



City Council Meeting & Public Hearing

FEBRUARY 26, 2024

OFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

OFFICIAL MINUTES

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

1. CALL TO ORDER

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

2. ROLL CALL

• Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- Donald F. Mitchell
- John Hipes
- Brian Will
- Fergal M. Brady

• Council Members Absent

- Douglas J. DeRito

• Staff

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney
- James Drinkard, Assistant City Administrator
- Lauren Shapiro, City Clerk
- Adam Montgomery, Director of Information Technology
- John Robison, Director of Public Safety
- Morgan Rodgers, Director of Recreation, Parks & Cultural Arts Services
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance

- Michael Woodman, Planning and Development Services Manager

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: Arbor Day 2024

- Mayor Gilvin presented a proclamation to City Arborist, David Shostak, and the Natural Resources commission in recognition of the 2024 Arbor Day.

5. PUBLIC HEARING

A. PH-24-02 The Garren/154 Kimball Bridge Road Change of Conditions

Consideration of a request to change conditions of zoning to allow for the demolition of an existing gymnasium in disrepair and construction of a new structure of similar size and design. Previous conditions of zoning required that the gymnasium be designated as historic, saved and re-used. The property is located at 154 Kimball Bridge Road and is legally described as being located in Land Lots 800, 801 & 804, 1st District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and City Council approve PH-24-02 The Garren/154 Kimball Bridge Road Change of Conditions, subject to the following conditions related to file #PH-22-05 / V-22-06 / Kimball 154 Change of Condition and Variance:
 1. The site, consisting of approximately 4.44 acres, shall be zoned O-P (Office-Professional) and developed substantially similar to site plan, labeled ZP-01 and ZP-02, prepared by Kimley-Horn, dated 1/29/24, except for modifications required to comply with the conditions below. Uses shall be limited to professional office, research and development, and support retail uses and conditional uses listed in the O-P district regulations.

Related to file #Z-21-06/V-21-17 Kimball 154:

7. Architecture and materials of the new office building and renovation of the existing buildings shall be substantially similar to the submitted renderings and revised renderings of the gymnasium building prepared by ASD SKY, dated 2/13/24, except for modifications required to comply with these conditions, subject to final approval by DRB.
 17. Property owner shall designate the Bailey-Johnson School building as a historic property under the City's Historic Preservation Incentive Zoning ordinance prior to a Certificate of Occupancy.
- The applicant, CCD The Garren, LLC, is requesting changes to previous conditions of zoning to allow a former gymnasium building to be demolished and re-built with a

similar footprint and massing and to allow for a two (2) phase construction process. According to the applicant, the gymnasium has fallen into disrepair due to flawed construction and an extended period of deterioration. The subject property is located at 154 Kimball Bridge Road on the east side of Kimball Bridge Road and south of Kimball Place.

- The property was developed as the Bailey-Johnson School in 1950 and most recently used by Fulton County Schools as a facilities maintenance yard. A rezoning and variance were approved in 2021 to allow for the construction of a 3-story, 120,000 square foot timber-frame office building with parking deck and adaptive re-use of the Bailey-Johnson School and Gymnasium buildings. Surrounding properties are zoned O-I (Office-Institutional) to the north and east, O-P to the south and R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential – Medium Density) to the west. The property has frontage along Kimball Bridge Road, with the Parkway 400 Master Plan located to the north and east, Diamond Glass (formerly St. James United Methodist Church) to the south and Kimball Bridge Walk subdivision to the west. The property has a comprehensive land use plan designation of 'Corporate Office'.
- The proposed site plan reflects a two (2) phase approach to construction. Phase 1 includes the rehabilitation of the one (1) story, 20,000 square foot Bailey-Johnson School building, construction of the two (2) story over basement, 27,600 square foot replacement gymnasium building, and a 149-space surface parking lot. In Phase 2, the surface parking lot will be replaced with a new parking deck and three (3) story, 120,000 square foot timber-frame office building. A total of 554 parking spaces are proposed to serve the site, including 447 spaces in the five (5) level parking deck, 77 spaces of podium parking under the new office building, and 30 surface spaces. Proposed parking in both phases of development exceeds the minimum parking rate of 3.79 spaces/1,000 square feet approved for the subject property.
- The new gymnasium building is depicted with a similar footprint and massing with the overall size of the building increasing slightly from approximately 20,000 to 27,600 square feet. The proposed building height will remain the same with the replacement building depicted to be two (2) stories over basement.
- Renderings of the replacement building depict a similar appearance as viewed from Kimball Bridge Road, including a red brick exterior with large, muntined windows. Elevations of the building only visible from the interior of the site are depicted with modern accents, including grey metal panels with curtain walls of glass. The City's Downtown Consultant reviewed the applicant's proposal and was in agreement with the approach to maintain the historical character of the original building on the elevations visible from Kimball Bridge Road. Suggestions were provided to the applicant to improve the overall consistency of the new building with the historic precedent of the existing building, which included adding a terminating cornice detail and brick masonry spandrels and utilizing appropriate window sizes and

proportions. The applicant revised the building elevations to address the provided suggestions.

