it is no longer cost effective to retain the vehicle; 2) when either mileage or age reaches or exceeds 10-years of service or 125,000 miles; and 3) motorized equipment damaged in accidents shall be inspected by the Safety/Risk Administrator to determine feasibility of repairs as compared to replacement cost. FY 2024 includes replacement of (1) 2010 Chevy Colorado (will be 14 years old with 95,887 miles). Vehicle is requested herein for replacement based on age.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

North Point Infrastructure Framework Plan

\$200,000

2023 City Council Priorities and Annual Action Plan:

- Strategic Growth and Redevelopment
- Recreation, Parks, and Culture
- Transportation and Traffic
- Economic Development

Description: Building on the recommendations of the LCI and North Point Placemaking Plan, provide a framework of public streets, public space, trails and green infrastructure to guide high-value, sustainable redevelopment of auto-centric properties in the North Point area. To ensure that redevelopment within the North Point District aligns with community-based plans and vision for a walkable, mixed-use district, the North Point Development Framework Plan will provide actionable guidance that aligns public policy, regulatory tools, public capital investment, and private investment. The Development Framework will provide clarity around the arrangement of public streets, public spaces, and infrastructure on which the private market can plan their development and investment. The Department is pursuing grant opportunities to offset costs. Operating Budget Impact: N/A.

Design Services

\$61,200

2023 City Council Priorities and Annual Action Plan:

- Strategic Growth and Redevelopment
- Economic Development

Description: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Comprehensive Plans, Small Area Plans, project designs such as plazas, landscape architecture, hosting a series of public input sessions, conceptual design standards, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in

CAPITAL INITIATIVE REQUESTS

policy decisions, improve project completion timelines and functionality to maintain the high level of performance by City Staff that our citizens and business owners are accustomed to.

In FY 2024, the expectation is an increased demand for architectural review services; small area studies for campus office areas to connect and brand existing uses by creating trail connections and creative placemaking to help economic viability; and assistance with code and standards modifications to account for emerging uses and trends. Operating Budget Impact: N/A.

Garden District Signage

\$12,700

2023 City Council Priorities and Annual Action Plan:

- Communications that Connect

Description: The residents of the Garden District have often expressed their desire for signage recognizing and defining the district. This project procures and installs six (6) signs along Canton Street, Hopewell Road, and Mayfield Road at the district boundaries. This low-cost signage will identify the district boundaries and provide wayfinding to the “old Alpharetta” residential area defined with old growth trees, large lots, and modest homes. Residents have been requesting this designation for several years. Operating Budget Impact: Operational impact would be minimal.

South Main District Gateway (design)

\$50,000

2023 City Council Priorities and Annual Action Plan:

- Strategic Growth and Redevelopment
- Communications that Connect
- Recreation, Parks, and Culture
- Transportation and Traffic
- Economic Development

Description: South Main Street was identified within the Comprehensive Land Use Plan as the #2 roadway in need of redevelopment and improvements. In response to the public’s request, staff applied and received a Livable Centers Initiative (LCI) grant to develop a plan for the South of Wills (SOW) District which includes the use of art to create placemaking, as well as upgraded bus shelters and trail connections from Main Street to Wills Parks.

Funding for construction of the improvements would be requested in a future year capital plan and is currently estimated at \$150,000. Operating Budget Impact: N/A during the design phase.

CAPITAL INITIATIVE REQUESTS

Brookside Park Gateway (design)

\$75,000

2023 City Council Priorities and Annual Action Plan:

- Strategic Growth and Redevelopment
- Communications that Connect
- Recreation, Parks, and Culture
- Transportation and Traffic
- Economic Development

Description: The Brookside Master Plan (adopted 28 Nov 2022) was developed based on the Horizon 2040 Comprehensive Plan identifying the area as a high priority for improvements to walkability as well as the existing city park. The Brookside Park Gateway is an identifying monument that brings attention to this mostly hidden amenity. Brookside Park provides Greenway connections and access to a public lake. The gateway is envisioned to provide wayfinding signage and public art with the purpose of inspiring redevelopment efforts.

Funding for construction of the improvements would be requested in a future year capital plan and is currently estimated at \$225,000. Operating Budget Impact: N/A during the design phase.

Land Development Inspector Supervisor (new position; +1 FTE) \$45,000 **(\$72,000 operating revenue/\$96,000 operating expense/\$45,000 capital)**

2023 City Council Priorities and Annual Action Plan:

- Strategic Growth and Redevelopment

This position will be responsible for:

- Overseeing Land Development Inspectors, answer questions, resolve conflicts.
- Completing land development inspections.
- Completing reports and data entry on inspections and enforcement actions.
- Managing the collection of stormwater certification paperwork.
- Assisting with tree removal permits.
- Assisting with smaller project land development erosion control reviews.
- Training staff.

Justification #1

The Department currently has three land development inspectors assigned to complete inspections on all private development. The state agreements require that we visit permitted sites once/week and complete enforcement action on all deficiencies. In an average month we have 270 open construction sites. This means that each of our 3 land development inspectors is expected to visit 90 sites each week or 18 sites per day. For comparison, in our neighboring communities of Johns Creek, Sandy Spring, and Roswell, each inspector completes 18, 35, and 64 inspections per week, respectively. With this position, we expect to bring our inspection rates down closer to the other cities and provide additional time for inspectors to provide guidance, have meetings, answer questions, and provide better attention and customer service to the developments.

CAPITAL INITIATIVE REQUESTS

Justification #2

In December 2020 and again in February 2022 increased stormwater regulations were adopted. Some of these are state mandated and some were in response to isolated flooding near residential redevelopment. These regulations increased the amount of time it takes to review a plan, the number of questions and explanations needed to help residents, engineers, and contractors through the requirements, and the number of questions in the field during construction and at project closeout. Contractors and homeowners need extra guidance on stormwater certifications during project closeout. This position will take some of this burden off the Land Development Inspectors. This position will also conduct plan reviews for those small residential projects that don't require stormwater management (typically pools, additions, etc.). This then opens time for the engineering review on more complicated projects by the development services engineer. Permit review times will also improve.

Justification #3

Throughout the years the city has seen an overwhelming number of tree removal permit applications. These are reviewed for various reasons including verifying that required trees and tree density is maintained, making sure healthy specimen trees are protected, maintaining tree lined streets and tree canopies, and ensuring compliance with buffer regulations. This position will be trained in processing the non-specimen, non-buffer tree removal applications. This should reduce turnaround time on permits. It should also lessen the burden on the Arborist allowing for more time to finish plan reviews and more complicated tree removal applications quicker.

Justification #4

We have more experienced inspectors that are getting closer to retirement. When they retire, we must absorb their work while also training new staff. If one inspector leaves, two inspectors are left to handle 135 sites/week plus train someone new. This is unrealistic. This position will train new inspectors on the processes, procedures, and policies of the city and state requirements. They will take new inspectors under their direction to teach the proper methods for enforcement and successful private projects. The person in this position is expected to have considerable experience and knowledge on dealing with a variety of field and construction situations. This knowledge will provide them the tools to support the three inspectors if issues arise on various sites and will be beneficial in training new staff. Further, this position will train all the land development inspectors on new procedures or processes as regulations change. They will also serve as the first line of conflict management with enforcement actions on construction sites.

Funding Request

Capital costs are estimated at \$45,000 which represents funding for a vehicle purchase (and upfitting) and technology equipment (e.g., laptop, cell phone, etc.). There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$93,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, general supplies, and fuel costs totaling \$3,000. The Department has reviewed its fee structure to ensure expenses

CAPITAL INITIATIVE REQUESTS

are being recaptured and believes net revenue growth of \$72,000 could be realized with the addition of this position resulting in a net operational cost of \$24,000.

Information Technology

Technology Replacement (all city departments)

\$390,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is to provide for the annual replacement, procurement, and upgrading of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which may or may not equate to the actual need during the fiscal year). The city currently has 454 computers in operation (220 desktops - 234 laptops). The main component of the FY 2024 request includes funding for the replacement of approximately 143 PCs, 153 iPhones, 82 iPads, and 16 printers.

The current city standards for technology replacement (based on funding availability) are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop PCs (4 years); iPad tablets (3 years); iPhones (3 years); large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access Points [WAPs] (5 years); network routers/switched/firewalls (5 years); telephony gateways (5-6 years).

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs. Frees-up IT staff to focus on other priorities.

Wireless Access Points

\$50,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the design, procurement, and deployment of replacement and additional Wireless Access Points (WAPs) primarily for use by city employees. This initiative is needed to supplement both current rate of use and the expected growth in the numbers and use of bandwidth by city employees.

Primarily, we are looking at replacing/supplementing both interior and exterior systems for Public Safety (PS) and Public Works (PW), but some additional units will be used for Recreation and Parks and Municipal Court. We are already experiencing issues with access and bandwidth with some PS and PW systems.

This project is anticipated to cover a four-year period with annual requests including the acquisition of 50 WAP units, fiber runs, and system design and coverage analysis.

Operating Budget Impact: Support and maintenance costs are estimated to be substantially similar to costs for the current equipment and are included within the base operating budget.

CAPITAL INITIATIVE REQUESTS

Public Safety

Fleet Replacement (Qty: 25)

\$1,875,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: This request is for the forecasted annual replacement of Police and Fire SUVs, pickup trucks, and motorcycles. The replacement need is driven by the model year, mileage, engine hours and mechanical condition of the vehicles. Emergency response vehicles are expected to be in service for seven years or 100,000 miles. This request includes the complete upfitting and Public Safety marking costs for new vehicles and the removal of emergency equipment and marking costs for expired vehicles in preparation for public auction. Due to the rise in upfit costs and vehicle costs from the manufacturer, the budget has increased to purchase 25 vehicles per year. Also, the manufacturer has a 35-40 week lead time to manufacture vehicles. The forecasted replacement plan identifies an annual replacement need to flat line the annual budget for public safety. Currently, we have 60 vehicles that are above 85,000 miles that will need to be replaced in 2023 & 2024. The annual purchase of 25 vehicles will give the department an overall fleet replacement in 7.5 years. At the end of 6 years, the amount may decrease proportionally based on current replacement philosophies and needs.

With today's inflation/covid/new model year pricing, our numbers reflect a projection of:

-Base vehicle \$50k + Upfit \$25k = \$75k x25 = \$1,875,000

Replacement vehicles to be purchased in FY 2024 include (10) SUVs for Patrol; (3) SUVs for CID; (2) F150 for CID; (5) SUVs for the Admin team; (1) Tahoe for K-9; (2) F250 for Fire Special Operations; and (2) SUVs for Fire Admin, totaling (25) vehicles.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

Fire Station Facility Assessments (remaining stations)

\$225,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community
- Infrastructure and Facilities Maintenance

Description: This request is to provide funding for facility assessments of our Fire Stations to include:

- needs/wants assessment (programming, meeting with user group, assessments of space and needs);
- systems condition assessment;
- development of conceptual floor plans;
- development of a preliminary cost estimate; etc.

Staff estimates the costs for a facility assessment of all 6 of our fire stations to approach \$300,000. The 2023 Mid-Year Budget approved funding of \$75,000 to cover the assessment of approximately two stations (tentatively Fire Stations 82 and 84). This

CAPITAL INITIATIVE REQUESTS

request is for funding to cover the assessments of all remaining stations. Operating Budget Impact: N/A for this phase as it is an assessment only.

Operating Initiative - Real-Time Crime Center Staffing (+4 FTE) \$128,900 (\$333,000 operations/\$128,900 capital)

2023 City Council Priorities and Annual Action Plan:

- Downtown Alpharetta
- Safe and Welcoming Community

Description: The Real Time Crime Center brings together a wide range of technologies and capabilities to enhance law enforcement response and reduce the criminal activity felt by our community. According to the U.S. Department of Justice the mission of a Real Time Crime Center (RTCC) is to provide a law enforcement agency with the ability to capitalize on a wide and expanding range of technologies for efficient and effective policing. Such efforts may allow law enforcement officers to respond quickly, or even immediately, to crimes in progress or to those that recently occurred. The technologies available allow law enforcement agencies and officers to respond to crime events more efficiently, more deliberately, with improved operational intelligence, and with a proactive emphasis on officer, citizen, and community safety.

The operational component of the RTCC consist of the individuals staffing the center that provide the real time support and enhancement to officers on patrol, investigation, and otherwise engaged in law enforcement activities. This is supported by system managers, equipment technicians, and intelligence analyst that provide the data and the technology system to maximize the RTCC operation.

FY2024 Setting the Foundation (limited coverage)

This fiscal year will set the foundation for the RTCC success. A major improvement occurring this year is the upgrade to our current CAD and RMS system. This will increase our data available as well as integrate with our programs currently in use such as Coplink, FUSUS, and Flock Safety. Personnel assigned to the RTCC this year will not only provide coverage for peak times and events, but they will also build processes, procedures, and policies for the future. The RTCC area will be completed. We will also make an incremental increase camera coverage to fill in gaps of our current systems and provide flexibility for changing environments.

The Real Time Crime Center (RTCC) brings together a wide range of technologies and capabilities to enhance law enforcement response and reduce the criminal activity felt by our community. To get the RTCC up and running we will need some additional staff. This staffing request includes the addition of one (1) Police Sergeant, one (1) RMS Coordinator/Database Manager, and two (2) Operator/Analysts.

Capital costs are estimated at \$128,900 and include funding for vehicle purchases (and upfitting), mobile and portable radios, laptops, body cameras, cell phones, (3) license plate reader cameras, facility buildout, and (4) PTZ cameras for the Avigilon System. There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$307,000 annually and reflect salary and benefit costs only.

CAPITAL INITIATIVE REQUESTS

Operational costs are estimated at \$26,000 and include professional development, uniforms, general supplies, fuel, etc.

As the Real Time Crime Center matures and becomes fully operational, additional investment in capital (\$69,000 for LPR cameras, PTZ cameras, etc.) and personnel (current plan is to request 21 positions between FY's 2025 and 2026) may be needed.

Operating Initiative - Assistant Fire Marshal (+1 FTE) \$66,000

(\$59,400 partial-year operations/\$66,000 capital)

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: This request is for one (1) new Assistant Fire Marshal. In November of 2021, a position in the Fire Marshal's Office was reclassified to the Fire Administration Chief position. It was pulled from the Fire Marshal's Office (FMO) due to staffing issues within Fire Suppression. The FMO has grown increasingly busy and needs the position back. This request replenishes the position lost and makes the FMO whole again from a staffing perspective.

The FMO is responsible for inspecting all new construction within the city and ensuring that the new structure is compliant with Fire Code and ADA. In addition, every commercial occupancy must have an annual fire and life safety inspection to maintain our ISO 1 rating.

Capital costs are estimated at \$66,000 and include funding for vehicle purchases (and upfitting), and technology equipment (e.g., laptop, iPad, cell phone, etc.). There is a companion operating initiative request to fund the personnel/operational costs. Staffing for this position is forecast to be complete in December 2023/January 2024 and the funding request reflects this (\$104,000 annually for salary and benefit costs with a 6-month impact in FY 2023 of \$52,000). Annual operational costs include professional development, uniforms, general supplies, small equipment, and fuel costs totaling \$7,400.

Public Works

Milling and Resurfacing

\$3,745,000 (multiple sources)

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for the on-going maintenance of milling and resurfacing and preservation of city streets. Resurfacing of city streets increases the life expectancy of the roads. Without resurfacing, roadways will deteriorate and be more costly to repair.

In FY 2019, the City contracted with Dynatest to complete a full evaluation of the city roadways. Each road receives a Pavement Condition Index score between 0 and 100. This standardized rating system is also used by the Georgia Department of Transportation. Lower scores indicate need for maintenance or reconstruction.

In FY 2024, the City will allocate funding in accordance with the Pavement Condition Index findings and identify preservation techniques that will best extend the life of our roads.

CAPITAL INITIATIVE REQUESTS

This includes a combination of surface coating techniques, milling and resurfacing, soil cement, etc. The requested funding would provide an expected service life of the roadway surface of 15-20 yrs. for all currently city-maintained roadways.

Escalation in pricing due to recent inflation has raised the cost significantly over the last two years. In prior fiscal years, we paid approximately \$90/ton for asphalt. In FY 23, the cost rose to over \$150/ton. Along with increases in asphalt cost, mobilization, milling, traffic control, etc. have all increased.

- City has approximately 570 lane miles.
- Cost to mill and resurface a lane mile is \$110k.
- \$110k * 570 lane miles = \$62.7M
- Resurface every 15 year - \$4.18M per year needed.
- Resurface every 20 years - \$3.14M per year needed.

These numbers do not include reconstruction of roadways. We anticipate about \$500k per year for reconstruction.

Funding is comprised of Fund Balance (estimated at \$3.1 million) and LMIG grant funds (estimated at \$625,000). Operating Budget Impact: This program decreases roadway maintenance costs as the surface is less susceptible to potholes and road surface deterioration.

Stormwater

\$4,000,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for stormwater design/studies, inspection, drainage maintenance, and pipe/structure repair and maintenance. Left unchecked, stormwater can contribute to costly flooding, erosion, and pollution issues that wreak havoc on our community.

Included in this request is various drainage, flood, and watershed studies that are required by state and federal regulations. Watershed studies identify capital projects to improve water quality in impaired streams. Additional studies include dam breach analysis, bacterial source testing, emergency planning and estimating damage, GIS maintenance, inventory updates, stream delisting, etc. These studies also identify future capital improvement projects or provide specific information that can be used by the city to meet regulatory compliance or further our service to our citizenry. This funding will also be utilized for the design of smaller drainage repairs, such as Harris Road drainage improvements, Haynes Bridge Road at Morrison Parkway drainage improvements, Pond retrofitting and dredging / permitting, etc.

The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete several inspections to protect our stormwater system. These inspections include site visits to private industrial facilities, private carwash and auto body repair shops, city ponds and stormwater management facilities, private ponds

CAPITAL INITIATIVE REQUESTS

and stormwater management facilities, and city-maintained storm structures and pipes. These inspections help us identify maintenance repair work, help us prioritize our crews and CIP lists, and help us recognize private violations of the stormwater ordinance. This project includes hiring a private consultant to complete the inspections so that city staff can focus their efforts toward planning, maintenance, and enforcement activities.

Additionally, this request is for the continual maintenance and small drainage maintenance work within the City.

One section of the work is pond and best management practices (BMP) maintenance, testing, sampling, work crew materials, education materials, and tree impediment maintenance. Pond and BMP maintenance is required by the Georgia Environmental Protection Division MS4 permit and includes ponds, bioretention, green infrastructure, pervious pavers, etc. Water quality education, education materials, and testing on streams and runoff is also required by the Georgia Environmental Protection Division. Sampling and testing include laboratory and field materials, testing, analysis, etc. Funding is included herein for Retention Pond Maintenance and improvements for Webb Bridge Park and North Park.

Another section includes small drainage repair and maintenance designs, crew materials such as rip rap, pine straw, grout, sod, etc., street sweeping, and removal of trees and shrubs blocking storm flow from or to pipes and structures or otherwise impeding water flow.

The final component of this request is for stormwater pipe and structure maintenance, repair, and replacement. This category includes unclogging pipes and structures filled with sediment and debris, repairing pipes by relining, contractual repairs to stormwater structures, and pipe replacement projects citywide in addition to targeted projects such as Meadow Brook Hills drainage improvements (funding for design of Phase 2 included herein; construction of Phase 1 was funded in 2023). The contractual pipe unclogging and structure repair will be throughout the city based on inspection results.

Operating Budget Impact: This program decreases maintenance costs as flooding and erosion will be reduced.

Traffic Striping and Signage

\$250,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for purchase of equipment and materials needed for the repair/replacement of traffic striping, raised pavement markers, and signage throughout the City. Repair/replacement of striping consists of refreshing the existing striping due to normal wear, replacement and/or installation of raised pavement markers and the restriping of roadways after milling and resurfacing. Repair/replacement of traffic signage consists of replacement of existing signage due to normal wear as well as damage. This

CAPITAL INITIATIVE REQUESTS

request also includes equipment/materials needed for fabrication of signage. Operating Budget Impact: Maintenance funding is included within this initiative.

Fleet Replacement (Tandem Dump Truck; Qty: 1)

\$190,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of tandem dump trucks within the Public Works fleet. The tandem dump truck replacements are based on age, wear and tear, and maintenance/repair costs. These vehicles enable staff to haul materials such as dirt and rock to job sites as well as hauling debris and construction waste to the proper disposal facilities. This vehicle is also used to pull equipment and materials by trailer to job sites.

FY 2024 replacement includes Unit #219 (2001 LT9500) with roughly 25,000 miles. This tandem dump is overdue to be replaced. We have tried diligently to continue to utilize it for our hauling needs. However, this unit presents a safety issue as the dashboard has significant damage and is unable to stay in the locked position at all times. In an attempt to fix the issue, the dashboard was bolted down. When the controls on the dash are engaged, the dashboard tries to come off and presents a safety issue. Due to the age and wear and tear on the vehicle, this vehicle is scheduled for replacement.

Operating Budget Impact: This program reduces fleet maintenance costs and increases utilization rates as the equipment is less susceptible to breaking down and/or requiring service. Operational costs consist of maintenance, fuel, insurance, etc. and are currently budgeted.

Traffic Signal System Maintenance

\$100,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for the continual maintenance, repair, and upgrading of existing traffic signals throughout the City. This includes vehicular detection systems, pedestrian signals, signal heads, signal cabinets and components, and signal communication systems. This funding request also allows for the replacement of loops removed during the annual milling and resurfacing project. Operating Budget Impact: Maintenance funding is included within this initiative.

Traffic Control Equipment

\$100,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for equipment necessary for traffic control throughout the City. This includes traffic signal communications, traffic monitoring, and temporary traffic control measures. Traffic signal communications enable the intersections to work together

CAPITAL INITIATIVE REQUESTS

and smoothen traffic flow. Traffic signal monitoring includes equipment such as traffic cameras. Temporary traffic control equipment includes devices used to detour or delineate traffic flow, such as cones, delineators and barricades, and variable message boards. Operating Budget Impact: Maintenance funding is included within this initiative.

Traffic Responsive System Maintenance

\$100,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: Since 2018, the Georgia Department of Transportation (GDOT) has upgraded over 100 signals throughout the City with new software (MaxTime) and has worked with City staff to develop new Traffic Responsive timing plans along major corridors. All at no cost to the City. This request provides funds to maintain the upgraded traffic signal software and equipment provided and installed by GDOT. Additionally, the funds will be utilized to work with consultants to analyze data collected through these upgrades to continue modifying timing plans and expanding the system throughout the City with new signal timings. The funds will also be utilized for maintenance, replacements, upgrades, and necessary installation of network, security, and communication systems to-and-from signalized intersections/traffic cameras in the server room and out on the field. Furthermore, this request is for maintenance, replacement, upgrades, and installation of the emergency vehicle preemption system and connected vehicle technology. Operating Budget Impact: Maintenance funding is included within this initiative.

HVAC Replacements

\$100,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for the replacement of HVAC units for all City-maintained facilities. Useful life expectancy for HVAC units is 15 years and a lot of the units serving facilities within the City are approaching or have exceeded the life expectancy.

FY 2024 Replacements will include replacement of multiple units located at the Alpharetta Community Center, Wills Park Recreation Center, Wills Park Fields 5-8, and the Equestrian Bathhouse.

- Alpharetta Community Center's (2) Roof Top Units are 24 years old and (1) Air Handling Unit in the mezzanine is 27 years old.
- Wills Park Recreation Center's (1) Condenser and (1) Air Handling Unit downstairs are 24 years old.
- Wills Park Fields 5-8's (1) Condenser and (1) Air Handling Unit are 26 years old.
- Equestrian Center's Bathhouse (1) Condenser is 21 years old and (1) Air Handling Unit is undeterminable.

Operating Budget Impact: This program decreases maintenance and utilities costs (increased energy efficiency).

CAPITAL INITIATIVE REQUESTS

Public Works Headquarters Roof Repairs (segment 1 of 3)

\$325,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for the roof repair/rehab/replacement at Public Works headquarters. The current roof is original to the facility and has far exceeded its useful life (+30 years old). The current roof is a corrugated metal panel roof which is anchored down with thousands of exposed screws which, along with the natural expansion/contraction of metal, tends to back-out which creates a leak opportunity. To that end, this facility is currently experiencing active leaks and is the city's worst functioning roof system based on # of service calls.

The proposed solution for this roof is a seamless standing seam roof similar to what has been installed at several of our fire stations. The proposed roofing solution does not have the screw penetrations plaguing the existing roof and therefore has many fewer points of failure that can lead to leaks.

This roof is segmented into three sections totaling approximately 25,650 sq. ft. The cost proposals provided below assume installation of the new roof over the existing roof thereby saving on the tear-off. The City will need to obtain a structural evaluation to verify that the structure can accommodate the additional weight. This evaluation is planned for 2023.

The request for fiscal year 2024 totals \$325,000 and funds the smallest segment at 5,000 sq. ft. This roof segment has received the largest number of leak calls and is in the worst shape. This segment also happens to have the most mechanical equipment (e.g., HVAC) requiring removal which is included in the funding request.

The remaining segments would be requested in FY 2025 (\$350,000 for 5,300 sq. ft.) and FY 2026 (\$1,100,000 for 15,350 sq. ft.). Operating Budget Impact: This program decreases facility maintenance and utilities costs (increased energy efficiency).

Park Facilities Roof Repairs (AAC)

\$195,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for the roof repair/rehab/replacement at multiple Parks, Recreation and Cultural Services facilities.

For FY 2024, this request is for multiple park roof replacement including:

- Shingled and Flat Roof Segments at the Adult Activity Center (\$110,000);
- Shingled and Flat Roof segments at the Adult Activity Center Arts/Crafts building (\$95,000).

Adult Activity Center (shingles and flat roof) roof segments total approximately 10,750 sq.ft. The Shingle roof and flat roof segments have both experienced multiple roof leak calls and have identified workmanship issues that are leading to the deteriorated functionality of the roofs.

CAPITAL INITIATIVE REQUESTS

Adult Activity Center Arts/Crafts building (shingles and flat roof) roof segments total approximately 3,054 sq.ft. The Shingle roof and flat roof segments have both experienced multiple roof leak calls and have identified workmanship issues that are leading to the deteriorated functionality of the roofs. Operating Budget Impact: This program decreases facility maintenance and utilities costs (increased energy efficiency).

Bridge Maintenance

\$200,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for the continual performance of required repairs and maintenance measures identified by Georgia Department of Transportation (GDOT) inspectors during their biennial inspections of city-owned bridges. Tasks include: the removal of corrosion and repainting of bridge supports; remediation of erosion issues; installation/extension of concrete encasements around piles; cleaning and sealing deck joints; and replacement of failed wing walls. Failure to address these items can lead to further deterioration of bridge conditions.

FY 2024 funding request along with available funding from FY 2023 is targeted towards repair and maintenance of the following locations as well as findings from future GDOT Inspections: 1) Mansell Road over Foe Killer Creek; 2) Mansell Road over Big Creek; 3) Woodward Pkwy westbound lanes over Camp Creek; 4) Haynes Bridge Road over Big Creek; 5) Douglas Road over Caney Creek; and 6) Kimball Bridge Road over Big Creek. Operating Budget Impact: This program decreases bridge maintenance costs as it is less susceptible to surface and structure deterioration.

Webb Bridge Park Sewer Connection

\$437,500 (yr. 1 of 2)

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: The existing septic system servicing the soccer fields' restroom is failing and conflicts with the proposed upper field synthetic turf field. This project would abandon the septic system and connect the restroom building to an existing sanitary sewer along Webb Bridge Road. The project consists of 610 linear feet of force main line, 1225 linear feet of gravity line, 6 manholes, possible reconstruction of up to 500 linear feet of existing sidewalk, and reconstruction of approximately 550 linear feet of existing gravel trail. Total costs are estimated at \$875,000. Current timelines have the project being designed during FY 2024 with construction proceeding in FY 2025. However, due to the large capital requirement, this project is proposed to be funded in phases with \$437,500 this fiscal year followed by a request for the remaining funding in FY 2025 (\$437,500).

Operating Budget Impact: Septic system maintenance and repair will decline, but monthly utility costs will increase. There will be costs associated with the lift station, but they should be minimal.

CAPITAL INITIATIVE REQUESTS

SR 9 Landscaping from Academy St to Windward Pkwy (yr. 1 of 3) \$350,000

2023 City Council Priorities and Annual Action Plan:

- Downtown Alpharetta
- Strategic Growth and Redevelopment

Description: This request will include newly installed landscaping to the new beauty strips along SR 9 from Academy Street to Windward Parkway. Funding will landscape the corridor with street trees, shrubs, and ground cover within the 6' beauty strip as part of the GDOT SR 9 widening. This is year 1 funding for a 3-year project. Total projected costs are \$1.5 million. Forecasted funding levels for FYs 2024 and 2025 total \$575,000 annually.

Operating Budget Impact: At the time of the contract, State Route 9 was maintained by an outside vendor at a cost of \$43,200. That number was based on the before condition for the landscape, which was mostly mowing beauty strips (Level 2). After the improvements, the landscape is going to be more akin to Rucker Road and Kimball Bridge Road (Level 1). Maintenance costs are estimated at 1.5 times the current cost or \$64,800 for the entire corridor.

Tree Maintenance and Replacement \$152,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for tree maintenance within the City not associated with the right-of-way maintenance contract. The City's aging tree canopy within right-of-way areas requires tree care, including pruning and sometimes removal to address issues such as pedestrian and vehicular safety, utility conflicts, streetlight clearance, signal head clearance, and intersection sightline clearance. Operating Budget Impact: Maintenance funding is included within this initiative.

Winter Weather Equipment \$65,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community
- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for the purchase of Winter Weather Equipment that is utilized within the Public Works fleet.

We have purchased (4) F750s with salt spreader attachments to be utilized in anticipation of winter weather needs. Our Emergency Operations plan has a plow truck preceding the spreaders in each zone of the City; however, we would like to replace our existing plows and purchase (4) new ones to be installed directly on each spreader truck. This would reduce the number of staff/drivers needed during emergency operations. Additionally, we would need to upgrade the software on our existing Force America hardware to operate the plows. The additional software will allow us to see exactly where the spreader trucks are located at any given time, the temperature of the road, and the amount of materials spread by location. The estimated cost of these purchases total \$65,000.

CAPITAL INITIATIVE REQUESTS

Operating Budget Impact: This program reduces equipment maintenance costs and increases utilization rates as the equipment is less susceptible to breaking down and/or requiring service. Operational costs consist of maintenance, fuel, etc. and are currently budgeted.

Parking Garage Maintenance

\$25,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for general maintenance of the two parking decks, 92 Milton Avenue and City Center. Milton Avenue parking deck work includes painting stairway handrails, washing windows, pressure washing inside surfaces of garage, inspection of structural components and repair as needed. City Center's parking deck's work consists of epoxy injections for structural cracks on columns and wall surfaces, expansion joint repairs to verify proper flex under heavy loads and creating a watertight seal. Each garage will be pressure washed once a year. **Operating Budget Impact:** Facility maintenance costs to decrease due to decline in repairs.

Streetlight Maintenance

\$80,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for the maintenance of existing city-owned streetlights. The City owns and maintains more than 700 lights. This work will include maintenance of new and existing lighting either on existing poles or the installation of new poles with lighting. This will increase the safety of citizens who use our streets and sidewalks daily. Periodic inspections and troubleshooting will ensure longevity and minimal replacement of lighting components. **Operating Budget Impact:** Maintenance funding is included within this initiative.

Design Services

\$75,000

2023 City Council Priorities and Annual Action Plan:

- Strategic Growth and Redevelopment
- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for various design services associated with minor projects unable to be completed by city staff. Such services include structural designs and/or evaluations, sub-surface geotechnical investigations, miscellaneous right-of-way/easement research. Utilizing experts in various fields enables city staff to make the appropriate decisions related to resolving construction issues. Additionally, the information gathered by the design professionals allows staff to properly design or address issues in the field. **Operating Budget Impact:** N/A

CAPITAL INITIATIVE REQUESTS

Recreation, Parks & Cultural Services

Park Repairs/Improvements

\$50,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This funding is for general park repairs and improvements on a smaller scale (non-capital size projects). This account allows us to repair trails throughout the system as they need to be repaired. As an example, FY 2021 funds were used to: (1) remove and replace parking lot curb at Windward Community Park; (2) remove and replace damaged sidewalk at Union Hill Skatepark; (3) design and install a modular block wall at Wills Park Recreation Center; (4) repair concrete walkways and pads at Wills Park; (5) repair and refinish Gym 1 floor at Community Center, etc. This account is crucial to the Department's ability to respond to the needs and repairs as they arise throughout the year.

For FY 2024, the current priorities are maintaining/replacing broken concrete sections leading to and around buildings at North Park, Webb Bridge Park, and Wills Park. Projects may vary as deemed necessary throughout the year. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Playground Equipment Replacement

\$250,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: One of our park systems favorite amenities is our playgrounds. This program will allow for the replacement of all our playgrounds in a timely manner. FY 2024 funding will be used for replacement of the Webb Zone Playground Phase II which was built in 1999. The cost of the Webb Zone Playground, Phase II, is estimated at \$150,000. The additional \$100,000 will be used for various repairs that come up during the fiscal year. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Greenway Improvements/Repairs

\$260,100

2023 City Council Priorities and Annual Action Plan:

- The Alpha Loop and Greenway
- Recreation, Parks, and Culture

Description: This funding will be used to repair, improve, and enhance the entire length of the Alpharetta Greenway. This asset is extremely valuable to the City but is showing its age. Washouts, erosion, heavy use and constant maintenance has taken a toll on the Greenway. Major repairs are needed on the boardwalk portion of the Greenway. Many trees need to be maintained and/or removed to ensure the health of the Greenway and Big Creek. For 2024, we will focus on the replacement of the access trail at Beaver Creek Park. In addition, designs and repairs will be scheduled bridge that connect the Mansell boardwalk

CAPITAL INITIATIVE REQUESTS

(repairs currently in progress) to Beaver Creek Park. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Park Trail Maintenance

\$200,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: Park Trail Maintenance (not Greenway Trail) to include resurfacing whether the trail is asphalt, concrete or trail mix surface. This initiative will formalize a schedule for the repairs and replacement in our parks. The repaving of the Wills Park and North Park trails will take priority. In addition, heavy use soft surface trails in Webb Bridge Park need restoration every 3 years. The current funding does not allow for proper maintenance and replacement program meet the safety requirements of our park users. Wills Park walking trail currently has 12,300 linear feet of asphalt walking trail. The last trail replacement occurred in 2019 with 500 linear feet replaced. Asphalt replacement is recommended to be replaced every 8-10 years. Some of the Wills Park trail has the original surfacing which was installed in 2001. Currently, North Park has 5,000 linear feet that needs to be replaced.

In FY 2023, 460 linear feet is scheduled for replacement.

The FY 2024 schedule will replace 6,000 linear feet of trail in Wills Park, 400 linear feet in North Park, restoration work on the soft surface trail in Webb Bridge Park plus any additional repairs that may arise during the budget cycle. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Tree Removal in all Parks

\$200,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: This request is for removal of dead or dying trees throughout the park system. By removing the dead or dying trees, we are reducing safety hazards, avoiding pest infestations, and spreading infections, and improving the appearance of the parks. Tree removal services have averaged \$180,000 per year for the past several years. Operating Budget Impact: Reduces pressure on operating budget as an alternate source of funding is available to meet this need which is often a public safety priority that takes precedent over all other potential uses.

Synthetic Turf Field Replacements (Miracle League Field)

\$500,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: This request is for the replacement of the North Park Miracle League mondo surface. This field was built in 2005 (18-years old) and still has the majority of the original surface. Average life of a turf field is 8-10 years. The request includes updates to the fencing and netting. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs. Revenue generation improves due to longer seasonal playability.

CAPITAL INITIATIVE REQUESTS

Cultural Arts Master Plan

\$30,000

2023 City Council Priorities and Annual Action Plan:

- Downtown Alpharetta
- The Alpha Loop and Greenway
- Strategic Growth and Redevelopment
- Communications that Connect
- Recreation, Parks, and Culture
- Economic Development

Description: In the 2018 Recreation, Parks, and Cultural Services Master Plan and the 2021 Comprehensive Plan, it was recommended that the City of Alpharetta have a Cultural Arts Master Plan.

The City's Recreation, Parks, and Cultural Department intends to develop an Arts and Culture Master Plan. This plan will:

- Create an overall vision for arts and culture in the City of Alpharetta.
- Engage City staff, allied organizations, and the broader community.
- Provide guidance on arts and culture programming and fees, particularly regarding the Alpharetta Arts Center.
- Clarify processes and the roles of the different City departments in arts and culture initiatives.
- Identify the best ways to leverage partnerships with arts and culture organizations.
- Result in a document that is readable, fun, and inspiring.

The first phase of the project would include establishment of the Master Plan. To design an intentional, advantageous master plan in accordance with the City's mission and goals, the Department of Recreation, Parks, and Cultural Services recommends contracting a consultant. Operating Budget Impact: N/A.

Park Equipment Replacement

\$153,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of 2014 John Deere Field Rakes (qty: 4, RP0573, RP0574, RP0609, and RP0610) and 2005 Bandit Chipper (qty: 1, RP0929). The field rakes are estimated at \$19,500 each and the chipper is estimated at \$69,000. Remaining funds will be used to cover minor equipment replacement as needed throughout the year. Replacement is requested due to age, hours of use, and estimated repair cost.

Replacement criteria is as follows: 1) When the department director determines it is no longer cost effective to retain the equipment: 2) when age and/or hours exceed recommended life. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

CAPITAL INITIATIVE REQUESTS

Athletic Courts Resurfacing

\$100,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This request is for the repair/resurface/recoat of athletic courts with a fabric crack repair system. The FY 2024 request is for the resurfacing of (5) tennis courts and (6) pickle ball courts at North Park. The tennis courts were last resurfaced in FY 2018. Department policy is to resurface athletic courts every five years. A five-year cycle for this work is recommended to maintain the courts in the best and safest condition for public use. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Fountain Maintenance

\$50,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: Funding for the replacement and upgrades to the existing fountains throughout the park system. FY 2024 funding request includes: replacement of the 3-tier fountains and bowls at Canton/Old Canton and Roswell/Old Roswell Parks for \$20,000, Formal Garden fountain restoration for 2 fountains for \$20,000, and \$10,000 for general fountain repairs as needed. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Landscaping Upgrades to Activity Centers

\$40,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This request is to upgrade and enhance the landscaping at the Activity Centers located throughout the park system. For FY 2024, the plan is to upgrade the landscaping at the Alpharetta Community Center, Wills Park Recreation Center, and the Adult Activity Center. Any remaining funds would be considered for future improvements at the Art Center. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Webb Bridge Park Dugout Expansion (AYBA to fund 50%)

\$23,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: The dugouts at the Webb Bridge Park Baseball Fields were built in 2000 and are past due for renovations/upgrades. The current (8) dugouts are 15' 3" long and 3' 3" wide. With the completion of the project, the dugouts will double in size, allowing a better sitting/waiting area for batters. The expansion of the Webb Bridge dugouts will update their sizes to accommodate the current use. This will bring them to match the size of Wills Park. In order for the Alpharetta Youth Baseball Association to honor the City's request to

CAPITAL INITIATIVE REQUESTS

maximize the use of the Webb Bridge facilities, it is important that we increase the functionality of the dugouts. The Alpharetta Youth Baseball Association has committed to funding 50% of the project, resulting in a net cost to the City of \$11,500. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs. Additional fees in subsequent years would be for upkeep: fence ties, gate latches, paint, etc.

Alpharetta Public Arts Initiative (Outdoor On-Loan Sculptures) \$55,000

2023 City Council Priorities and Annual Action Plan:

- Downtown Alpharetta
- Strategic Growth and Redevelopment
- Communications that Connect
- Recreation, Parks, and Culture

Description: This request is for funding of public arts programs on an alternate year basis through Arts Alpharetta which is a nonprofit organization dedicated to bringing quality arts to Alpharetta. Arts Alpharetta, along with City staff, have several public art projects in-process. These projects include an Outdoor Sculpture Exhibit Contract, an on-loan, permanent, or lease-to-own installation in downtown Alpharetta/Art Walk Brochure. The City of Alpharetta contracts with Arts Alpharetta to locate, curate, install and deinstall on-loan sculptures on a bi-yearly rotation. The number of sculptures varies from 5-7 depending on the rental cost and install logistics for each piece. The project budget is \$90,000 but split between two fiscal years at \$45,000 per year. This is an ongoing project that will require the installation of new outdoor art exhibits every two years. Art installations will be in place for an average of 1.5 – 2 years, subject to available funding.

In addition, staff has recognized there is a need to include funding for ongoing maintenance and repair for curated public art, whether the sculpture be a permanent City fixture or part of the on-loan rotational exhibits. This is due to the unforeseeable damage that could happen (and has happened) to art when on public display. When such instances occur, the City must repair and restore the art to its original state. To proactively plan for such occurrences, staff requests \$10,000 annually to offset repair and maintenance costs for public art.

NOTE: The fund balance in the account is \$61,000 versus the standard \$45,000 per year. Staff was asked to reserve the funds to keep the on-loan sculptures for three years versus two to lessen the budget impact from covid pandemic revenue losses. That said:

1. \$45,000 of these funds will be added to our annual request of \$45,000 to appropriate \$90,000 for the next outdoor exhibit per our agreement with Arts Alpharetta.
2. \$16,000 will be added to the new annual request of \$10,000 to establish funding for maintenance and repair of public art.

Operating Budget Impact: New art installations will incur maintenance costs but will not be determinable until the art investment decision is made (e.g., mural vs. statue, etc.).

CAPITAL INITIATIVE REQUESTS

Detail (Unfunded Capital Initiatives)

Community and Economic Development

Milton Avenue Quick Safety and Operational Improvements **\$350,000**

2023 City Council Priorities and Annual Action Plan:

- Downtown Alpharetta
- Safe and Welcoming Community
- Strategic Growth and Redevelopment
- Transportation and Traffic

Description: The Milton Avenue Quick Safety and Operational Improvements project identifies several improvements along the Downton Milton Avenue Commercial District to better serve businesses and visitors. Improvements include rideshare drop zones, short term parking, handicap parking and signage. Identified projects could be implemented for \$350,000 or split into smaller projects over time. The largest of the sub projects is the general milling/resurfacing and pavement markings along the corridor for around \$220,000. Other sub projects could be: three (3) illuminated signs for \$30,000 and a drop zone for approximately \$100,000. Operating Budget Impact: Routine maintenance costs.

Brookside Parkway Road Diet - Phase I (design) **\$40,000**

2023 City Council Priorities and Annual Action Plan:

- Strategic Growth and Redevelopment
- Recreation, Parks, and Culture
- Transportation and Traffic

Description: The request is for the planning and design of corridor enhancements along Brookside Parkway, including a first phase of restriping lane diet (4 lanes to 3 lanes), the addition of separated bike lanes, and enhanced planting to form a cohesive streetscape.

Funding for construction of the improvements would be requested in a future year capital plan and is currently estimated at \$300,000. Operating Budget Impact: N/A during the design phase.

Human Resources

Human Resources Office Improvements **\$55,000**

2023 City Council Priorities and Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: The new HR Specialist position funded in FY 2023 is responsible for recruitment and the administration of our human resources information systems (HRIS) current modules (applicant tracking system, onboarding, eforms, personnel records management system), and any future additions (i.e., performance evaluation).

The capital improvements requested herein are for the reorganization of the Human Resources office to better utilize current space for efficient workflow and to allow accommodations for future personnel growth. The objective is to have three offices (two

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

currently) with doors to deal with confidential matters, one reception desk, one workspace (copy and other office machines) and space for an applicant computer kiosk. Operating Budget Impact: Additional facility maintenance funding including janitorial costs will be incurred.

Public Safety

Operating Initiative - Emergency Management Division Chief (+1 FTE) \$66,000 (\$160,500 operations/\$66,000 capital)

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community
- Communications that Connect

Description: Historically, the Emergency Management Coordinator has always been an added responsibility to other positions, such as Fire Logistics and Police Accreditation. With the growth of the city and the fact that we are seeing more significant incidents, both natural and man-made, there is a need for this to be a full-time position to bring us in line with other local jurisdictions.

The benefits of having a position solely dedicated to Emergency Management are:

- one point of contact for all disaster situations.
- devote more time to hazard mitigation and response planning.
- assist businesses with their mitigation planning, including resilience & continuity guidance.
- help businesses in the aftermath of a disaster.
- improve our citizen's emergency awareness.
- host more Citizens Emergency Response Team classes (CERT).
- provide community education programs, including presentations to HOAs & local groups.
- liaison between city and government officials, emergency personnel, local business, charities, etc.
- lead tabletop exercise involving all city departments (building towards an entire city emergency drill).

The Emergency Management Division Chief would be housed within City Administration to be a dedicated city-wide emergency planning position. This would offer another layer of safety in line with our community's expectations.

Capital costs are estimated at \$66,000 and include funding for vehicle purchases (and upfitting), and technology equipment (e.g., laptop, Ipad, cell phone, etc.). There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$150,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, general supplies, software licensing, and fuel costs totaling \$10,500.

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Operating Initiative - Detective (+1 FTE) (\$109,800 operations/\$70,000 capital)

\$70,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: The Criminal Investigations Division (CID) is requesting an additional General Detective. The request is being made to respond to increasing population growth, incident reports, and cases assigned to the General Detective Unit. Since 2010, Alpharetta's population has increased from 57,694 to 66,127. Additionally, in 2010, CID had 8 General Detectives. CID currently has 9 General Detectives performing follow-up investigations. In 2010, CID reviewed 900 cases, while in 2022, CID reviewed 1,236. Current staffing levels combined with increased reports have led to a decrease in customer service from CID. In 2022, CID did not assign 386 cases which had adequate solvability factors for assignment. If CID had the staffing resources, all of these cases would have been assigned. One General Detective could expect to receive between 90 and 110 cases a year which only decreases this number by less than 1/3. Ideally, CID would have needed three additional General Detectives to assign and investigate the cases that met the burden of assignment based on solvability factors.

Capital costs are estimated at \$70,000 and include funding for vehicle purchases (and upfitting), and technology equipment (e.g., laptop, Ipad, cell phone, etc.). There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$103,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, general supplies, software licensing, and fuel costs, totaling \$6,800.

Operating Initiative - Community Paramedic (+1 FTE) (\$90,500 operations/\$63,000 capital)

\$63,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: This proposal increases responsiveness to community needs by adding another full-time Community Paramedic position. Currently, we have one (1) Community Paramedic, however, the need for the program has grown to the point where we have a waiting list of citizens who require our services. Unfortunately, due to increased call volume and growing requests for our services, we are unable to keep up with this demand with just one person. The hope is that by adding an additional Community Paramedic we will be able to better attend to the many needs of our citizens while reducing the heavy caseload our only Community Paramedic is currently having to handle. Additionally, with only one current Community Paramedic, if they take PTO or have an illness, the entire program ceases to a halt and there is no one to handle any acute issues or follow-up on any new referrals that are received. By adding another Community Paramedic, we will be able to serve twice the number of clients we are currently able to handle, and the data would show an increase in the amount of time we will be able to use serving our citizens. The additional position would also allow the program to expand to post-discharge care and other areas of need identified in our community.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

Capital costs are estimated at \$63,000 and include funding for vehicle purchases (and upfitting), and technology equipment (e.g., laptop, iPad, cell phone, etc.). There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$84,000 annually and reflect salary and benefit costs only. Annual operational costs include professional development, uniforms, general supplies, small equipment, and fuel costs, totaling \$6,500.

Public Works

Sidewalk Maintenance and Repair

\$300,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for the continual maintenance and repair of the city's sidewalk inventory. Over the last 10 years, the city has expended in excess of \$5 million on sidewalk projects. During that same period, the city's sidewalk inventory has also been increased through larger roadway and streetscape projects, through private development, and through annexation. FY 2024 funding will go towards repairs of sections in Poor and Very Poor condition. The goal is to perform 7,000 linear feet of repairs per year.

In FY 2019 and FY 2022, the City contracted with Dynatest to complete a sidewalk inventory and evaluate sidewalk conditions. This list will standardize the evaluation process, provide a clear prioritized list of sidewalks needing repair, and tie sidewalk data into the city's GIS and asset management software. Types of repairs (cracking, trip hazard vertical displacements, and spalling) along with location (near schools and parks, along arterial roadways, in the downtown district, etc.) will help determine the repair priority. Dynatest's work was completed in spring of 2019. At this time, we are awaiting the latest inspection results.

In our current sidewalk database, there are 58,530 linear feet of repairs needed within the poor and very poor condition ratings. Public Works has repaired 22,247 linear feet of sidewalk since January 2019. This includes in-house and contractor repairs.

Due to the large number and complexity, the City contracts out some of these repairs. This budget item covers the cost of sidewalk repairs completed by outside contractors. Work will occur in various locations throughout the city pursuant to the Dynatest findings. Operating Budget Impact: This program decreases sidewalk maintenance costs as it is less susceptible to surface and structure deterioration.

Alpharetta Community Center Generator

\$350,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community

Description: This request is for the purchase and installation of a generator for the Alpharetta Community Center. The budget requested would be for a 400 kw Blue Star generator. A 400 kw was priced due to the unit being capable of powering the entire building in the event of a power outage. A smaller generator could be installed at a lower

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

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cost if it's determined there is no need to power the entire building during times of power outages. Beyond the cost of the generator, other costs include gas meter upgrades, gas line upgrade and installation of a regulator. The total requested amount is \$350,000.

Operating Budget Impact: Operational costs would be minimal. Gas usage would be based solely on when the generator is operating, and inspection/maintenance cost would be approximately \$3,000 a year.

City Facility Condition Assessment (not incl. Fire Stations) \$300,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This funding request is for a facilities condition assessment to measure the condition and functionality of a building and its infrastructure as suitable and appropriate for intended functions. Specific objectives of the comprehensive assessment methodology include determining the needs for renewal or replacement of building and infrastructure systems (e.g., heating/cooling, electrical, exterior envelope, etc.) and system components (e.g., cooling tower, heat exchanger, chiller, pumps, etc.), and guiding the analysis of good decision capital project options, including renovation or modernization. This request does not include Fire Stations as that assessment is covered through a separate request.

Specific purposes of a well-designed assessment are as follows:

- Verify accuracy and reliability of a space inventory.
- Provide an inspection of all facilities identifying physical and functional deficiencies.
- Assist in defining regular and preventive maintenance requirements.
- Develop metrics for performance measures, e.g., Facilities Condition Index (FCI) and Facilities Quality Index (FQI).
- Define capital renewal and replacement projects to reduce deferred maintenance backlog.
- Eliminate conditions that are either potentially damaging to property or present safety hazards.
- Identify energy conservation and sustainability measures.
- Inventory accessibility and disabled persons requirement.
- Develop cost estimates and schedules to correct deficiencies and for capital renewal or replacement, and renovation or modernization projects.

Tentative scope includes:

- Physical Condition Assessment (or Life-Cycle Modeling, or both): Physical condition of the building and infrastructure system.
- Functionality Assessment: Functionality of the space for its intended programmatic purpose.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

The integration of these elements provides for a comprehensive evaluation of existing facilities. As inputs to a Capital Facilities Project Plan, these elements provide a broader set of decision options, including the following:

- Facilities renewal for individual condition deficiency remedial projects.
- More comprehensive renovation projects, including work to correct subsystem condition deficiencies combined with improving functionality.
- A replacement project and downgrade of an existing building to a less demanding use.
- Demolition or disposal.

Operating Budget Impact: The project would decrease future operating cost by identifying deficient equipment and identifying needs for energy-saving practices related to facilities.

Fleet Replacement (F-250 Crew Cab Service Truck; Qty: 1) \$75,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of F-250 trucks within the Public Works fleet. The F-250 replacements are based on age and/or maintenance/repair costs. These vehicles are expected to last in excess of 10 years or 130,000 miles.

FY 2024 replacements include Unit #689 (2011 F-250 4x2 Crew Cab) with roughly 115,000 miles. This vehicle has a lot of idle time and is regularly utilized by our traffic crews. Due to the age and wear and tear on the vehicle, this vehicle is scheduled for replacement.

Operating Budget Impact: This program reduces fleet maintenance costs and increases utilization rates as the equipment is less susceptible to breaking down and/or requiring service. Operational costs consist of maintenance, fuel, insurance, etc. and are currently budgeted.

Traffic Calming Improvements \$80,000

2023 City Council Priorities and Annual Action Plan:

- Transportation and Traffic

Description: This request is for the identification, design, and implementation of safety improvements primarily in neighborhoods and at high crash-rate intersections. Additionally, funds will enable staff to implement necessary traffic calming measures within the City. Projects may consist of roadway striping, signage such as radar signs, speed cushions, and channelization to mitigate existing safety deficiencies. The program will enhance public health and safety for users of the city's transportation system.

Operating Budget Impact: Maintenance costs will be dependent upon the improvements implemented.

CAPITAL INITIATIVE REQUESTS

City Hall Maintenance

\$30,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for on-going interior maintenance, including but not limited to replacing cabinetry in multiple breakroom floors, pressure washing and sealing brick sidewalks, painting walls and trim, etc. In addition, repairs to the custom stained moldings throughout the main floor which will require procurement of a third-party vendor to perform the work.

The FY2024 funding will go towards pressure washing the exterior, door and trim painting/staining, lighting upgrades and cabinetry repairs/replacements. Operating Budget Impact: This program decreases facility maintenance costs.

Recreation Facility Renovations

\$30,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This request is for the renovation and maintenance of recreation facilities. For FY 2024, the priorities are: North Point Greenway Restroom interior painting and updating of fixtures, partitions, toilets, and countertops; exterior door replacements at Union Hill Park and North Point Greenway Restrooms; interior painting at Crabapple; replacement of partitions, fixtures, toilets, and countertops at Union Hill Park restrooms; exterior painting of Recreation Center; upgrades to the handicap ramp and front entrance to the Crabapple gym; and interior painting of the Crabapple gym. These maintenance initiatives are aimed at improving the functionality and aesthetics of the facilities. Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Public Works Headquarters Renovations

\$50,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This Request is for the renovation and maintenance of the Public Works Headquarters.

FY 2024 funding will be used to remodel men's and women's bathrooms in the front of the building, flooring for offices and upstairs, and cove base for associated flooring replacement. Previous funding has been utilized to replace flooring in the break area and hallways, training room and eastwing. Both breakroom bathrooms and the eastwing have been remodeled with previous funding. Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

Guardrail Maintenance

\$50,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for maintenance, such as painting, replacement, and upgrade, of existing guardrails throughout the City. Guardrails are crucial to keeping roadways safe by helping to prevent minor accidents from escalating to major accidents. One example of necessary guardrail maintenance is cleaning and repainting of multiple guardrail segments along Mansell Road between Haynes Bridge Road and Old Alabama Road Connector. Operating Budget Impact: Maintenance funding is included within this initiative.

Streetlight Expansion

\$70,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community
- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for installation of new street/pedestrian lighting in neighborhoods and areas of the City where currently limited illumination is evident.

Older neighborhoods in the City do not meet today's illumination standards and require extra lighting for safety. Neighborhoods identified as needing more lighting are primarily located on the west side of town. Subdivisions such as North Farm, North Towne at Andover, Burnett Way, Northfield, Spence's, Foxhaven, etc. have all inquired about adding more streetlighting in their neighborhoods for safety. This capital item would start addressing these areas on an as needed/requested basis. Funding would also allow phasing-in of lighting along Haynes Bridge Road from Academy Street to Old Milton Parkway. Operating Budget Impact: Will result in additional maintenance (light replacement, etc.) and utility costs and are estimated at \$3,000 annually.

Pavement Resurfacing/Preservation for Parks

\$575,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This request is for the on-going maintenance of pavement within the city's park facilities. Preservation of the roads, driveways, and parking lots increases their life expectancy. Without preservation, these pavements will deteriorate and be more costly to repair. FY 2024: Re-paving of Webb Bridge Park parking lots 1, 3, and 4. These parking lots will require major repairs with possibly full rebuild of parking lots or soil cement. The price requested reflects the worst-case scenario. Further geotechnical exploration will be performed to determine the appropriate scope of work. All pricing for parks includes removal and installation of all existing wheel stops and re-striping of parking spaces, etc. Operating Budget Impact: This program decreases asphalt maintenance costs as the surface is less susceptible to potholes and road surface deterioration.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

Parking Expansion: Public Safety Headquarters

\$280,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community
- Infrastructure and Facilities Maintenance

Description: Due to the increased number of individuals accessing the Public Safety Headquarters, additional parking needs are desired. This request is for funding to construct an additional 22 parking spaces along the main entrance off Westside Parkway to the Public Safety Headquarters complex. Design was funded in FY 2019 and completed by staff. Potential funding offsets through impact fee funds.

Operating Budget Impact: Incremental maintenance costs, including landscaping and litter control, are currently estimated at \$500 annually. Resurfacing and striping costs will not be incurred during this CIP period.

Mid-Broadwell Crosswalk at Fire Station Light

\$180,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community
- Transportation and Traffic

Description: This funding request is to convert the existing emergency traffic signal to a hybrid emergency-pedestrian crossing light. This will provide a crosswalk for pedestrians in the proximity of Mid-Broadwell Park to cross Mid-Broadwell Road. Design work will be done by in-house staff. This work is dependent on the completion of the Mid-Broadwell Road Park Project.

Operating Budget Impact: Increase in utility costs for the additional electricity and minor maintenance costs.

Kimball Bridge Rd Improvements (Waters Rd to Ocee Elem.; design) \$250,000

2023 City Council Priorities and Annual Action Plan:

- Transportation and Traffic

Description: This request is for design funding for roadway improvements along Kimball Bridge Road between Waters Road and Buice Road. Improvements will include the addition of left-turn lanes along Kimball Bridge Road to serve all intersections with South Kimball Bridge Crossing and Bracebridge Road. The project will also investigate adding improvements like replacing the signal at the intersection with Glen Abbey Drive/Tuxford Drive with a roundabout.

The project's goal is to provide these improvements along the corridor to slow vehicles and improve pedestrian safety. Cost savings can be accomplished in construction by pairing the project up with the 60" water transmission line work by the County along Kimball Bridge Road from the cemetery to Buice Road.

Fulton County Water was a distribution pipe (50+ inches in diameter) to be installed along Kimball Bridge Road from Waters Road to Buice Road. A continuation of the pipe will

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

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traverse along Buice Road to Old Alabama. The planning of the improvements along Kimball will be coordinated with the County's water line project.

Funding for remaining design, right-of-way, and construction of the improvements would be requested in future year capital plans and is currently estimated at \$5.6 million.

Operating Budget Impact: N/A for the design phase. Operational costs for future buildout are heavily dependent upon the design and undeterminable at this time.

Haynes Bridge Road Lane Diet and Linear Park (design) \$250,000

2023 City Council Priorities and Annual Action Plan:

- Strategic Growth and Redevelopment
- Recreation, Parks, and Culture
- Economic Development

Description: This project intends to provide a wider sidewalk (approximately 12') on both sides of Haynes Bridge Road from Old Milton Parkway to Rainwater Boulevard and a linear park along the southern side of the road. The Linear Park would create a new kind of playground for children of all ages. The park consists of 6 different play areas and approximately 1.9 acres of the landscape area.

The FY 2024 funding request is to prepare multiple concept designs and construction cost estimates.

Operating Budget Impact: N/A for the design phase.

Waters Road Sidewalk Improvements (right-of-way) \$100,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community
- Strategic Growth and Redevelopment
- Recreation, Parks, and Culture
- Transportation and Traffic

Description: This funding request is for the purchase of right-of-way for the eventual installation of 1,340 linear feet of sidewalk to fill in two gaps along the east side of Waters Road. Citizens of Waters Road have expressed concerns about individuals driving at excessive speeds. Installation of these sidewalks would provide a continuous sidewalk along both sides of Waters Road. Pedestrians would only need to cross Waters Road at signalized intersections: Kimball Bridge Road and Jones Bridge Road.

Design of these sidewalk segments has been completed by in-house staff.

Funding for construction of the improvements would be requested in a future year capital plan and is currently estimated at \$1.1 million. Operating Budget Impact: N/A for the right-of-way acquisition phase.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Providence Road Sidewalk Improvements (right-of-way)**\$100,000**2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community
- Strategic Growth and Redevelopment
- Recreation, Parks, and Culture
- Transportation and Traffic

Description: Citizens living along the east side of Providence Road have requested the installation of sidewalks to provide connectivity to both Downtown Alpharetta and Providence Park. This request is for the purchase of right-of-way for the eventual installation of approximately 3,900 linear feet of sidewalk along the east side of Providence Road from the existing sidewalk at Weatherstone Way north to the City Limits.

Funding for construction of the improvements would be requested in a future year capital plan and is currently estimated at \$1.1 million. Operating Budget Impact: N/A for the right-of-way acquisition phase.

Henderson Parkway Traffic Calming (design)**\$50,000**2023 City Council Priorities and Annual Action Plan:

- Transportation and Traffic

Description: Traffic speeding is still a safety concern on Henderson Parkway, although the following three intersections have already been equipped with all-way stop signs and speed bumps: 1) Henderson Parkway at Henderson Place; 2) Henderson Parkway at Brookridge Terrance/Millstone Court; and 3) Henderson Parkway at Somerset Lane. Approximately 85% of the vehicles are traveling in excess of 10 mph over the posted speed limit of 25 mph.

To encourage lower driving speeds on Henderson Parkway and improve the roadway safety for pedestrians, bicyclists, and motorists, multiple scenarios could be studied, such as: 1) wider sidewalk and landscaped area along with narrower travel lane width; 2) mini roundabouts; 3) chicanes - curve in a road, added by design rather than dictated by geography. This request is to fund a comprehensive study and develop concepts for improvements along Henderson Parkway to reduce vehicular speeds and improve pedestrian safety. Operating Budget Impact: N/A for study phase.

Wills Drive Sidewalk Improvements (design/right-of-way)**\$40,000**2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community
- Strategic Growth and Redevelopment
- Recreation, Parks, and Culture
- Transportation and Traffic

Description: This funding request is for design and the purchase of right-of-way for the eventual installation of 475 linear feet of sidewalk to fill in a gap along the east side of Wills Drive between Trammell Drive and Milton Avenue. Installation of this sidewalk would

CAPITAL INITIATIVE REQUESTS

provide a continuous sidewalk along the east side of Wills Drive from Old Milton Parkway to Milton Avenue.

Funding for construction of the improvements would be requested in a future year capital plan and is currently estimated at \$130,000. Operating Budget Impact: N/A for the design and right-of-way acquisition phase.

Traffic Signal Pole Painting and Maintenance

\$40,000

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request funds the continued paint maintenance of the city's traffic signal mast arms and pedestrian signals. Painting will coincide with the expected 7-10 year lifespan of the current signal pole painting plus miscellaneous general maintenance and touchups. The average total cost per intersection is approximately \$20,000. FY 2024 includes funding for two intersections. Operating Budget Impact: Maintenance funding is included within this initiative.

Alpharetta Technology Center Upgrades

\$40,000

2023 City Council Priorities and Annual Action Plan:

- Economic Development

Description: This request is for upgrades to the Alpharetta Technology Center. The proposed upgrades requested for FY 2024 include the following:

- New partitions, fixtures and toilets/urinals in all bathrooms.
- New flooring in small bathroom closet next to large meeting space.
- Installation of new electrical receptacles in the startup lounge.
- Replacement of carpet throughout the entire building.

These upgrades will improve the functionality and aesthetics of the facility. Operating Budget Impact: Maintenance costs would decrease due to upgrades to existing facilities.

Parking Expansion: Alpharetta Arts Center (design)

\$50,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: This funding request is for the design of the parking lot expansion at the Arts Center. The existing parking lot provides 39 parking spaces. The proposed expansion would increase this number by 36 spaces to 75 (total). The parking lot expansion would be constructed atop the current detention pond. This will necessitate the creation of an underground detention system beneath the parking expansion. The use of permeable pavers in lieu of asphalt is proposed for the parking expansion. Funding for construction of the improvements would be requested in a future year capital plan and is currently estimated at \$900,000. Operating Budget Impact: Incremental maintenance costs, including landscaping and litter control, are currently estimated at \$1,000 annually. Resurfacing and striping costs will not be incurred during this CIP period.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

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Encore Parkway 2-Way Bike Lane (design)

\$250,000

2023 City Council Priorities and Annual Action Plan:

- The Alpha Loop and Greenway
- Recreation, Parks, and Culture
- Economic Development

Description: The project consists of repurposing the 20+ feet of asphalt on the northern side of the bridge to accommodate 1 vehicular lane and a barrier separating a 2-way bike lane between the vehicular lane and the existing landscaped area. The existing 8' wide sidewalk will be devoted to walkers and runners. The project limits are from Northpoint Parkway to Westside Parkway. This project, along with the future Encore Greenway and Alpha Link Projects, will provide a safe travel way for cyclists to and from the Greenway.

Funding for construction of the improvements would be requested in a future year capital plan and is currently estimated at \$1.3 million. Operating Budget Impact: improvements will impact operational maintenance costs (landscaping, trail maintenance, etc.) but are undeterminable until design progresses.

Operating Initiative – Assistant Construction Manager (+1 FTE)

\$50,000

(\$103,500 operations/\$50,000 capital)

2023 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: The City allocated over \$4 million last year and is planning to do such over the next 10 years towards stormwater work throughout the City. Much of the construction work is contracted out to contractors to resolve various stormwater issues. Work varies from replacing a structure, lining or replacing a pipe, or a large-scale construction project. The challenge the department is facing is adequate construction oversight of the contractors in the field. Public Works is requesting an Assistant Construction Manager Position (pay grade 307) to oversee various field operations regarding stormwater improvements. The position not only requires knowledge of reading construction plans, but problem-solving skills when unknown issues arise in the field.

Capital costs are estimated at \$50,000 and include funding for a vehicle purchase (and upfitting). There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$96,000 annually and reflect salary and benefit costs only. Operational costs in year one includes technology equipment (computer, phone, iPad, etc.), professional development, uniforms, general supplies, and fuel costs totaling \$7,500.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

Recreation, Parks & Cultural Services

Playground Equipment Replacement (Miracle League)

\$350,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: One of our park systems favorite amenities is our playgrounds. This program will allow for the replacement of all our playgrounds in a timely manner. FY 2024 funding will be used for replacement of the Miracle League Playground (behind Miracle Field) which was built in 2004. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Innovation Academy Soccer Field Fencing Enhancements

\$35,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: This funding is for the replacement of the soccer field fencing at Innovation Academy for Field 2. There is 450 linear feet of 10' high fence and then along the homeowner's side of the field install a 20' high net approximately 100' in length. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Wood Lightpole/LED Replacement Initiative (3 fields)

\$800,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: Currently all athletic lights are a form of metal halide lights. These lights are expensive to operate, expensive to maintain and create a lot of light pollution. New LED lights would improve the playability of the fields and cost much less to operate and maintain. Currently the City has wooden light poles on (29) athletic fields and (15) tennis/pickleball courts. These wooden poles should be replaced with concrete poles and the fixtures replaced with LEDs.

FY 2024 includes funds for replacing the poles/fixtures with concrete poles/LED fixtures for 3 fields (approximately 13 wooden poles). The pole replacement improves safety, and the LED fixtures provide a much lower operational cost (energy and maintenance) and more optimal lighting for our park patrons. The FY 2025-2030 budget will execute phase 2 of the athletic pole and lighting initiative, where the remaining wooden poles (47) will be replaced with concrete poles and switched to more efficient LED lighting.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs coupled with energy savings through the conversion to LEDs.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

Fleet Replacement (Qty: 3)

\$188,000

2023 City Council Priorities and Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the forecasted annual replacement of Recreation, Parks & Cultural Services vehicles. The replacement criteria are as follows: 1) when the department director determines it is no longer cost effective to retain the vehicle; 2) when either mileage or age reaches or exceeds 10-years of service or 125,000 miles; and 3) motorized equipment damaged in accidents shall be inspected by the Safety/Risk Administrator to determine feasibility of repairs as compared to replacement cost. FY 2024 includes replacement of (1) 2014 Ford F150 Truck (Unit RP1005 with 61,371 miles) to be replaced with a Ford Explorer, (1) 2014 F250 Truck (Unit RP7702 with 53,261 miles) and (1) 2011 Goshen Bus (Unit RP6948 with 20,466 miles). Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Park Security Repairs/Improvements

\$100,000

2023 City Council Priorities and Annual Action Plan:

- Safe and Welcoming Community
- Recreation, Parks, and Culture

Description: This project is for the installation, repair, and replacement of automatic locks on restroom doors throughout the park system; adding security cameras in strategic locations; call box repairs and/or installation of new boxes.

Automatic locks have been installed on restrooms at Windward Community Park, Union Hill Park, North Park (5 buildings), Cogburn Road Park, Innovation Academy (2) buildings, and the City Center Parking Deck. In addition, the vendor is waiting on parts before he can complete the Greenway North Point Restrooms. For FY 2024, automatic locks will be installed at Webb Bridge Park (4 buildings), Rock Mill Park (1 building), Wills Park (3 buildings), Equestrian Center (2 buildings), Mid Broadwell (1 restroom) and Waters Road Park if completed. Call boxes need battery replacement annually. Currently we have (23) call boxes. The batteries are \$104 each plus labor at approximately \$120/hour. They cost between \$5,000 - \$10,000 annually. Complete new boxes are approximately \$10,000 each. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recreation Activity Centers - Interior Renovations

\$450,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This request is for design of an interior makeover of the Wills Park Recreation Center, Alpharetta Community Center, Adult Activity Center, the Arts Center lobby, hallways, restrooms, and common office space and the Preston Ridge Community Center. This project will be completed in multiple phases beginning in FY 2024 and ending in FY

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

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2028. The approximate size of the affected area is 5,800 square feet (lobby, hallways, restrooms, etc.).

FY 2024 request is for design and construction funds for the interior makeover of the Wills Park Recreation Center (lobby, hallways, restrooms, and common office space). These improvements will maintain the aesthetics and functionality of the facilities. Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Design Services

\$20,800

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Recreation Master Plans, construction plans for recreation amenities including pavilions, gazebos, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, and improve project completion timelines and functionality to maintain the high level of services our customers are accustomed to. Operating Budget Impact: N/A.

Park Shade Structures Replacement

\$50,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This request is for the replacement of shade structures and dugout covers throughout the park system. Shade structures/dugout covers reduce exposure to harmful ultraviolet rays, provide protection from the elements, keep the area cooler, protect the equipment, and increase the comfort level for participants and visitors. The shades will be replaced as they begin to fade or tear, improving the functionality and aesthetics. The FY 2024 funding will replace the existing shade fabric and paint the support post for 11 structures at Webb Bridge Park. Operating Budget Impact: Maintenance costs to decrease due to decline in repairs.

Park System Wayfinding Signage

\$100,000

2023 City Council Priorities and Annual Action Plan:

- Communications that Connect
- Recreation, Parks, and Culture

Description: This project is the implementation of the park system wayfinding and signage plan developed in FY 2017. The purpose of the signage plan is to bring uniformity to the numerous signs in our entire park system. The plan defines a specific sign style that will become our “brand” and help park patrons easily identify Alpharetta parks. The plan recommends locations for signs to help visitors locate various amenities in the parks, such as fields, playgrounds, tennis courts, restrooms, etc. Signs within parks will be evaluated and prioritized for replacement. Staff will systematically replace signs using the new

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

guidelines outlined in the plan. Entrance upgrades were listed for all parks in the Master Plan and part of the upgrade includes signage. This is a multi-year initiative. The sign and wayfinding program is 60% complete. Park entrance signs, trail wayfinding in Wills Park, and Vehicular wayfinding in Webb Bridge Park have been completed. The focus for FY 2024 will be to complete the Greenway wayfinding program to include directional signage, the addition of 3 kiosks, and regularity signs. Operating Budget Impact: Maintenance/replacement costs to decrease due to decline in repairs as signage is newer.

Restroom Replacement (North Park: Fields 1-4)

\$700,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: The existing restroom/concession stand at North Park (fields 1-4) serves four softball fields, batting cages, and a playground. The facility is old and much too small for the number of users. The concept for the new restroom/concession building calls for 3100 square foot one-story facility to replace the existing structure. The restroom will double the number of stalls. In addition, the concession area will include a covered seating area to accommodate park patrons. Operating Budget Impact: Maintenance (including janitorial) and utility costs will increase along with the physical size of the restroom and is estimated at a minimum of \$1,250 annually and will be reflected in a future operating budget (once construction nears completion).

Webb Bridge Park Master Plan/Development (design)

\$100,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: This request is for funds to develop a comprehensive Master Plan for Webb Bridge Park. Currently, there is significant property that is unused. This plan will provide the City with a clear vision for this park. Design funds are requested in FY 2024. Operating Budget Impact: N/A for the design phase.

North Park Master Plan/Development

\$100,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: This request is for the development of a comprehensive master plan for North Park. The master plan will create a long-range vision for the park, prioritize park improvements, fill in service gaps and reduce redundancy, etc. Design funds are requested in FY 2024. Operating Budget Impact: N/A for the design phase.

Haynes Bridge Road Park Restroom

\$300,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: Currently, at the Haynes Bridge Road Park, visitors only have access to a Porta-John. This access park was opened in 1997. Funds were limited and plans were to construct a restroom at a later date. Although the need for a permanent restroom at this

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

facility is not specifically noted in the 2018 Alpharetta Recreation and Parks Master Plan, additional restrooms at the access points are the most requested improvement made by greenway users.

A pre-cast type restroom (like the one at Windward Community Park) is preferred. Due to current flood plain constraints, the project will entail more site work prep, design, and surveying than routine pre-cast restroom installations. Approximately 100' of sewer line will need to be installed. A waterline will have to be bored under Haynes Bridge Road and a new meter installed for connection to existing waterlines. Operating Budget Impact: Maintenance (including janitorial) and utility costs are estimated at a minimum of \$1,000 annually.

Marconi Drive Park Restroom

\$150,000

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: Currently, at Marconi Drive Park, visitors only have access to a Port-a-John. This access park was opened in 2011. Funds were limited and plans were to construct a restroom at a later date. Although the need for a permanent restroom at this facility is not specifically noted in the 2018 Alpharetta Recreation and Parks Master Plan, additional restrooms at the access points are the most requested improvement made by greenway users.

A pre-cast type restroom is preferred, like the one at Windward Community Park. Based on the cost of the Windward Community Park restroom, the estimated cost is \$100,000, including sewer and water connections. Operating Budget Impact: Maintenance (including janitorial) and utility costs are estimated at a minimum of \$1,000 annually.

Wills Park Pool Heater

\$100,800

2023 City Council Priorities and Annual Action Plan:

- Recreation, Parks, and Culture

Description: Currently, the Wills Park Pool is open from Memorial Day to Labor Day for public usage. We are recommending adding a heater to the competition pool. This would allow for usage of the competition pool for approximately 10-months out of the year for such programs as year-round swim teams, additional classes (such as scuba, kayaking, standing paddle boards), water aerobics, master swim training, senior and adaptive swim, and increased rentals. The cost for the heater purchase, cover, and installation (including gas lines) scope is \$100,800. Operating Budget Impact: Maintenance and energy costs are estimated at \$6,000 annually.