- The Citizen Participation Plan report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent, as well as Pat Miller with the Alpharetta & Old Milton County Historical Society and Charles Grogan with the Bailey-Johnson Alumni Association. The report states that the applicant discussed the replacement of the former gymnasium building with Pat Miller and Charles Grogan and they have earned their support. According to the applicant, the adaptive re-use of the former Bailey-Johnson School building remains the priority for the interested parties.
- A Community Zoning Information Meeting was held on February 14, 2024. There were no public comments.
- Staff has reviewed the applicant's request for changes to previous conditions of zoning. The proposal to phase construction is to be expected given the current state of the office market. In addition, the applicant has coordinated and garnered support from representatives of the Alpharetta & Old Milton County Historical Society and Bailey-Johnson Alumni Association for the replacement of the gymnasium building. Elevations of the new building visible from Kimball Bridge Road will honor the historical character of the original building.
- Danielle Katz, with ASD | Sky Architects, came forward to speak on behalf of this application.

PUBLIC COMMENTS:

- Pat Miller (13040 King Road, Roswell, GA 30075)
- Mike Buchanan (135 Pebble Trail, Alpharetta, GA 30009)
 - ❖ Mayor Pro Tem Merkel offered a motion to approve PH-24-02 The Garren/154 Kimball Bridge Road Change of Conditions.
 - Council Member Brady seconded the motion.
 - Council Member Hipes offered a friendly amendment to add a condition that states "The applicant will work in good faith to reconstruct the gymnasium and work on building 1C so that it falls back to the setback equivalent to Phase 2 and work with Community Development Department." The intention is that there is nothing binding on the applicant and would like to take the applicant for their word and sincerity on this project.
 - Mayor Pro Tem Merkel accepted the friendly amendment.
 - Council Member Brady accepted the friendly amendment.

- The motion was approved unanimously (4-2; with Mayor Gilvin and Council Member Mitchell in opposition).

B. MP-24-01/CU-24-02 The Golf Sanctuary

REMOVED: This item has been withdrawn by the applicant and will not be heard, discussed, or considered during this meeting.

Consideration of a master plan amendment and conditional use to allow a 'Restaurant' and 'Recreation Facilities', Indoor business to operate in an existing 20,450 square foot building. A master plan amendment is requested to the North Point Mall Master Plan to add 'Recreation Facilities, Indoor' and a conditional use is requested to allow 'Recreation Facilities, Indoor' for The Golf Sanctuary. The property is located at 380 North Point Circle and is legally described as being located in Land Lots 741 & 742, 1st District, 2nd Section, Fulton County, Georgia.

6. PUBLIC COMMENT

- Mike Buchanan (135 Pebble Trail, Alpharetta, GA 30009) came forward to speak about the Farmhouse Settlement Park.

7. REPORTS

- There were no reports.

8. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Mayor Pro Tem Merkel offered a motion to recess for the purposes of an executive session to discuss potential litigation and land acquisition.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin recessed the meeting at 7:22 p.m.
- ❖ Council Member Mitchell offered a motion to reconvene the meeting.
 - Council Member Will the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin reconvened the meeting at 7:41 p.m.

9. RATIFICATION OF EXECUTIVE SESSION ITEMS (IF NECESSARY)

- ❖ Mayor Pro Tem Merkel offered a motion to add the agreement for issuance of a temporary certificate of occupancy between the City of Alpharetta, a political subdivision of the State of Georgia, acting by and through its governing authority of the Mayor and City Council, and 100 North Main Street, LLC.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

PUBLIC COMMENTS:

- There were no public comments.

A. Temporary Certificate of Occupancy for 100 North Main Street

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

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the agreement for issuance of a temporary certificate of occupancy by and between the City of Alpharetta, a political subdivision of the State of Georgia, acting by and through its governing authority of the Mayor and City Council, and 100 North Main Street, LLC, a Georgia Limited Liability Company.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

10. ADJOURNMENT

- ❖ Council Member Hipes offered a motion to adjourn the meeting.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 7:45 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk