



CITY COUNCIL MEETING & PUBLIC HEARING MARCH 25, 2024

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. **Recognition of Joy Ross for her service to the Historic Preservation Commission**
5. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 3/18/2024)**
Consideration of approval of the City Council meeting minutes from the meeting of March 18, 2024.
 - B. **Alcoholic Beverage License Application**
Consideration of approval of the following alcoholic beverage license applications:
 1. **PH-24-AB-03 The Topsy Spoon, LLC**
64 North Main Street, Alpharetta, GA 30009

Eating Establishment
Consumption on Premises
Distilled Spirits, Beer, Wine & Sunday Sales
Owner: The Topsy Spoon, LLC
Registered Agent: Jodi Chieco
 2. **PH-24-AB-04 LOKHO, LLC d/b/a Hen Mother Cookhouse**
50 South Main Street, Suite 3A, Alpharetta, GA 30009

Eating Establishment
Consumption on Premises
Distilled Spirits, Beer, Wine & Sunday Sales
Owner: LOKHO, LLC
Registered Agent: Soraya Khoury
 - C. **Financial Management Report (Month Ending January 31, 2024)**
Consideration of approval of the Financial Management Report for the month ending January 31, 2024.
6. **PUBLIC HEARING**
 - A. **CLUP-24-01 / Z-24-04 / V-24-04 Upper Hembree Tract / Empire Communities**
Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the redevelopment of the former's Harry's Market with a 149-lot single-family detached subdivision on 19.32 acres. A comprehensive land use plan amendment is requested from 'Commercial' to 'High Density Residential' and a rezoning is requested from PSC (Planned Shopping Center) to R-8D (Dwelling, 'For-Sale', Detached Residential – High Density). Variances are requested to Unified Development Code (UDC) Subsection 2.2.9(D) to increase building coverage by principal buildings from 40% to 65%, and reduce minimum lot width from 50' to 31' and to UDC Subsection 3.2.8(B)(1)(a) to reduce the 50' undisturbed buffer. The property is located at 1180 Upper Hembree Road and is legally described as being located in Land Lots 550 & 553, 1st District, 2nd Section, Fulton County, Georgia.

B. E-24-01 Greco / 1530 Stelten Way Backyard Chickens

Consideration of an exception to allow backyard chickens on a property less than one (1) acre and with a chicken coop side setback of thirteen feet (13'). The chickens and associated structures are currently existing on the property. The subject property is located at 1530 Stelten Way in the Fuller Farms subdivision.

7. NEW BUSINESS

A. GEMA and Homeland Security Grant Application for Alpharetta Public Safety Hazmat Unit

Consideration of approval of the Memorandum of Understanding between the City of Alpharetta and the Georgia Emergency Management Agency / Homeland Security, approval and authorization for the Alpharetta Department of Public Safety to submit a grant application for the 2024 State Homeland Security Program for Sub-Grant Funds, and authorize the Mayor to execute all necessary documents.

B. Resolution: Authorizing the Use of Eminent Domain for Parcel 15 of the Webb Bridge Road Improvements Project

Consideration of a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to condemn property interest in Tax Parcel # 21 -5593-1239-006-6 (Parcel Owners: Tina A. Smith and Windward Community Services Association, Inc.) of the Webb Bridge Road Improvements Project with authorization for the Mayor to execute documents in furtherance of same; estimated just and adequate compensation: \$11,900.00.

C. Resolution: Authorizing the Use of Eminent Domain for Parcel 18 of the Webb Bridge Road Improvements Project

Consideration of a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to condemn property interest in Tax Parcel # 21 -5593-1239-056-4 (Parcel Owners: Westerra Windward, LLC and Windward Community Services Association, Inc.) of the Webb Bridge Road Improvements Project with authorization for the Mayor to execute documents in furtherance of same; estimated just and adequate compensation: \$8,700.00.

D. Requests for Proposals 22-114 and 24-105: Premier Events Contract Amendment Approvals – Wire and Wood & Taste of Alpharetta Event Concessions

Consideration and approval of amendments to the existing Premier Events, LLC event management contracts to permit beverage concessions for the annual Taste of Alpharetta and Wire & Wood events.

8. PUBLIC COMMENT

9. REPORTS

10. EXECUTIVE SESSION (IF NECESSARY)

11. ADJOURNMENT



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: March 25, 2024

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 3/18/2024)

Consideration of approval of the City Council meeting minutes from the meeting of March 18, 2024.

STAFF RECOMMENDATION:

Approve the minutes from the March 18, 2024 City Council Meeting.

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 on March 18, 2024.

ALTERNATIVES:

Do not approve the minutes.

ATTACHMENTS:

1. CC Minutes 3.18.2024



City Council Meeting & Public Hearing

MARCH 18, 2024

UNOFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

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

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
- Brian Will
- Fergal M. Brady
- Donald F. Mitchell
- Douglas J. DeRito
- John Hipes

• Staff

- Chris Lagerbloom, City Administrator
- James Drinkard, Assistant City Administrator
- Molly Esswein, City Attorney
- Lauren Shapiro, City Clerk
- Cris Randall, Director of Human Resources
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community & Economic Development
- 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. WORK SESSION ITEMS

A. Presentation of Windward Parkway & Highway 9 Livable Centers Initiative (LCI) Study

Discussion and presentation by MKSK Studios of the Windward Parkway & Highway 9 Livable Centers Initiative (LCI) Study.

- Luis Calvo with MKSK Studios came forward to present the draft of the Windward Parkway & Highway 9 Livable Centers Initiative (LCI) Study, which is attached hereto as Exhibit "A."

CITY COUNCIL DISCUSSION

- Council Member Hipes shared that he was interested to know how to connect this area when there is a lot of big box retail and an area that is car dependent.
- Council Member Mitchell asked about other options in this area other than adding additional retail and was curious to know how many more restaurants would be sustainable in this area.
- Council Member DeRito shared that this is incredibly important for both Alpharetta and Milton to be in agreement in a plan for this area.
- Council Member Brady was interested to know what the first areas to change/key seeds to implement should be in order create change in this area.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 3/4/2024)

Approval of the City Council Meeting Minutes from the meeting of March 4, 2024.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the Consent Agenda.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

6. PUBLIC HEARING

A. Ordinance – Text Amendment Code of Alpharetta

Second Reading

The first reading of this item occurred during the March 4, 2024 City Council Meeting and Public Hearing.

Consideration of adoption of an Ordinance to amend Chapter 32, Parks and Recreation, of the Code of the City of Alpharetta, Georgia to amend rules and regulations for parks owned and operated by the City; to provide for effective dates; to repeal all ordinances in conflict herewith; and for other purposes.

- City Attorney, Molly Esswein, read the Ordinance title aloud.
- City Administrator, Chris Lagerbloom, came forward to present this item and added that there have been no changes since the first reading.

PUBLIC COMMENTS:

- There were no public comments.
 - ❖ Council Member Hipes offered a motion to approve the adoption of an Ordinance to amend Chapter 32, Parks and Recreation, of the Code of the City of Alpharetta, Georgia to amend rules and regulations for parks owned and operated by the City; to provide for effective dates; to repeal all ordinances in conflict herewith; and for other purposes.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (7-0).

7. NEW BUSINESS

A. Resolution: Windward Livable Centers Initiative

Consideration of adoption of a resolution of the Windward Parkway & Highway 9 Livable Center (LCI) Study.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- Planning and Development Services Manager, Michael Woodman, came forward to present this item and request adoption of the LCI Study that was presented during the Work Session at the beginning of the meeting.

PUBLIC COMMENTS:

- There were no public comments.
 - ❖ Mayor Pro Tem Merkel offered a motion to approve the adoption of a resolution of the Windward Parkway & Highway 9 Livable Center (LCI) Study.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

B. Change Order #1 to Purchase Order #24000129 For Killer Watershed Flood Mitigation Design for Log Cabin Park

Consideration of approval of RK&K's proposal for Change Order #1 to Purchase Order #24000129 for design additions to the Foe Killer Watershed Flood Mitigation Log Cabin Park for an amount not to exceed \$120,385.00 and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This change order request is for the design for replacement of the Mayfield Circle Culvert between Meadow Drive and Heritage Lane. The scope of work includes updated modeling, geotechnical investigation and testing, structural design, survey, sub surface utility exploration, and associated permitting for the preparation of construction documents for the culvert replacement.
- Meadow Brooks/Milton Estates neighborhood in the City is experiencing nuisance flooding from an unnamed tributary to Foe Killer Creek. Public Works staff requested an evaluation of stormwater best management practice (BMP) alternatives within the park property (log cabin site) to assist in alleviating this flooding as part of an RFP awarded to RK&K in July 2023.
- RK&K performed a quick existing conditions hydrologic and hydraulic (H&H) analysis of the tributary's watershed to understand where the critical points causing the flooding are located. Based on this analysis, the existing culvert crossings, particularly at Mayfield Circle, are undersized for lower return period storms, i.e., 5 and 10-year storms. The undersized pipe backs up and flows onto adjacent properties, which are approximately equal to or lower in elevation compared to Mayfield Circle. Based on this determination, Public Works staff has requested a proposal for supplemental services to size, design, permit and prepare construction documents for the replacement of the Mayfield Circle Culvert.
- The goal of the Log Cabin Stormwater Mitigation project is to help alleviate downstream nuisance flooding in the Meadow Brooks/Milton Estates neighborhood from an Unnamed Tributary to Foe Killer Creek. Based on the existing conditions, preliminary H&H analysis for the site and surrounding area, the nuisance flooding is primarily caused by an undersized culvert crossing at Mayfield Circle.
- This was not identified until RK&K discovered the proposed improvements on the site would not improve stormwater matters upstream or downstream. Prior to RK&K's preliminary modeling to see how their proposed improvements would benefit the community, or in this case no benefit, Public Works was unaware the culvert under Mayfield Circle was serving as a choke point for runoff. If known, Public Works would have included the work in the original scope of work.

- Without modifications to the culvert, RK&K's recommendation as well as Public Works is to not move forward with stormwater improvements to the log cabin site, since there will be minimal to no stormwater benefit to the area. Though the design anticipates utilizing a pre-cast concrete box culvert, the engineer needs to design walls to tie into the box culvert to hold back the soil. Additionally, the design needs to be accomplished in such a fashion to minimize unnecessary disturbance to the banks of the Unnamed Tributary to Foe Killer Creek. Due to work occurring within the streambanks, environmental permits and approvals from agencies outside the City will need to be obtained.
- RK&K was awarded \$154,065.00 on June 23, 2023, to develop a plan to incorporate stormwater enhancements on the Log Cabin Property. The proposed change order for the necessary modeling to ensure downstream properties are not adversely affected by the culvert replacement is \$120,385.00, bringing the total cost of the design work to \$274,450.00.

PUBLIC COMMENTS:

- There were no public comments.
 - ❖ Council Member DeRito offered a motion to approve RK&K's proposal for Change Order #1 to Purchase Order #24000129 for design additions to the Foe Killer Watershed Flood Mitigation Log Cabin Park for an amount not to exceed \$120,385.00 and with authorization for the Mayor to execute all necessary documents.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).

C. Request for Proposal 24-108: Canton Street Drainage and Pedestrian Improvements Design

Consideration of approval of the award of RFP 24-108 to Moffatt & Nichol for the performance of the Canton Street Drainage and Pedestrian Improvements Design Services in an amount not to exceed \$119,837.00 and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- The award of this request for proposals is for design services for stormwater and pedestrian improvements along Canton Street from Mayfield Rd. to Canton Street Extension. The overall goal of the project is to lessen the impact of current stormwater runoff through residential properties into an already overly inundated flood-prone watershed.
- The addition of curb and gutter, new storm structures, and sidewalks will be included in the overall design and approach. All new, re-located, and widened

sidewalks will be solely limited to the east side of Canton Street. Curb and gutter will be incorporated on both sides of Canton Street where feasible. The curb and gutter will be designed to fit the overall intent of the project and be aesthetically confluent to the overall design. Curb and Gutter will also consider the effective conveyance of stormwater and the aid in providing pedestrian safety.

- The design will be limited to the existing Right of Way to the extent feasible. The design also includes reducing the width of travel lanes, and removal of right turn lanes. The design will incorporate the proper stormwater management facilities that improve overall impacts along the corridor. No proposed improvements will adversely affect any properties downstream or associated floodplains. In addition to the stormwater management facilities, the project design will integrate pedestrian improvements that provide a safer pedestrian connectivity, compliant with ADA standards, for residents along the corridor. Attached is an exhibit depicting the site and possible improvements.
- Currently, along Canton Street, the sidewalk varies in width from 4' to 5' to 6' with little to no buffer between the travel lane and pedestrians.
- A scoping document was prepared by the Public Works Department and request for proposals was issued on October 19th, 2023. A total of eight submissions were received on November 16th, 2023. Staff from the Public Works Department evaluated and scored the proposals.

PUBLIC COMMENTS:

- There were no public comments.
 - ❖ Council Member Mitchell offered a motion to deny Request for Proposal 24-108: Canton Street Drainage and Pedestrian Improvements Design.
 - Council Member Will seconded the motion.
 - The motion was approved (6-1; with Council Member Hipes in opposition).

D. Agreement: City of Alpharetta and True North 400 for Dryden Road Extension and Culvert Repair

Consideration of approval of an agreement between City of Alpharetta and North Fulton Community Improvement District d/b/a True North 400 for Design, Right of Way and Construction of the Dryden Road Extension and Culvert Repair and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.

- Dryden Road is situated between Morris Road and North Point Parkway and fronts the Windward MARTA Park and Ride facility. Extending Dryden Road to Edison Drive will provide connectivity for both pedestrians and vehicles to the MARTA Park and Ride and the future end of the line of MARTA's future Bus Rapid Transit.
- The CID identified the extension of Dryden Road as part of their Blueprint III Master Plan, adopted in October 2021. Alpharetta Public Works prepared a concept plan, and the CID took the initiative to allocate \$600k towards the design of the project. Elements of the design consist of a 2-lane road, a 4' buffer, and an 8' wide sidewalk on both sides.
- The proposed road traverses over an existing creek and repair of the existing culvert is necessary for the success of the project. The City is responsible for obtaining the right of way, which is described in the Agreement to be donated, and construction of the extension.
- Once all permits and ROW have been obtained, the City will bid the project for construction. The anticipated cost to construct the extension of Dryden Road is \$3.0M. Funds for the construction of the project are available in TSPLSOT II, associated with Tier I project - Tradewinds Ripple Affect. A new account name and number has been established for the project, Dryden Road Extension.

PUBLIC COMMENTS:

- There were no public comments.
 - ❖ Council Member DeRito offered a motion to approve an agreement between City of Alpharetta and North Fulton Community Improvement District d/b/a True North 400 for Design, Right of Way and Construction of the Dryden Road Extension and Culvert Repair and with authorization for the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

E. Memorandum of Agreement: GDOT and City of Alpharetta for Waters Road Bridge Project

Consideration of approval of the Memorandum of Agreement between the City of Alpharetta and the Georgia Department of Transportation for work associated with the replacement of the Waters Road Bridge over Long Indian Creek and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.

- The Georgia Department of Transportation has a bridge replacement program through their office. GDOT receives federal funds to design and construct the replacement of bridges throughout the state that meet the necessary requirements. The Waters Road Bridge is safe to traverse, GDOT is being proactive and looking to replace the bridge before any significant weight reduction would occur.
- In December 2023, Public Works received notification that a MOA was never executed, and we need to sign the MOA before the project can move into the right of way phase. The City's commitment towards right of way acquisition is \$100,000.
- The Waters Road Bridge is more complicated than most projects because a temporary bridge will be constructed to the south which will enable Alpharetta residents along Waters Road to utilize Waters Road during construction and not have to go through a long detour. Included in the design of the project are 5' wide sidewalks with a 5' separation between the vehicular lane and the sidewalk (3' buffer plus 2' curb and gutter). The 5' wide sidewalks match the existing sidewalk on either side of the bridge. The bridge will be raised several feet to meet FEMA requirements and raising the bridge will also minimize the steepness of Water Road.
- GDOT has allocated \$1M towards design, \$1.46M towards ROW, \$80k for utility relocations, and \$3.3M for construction. All in all, GDOT is funding \$5.8M and the City's obligation is \$100k.

PUBLIC COMMENTS:

- There were no public comments.
 - ❖ Council Member DeRito offered a motion to approve the Memorandum of Agreement between the City of Alpharetta and the Georgia Department of Transportation for work associated with the replacement of the Waters Road Bridge over Long Indian Creek and with authorization for the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

F. Purchase Approval: Replacement of Four Public Safety Vehicles

Consideration of approval to purchase four (4) public safety vehicles in a total amount of \$265,556.44, which includes purchasing four (4) replacement vehicles from Wade Ford through competitively procured State Contract 99999-001-SPD0000183-0006, totaling \$177,152.00 and upfitting the four (4) replacement vehicles from Dana Safety Supply Inc. through the City's competitively procured On-Call Public Safety Vehicle

Upfitting contract totaling \$88,404.44, and with authorization for the Mayor to execute all necessary documents.

- Director of Public Safety, John Robison, came forward to present this item.
- The Department of Public Safety requests approval to purchase four (4) vehicles (and upfitting) that were totaled. The four (4) replacements will be funded through the Risk Management Fund, totaling \$265,556.44.
- The above vehicles will be replaced with four (4) 2024 Utility Police Interceptor Explorers.

PUBLIC COMMENTS:

- There were no public comments.
 - ❖ Council Member Will offered a motion to approve the purchase of four (4) public safety vehicles in a total amount of \$265,556.44, which includes purchasing four (4) replacement vehicles from Wade Ford through the competitively procured State Contract 99999-001-SPD0000183-0006, totaling \$177,152.00 and upfitting the four (4) replacement vehicles from Dana Safety Supply Inc. through the City's competitively procured On-Call Public Safety Vehicle Upfitting contract totaling \$88,404.44, and with authorization for the Mayor to execute all necessary documents.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

G. Purchase Approval: One Vehicle for the Fire Department

Consideration of approval of the purchase one (1) vehicle in an amount totaling \$71,744.21, which includes purchasing one (1) Chevrolet Silverado from Hardy Chevrolet through the competitively procured State Contract 99999-001-SPD0000183-0002 for \$52,939.80 and upfitting this vehicle from Dana Safety Supply Inc. through the City's competitively procured On-Call Public Safety Vehicle Upfitting contract totaling \$18,804.41, and with authorization for the Mayor to execute all necessary documents.

- Director of Public Safety, John Robison, came forward to present this item.
- The Department of Public Safety requests approval to purchase one (1) vehicle (and upfitting) that is up for replacement.

PUBLIC COMMENTS:

- There were no public comments.
 - ❖ Council Member Will offered a motion to approve the purchase of one (1) vehicle in an amount totaling \$71,744.21, which includes purchasing one (1) Chevrolet Silverado from Hardy Chevrolet through the competitively

procured State Contract 99999-001-SPD0000183-0002 for \$52,939.80 and upfitting this vehicle from Dana Safety Supply Inc. through the City's competitively procured On-Call Public Safety Vehicle Upfitting contract totaling \$18,804.41, and with authorization for the Mayor to execute all necessary documents.

- Council Member Brady seconded the motion.
- The motion was approved unanimously (7-0).

H. Request for Proposal 24-109: Firefighter Turnout Gear

Consideration of approval of the award of RFP 24-19 to Bennett Fire Products Co., Inc. for firefighter turnout gear, approval of a one-year contract, and with authorization for the Mayor to execute all necessary documents.

- Director of Public Safety, John Robison, came forward to present this item.
- The Department of Public Safety annually purchases Fire Department Structural Turnout Gear and Pull-on boots for our Firefighter personnel as either an initial issue or as a replacement for out-of-service gear. With this RFP, the City intends to award a 5-year non-exclusive contract to vendor(s) that best meet the requirements listed in the RFP.
- The Department of Public Safety and Finance Department worked together to prepare a Request for Proposal (RFP 24-109) and advertised for proposals on November 16, 2023, and the City only received one (1) proposal from Bennett Fire Products Co., Inc.
- The turnout gear replacement schedule is non-standard and depends on the age of the underlying gear to be replaced. The National Fire Protection Association recommends a 10-year service life for turnout gear. Based on this life expectancy, the department anticipates the replacement of approximately 40 sets of gear in fiscal year 2025. Funding for replacement and initial-issue gear (e.g., new hires) is provided through the General Fund.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Will offered a motion to approve the award of RFP 24-19 to Bennett Fire Products Co., Inc. for firefighter turnout gear, approval of a one-year contract, and with authorization for the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (7-0).

I. **Agreement between the City of Alpharetta and ZKTeco for Union Hill Overflow Parking**

Consideration of approval of an agreement between the City of Alpharetta and ZKTeco for parking during permitted events at Union Hill Park and with authorization for the Mayor to execute all necessary documents.

- Director of Recreation and Parks, Morgan Rodgers, came forward to present this item.
- The covered arena at Union Hill Park has recently been upgraded to serve as the host for events and concerts. The limited parking at Union Hill Park hinders larger events from using the Park. Currently, there are 108 marked parking spaces at Union Hill Park.
- Staff worked with the adjoining business, ZKTeco, to develop an agreement for the use of ZKTeco's parking for events that take place on weekends. ZKTeco has 75 parking spaces that could be used during scheduled events at Union Hill Park.
- This agreement would be used during scheduled events that occur on Friday evenings, Saturdays or Sundays for permitted events only. This agreement would allow for a total of up to 500 people to be in attendance at an event.
- ZKTeco is not asking for any monetary compensation for this agreement. The City would ensure that the event organizers comply with the terms of the agreement.

PUBLIC COMMENTS:

- There were no public comments.
 - ❖ Council Member DeRito offered a motion to approve an agreement between the City of Alpharetta and ZKTeco for parking during permitted events at Union Hill Park and with authorization for the Mayor to execute all necessary documents.
 - Council Member Hipes seconded the motion.
 - The motion passed unanimously (7-0).

8. **PUBLIC COMMENT**

- There were no public comments.

9. **REPORTS**

- There were no reports.

10. **EXECUTIVE SESSION (IF NECESSARY)**

- ❖ Council Member DeRito offered a motion to adjourn to Executive Session.

- Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin recessed the meeting for an executive session to discuss personnel, litigation, and land acquisition at 8:05 p.m.
- ❖ Mayor Pro Tem Merkel offered a motion to reconvene the meeting.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin reconvened the meeting at 9:15 p.m.

11. ADJOURNMENT

- ❖ Council Member Hipes offered a motion to adjourn the meeting.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (7-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 9:16 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk

EXHIBIT A

February 23, 2024



Windward Parkway & Highway 9

Strategic Master Plan

02.23.24 DRAFT



TRUENORTH400



MILTON 
EST 2006

The Cities of Milton and Alpharetta, in partnership with True North 400, conducted this strategic plan for the Windward Parkway and Highway 9 corridors. We thank the hundreds of residents, employees, and community leaders that participated in this process.

Project Leadership

City of Milton

Anita Jupin, Economic Engagement Manager
Robert Dell-Ross, Engineering Project Manager
Emily Schnarre, Planner II
Shubhangi Jangam, Principal Planner
Robert Buscemi, Community Development Director
Sara Leaders, Public Works Director

City of Alpharetta

Kathi Cook, Community Development Director
Lance Morsell, Economic Development Manager
Michael Woodman, Planning & Dev. Services Manager
Nikisha Mistry, GIS Specialist/Special Projects Planner
Charlotte Christian, Economic Development Coordinator

True North 400

Brandon Beach, Executive Director
Kristin Rome Winzeler, Deputy Executive Director
Alex Battle, Program Coordinator

Project Management (Kimley-Horn)

Eric S. Bosman
Allison W. Galloway

MKSK



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Executive Summary

This plan identifies investments in mobility, transportation, green space, and placemaking to improve quality of life and economic competitiveness.

The Windward Parkway and Highway 9 Study Area is a 4.6 square mile area (2,944 acres) that includes portions of both the City of Alpharetta and the City of Milton. It is also within the service area of the True North 400, formerly known as the North Fulton Community Improvement District. This geographic area is a regional employment center that represents a significant portion of the commercial tax base for both cities and has contained a majority of each municipality's top employers over the last couple decades. Through the years, millions of square feet of service retail have been added, in addition to over 12,000 residences, making it a blend of homes, jobs, shopping, dining, and recreation.

With much of the Study Area developing during the 1990s and early 2000s, the area's form and function highly favors the automobile and the separation of different land uses. This has diminished some of this area's competitive advantage in recent years and resulted in extremely busy traffic for the district's workers and residents. As office vacancies within the Study area have risen in recent years, supporting retailers have also struggled, with the Covid-19 pandemic compounding and accelerating these impacts.

To best position this important area for future success, this 10-month planning process engaged hundreds of local voices. These included nearby residents, Study Area employees, key stakeholders within the district,



and city staff and elected leadership. Through this engagement, five key takeaways emerged. These takeaways, representing hundreds of comments and ideas, oriented around improving mobility, increasing local authenticity, adding new parks and open spaces, considering the impact of major roadways, and improving the quality of the built environment and amenity offerings of large employers. **These five key takeaways became the foundation for four ideas for how the Study Area can take steps toward a well-positioned and vibrant future.**

How We Engaged

2 Community Meetings

1 Online Survey

90

Total people in attendance at two community meetings directed to Study Area residents

808

Total Responses to an Online Survey directed at Study Area Employees

4 Meetings with a Core Group of community leaders

Five Key Takeaways from our Engagement

Improving mobility is key to the success of the area.



The area lacks authentic and local experiences.



There is a need for additional parks and open spaces.



Major roadways divide as well as connect the district.



The quality of the built environment and amenities will influence working arrangements for large employers.





1

Connecting the Dots

Getting to and through the district

Connecting the Dots provides recommendations to transform the Study Area into a more walkable and bikeable area where users have an alternative to automobile travel. This idea does so through the following key projects:

- **Improving pedestrian connectivity** between the planned mixed-use Continuum development to the future MARTA BRT station.
- **Proposed roadway connections** as complete streets to alleviate the road system's reliance on major arterial roads.
- **Development of a robust multi-modal trail network** that allows for non-vehicular mobility throughout the district.
- **Creating new roadway and trail connections** between the future MARTA BRT station (and current park and ride station) and its surroundings, both through an extension of Dryden Road and through a multiuse path across GA 400 and along Old Morris Road.



2

Serenity & Amenity

Drawn to the office

Serenity and Amenity recognizes that attracting employees back into the offices is crucial to the Study Area's future. As a major employment hub for both cities, the Study Area had about half the daily workforce in 2022 that it did in 2019. This idea encourages public realm enhancements that encourage a return to office, including:

- **Adding recreational loop trails** along distinctive natural features in the Study Area.
- **Enhancing trail connectivity** by building pedestrian connections between business campuses and an expanded public trail network.
- **Creating trailhead parks** at business campuses with outdoor amenities and comforts.
- **Protecting natural resources and open space** for public use and recreation along Camp Creek and its tributaries.
- **Developing signature branding elements**, design guidelines, programming opportunities and messaging for a newly-minted Camp Creek Trail.
- **Create unique design features for Windward Parkway** from Highway 9 to Union Hill Road.

Ales to Trails is about creating distinctive places for people to come together. For the Windward/Highway 9 area, this concept of placemaking goes beyond banners and logos, and instead focuses on strategies to shape the perception of the Study Area, such as:

- A Social Campaign with strategies to share news, events, and economic development opportunities. This campaign would utilize a fresh social media presence to **reinforce the identity and brand of the Study Area** building visibility, recognition, and civic pride.
- An Experiential Campaign proposing **high quality programming and events** to bring Study Area residents, employees, and visitors together.
- A Place Campaign that reimagines two sites within the Study Area, each with beautiful nature, to create **distinctly authentic and local experiences** that add character and value to the areas around them. Both sites present unique venues that are not currently found in either city and have ease of access from nearby major employers and future redevelopment sites.

Lakefront Property builds off the notion of creating long term economic success for the Study Area through positioning its land use strategy to capture high-value future investments. This includes:

- **Strategies for re-imagining suburban office space** and developing an approach to how future growth can be accommodated.
- **An economic strategy** that matches the growth trajectories and visions of Alpharetta and Milton. This strategy starts by understanding market realities and creates a blueprint that property owners, business owners, and local government partners can use in future decision-making.

3

Ales to Trails

The local live/work/visit experience



4

Lakefront Property

A competitive niche for success





1

Introduction

The Purpose of this Plan

Process & Schedule

Plan Alignment

The Purpose of this Plan

Nationally recognized as vibrant economic centers with a high quality of life, the cities of Alpharetta and Milton are dynamic, destination-rich environments.

The Windward area sprung forth in the 1980's when Mobil Land Development began realizing a 3,400 acre planned development which included millions of square feet of office, clusters of retail and thousands of new housing units. Windward Parkway, on both sides of GA 400, benefited from the employment and housing boom that began in the late 1980's and early 1990's with many corporate headquarters opening along the corridor, taking advantage of the burgeoning fiber optic network and ample nearby housing. This led to significant amounts of supporting retail and restaurant offerings positioning themselves within the bustling employment center, one that contains a majority of both Alpharetta and Milton's largest employers.

Because most of the district's growth occurred before or immediately after 2000, much of the built environment in this district is at least 25 years old. Its form and function is highly auto-oriented, with

standalone buildings separated by large surface parking lots, and with most of the movement within the area happening in cars along busy arterial roads. As new walkable centers and destinations emerge in the Metro Atlanta area, and the region invests in high frequency transit, suburban corridors like Windward Parkway and Highway 9 face growing pressure to respond to consumer demand and reinvent themselves into more walkable and connected districts. This is further emphasized by commercial vacancy rates within the district now reaching all-time highs, impacting the office market and by extension, the supporting retailers as well. These trends were evident even before 2020 but have been amplified by Covid-19 and its influence on working arrangements and appetites around corporate real estate.

From a residential perspective, much growth has occurred in the last three decades. A high-quality of life and proximity to jobs has led to over 12,000



An updated approach to land use and transportation integration that re-imagines the area as a walkable, multimodal transit-supportive place.

Strategies for integrating the planned high-capacity transit station and providing first/last mile connectivity.

An updated market study to assist developers in gaining an understanding of the type, scale, design and location of desired development.

A branding strategy for the area that re-creates it as a destination and improves sense of place.

Strategies for economic development to support growth of the area and attract a talented and diverse workforce.



residents calling this planning area home. Proximity to daily conveniences and amenities within the North Metro area continues to reinforce this area as an attractive living option.

The Windward Parkway/Highway 9 Area Strategic Master Plan is an update to the 2012 Highway 9/ GA 400 Area Master Plan adopted by the cities of Alpharetta and Milton and is intended to serve as a 10-year plan update in accordance with the Atlanta Regional Commission's Livable Centers Initiative.

This plan seeks to balance the needs and desires of both residents and employees, while also accentuating its pivotal role in the economies of both Alpharetta and Milton. It also provides a blueprint for integrating transportation improvements, pedestrian mobility, linking key destinations, and thoughtfully positioning expected and potential growth.

Because the planning area stretches across two separate jurisdictions and essentially knits together their peripheries, there is great opportunity for collaboration and cohesiveness of vision for a space that has meant so much to the growth and attractiveness of the North Atlanta metro. Conversely, because the planning area covers two distinct municipalities, the plan's branding strategy allows each city to pursue unique, individualized branding within the larger context of a cohesive public realm. This can celebrate the distinctness of both communities, leveraging the strengths of each jurisdiction to improve an overall sense of place.

With fresh vision and strategic action provided by this master plan, the Windward Parkway/Highway 9 area will hopefully be equipped to build upon its solid foundation, moving into its next generation of regional influence and local prestige.

Process & Schedule

The 10-month planning process was divided into four tasks, and included two community meetings, an online survey, and a Core Group of community leaders.

Led by True North 400, in partnership with the Cities of Alpharetta and Milton, this strategic plan was launched in March of 2023 and completed in early 2024. The planning team included the planning and design firm of MKSK in the lead consultant role, with Development Strategies leading the market analysis and strategy components of the plan.

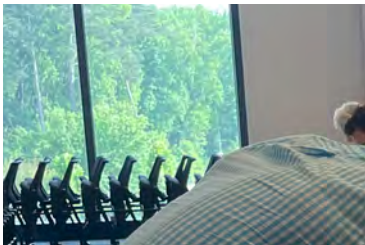
Key representatives from both cities and True North 400 met biweekly with the consultant team as a Project Management Team (PMT). This group established a Core Group of community leaders, business representatives, and key landowners to steer the project's progress. This group met with the planning team on four occasions at key project milestones, providing feedback on recommendations and establishing the project's direction.

The first task of the process included kickoff meetings with the PMT and the Core Group, as well as an existing conditions analysis looking at the Study

Area's infrastructure. This task also launched the plan's community engagement efforts, which included two community meetings directed at residents, and an online survey targeting the thousands of employees working in the Study Area.

The second task focused on a market analysis and strategy for the Study Area, establishing a baseline of existing economic conditions. The plan's main deliverables were developed in the third task of work, which included connectivity strategies, transportation recommendations, placemaking recommendations, and land use policies for growth. These components are summarized in four ideas for the Study Area later in this document.

The fourth and final task of work shared these four ideas with the community at a second meeting, and established an implementation strategy. The task completed with the documentation of this summary report, and its appendix materials.



Task 1 Existing Plan Assessment

- > Project Kickoff
- > Plan Alignment and Development Context
- > Existing Conditions Analysis
- > **Core Group Meeting 1**
- > **Community Kickoff Meeting**

March - May



Task 2 Market Analysis

- > Market Analysis
- > Real Estate Analysis
- > Economic Development Strategy
- > True North 400 Board Review

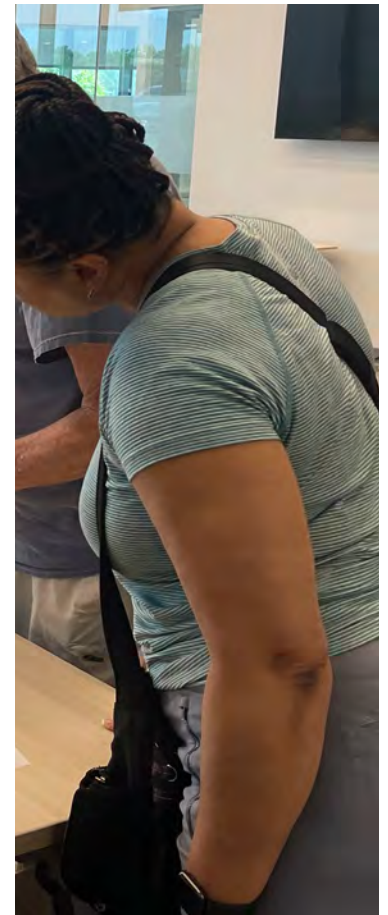
April - June



Task 3 Plan Development

- > Opportunities Assessment
- > **Core Group Meeting 2**
- > Connectivity, Walkability and Mobility Improvements
- > Placemaking and Branding Strategy
- > Land Use Strategy and Redevelopment Sites
- > **Core Group Meeting 3**

June - October



Task 4 Action Plan/ Implementation

- > Implementation Action Plan
- > **Community Meeting 2**
- > **Core Group Meeting 4**
- > True North 400 and City Work Sessions
- > Report Documentation
- > Final Plan Review
- > Plan Review and Adoption

October - January



Plan Alignment

The Plan Alignment highlights previous plans, with attention given to those influencing the Study Area through policies, recommendations and strategic actions.

The Cities of Alpharetta and Milton, as well as True North 400, have a rich and lengthy history of community planning. Especially significant is the amount of recent planning work that has been undertaken in these respective communities and the jurisdictions that they serve. In total, a dozen plans were reviewed, which included eight plans that have been adopted since the start of 2020.

A foundational recommendation from prior planning efforts is the need for increased connectivity within the district. New street connections directly benefit vehicular travel by reducing dependence and congestion on the major arterial roadways in the district. Connectivity can also be increased through new additional trails and landscapes that allow for more seamless pedestrian connections to destinations such as workplaces, retail areas and MARTA. These principles are

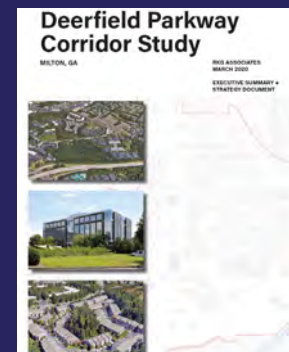
stated as priorities in the City of Alpharetta's 2040 Comprehensive Plan, the City of Milton's Strategic Plan (2021-2025) and Blueprint North Fulton III, completed by True North 400 (formerly known as NFCID) in 2021.

"Increased connectivity benefits all modes of travel by reducing congestion and providing route alternatives"

Hwy 9/Ga 400 Master Plan (2012)

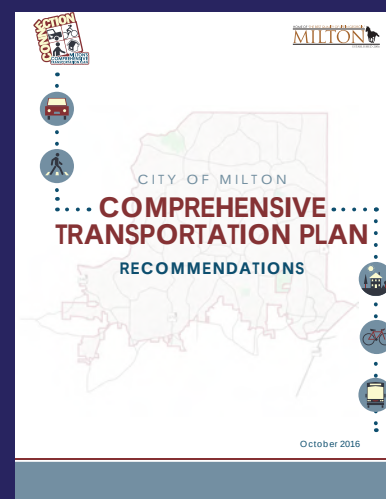
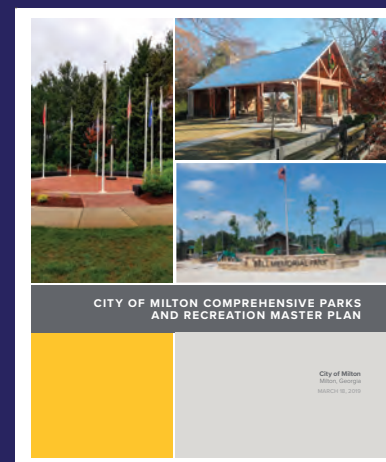
"Superblocks and cul-de-sacs create congestion on adjacent corridors, and result in a scale that is less comfortable for pedestrians. Whenever possible, connect streets through developments"

Hwy 9/Ga 400 Master Plan (2012)



Plans Reviewed by Planning Team

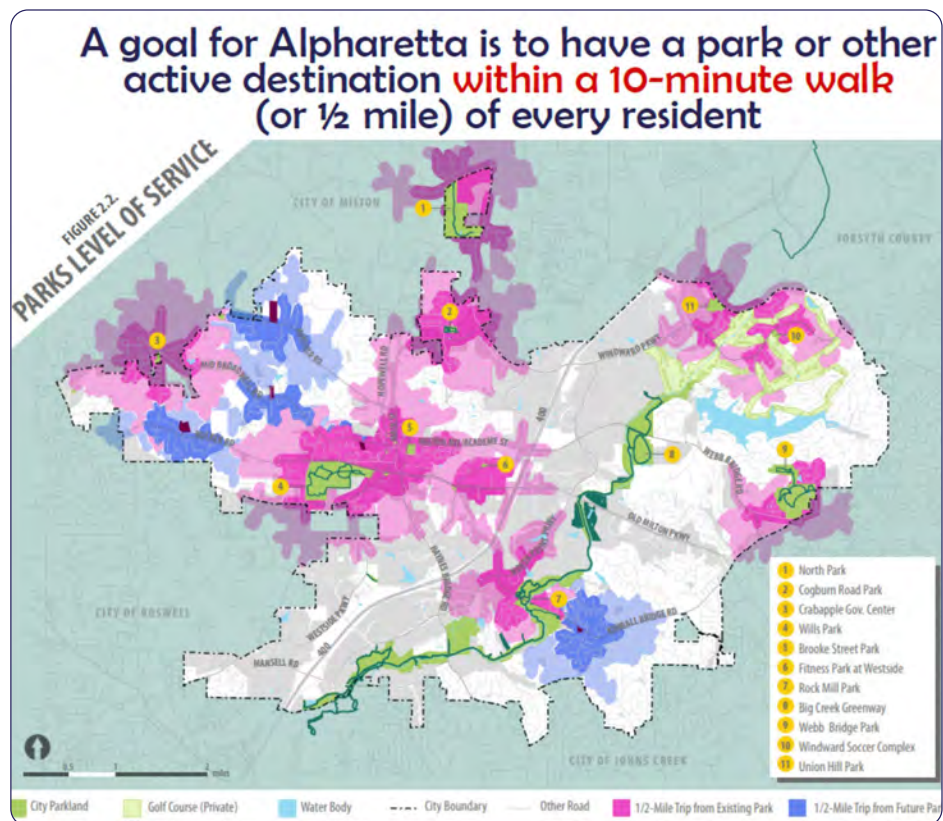
- > Milton 2040 Comprehensive Plan (2021)
- > Alpharetta 2040 Comprehensive Plan (2021)
- > Blueprint III Master Plan - NFCID (2021)
- > Highway 9/GA 400 Master Plan LCI (2012)
- > Deerfield Parkway Corridor Study (2020)
- > Milton Community Trail Prioritization Plan (2020)
- > South Main LCI Study (2023)
- > Highway 9 Vision Plan (2014)
- > Milton Comprehensive Transportation Plan (2016)
- > Milton Strategic Plan (2021)
- > Recreation and Parks Master Plan (both Cities)
- > Continuum [Development Plan] (2022)





“By 2025, Increase the number of families connected to businesses, and activity nodes via a continuous network of trails”

Milton Strategic Plan (2021-2025)



“Continue to add to the City’s open space inventory and provide trail connections between parks and where people live and work”

Alpharetta 2040 Comprehensive Plan

One way the cities of Alpharetta and Milton offer a high quality of life to their residents is through the provision of and access to parks and open space. Milton’s Comprehensive Parks and Recreation Master Plan notes that additional Parks and Open Space is needed by 2030, with the biggest need being for neighborhood parks (between 5-15 acres). It also recommends a level of service of 12.5 acres of park/open space for each 1,000 residents, with attention given to acquisition and provision of new park/open space facilities in underserved areas of the City. (Milton’s portion of the Study Area contains 10,667 people and 1.2 acres of public park space - or 0.1 acres per 1,000 people). The City of Alpharetta has a stated goal (Parks and Recreation Master Plan) of having a park within a 10-minute walk of every resident. Blueprint III Master Plan recommends the incorporation of green spaces/green amenities through greyfield redevelopment/parking lot infill.

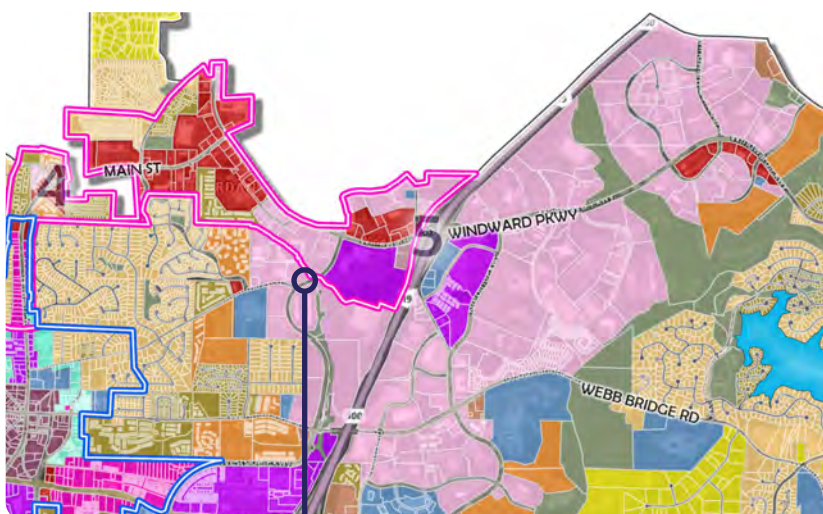
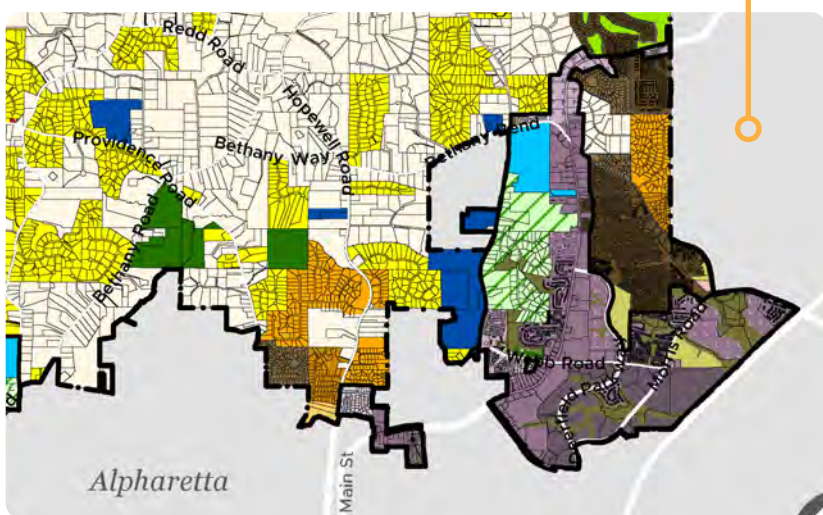
The importance of an expanded trail network has garnered a lot of attention in recent planning efforts. Blueprint Master Plan III highlights how they can play a valuable role in last mile connectivity for commuters. The City of Alpharetta’s comprehensive plan recommends the promotion of a system of trails and targeted efforts to provide safe and convenient alternative (non-vehicular) transportation improvements. The City of Milton’s 2025 Strategic Plan identifies the need to increase the number of families who can connect to businesses and activity nodes via a continuous network of trails. Milton’s Comprehensive Plan also mentions new trails can help preserve the rural feel of Milton, while also connecting to larger regional multi-modal networks. It’s worth noting that trails hold a unique role in positively influencing the other key themes from the Plan Alignment. Trails offer increased connectivity, they add value to nearby properties and they often connect to larger community greenspaces.

Another major takeaway from the Plan Alignment is a recognition of the inherent land use value within the Study Area, particularly with respect to how it's positioned in the future. Alpharetta's 2040 Comprehensive Plan notes the most intense development in the City happens along the GA 400 spine, with that trend expected to continue. Properties along the GA 400 corridor contain the greatest potential in the City for major change. The

City of Milton's 2040 Comprehensive Plan highlights the Deerfield District (which is within the Study Area) as one of the city's three main cores. The Deerfield Parkway Corridor Study (2020) notes that this district represents the largest collection of properties upon which commercial development is allowed, and a clear vision for the area can be instrumental in engaging owners with key properties within the district.

"Enhance the commercial tax base with businesses that fit into a cohesive, community driven vision"

Milton Strategic Plan (2021-2025)



"The area is envisioned to evolve as a more compact, walkable mixed-use and office/commercial corridor."

Alpharetta 2040 Comprehensive Plan



2

Understanding the Study Area

Study Area Existing Conditions

Market Summary

Community Engagement



Study Area

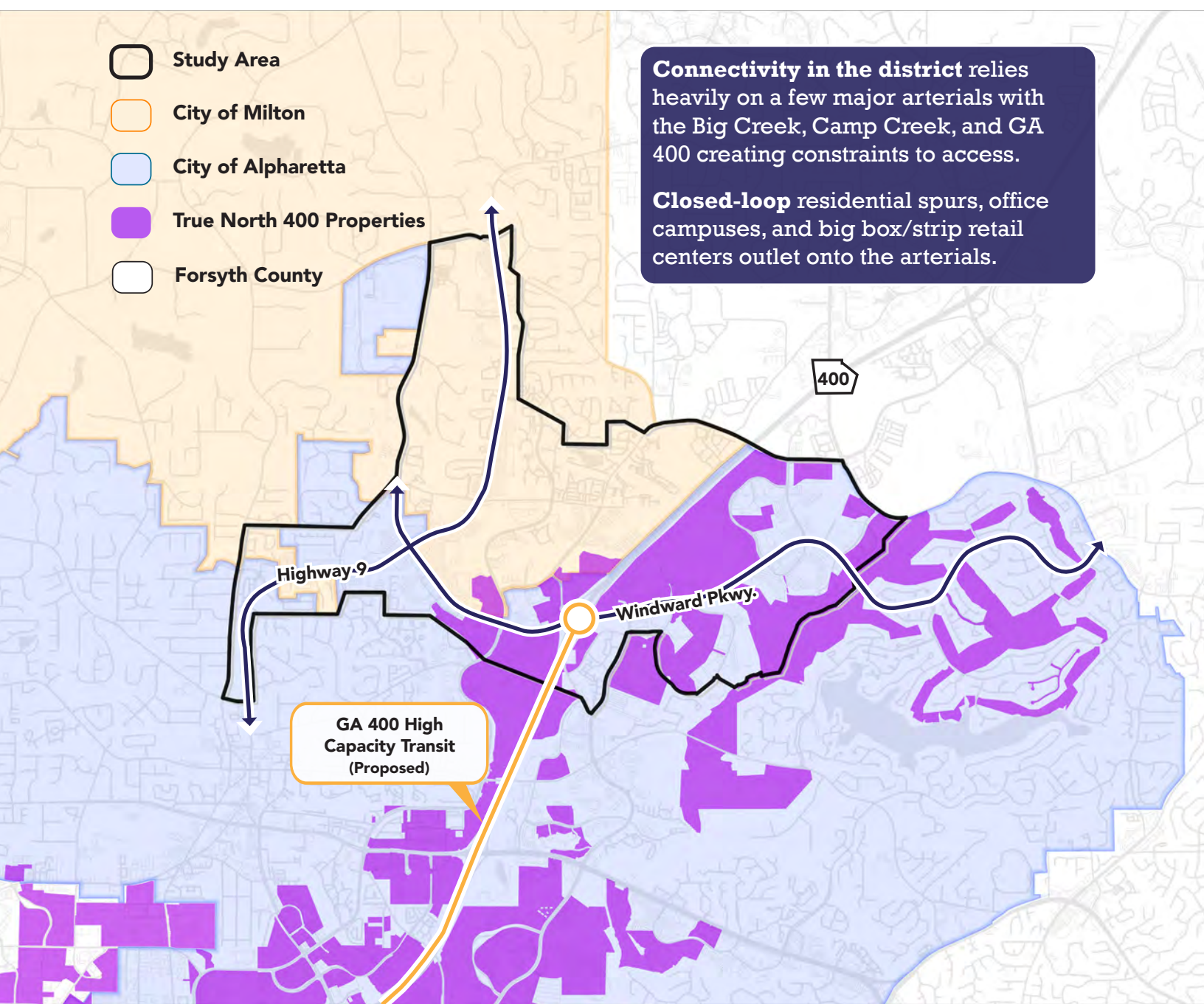
Existing Conditions

The Windward Parkway and Highway 9 Study Area is a major regional residential and employment hub. This section highlights its key existing conditions.

The Windward and Highway 9 Study Area is 2,944 acres or 4.6 square miles, which is approximately the same size as the City of Decatur, Georgia. The district is bounded to the east by Big Creek, to the north by McGinnis Ferry Road (Forsyth County) and Bethany Bend Road, to the west by Cogburn and Hopewell Roads, with the southern extent being just south of Highway 9 and Windward Parkway. Key north-south thoroughfares are GA 400 and Highway 9, with Windward Parkway acting as the principle east-west connection through the district. Together Windward Parkway and Highway 9 combine to make up over 6.5 miles of corridor through the Study Area, with most smaller roads connecting into these two main corridors. Webb Road, Morris Road, Deerfield Parkway, Windward Concourse and Union Hill Road are collector streets that support navigation through the Study Area.

North Park is adjacent to but just outside the Study Area to the Northwest. Cogburn Park, Union Hill Park and Freedom Park are public park spaces within the Study Area. About 2.5 miles of the Big Creek Greenway exists within the Study Area, with trailheads at Marconi Drive and Union Hill Park. Camp Creek and its associated floodplain is a major hydrological feature, flowing from northwest to southeast through the district, with several smaller tributaries feeding into it. Camp Creek connects with Big Creek about a half mile south of Windward Parkway at Windward Plaza.

Study Area in Context



City of Milton



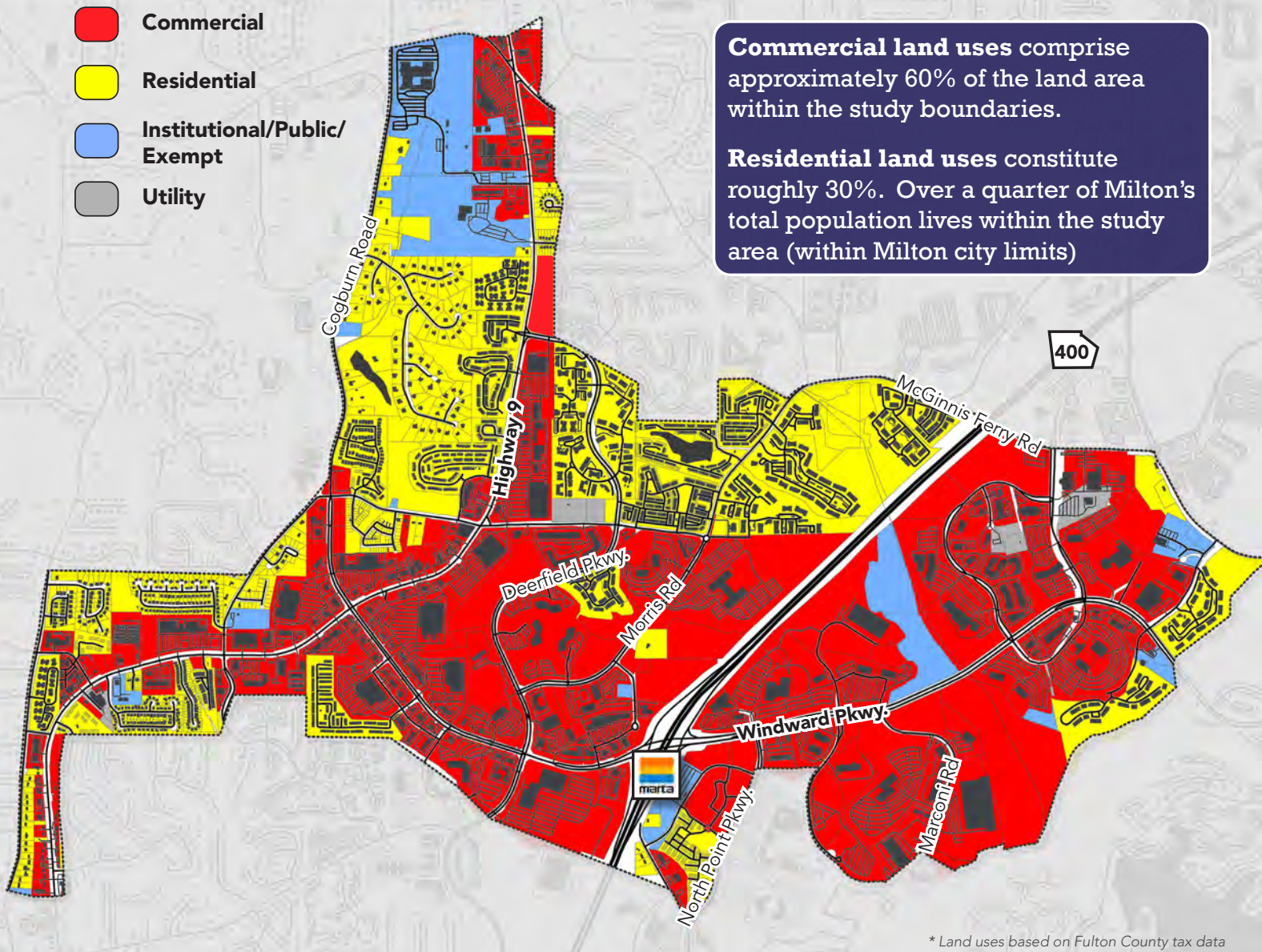
City of Alpharetta



True North 400 Properties



Existing Land Uses



Commercial land use comprises approximately 60% of the land area within the study area. East of GA 400 this is primarily large corporate office campuses. West of GA 400 it is a mixture of office stock, big-box retail and service retail. The northern end of the study area is primarily institutional with the presence of Cambridge High School and Stonecreek Church. There is only about 12 acres of designated public park space within the entirety of the Study Area (Not including the 2.5 miles of Big Creek Greenway,) representing less than 1% of the total area of the district.



Though occupying less than 5.7% of the City of Milton's total land area, the study area is home to a third of the City's 14,941 housing units.

City of Milton

Excluding their portion
of LCI Study Area



37

Square Miles

9,884

Housing Units

30,629

Population (2022)

City of Milton

Including only their portion
of LCI Study Area



2.1 (5.7%)

Square Miles

5,057 (34%)

Housing Units

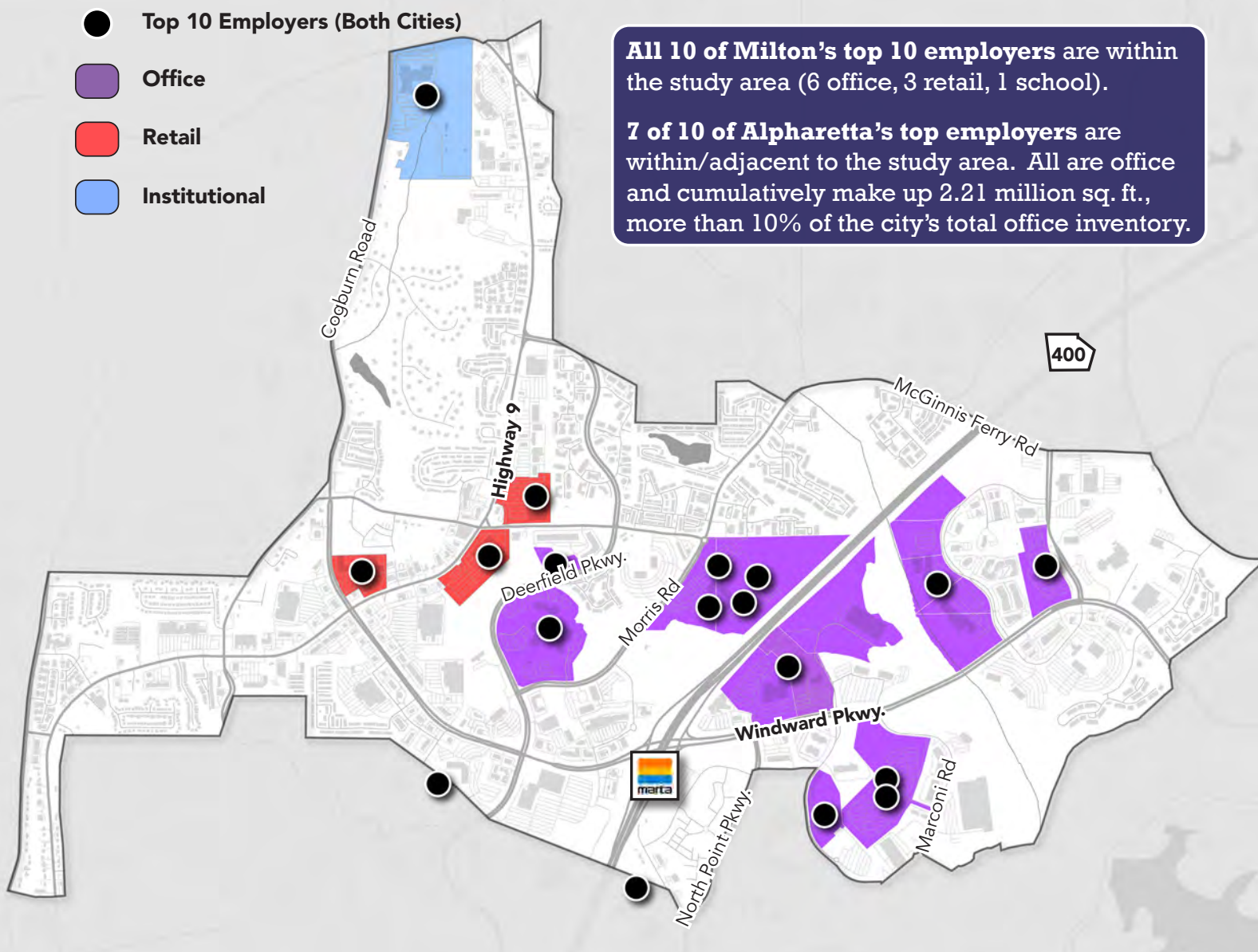
10,667 (26%)

Population (2022)

About 30% of the Study Area is dedicated to residential land use, totaling just under 6,000 housing units and a population of 12,657 residents. Most of this housing is concentrated just north of Webb Road, with single family detached accounting for 13%, townhomes accounting for 28%, and multifamily making up the remaining 59%. Over 5,000 of the housing units in the Study Area are within the City of Milton, representing approximately 1/3 of the City's entire housing stock (by unit) and 26% of its total population (per 2020 Census).

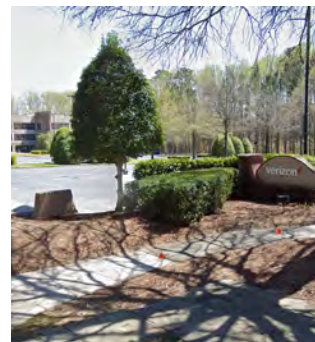


Major Employers

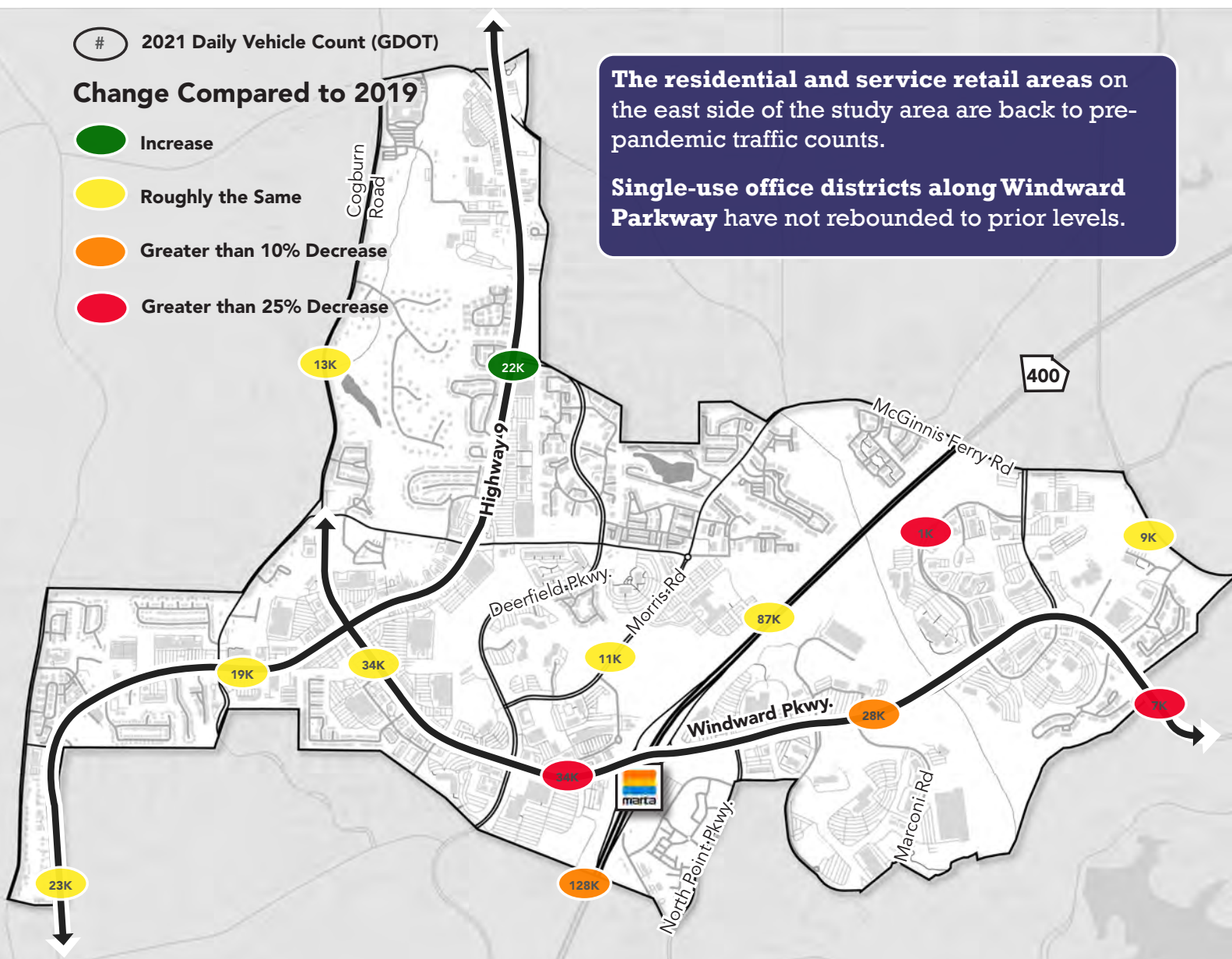


There are over 1,000 businesses within the Study Area according to employment data from ESRI Business Analyst. Top Employer data from the Cities of Alpharetta and Milton for 2021 found that all 10 of Milton's top 10 employers are within the Study Area. Seven of 10 of Alpharetta's top employers are within or immediately adjacent to the Study Area. All seven of these are large office tenants whose leases cumulatively make up 2.2 million square feet. ESRI's Business Analyst reports a pre-covid daytime population estimate for the district was 35,000 people, with more than 20,000 of those being workers who commute in. Recent numbers indicate that there

are closer to 10,000 people coming to work within the district daily (Placer AI). Even with the drop in employee population within the district, the Study Area still represents one of the larger employment centers within the greater Metro Area.



Traffic Counts



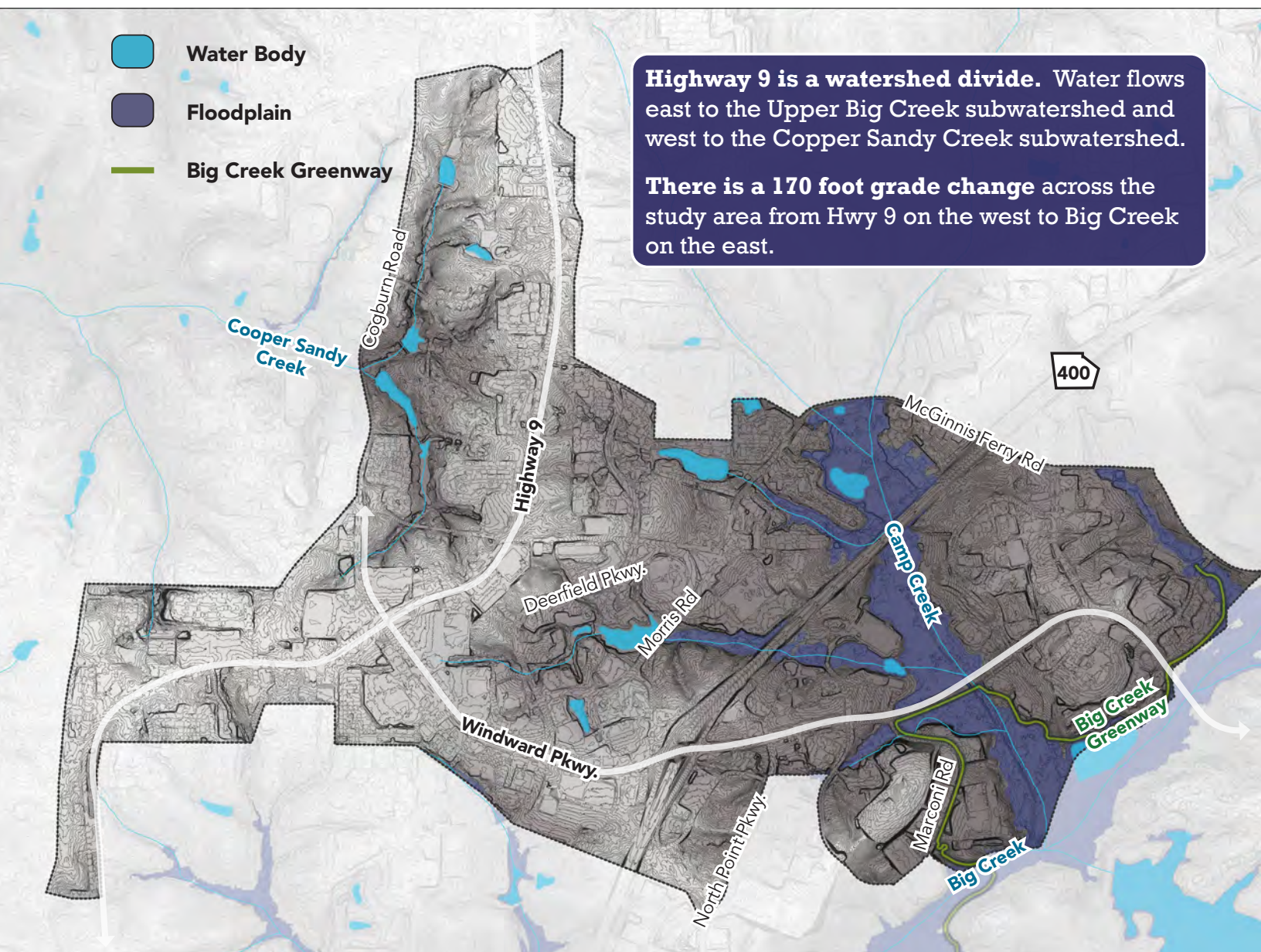
Traffic Counts within the Study Area unsurprisingly find their greatest concentration along Windward Parkway around the GA 400 corridor, particularly between GA 400 and Highway 9. That section of roadway is home to regional offices and hundreds of retailers, including big box stores such as Costco, Wal-Mart and Home Depot. Highway 9 daily traffic counts within the district hover around 20,000 vehicles a day, with the other north-south spines of Morris Road and Cogburn Road carrying between 11,000 - 13,000 vehicles daily.

When compared to pre-pandemic traffic counts, the residential and service retail areas on the west side of the Study Area have returned to what they were in 2019. The east side of the Study Area, however, has seen a drop-off in traffic counts since

2019, particularly in Single-use office districts along Windward Parkway that have been heavily impacted from work from home trends and rising vacancies. As more employees return to physical office spaces in 2023, its anticipated these traffic counts may return to near pre-pandemic levels.

In general, due to the heavy traffic load on Windward Parkway and Highway 9 as well as the time in which the roadways were developed, the environment is hostile to pedestrians and bicyclists. While True North 400 and the city of Alpharetta have made improvements along the north side of Windward Parkway, particularly between GA 400 and Deerfield Parkway, much can be done to improve the multimodal environment within the area.

Hydrology & Topography

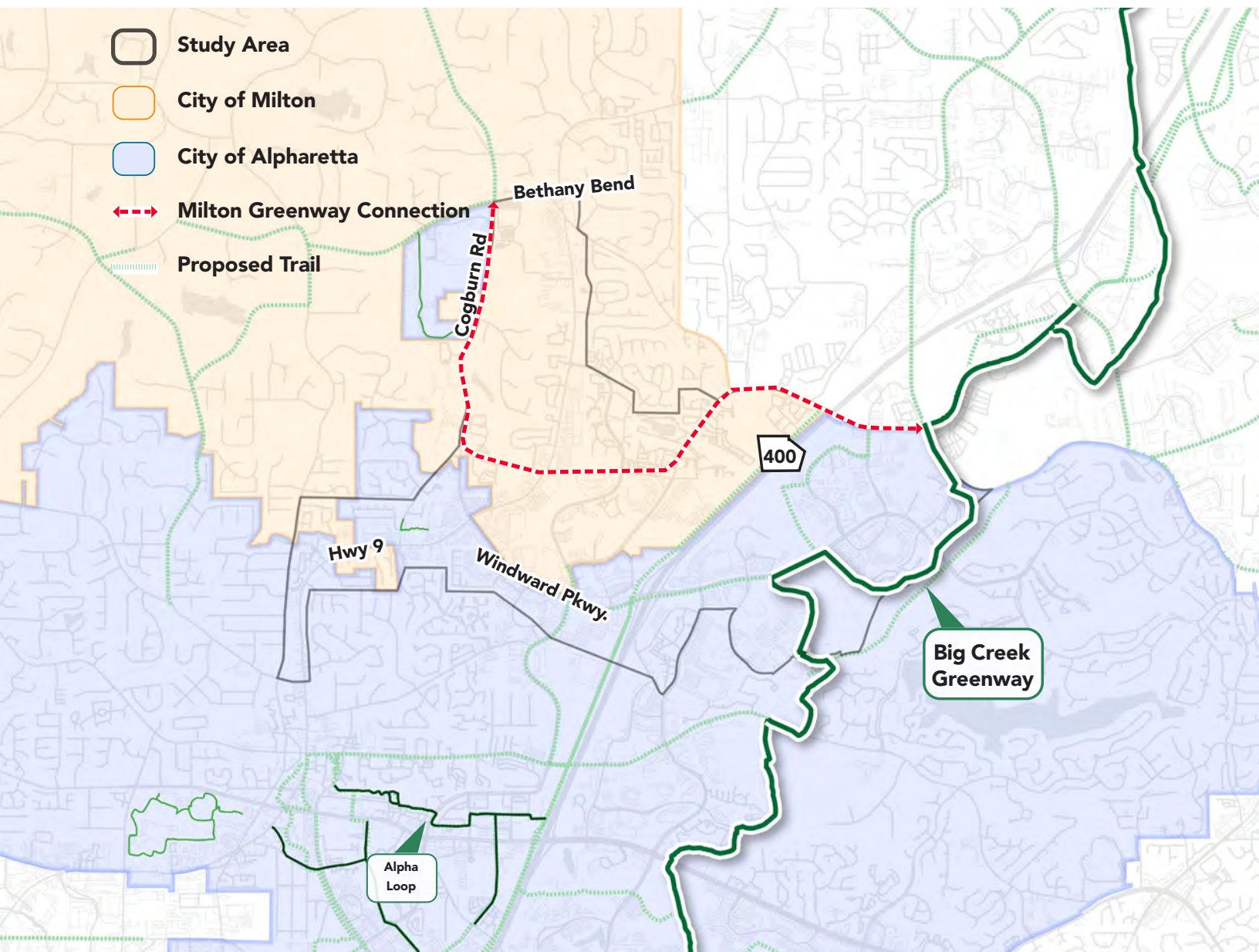


As is common for major roadways, both Highway 9 and Woodward Parkway have alignments that run along the higher elevations within the Study Area. Highway 9 follows a ridge line running north to south, channeling water to its west into Cooper Sandy Creek. To the east of Highway 9, several tributaries make their way into Camp Creek before eventually feeding into Big Creek west of Marconi Road and south of Woodward Parkway. Within the Study Area alone, there is over 200 acres of floodplain associated with Camp Creek, presenting a large swath of protected tree canopy, rich ecological systems, and wildlife habitat that includes various streams and wetlands.

There is a network of ponds and water retention areas, with one of the most significant being a 7-acre lake between Morris Road and Deerfield Road. Its visibility and frontage along Morris Road makes it one of the more noticeable water features within the entire district.



Existing Regional Trail Network



Within the Study Area, two significant trails exist or are undergoing design and construction. About 2.5 miles of the Big Creek Greenway is located within the eastern portion of the Study Area. There are two trailheads located within the Study Area – one along Marconi Drive and the other located in Union Hill Park. This portion of the Big Creek Greenway was completed in 2021 and is part of a regional trail spine that spans 26 miles from Roswell into central Forsyth County.

The City of Milton is actively pursuing a multi-use path connection to the Big Creek Greenway, beginning at Cambridge High School and following Cogburn Road south before heading east along Webb Road before using McGinnis Ferry Road to connect to the

existing Big Creek Greenway alignment. This project, which is over 3.5 miles in total, runs by North Park and Freedom Park and will offer convenient connectivity for the thousands of Milton residents who live along Cogburn Road, Highway 9, Webb Road and McGinnis Ferry Road. Currently this project is under Design and Right of Way Acquisition.

These trails provide two significant linear alignments through the district, while being primarily peripheral to the major commercial centers that are central to the Study Area.

Market Summary

This section creates the foundation for strategies in this plan by estimating the type and pace of development that could be expected over the next decade.

The Study Area spans 4.6 square miles, with Highway 9 and Windward Parkway serving as the primary suburban arterials in an area that was originally designed as auto-centric. Broadly, the area includes most of Milton and Alpharetta's existing office and retail plazas, adjacent to residential communities. Therefore, the Study Area presents these two communities' best opportunity to remake their local economies through land use transformation.

As shown in the map on the facing page, the boundaries of the Primary Market Area (PMA) well-extend beyond those of the Study Area. In this case, the PMA consists of areas within a 20-minute drive of the Study Area, which have similar demographic and economic conditions. It includes all of Milton and Alpharetta, as well as portions of Cumming, Roswell, and Johns Creek, totaling 506,000 residents (up 26% since 2010) with a median household

income of \$132,000. The Study Area is essentially the commercial and economic core of a predominantly low-density suburban area that includes many of the Atlanta Region's most suburban zip codes.

Analysis of regional market conditions must first take into account the impacts of the Pandemic nationwide. The COVID-19 Pandemic significantly shifted risk levels for certain types of real estate development. Office development is particularly high risk, owing to more widespread adoption of remote work. Both hospitality and retail remain moderately risky, while the multi-family market offers expanding opportunity, particularly for high-end and affordable development.

Primary Market Area (PMA)

Primary Market Area (PMA)

Areas generally within about 20-minute drive with similar socio-economic conditions

506,500
Population

6.3M
MSA

\$132k
Median Household Income

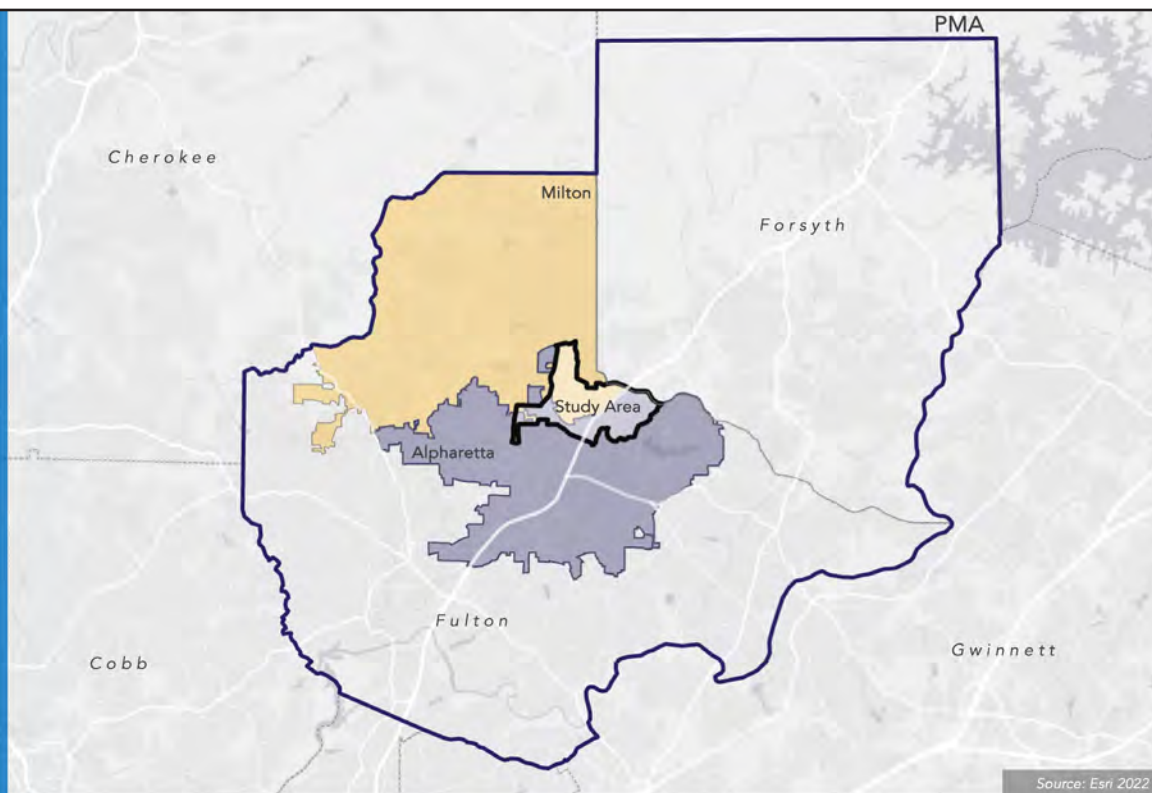
\$79k
MSA

\$445k
Median Housing Value

\$285k
MSA

26%
Population Change
2010-2022

19%
MSA



Source: Esri 2022

Average Weekday Workforce

In the context of these changing nationwide markets, the Study Area's large supply of suburban office buildings presents growing vulnerability. For example, office utilization in 2022 remained well below pre-pandemic rates in the Study Area. Depicted in the graph to the right, workers who did return to the office in 2022 tended to live within closer proximity. Stated otherwise, the pandemic escalated the risk of obsolescence already faced by auto-dependent aging suburban office parks—a trend that is increasingly evident in the Study Area.

Hence, to preserve and bolster economic viability, the Study Area should be redesigned in the vision of a new economic model. This emerging model holds that the creation of more dense, accessible, and integrated mixed-use spaces offers resiliency in the face of rapid economic and technological change, as summarized in the above graphic that depicts the three focal areas of this Plan's Market Strategy. By acclimating, the Study Area would offer a more livable, desirable, and economically-vibrant area that can thrive in the Atlanta Region's expanding knowledge sector economy.



Demographic Context

The Study Area has recently emerged as a highly affluent community of choice and employment center for families and young professionals. With evolving demographics and changing attitudes toward work, life, and play, the Study Area's built environment, housing, and amenities must evolve accordingly. Hence, the Study Area can continue to attract both existing and new residents, workers, and visitors via the development of space, connectivity, and experiences that better meet those changing wants and needs.

The Atlanta MSA (Metropolitan Statistical Area) has grown substantially in recent years, having gained nearly one million new residents since 2010 (19%). The PMA is home to 506,500 residents, accounting for 8% of the MSA's population, and has grown by 26% since 2010. Relative to the rest of the region, population density in the PMA is high. Density is highest toward the southern edge of the PMA, which is comparable to that of inner-ring suburbs like Sandy Springs, though significantly declines towards the PMA's northern perimeter. Consistent with both regional and national trends, the PMA's population is aging—since 2010, the fastest growth was observed among residents over age 60, who accounted for approximately 40% of population growth. Coupled with an increase in non-family households and those without children, these trends indicate that PMA's population is diversifying with many household types beyond suburban families with children.

Households in the PMA are affluent when compared to those in the MSA. The median household income is \$132,000, or well above the regional median (\$79,000). The PMA's wealthiest households are generally located in secluded residential communities, whereas households with more moderate incomes are present along Highway 400. Home values depict a similar story; with a median value of \$445,000, home values are by far the highest in Milton and other similar high-end suburban communities. The PMA is hence highly income segregated, with incomes and housing values generally inversely correlated with density.

Key Trends

Strong population growth – since 2010, the PMA has added 104,800 new residents, growing by 26% compared to 19% in the MSA

A very affluent community – the median household income in the PMA is \$132,000 compared to a median of \$79,000 in the MSA

A highly-educated community – 67% of PMA residents have a bachelor's degree compared to 42% of residents in the MSA

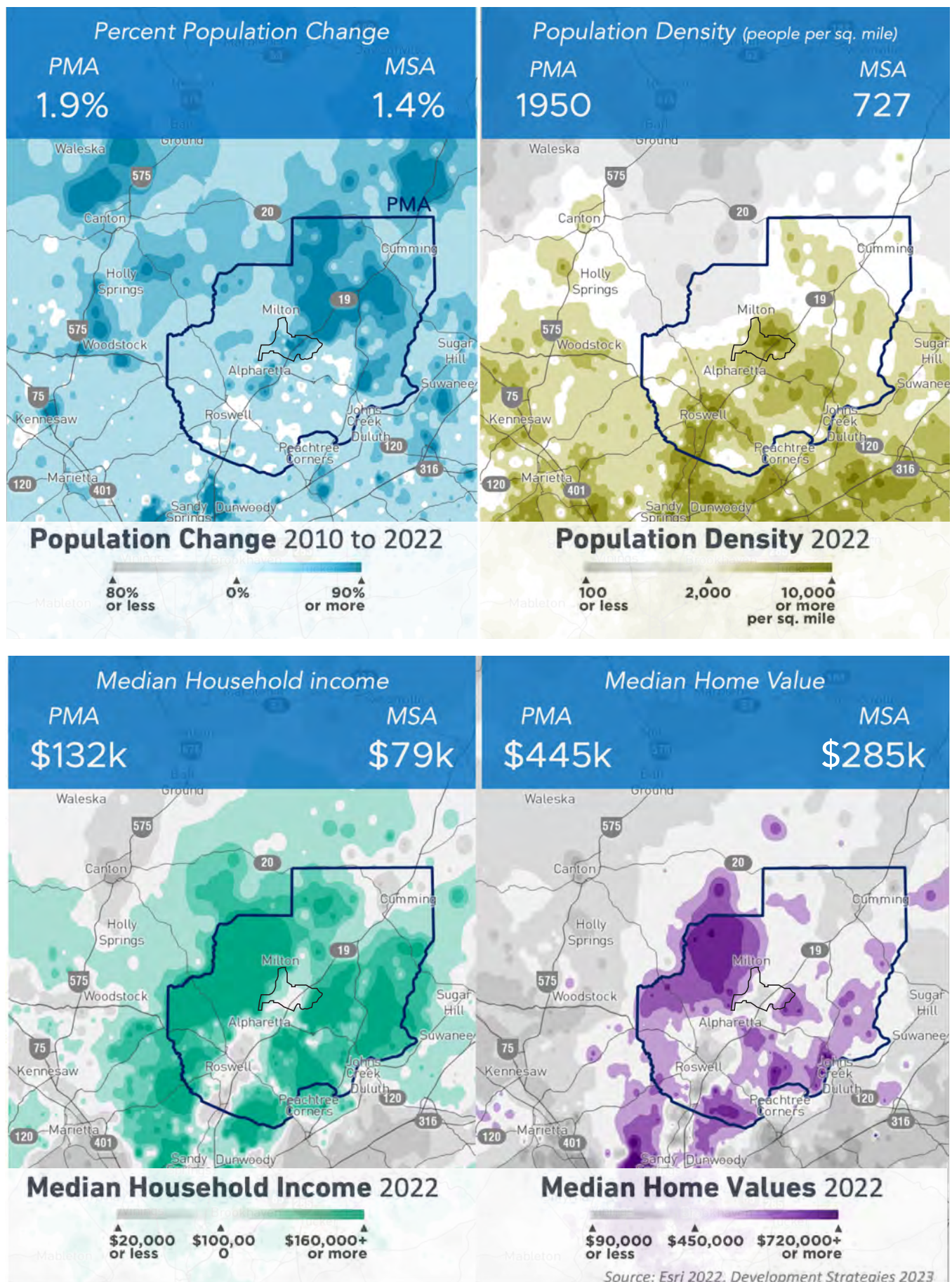
High automobile dependence – 99% of workers within the PMA commute via car, which is slightly higher than the 98% of workers who commute via car at the region-wide level

Residents of the PMA tend to have high levels of educational attainment, as the majority (67%) have at least a bachelor's degree compared to 42% of those in the MSA. The presence of such a highly-educated workforce has driven knowledge-sector job growth along the corridor, such that the PMA has gained around 30,000 of these jobs since 2010. While employment growth remains strong, transit usage is low – just 1% of households utilize public transit. Although this usage is consistent with the region (2%), when combined with high rates of working from home, it demonstrates the relative affluence of the PMA.

Context Map



Demographic Trends



Economic Context

Having seen rapid growth of its knowledge sector economy, the PMA has emerged as a regional tech hub hosting upwards of 700 companies. The local tech hub has brought about a new and changing workforce, characterized by a desire for flexibility, accessibility, and proximity—all trends in progress prior to, yet expedited by, the COVID-19 Pandemic. As a result, the existing landscape of isolated, auto-dependent office, retail, and housing is increasingly prone to becoming obsolete. Therefore, to remain competitive in a growing region, the Study Area will need to contain a mix of uses at higher densities with linked activity centers throughout.

The PMA includes 8% of the MSA's population, yet captured 13% of regional job growth, having added 77,500 jobs since 2010. As shown in the map on the facing page, employment density is by far the highest along Highway 400. Of these newly-added jobs, 39% are within high-paying knowledge sector industries such as information and finance. The addition of such positions has contributed to the corridor's emergence as a regional technology corridor, home to roughly 700 tech companies within the PMA. Consequently, Alpharetta has one of the highest average number of tech jobs in any U.S. city and is well-positioned to grow its workforce and start-up scene.

Key Trends

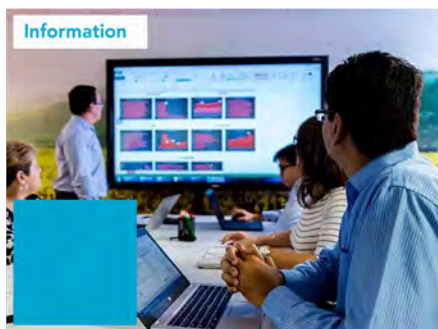
Job growth in the PMA has been strong over the last decade – the PMA added 77,500 jobs from 2010 to 2019.

The PMA has attracted substantial knowledge sector growth – 39% of net new jobs in the PMA are in high-paying knowledge sectors, higher than the rate of regional growth in these sectors (37%).

The PMA's large share of Administrative and Support jobs poses some risk – 10% (29,800 jobs) of jobs are in administration & support, which is projected to decline by nearly 5% nationally over the next decade.

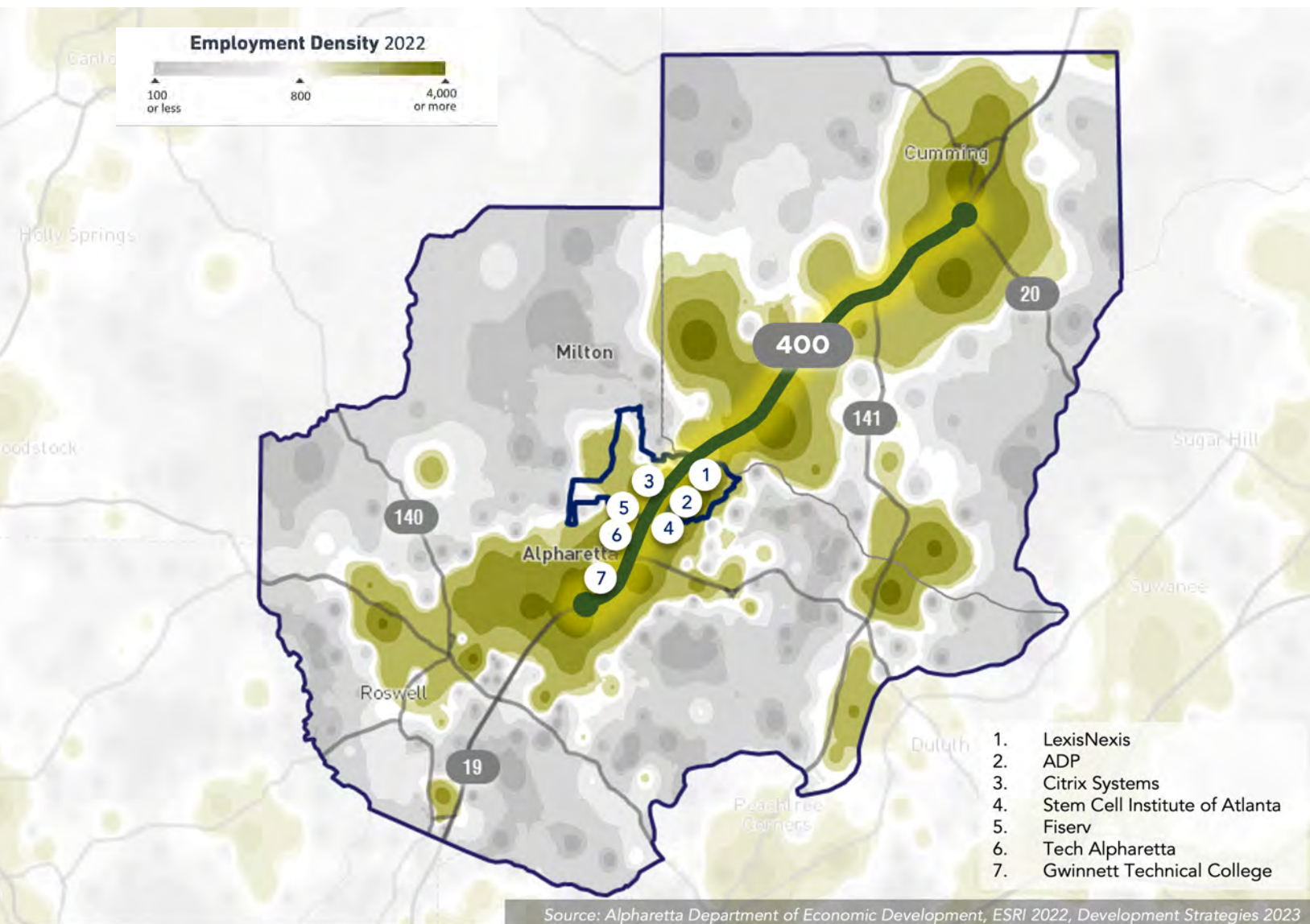
More than a third of the PMA's workforce live-work in the PMA – 36% of workers live in the PMA, meaning that 64% of workers commute from elsewhere.

Key Job Sectors in the Study Area



Source: U.S. Census (DataMap, 2019)

Economic Trends



Expansion of tech-oriented jobs offers a buffer to economic obsolescence; however, the growing number of jobs in administration and support could pose challenges, as these jobs are forecasted to decline 5% by 2030. Further, the PMA is not effectively capitalizing on its highly-educated population: just 36% of PMA workers live in the PMA, indicating a need to improve both regional transit access from outside of the region and connectivity within the PMA.

Tech Alpharetta, a technology incubator dedicated to growing innovation and technology in the City of Alpharetta, continues to generate technology-based employment momentum within both the city (and therefore Study Area) and the larger region. As of January 2024, Tech Alpharetta has helped with the creation of 1,452 new jobs in Alpharetta and a total of 2,064 jobs in the state of Georgia.

The Technology Corridor

700 Technology Companies	50 Tech Startups hosted by tech Alpharetta with over \$200M in funding
Alpharetta has 3.3X the average number of tech jobs in US cities	vs. 3.4X in Silicon Valley

Study Area

122 Companies in prof/tech industry	3,100 (12%) Jobs in prof/tech industry	1.9 miles out of the 7 mile corridor
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Office Overview

The Study Area's office market is foremost characterized by suburban-style developments, located along major thoroughfares and overwhelmed by adjacent parking lots. As these buildings were primarily built in the 1980s and 90s, based on a suburban office park model developed in the 1950s, they are representative of a dated conception of the workplace. While COVID significantly expedited their decline, these office spaces were already struggling to compete, as workers and employers alike sought more centrally-located sites that served as "destinations", offering easily accessible amenities, retail, and housing.

In the 1990s, the Study Area emerged as one of the premiere office destinations in the region, having seen a massive expansion of Class A development. As a result, the Area went from having essentially no office space in the mid-1980s to a present total supply of 7.1 million SF. In recent decades, however, these trends have slowed considerably: since 2010, the Study Area has added 225,000 SF, only a small fraction of PMA-wide deliveries (3.8 million SF). In the midst of an increasingly competitive environment, Class A vacancy rates have soared from 5% in 2016 to 20% in 2023, though this is somewhat consistent with post-pandemic regional trends. Simultaneously, rents have remained roughly equivalent to 2019 rates. Given relatively little new development, the Study Area maintains a low Class A market rent (\$26/SF) when compared to the MSA (\$32/SF), yet is consistent with

Key Trends

Competition is growing – the Study Area has a total supply of 7.1 million SF, yet only 225,000 SF has been added since 2010; simultaneously, the PMA gained 3.8 million SF

Vacancy is on the rise – the Study Area's average Class A vacancy has increased from 5% in 2016 to 20% in 2023, although the current average Class A vacancy in the MSA is comparable (21%)

Rent growth has been flat since 2019 – the average Class A rent in the Study Area of \$26/SF is consistent with the PMA (\$27/SF), yet lower than the regional average (\$32/SF)

Substantial development pipeline, but uncertainty of timing – according to CoStar, there is 4.9 million SF of office space proposed in the PMA; how much and how long this development will take, however, is highly uncertain.

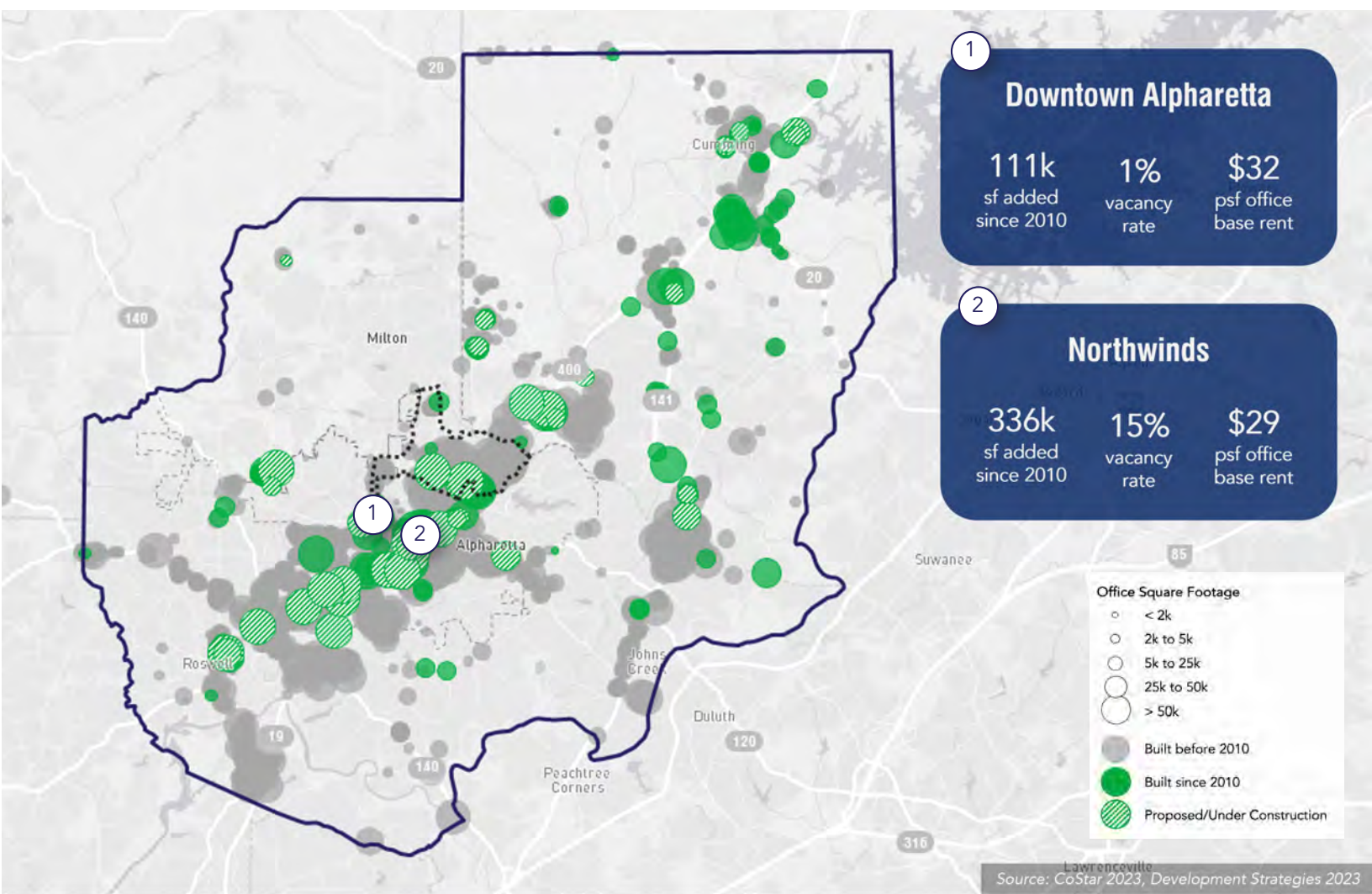
the PMA (\$27/SF). As of mid-2023, there is 4.9 million SF of office space proposed in the PMA—a figure that most certainly will decline, given low occupancy and high risk of speculative development.

Representative of the Study Area's office stock are all large-scale developments with upwards of 100,000

Projected 10-year Demand (Fulton County)



Office Overview



SF and maintain elevated vacancy rates, ranging from 11% to 100%. In comparison, more recent mixed-use developments, such as Downtown Alpharetta and Northwinds Summit (which is a part of the larger Northwinds Master Plan), both located southwest of the Study Area, have sustained stronger performance. Both developments maintain low vacancy and high rent rates that significantly exceed those achieved in the Study Area, suggesting heightened demand for more integrated, mixed-use developments.

Ten-year projections for Class A, Class B, civic, and medical office demand in Fulton County are displayed on the facing page. The Study Area will capture only a small fraction of this demand: likely no more than 1% of Class A space (77,500 SF) and 7% of Class B space (88,200 SF). Expanding this capture rate would require implementing land use and development strategy, such as increasing transit access and housing density.

PMA	MSA
+3.7M sf added since 2010	+30.4M sf added since 2010
9.5% change since 2010	10% change since 2010
\$38 psf rent on office built since 2010	\$42 psf rent on office built since 2010

Residential Overview

As the Atlanta region has swelled, the PMA has captured significant growth of the recently added housing stock; yet, none of these new units are within the Study Area. Housing development is the key to the economic vibrancy needed to sustain and build out commercial centers, offices, and entertainment and recreational amenities in the Study Area. In other words, failure to build a range of housing options means that the Study Area will miss out on future economic prosperity—prosperity that is most readily afforded by increasing the density, diversity, and connectivity of the housing stock across the Area.

Since 2010, the PMA's multi-family housing market has expanded significantly, adding over 8,700 units, shown in the map on the facing page. Despite strong PMA-wide activity, the Study Area maintained its stock of 3,000 units, which is concentrated around the Area's northern edge, west of Highway 400. Following strong delivery activity, the 9% vacancy rate in the PMA is high (between 5% and 7% is considered an industry-standard healthy vacancy rate), though this is consistent with the similarly high-growth MSA. Further, rents have risen dramatically, with the PMA's average rent increasing by 28% since 2020 alone, well exceeding the MSA wide growth of 20%. With a per unit asking rent of \$2,300 for units built since 2010, newly delivered units in the PMA cater to high-income renters.

The single-family market in both Milton and Alpharetta has grown, with each community adding 2,700 and 3,100 units since 2010, respectively. In recent years, for-sale housing has become highly cost-

Key Trends

Strong multi-family housing market – since 2010, 8,700 units have been delivered in the PMA, expanding total inventory 30%; however, there has been no new development in the Study Area

Vacancy rates are increasing – the average residential vacancy in the PMA is 9%, though this is equivalent to the regional average

Average rents are increasing – since 2020, market rent in the PMA has increased 28%, exceeding the regionwide increase (20%)

Large share of smaller households – over half (52%) of PMA households contain one or two persons, which is only slightly lower than the regional average (59%)

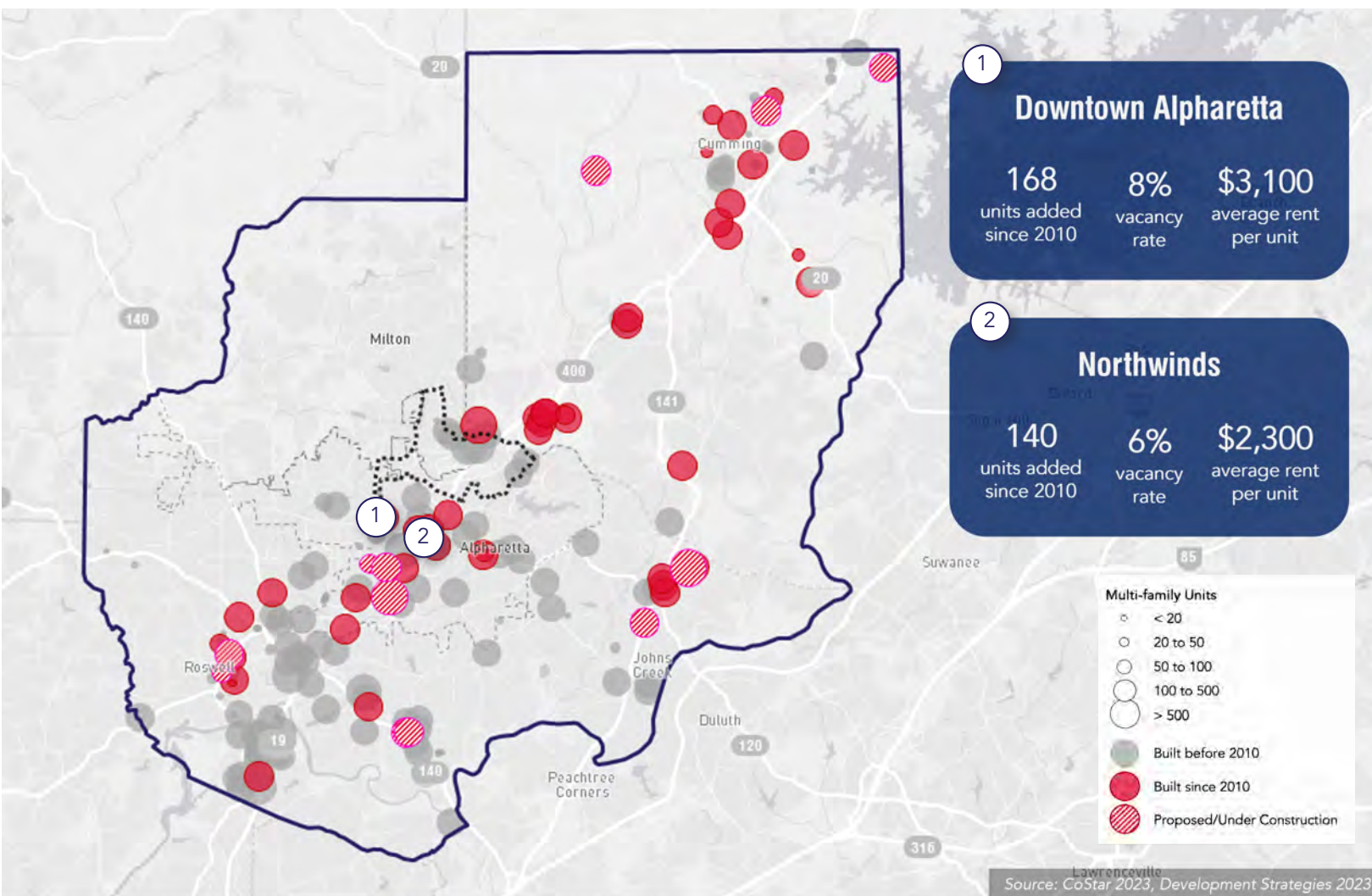
prohibitive: according to Zillow, the median housing value in Alpharetta is \$680k—up 55% since 2018—while the median in Milton is even higher (\$870k). Recently-delivered high-density for-sale developments reflect these trends, with asking prices for 2,000 to 4,000 SF townhomes ranging from \$500k to over \$1.7M. The expansion of the multi-family and high-density for-sale supplies in the PMA reflects strong (and growing) demand for high-quality housing from a diverse range of household types.

Demographic trends indicate increases among smaller, non-family households occupied by young professionals and empty nesters. As a result, the

Tapestry Segmentation: Key Groups in the PMA



Residential Overview



housing supply must meet demand from a population characterized less by the typical suburban family household with children. Displayed on the facing page, Esri Tapestry data suggests rising demand from moderate- to high-income households including singles, couples, and families. Assuming a consistent share of renters and owners, by 2032, the PMA is expected to gain 21,700 net new households—18,300 owner-occupied and 3,400 renter-occupied.

Alpharetta and Milton are highly sought-after communities of choice in the region; therefore, the Study Area could readily capture a significant portion of the PMA's 21,700 newly-added households. The primary limit to growth is the will to develop new housing, particularly rental housing. Solely considering the availability of vacant land, the Study Area could accommodate up to 4,500 new units (900 townhomes and 3,600 apartments), capturing 20% of the PMA's residential demand. Increasing density would raise this number, while developing based on existing housing typologies, dominated by for-sale single-family, would lower capture and, therefore, the Study Area's potential economic activity.

PMA	MSA
+8,700 units added since 2010	+124,100 units added since 2010
30% change since 2010	28% change since 2010
\$2,308 per unit rent on MF built since 2010	\$1,995 per unit rent on MF built since 2010

Retail Overview

Shaped by ever-evolving consumer preferences, economic condition, supply chain logistics, and technology, retail needs to adapt with rapid succession to remain competitive. The Study Area's market is no exception, as it faces extensive regional competition to capture spending from a limited, though expanding, pool of customers. Since the Pandemic, a number of clear trends have emerged, including a growing preference for smaller, experientially-driven retail spaces, better integrated with other uses like housing, entertainment venues, and office space. With a central location and robust retail stock, the Study Area can readily reposition and reinvent its retail space to meet these new preferences.

Despite the disruptions brought about by the pandemic, retail markets have remained strong both regionally and locally. Vacancy rates are low in the Study Area (5%) and MSA (4%), despite all-time high regional delivery activity in 2022. That being said, the Study Area has captured only 5% of PMA-wide deliveries since 2010, with most new supply clustered at the southern end of the Study Area (see map on facing page). Nearby competition is extensive, as the Study Area is within a 20-minute drive of 36M SF of retail space. Consequently, rents in the Study Area are low (\$22/SF) relative to the PMA (\$30/SF). An added potential driver of this trend is net absorption—from 2018 to 2021, net absorption in the Study Area was negative, in contrast to in the PMA, where net absorption was negative solely in 2020. Given these trends, to maintain its competitive position in a saturated market, retail development in the Study Area will need to adapt to changing consumer preferences.

Key Trends

Vacancy rates at pre-pandemic levels – vacancy in the Plan Area is 5% compare to 4% in the MSA

A very competitive retail market – there is 36M SF of retail space within 20 minutes

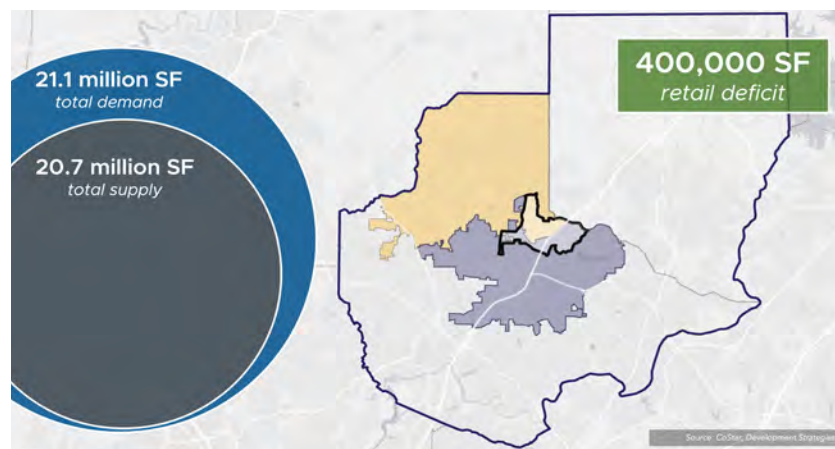
Local steep competition – since 2010, 175k SF of space was added to the Study Area, comprising 5% of PMA deliveries (3.5M SF)

Average study area lease rates have remained flat since 2020 – with an average rent of \$22/SF, the Study Area's new supply falls short of new supply in the PMA (\$30/SF)

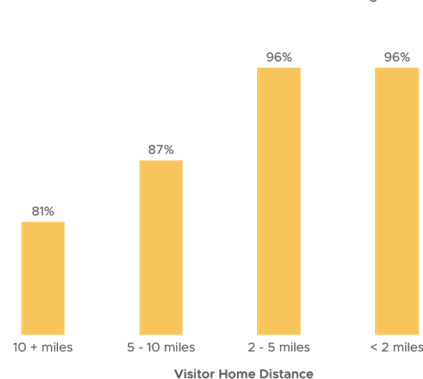
Retail centers in the PMA generally have low vacancy. Older, strip-center properties have somewhat weaker performance, whereas new mixed-use centers, such as Halcyon, sustain relatively high occupancy. This suggests that less auto-dependent retail models can prove stable in the regional market, even with intensive competition.

Demand for future retail development has (and will) evolve in accordance with broader trends. For instance, spending has largely kept pace with elevated inflation, yet consumers are increasingly looking to get more “bang for [their] buck” by patronizing retailers like discount stores and fast casual restaurants. Additionally, retailers are increasingly serving local, as opposed to regional, markets; shown on the facing page, Study Area visitation rates in 2022 from residents living within 5 miles largely returned to pre-pandemic levels, while visitation from farther distances

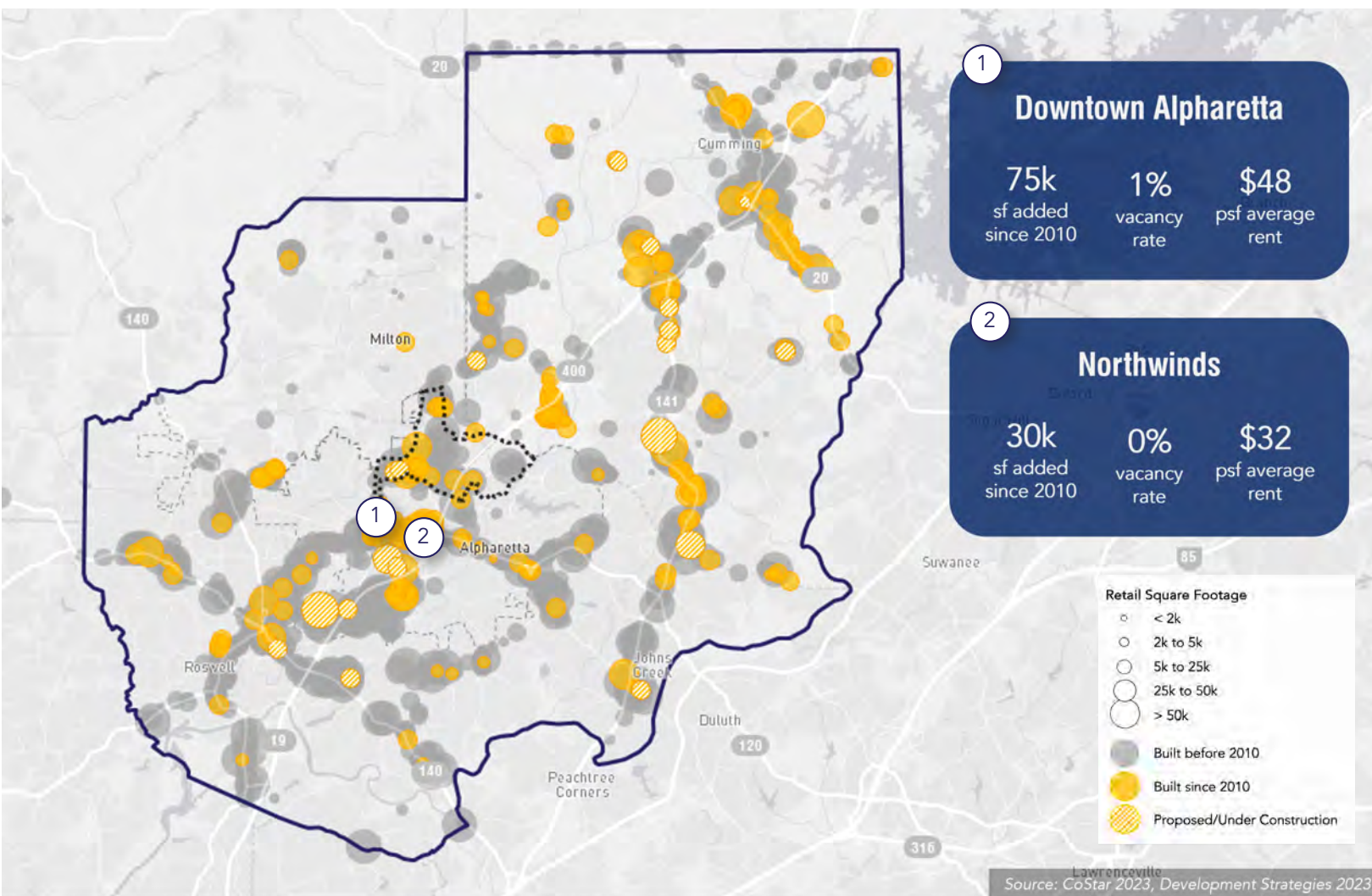
Retail Supply Gap



Percentage Return to Pre-COVID Visitor Levels by Home Location
2022 share of total annual visits over 2019



Retail Overview



has yet to recover. Retail will likely need to adapt to diminished visitor rates, as the volume of retail supply per capita regionally continues to decline.

Considering these factors, the PMA currently has a supply gap of 400k SF of retail and, based on projected 10-year population growth, could accommodate a further 1.2M SF. Applying the Study Area's historic capture rate, it can justify adding 84k SF, or roughly equivalent to a large grocery store. Elevating these capture rates will require the addition of population density, as new development is expected to be smaller in scale and primarily serve the local community.

PMA	MSA
+3.5M sf added since 2010	+26.4M sf added since 2010
11% change since 2010	8% change since 2010
\$30 psf rent on retail built since 2010	\$27 psf rent on retail built since 2010

Hospitality Overview

Although the hospitality sector was disrupted dramatically by the COVID-19 Pandemic, the Study Area's local market recovered quickly as risk of transmission declined. Further, the PMA's market has expanded significantly in recent years as the area has emerged as a major employment hub. To continue this momentum, and avoid obsolescence, future hotel development should occur alongside the creation of integrated spaces that provide good access to transit networks, entertainment venues, and industry centers.

Local and regional hospitality markets have largely recovered in recent years, as they continue to evolve in the wake of COVID-19. Since 2010, the PMA has added 1,900 rooms, a 40% increase in the total stock. Of these, 249 rooms were added in the Study Area. In accordance with this added stock, coupled with the pandemic, average occupancy in the PMA (65%) is under 2019 levels (71%). Demand in the PMA has yet to fully recover, with a 12-month demand of 1.34 million room-nights compared to 1.40 million in 2019. In contrast, the 12-month ADR for PMA hotels is \$122, having recovered from its pandemic era low (\$79) and resumed the level from 2019 (\$121). That being said, this recovery does not take into account recent inflation, which significantly raised operating costs, and suggests that the hospitality market still remains vulnerable post-pandemic.

Displayed in the map on the facing page, hotel deliveries in the PMA were concentrated along Highway 400, which is emerging as a major technology-oriented corridor. Hotels along the highway in the PMA maintain relatively high 12-month ADR (\$152) and occupancy (66%). These figures demonstrate that the integration of hotel properties with retail, office, and residential uses along a highly-trafficked corridor has proven successful, even with business travel still trailing pre-pandemic rates.



Key Trends

New supply is entering the market – nearly 1,500 rooms were added in the PMA since 2019, of which 249 were in the Study Area

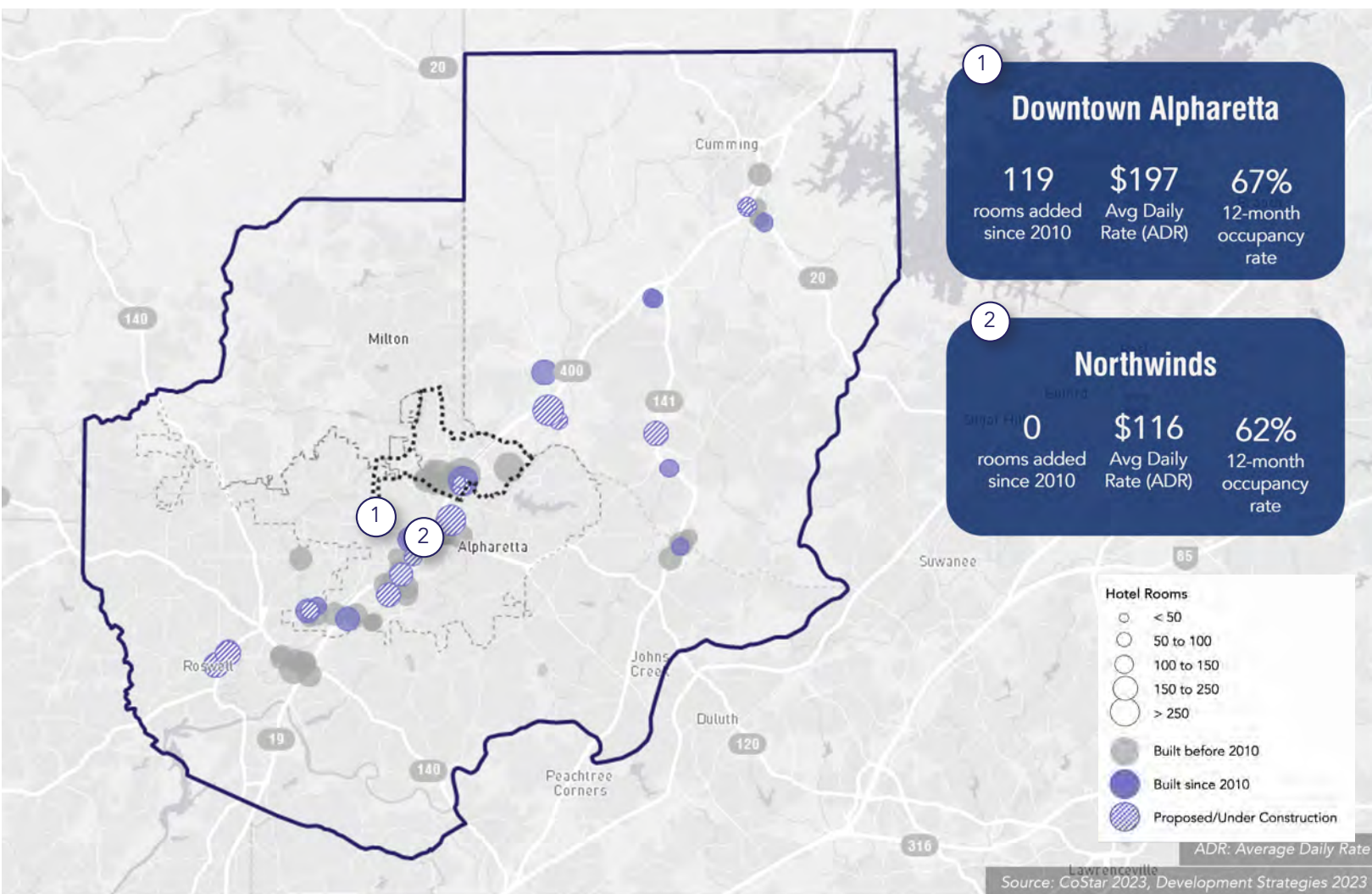
Average occupancy in the PMA remains below pre-pandemic levels – the average 12-month occupancy is 65% as of late-2023 compared to 71% in 2019

Total room-nights in PMA is just below pre-pandemic levels given new supply – 12-month room-nights totaled 1.34 million by late 2023 compared 1.40 million in 2019

Average daily rates (ADR) are back to pre-pandemic rates in the PMA – with a current 12-month ADR of \$122, ADR has recovered from a low of \$79 in 2021 and is equivalent to 2019 levels (\$121); however, this figure does not account for the inflation that occurred in the interim



Hotel Overview



The supply in the PMA is dominated by mid to upscale franchise hotels, a selection of which are displayed to the right. Most recent deliveries serve the upscale market, though only one property (Hilton Alpharetta) is within the Study Area. Otherwise, all hotels in the Area are over 20 years old and serve the upper-midscale to upscale tiers. This is true of the City of Milton's sole hotel, which is within the Study Area. Built in 1999, it has a 12-month occupancy rate of 60% (per January 2024) and an ADR of \$124. Its 2019 ADR was \$139, which hit a pandemic-era low of \$77 between March 2020 and March 2021.

Per 10-year demand projections, the PMA can support an additional 770 rooms, of which 210 are expected in the Study Area. With a 50-unit midscale hotel in the final planning stages, a growing short-term rental (e.g., Airbnb) market, and existing low occupancy, a more conservative estimate is 120 rooms. Given the existing supply, the "mid-level" franchise market is oversaturated, leaving a gap for independent, boutique, and luxury hotels. Any future development should be co-located retail nodes, transit stations, and high-visibility interchanges, so as to ensure long-term marketability.

PMA	MSA
+1,920 rooms added since 2010	+17,600 rooms added since 2010
40% change since 2010	19% change since 2010
\$144 ADR on hotel rooms built since 2010	\$135 ADR on hotel rooms built since 2010

Community Engagement

Through two community meetings and an online survey, the Milton and Alpharetta communities helped guide this plan's recommendations.

Home to thousands of jobs and residents, the Study Area is both a significant source of municipal tax base as well as a residential community. With this in mind, this study aimed to engage with both Study Area employees and residents alike. As such, this process included two community meetings held in the Study Area, one at the onset of the project and a second meeting toward the end of the process to preview the plan's main ideas. Through both meetings, more than 90 people attended, the majority of which were residents of the neighborhoods within and near the Study Area.

While community meetings are an effective tool in engaging with residents and neighborhood leaders, they are less effective in reaching commuters and employees. The planning team thus devised an online survey directly targeting these employees. The survey was shared via email with key stakeholders, and attracted 808 responses, from which 87% were people who worked in the Study Area boundary.

The planning process was also guided by a Core Group of Milton and Alpharetta business owners, residents, and community leaders that met with the planning team on four occasions. This group acted as a sounding board for the planning team, reviewing engagement results and previewing recommendations. The group's feedback and input was instrumental in refining these materials prior to sharing with the community.

Other Meetings:

Workshop with Milton City Council

Presentation to Alpharetta Development Authority

Site Visits and City Staff Meetings

How We Engaged

2 Community Meetings

1 Online Survey

90

Total people in attendance at two community meetings directed to Study Area residents

808

Total Responses to an Online Survey directed at Study Area Employees

4 Meetings with a Core Group of community leaders

The Windward Parkway & Highway 9 Strategic Master Plan was guided by a Core Group of Milton and Alpharetta business owners, residents, and community leaders.

Adam Orkin
Orkin & Associates

Bernie Tokarz
Cloverhurst LLC,
NFCID Milton appointment

Brian Taylor
Taylor Morrison

David Fisher
Morgan Stanley

Dennis Carman
Bike Alpharetta

Elaine Harris
Vitality Living

Francis Kung'u
Chair of Alpharetta Planning
Commission

Glenn Aspinwall
JLL Commercial Broker

Gloria Mattei
Milton Business Council Board
Member

Isaiah Yancy
Regency at Windward Square
Townhome Assos.

Jake Meek
Builder, Toll Brothers

Joe Bucher
Southwest Value Partners

Josh Barnes
Orkin & Associates

Kevin Landry
NELSON

Kimbrle Matherly
Deerfield Association

Laura Wysong
Milton Planning Commission, resident

Leslie Day Harrell
Jackson Healthcare, NFCID Alpharetta

Mindy Selig
Selig Enterprise

Nick Garzia
CIM Group

Community Meetings

Community Kickoff Meeting

The Windward Parkway & Highway 9 Strategic Master Plan held its first Community Meeting on Wednesday, May 24 at the True North 400 office space in Avalon, between 5:30 PM and 7:30 PM. This meeting included open-house style activities with interactive stations and informational displays, and was attended by more than 50 community residents during the two-hour event. Based on map results from this meeting, most attendees were residents of the Deerfield area, or of the residential communities around Highway 9.

The activities in the open house were designed to provide the planning team with a rich understanding of how residents perceive the Study Area, what improvements they would like to see happen, and how these are prioritized. As shown in the maps on the following page, meeting attendees were asked to share their favorite destinations within the Study Area (bottom map) and which areas need to be changed/ improved (top map). As seen on the maps, residents enjoy the shopping and retail of Windward Parkway, and access to the Big Creek Greenway. Nonetheless, they see opportunities for improvement along Highway 9, near where meeting attendees reported residing.

Second Community Meeting

The planning team hosted a second Community Meeting on Wednesday, November 15th at the Hilton Alpharetta on Windward Parkway, between 5:30 PM and 7:30 PM. This meeting included open-house style activities with interactive stations as well as a brief presentation sharing the Four Big Ideas for the Study Area detailed in the following chapter of this report. This second meeting was attended by more than 40 residents and business owners, a majority of which were residents of the area.

Those who attended the meeting shared insights on the four ideas, highlighting the value of a connected trail network in bringing residents near destinations. Many also expressed excitement in the vision for two community destinations sites, and helped share with the planning team how they would use and gather at these locations.



Community Kickoff Meeting

50

Total people in attendance throughout the 2-hour open house event

191

Total comments received on various boards, displays, and activities.

249

Total stickers placed on various maps and activities.



Second Community Meeting

40+

Total people in attendance throughout the 2-hour open house event (35 sign-ins)

74

Total comments received on various boards, displays, and activities.

77

Total stickers placed on various maps and activities.

Change/Improve

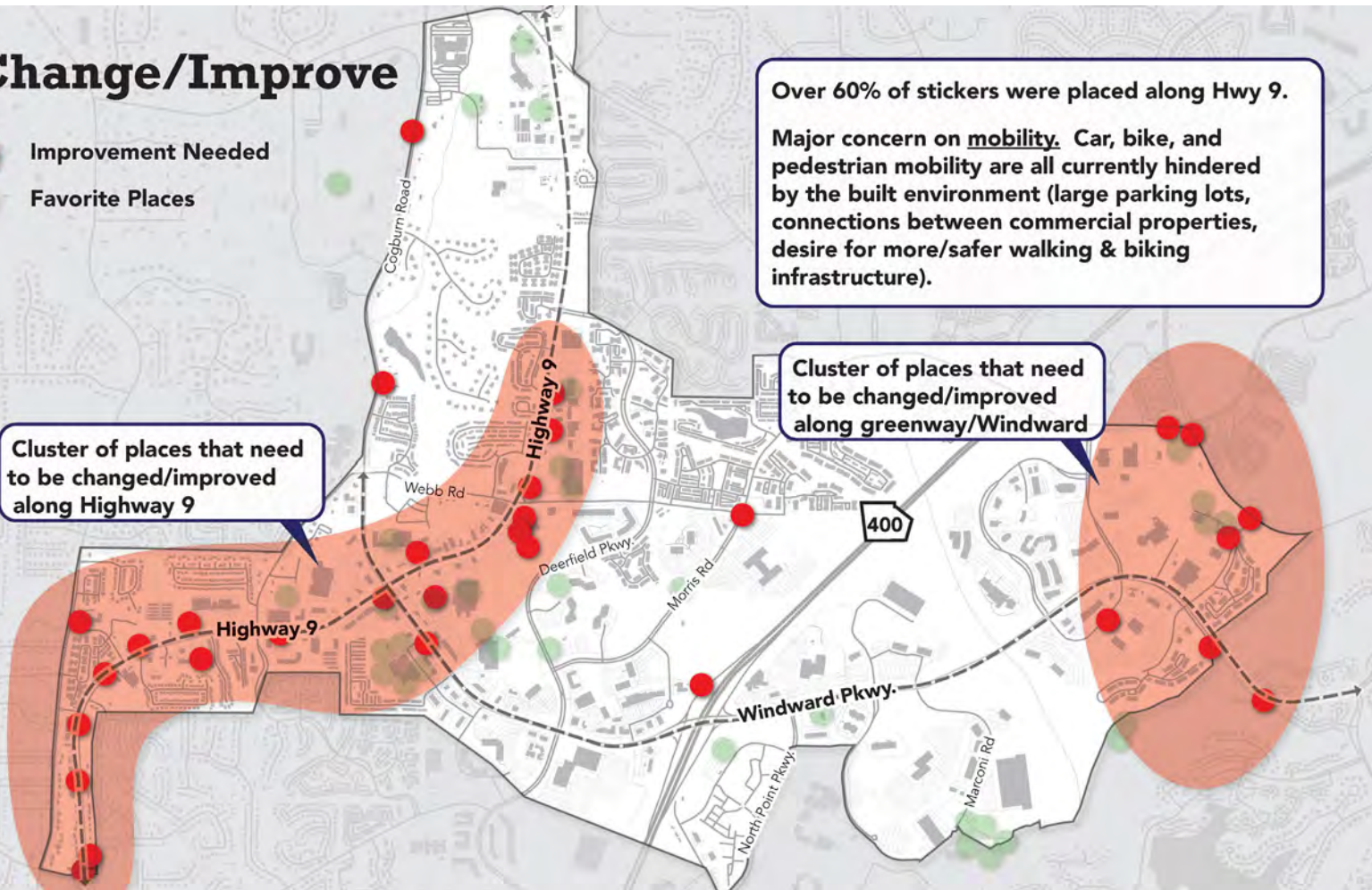
- Improvement Needed
- Favorite Places

Over 60% of stickers were placed along Hwy 9.

Major concern on mobility. Car, bike, and pedestrian mobility are all currently hindered by the built environment (large parking lots, connections between commercial properties, desire for more/safer walking & biking infrastructure).

Cluster of places that need to be changed/improved along Highway 9

Cluster of places that need to be changed/improved along greenway/Windward



Favorite Places

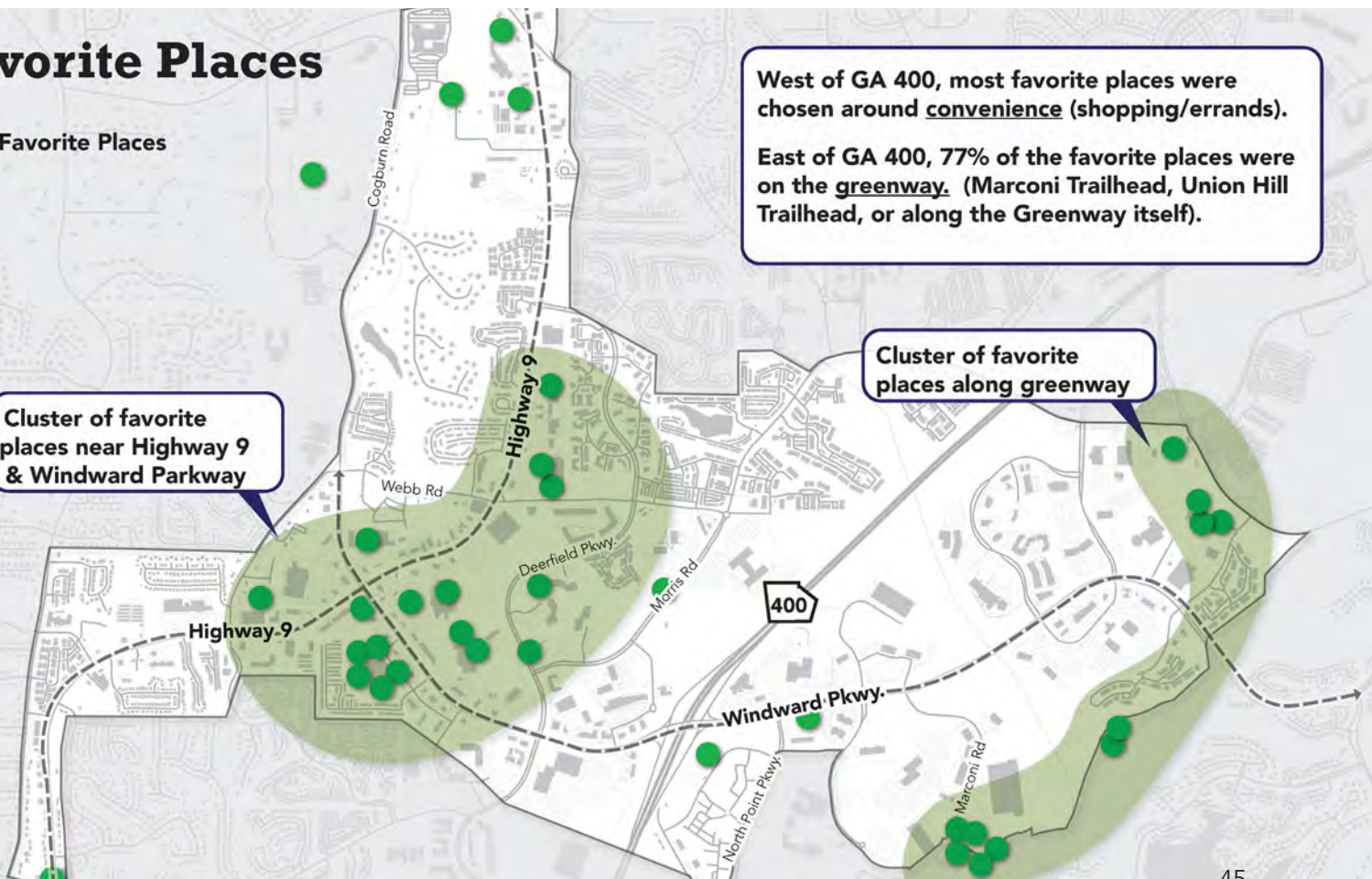
- Favorite Places

West of GA 400, most favorite places were chosen around convenience (shopping/errands).

East of GA 400, 77% of the favorite places were on the greenway. (Marconi Trailhead, Union Hill Trailhead, or along the Greenway itself).

Cluster of favorite places near Highway 9 & Windward Parkway

Cluster of favorite places along greenway



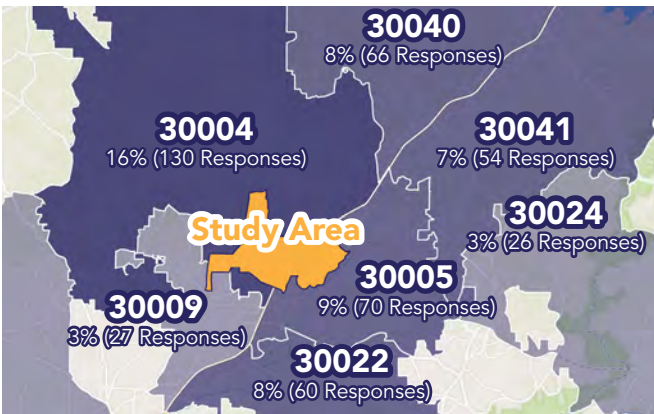
Online Employee Survey

The planning team released a survey directed at Study Area employees between May 22 and June 16 of 2023. Shared by the Cities of Milton and Alpharetta to key stakeholders and businesses via email, LinkedIn, and online newsletters, the survey attracted 808 responses over a month-long period. The responses, the full summary of which is available as an appendix to this report, has a subset of key findings detailed in the paragraphs below.

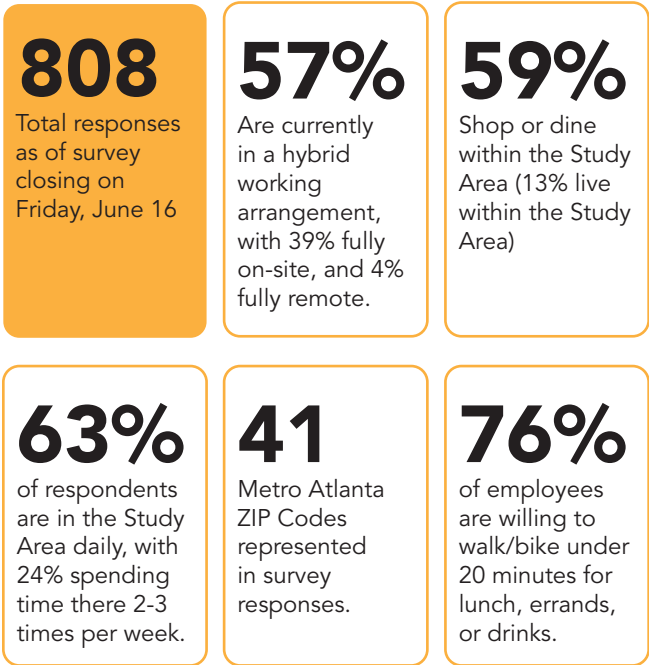
The online survey was largely taken by employees who work in the study area - about 86% of responses were from employees who identified as having an office within the Study Area boundary. Of these employees, 63% reported that they come into the area on a daily basis, either for work, errands, or entertainment. This is higher than the 39% of employees who reported working fully on site, as 57% of those responding noted that they follow a hybrid working arrangement that includes some work from home. This can be partly explained by the large amount of respondents (59%) who reported that they shop or dine in the area, with 13% living in the area.

Survey respondents were largely concerned with traffic and congestion. With commute times largely above the national average of 27 minutes (35% of commuters reported a commute of more than 30 minutes) - employees in the Study Area are highly influenced by congestion, 97% of which are driving a car. When asked what activities would motivate them to come into the Study Area more often, most written responses mentioned a desire for a shorter, easier, or more convenient commute. Despite these challenges, when asked if improvements to the built environment would encourage them to return to the office, at least half of employees were willing to do so.

Nonetheless, a critical mass of employees would spend more time in the Study Area if it offered more distinctive dining and retail options. Respondents noted that while 74% of them patronize restaurants in the Study Area during office days, they are far less likely at 24% to stay in the area for dinner or drinks after work. Walkable destinations with a strong sense of place, like Avalon or Downtown Alpharetta, were noted as more inviting placed for these types of social activities.



ZIP Codes with greater than 3% of responses



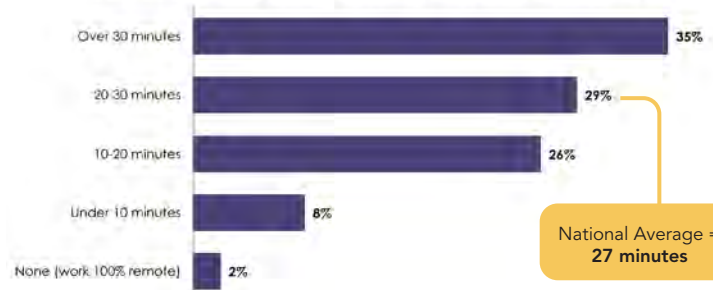
Lastly, despite being a car-centric area, there is pent up demand for walking and biking. Though a majority of errands and trips are accomplished with a car, 76% of those surveyed noted as being willing to walk or bike under 20 minutes to grab lunch, run errands, or have a drink with friends/colleagues. Those who did so clarified that the experience of walking or biking mattered in making that decision, with many noting that they would only walk or bike if it feels safe, convenient, and pleasant.

Commuting into the Office

If you currently work remote/hybrid, would you be encouraged to return to the office more if there were more direct improvements to the built environment such as connectivity to trail networks and increased connectivity to dining/retail opportunities?

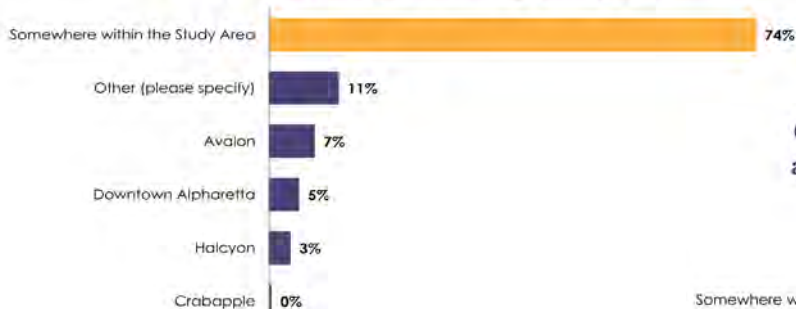


About how long is your current commute to work?

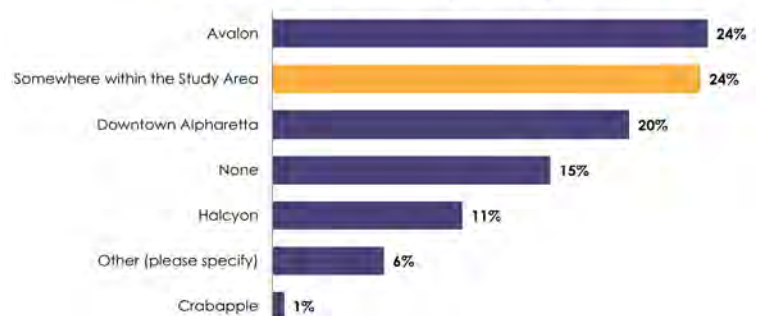


Outside the Office

On days you work in the office and go out to lunch, where do you most typically go?



On days you work in the office and go out after work (for dinner/drinks/socializing), where do you most typically go?



I Would Spend More Time in the Study Area If..

Major Themes

It had less traffic/congestion

My commute/traffic wasn't this bad

There were more areas like Avalon/Halcyon

Restaurants were more varied & accessible

It included more safe spaces for all ages

Had mobility options other than driving

Five Key Takeaways from our Engagement

The recommendations in this plan have as a foundation the hundreds of voices engaged through the planning process. In analyzing the feedback received at community meetings, Core Group meetings, and in the online survey, a series of key themes were often repeated and augmented in the comments and ideas received. From these comments, the following five key themes emerged as representative of an overall community sentiment around the future of the Study Area. These five key themes, detailed below, include:

- 1. Improving mobility is key to the success of the area:** It is hard to get around the district for both drivers and pedestrians, which causes stress and influences the perception/experience of the district. Employees noted that congestion and long commute times highly influence the decision of returning to the workplace, whereas residents noted that traffic and lack of connectivity makes reaching destinations challenging.
- 2. The area lacks authentic and local experiences:** The study area lacks a “sense of place” and vibrant walkable destinations, making it challenging to compete with Avalon or Halcyon for dinner/drinks. This is especially true to Study Area employees, who noted in the online survey that they are less likely to patronize businesses in the area for these activities. Nonetheless, residents value the current retail offerings, and would like to see more walkable and distinctive places to visit, similar to Alpharetta’s City Center or Milton’s Crabapple.
- 3. There is a need for additional parks and open spaces:** There is consensus among both residents and employees that green space with a variety of amenities and programming is lacking. Residents of the neighborhoods near Highway 9 expressed a desire for a community park, whereas employees noted an opportunity for additional green spaces near office buildings.
- 4. Major roadways divide as well as connect the district:** The two corridors that define and connect much of the Study Area, Windward Parkway and Highway 9, also contribute to creating barriers for pedestrian and vehicular travel. Wide crossing distances, car-centric design, and a lack of alternate routes make these two corridors challenging to transverse. Additionally, GA 400 creates an east-west divide for retail and other amenities, and disconnects Milton and Alpharetta residents from the Big Creek Greenway system.
- 5. The quality of the built environment and amenities will influence working arrangements for large employers:** Through the online survey, employees working in the Study Area were able to provide feedback on their working arrangements and commute decisions. Though fully remote working arrangements are on the decline since 2020, many continue to follow a hybrid work schedule. The Study Area’s long commute times and congestion continue to highly influence whether employees choose to work from home, or commute into the office. Despite these challenges, about half of those surveyed noted that improvements to the quality of the surrounding district, the availability of green space, and a diversity of food/drink options and programmed amenities can help persuade them back into the office and Study Area.

Five Key Takeaways

Improving mobility is key to the success of the area.



The area lacks authentic and local experiences.



There is a need for additional parks and open spaces.



Major roadways divide as well as connect the district.



The quality of the built environment and amenities will influence working arrangements for large employers.



The background is a stylized illustration of a parking lot. In the foreground, there are several parking spaces marked with white lines. A silver car is parked in one of the spaces. To the right, there is a landscaped area with green grass and a small tree. In the background, there are tall evergreen trees and a few people walking. A large, semi-transparent circle is centered over the image, containing the number 3.

3

Four Ideas for the Study Area

1 | Connecting the Dots

2 | Serenity & Amenity

3 | Ales to Trail

4 | Lakefront Property





Idea 1

Connect the Dots

The vision for the Windward/
Highway 9 area starts with creating a
framework for a more walkable and
connected district.

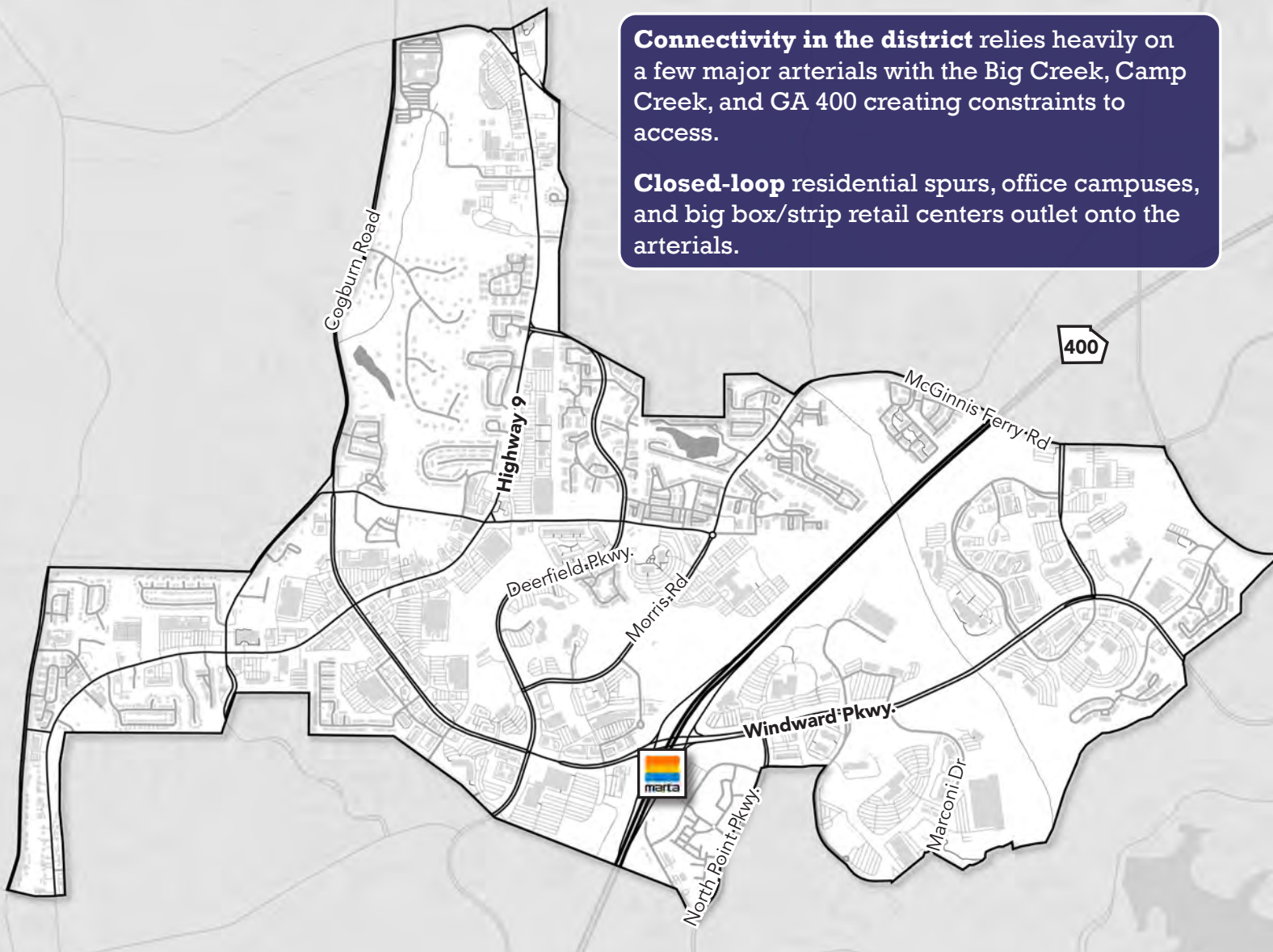
Mobility to, and more importantly, through the Study Area is the most repeatedly emphasized priority by past planning efforts and public feedback from current employees. With an average one-way commute time of about 30 minutes, many of the district's employees spend significant amounts of time in route to and from the district on a daily basis. Many survey respondents expressed frustration that a large chunk of their time commuting to and from work was spent traveling very short distances within the district due to traffic congestion around peak workday travel times.

At a national level, A 2021 study by the Bureau of Transportation Statistics found that more than half of all daily trips in the United States were less than three miles in distance, with 28% of total trips being less than 1 mile. And since 1960, vehicle miles traveled (VMT) has increased sevenfold (per the Office of

Energy Efficiency & Renewable Energy), while the population has only doubled. Together, these data points communicate that society is driving much more than we used to, and many of those driving trips are quite short. These insights are re-iterated in the public feedback that was received - while many have a willingness to walk or bike places, most do not within the Study Area because the conditions are not conducive or safe to do so.

"I work in a corporate office where individuals walk to their vehicles and drive to local food destinations that are EASILY within walking distance."

- Online Survey Response



Existing Street Network

The auto-dominance of the Study Area is most visible in the major pressure put on a few key arterial roadways that act as the collection points for most of the major employment centers and retail clusters within the district. Public feedback mentioned these roadways can get so busy that an informal network of access roads and parking lots end up being used as travel routes for patrons trying to move through the district and more efficiently navigate the rush-hour gridlock.

One key indicator for connectedness and mobility is that of block size. In general, areas within cities

that are inherently very walkable or provide a grid of connected streets typically have perimeter block sizes of less than 2,000 feet or 1/3 of a mile (For reference, Downtown Savannah, GA, has block perimeters of less than 1,000 feet). Within the Woodward/Hwy 9 Study Area, there are several blocks whose perimeters exceed a mile. The centrally located block that is bounded by Woodward Parkway, Highway 9, Webb Road and Deerfield Parkway has a block perimeter of over 2.5 miles (13,200 feet). This kind of a block size greatly discourages connectivity on foot or bike and forces all vehicular traffic to queue up at major intersections, such as the Woodward Parkway/Deerfield (and Westside) Parkway intersection, which experiences close to 50,000 vehicles pass through it daily from all directions, per the Georgia Department of Transportation.

Potential Street Connections

A few new road connections that are designed to be user-friendly for both vehicles and pedestrians, at key locations within the Study Area, have great potential to positively influence general mobility within the District. A new roadway connection at Windward Parkway and the entrance to the Plaza at Windward ("A" on adjacent Map) would create a seamless access onto Morris Road and into the heart of the residential area of Deerfield, reducing the number of vehicles that travel west along Windward Parkway just to turn onto Deerfield Parkway. This connection can also activate the potential for a future secondary street network around the Plaza at Windward shopping center, repositioning the conveniently located commercial center for success through pedestrian scaled redevelopment. At the time of this plan, the eastern portion of the Plaza at Windward shopping center has high vacancy, influenced by its configuration and limited visibility (Its almost 600 feet removed from Windward Parkway and positioned behind other retail establishments). A new public roadway connection could not only ease surrounding traffic congestion, but also breathe increased access and visibility into this shopping center, which has great proximity to GA 400 and adjacency to the future Continuum development, but its potential is

constrained by its current form and configuration. Roadway connectivity here would also unlock greater potential for sites in Milton along Morris Road. This connection could be truly catalytic and mutually beneficial for both municipalities.

Another potentially catalytic street connection is the connection from Highway 9 to Deerfield Road in between the former Fry's retailer and Wal-Mart ("B" on Map). This would in essence cut the 2.5-mile super-block in half, providing much easier and direct access to GA 400 for those coming south on Highway 9. If the new roadway includes a strong streetscape and redevelopment plans for surrounding parcels promote buildings that frame the roadway, a shift from auto-dominance to pedestrian friendliness can begin to occur within that portion of the Study Area.

On the eastern side of the Study Area, roadway connections at Dryden Road between North Point Parkway and Edison Drive ("D" on map) and between Marconi and Edison Drives ("E" on map) would create a network that could operate adjacent to and separate from Windward Parkway. If these connections were made, someone at the Big Creek Greenway Marconi Trailhead could traverse over to North Point Parkway and out of the district, without ever needing to get on Windward Parkway. This is significant as several of the top employers in the City of Alpharetta (and thus big contributors to commuter traffic in the Study Area) are located along Edison and Marconi Drive, or just north of them. The current lack of redundancy, or



Existing Street Network with Potential Street Connections

 Potential Street Connections

“Improve ways for people to get around without cars”

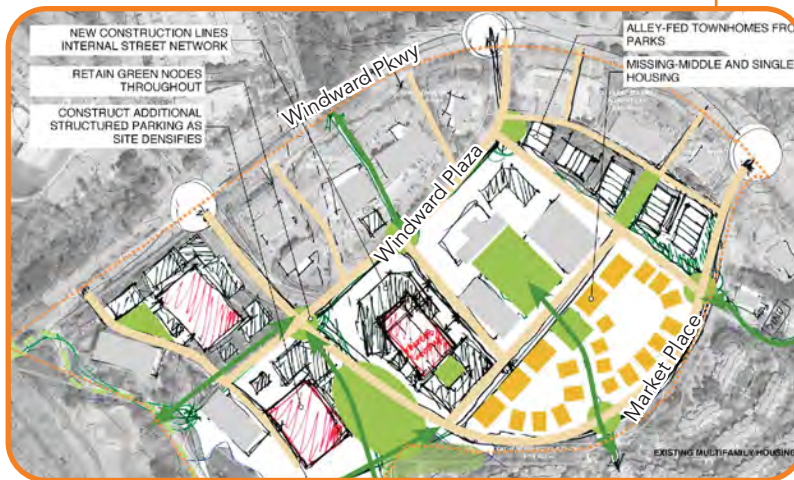
- Community Meeting Participant

I would spend more time in the Study Area if...

“Traffic on Windward Parkway west of GA 400 wasn’t so bad.”

- Online Survey Response

*Multiple potential locations and concepts exist for a connection from Morris Road to Alderman Drive



multiple options for movement through the district, is one of the most frustrating aspects of the Study Area, brought up by residents and employees alike. These connections can add a layer of “roadway resilience” and a sense of choice to travel that does not exist today.

Another example of roadway resilience and redundancy are proposed connections between Market Place and Windward Plaza, which runs parallel to Windward Parkway (“F” on map). Recommended as part of the Urban Land Institute’s 2023 Technical Assistance Panel for Windward Plaza, these connections could lead to other future roadway connections and the emergence of a pedestrian-oriented area, better serving the existing office users, retail establishments and adjacent apartments while also positioning the district to receive additional mixed-use investment within the setting of supportive and adequate roadway infrastructure. They also connect Market Place to Windward Concourse without the need to use Windward Parkway. It also offers a pedestrian scaled connection from the Big Creek Greenway to Windward Plaza’s retail, without having to traverse surface parking lots, or take the sidewalk along the busy Windward Parkway.

Lastly, extending Webb Road across GA 400 (“G” on map) could connect the two sides of the Study Area using a local road that does not have a major highway interchange.

Potential Trail Connections

When considering the “dots” or destinations to connect to, workplaces, shopping/dining, and activity centers certainly fall under that classification. But green spaces and significant natural features also constitute desired destinations within the district. Two such significant natural features are the lake on Morris Road (“1” on the map on following page), and the Camp Creek floodplain just north of Windward

I would spend more time in the Study Area if...

**“...I didn’t have to drive to it –
More pathways.”**

**“...It was more pedestrian and
or bike/scooter friendly.”**

**“...It felt safe to walk between
different shopping plazas.”**

**“...I didn’t have to depend on
car for my usual needs”**

- Online Survey Responses

Nature-based trail systems rely on the quality of their natural resources to remain attractive to users. **Invasive management** along with careful selective clearing for views and trailside safety conditions is critical for the viability and appeal of the Camp Creek Trail. Moreover, invasive management and **selective stream restoration** provides ecological uplift for the Camp Creek and its receiving waters by creating functional habitat corridors for both aquatic and terrestrial wildlife.



Trail markers along the Camp Creek Trail provide a legible and informative system of routes, distances, and destinations to provide ease of access and navigation for people walking and cycling on the trail. Designed as part of the family of architectural elements that define the Camp Creek Trail network, these markers become part of the brand of the Windward/Deerfield District’s signature trail system.

Existing/Potential Street Network with Potential Trail Connections

-  Potential Street Connections
-  Existing and Potential Trails

Trail infrastructure can catalyze real estate development and encourage healthier lifestyles.

Investments in trails, bike lanes and bicycle-sharing systems have high levels of return on investment. There is evidence of a correlation between access to trail facilities and increased property values

- ULI Active Transportation and Real Estate: The Next Frontier

*Multiple potential locations and concepts exist for a connection from Morris Road to Alderman Drive

Parkway on the eastern side of GA 400 ("2" on map). A future network of trails that connects to and through these areas, provides seamless access to nature for both residents and employees alike, helping also to formalize public green spaces in a district that has very little for its overall size.

The importance of a robust and connected trail network cannot be overstated. Because of how auto-dependent much of our environment is, particularly in places like the Windward Parkway/ Hwy 9 Study Area, multi-use trails offer one of the only legitimate alternatives for mobility. Their effect is far beyond just convenience, as they offer a way

to combat the psychological unsustainability of immersion in constant traffic by offering a healthy mode of travel that is also enjoyable and efficient (when part of a meaningful network). Economically, trail access has been proven to elevate property values and it has become a bigger piece of corporate location strategies and what employers promote as a competitive advantage for their workplaces.

Trails that connect to the MARTA Park-and-Ride, like the ones shown along Dryden Road ("3" on map) and Old Morris Road ("4" on map), have the ability to safely connect residents and workers to regional transportation without the use of a vehicle.

Windward Parkway Streetscape Design

Windward Parkway is the Study Area's key artery, connecting the district from east to west, transporting more than 30,000 vehicles a day in some sections, and gathering travellers from the numerous smaller roads that terminate onto the Parkway. The look and feel of Windward Parkway greatly impacts the perception of the larger district. Over the last decade, efforts from both cities and True North 400 have been undertaken to enhance the experience along the Parkway (particularly close to its interchange with GA 400), but continued enhancement is necessary for the corridor to reach its full potential. Below are a few design recommendations:

- 1 **Native meadow grasses** provide a low-maintenance landscape treatment and an appearance more in keeping with agrarian heritage of Milton and Alpharetta than mowed turfgrass. Native grasses should extend through the setback in rural frontage areas.
- 2 A street **verge** provides a buffer between people walking or biking along the roadside and adjacent vehicular traffic. Combined with large street trees providing shade, native meadow grasses, and pedestrian-scaled light fixtures, the buffer that the verge provides can help reduce the stress of walking or biking near a high-volume

of automobiles. A minimum width of 5 ft for the verge accommodates the root plate growth of most street trees and allows for an adequate soil volume to support the growth of large shade trees.

- 3 **Shade trees** planted in the verge provide critical shade for thermal comfort in the warm summer months, encouraging people to take walking or biking trips. The shadows cast by street trees on the roadway also creates a traffic calming effect.
- 4 **Street lights** at a height designed for sidewalks (14-18ft tall) can provide illumination for safety and evening ambience for people walking or biking along the roadside. The selection of a street light with a style that suggests (but does not replicate) historic fixtures can reinforce the character of a district that is rural in heritage but forward-looking in economic competitiveness and lifestyle.



*Existing
Condition
(Windward Parkway)*



*Proposed
Condition
(Windward Parkway)*

Windward Parkway Setbacks

Because of the form, function, length and auto-dominant nature of Windward Parkway, a two-tiered approach to building setbacks from the roadway may be effective in curating a sense of place and human-scaled design.

- **Village Setbacks at Regional Crossroads** provide closer building orientation to the road (*maximum 20 foot setback within 400 feet of intersection*) which presents a more pedestrian-friendly feel where edges are present and traffic is moving at a slower pace. These major intersections have marked crosswalks and pedestrian movement is likely to be higher than other areas along the parkway. Walkability and closer buildings that form natural edges can lend to a commercial village feel within these nodes.
- **Rural Setback Corridors** make up a majority of the more than 3.3 miles of Windward Parkway corridor that exists within the Study Area. The sheer length of this corridor, and the reality that large portions of it are used for through-traffic, make it so that these sections would be best suited with deeper building setbacks (40 foot minimum setback).

New Tool For **Connecting the Dots:**

Alpharetta Connect Forward Grant (Effective December 2023)

Goal: To promote and incentivize investment by the City's office park and retail property owners into projects that increase public access to green spaces through improved pedestrian-focused infrastructure and creative placemaking.

How it works: The Connect Forward Grant is funded by the Alpharetta Development Authority, through funds it receives from the City Council to carry out the Authority's statutory purpose of developing and promoting trade, commerce, industry, and employment opportunities for the public good.

The Authority has initially appropriated \$50,000 from its general fund to fund Connect Forward Grants. Grants for eligible projects will be made available on a matching basis, with the Authority offering awards of up to ten percent (10%) of the total project cost, with a maximum award of \$15,000. Applications will be accepted on a rolling basis.

Windward Parkway Village and Rural Setbacks:



Idea 2

Serenity & Amenity

The Windward/Highway 9 Area is home to thousands of employees - bringing them back into the office is crucial to the area's success.

With commercial land use comprising approximately 60% of the land area, the success of office properties influence and impact the overall success of the Study Area. Since the COVID 19 pandemic, employee working arrangements continue to be in flux, with the Study Area's office properties having 51% of their average weekday workforce in 2022 compared to 2019, according to Placer AI data. These data are consistent with the results of the online employee survey, which inform that 57% of employees continue to have a hybrid arrangement, with only 4% fully remote. Thus, despite more office workers returning to the office, a sizable amount continue to have the flexibility to work from home and avoid the traffic and congestion many expressed having as part of a daily commute. The online survey results also suggest that about half of employees could be persuaded to work from the office if there were direct improvements to the built environment, such as trail connections. This section builds on that opportunity.

57%

of employees are currently in a hybrid working arrangement.

Online Survey Responses

50%

of employees would return to the office more if there were improvements to the built environment, such as trail connections.

Online Survey Responses

51%

of employees in the Study Area are back in the office in 2022 on a daily basis compared to 2019.

Average Weekday Workforce (M-F):

2019: 21,000 employees

2022: 10,600 employees

Source: Placer AI

Existing/Potential Trail Network with **Recreational Loops**



Amenitizing the Workplace with Nature

One of the key opportunities in the potential trail network introduced in Connecting the Dots is creating trail experiences within the larger system. While some users will have the time and ability to utilize a larger portion of the trail network, many may only have time for a lunchtime stroll during the workday, a quick dog walk, or a light jog to experience the outdoors. In fact, at the second community meeting, when asked how they would use a future trail system, most attendees voted that they would do so to “contemplate and enjoy nature” or “exercise and recreate.”

With these users in mind, the trail system can include trail loops designed around a natural experience or feature, such as a creek or lake, that provide a

high quality experience in a shorter distance with a convenient beginning and end. The map above shows three of these trail loops, each within walking distance to thousands of employees at the doorsteps of various office campuses. These loops can include consistent branding and signage, while even incorporating portions of existing trails like those within the Verizon Campus (Deerfield Parkway) and parts of the Big Creek Greenway. The three proposed trail loops are:

- **Deerfield Lake Loop:** A mile loop around a lake already popular with Milton residents and adjacent to the Verizon campus.
- **Camp Creek Circulator:** A mile loop along Camp Creek near Lexis Nexis and Woodward Plaza.
- **Big Creek Connector:** A 2-mile loop following portions of the existing Big Creek Greenway with new alignment that follows an existing power easement and Caney Creek.

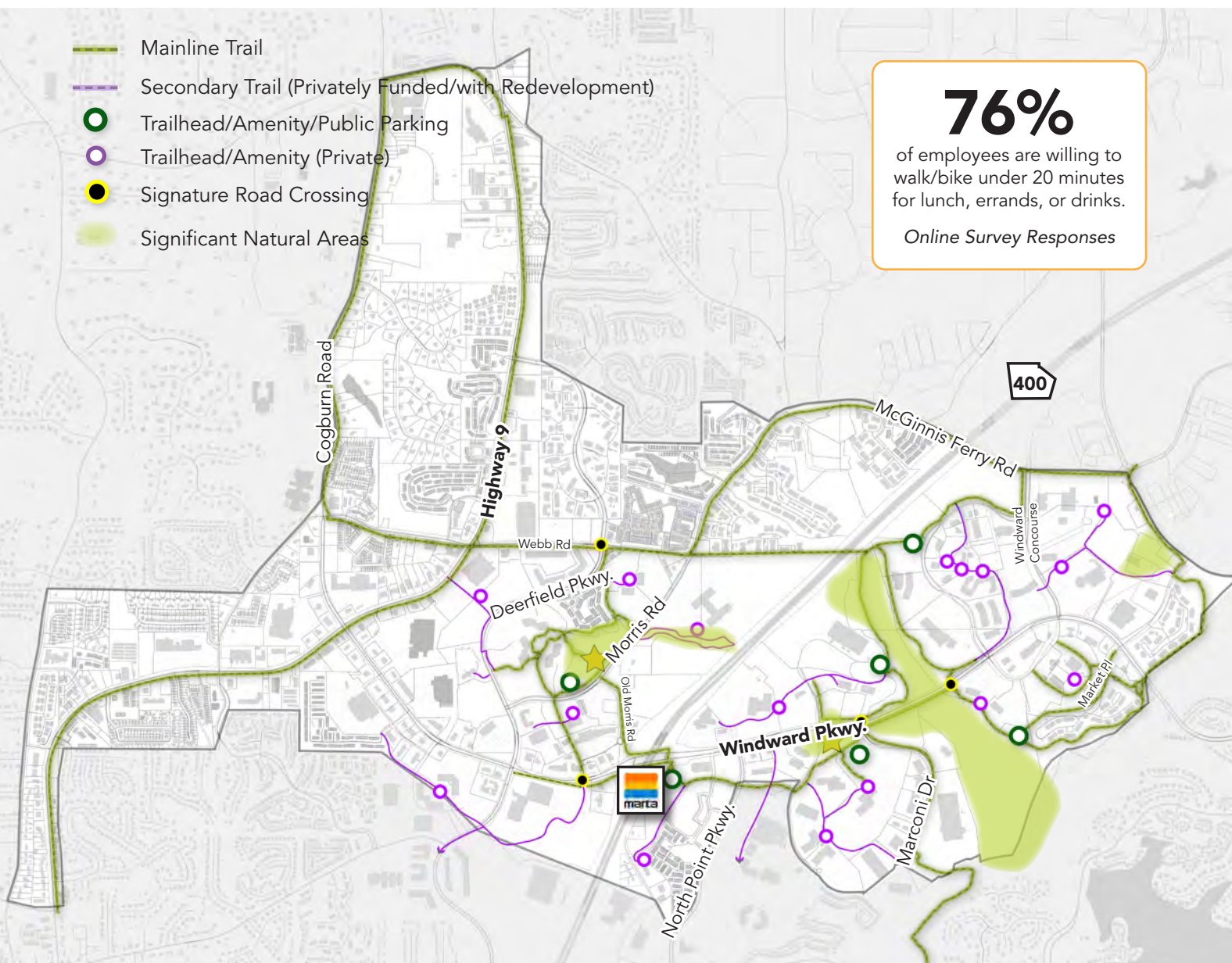
Existing/Potential Trail Network with **Trailheads & Amenities**

- Mainline Trail
- Secondary Trail (Privately Funded/with Redevelopment)
- Trailhead/Amenity/Public Parking
- Trailhead/Amenity (Private)
- Signature Road Crossing
- Significant Natural Areas

76%

of employees are willing to walk/bike under 20 minutes for lunch, errands, or drinks.

Online Survey Responses



Enhancing Trail Access

The vision for a future trail system in the Study Area is a bold interconnected network with various redundancies and access points. Touching both the Milton and Alpharetta city boundaries, as well as properties within the True North 400 improvement district, implementing this vision in an expansive area will require coordination between both cities and various partners. Key segments of the trail network that provide overall connectivity and are near significant access points can be considered as belonging to a “Mainline Trail,” or those that are most likely funded and implemented by a public entity.

Mainline trails are accesses through public trailheads with public parking and green space, noted in green in the map above.

Trail segments primarily serving office campuses and users, on the other hand, are noted as “Secondary Trails.” These trails provide an additional level of connectivity to the network, and are accessed through trailheads on private property or along Right-of-Way near a redevelopment site. Their funding and implementation may vary and be paired with the redevelopment of catalytic sites, or as part of an office property improvement.

Together, both mainline and secondary trails converge to create a world class trail network serving both Milton and Alpharetta residents and employees, while also creating greater pedestrian/bicycle access to the future high-capacity transit station at Windward.

How a Trailhead Could Look in an Office Campus Parking Lot



Trailhead Parks at the perimeter of existing parking areas of Windward and Deerfield businesses can serve both employees and the general public. Sited at key locations near existing or planned trail segments, these Trailhead Parks may include outdoor lounge furniture, al fresco study pods, collaboration spaces, communal lunch tables, or other comforts to inspire and encourage office users to engage in recreation, nature immersion, digital detox, and healthy work day habits. These locations may also include dedicated parking for employees or public visitors that are using the trail network. Supporting features for the trailhead may include bike racks, trail system maps, bike service kiosks, and creative public seating such as lounge swings.

Creating Trailhead Parks

The vision for a future trail network has the opportunity to provide significant greenspace to the Study Area through the addition of Trailhead Parks. These pocket parks, which may include features like seating and lounging areas, dedicated parking, lighting, and trail access, can be scattered through the Study Area serving both mainline and secondary trails.

The addition of trailhead parks is especially critical for office properties looking to amenitize outdoor spaces. The Gensler Research Institute's U.S. Workplace Survey found that employees expect high quality experiences in the workplace as a trade-off in departing the comforts of working from home. One of these comforts, as noted in the online survey results, is access to high quality green space and trails. According to the online survey results, about 76% of Study Area employees are willing to walk/bike under 20 minutes for lunch, errands, or drinks. However, many cite a poor walking environment and lack of convenient access to trails as reasons preventing them from doing so, such as having to walk across large parking areas. Trailhead parks are thus an opportunity to create a high quality green space, suitable for outdoor meetings or recreation, and additionally provide walkable access to nearby amenities.

"...Many employees now expect top-of-the-line office space as a trade-off for departing the comforts of work-from-home. The difference between high- and low-quality assets perhaps has never been wider."

"Effective workplaces that provide great experiences are more likely to be in neighborhoods that have access to a range of amenities including coffee shops, outdoor spaces, and eateries."

- Gensler Research Institute's U.S. Workplace Survey Dec 2022



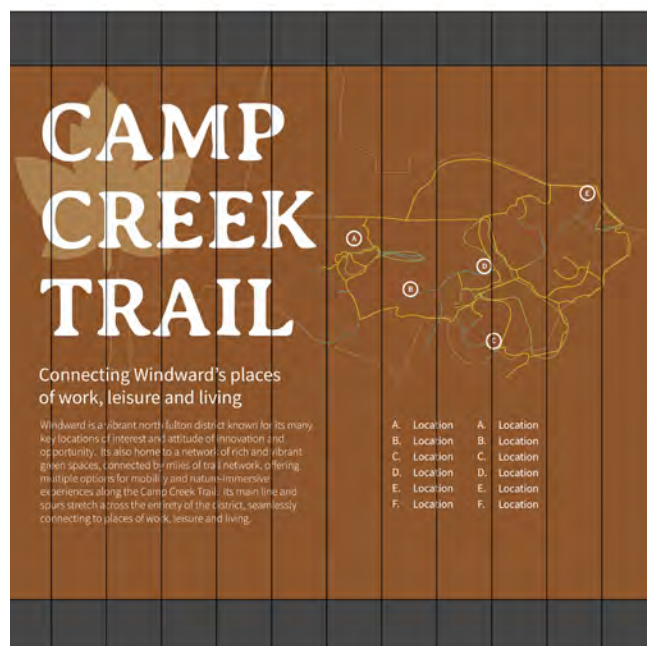
Potential trail gateway feature



The Camp Creek Trail System

Similar to the Alpha Loop or the Big Creek Greenway, trail systems can become part of community fabric. Beyond a greenway, their presence in a neighborhood or district can help connect people to nature and each other, attract economic opportunities, and help define the area's identity. Trail systems that do this effectively tend to have an established brand and nomenclature that feels authentic with its context. Through consistent branding, signage, wayfinding, amenities, and fixtures, trail segments can feel part of a single system. This is the vision for the Camp Creek Trail - a future connector to help define the growth and identity of Milton and Alpharetta communities along GA 400 and Windward Parkway.

Taking inspiration from the area's agrarian past and rural heritage, the concepts in this spread show a potential trail identity package, ranging from gateway features at trailheads to mile markers. These concepts illustrate opportunities on how a future Camp Creek Trail can highlight Milton and Alpharetta's existing identities to establish a common graphic language.



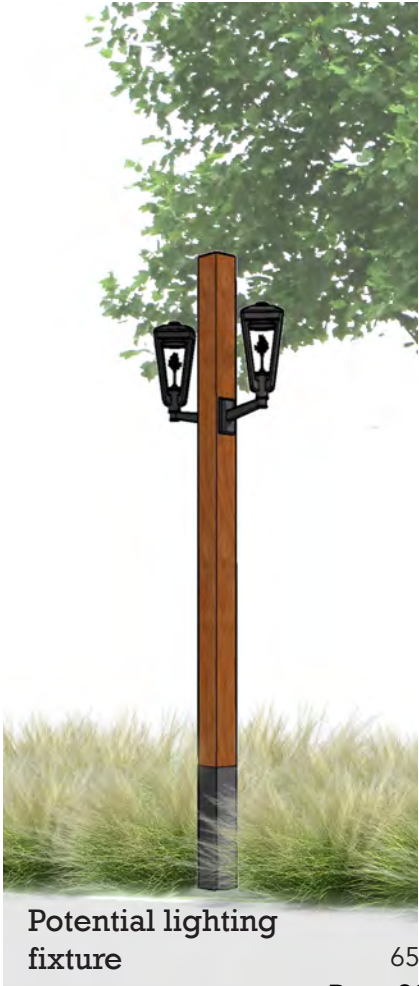
Potential trail seating shed with swing



Potential Trail
mile marker



Potential Trail
seating bench



Potential lighting
fixture



Idea 3

Places to Trails

Our approach to placemaking
centers around creating
distinctive places for people
to come together.

Traditionally, a placemaking strategy focuses on public realm improvements such as public art, banners, gateways, and a cohesive identity package. While these are indeed valuable and important to fostering a sense of place, and are well incorporated into Serenity and Amenity's Camp Creek Trail concept, the Windward and Highway 9 Study Area requires a strategy that goes beyond banners. This section takes a more holistic view at placemaking - one that proposes strategies to shape the perception of the Study Area in the eyes of the thousands of residents, employees, and visitors that move through it on a daily basis. This is especially critical for this area, since one of the key takeaways from the plan's engagement is that "the area lacks authentic and local experiences". This sentiment was repeated by both the residents and employees we engaged, who in the online survey noted that the Study Area lacked the vibrancy and sense of place of nearby places like Avalon, Downtown Alpharetta, or Crabapple.

Recognizing that the Study Area is composed of two different communities, this section finds opportunities for Milton and Alpharetta to find common ground and work together, while each maintaining their unique identities. This section does so through three overall strategies:

- **A Social Campaign** to tell the story of the Study Area, its happenings, and the people that call it home or create great things within its boundary.
- **An Experiential Campaign** built around high quality programming and events to bring the community together.
- **A Place Campaign** that reimagines two sites within the Study Area, each with beautiful nature, into concentrated clusters of rich and distinctive experiences.

Economic Development
Fiscal Health
Community Pride

District Name
District Identity
City Identity
Marketing
Market Strategies
Business Mix
Development Form
Sense of Place



Common Ground.
Unique Identity.



Daily Living & Working

Infrastructure Quality
Trail Connectivity
Green Space Priority
Legible Wayfinding
Low-Stress Mobility
Daily Needs & Convenience
Industry Clusters
News & Communications
Events and Activities
Stories and Profiles



Build around Evolving
Assets

Social Campaign

Well-coordinated, **consistent sharing of notices, news, profiles and stories** that support local businesses, daily living and the daily economy of the district.



Build for People

Experiential Campaign

A diverse program of daily/ weekly programming - **public events and activities** - appealing to district employees as well as a wide range of local audiences and visitors



Build on Enduring
Assets

Place Campaign

Small, concentrated **clusters of distinctive character and rich experience** - anchored by existing green assets - that shape the perception of the greater district.

Social Campaign

The Windward and Highway 9 Study Area is an expansive geography of 2,900 acres, similar in size to the entirety of the City of Decatur. Home to both Milton and Alpharetta's top employers and to thousands of residents, at any given time various events or community gatherings occur within this area. As a regional employment and commercial hub, it experiences significant growth and economic development news throughout the year.

Together with the opportunities in programming described in the Experiential Campaign, there is a distinct opportunity for Milton and Alpharetta to work together in creating a single external repository of news and events, information about the area, and destinations to see and experience. With a strong web and social media presence, this resource can serve an audience in the Study Area that is largely unaware of the minutia of jurisdictional boundaries between Milton and Alpharetta, and amplify existing social media and public relations strategies for both cities.

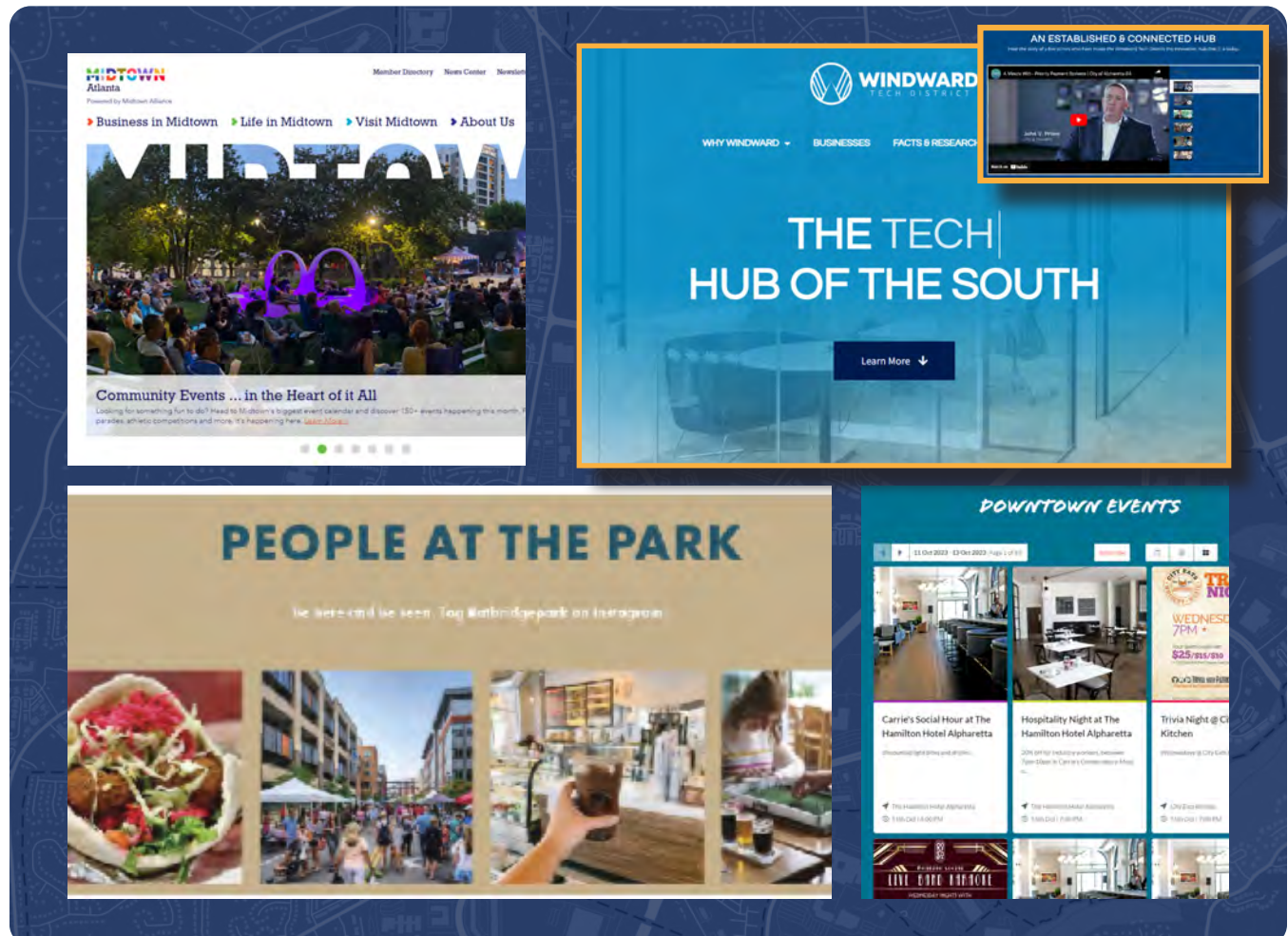
A Social Campaign of this scale, especially one

crossing municipal lines, requires an organized and consistent strategy to disseminate information. As such, Milton and Alpharetta have an opportunity to collaborate on a content release calendar that assists with publishing information, promoting events, and increase community visibility of things happening within the Study Area.

In 2021, the City of Alpharetta initiated the development of a district-wide website to brand the Windward commercial district. Based on direction from a committee of key Windward stakeholders, the website offers a repository of news and events, and acts as a digital economic development tool that promotes all the area has to offer to both residents and employees. While the geographic extent of this effort differs slightly from that of the Study Area, it acts as an existing prototype from which to build from, with opportunities to work with True North 400 and the City of Milton to potentially expand its scope and delineate long-term maintenance responsibilities.

Existing Website, Branding and Social Initiative:

Windward Tech District





Experiential Campaign

Programming that brings people together is at the backbone of every successful district. Small concerts, movie nights, food trucks, outdoor group yoga sessions, and various other events and gatherings can transform a space from a lawn to a destination. These types of events bring people together, attract families and folks of all ages, and help build a sense of community. While most events will attract nearby residents, they may also become a useful tool in employee attraction and retention for the area's large employers.

Through the online survey, employees noted an opportunity for more "things to do" in the area after the workday as something that would help motivate them to come into the office more often. Respondents praised the events and amenities of Avalon and Halcyon as conducive to after work dinner or socialization, and noted the lack of options near their workplace outside of lunchtime hours.

The previous two ideas, Connecting the Dots and Serenity and Amenity, envision a future Study Area where a system of trails connect people with parks and amenitized office campuses. The success of these investments is not just that of the capital improvement, but on the ability to activate and market them to the community. As noted in Gensler Research Institute's U.S. Workplace Survey, employees expect high quality amenities and experiences in the workplace. As such, programming and events is as much about economic development as it is community-building.

Place Campaign

When it comes to creating a district identity and attracting people, destinations are the driving force. Quality physical spaces where people can gather and cultivate experiences are a timeless element of vibrant neighborhoods and thriving cities. While much emphasis has been placed upon connectivity and developing a robust trail network, a trail system alone does not create a sense of place. A rich and resilient sense of place emerges when you have something to do/a place to go that's embedded into the trail network. Beyond that, the place itself needs to have some level of distinction, or uniqueness from other nearby places. In the Windward Parkway/Highway 9 district, which is saturated with strip retail centers and corporate office campuses, two distinctive sites have been proposed as district destinations. Strategically selected due to their proximity, accessibility and natural features, these sites have the potential to be hubs of civic vitality with economic ripple effects.

These potential community destinations, one of which is in Milton and one which is in Alpharetta, are both undeveloped properties along major roadways. They are positioned centrally among major employers, area residents and future transportation connections proposed as part of Connecting the Dots (prior section). They each possess natural amenities that offer serene escapes from the nearby hustle and bustle of traffic and activity.

The design, layout and programming of these community destinations produce quasi-public amenities, providing room for creativity in public-private partnerships to offer a high end experience that benefits the general public and the private property owner.



Proximity of **Community Destination Sites** to Major Employers

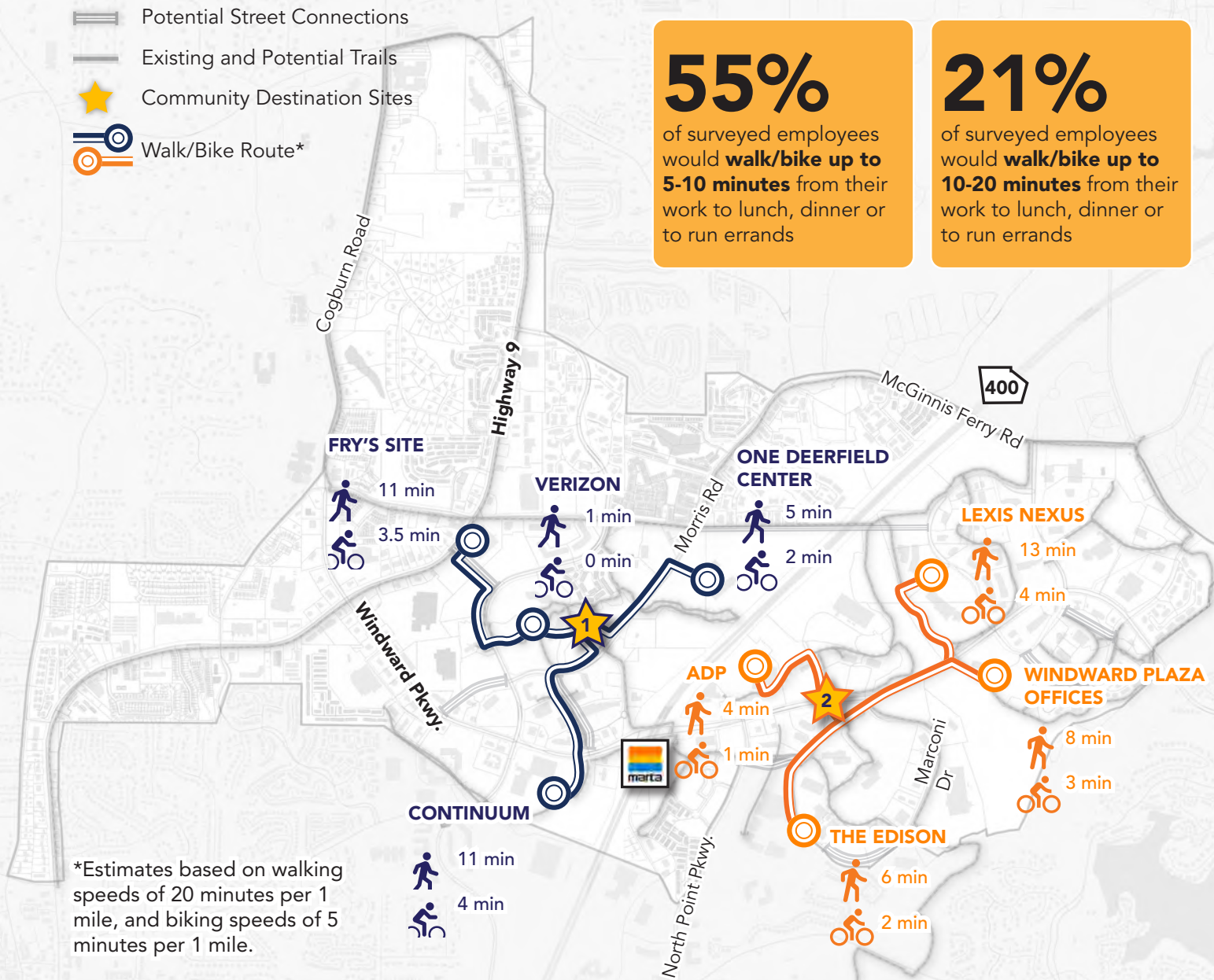
- Potential Street Connections
- Existing and Potential Trails
- Community Destination Sites
- Walk/Bike Route*

55%

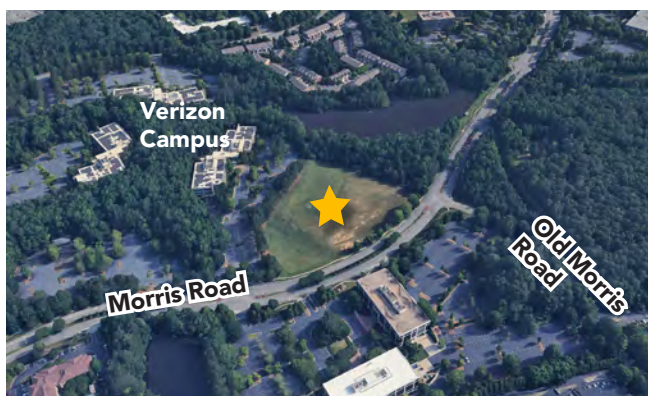
of surveyed employees would **walk/bike up to 5-10 minutes** from their work to lunch, dinner or to run errands

21%

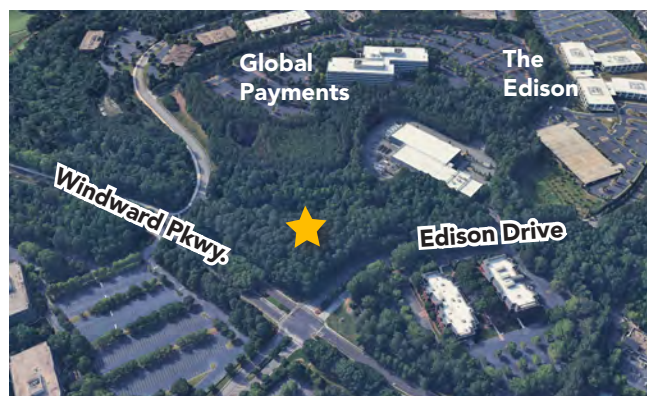
of surveyed employees would **walk/bike up to 10-20 minutes** from their work to lunch, dinner or to run errands



Site 1: Morris Road & Old Morris Road
(City of Milton)



Site 2: Woodward Parkway & Edison Dr.
(City of Alpharetta)



Community Destination Site 1: Morris Road

The Morris Road site is a roughly 8-acre undeveloped property along Morris Road, between Deerfield Parkway and Webb Road. The property sits between the Verizon corporate campus and a 7-acre lake, with over 1,000 feet of frontage along Morris Road, which acts as a key roadway connection into the residential heart of Deerfield. Within just one mile of the site is a residential population of close to 10,000 people and over 700 businesses totaling over 20,000 employees. Within that same area, the only current publicly accessible greenspace is the 1.1-acre Freedom Park. This site offers immense opportunity to fill that gap and provide unique gathering spaces and access to natural amenities for countless thousands of nearby residents and workers.

Anchor with Green Assets: Waterfront Amenity



Community Destination: **Waterfront Natural Amenity**



The site is positioned as a central spoke within Milton's Deerfield district, with great proximity to major roadways and potential for even greater connectivity in the future. Three of the plan's proposed roadway connections are in very close proximity to this site, with the proposed trail along Morris Road (continuing to the MARTA Park and Ride) taking users straight to and through the property as well.

For being conveniently located, the property has a quaint and natural feel to it, as the lake and strong presence of tree canopy make it feel removed from the busyness of Windward Parkway and Highway 9, even though both corridors are quite close. These qualities naturally position the site to have potential for a waterfront natural amenity, offering residents and

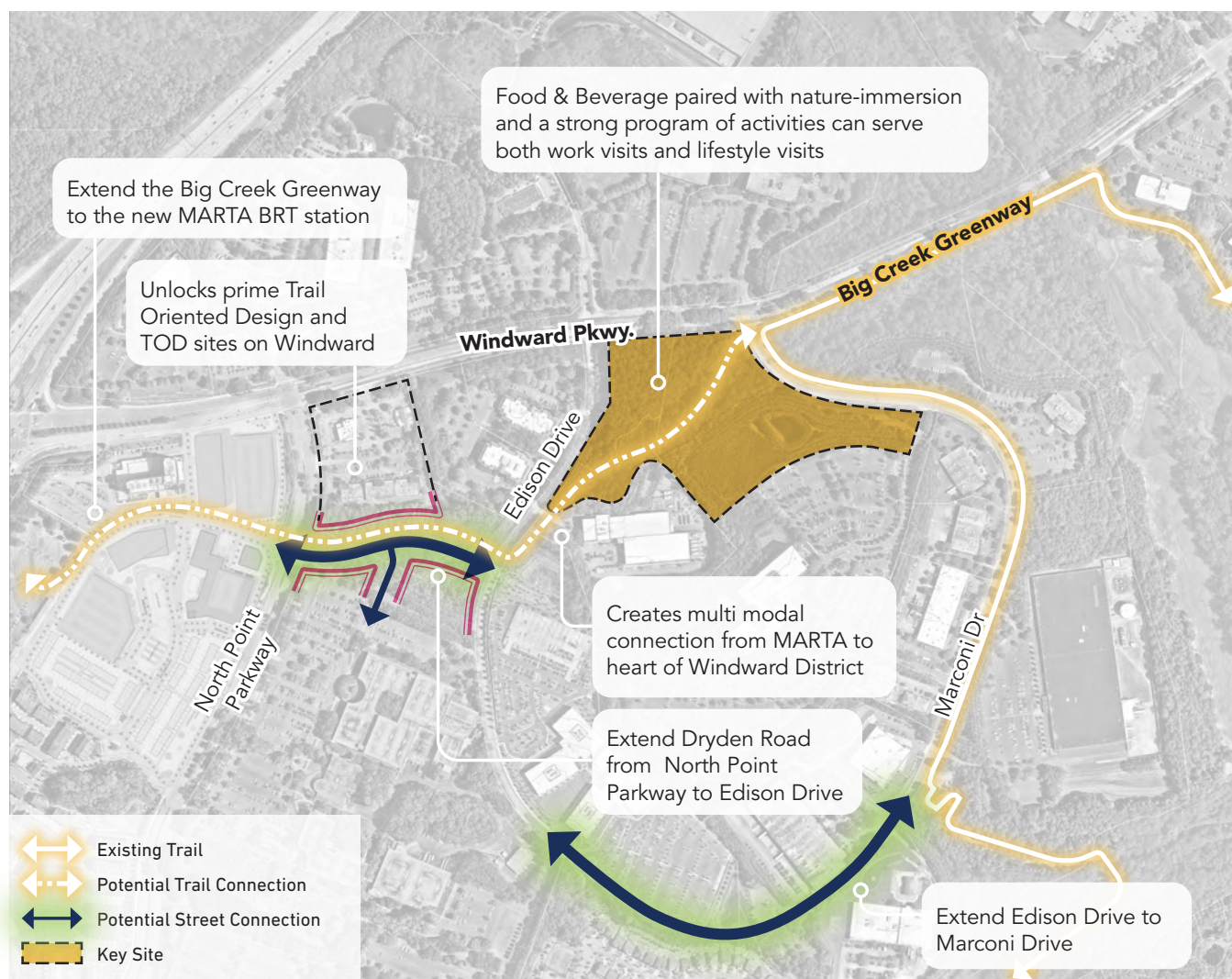
workers a chance to soak in the sun and enjoy toes in the sand and vistas of open water. A gathering hall, restaurant and pier house offer unique event venue and food options, capable of hosting corporate retreats, weddings and rehearsal dinners, local events and business expos, or simply accommodating the daily market demand of surrounding residents and workers through a distinct kind of commercial offering. Corporate bungalows are also envisioned, along with a rooftop garden, taking further advantage of lakeside charm and the desire for a sense of place.

With easily visible parking, the site can also naturally act as a trailhead, providing easy access to future trail connections around the lake, over to Highway 9, north along Morris Road, and south to Windward Parkway.

Community Destination Site 2: Windward & Edison

The Windward and Edison site is a roughly 12-acre multi-parcel site that sits along Windward Parkway, in between Edison Drive and Marconi Drive. It is one of only a few remaining greenfield development sites on the east side of the Study Area. A stream with associated floodplain flows through the property, posing some considerations and challenges regarding development, while also offering a natural amenity that can be a huge asset if embraced thoughtfully. This site concept is anchored by a food hall that accommodates social events, while also providing patrons with a rich outdoor experience that interacts with the site's stream and robust tree canopy. The

Anchor with Green Assets: Forest Restoration



Community Destination: **Edison Forest Restoration**



idea of an experiential “forest restoration” can be realized by creative seating elements that take advantage of the shade and natural beauty the site has to offer.

From a transportation perspective, the site gets great visibility with frontage along Woodward Parkway where there are close to 30,000 cars driving by it daily (per GDOT). The Big Creek Greenway also runs along the site’s eastern boundary (Marconi Drive), providing direct multi-modal access to the site from the already established regional greenway system. To the west, a planned road extension connecting North Point Parkway with Edison Drive will provide direct access to the future MARTA BRT station and the development occurring around the station. Naturally, this site provides a possible multi-use trail linkage between the future BRT station and the existing greenway, with an off-road alignment that many petitioned for when

providing public feedback about trail preferences.

Five of Alpharetta’s top 10 employers are within a half mile of this site, giving it incredible proximity and convenience for providing lunchtime or after work food and drink options. This in addition to being a venue for creative programming and events geared toward engaging the local workforce.

Almost 8,000 residents live within one mile of the site, making it a possible economic and cultural hub for employees and residents alike. A comment from the final public meeting mentioned the community-enhancing effect this concept could have, saying “the Food Hall along with the experience will create a ‘stickier’ community for Woodward residents.”



Idea 4

Lakefront Property

There is great uncertainty about the viability of conventional office space. The Study Area needs to re-think how it accommodates future growth.

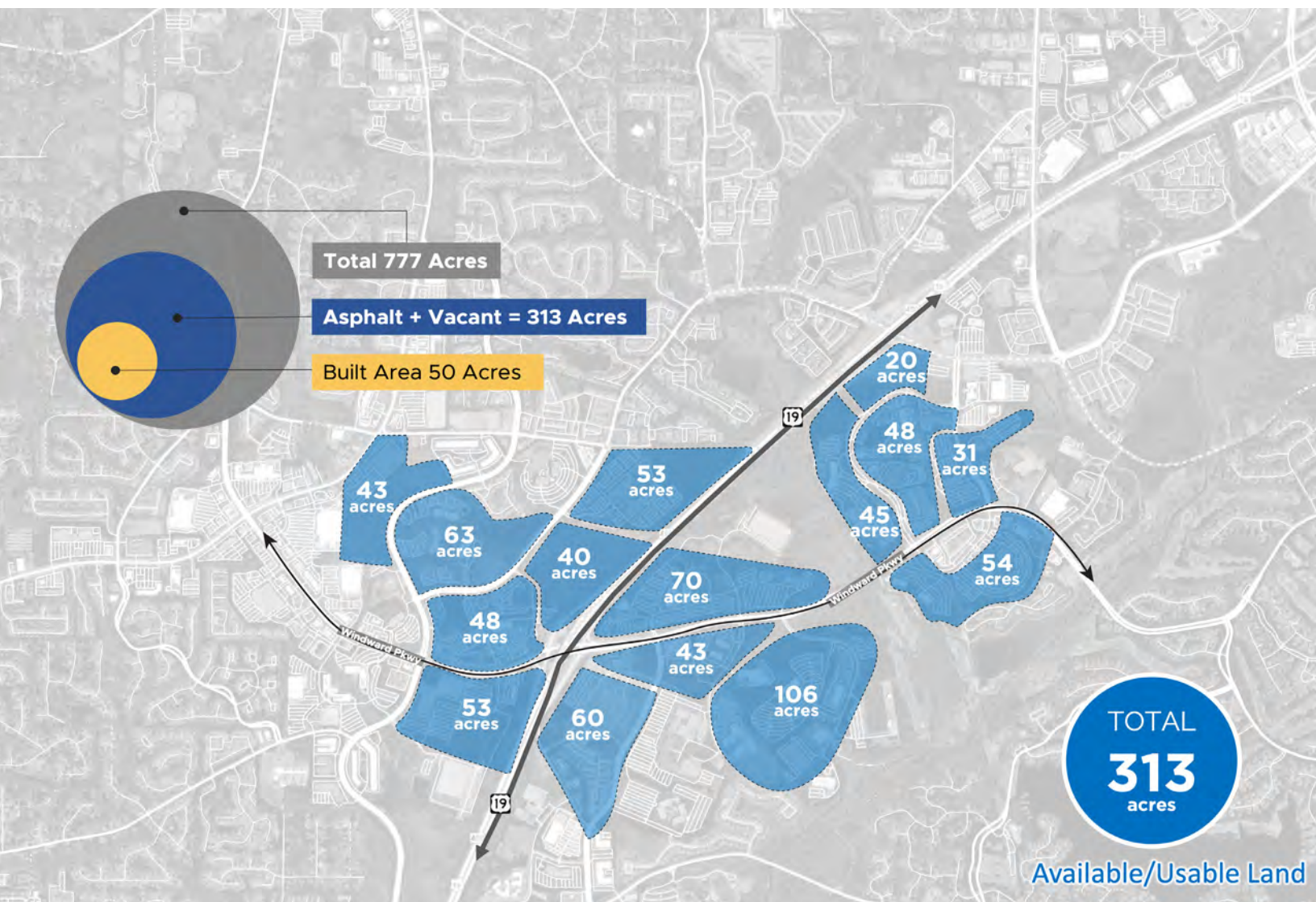
This Economic Strategy builds upon the market analysis to identify key development and investment objectives for the Study Area in the near term. The intention of the strategy is to guide and prioritize real estate investment, in alignment with community goals and economic realities. Ultimately, the Economic Strategy seeks to capture the value created by new investments and apply that revenue toward community goals.

This section, entitled “lakefront property” refers to the value of assets located alongside an investment (e.g., a park) and/or public good (lake or beach). While a waterfront property has long been a value-adding real estate catalyst, greenways can also add value if—and only if—development is aligned properly to meet that investment. Understanding this idea and its central role in the Economic Strategy requires review of three distinct, yet interrelated concepts:

- **Value Creation** – that which brings people in from great distances to have a unique experience
- **Value Capture** – investments and entities that generate economic activity, typically through the sale of goods and services, or property value
- **Public benefit** – that which provides community services, experiences, and supports that often do not produce sufficient direct revenue to be privately financeable/self-sustaining

The community vision (this plan) encapsulates these three ideas.

Identifying Key Parcels



To focus investment, key parcels along State Route 400 and Windward Parkway were identified and divided into 15 separate “pods”, shown above, containing a range of office, hotel, and retail properties.

With both thoroughfares serving as key entry points to Alpharetta and Milton, development within the selected pods comprise the face of both communities and, therefore, present the best opportunities for catalytic (re)development. The pods vary heavily in size, between 20 to 106 acres, totaling 793 acres. The built environment is dominated principally by 20- to 30-year-old office buildings, tenanted by finance, tech, and professional service firms, though vacancy is persistently high. Given their suburban environs, all properties are overwhelmed by parking and

under-utilized space: for every 1 acre occupied by buildings, there are approximately 6 acres of asphalt and/or vacant land. Hence, the pods’ aging properties and abundant developable land provide extensive opportunities for re-envisioning the corridor. Utilizing these 15 pods, the Economic Strategy will be guided by three pillars, designed to develop the “lakefront property” that will create, capture, and make publicly-beneficial value in the Study Area:

- 1. Reimagine Suburban Office Space**
- 2. Adapt to change**
- 3. Support connectivity and neighborhoods**

Economic Strategy Pillars

1 | Reimagine Suburban Office Space

At the time of this report, evidence suggests the suburban office park is at risk of becoming a product of a previous era: one where the separation of workers, land uses, and isolation of the workplace from the wider world was seen as key to productivity and desirable for quality of life. It is a product of an era when people drove great distances and spent many hours in the car each day to get to work. Today, as collaboration, coworking, and hybrid arrangements become more popular, these properties risk becoming obsolete, leaving communities across the country to seek out new and innovative ways of reimagining their respective office inventories. For the Study Area, the goal of this strategy is twofold: first, to allocate limited resources better, one must determine which properties are most at-risk of vacancy. Then, based on those rankings, one or more strategies are applied to each pod—either to maintain, reposition, repurpose, or rebuild.

2 | Adapt to change

Central to this pillar is the recreation of main streets and mixed use districts: areas with unique community destinations that offers a range of amenities for residents and visitors alike. This model offers an opportunity to create value, or an asset that will draw visitors, that features a public benefit in the form of walkable streets and trails. Adoption of the main street approach requires an evolution of the Study Area's physical conditions via the integration of experience, shopping, hospitality, and housing within a denser environment.

3 | Support connectivity and neighborhoods

This final pillar seeks to ask: how can the Study Area's neighborhoods be made more navigable? How can investment be focused to support more vibrant neighborhoods along the corridor? Here, the connections between areas are redesigned such that they are more accessible to non-vehicular traffic, so as to overcome the segmentation that the Study Area's existing suburban, auto-oriented landscape creates. These re-envisioned areas can become their own unique neighborhoods, containing an integration of uses, and connected by walkable trails, new roadways, and transit. Lastly, this pillar evokes opportunity to capture the value created by greenspace access, public art, and other placemaking activities via the expansion of businesses and commercial strips both along and within pods.



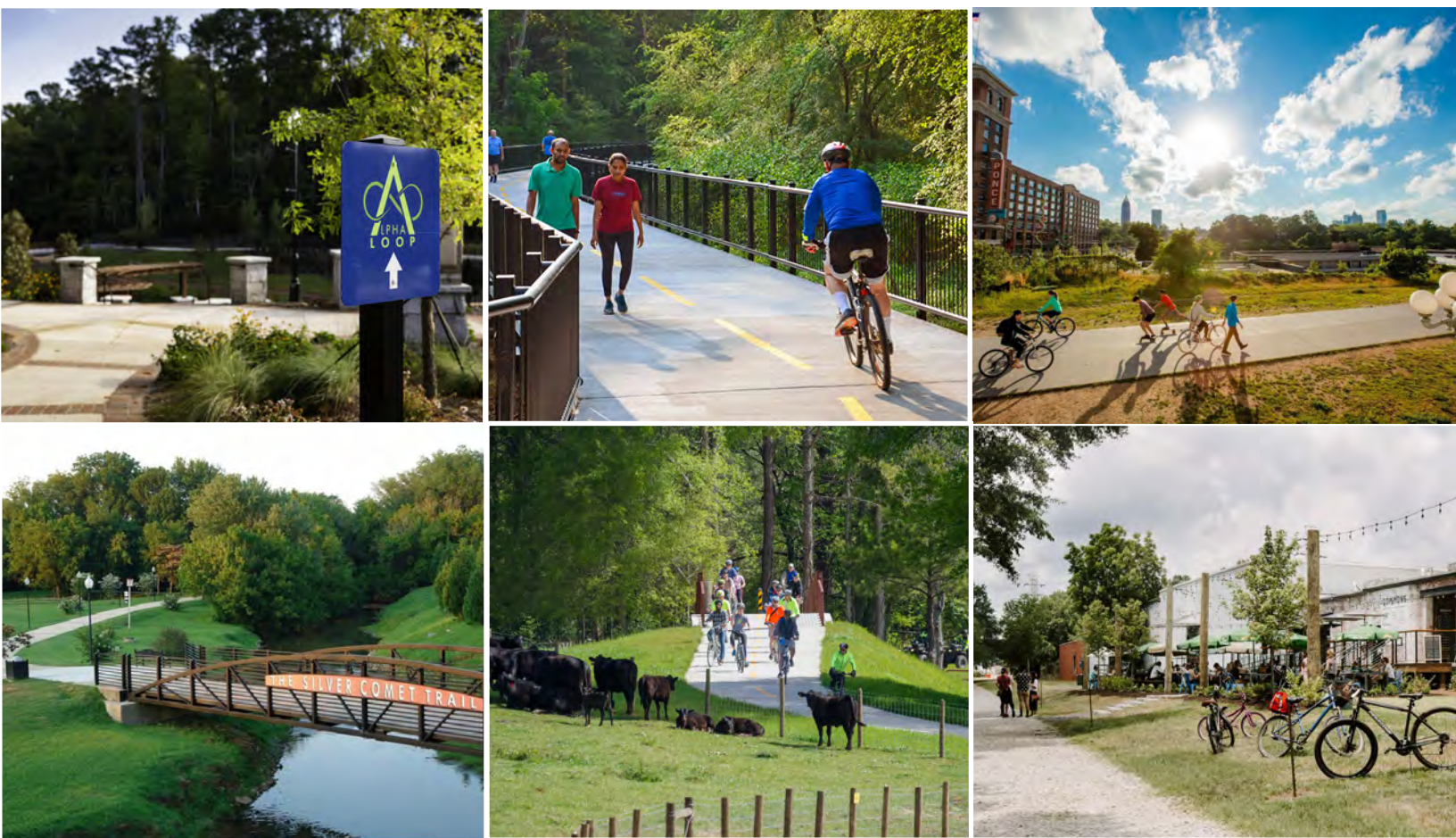
Reimagining
Suburban Office



Adapting to
Change



Supporting Walkability and
Connectivity



Connectivity is Key: Greenways as Part of the Lakefront Recipe

Within the Atlanta region, there are numerous successful greenway developments, connecting urban, suburban, and even rural communities. Locally, the Alpha Loop is a prime example of a greenway that links commercial and residential centers, while the Big Creek Greenway offers miles of densely-forested path for recreational opportunities. It's hard to accurately quantify the immense value these projects bring to the local community, as they have numerous health, well-being, and increasingly, economic benefits.

While many locals may be aware of the impact of the Atlanta Beltline, where office properties along the trail experienced a rent increase of 190% between 2013 and 2023 compared to a 70% increase citywide, there are several other notable greenway networks that shed light on

the value they bring to local communities. This chapter includes a page that explores lessons and takeaways from the Silver Comet Trail, Carrolton Greenbelt and the Swamp Rabbit Trail in Greenville, South Carolina. Together, these provide a mosaic that resembles the character (and potential) of the Windward/Highway 9 Study Area.

Lastly, it is important to remember the interconnected nature of what makes for a successful district. Greenways by essence are facilitators of connectivity, acting as the lifeblood of human-scaled movement and recreation within a physical space. They have become a very active ingredient in attractive real estate and a key component of communities that value investing in a high quality of life.

Reimagine Suburban Office Space

Throughout the 1990s to early-2000s, Alpharetta and Milton arose as destinations-of-choice for both nascent and established firms. The roughly two decade period saw a great number of well-known tech and finance companies leasing office space in the community, attracting thousands of new workers and residents. As a result, speculative office development came to overwhelm the landscape of the Study Area – a landscape that now, in the “post-COVID” era, is far more vulnerable than ever before. It is in this context that the “Reimagine Suburban Office Space” strategy seeks to recreate office space in the Study Area to attract and meet the needs of workers and employers in the 2020s and onward.

In recent years, developments throughout the country have been undertaken to position existing office communities for long term success. For example, in the Raleigh-Durham, NC area, HUB RTP is a proposed mixed-use development located at the center of the area’s 7,000-acre Research Triangle Park (RTP). Constructed in the 1960s through 1990s, RTP is the country’s largest office park, positioned between Duke University, University of North Carolina-Chapel Hill, and North

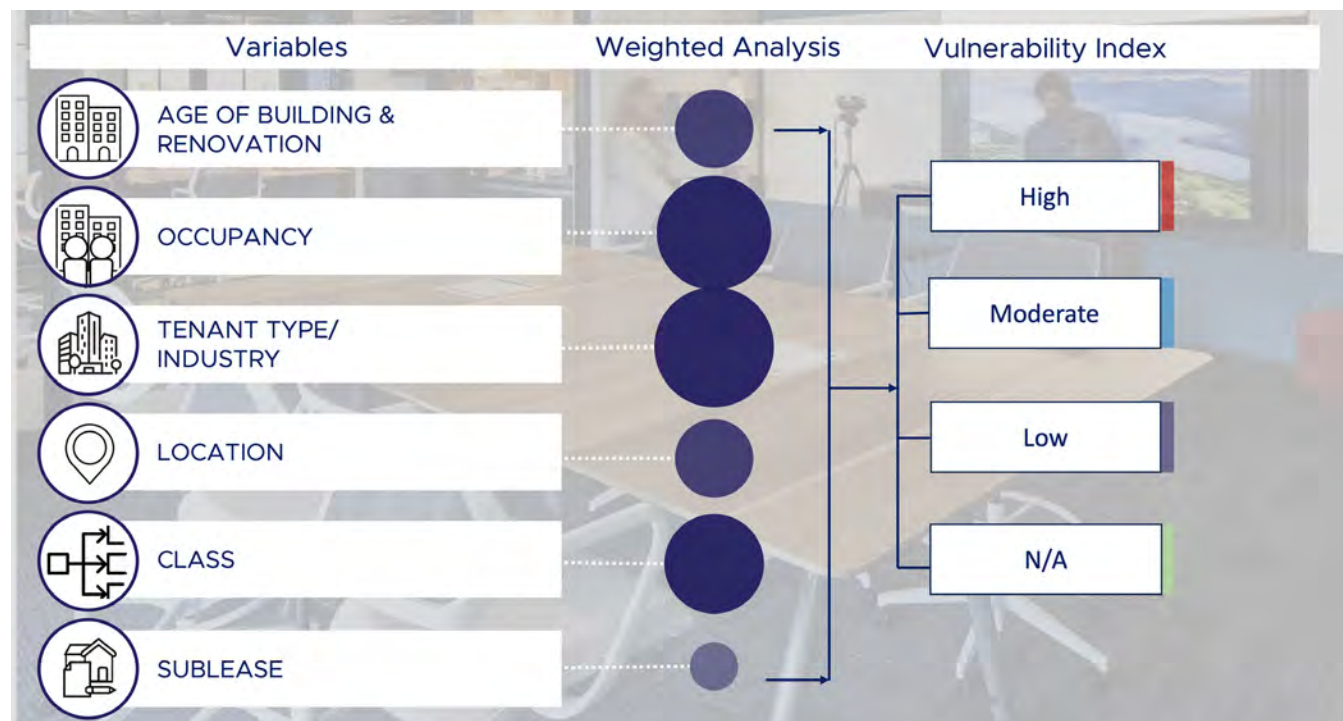


Hub RTP

Carolina State University. By the 2010s, RTP’s design had become dated, spurring a planning effort that foresaw the design of mixed-use town center. With construction underway, HUB RTP is envisioned to contain one million square feet of office space in mid-rise and high-rise towers, integrated with a hotel, over 1,000 apartments, and 50,000 square feet of retail, all within short walking distance. Another contemporary example, HALL Park in Frisco, TX was developed as an office park in the early-2000s, containing nearly two million square feet of office space. In 2019, realizing growing demand for housing, retail, and hotels around the office park and its potential long-term vulnerability, the developer envisioned a new master plan for a mixed-use district. Now under construction, the completed project will feature three high-rise towers including office and residential uses, a luxury hotel, 10,000 square feet of retail, and a public park, all interconnected by a three-mile greenway and accompanied by numerous public art installations.

To determine appropriate strategy for reimagining office space in the Study Area, office stock within each pod was assessed for its vulnerability to vacancy and obsolescence. The Office Vulnerability Index (OVI) was devised as a scoring matrix for office properties that identifies risk on the basis of recent performance, physical characteristics, and users, illustrated in the graphic below.

Office Vulnerability Criteria



Office Vulnerability Index



Office Vulnerability Assessment

As shown in the map above, risk varies significantly across the area's small geography. Following are the conclusions of likely future vulnerability of the respective office parks that have been evaluated.

Low Vulnerability

Pods 1, 8, 9, 10, and 12 were labeled as low vulnerability: they contain a high density of multi-tenant, Class A and B properties, that were primarily built in the 90s, with a small number of buildings added within the last five years. Their provision of small spaces, leased by a range of tenant firms, confers security from becoming fully vacant and occupancy rates are on the higher end for the local market.

Medium Vulnerability

Pods 3, 13, and 14 were deemed as having mid-level risk; this is because the buildings in these pods are all older and contain tenants in industries like finance and information, which have high rates of working from home. Additionally, they have sustained relatively low vacancy, though across a variety of smaller spaces that could be readily leased by small-scale and start-up firms.

High Vulnerability

Pods 4, 6, and 11 were determined to have the highest risk, primarily due to their density of large-scale single-employer users, including Verizon (Pod 4), formerly HP, now slated for redevelopment (Pod 6), and Lexis Nexis (Pod 11). Each pod contains properties with upward of 100k SF (that is, larger spaces that tend to be more difficult to lease). A windshield survey also reveals very low utilization across each property, and visibility and accessibility from major roadways is generally poor. Hence, the office properties in these pods are seen as most in need of transformative development programs.

Pods 2, 5, 7, and 15 contain little to no office space and therefore were not assessed.

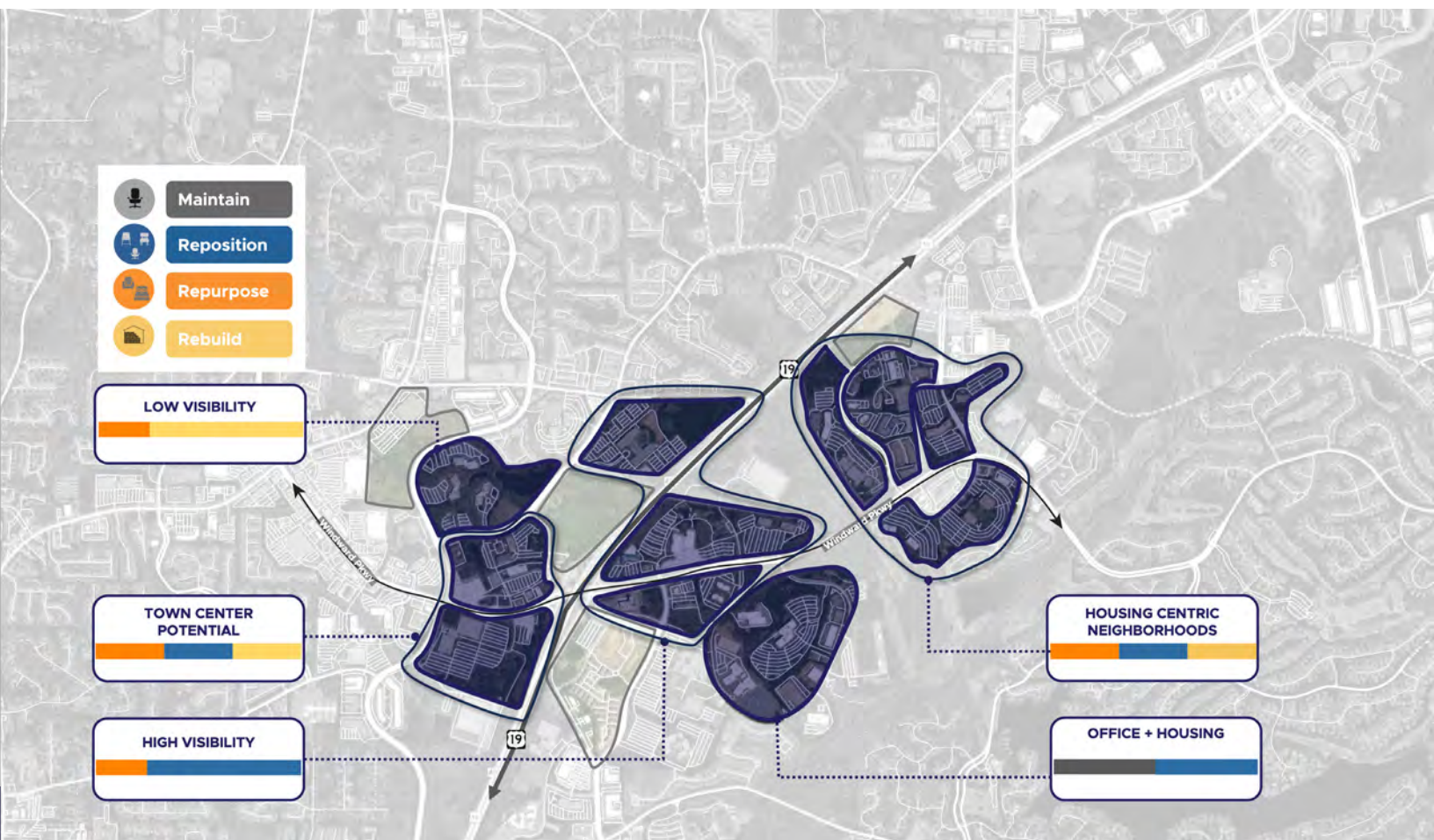
Redevelopment Strategy

Based on these results, each pod was assigned a redevelopment strategy of its office stock. Each redevelopment plan was built on the basis of one or more of four strategies (maintain, reposition, repurpose, and rebuild), discussed below.

- **Maintain:** Simply put, office properties in the Study Area that are performing and have low vulnerability should be maintained as they are. These properties include some of the newest developments in the market, such as The Edison—a Class A, highly-amenitized property built in 2020 that is fully leased. That being said, not all properties to be maintained are the newest; Windward 400, for instance, is a Class B property built 2000, though it is afforded additional stability by its proximity to the interstate, wide range of rentable spaces, and diverse tenant base.
- **Reposition:** This approach entails reconfiguring existing office space into that which can serve a different tenant mix or market, while preserving office use. In the wake of the Pandemic, demand for office space has declined, with firms' still needing office, but less of it. In the PMA, for instance, most leases since 2020 have been for less than 5,000 SF. Consequently, a common method of repositioning office properties is to convert a single-tenant building into multi-tenant. Other methods include adding amenities, cosmetic upgrades, and re-configuring spaces for specific uses, like lab space.
- **Repurpose:** As demand for office space declines, dated office properties across the country are being repurposed for a variety of uses. A primary challenge associated with office properties with similar vintages to those in the Study Area is their large footprints, which tends to make conversion to industrial and institutional uses easier. Though multi-family conversion has emerged as a popular route, given a nationwide undersupply of rental housing, these large floorplans are difficult to segment into units with their own window access and infrastructure. However, many properties built in the late 20th century have successfully been converted to housing in recent years.
- **Rebuild:** The final strategy is to rebuild existing properties and replace them with new construction. Rebuilding, as opposed to redeveloping, can be undertaken for a variety of reasons: for instance, rebuilding may be more cost effective than re-development, often due to the cost of addressing deferred maintenance and maintaining energy inefficient systems. The building may also be a poor candidate for reconversion due to its layout, prior use, location, or design, among other factors. Case studies of suburban office park re-development involving rebuilding are limited and primarily skew toward retail and mixed-use.

Office Strategy Definitions





Reimagine Suburban Office Space

Key Conclusions

Strategies for each pod are shown in the map above. As shown, each pod will require a blend of strategies, with the ultimate goal of forming unique identities for each. Strategy will be guided by the following key considerations:

- **There is great uncertainty about the viability of conventional office space,** given that hybrid and remote work is likely to continue.
- **Strong professional sector growth** suggests sustained demand for certain types of office space, just less of it overall.
- Utilization data indicates that if commuting times are reasonable, **workers would prefer to be at the office.**
- **Select office properties could be repositioned by adding amenities** to surrounding areas with new housing, retail, and place-based investment.

Case Studies

Reposition: Bell Works (Holmdel, NJ)

The redevelopment of the Bell Labs building in northern New Jersey presents a case study of a repositioned and repurposed obsolete office property into a mixed-use building. The two million SF-property was built in 1962 for use by AT&T and, at one point, featured over 6,000 workers. By 2006, however, the site had just 1,200 employees and was put on the market, with AT&T fully vacating the building in 2013. Redevelopment of the site began that year and was completed in 2016. Modeled as a “metroburb”, the building contains office, retail, public use, entertainment, start-up, and coworking space, designed to mimic the feel of an urban streetscape and offering amenities like community programs and live music. With this model, Bell Works succeeds in making the office a “destination” that will draws workers and visitors. Today, the property contains 106 tenants, including numerous small retailers, companies, a pre-school, and the local public library, and is near fully leased.

Bell Works



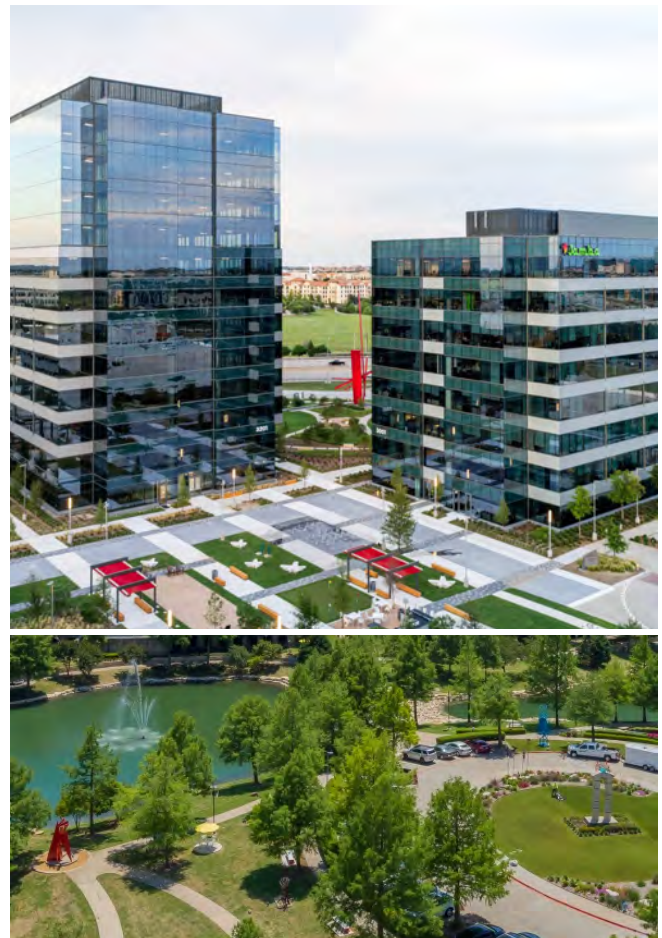
Reposition: HALL Park (Frisco, TX)

A 20+ year old, 15-building, 162 acre office park that is home to 180 companies experienced a big shift in 2019, when HALL Park shifted its focus to becoming a dynamic mixed-use community. With a new master plan focused on wellness, walkability, and sustainability, HALL Park’s next wave of investment includes a boutique hotel, a luxury residential tower and a 6-acre community-centric park with a full lineup of dyanmic programming.

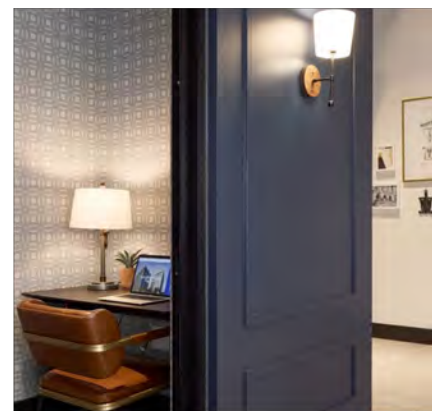
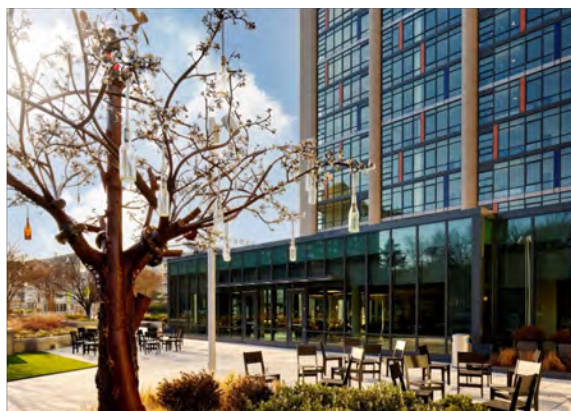
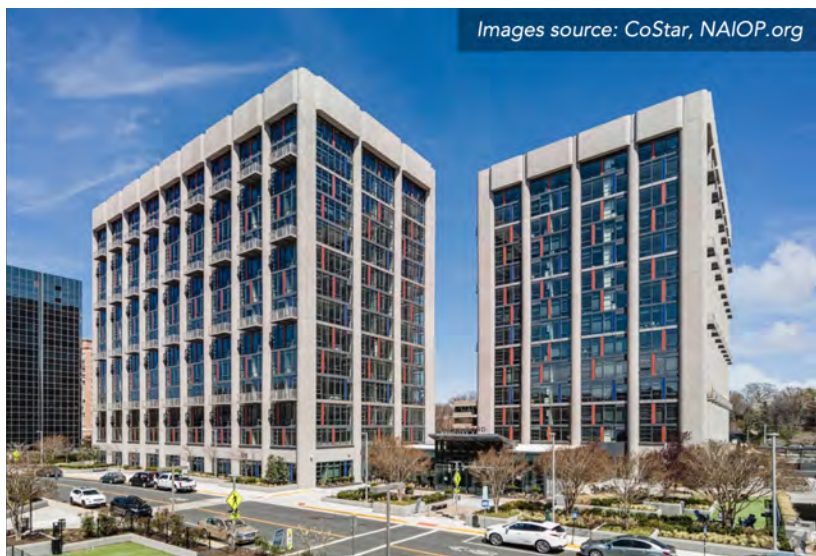
Repurpose: CityPlace (Woodbury, MN)

CityPlace is a mixed-use office and retail complex in the Minneapolis suburbs. The site had previously been occupied by the headquarters of State Farm, which built an office campus in 1996, yet closed it by 2006. Having sat empty for nearly a decade, the property was demolished in 2015 due to functional obsolescence and deferred maintenance. Beginning in the late-2010s, the site is in process of being developed as a mixed-use retail center, anchored by Whole Foods, and features a hotel, restaurants, and medical offices. Future phases of the project are expected to include over 250 multi-family units and additional medical office and retail space.

HALL Park



Park + Ford



Rebuild: Park + Ford (Alexandria, VA)

Shown above, Park + Ford is mixed-use property comprised of two 14-story towers and one four-story building that were built in the early- to mid-1980s as office buildings. Completed in 2021, the property was redeveloped as a 435-unit luxury housing complex. Conversion was facilitated by city policy, which sought to promote redevelopment of underutilized commercial structures. The buildings' 16,000-SF floorplates presented a challenge, which was resolved

by designing units with large open floorplans and high ceilings that allowed the flow of natural light. The developer also added balconies and a range of community amenities, allowing the property to sustain rents upwards of \$3.15/SF. The complex also features 10,000 SF of office space, an under-ground garage, a daycare, and ground floor retail.

Adapt to Change

This office strategy concerns the built environment occupied by workers and employers. “Adapt to Change” refers to the ways in which the Study Area’s built environment can be reimagined to attract area residents and visitors at all times of the day and week. While workers provide strong support, attracting new residents and visitors to the Study Area is necessary to sustaining economic growth in the long term.

Main Street

Adapt to change begins with a return to a familiar concept: the Main Street. The Main Street is both the nexus of commerce and the center point for community gathering. It is an asset unique to its place, reflecting the shared identity of the community, while acting as its primary economic driver. In the Study Area, the success of creating a Main Street hinges on the integration of uses, combining office tenants in high-growth industries with the services, dining, and storefronts that are typical of the Main Street.

Retail

Investment in retail is key to developing a Main Street. With a retail supply gap of around 400k SF across the PMA, the Study Area is well-positioned for modest retail expansion. As is, the Study Area has a deep supply of conventional retail; further, the “town center” model—characterized by mixed-use, large-scale anchored centers with abundant public space—is heavily represented in the PMA by Halcyon and Avalon. Experience-driven retail has proved successful post-Pandemic and can attract visitation outside of work hours. Experiential retail represents a wide range of uses, including a mix of services, public benefits, and boutiques. They often are small scale,

yet big in impact; locally-owned and homegrown; adjacent to greenways and/or place-making; and serve a community function by offering a “third place” to gather outside of work and home.

Adding a variety of experience-based retailers attracts foot traffic throughout the day and can create a more holistic Main Street experience that keeps visitors returning.

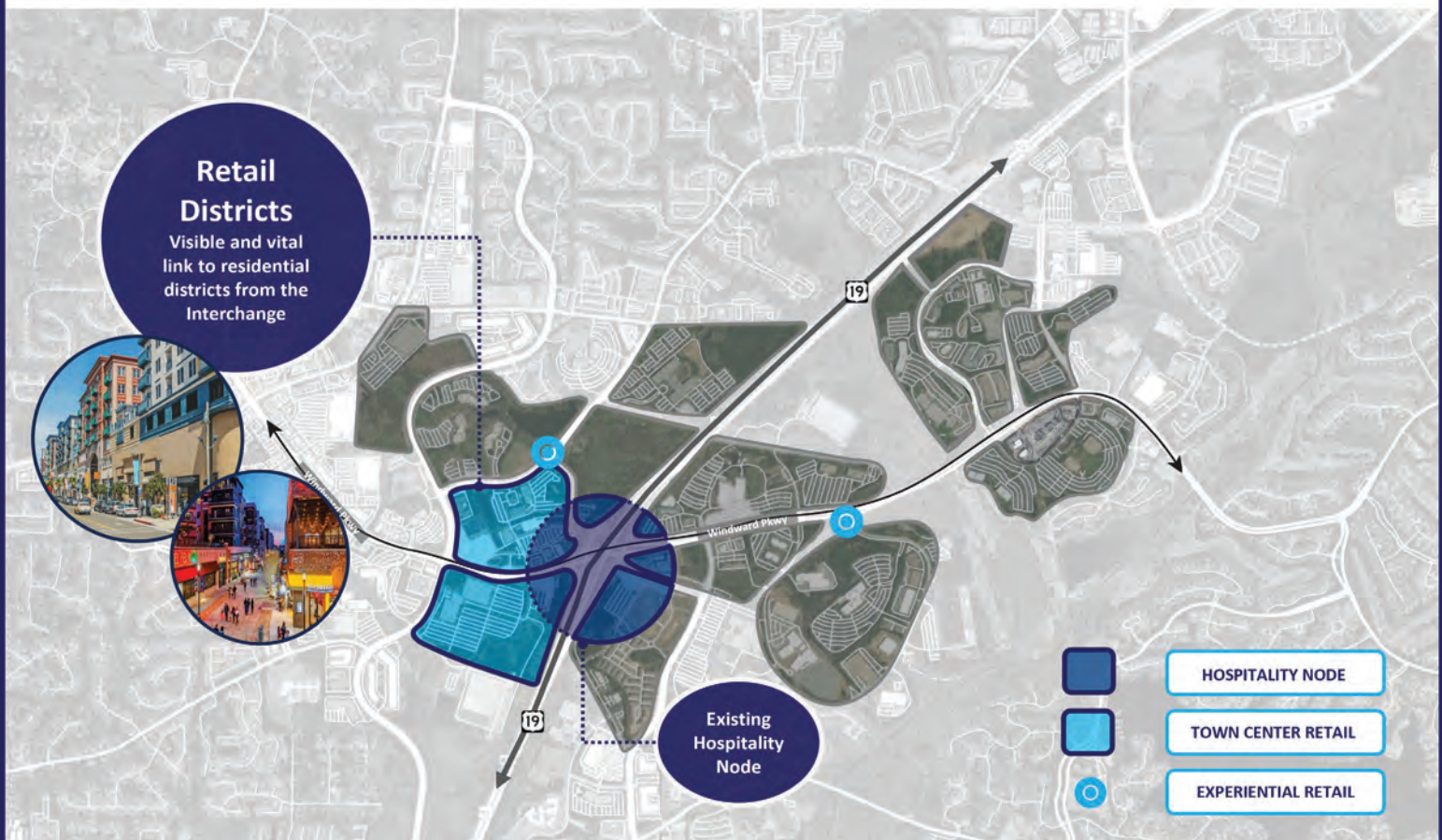
Hospitality

Along with retail, expansion of the hospitality market will be necessary to attract the visitation needed to sustain economic growth. While the hospitality market is still recovering from the pandemic, there is opportunity for the addition of 2 to 3 hotels in the Study Area over the next decade. In particular, diversification of the hotel supply is needed, with focus on higher-end and boutique lodging, which should be placed near highly visible interchanges and transit networks.

Depicted in the map on the facing page, smaller experience-driven retail nodes—Main Streets—are scattered along major thoroughfares. The pods at the Study Area’s southwestern edge benefit from strong visibility, contain the area’s proposed MARTA station, and serve as the entryway to the community. As they already contain conventional retail and hotels, they are well-suited to large-scale experiential retail development that can act as a center point of the Study Area and be integrated with reimagined office space. Success of this larger retail district will rely on improved walkability within and accessibility between each pod, particularly across busy thoroughfares. Proactive investment into public benefits, like placemaking, public art, and greenspace, and tenanting nodes with homegrown businesses will also create value and uniqueness in identity that will draw repeat visitation.

Retail growth and diversification require a strategy that builds upon multiple tiers of demand:

- **Workers**
- **Employment Strategy**
- **Office, Retail, Housing**
- **Residents**
- **Growth Strategy**
- **Housing, Retail, Green-ways, Neighborhoods**
- **Visitors**
- **Tourism Strategy**
- **Hospitality, Retail, Green-ways, Neighborhoods**



Housing

To complete the vision of a Main Street, housing will need to be integrated thoughtfully with retail, office, hotel, and public space. Construction will allow the area to grow, attracting not only new residents, but also the jobs, businesses, services, and amenities needed to tenant existing and reimagined office space. To prove successful, newly constructed housing will need to be right-sized for demand. Households in Milton and Alpharetta are becoming more diverse; for example, the share of households with children declined from 46% in 2010 to just 41% in 2021, indicating growing demand for housing outside of the typical suburban single-family home. According to Esri Tapestry Segmentation data, the PMA is expected to gain 21,700 net new households over the next decade. Alpharetta and Milton are both highly

attractive communities that could readily capture a significant portion of this demand. With high home values and abundant (re)development opportunity, the Study Area's growth is therefore principally limited by the interest and capacity to build new housing.

Construction of higher-density housing, integrated among other uses, is the most effective means of attracting new residents. High-density housing types appropriate for the Study Area include for-sale townhomes and large-scale multi-family, depicted in the graphic below. These types of development have the capacity to capture the most value created by the Main Street concept, represented by the estimated

land value per acre. Additionally, these types of housing are better-suited to meet the needs of a changing demography and provide more significant built-in demand for surrounding retail. Housing density can also reinvigorate nearby office space; according to foot traffic data from Placer.ai, Study Area workers who live within close proximity to work were far more likely to return to the office in 2022, suggesting that, when workers live close by, they prefer to work onsite. Ultimately these factors provide evidence of the value of high-density housing districts as inter-woven with uses and experiences in the wider community.

Key Considerations

Retail

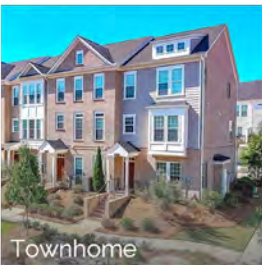
- The market can support more retail, but—with the exception of a small number of mixed use town center opportunities—it will need to be smaller in scale, differentiated, and primarily serve the local community,
- There is an opportunity to create retail nodes catalyzed by place-based investments, parks and trails, and redevelopment
- There is an opportunity to leverage retail development and strategic tenanting to improve the marketability of office space

Hotel

- Co-location of hotels with retail nodes and transit accessibility will improve marketability

Housing

- There is abundant demand to support new housing development, including apartments and townhomes
- Housing development can help improve marketability of office space
- Linking new housing development with trails, pedestrian infrastructure, and the future MARTA station can improve long-term transit readiness
- Depending on the scale of future development, civic uses, including schools, may need to be incorporated

				
Single-Family	Single-Family (small lot)	Townhome	Young Professionals (surface parking)	Young Professionals (garage parking)
2	6	15	30	60
units per acre				
\$1.5m	\$850k	\$800k	\$1,750	\$1,950
purchase price	purchase price	purchase price	monthly rent	monthly rent
\$460k	\$260k	\$245k	\$68k	\$80k
required HH income				
\$525k	\$775k	\$2.2m	\$1.8m	\$3.3m
est. land value/acre				



Adapt to Change

Key Conclusions

- **Housing investment is needed** in all pods and is designed to complement adjacent uses.
- **Mixed-use districts are positioned at the southwestern and northeastern edges** of the area and will act as local destinations, comprised of experience-driven retail and hospitality, along with rental housing.
- **Rental and for-sale housing should be developed** in tandem with repurposed office space—which itself could become housing—within orange-shaded pods to create housing-centric neighborhoods, anchored by community-serving retail nodes.
- **The Study Area's largest pod will continue to contain a concentration of office space.** Adding housing will prove pivotal in creating life and activity both within the existing office stock and in community gathering spaces outside of typical work hours.

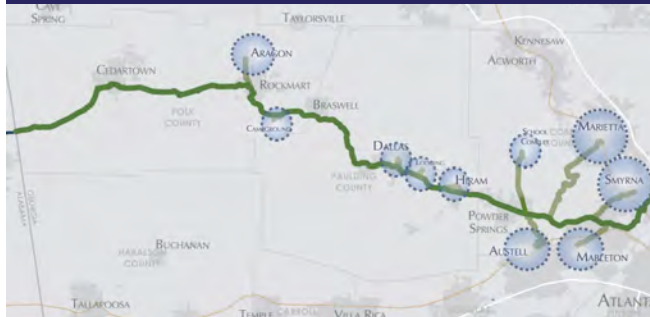
A Case For Connectivity

As North Fulton continues to grow and mature, so does the need for a multi-modal support system that can meet the desires of a competitive workforce and satisfied resident base. Quality trail networks offer leisure and exercise, but they also present increasingly strong economic arguments, while also facilitating means of alternative transportation. Quality of life, economic opportunity, and transportation are three key pillars that have made Metro Atlanta the focal point of the Southeast. The fact that strong trail networks can simultaneously elevate all three pillars should not be overlooked.

The following three trail systems are examples from the Southeast that offer important lessons in respect to the value a robust trail network can bring to a forward-thinking community willing to invest in it.

Silver Comet Trail (Smyrna, GA)

At 61.5 miles long the Silver Comet is the nation's longest and oldest rail-trail.



In 1992, The Georgia Department of Transportation (GDOT) purchased an inactive rail line through Cobb, Paulding, and Polk counties from CSX. GDOT intended to use the line as a high-speed transit route, but the corridor instead became a shared use, non-motorized trail in 1998.

The Silver Comet Trail has more than 1.9 million users each year, with the trail system accessed by nine different trailheads. 71% of trail users bicycle while 28% walk or run. Males account for 2/3 of the trail usership, with female users most likely found in densely populated, well-trafficked areas.

An Economic Impact Analysis found that **for every \$1 spent on Silver Comet trail development there is a return of \$4.64** in direct and indirect economic benefits (over 400% return).

Carrollton Greenbelt (Carrollton, GA)

Like the Atlanta Beltline, but Rural. 18 miles of open pastures, forests and water features.



The **longest continuously paved loop trail in the state of Georgia** belongs to Carrollton, a city of about 28,000 people located 50 miles west of Atlanta.

The trail circles the city, connecting many of its top employers, activity centers, educational institutions and parks - all while moving through a largely pristine natural landscape. One such example is the Ayers Dairy Farm, a **100-acre active farm that worked with the Friends of Carrollton Greenbelt to provide access to their property** while the farm remains operational.

Swamp Rabbit Trail (Greenville, SC)

Balancing City and Scenic the Swamp Rabbit Trail offers both leisure and commuting options.



The 20+ mile multiuse greenway traverses along the Reedy River between Greenville and Travelers Rest, South Carolina.

There were over 700,000 trail users in 2022. Trail counter data found that **over 15% of weekday bikers were using the trail to commute to work** (0.6% is the national average for bike commuting).

A five-mile trail extension is planned, which is projected to generate \$1.5 billion in new property value in the surrounding neighborhoods and an **85% sales boost toward trailside businesses**.

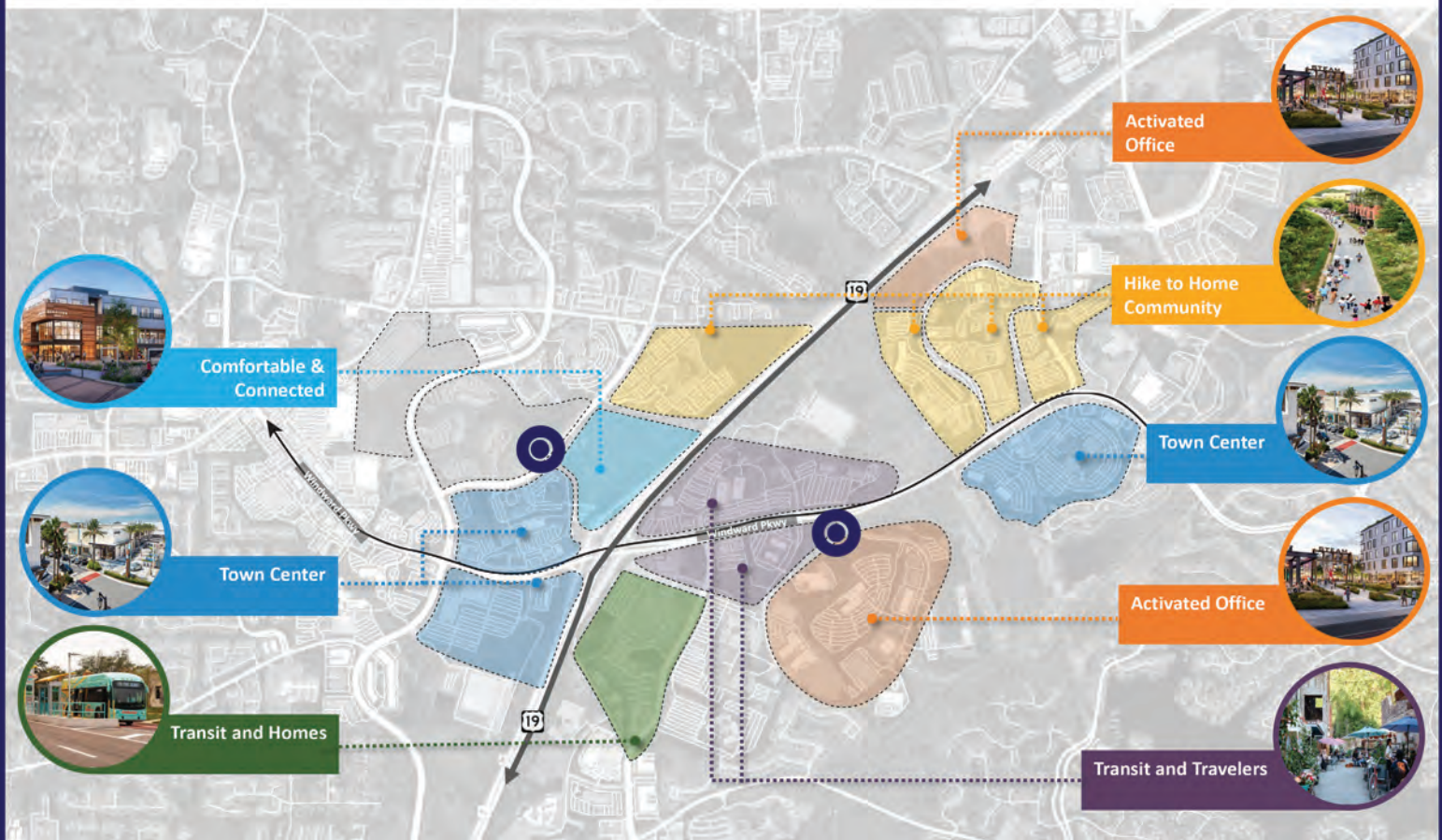
Greenbelt Routes



The Study Area has incredible green assets of its own, and a momentum of recent investment in trail expansion. Continued investments in greenspace and trails should build off of the existing trail network, then extending to within and between different pods within the Study Area. To attract users, these greenbelts should form a functional network, providing utility as an alternative form of transportation. This daily foot traffic provides built-in demand for adjacent retail, while the extension of the greenbelt from neighborhoods to commercial centers offers an asset that can draw employers and workers. Together, these factors will increase demand for and, therefore, the value of nearby property.

Beyond economic development, greenways can enhance neighborhood aesthetics and feel. They act

as connecting points between areas—the “glue” that pulls individual neighborhoods together to form a single community. Further, greenways provide “third places” in which community can gather and conserve existing green and wooded spaces. In the Study Area, greenbelt development could reclaim land presently used for parking, the need for which would be diminished due to lessened reliance on vehicles. Depicted in the map above, the Study Area’s trail network could readily be expanded to internal streets within and between pods, linking residential neighborhoods and open space with employment centers and regional transportation networks.



The final strategy for economic development, neighborhood formation brings together all of the concepts discussed, allowing the forging of individual identities for each pod and providing clear direction for future investment and urban design.

Each pod was assigned a neighborhood categorization (see map above), developed on the basis of existing stock, potential for redevelopment, and location.

Here, the intention was to carve out neighborhoods within the Study Area that can serve a diverse range of residents, including young professionals, families, and seniors. While each pod will require its own unique mix of uses and design, all seek to integrate recreational amenities with housing and commercial activity.

Ultimately the goal of classification is to augment the assets within and strengths of each pod, alongside providing direction for future development and the repositioning of the existing built environment.

Comfortable & Connected



This neighborhood sees the construction of multi-family housing integrated among locally-owned storefronts and small office spaces. Young professionals looking to rent housing near the office with plenty of things to do after hours are drawn to the area. Visitors and residents alike seek refuge among the area's unassuming coffee shops, neighborhood parks, and walkable streets, while just a short walk from a bustling commercial center.

Hike to Home Community



Each pod offers a collection of housing, office, and retail in a lush natural environment, interconnected by greenways. Contemporary for-sale and rental housing is positioned among ample greenspace and recreational opportunities. Older office buildings have gained new life as mixed-use developments. The neighborhood attracts families and empty nesters seeking an active lifestyle and a strong sense of community.

Town Center



Situated at entry points to the community, the Town Centers contain the Study Area's highest concentration of experiential retail and office space. Big chain retailers draw visitors from throughout the region, while luxury boutiques, yoga studios, and a central amphitheater keep them coming back. These pods heavily attract new residents, who seek the convenience of an upscale urban lifestyle in the comforts of the suburbs.

Activated Office



Modernized office space tenanted by both established tech businesses and start ups creates an intriguing contrast against older buildings. Infill housing offers a contemporary design, catering to young professionals. A beer garden, coworking space, and small event venue line storefronts of new mixed-use buildings. With many preferring to walk, the neighborhood is dense with greenways, public plazas, and untamed foliage.

Transit & Homes



High-density housing, retail, and hotels are located nearest to the MARTA station, while for-sale townhomes line quiet streets along the periphery. Homes are interspersed with pocket parks and playgrounds, with family-friendly retail, dining, and public space located at the core. This neighborhood is ideal for commuters and young families seeking a quiet community, easily navigable by walking or biking.

Transit & Travelers



The area's entertainment center, this pod always teems with life throughout the day and evening. It provides a range of activities for visitors and residents alike and includes premiere dining, hotels, and concert venues. Internal streets are limited to pedestrians and frequently host pop-up events. Newly-built housing is discretely tucked away in the neighborhood's quieter corners, while hotels, offices, and retail congregate at its center.



4

Action Plan

Implementation Framework
Funding Implementation Table

Implementation Framework

A strategy to translate the plan's four ideas into exciting realities.

The implementation of the Windward Parkway & Highway 9 Strategic Plan involves individual and collective responsibilities for the cities of Milton and Alpharetta, and for True North 400. Lead entities for each action item have been suggested below.

Many of the action items below are closely related, intertwined, and will be most successful when implemented in concert. For example, creating attractive amenities in the district without convenient, low-stress access by trail will limit the viability of these amenities. Conversely, a trail network without attractive destinations is unlikely to see its maximum potential use.

Accompanying each action item in this section is a bulleted list of benefits. This allows an at-a-glance understanding of why each action item is important and the benefits that it confers to various stakeholders and actors in the implementation process.

Four Ideas for the Study Area

1

Connecting the Dots

Getting to and through the district

2

Serenity & Amenity

Drawn to the office

3

Ales to Trails

The local live/work/visit experience

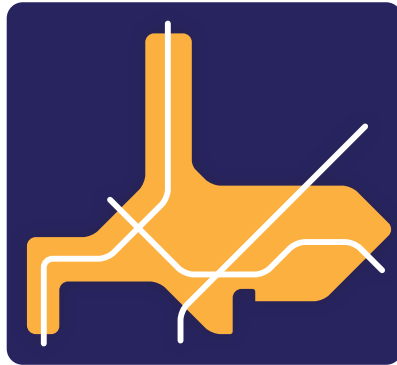
4

Lakefront Property

A competitive niche for success



The plan's recommendations are categorized as one of four types of projects or studies:



Capital Projects

Infrastructure projects that align with community-based plans and public policy.

Enabling Studies

Design, engineering and/or technical feasibility studies.

Public-Private Partnership Projects (PPP Projects)

Public facilities constructed through a combination of public and private investment.

Public Policy

Public policies and programs adopted by local, county and/or state government.



Definitions

Definition of terms specific to the implementation recommendations of the Windward Parkway & Highway 9 Strategic Master Plan

- **Capital Projects:** Built improvement of transportation facilities, public space and supporting infrastructure that align with community-based plans and public policy.
- **Public-Private Partnership Projects (PPP Projects):** Public facilities constructed through a combination of public and private investment formalized through the entitlement process. Absent private investment in real estate improvements and development, PPP Projects would not be constructed as stand-alone public capital projects.
- **Enabling Studies:** Design, engineering and/or technical feasibility studies to establish the schedule, costs, and construction impacts of proposed capital projects. Enabling Studies allow for capital planning and the procurement of services for implementation. Enabling Studies may also refer to the technical analysis required to inform Public Policy.
- **Public Policy:** Public policies and programs adopted by local, county and/or state government that direct public resources and provide the statutory framework for aligning market mechanisms with the goals of public planning, economic development, community development and public works.

Capital projects are the focus of the transportation- and mobility-related recommendations of this study and include:

1) public street segments to ease congestion, facilitate redevelopment, and provide convenient pedestrian routes, and 2) the implementation of a new, highly-connected trail system – the Camp Creek Trail – to provide a safe, low-stress route connecting residential areas and employment clusters to district businesses and destinations as well as providing a multi-modal connection to MARTA transit services. Each capital project listed below requires enabling work in the form of design and engineering feasibility studies which better define the routes, extents, and costs and design features of street and trail segments. These enabling studies must be scoped to include technical analysis, community engagement, and creative design.

Milton

Top Priority Capital Projects

- A** Old Morris Road-MARTA Station Trail Connection- Utilizing existing right-of-way, this roughly ½ mile multi-use pathway provides a pedestrian connection from the intersection of Morris Road and Old Morris Road to the MARTA Park and Ride, crossing GA 400 along Windward Parkway.
 - Connects commuters with Deerfield employment cluster
 - Provides low-stress route for commuting service workers to Windward/Hwy 9 businesses
 - Creates first mile/last mile commute route for Deerfield residents by foot or bike to MARTA station
- B** Webb & Cogburn Shared Use Path (in engineering/construction) - A 2.5 mile multi-use trail that runs adjacent to two major corridors within the Deerfield District, connecting Cambridge High School to the roundabout at Morris Road and Webb Road.
 - Provides key link between Deerfield area residents and Big Creek Greenway
 - Serves local residents with key east/west crossing of Highway 9 providing access to retailers and services

Capital Projects of Importance

- C** Morris Road Extension - a 1/4 mile complete streets roadway extension from Morris Road's current terminus (at Deerfield Parkway) to Windward Parkway, lining up with the intersection at Innovation Way.
- D** Morris Road Widening & Shared Use Path (under construction) - A roadway-adjacent shared-use path that connects from the roundabout at Webb Road and Morris Road to Bethany Bend, along the most populous residential corridor within the entire Study Area.
 - Provides key link between Deerfield area residents and Big Creek Greenway

PPP Projects

- E** Hwy 9 to Deerfield Parkway Connector (through Fry's redevelopment site) - An approximately 1,000 foot roadway connection between Highway 9 and Deerfield Parkway between Webb Road and Windward Parkway.
 - Relieves highly-congested intersection of Windward Pkwy/Hwy 9
 - Unlocks redevelopment potential of vacant Fry's site at key location on Highway 9
- F** Morris Road Lake Loop and Connector - A roughly 1-mile primarily off-road multi-use trail that orients itself around the 7-acre lake along Morris Drive.
 - Links residents to the most scenic natural resources in the Deerfield area and the planned signature park space for recreation and leisure
 - Connects Deerfield employees to a signature amenity area for lunch and after work dining and social activity
 - Supports redevelopment of key lakefront parcel for potential hospitality destination

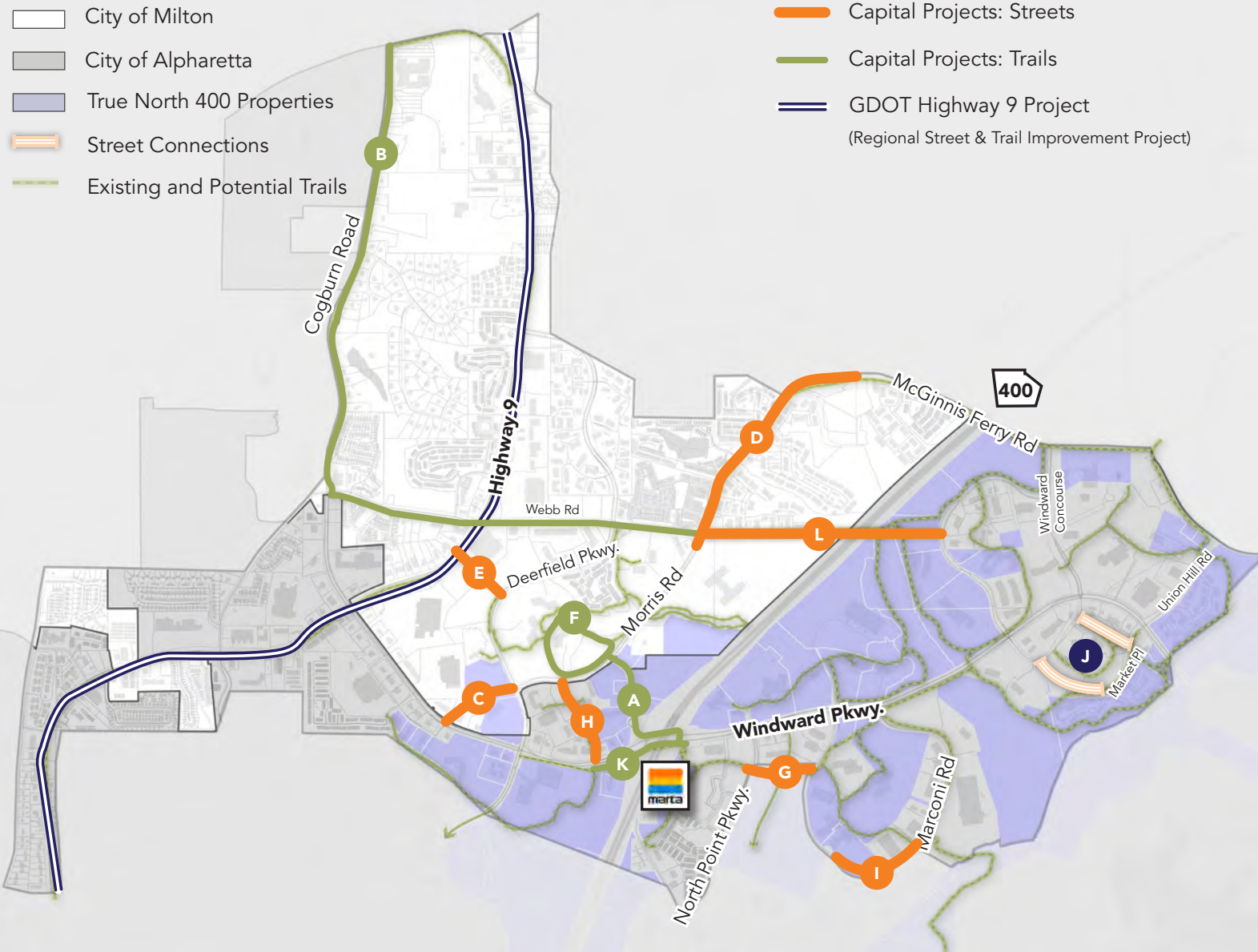
**May involve capital investment from the city via a public/private partnership*

Alpharetta

Top Priority Capital Projects

- G** Dryden Road Extension – An approximately 1,000 foot roadway connection between North Point Parkway and Edison Drive, running parallel to Windward Parkway.
 - Links existing and proposed housing west of North Point Parkway, including future TOD development, to the major employment clusters in the Windward District
 - Provides a network alternative for employees of businesses on Edison Drive and emergency services providers who currently have only one point of access via Windward Parkway

Connecting the Dots: Capital Projects



- Designed as a Complete Street inclusive of a generous multi-use trail, the Dryden Rd extension provides a pedestrian/cyclist link for commuters between the future MARTA BRT station and major employers
- Inclusive of a multi-use trail, the Dryden Rd extension provides a low-stress trail link connecting users west of GA 400 to the east.

Capital Projects of Importance

- H** Windward-Morris Connector - Formalization of a ¼ mile public street using the existing alignment of the access drive into the Plaza at Windward, connecting Windward Parkway and Morris Road.
 - Relieves Westside/Deerfield Parkway as the

sole N/S connector crossing Windward Parkway over a nearly 3 mile span from Union Hill Rd to Highway 9

- Connects Deerfield residents by car, foot, or bike to retail and dining options along Windward Parkway (including future Continuum)
- Unlocks redevelopment potential of under-performing strip/outlot retail north of Windward Parkway
- Creates access to high value redevelopment parcels north of Morris Road

I Marconi-Edison Connector - A roughly ¼ mile roadway connection between the current cul-de-sac terminus' of Edison Drive and Marconi Drive.

- Completes planned connection of commercial office loop
- Provides a network alternative for employees of businesses on Marconi Drive and emergency services providers who currently have only one point of access via Windward Parkway

PPP Projects

J Windward Terraces ULI TAP Study Area Primary Street Network - To breathe new life into the entirety of the area around the Windward Terraces, a street network of several new roadway connections is recommended as a precursor to attracting new development investment and activating new areas within existing surface parking lots. Extending Market Place to connect into Windward Parkway and creating a roadway connection between Windward Plaza and Market Place are two initial street connections that can act as bookends, setting the framework for subsequent connections and creating a new network of future development sites.

- Relieves Westside/Deerfield Parkway as the sole N/S connector crossing Windward Parkway over a nearly 3 mile span from Union Hill Rd to Highway 9.
- Provides a network alternative for employees of businesses on Marconi Drive and emergency services providers who currently have only one point of access via Windward Parkway

True North 400

Top Priority Capital Projects

- G** Dryden Rd Extension (see previous page)
- A** Old Morris Road-MARTA Station Trail Connection
- K** MARTA-Continuum Trail Segment - A trail segment of approximately ½ mile connecting from the MARTA Park and Ride Station, along the southern side of Windward Parkway under GA 400 to the northern entrance to the future Continuum development.
 - Provides the only E-W pedestrian connectivity in a 2.5 mi stretch of 400 from Webb Bridge Rd to McGinnis Ferry Rd
 - Connects the planned mixed-use development at Continuum to the Park & Ride and future BRT station, providing a first mile/last mile pedestrian route for future resident and employee commuters

Capital Projects of Importance

- L** Webb Road Extension - a 3/4 mile complete streets roadway extension from the roundabout on Webb Road to Alderman Drive, providing an east-west connection across GA 400 that does not pass through a major highway interchange. The only current east-west connections across GA 400 through the Study Area are along Windward Parkway and McGinnis Ferry Road, which are both highway interchanges. (**Note - there are multiple potential locations and concepts for this connection*)

PROPOSED
SCHEME 3



Recommendations that support the significant clusters of office workers and major employers in the District include the implementation of policies, programs and guidelines that create amenities. These amenities include access to scenic green space, trail networks, placemaking elements and recreational opportunities that support daily work and lifestyles.

Milton

Implementation Projects

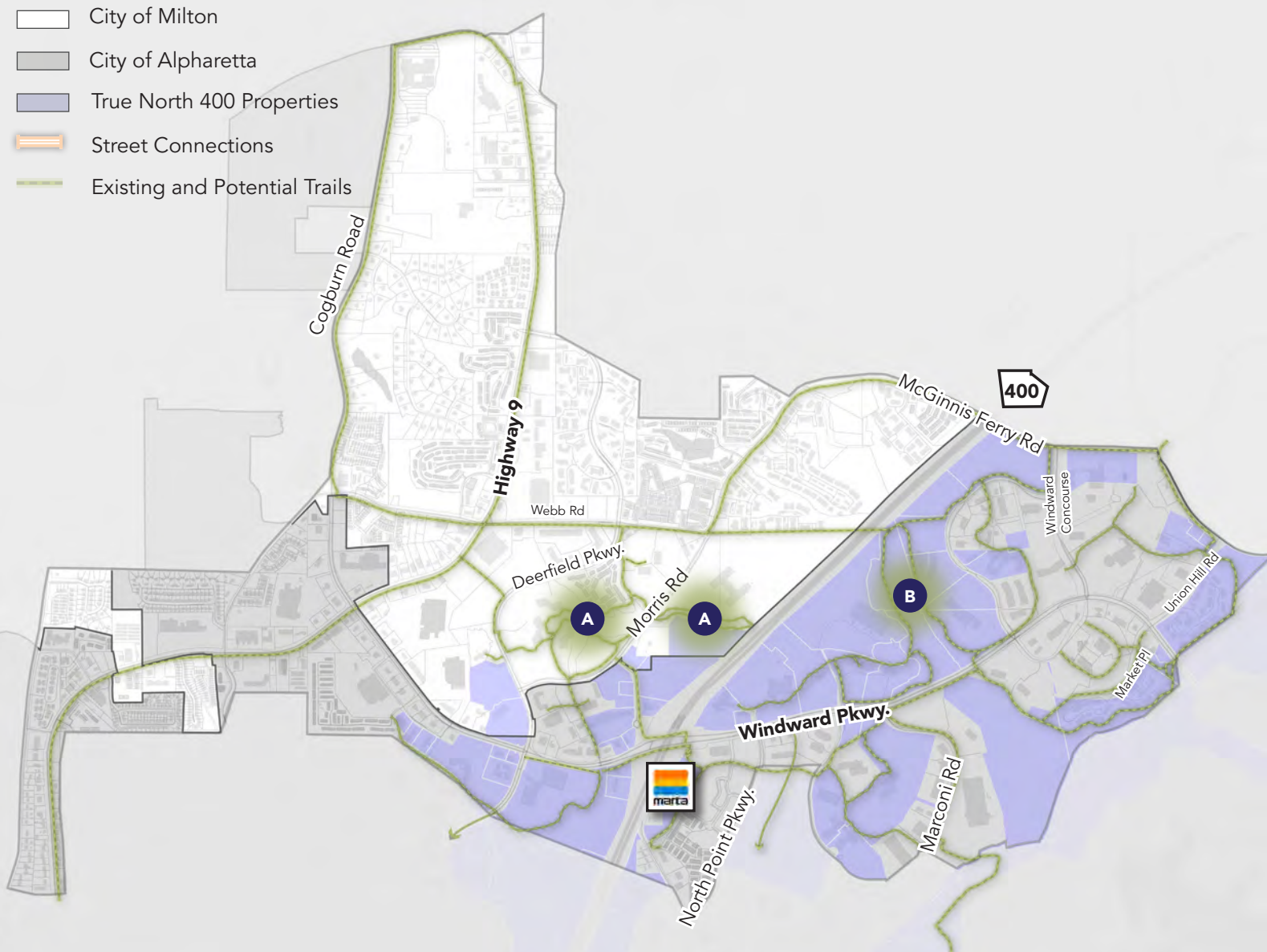
- Codify Public Trail Connections - Amend the Deerfield Form Based Code (Sections 3.2 and 4.3) to require developments to provide pedestrian connections to adjacent portions of the public trail network (Camp Creek Trail, where applicable) and provide recommendations for trailhead amenities to encourage trail use
 - Help alleviate traffic congestion from new (re)development by providing pedestrian connections to the public trail network linked to district businesses and services, thereby encouraging walking and/or biking for short distance trips
- A** Conserve Green Space for Public Use - Protect natural resources and open space for public use and recreation along the Camp Creek and its tributaries. Via the Uniform Conservation Easement Act, Georgia Greenspace Program, and other conservation tools like Milton's Greenprint Plan, proactively work with property owners to put natural and scenic assets into perpetual trust for public benefit.
 - Provides the only E-W pedestrian connectivity in a 2.5 mi stretch of 400 from Webb Bridge Rd to McGinnis Ferry Rd
 - Protects ecologically-important riparian corridors and their adjacent floodplains for wildlife habitat
 - Improves water quality in local streams and downstream water supplies
 - Anchors the experience of trail users on the newly proposed Camp Creek Trail network by providing access to high quality natural and scenic areas
 - Drives value for mixed-use redevelopment by providing public green space as an amenity for employees and residents
 - Protects and enhances an authentic identity of the district as a green, pastoral landscape of rural and agrarian heritage

Alpharetta

Implementation Projects

- Expand the Alpharetta Connect Forward Grant
 - Through the Alpharetta Development Authority, expand the matching fund grant program for pedestrian connections from business campuses to the public trail network to include the provision of amenities at campus trailheads. These amenities may include outdoor lounge furniture, al fresco study pods, collaboration spaces, communal lunch tables, or other comforts to inspire and encourage office users to engage in recreation, nature immersion, digital detox, and healthy work day habits.
 - Improves water quality in local streams and downstream water supplies
 - Anchors the experience of trail users on the newly proposed Camp Creek Trail network by providing access to high quality natural and scenic areas
- B** Conserve Green Space for Public Use - Protect natural resources and open space for public use and recreation along the Camp Creek and its tributaries. Via the Uniform Conservation Easement Act, Georgia Greenspace Program, and other conservation tools, proactively work with property owners to put natural and scenic assets into perpetual trust for public benefit.
 - Protects ecologically-important riparian corridors and their adjacent floodplains for wildlife habitat
 - Improves water quality in local streams and downstream water supplies
 - Anchors the experience of trail users on the newly proposed Camp Creek Trail network by providing access to high quality natural and scenic areas
 - Drives value for mixed-use redevelopment by providing public green space as an amenity for employees and residents
 - Protects and enhances an authentic identity of the district as a green, pastoral landscape of rural and agrarian heritage

Serenity & Amenity: Capital Projects



True North 400

Implementation Projects

- Develop Windward area Design Guidelines - Solicit a design study to develop the signature branding elements, design guidelines, and messaging for the Windward district, with an emphasis on a cohesiveness of feel across the entirety of public and private spaces within the district
 - Supports employers, brokers and developers in marketing the public amenities of the district
 - Provides the foundation (identity) for effective district marketing, promotion, programming and activities
 - Gives aesthetic direction to private investment
- Develop Camp Creek Trail Branding & Design Guidelines - Solicit a design study to develop the signature branding elements, design guidelines, and programming opportunities for the newly-minted Camp Creek Trail. This study must be geared towards inspiring users to engage in trail use and attracting residents and employees to the nature-based assets of the district.
 - Promotes district-wide travel by foot or bike on a low-stress trail network
 - Attracts funding partners for the implementation of trail segments
 - Creates legibility, ease of access, safety and navigability for future trail users

The primary driver for improving quality of life for both employees and residents in the District is the creation of authentic places for socializing, recreation and leisure activities. Destinations that are anchored by unique natural features and include both public green space and options for dining and entertainment in a unique built environment will generate a positive spillover effect that will elevate the perception and experience of the greater District.

Milton

Implementation Projects

- A** Develop Signature Placemaking Destination at Morris Lake Site - Anchor the experience of the Deerfield District with a combination of lakefront public park, trailhead, eateries and unique hospitality and event venues. Identify and engage qualified development partners and budget for public investment in green space, park features and trailhead infrastructure.
 - Creates a destination for employees returning to the office – dining, drinking, scenic public park space, community events, recreation, programmed activities, socializing, and entertainment
 - Provides an iconic architectural and site design that is authentic to the heritage of this geography of Milton and becomes a recognizable placemaking element that elevates the image of the entire Deerfield District
 - Serves local residents with public park space, programmed activities, access to nature, and green space for leisure and recreation, as well as dining and entertainment options
 - Creates a centrally-located public trailhead for access to the new Camp Creek Trail network
 - Provides needed public park space in the Deerfield district that can support community events and programmed activities
 - Attracts development interest and supports tenantry as a highly marketable amenity for potential businesses and employers
 - Leverages portions of a site for public green space that complements commercial and retail development
- Develop Deerfield District Social Media Presence - Create a dedicated program of local communication and national marketing with consistent tone and identity. Using both Milton channels and shared content on City of Alpharetta and True North 400 channels, provide regular content including news,

history, and stories to promote the businesses and activities in the Deerfield District. With content ranging from profiles of small business owners to economic development initiatives, the social campaign for Deerfield requires dedicated personnel committed to a rolling content calendar and real time information sharing across multiple digital platforms.

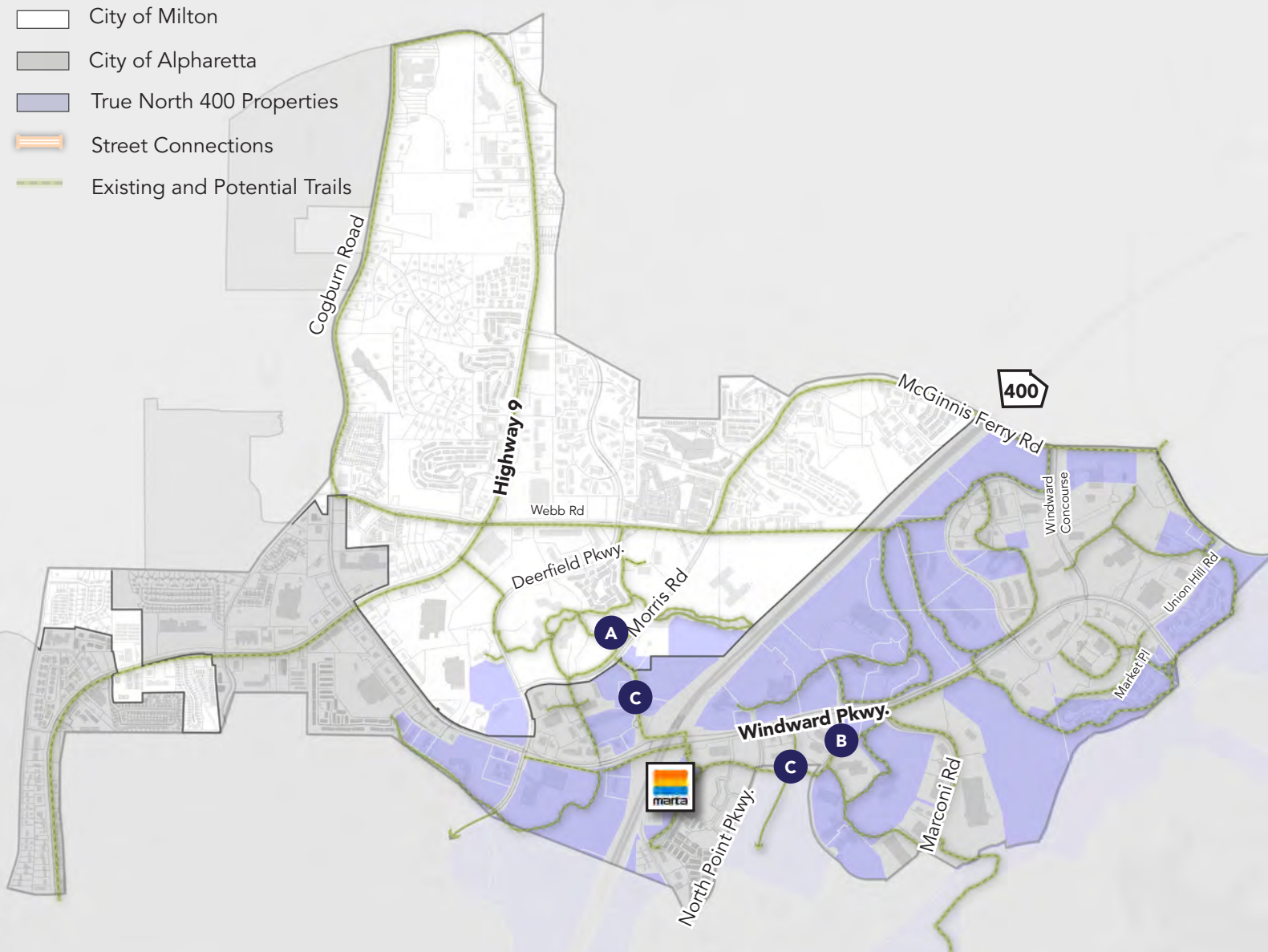
- Enhances economic competitiveness by communicating the successes and opportunities in the Deerfield District to a local, metro, and national audience
- Supports and highlights local businesses at the edge of the Milton municipal boundary that may lack the agglomeration benefits afforded to businesses located in more centralized clusters of activity
- Reinforces the identity and brand of the Deerfield District building visibility, recognition, and civic pride
- Shines a light on the industries, entrepreneurs, restaurateurs, retailers and local businesses that collectively create the competitive niche for Deerfield

Alpharetta

Implementation Projects

- B** Develop a Signature Placemaking Destination at Edison Drive Site - Anchor the experience of the Windward District with a combination of nature-based public park, trailhead and food hall along the new Camp Creek Trail. Identify and engage qualified development partners and budget for public investment in green space, park features and trailhead infrastructure.
 - Creates a destination for employees returning to the office – dining, drinking, community events, recreation, programmed activities, socializing, and entertainment
 - Provides an iconic architectural and site design that is authentic to the heritage of

Ales to Trails: Capital Projects



this geography of Alpharetta and becomes a recognizable placemaking element that elevates the image of the entire Windward District

- Serves local residents with public park space, programmed activities, access to nature, and green space for leisure and recreation, as well as dining and entertainment options
- Creates a centrally-located public trailhead for access to the Big Creek Greenway and the new Camp Creek Trail network
- Provides needed public space in the district that can support community events and programmed activities
- Attracts development interest and supports tenantry as a highly marketable amenity for potential residents and employers
- Leverages undevelopable portions of a site for public green space that complements commercial and retail development

- Develop Windward District Social Media Presence
Create a dedicated program of local communication and national marketing with consistent tone and identity. Using both Alpharetta channels and shared content on City of Milton and True North 400 channels, provide regular content including news, history, and stories to promote the businesses and activities in the Windward District. With content ranging from profiles of small business owners to economic development initiatives, the social campaign for Windward requires dedicated personnel committed to a rolling content calendar and real time information sharing across multiple digital platforms.
 - Enhances economic competitiveness by communicating the successes and opportunities in the Windward District to a local, metro, and national audience
 - Supports and highlights local businesses at the edge of the Alpharetta municipal boundary that may lack the agglomeration benefits afforded to businesses located in more centralized clusters of activity
 - Reinforces the identity and brand of the Windward District building visibility, recognition, and civic pride
 - Shines a light on the technologies, industries, entrepreneurs, innovators, and creatives that collectively create the competitive niche for Windward

True North 400

Implementation Projects

- C** Support Connections to Placemaking Destinations-
The CID can provide funding, project management and technical support for public street and public trail connections to Placemaking Destinations within the CID boundaries. The identification of these projects may be best timed with the site master plans that will emerge as the relationship between the cities and their development partners takes shape.
- Host and Coordinate Windward/Deerfield Communications-Building on the social media campaigns described above, True North 400 can serve as a central entity for communications that span municipal boundaries. By reciprocating with Alpharetta and Milton regarding social media posts and by hosting a shared content calendar, True North 400 is in the perfect position to supply dedicated resources to a district-wide social media presence.
 - Supports and informs businesses and residents who routinely cross municipal boundaries for daily activities
 - Reinforces the identity and brand of the CID and its territory building visibility, recognition, and credibility
 - Enhances economic competitiveness by communicating the successes and opportunities in the District to a local, metro, and national audience

An effective implementation strategy can help overcome barriers to development, resulting in a project that is viable, attracts private investment, and provides public benefits that are consistent with community goals. Such an implementation strategy will require the City to act in three key capacities: 1) as a regulator, 2) as a partner, and 3) as an economic developer. This implementation framework is intended to support investments in the public realm, real estate, small businesses, and people in order to generate net positive community outcomes.

City as Regulator:

- Implement zoning overlays: Zoning overlays designed to achieve the development goals and vision for each of the neighborhood pods will help regulate future development. These will ensure that any development happening in these pods is appropriately scaled, well linked, and best repositions the existing built environment. For example:
 - “Transit and Travelers” pods could feature zoning overlays that allow for relatively higher residential density with ground level retail, so as to augment transit usage and accessibility
 - “Hike to Home Community” pods could benefit from a zoning overlay that allows for active ground-level uses to activate the public realm and promotes consistent architectural/design treatments for properties adjacent to any trail or greenway.
- Selective use of development incentives/bonuses: These zoning overlays could also offer benefits in exchange for the provision of community and policy goals, such as public space, attainable housing, and provision of subsidies for small businesses. Incentives could include relaxation of height requirements in exchange for a minimum assembly acreage, density bonuses in exchange for provision of attainable housing set-asides, and relaxation on development fees in lieu of public infrastructure improvements.
- Future planning study: The neighborhood pods framework presented in this document is a concept designed to maximize the potential of the existing stock, redevelopment, and location such that it can serve a diverse range of residents. A more detailed effort is needed to study the real estate, land use, and design guidelines for each pod, beginning with those located near catalytic development, such as the MARTA station. The city should explore engaging in a future planning study that explores all these topics.

City as Partner

- Build capacity and partnerships: assess potential revenue sources, partnerships, and opportunities to finance and support future improvements to enhance the urban and suburban landscape.
 - Access the viability of public tools, such as tax allocation districts (TADs) and True North 400 to facilitate infrastructure improvements, transformation of commercial streets into pedestrian friendly corridors, and creation of new parks, trails and greenways.
 - Forge Public Private Partnerships (PPPs) with large-scale employers, businesses, and developers.
 - Collaborate with major landowners to create and launch RFPs for master developers as needed.
 - Utilize the neighborhood pod framework to identify key sites for policy-supported uses.
- Promote multi-modal transit through land use: continuously evaluate the relationship between trails, greenways, and land use, so as to ensure that placemaking, trail, and streetscape improvements promote non-motorized transportation.

City as Economic Developer

- Retain, attract, and diversify businesses: Support development of innovation and start-up hubs by working with established business incubators. Explore partnerships with land owners and/or developers to create a physical shared space that can serve as its own entrepreneurial ecosystem
 - Utilize space and knowledge network to attract start-ups and small businesses with growth potential in a diverse array of targeted, office-using industries.
 - Establish incentives to subsidize lease of currently underutilized office space by small businesses and start-ups.
 - Expand social media presence of existing economic development initiatives, such as Windward Tech District, to capture renewed focus on a more diversified innovation ecosystem.

Funding Implementation Table

The following matrix establishes guidance on potential timelines, partners, and order of magnitude cost (when applicable) for projects.

	Project	Timeline	Order of Magnitude Cost	Potential Partners
1	Connecting the Dots			
A	Old Morris Road - MARTA Station Trail Connection	Short	\$1.9M - \$2.6M	True North 400, Alpharetta, Milton
B	Webb & Cogburn Shared Use Path	Short (In Progress)	\$8.1M	Milton
C	Morris Road Extension	Long	\$3.8M - \$5.1M	Milton, True North 400

Project		Timeline	Order of Magnitude Cost	Potential Partners
D	Morris Road Widening & Shared Use Path	Short (Under Construction)	\$8M	Milton
E	Highway 9 to Deerfield Connector (through Fry's)	Medium	\$2.1M - \$3.6M	Milton, Private Developer
F	Morris Road Lake Loop and Connector	Medium	\$3.4M - \$4.2M	Milton, Private Developer, True North 400
G	Dryden Road Extension	Short (in preliminary engineering)	\$2M - \$3.5M	Alpharetta, True North 400
H	Windward Morris Connector	Medium	\$2.8M - \$5.2M	Alpharetta, True North 400
I	Marconi-Edison Connector	Long	\$3.1M - \$5.4M	Alpharetta, True North 400
J	Windward Terraces ULI TAP Study Area Primary Road Network	Medium/Long	\$9.2M - \$16.3M	Alpharetta, Private Developer
K	MARTA-Continuum Trail Segment	Short	\$1.3M - \$1.7M	True North 400, Alpharetta
L	Webb Road Extension	Long	\$74M - \$89M	True North 400, Alpharetta, Milton

Project		Timeline	Potential Partners
2	Serenity & Amenity		
A	Milton - Conserve Green Space for Public Use	Short/Medium	Milton, Private Developer
Other	Codify Public Trail Connections (Milton)	Short	Milton
B	Alpharetta - Conserve Green Space for Public Use	Short/Medium	Alpharetta, Private Developer
Other	Expand the Alpharetta Connect Forward Grant	Short/Medium	Alpharetta
Other	Develop Windward Area Design Guidelines	Short	True North 400
Other	Develop Camp Creek Trail Branding & Design Guidelines	Short/Medium	True North 400
3	Ales to Trails		
A	Develop Signature Placemaking Destination at Morris Lake Site	Medium	Milton, Private Developer
B	Develop Signature Placemaking Destination at Edison Drive Site	Medium	Alpharetta, Private Developer
Other	Support Connections to the Placemaking Destinations	Short	True North 400
Other	Develop City-Specific Social Media Presence (Milton - Deerfield, Alpharetta - Windward)	Short	Milton, Alpharetta
Other	Host and Coordinate Windward/Deerfield Communications Initiative	Short/Medium	True North 400





STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: March 25, 2024

AGENDA ITEM:

Alcoholic Beverage License Application

Consideration of approval of the following alcoholic beverage license applications:

1. PH-24-AB-03 The Topsy Spoon, LLC

64 North Main Street, Alpharetta, GA 30009

Eating Establishment

Consumption on Premises

Distilled Spirits, Beer, Wine & Sunday Sales

Owner: The Topsy Spoon, LLC

Registered Agent: Jodi Chieco

2. PH-24-AB-04 LOKHO, LLC d/b/a Hen Mother Cookhouse

50 South Main Street, Suite 3A, Alpharetta, GA 30009

Eating Establishment

Consumption on Premises

Distilled Spirits, Beer, Wine & Sunday Sales

Owner: LOKHO, LLC

Registered Agent: Soraya Khoury

STAFF RECOMMENDATION:

Approve the following alcoholic beverage license applications as part of the Consent Agenda:

1. PH-24-AB-03 The Topsy Spoon, LLC, 64 North Main Street, Alpharetta, GA 30009

2. PH-24-AB-04 LOKHO, LLC d/b/a Hen Mother Cookhouse, 50 South Main Street, Suite 3A, Alpharetta, GA 30009

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

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

ITEM DESCRIPTION:

The above referenced Alcoholic Beverage License Applications were heard and considered during a virtual Alcohol License Public Hearing on March 18, 2024. There were no public comments during the hearing. At the conclusion of the hearing, City Clerk Lauren Shapiro, recommended approval and forwarded the above referenced applications to City Council for final approval.

ALTERNATIVES:

Do not approve the license applications

ATTACHMENTS:

1. Alcohol License Public Hearing Minutes 3-18-2024



ALCOHOL LICENSE PUBLIC HEARING MARCH 18, 2024

ALPHARETTA CITY CLERK'S OFFICE
VIRTUAL MEETING VIA ZOOM

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

2:00 PM

I. VIRTUAL MEETING ZOOM LINK

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

Zoom Meeting ID: 823 9184 7660

II. CALL TO ORDER

- City Clerk Lauren Shapiro called the meeting to order at 2:03 p.m.

III. ROLL CALL

- Lauren Shapiro, City Clerk
- Kiersten VanHorn, Assistant City Clerk
- Jacob O'Donnell, Code Enforcement Supervisor
- Jodi Chieco, Owner The Topsy Spoon, LLC
- Soraya Khary, Owner LOKHO, LLC d/b/a Hen Mother Cookhouse

IV. PUBLIC HEARING

A. PH-24-AB-03 The Topsy Spoon, LLC
64 North Main Street
Alpharetta, GA 30009

Eating Establishment
Consumption on Premises
Distilled Spirits, Beer, Wine & Sunday Sales

Owner: The Topsy Spoon, LLC
Registered Agent: Jodi Chieco

- Ms. Jodi Chieco, owner of The Topsy Spoon, LLC and residing at 155 Springfield Creek Road, Alpharetta, GA 30004, was on the call.
- Ms. Chieco described the business as an ice cream venue, specifically affogato, with the option of adding alcohol to it.
- Ms. Chieco stated this is located where Four Fat Cows used to be. She is hoping to open by May 1, 2024.
- Ms. Chieco stated there will be 2 employees working at the location and each will a pouring permit. They will all be trained using ServSafe training.

- Ms. Chieco stated she also owns two other restaurants in Alpharetta, Flatlands and Southern Porch, and is familiar with City of Alpharetta's alcohol ordinances.
- Officer O'Donnell confirmed that City staff has reviewed the application and that it meets all the City's requirements for an alcohol license. Ms. Shapiro recommended the application be approved and advised the applicant that a representative will need to appear in person at the Alpharetta City Council meeting on Monday, March 25, 2024, at 6:30 pm in case Mayor or Council have any questions.

B. PH-24-AB-04 LOKHO, LLC d/b/a Hen Mother Cookhouse
50 South Main Street, Suite 3A
Alpharetta, GA 30009

Eating Establishment
Consumption on Premises
Distilled Spirits, Beer, Wine & Sunday Sales

Owner: LOKHO, LLC
Registered Agent: Soraya Khoury

- Ms. Soraya Khoury, owner of LOKHO, LLC, and residing at 11780 Windcreek Overlook, Alpharetta, GA 30005, was on the call.
- Ms. Khoury stated they also have a location in Johns Creek, GA. It is a breakfast and lunch restaurant open during daytime hours only.
- Ms. Khoury stated they are familiar with the hours permitted to serve alcohol.
- Ms. Khoury stated this is their first establishment in the City of Alpharetta.
- Ms. Khoury stated they will have under 20 employees at this location. She is familiar with the pouring permit requirements, including a permit for herself.
- Ms. Khoury stated they will be implementing TIPS alcohol training for employees.
- Ms. Khoury stated they are slated to open in late May/early June 2024.
- Officer O'Donnell confirmed that City staff has reviewed the application and that it meets all the City's requirements for an alcohol license. Ms. Shapiro recommended the application be approved and advised the applicant that a representative will need to appear in person at the Alpharetta City Council meeting on Monday, March 25, 2024, at 6:30 pm in case Mayor or Council have any questions.

V. PUBLIC COMMENT

- There were no public comments.

VI. ADJOURNMENT

- City Clerk Lauren Shapiro adjourned the hearing at 2:13 p.m.

Respectfully submitted,

Kiersten VanHorn

Kiersten VanHorn, Assistant City Clerk



CITY OF ALPHARETTA

REPORT FOR SURVEY FOR ALCOHOLIC BEVERAGE LICENSE

TO: Alcoholic Beverage Permitting - Department of Community Development

DATE: 12-20-23

APPLICANT:

TRADE NAME: The Tippy Spoon LLC

ADDRESS: 64 N Main St CITY: Alpharetta STATE: GA ZIP: 30004

The undersigned has examined the subject location and has made measurements to determine the compliance or noncompliance with distance requirement of the Code Of The City Of Alpharetta, Georgia, as follows:

1. 113 feet to the Private Residence
(private) residence located at 82 N Main St Alpharetta Ga 30009

2. 581 feet to the Bus Stop
(regular) school bus stop as designated by the Fulton County Board of Education** where five (5) or more children board the bus and which is located at School Drive and Canton St. Alpharetta Ga 30009

** This information can be obtained by faxing your request to "North Transportation: Fulton Board of Education" at 470-254-2978. List type of application applied for, name of company, owner of company, street address, your phone number, and name and information requested.

Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta.

3. 135 feet to the Alpharetta First United Methodist Church
(church or other place used primarily for religious service) located at 69 N. Main St Alpharetta Ga 30009

4. 1460 feet to the Alpharetta Branch Library
(public library or branch thereof) located at 10 Park Plaza Alpharetta Ga 30009

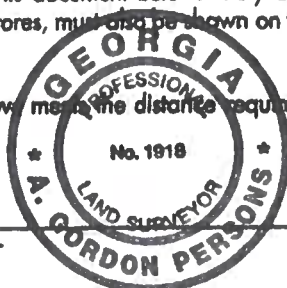
5. 210 feet to the Rivers Academy Private School
(school ground or college campus) located at 38 N Main St Alpharetta Ga 30009

6. 958 feet to the Town Green Fountain
(portion of public park habitually used for recreational purposes) located at 40 S. Main St Alpharetta Ga 30004

Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta. Please review these sections of the City Code prior to executing this document below. Any distance requirements required by State of Georgia law, such as the minimum distance between package stores, must also be shown on the survey.

In my opinion, the premises indicated above meet the distance requirements for licensing as prescribed by the Code of the City of Alpharetta, Georgia.

Signature of Georgia Registered Land Surveyor



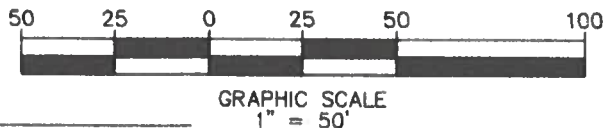
Surveyor Number

1918

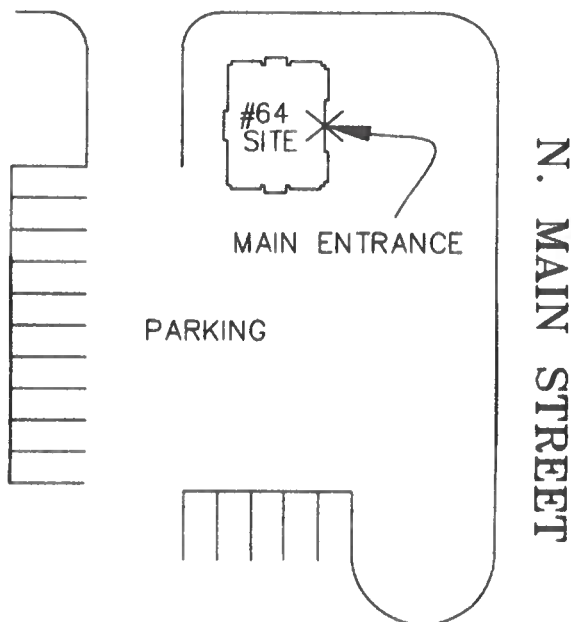
NOTE: A survey showing the distance to the use described above must be attached to this form at the time of submittal.

APPLICANT FOR: CITY OF ALPHARETTA

SITE ADDRESS:
64 N. MAIN STREET,
ALPHARETTA, GA 30004
ZONED: C2
TAX PARCEL ID:
22 482312690146



CHURCH STREET



MAGNETIC



1. SCHOOL: 210 FEET TO RIVERS ACADEMY PRIVATE SCHOOL
38 N. MAIN STREET, ALPHARETTA, GA 30009
2. CHURCH: 135 FEET TO ALPHARETTA FIRST UNITED METHODIST CHURCH
(VINEBRANCH BUILDING)
69 N. MAIN STREET, ALPHARETTA, GA 30009
3. PARK: 958 FEET TO TOWN GREEN FOUNTAIN
40 S MAIN ST ALPHARETTA, GA 30004
4. LIBRARY: 1,460 FEET TO ALPHARETTA BRANCH LIBRARY
10 PARK PLAZA, ALPHARETTA, GA 30009
5. PRIVATE RESIDENCE: 113 FEET TO 82 N. MAIN STREET.
ALPHARETTA, GA 30009
6. BUS STOP: 581 FEET TO SCHOOL DR & CANTON STREET.
APLHARETTA, GA 30009

ALL DISTANCES MEASURED IN A STRAIGHT LINE.



Advance Survey, Inc.

634 N. CLAYTON STREET
LAWRENCEVILLE, GA. 30046
OFFICE: (770) 995-0938
FAX: (770) 554-7539



© COPYRIGHT 2023
ADVANCE SURVEY INC.
LSF000455
ALL MATTERS OF TITLE EXCEPTED

ALCOHOLIC BEVERAGE SURVEY FOR:

THE TIPSYP SPOON LLC

LAND LOT:	1269	SCALE:	1"=50'
DISTRICT:	2ND	DATE:	12/20/2023
SECTION:	2ND	DRAWN BY:	LAR
COUNTY:	FULTON	CHK BY:	GSO PC: GSO
STATE:	GEORGIA	JOB NO:	230327



CITY OF ALPHARETTA

REPORT FOR SURVEY FOR ALCOHOLIC BEVERAGE LICENSE

TO: Alcoholic Beverage Permitting - Department of Community Development

DATE: 12-1-2023

APPLICANT: Soraya Khoury

TRADE NAME: Hen Mother Caskhouse

ADDRESS: 505. main Street Suite 3A CITY: Alpharetta STATE: GA ZIP: 30009

The undersigned has examined the subject location and has made measurements to determine the compliance or noncompliance with distance requirement of the Code Of The City Of Alpharetta, Georgia, as follows:

1. 854 feet to the Private Residence
(private) residence located at 40 old Roswell Road, Alpharetta, GA 30009
2. 599' feet to the School Bus Stop
(regular) school bus stop as designated by the Fulton County Board of Education** where five (5) or more children board the bus and which is located at Academy Street and market Street

** This information can be obtained by faxing your request to "North Transportation: Fulton Board of Education" at 470-254-2978. List type of application applied for, name of company, owner of company, street address, your phone number, and name and information requested.

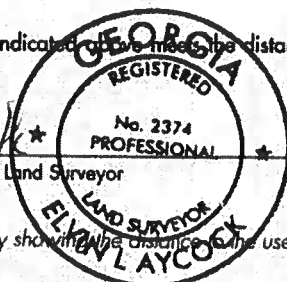
Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta.

3. 1063 feet to the First Baptist Church
(church or other place used primarily for religious service) located at 44 Academy st Alpharetta, GA
4. 1373 feet to the Alpharetta Branch Library
(public library or branch thereof) located at 10 Park Plaza Alpharetta, GA 30009
5. 863 feet to the Alpharetta Christian Academy
(school ground or college campus) located at 44 Academy St Alpharetta, GA
6. 624 feet to the Brooke Street Park
(portion of public park habitually used for recreational purposes) located at 2 Park Plaza Alpharetta

Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta. Please review these sections of the City Code prior to executing this document below. Any distance requirements required by State of Georgia law, such as the minimum distance between package stores, must also be shown on the survey.

In my opinion, the premises indicated above meet the distance requirements for licensing as prescribed by the Code of the City of Alpharetta, Georgia.

E. Laycock
Signature of Georgia Registered Land Surveyor



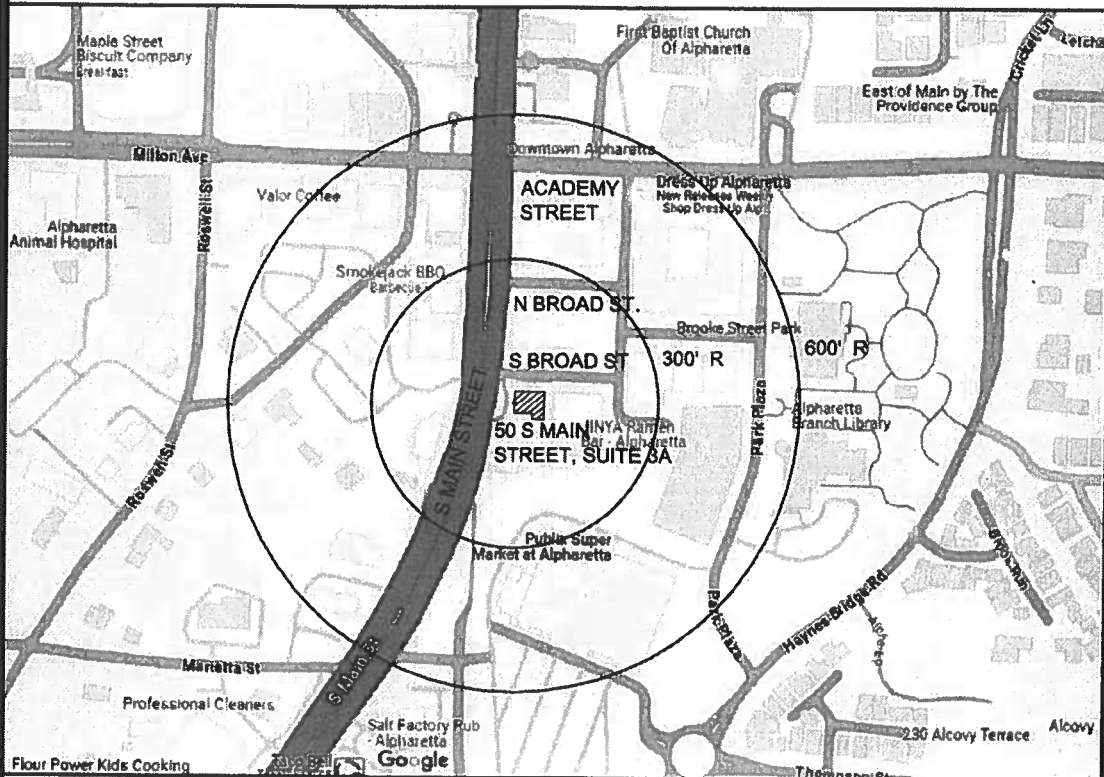
2374
Surveyor Number

NOTE: A survey showing the distance to the use described above must be attached to this form at the time of submittal.

ATLANTA ENGINEERING SERVICES, INC. HAS NOT
PERFORMED A BOUNDARY LINE SURVEY AS PER
THE GEORGIA PLAT ACT O.C.G.A. 15-8-87.

ATLANTA ENGINEERING SERVICES

918 HOLCOMB BRIDGE ROAD, SUITE 201
ROSWELL, GEORGIA 30076
PHONE: 770-316-1720



DISTANCE MEASUREMENTS:

SCHOOL / SCHOOL GROUNDS:
ALPHARETTA CHRISTIAN ACADEMY
44 ACADEMY STREET, ALPHARETTA, GA 30009
863' TO SCHOOL GROUNDS MEASURED IN A
DIRECT ROUTE OF TRAVEL

CHURCH: FIRST BAPTIST CHURCH
44 ACADEMY STREET, ALPHARETTA, GA 30009
1063' MEASURED IN A DIRECT ROUTE OF TRAVEL

PACKAGE STORE: REDS PACKAGE STORE
270 S MAIN STREET, ALPHARETTA, GA 30009
2711' MEASURED IN A DIRECT ROUTE OF TRAVEL

LIBRARY: ALPHARETTA BRANCH LIBRARY
10 PARK PLAZA, ALPHARETTA, GA 30009
1373' MEASURED IN A DIRECT ROUTE OF TRAVEL

RESIDENTIAL:
40 OLD ROSWELL ROAD, ALPHARETTA, GA 30009
854' MEASURED IN A DIRECT ROUTE OF TRAVEL

PUBLIC PARK: BROOKE STREET PARK
2 PARK PLAZA, ALPHARETTA, GA 30009
624' MEASURED IN A DIRECT ROUTE OF TRAVEL

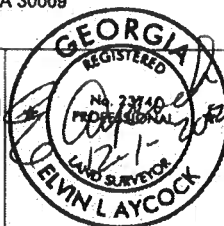
SCHOOL BUS STOP:
ACADEMY STREET AND MARKET STREET
ALPHARETTA, GA 30004
599' MEASURED IN A DIRECT ROUTE OF TRAVEL

OWNER: ALCOHOLIC LICENSE SURVEY FOR:
SORAYA KHOURY
50 S. MAIN STREET, SUITE 3A
ALPHARETTA, GA 30009

Business name: HEN MOTHER COOKHOUSE
Site Address: 50 S. MAIN STREET, SUITE 3A
ALPHARETTA, GA 30009

FULTON COUNTY
STATE OF GEORGIA

JOB. NO. 2023-3369
SCALE: AS NOTED
DWN. BY: ELA
FIELD WORK: 11-30-2023
DATE DRAFTED: 12-01-2023
REVISION:



NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY ATLANTA ENGINEERING SERVICES, INC. OR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

GENERAL NOTES:

1. THIS MAP IS A SPECIAL PURPOSE MAP INTENDED FOR SOLE USE OF THE OWNER.
2. ALL MATTERS OF TITLE ARE EXCEPTED.
3. THIS PLAT IS NOT FOR RECORDING.
4. EQUIPMENT USED FOR MEASUREMENTS: SURVEY MEASURING WHEEL AND GOOGLE EARTH.
5. DISTANCES MEASURED IN A DIRECT ROUTE OF TRAVEL.





STAFF REPORT

Department: Finance
Submitted By: Tom Harris
Meeting Date: March 25, 2024

AGENDA ITEM:

Financial Management Report (Month Ending January 31, 2024)

Consideration of approval of the Financial Management Report for the month ending January 31, 2024.

STAFF RECOMMENDATION:

Approve the Financial Management Report for the month ending January 31, 2024 (period 7 of Fiscal Year 2024).

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

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

ITEM DESCRIPTION:

On a monthly basis, the Finance Department prepares detailed revenue and expenditure statements for all city operating funds (including prior-year comparisons for the General Fund). In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater; and
3. Purchase orders with an estimated cost between \$5,000 and \$50,000.

ALTERNATIVES:

ATTACHMENTS:

1. FY 2024 Financial Management Report (7-January)

Financial Management Reports



for the month ending
January 31, 2024
(period 7 of 12 – unaudited)

Please visit the Financial Transparency Portal for additional information including audited financial statements, adopted budgets, and automated tools aimed at simplifying access to the City's financial data.

<https://www.alpharetta.ga.us/government/departments/finance/transparency-portal>

Financial Management Reports

Fiscal Year 2024

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Accountability and Performance Dashboards (available online – link below):

<https://www.alpharetta.ga.us/government/departments/finance/services/trash-and-recycling>



CITY OF ALPHARETTA

Financial Management Reports

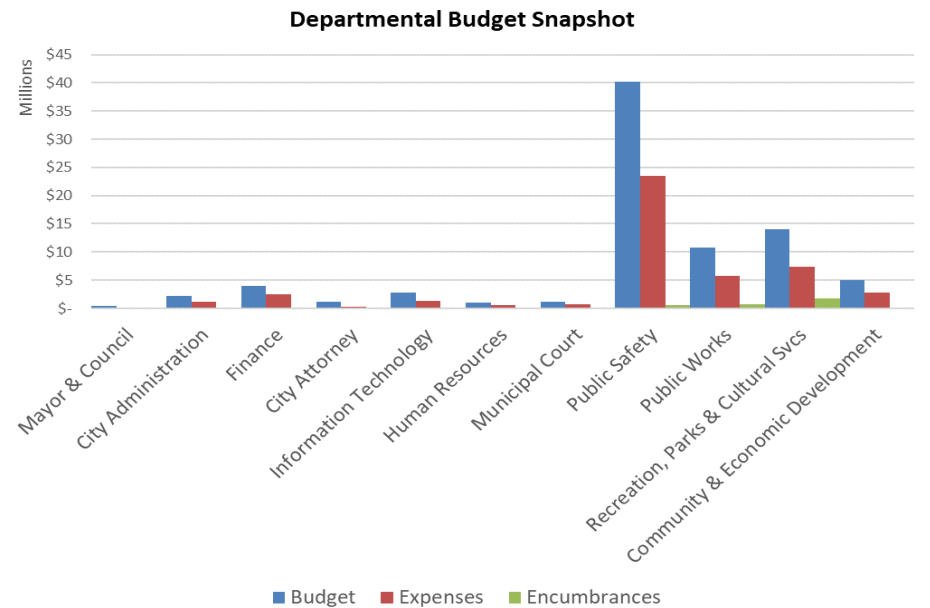
Performance Dashboard

For the month ended January 31, 2024

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property/Motor Vehicle Taxes (current year)	↔	\$832,000
Local Option Sales Tax	↔	(\$200,000)
Franchise Tax	↔	(\$204,710)
Insurance Premium Tax	↔	\$0
Alcohol Beverage Excise Tax	↓	(\$300,000)
Building Permit Fees	↔	\$0
Business and Occupational Tax	↔	\$0
Court/Traffic Fines	↓	(\$340,000)
Recreation/Special Event Fees	↔	\$39,747
Hotel/Motel Tax (City portion)	↔	(\$93,750)
Other Revenues	↑	\$328,169
Minimum Surplus Goal Needed to Fund Capital: (\$15M Annual Capital Need less \$5.8M allocated in the budget)		\$9.2M
Less: Forecasted Revenue Gain		(\$61K)*
Less: Forecasted Expenditure Savings		(\$3.3M)*
Favorable (Unfavorable) Net Surplus vs \$15M Capital Need:		(\$5.8M)*



* Forecasted gains/savings will be updated once more trend data becomes available.

FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (1)	↔	↔	\$940,464
Special Revenue Funds			
Confiscated Assets Fund (DEA)	↔	↔	\$201,456
Confiscated Assets Fund (State)	↔	↔	\$0
Emergency 911 Fund (1)	↔	↔	\$829,140
Impact Fee Fund	↔	↔	\$573,696
Hotel/Motel Fund (1)	↔	↔	\$1,339,388
Debt Service Fund	↔	↔	\$1,324,991
Proprietary Funds			
Solid Waste Fund (2)	↔	↔	\$4,534
Risk Management Fund	↔	↔	\$1,759,417
Medical Insurance Fund	↔	↔	\$75,608

	Non-Allocated
Grant Funds	
Operating Grant Fund (3)	\$55,326
Capital Grant Fund (3)	\$80,811
Capital Project Funds	
Capital Project Fund (3)	\$3,655,350
Stormwater Capital Fund	\$285,636
Series 2022 Bond Fund (Parks)	\$2,545,124
TSPLOST I Capital Fund	\$3,522,721
TSPLOST II Capital Fund	\$571,095
American Rescue Plan Act Capital Fund	\$39
Blended Component Unit	
Development Authority Fund	\$166,891

BOND RATING

AAA

strongest rating available

EMERGENCY RESERVE

General Fund

\$22.6M (25%)

Emergency 911 Fund

\$1.3M (25%)

Sanitation Fund

\$11K (<1%)

Please Note: Current year revenue in excess of budgeted amounts may be available to augment Non-Allocated balances upon City Council approval (e.g. Impact Fees and Confiscated Asset collections).

(1) General Fund value represents Contingency balance. Hotel/Motel Fund value represents Debt Service Reserve (target is \$1.5 million). Other Funds represents amounts in excess of the 25% fund balance target.

(2) Solid Waste Fund operational trends require further review and may necessitate an adjustment in rates or reallocation of expenses to other operating Funds of the City (i.e. General Fund).

(3) Does not include amounts, if any, currently set aside for matches on active grant applications. Funding to cover the Capital Grant Fund deficit will be requested as part of the mid-year budget process.



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*

DATE: MARCH 25, 2025

RE: FINANCIAL MANAGEMENT REPORTS AS OF JANUARY 31, 2024

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending January 31, 2024.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2024 revenues are budgeted at \$91 million (net of Carryforward Fund Balance totaling \$11 million)¹. As of January 31, 2024, actual revenue collections total 66% or \$60 million. Trends (property digest valuations and collection trends) through the 1st two quarters indicate a minor gain over budget and will be updated in future quarters as more trend data becomes available. The material detail is as follows:

• <u>Property Taxes (incl. Motor Vehicles):</u>	<u>\$ 832,000</u>
• <u>LOST:</u>	<u>(200,000)</u>
• <u>Franchise Tax:</u>	<u>(204,710)</u>
• <u>Alcohol Beverage Excise Tax:</u>	<u>(300,000)</u>
• <u>Court/Traffic Fines:</u>	<u>(340,000)</u>
• <u>Hotel Taxes:</u>	<u>(93,750)</u>
• <u>Other:</u>	<u>367,916</u>
Estimated Gain:	\$ 61,456

The October 1st billing for General Fund property taxes totals roughly \$31.4 million. Property taxes for public utilities will be billed in Spring 2024 and is estimated at an additional \$445,000. Historically, the City collects between 98% and 99% of billed property taxes within the fiscal year. The current budget for property taxes, including the \$1.8 million in additional property tax revenue that was part of a budget amendment approved in August, totals \$30.6 million and represents 96% of the initial billing. Collections total 98% as of January 31, 2024. Collection estimates for FY 2024 are currently \$31.2 million (gain of \$505,000 over budget).

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
FERGAL M. BRADY
DOUGLAS J. DERITO
JOHN HIPES
DONALD F. MITCHELL
BRIAN WILL

CITY
ADMINISTRATOR
CHRIS LAGERBLOOM

¹ The Mid-Year Budget Ordinance adoption will be reflected in the Monthly Financial Management Reports for January 2024.

Motor Vehicle Title Fee collections is trending 11% higher than FY 2023 (\$3.5 million). Collection estimates for FY 2024 total \$3.8 million (\$275,000 greater than budget).

Local Option Sales Tax collections is trending 2% higher (on average) than FY 2023 (\$21.5 million) and has been relatively subdued since February 2023. For comparison purposes, recent year-over-year growth rates totaled 6%, 21%, 5% respectively for fiscal years 2021-2023. That said, on a monthly basis, LOST collections have experienced much year-over-year volatility with November 2022 collections growing 7% over November 2021 only for December 2022 collections to contract -4% over December 2021 collections. Collection estimates for FY 2024 total \$21.9 million (-\$200,000 less than budget) and will be updated as additional collection trend data becomes available.

Franchise Tax collections is trending -1% lower than FY 2023 (\$6.8 million). Collection estimates for FY 2024 total \$6.6 million (-\$204,710 less than budget). The primary driver for the decline is electricity franchise tax collections which were forecast for modest growth based on approved rate increases but came in less than the prior-year (GA Power 2024 remittance of \$4.4 million vs 2023 remittance of \$4.5 million) or flat (Sawnee 2024 remittance of \$641,526 vs 2023 remittance of \$638,649). As detailed in prior monthly reports, the telephone franchise tax collections are forecasted for further reductions due to BellSouth audit adjustments (-\$60,000 decline over budget leading to a revised estimate of \$240,000). Gas franchise tax collections are forecasted for reductions based on collection activity (-\$8,900 decline over budget leading to a revised estimate of \$616,100). These reductions are somewhat mitigated by forecasted growth in cable franchise tax collections (\$25,000 growth over budget leading to a revised estimate of \$675,000).

Alcohol Beverage Excise Tax collections is trending -1% lower than FY 2023 (\$2.9 million) and has been on a downward trend since February 2023. For comparison purposes, recent year-over-year growth rates totaled 6%, 18%, 6% respectively for fiscal years 2021-2023. Collection estimates for FY 2024 total \$2.9 million (-\$300,000 less than budget) and will be updated as additional collection trend data becomes available.

Collections for Municipal Court Fines is trending -36% lower than FY 2023. Current estimates for FY 2024 total \$1.7 million which is -\$340,000 less than budget. This revenue estimate may be adjusted lower in future months depending upon the resulting collection trends.

Hotel/Motel tax collections is discussed within the Special Revenue Funds section of this letter.

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports. As of January 31, 2024, city departments (not including General Government²) have encumbered and expensed 60%, or \$49 million, of their FY 2024 budget appropriations. Early forecasts indicate a surplus of \$3.3 million compared to budget and is primarily composed of savings at the personnel services category (e.g., approximately 33 vacancies within General Fund departments as of February 2024).

Contingency: The General Fund contingency balance totals \$940,464.

² General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

Other Funds

The following section references information included within the attached Performance Dashboard, Grant and Capital Funds Detail Reports, GAAP Financial Statements, etc.

Operating Grant Fund (Fund 220): Unspent/unencumbered project appropriations total \$115,597. Remaining appropriations are set aside for a non-allocated reserve (\$55,326).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total \$527,861. Remaining appropriations are set aside for a non-allocated reserve (\$80,811).

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total \$9.4 million. Remaining appropriations are set aside for a non-allocated reserve (\$3.7 million).

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total \$5.6 million. Remaining appropriations are set aside for a non-allocated reserve (\$285,636).

American Rescue Act Capital Fund (Fund 303): Unspent/unencumbered project appropriations total \$219,976. Remaining appropriations are set aside for a non-allocated reserve (\$39).

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total \$24 million. Remaining appropriations are set aside for a non-allocated reserve (\$2.5 million).

TSPLOST 1 Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017, and expired on March 31, 2022. Unspent/unencumbered project appropriations total \$11.8 million. Remaining appropriations are set aside for a non-allocated reserve (\$3.5 million).

TSPLOST 2 Capital Project Fund (Fund 336): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2022. Appropriated funding totals \$52 million and represents Tier-1 project funding.

Tier-1 projects are funded at 85% of forecasted revenue collections over the life of the 5-year tax. For comparison purposes, TSPLOST 1 collections have trended at over 90% of forecasted revenue collections. Life-to-date collections for TSPLOST 2 have trended at 120% of the original forecasted revenue estimates which indicates a strong likelihood of funding Tier-2/3 projects in addition to Tier-1.

Unspent/unencumbered project appropriations total \$28.1 million. Remaining appropriations are set aside for a non-allocated reserve (\$571,095).

Hotel/Motel Fund: FY 2024 revenues are budgeted at \$9.6 million (net of carryforward fund balance totaling \$962,046) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$4.2 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; \$1.4 million for debt service on the Series 2016 Convention Center Bonds; \$15,070 for eligible initiatives such as Wills Park Master Plan Improvements; with residual funding for bond/debt service reserve); and the city (37.5% or \$3.6 million).

Specifically, Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1.3 million. This reserve figure dipped below the \$1.5 million target level in 2019 due to the impact of the COVID-19 pandemic on the hospitality industry and is being replenished as revenues within the Fund continue strengthening.

Hotel tax collections is trending -2% lower than FY 2023. Current estimates for FY 2024 total \$9.3 million which is -\$250,000 less than budget. Alpharetta's portion of that revenue estimate reduction totals -\$93,750 for the General Fund and -\$46,875 for the Facilities portion. The estimate for FY 2024 will be revisited as additional collection data becomes available.

Other Items

Council Member Stipend Activity Listing: The FY 2024 budget includes appropriations of \$9,200 for the Mayor and \$8,000 for each City Council Post and the available balances as of December 31, 2023 are as follows:

	Budget	Expenditures	Available Balance
Mayor: Jim Gilvin	\$ 9,200	\$ 4,718	\$ 4,482
Post #1: Donald Mitchell	\$ 8,000	\$ 117	\$ 7,883
Post #2: Brian Will	\$ 8,000	\$ 0	\$ 8,000
Post #3: Doug DeRito	\$ 8,000	\$ 1,072	\$ 6,928
Post #4: John Hipes	\$ 8,000	\$ 405	\$ 7,595
Post #5*: Fergal Brady	\$ 6,899	\$ 508	\$ 6,391
Post #6: Dan Merkel	\$ 8,000	\$ 1,393	\$ 6,607

**Post #5: City Council member Fergal Brady began serving on January 1, 2024. City Council member Jason Binder served through December 31, 2023, and utilized \$1,101 of the Post #5 stipend leaving a balance of \$6,899 for the remainder of FY 2024.*

Development Authority³ (Component Reporting Unit)

As of January 31, 2024, the Development Authority has \$166,891 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

³ The Development Authority is a public corporation created and existing under the Constitution and laws of the State of Georgia and is governed by seven directors duly appointed by the Alpharetta City Council.



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
Financial Management Reports
General Fund (Unaudited)
Revenue Summary and Collection Comparison
As of January 31, 2024

	Current Fiscal Year					Prior Fiscal Year		
	2024 Budget	2024 YTD	% Collected	2024 Estimated	Variance	2023 Actual	2023 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 30,645,000	\$ 30,026,488	98.0%	\$ 31,150,000	\$ 505,000	\$ 27,550,384	\$ 26,390,611	95.8%
Delinquent	197,000	185,274	94.0%	249,000	52,000	723,017	436,787	60.4%
Motor Vehicle Tax	60,000	31,123	51.9%	60,000	-	76,680	39,136	51.0%
Motor Vehicle Title Fee	3,500,000	1,861,765	53.2%	3,775,000	275,000	3,464,923	1,674,960	48.3%
Local Option Sales Tax	22,100,000	11,359,766	51.4%	21,900,000	(200,000)	21,516,647	11,148,286	51.8%
Franchise Tax	6,825,000	713,436	10.5%	6,620,290	(204,710)	6,843,642	768,446	11.2%
Insurance Premium Tax	5,837,570	5,837,570	100.0%	5,837,570	0	5,418,627	5,418,627	100.0%
Alcohol Beverage Excise Tax	3,150,000	1,453,710	46.1%	2,850,000	(300,000)	2,922,779	1,533,902	52.5%
Building Permit Fees	2,000,000	1,021,299	51.1%	2,000,000	-	2,335,606	1,468,929	62.9%
Business and Occupational Tax	1,150,000	506,257	44.0%	1,150,000	-	1,153,003	487,703	42.3%
Court/Traffic Fines	3,140,250	1,295,256	41.2%	2,800,250	(340,000)	3,287,775	2,029,880	61.7%
Recreation/Special Event Fees	3,401,137	1,297,288	38.1%	3,440,884	39,747	2,805,000	1,224,756	43.7%
Hotel/Motel Tax (City portion)	3,581,250	1,492,816	41.7%	3,487,500	(93,750)	3,480,902	1,745,304	50.1%
subtotal	\$ 85,587,207	\$ 57,082,049	66.7%	\$ 85,320,494	\$ (266,713)	\$ 81,578,985	\$ 54,367,327	66.6%
Other Revenues	5,268,605	2,768,806	52.6%	5,596,774	328,169	6,045,863	3,346,829	55.4%
Total Revenues	\$ 90,855,812	\$ 59,850,855	65.9%	\$ 90,917,268	\$ 61,456	\$ 87,624,848	\$ 57,714,155	65.9%
Carryforward Fund Balance	10,547,818							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 As of January 31, 2024

Expenditures by Department:

	Current Fiscal Year						Prior Fiscal Year		
	2024 Budget	2024 Encumbrances	2024 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2023 Exp. (Total)	2023 Exp. (YTD)	% Exp.
Mayor & Council	\$ 399,354	\$ 2,607	\$ 201,520	\$ 195,227	51.1%	50.5%	\$ 325,804	\$ 192,426	59.1%
City Administration	2,179,423	99,868	1,180,677	898,878	58.8%	54.2%	1,431,114	870,320	60.8%
Finance	3,998,838	36,812	2,487,403	1,474,623	63.1%	62.2%	3,644,561	2,428,105	66.6%
City Attorney	1,200,000	11,050	337,544	851,406	29.0%	28.1%	789,935	441,252	55.9%
Information Technology	2,792,116	26,830	1,394,713	1,370,573	50.9%	50.0%	2,078,939	1,283,363	61.7%
Human Resources	971,316	12,525	521,117	437,674	54.9%	53.7%	765,239	482,004	63.0%
Municipal Court	1,222,688	27,312	667,085	528,291	56.8%	54.6%	1,114,535	663,411	59.5%
Public Safety	40,195,439	590,394	23,444,787	16,160,259	59.8%	58.3%	35,338,050	21,096,106	59.7%
Public Works	10,804,932	730,436	5,767,404	4,307,091	60.1%	53.4%	9,455,806	5,289,691	55.9%
Recreation, Parks & Cultural Svcs	14,014,857	1,766,425	7,333,123	4,915,309	64.9%	52.3%	11,925,670	6,566,438	55.1%
Community & Economic Development	5,010,278	41,400	2,779,328	2,189,550	56.3%	55.5%	4,305,559	2,574,298	59.8%
subtotal	\$ 82,789,241	\$ 3,345,658	\$ 46,114,702	\$ 33,328,881	59.7%	55.7%	\$ 71,175,213	\$ 41,887,415	58.9%
General Government:									
Insurance Premiums (Risk)	\$ 928,885	\$ -	\$ 541,850	\$ 387,035	58.3%	58.3%	\$ 823,300	\$ 480,258	58.3%
Gwinnett Tech Bond P&I	287,490	-	38,745	248,745	13.5%	13.5%	288,640	41,820	14.5%
Transfer(s) to other Funds	16,448,488	-	10,281,227	6,167,261	62.5%	62.5%	15,639,800	9,123,217	58.3%
Contingency	949,526	-	9,062	940,464	1.0%	1.0%	19,916	11,508	57.8%
subtotal	\$ 18,614,389	\$ -	\$ 10,870,884	\$ 7,743,506	58.4%	58.4%	\$ 16,771,656	\$ 9,656,803	57.6%
Total Expenditures	\$ 101,403,630	\$ 3,345,658	\$ 56,985,585	\$ 41,072,387	59.5%	56.2%	\$ 87,946,869	\$ 51,544,218	58.6%



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Category
 As of January 31, 2024

Current Fiscal Year								Prior Fiscal Year		
	2024 Budget	2024 Encumbrances	2024 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.		2023 Exp. (Total)	2023 Exp. (YTD)	% Exp.
Expenditures by Category:										
Salaries & Benefits:										
(1) Regular Salaries	\$ 36,052,017	\$ -	\$ 19,131,025	\$ 16,920,992	53.1%	53.1%		\$ 31,693,013	\$ 17,809,497	56.2%
Overtime	2,655,457	-	2,071,994	583,463	78.0%	78.0%		3,026,757	1,708,413	56.4%
Group Insurance	9,940,392	-	5,081,240	4,859,152	51.1%	51.1%		8,408,412	5,068,406	60.3%
FICA and Social Security	2,960,360	-	1,540,826	1,419,534	52.0%	52.0%		2,542,057	1,420,067	55.9%
Defined Benefit Pension	3,187,015	-	3,187,015	-	100.0%	100.0%		2,869,712	2,869,712	100.0%
401(A) Retirement/Match	3,531,072	-	1,969,943	1,561,129	55.8%	55.8%		2,844,106	1,573,736	55.3%
(2) Other	1,809,061	-	1,395,988	413,073	77.2%	77.2%		1,552,936	1,169,579	75.3%
subtotal	\$ 60,135,374	\$ -	\$ 34,378,032	\$ 25,757,342	57.2%	57.2%		\$ 52,936,993	\$ 31,619,410	59.7%
Maintenance & Operations:										
Professional Services	\$ 3,873,073	\$ 1,060,751	\$ 1,678,507	\$ 1,133,815	70.7%	43.3%		\$ 2,793,189	\$ 1,669,007	59.8%
Legal Services	1,200,000	11,050	337,544	851,406	29.0%	28.1%		789,935	441,252	55.9%
Vehicle Fuel/Maintenance	1,216,422	14,618	826,207	375,597	69.1%	67.9%		1,342,211	682,292	50.8%
Maintenance Contracts	3,485,241	1,418,290	1,704,100	362,852	89.6%	48.9%		3,497,210	1,966,047	56.2%
IT Professional Services	3,708,133	502,224	2,269,264	936,644	74.7%	61.2%		2,272,146	1,550,866	68.3%
General Supplies	1,181,684	96,320	579,838	505,526	57.2%	49.1%		982,100	543,643	55.4%
Utilities	3,026,225	-	1,646,392	1,379,833	54.4%	54.4%		2,844,084	1,458,268	51.3%
Insurance Premiums (Risk)	928,885	-	541,850	387,035	58.3%	58.3%		823,300	480,258	58.3%
Other	3,760,558	203,425	1,838,697	1,718,436	54.3%	48.9%		3,037,380	1,557,354	51.3%
subtotal	\$ 22,380,221	\$ 3,306,678	\$ 11,422,398	\$ 7,651,145	65.8%	51.0%		\$ 18,381,556	\$ 10,348,986	56.3%
Capital/Leases/Other:										
Fire Vehicle/Equip. Leases	\$ 779,067	\$ -	\$ 629,987	\$ 149,080	80.9%	80.9%		\$ 659,852	\$ 396,752	60.1%
City Hall HVAC	131,007	2,651	128,355	0	100.0%	98.0%		-	-	-
Equipment/Capital	284,957	36,329	97,778	150,850	47.1%	34.3%		6,188	2,525	40.8%
Other	7,500	-	-	7,500	0.0%	0.0%		13,924	-	0.0%
subtotal	\$ 1,202,531	\$ 38,980	\$ 856,121	\$ 307,430	74.4%	71.2%		\$ 679,964	\$ 399,277	58.7%
General Government:										
Gwinnett Tech Bond P&I	\$ 287,490	\$ -	\$ 38,745	\$ 248,745	13.5%	13.5%		\$ 288,640	\$ 41,820	14.5%
Transfer(s) to other Funds	16,448,488	-	10,281,227	6,167,261	62.5%	62.5%		15,639,800	9,123,217	58.3%
Contingency	949,526	-	9,062	940,464	1.0%	1.0%		19,916	11,508	57.8%
subtotal	\$ 17,685,504	\$ -	\$ 10,329,034	\$ 7,356,470	58.4%	58.4%		\$ 15,948,356	\$ 9,176,545	57.5%
Total Expenditures	\$ 101,403,630	\$ 3,345,658	\$ 56,985,585	\$ 41,072,387	59.5%	56.2%		\$ 87,946,869	\$ 51,544,218	58.6%

Notes:

- (1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.
 (2) Includes the following components: workers compensation, educational programs, management reports, tuition reimbursement, and employee service awards.



GRANT AND CAPITAL FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of January 31, 2024

		Project Snapshot: FY2013 - FY2023		FY 2024					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenues									
City Administration									
22013230-371000	C2100 MURAL ART PROJECT	15,915	15,915	\$ -	\$ -	\$ -	\$ -		\$ -
	subtotal			\$ -	\$ -	\$ -	\$ -		\$ -
Public Safety									
22031150-331110	C2115 2021 BULLETPROOF VEST (DOJ)	11,624	2,943	\$ -	\$ 8,681	\$ 8,681	\$ 8,680		\$ 1
22031150-331110	C2243 2022 BULLETPROOF VEST (DOJ)	27,408	-	-	27,408	27,408	5,960		21,448
22031150-371000	C2310 ALPHA BUS. ASSOC. K-9	17,000	17,000	-	-	-	-		-
22031150-331110	C2311 2022 JUSTICE ASSISTANCE GRANT	10,135	-	-	10,135	10,135	-		10,135
22031150-331110	C2317 2023 BULLETPROFF VEST (DOJ)	17,000	-	-	17,000	17,000	-		17,000
	subtotal			\$ -	\$ 63,224	\$ 63,224	\$ 14,640		\$ 48,584
Recreation, Parks & Cultural Services									
22061150-347509	C2039 WIRE & WOOD (ACVB SPONSOR)	256,000	152,000	\$ -	\$ 104,000	\$ 104,000	\$ 104,000		\$ -
22061150-371000	C2212 PARKING PERMIT - FILM	4,000	4,000	-	-	-	-		-
22061150-336001	C2234 ARTS CENTER (CERAMICS)	4,676	3,062	-	1,614	1,614	1,614		-
22061150-347509	C2239 NORTH PARK SOFTBALL TOURNEY	10,092	2,397	-	7,695	7,695	7,695		-
22061150-336000	C2247 2022 CAMP HAPPY HEARTS	5,000	5,000	-	-	-	-		-
22061150-336000	C2306 FULTON COUNTY ARTS & CULTURE	15,000	15,000	-	-	-	-		-
22061150-347509	C2308 MUSIC MATCH SPONSORSHIPS	2,070	-	-	2,070	2,070	2,070		-
22061150-371000	C2308 MUSIC MATCH APPLICATIONS	3,462	2,987	-	475	475	498		(23)
22061150-336000	C2418 2023 CAMP HAPPY HEARTS	-	-	-	-	-	6,000		(6,000)
	subtotal			\$ -	\$ 115,854	\$ 115,854	\$ 121,877		\$ (6,023)
General Government									
22090200-361000	INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 1,444		\$ (1,444)
22090200-362000	REALIZED GAIN/LOSS			-	-	-	(126)		126
22090200-363000	UNREALIZED GAIN/LOSS			-	-	-	35		(35)
22090200-395000	CARRYFORWARD FUND BALANCE			-	93,136	93,136	-		93,136
	subtotal			\$ -	\$ 93,136	\$ 93,136	\$ 1,353		\$ 91,783
	Total			\$ -	\$ 272,214	\$ 272,214	\$ 137,871		\$ 134,343



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of January 31, 2024

		Project Snapshot: FY2013 - FY2023		FY 2024					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Expenditures									
City Administration									
22013230-521200	C2100 MURAL ART PROJECT	17,215	2,800	\$ -	\$ 14,415	\$ 14,415	\$ -	\$ -	\$ 14,415
	subtotal			\$ -	\$ 14,415	\$ 14,415	\$ -	\$ -	\$ 14,415
Public Safety									
22031150-542100	C2115 2021 BULLETPROOF VEST (DOJ)	23,247	23,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22031150-542100	C2243 2022 BULLETPROOF VEST (DOJ)	49,432	5,447	-	43,985	43,985	2,179	-	41,806
22031150-521200	C2310 ALPHA BUS. ASSOC K-9	17,000	708	-	16,292	16,292	9,852	55	6,385
223031150-531600	C2311 2022 JUSTICE ASSISTANCE GRANT	10,136	6,830	-	3,306	3,306	-	-	3,306
22031150-542100	C2317 2023 BULLETPROOF VEST (DOJ)	17,000	-	-	17,000	17,000	-	-	17,000
	subtotal			\$ -	\$ 80,583	\$ 80,583	\$ 12,031	\$ 55	\$ 68,497
Recreation, Parks & Cultural Services									
22061159-521200	C2039 WIRE & WOOD (ACVB SPONSOR)	204,000	100,000	\$ -	\$ 104,000	\$ 104,000	\$ 81,454	\$ 500	\$ 22,046
22061150-531100	C2101 SPECIAL NEEDS EXPO / EVENT	1,018	-	-	1,018	1,018	-	-	1,018
22061150-531100	C2102 FULTON GOLDEN GAMES	3,630	-	-	3,630	3,630	-	-	3,630
22061150-531100	C2212 PARKING PERMIT - FILM	4,000	3,750	-	250	250	-	-	250
22061150-531100	C2234 ARTS CENTER (CERAMICS)	4,679	2,770	-	1,909	1,909	254	-	1,655
22061150-531100	C2237 PARTNERED EVENTS	5,000	4,305	-	695	695	-	-	695
22061150-523300	C2239 NORTH PARK SOFTBALL TOURNEY	10,092	7,595	-	2,497	2,497	2,498	-	(1)
22061150-531100	C2247 2022 CAMP HAPPY HEARTS	5,000	4,226	-	774	774	-	-	774
22061150-521200	C2306 FULTON COUNTY ARTS & CULTURE	15,000	10,500	-	4,500	4,500	4,500	-	-
22061150-521200	C2308 MUSIC MATCH APPLICATIONS	5,532	2,915	-	2,617	2,617	-	-	2,617
	subtotal			\$ -	\$ 121,890	\$ 121,890	\$ 88,705	\$ 500	\$ 32,685
Non-Allocated									
22090200-579000	CONTINGENCY			\$ -	\$ 55,326	\$ 55,326	\$ -	\$ -	\$ 55,326
	subtotal			\$ -	\$ 55,326	\$ 55,326	\$ -	\$ -	\$ 55,326
	Total			\$ -	\$ 272,214	\$ 272,214	\$ 100,736	\$ 555	\$ 170,923



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of January 31, 2024

				Project Snapshot: FY2013 - FY2023		FY 2024					
				Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project										
Revenue											
Public Safety											
34034450-331150	C2244	2020 HOMELAND SECURITY GRANT		45,900	44,100	\$ -	\$ 1,800	\$ 1,800	\$ -	\$ 1,800	
34031150-331150	C2246	2021 HOMELAND SECURITY GRANT		22,500	-	-	22,500	22,500	22,259	241	
	subtotal					\$ -	\$ 24,300	\$ 24,300	\$ 22,259	\$ 2,041	
Public Works											
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)		6,555,581	5,879,264	\$ -	\$ 676,317	\$ 676,317	\$ 676,317	\$ 0	
34041100-331150	C2242	NORTHPOINT ALPHALINK (ARC/LCI)		1,000,001	6,097	-	993,904	993,904	196,118	797,786	
34041100-331350	C2249	WILLS PARK BUFFER - EPD GRANT		200,001	191,698	-	8,303	8,303	-	8,303	
34041100-331350	C2305	ALPHALOOP (LANDWATER)		500,000	-	-	500,000	500,000	-	500,000	
	subtotal					\$ -	\$ 2,178,524	\$ 2,178,524	\$ 872,435	\$ 1,306,089	
Recreation, Parks & Cultural Services											
34061150-371000	C2248	CITY AGRICULTURE PLAN (FOOD WELL)		75,000	75,000	\$ -	\$ -	\$ -	\$ -	\$ -	
	subtotal					\$ -	\$ -	\$ -	\$ -	\$ -	
Community & Economic Development											
34074150-331350	C2107	NORTH POINT PKWY IMP		1,667,001	1,123,758	\$ -	\$ 543,243	\$ 543,243	\$ 321,906	\$ 221,337	
	subtotal					\$ -	\$ 543,243	\$ 543,243	\$ 321,906	\$ 221,337	
General Government											
34090200-361000		INTEREST EARNINGS				\$ -	\$ -	\$ -	\$ (1,469)	\$ 1,469	
34090200-362000		REALIZED GAIN/LOSS				-	-	-	(483)	483	
34090200-363000		UNREALIZED GAIN/LOSS				-	-	-	(1,076)	1,076	
34090200-395000		CARRYFORWARD FUND BALANCE				-	(222,348)	(222,348)		(222,348)	
	subtotal					\$ -	\$ (222,348)	\$ (222,348)	\$ (3,027)	\$ (219,321)	
	Total					\$ -	\$ 2,523,719	\$ 2,523,719	\$ 1,213,573	\$ 1,310,146	



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of January 31, 2024

		Project Snapshot: FY2013 - FY2023		FY 2024					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Expenditures									
Public Safety									
34031150-542100	C2244 HOMELAND SECURITY GRANT	45,900	44,100	\$ -	\$ 1,800	\$ 1,800	\$ -	\$ -	\$ 1,800
34031150-542100	C2246 HOMELAND SECURITY GRANT	22,500	22,259	-	241	241	-	-	241
	subtotal			\$ -	\$ 2,041	\$ 2,041	\$ -	\$ -	\$ 2,041
Public Works									
34041100-541410	C1219 MILLING AND RESURFACING (LMIG)	6,555,582	5,879,265	\$ -	\$ 676,317	\$ 676,317	\$ 250,312	\$ 426,005	\$ 0
34041100-521200	C2242 NORTHPOINT ALPHALINK (ARC/LCI)	1,000,000	114,826	-	885,174	885,174	191,735	144,264	549,175
34041100-541430	C2249 WILLS PARK BUFFER - EPD GRANT	200,000	136,238	-	63,762	63,762	33,646	21,814	8,302
34041100-541420	C2305 ALPHALOOP (LANDWATER)	500,000	-	-	500,000	500,000	500,000	-	-
	subtotal			\$ -	\$ 2,125,253	\$ 2,125,253	\$ 975,692	\$ 592,083	\$ 557,478
Recreation, Parks & Cultural Services									
34061150-541500	C2248 CITY AGRICULTURE PLAN (FOOD WELL)	75,000	-	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 75,000
	subtotal			\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 75,000
Community & Economic Development									
34074150-541410	C2107 NORTH POINT PKWY IMP	1,978,081	1,737,467	\$ -	\$ 240,614	\$ 240,614	\$ 200,496	\$ 145,787	\$ (105,669)
	subtotal			\$ -	\$ 240,614	\$ 240,614	\$ 200,496	\$ 145,787	\$ (105,669)
Non-Allocated									
34090200-579000	CONTINGENCY			\$ -	\$ 80,811	\$ 80,811	\$ -	\$ -	\$ 80,811
	subtotal			\$ -	\$ 80,811	\$ 80,811	\$ -	\$ -	\$ 80,811
	Total			\$ -	\$ 2,523,719	\$ 2,523,719	\$ 1,176,188	\$ 737,870	\$ 609,661



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of January 31, 2024

				Project Snapshot: FY2013 - FY2023		FY 2024									
				Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget				
Account #	Project														
Revenue															
30131150-337051	C2421	CAD/RECORDS MGMT (MILTON)		241,538	-	\$	-	\$	241,538	\$	241,538	\$	241,538		
30141100-336000	C1410	RUCKER RD WATERLINE		1,562,603.88	1,459,844.88		-		102,759	102,759	102,757		2		
30141100-336000	C1702	KIMBALL BR RD IMPROVEMENTS		6,146,784.00	5,544,518.00		-		602,266	602,266	602,265		1		
30141100-336000	C2104	WBR PH 4 (NPP-GREENWAY)		333,925	-		-		333,925		-		333,925		
30141100-371000	C2113	ENCORE GREENWAY GATEWAY		430,000	-		-		430,000	430,000	-		430,000		
30141100-336000	C2238	DAVIS DR. WATER (COUNTY)		364,489	298,753		-		65,736	65,736	-		65,736		
30141100-336000	C2400	CEMETERY RETAINING WALL		2,500	-		-		2,500	2,500	2,500		-		
30161150-371000	C1926	NORTHSIDE MOU (PARKS)		-	-		-		-	-	15,000		(15,000)		
30161150-371000	C1929	COMM AG PROGRAM		88,107	81,348		-		6,759	6,759	6,903		(144)		
30161150-371000	C2010	MEMORIAL-PARK ENHANCEMENTS		43,300	38,700		-		4,600	4,600	5,200		(600)		
30161150-371000	C2309	WACKY WORLD 2.0 (DONATIONS)		47,647	7,628		-		40,019	40,019	30,988		9,031		
30161150-371000	C2413	WBP DUGOUT EXPANSION		18,925	-		-		18,925	18,925	18,925		-		
30161150-371000	C2415	PUBLIC ART FUND (CITY LOC)		5,000	-		-		5,000	5,000	15,000		(10,000)		
30161150-371000	C2419	WEBB BRIDGE PARK DOG PARK		50,000	-		-		50,000	50,000	50,000		-		
30161150-337052	C2426	MAYFIELD PARK - MILTON IGA		65,000	-		-		65,000	65,000	-		65,000		
30174150-337000	C0910	TREE REPLACEMENT FUND		164,320	-		-		164,320	164,320	346,350		(182,030)		
30113230-336000	C0924	ECONOMIC DEVELOPMENT PLAN		37,500	-		-		37,500	37,500	37,500		-		
30174150-336000	C1538	ARTS CENTER FEASIBILITY STUDY		17,500	-		-		17,500	17,500	17,500		-		
subtotal						\$	-	\$	2,188,347	\$	2,188,347	\$	1,250,889	\$	937,458
Non-Departmental															
30190200-395000		CARRYFORWARD FUND BALANCE				\$	1,500,000	\$	9,713,644	\$	11,213,644	\$	-	\$	11,213,644
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND					10,597,818		1,795,000	12,392,818	7,977,061				4,415,758
30190200-362000		REALIZED GAIN/LOSS					-		-	-	(15,108)				15,108
30190200-363000		UNREALIZED GAIN/LOSS					-		-	-	335				(335)
30190200-361000		INTEREST EARNINGS					150,000		275,000	425,000	173,214				251,786
subtotal						\$	12,247,818	\$	11,783,644	\$	24,031,462	\$	8,135,501	\$	15,895,961
Total						\$	12,247,818	\$	13,971,991	\$	26,219,809	\$	9,386,391	\$	16,833,419



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of January 31, 2024

					Project Snapshot: FY2013 - FY2023		FY 2024					
					Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project											
Expenditures												
Administration												
30113230-542400	C1404	WEBSITE UPGRADE	145,000	3,560	\$ -	\$ 141,440	\$ 141,440	\$ 1,350	\$ -	\$ 140,090		



CITY OF ALPHARETTA
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Account #Project				Project Snapshot: FY2013 - FY2023		FY 2024					
				Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Public Safety											
30131150-542200	C1202	FLEET REPLACEMENT	9,890,846	6,202,954	\$ 1,875,000	\$ 1,812,892	\$ 3,687,892	\$ 729,280	\$ 1,700,825	\$ 1,257,788	
30131150-541300	C1229	PS ROOF REPAIR	1,197,112	1,172,875	-	24,237	24,237		-	24,237	
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,513,925	1,376,082	-	137,843	137,843	74,726	23,637	39,480	
30131150-541300	C1706	RAPSTC IMPROVEMENTS	492,531	198,250	-	294,281	294,281		-	294,281	
30131150-542400	C2052	SECURITY SYSTEM REFRESH	400,060	307,799	-	92,261	92,261	70,521	15,578	6,162	
30131150-542100	C2055	LICENSE PLATE READER PROGRAM	20,000	9,196	-	10,804	10,804	-	-	10,804	
30131150-542100	C2207	LUCAS DEVICES	176,000	169,942	-	6,058	6,058	-	-	6,058	
30131150-542100	C2235	CRABAPPLE TRAINING FACILITY	43,871	38,391	-	5,480	5,480	-	-	5,480	
30131150-542400	C2301	CAD/RECORDS MANAGEMENT SOFTWARE	2,250,001	374,223	-	1,875,778	1,875,778	520,514	1,335,263	20,001	
30131150-542100	C2302	ALL TERRAIN VEHICLES	10,772	10,772	-	-	-		-	-	
30131150-542100	C2303	2023 OP INITIATIVES EQUIPMENT	449,501	17,168	-	432,333	432,333	57,132	370,320	4,881	
30131150-541300	C2314	FIRE STATION FACILITIES ASSESSMENT	300,000	-	225,000	75,000	300,000	74,475	24,375	201,150	
30131150-542400	C2406	REAL TIME CRIME CENTER	128,900	-	128,900	-	128,900	4,251	4,495	120,154	
30131150-542200	C2407	ASST FIRE MARSHAL EQUIPMENT	66,000	-	66,000	-	66,000	976	56,371	8,653	
30131150-542400	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	-	241,538	241,538	-	241,537	1	
subtotal						\$ 2,294,900	\$ 5,008,505	\$ 7,303,405	\$ 1,531,874	\$ 3,772,401	\$ 1,999,131
Public Works											
30141100-541200	C0910	TREE REPLACEMENT FUND	\$ 1,812,471	\$ 1,488,131	\$ -	\$ 324,340	\$ 324,340	\$ 4,750	\$ 53,325	\$ 266,265	
30141100-541200	C1008	CEMETERY AUTHORITY- MAINTENANCE	493,726	227,923	-	265,803	265,803	9,383	22,777	233,644	
30141100-541410	C1207	BRIDGE MAINTENANCE	865,212	406,488	200,000	258,724	458,724	1,350	441,402	15,972	
30141100-541410	C1215	STRIPING & SIGNAGE	2,264,665	2,013,199	250,000	1,466	251,466	45,746	23,213	182,507	
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	553,585	513,116	-	40,469	40,469	40,469	-	0	
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	904,267	804,267	100,000	-	100,000	34,783	4,176	61,041	
30141100-541410	C1219	MILLING AND RESURFACING	27,137,647	24,017,647	3,120,000	-	3,120,000	184,527	2,662,859	272,614	
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	1,087,079	980,278	100,000	6,801	106,801	41,668	58,267	6,866	
30141100-541410	C1221	DESIGN SERVICES	1,018,300	894,867	75,000	48,433	123,433	26,343	11,410	85,680	
30141100-542200	C1223	FLEET REPLACEMENT	1,672,223	1,334,068	190,000	148,155	338,155	5,224	314,188	18,743	
30141100-541300	C1229	FACILITY ROOF REPAIR/REPLACE	325,000	-	325,000	-	325,000	765	322,316	1,919	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of January 31, 2024

Account #	Project	Project Snapshot: FY2013 - FY2023		FY 2024					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
30141100-541200	C1302 TREE PLANTING & LANDSCAPING IMP	1,374,771	1,072,093	152,000	150,678	302,678	60,741	20,980	220,957
30141100-542100	C1802 PW EQUIPMENT REPLACEMENT	217,374	203,793	-	13,581	13,581	-	-	13,581
30141100-541410	C1901 TRAFFIC RESPONSIVE SYSTEM MAINT	550,001	429,468	100,000	20,533	120,533	20,533	3,750	96,250
30141100-541300	C1902 FIRE STATION RENOVATIONS	435,003	419,519	-	15,484	15,484	3,300	-	12,184
30141100-541300	C1904 PW HQ RENOVATIONS	178,038	157,586	-	20,452	20,452	15,309	-	5,143
30141100-541300	C1906 CITY HALL RENOVATIONS	25,000	-	25,000	-	25,000	25,000	-	-
30141100-541300	C2003 HVAC REPLACEMENTS	391,730	291,730	100,000	-	100,000	61,854	-	38,146
30141100-541300	C2004 GENERATOR REPLACEMENTS	295,027	295,027	-	-	-	-	-	-
30141100-542400	C2026 TCC HARDWARE/SOFTWARE	170,002	98,846	-	71,156	71,156	6,938	-	64,218
30141100-541410	C2048 STREETLIGHT MAINTENANCE	349,079	203,862	80,000	65,217	145,217	17,354	42,622	85,241
30141100-541500	C2050 REC FACILITY MAINTENANCE	155,000	128,146	-	26,854	26,854	4,892	2,900	19,062
30141100-541300	C2053 PARKING GARAGE MAINTENANCE	181,308	58,383	25,000	97,925	122,925	80,755	30,580	11,590
30141100-541410	C2104 WEBB BR ROAD PH4 (NPP- GREENWAY)	333,925	-	-	333,925	333,925		333,925	-
30141100-541410	C2113 ENCORE GREENWAY GATEWAY	430,001	306,250	-	123,751	123,751	115,216	8,534	1
30141100-544200	C2200 CITY TRASH RECEPTACLE SERVICE	100,002	84,042	-	15,960	15,960	-	-	15,960
30141100-541410	C2238 DAVIS DR WATER (COUNTY)	364,489	298,753	-	65,736	65,736	-	65,736	1
30141100-521200	C2242 NORTHPOINT ALPHALINK (ARC/LCI)	365,000	37,016	-	327,984	327,984	12,806	67,036	248,142
30141100-541420	C2305 ALPHALOOP (OMP - NORTHWINDS)	188,272	30,686	-	157,586	157,586	(10)	-	157,596
30141100-541410	C2315 LOCAL ROADS SAFETY ACTION PLAN	199,778	140,710	-	59,068	59,068	58,063	1,005	0
30141100-541200	C2400 CEMETERY RETAINING WALL	18,500	-	16,000	2,500	18,500	16,071	-	2,429
30141100-544200	C2408 WEBB BRIDGE PARK SEWER	437,500	180	437,500	(180)	437,320	52,714	14,531	370,075
30141100-541200	C2409 SR9 LANDSCAPING	350,000	-	350,000	-	350,000	-	-	350,000
30141100-542100	C2410 WINTER WEATHER EQUIPMENT	65,000	-	65,000	-	65,000	-	-	65,000
30141100-541410	C2425 WATERS RD BRIDGE (GDOT)	100,000	-	-	100,000	100,000	-	-	100,000
	subtotal			\$ 5,710,500	\$ 2,762,401	\$ 8,472,901	\$ 946,544	\$ 4,505,531	\$ 3,020,826



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Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
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			Project Snapshot: FY2013 - FY2023		FY 2024					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Recreation, Parks & Cultural Services										
30161150-541500	C0922	SYNTHETIC TURF REPLACEMENT	1,505,429	1,005,429	\$ 500,000	\$ -	\$ 500,000	\$ 767	\$ -	\$ 499,234
30161150-541200	C1210	TREE REMOVAL			200,000	58,667	258,667	127,192	26,974	104,501
30161150-541500	C1221	DESIGN SERVICES	214,224	209,396	-	4,828	4,828	-	3,585	1,243
30161150-541300	C1229	FACILITY ROOF REPAIR	680,411	485,411	195,000	-	195,000	46,725	142,759	5,516
30161150-542200	C1232	FLEET	434,010	202,662	-	231,348	231,348	97,735	133,612	1
30161150-542100	C1402	RP EQUIPMENT REPLACEMENT	968,787	758,226	153,000	57,561	210,561	38,689	38,689	133,184
30161150-541500	C1424	WILL PARK POOL EXPANSION	59,000	55,700	-	3,300	3,300		3,300	-
30113230-544200	C1527	VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	-	-	29,861
30161150-541500	C1614	THE STORIES PROJECT	85,000	31,065	-	53,935	53,935	23,500	23,500	6,935
30161150-541510	C1636	GREENWAY REPAIR AND MAINTENANCE	839,751	394,219	260,100	185,432	445,532	10,520	6,116	428,896
30161150-541500	C1804	PARK REPAIRS/IMPROVEMENTS	846,212	731,552	90,000	24,660	114,660	32,082	-	82,578
30161150-541500	C1806	PARKS PLAYGROUND EQUIPMENT	688,640	288,640	250,000	150,000	400,000	-	-	400,000
30161150-544100	C1807	PUBLIC ARTS PROGRAM	286,000	202,550	55,000	28,450	83,450	-	13,950	69,500
30161150-541500	C1911	EQUESTRIAN CENTER (FOUNDATION)	245,453	245,453	-	-	-		-	-
30161150-521200	C1926	NORTHSIDE MOU (PARKS)	11,400	4,625	-	6,775	6,775	6,775	-	-
30161150-541500	C1926	NORTHSIDE MOU (PARKS)	149,903	118,365	-	31,538	31,538	19,147	-	12,391
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM	88,111	40,530	-	47,581	47,581	12,736	-	34,845
30161150-541500	C2010	PARK ENHANCEMENTS	630,779	615,658	-	15,121	15,121	15,105	-	16
30161150-541500	C2030	TOWN GREEN IMPROVEMENTS	250,000	29,500	-	220,500	220,500	202,742	-	17,758
30161150-541500	C2051	FOUNTAIN MAINTENANCE	86,306	36,306	50,000	-	50,000	24,500	-	25,500
30161150-541500	C2202	ATHLETIC COURTS RESURFACING	198,433	68,368	100,000	30,065	130,065	80,102	-	49,963
30161150-541500	C2217	MID-BROADWELL PARK	52,081	-	-	52,081	52,081	-	52,081	-
30161150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	-	-	75,000	75,000	-	-	75,000
30161150-541500	C2304	PARK WOOD POLE REPLACEMENT	200,000	-	-	200,000	200,000	6,963	78,153	114,884
30161150-541500	C2309	WACKY WORLD 2.0 (DONATIONS)	47,647	-	-	47,647	47,647	2,242	-	45,405
30161150-541500	C2411	PARK TRAIL MAINTENANCE	200,000	-	200,000	-	200,000	-	-	200,000



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30161150-541500	C2412 CULTURAL ARTS MASTER PLAN	30,000	-	30,000	-	30,000	-	-	30,000
30161150-541500	C2413 WBP DUGOUT EXPANSION	30,425	-	11,500	18,925	30,425	30,425	-	-
30161150-544100	C2415 PUBLIC ART FUND (CITY LOCATIONS)	5,000	-	-	5,000	5,000	-	-	5,000
30161150-541500	C2419 WEBB BRIDGE PARK DOG PARK	50,000	-	-	50,000	50,000	-	8,335	41,665
30161150-541500	C2426 MAYFIELD PARK - MILTON IGA	130,000	-	-	130,000	130,000	-	-	130,000
	subtotal			\$ 2,094,600	\$ 1,758,275	\$ 3,852,875	\$ 777,946	\$ 531,054	\$ 2,543,875
Community Development									
30174150-544100	C0019 DOWNTOWN PARKING FUND	576,749	297,748	\$ -	\$ 279,001	\$ 279,001	\$ 17,323	\$ 678	\$ 261,001
30174150-544100	C0924 ECONOMIC DEVELOPMENT PLAN	107,640	92,500	-	15,140	15,140	15,140	-	-
30174150-544200	C1300 CITY ECON DEVELOPMENT TOOLKIT	245,760	202,010	-	43,750	43,750	-	-	43,750
30174150-542200	C1433 FLEET REPLACEMENT	99,932	59,932	40,000	-	40,000	28,921	-	11,080
30174150-544100	C1538 ARTS CENTER FEASIBILITY STUDY	35,000	-	-	35,000	35,000	30,000	5,000	-
30174150-541410	C1603 DESIGN SERVICES	587,204	473,611	61,200	52,393	113,593	7,347	17,715	88,531
30174150-542400	C2111 COMMUNITY DEVELOPMENT EQUIPMENT	21,000	7,993	-	13,007	13,007	1,633	-	11,374
30174150-521200	C2307 WINDWARD-HWY9 MASTER PLAN MOU	60,000	700	-	59,300	59,300	-	-	59,300
30174150-521200	C2401 NORTH POINT FRAMEWORK PLAN	200,000	-	200,000	-	200,000	-	-	200,000
30174150-523400	C2402 GARDEN DISTRICT SIGNAGE	12,700	-	12,700	-	12,700	-	-	12,700
30174150-544100	C2403 SOUTH MAIN DISTRICT	50,000	-	50,000	-	50,000	-	50,000	-
30174150-544100	C2404 BROOKSIDE PARK GATEWAY	75,000	-	75,000	-	75,000	-	-	75,000
30174150-542200	C2405 LAND DEV INSPECTOR EQUIPMENT	45,000	-	45,000	-	45,000	29,906	-	15,094
30174150-541410	C2414 BROOKSIDE PARKWAY LAND DIET	40,000	-	40,000	-	40,000	-	-	40,000
	subtotal			\$ 523,900	\$ 497,591	\$ 1,021,491	\$ 130,269	\$ 73,393	\$ 817,829
Non-Departmental									
30190200-579000	NON-ALLOCATED			\$ 1,183,918	\$ 2,471,432	\$ 3,655,350	\$ -	\$ -	\$ 3,655,350
30190200-579011	MATCH (GRANTS UNDER REVIEW)			-	26,000	26,000	-	-	26,000
	subtotal			\$ 1,183,918	\$ 2,497,432	\$ 3,681,350	\$ -	\$ -	\$ 3,681,350
	Total			\$ 12,247,818	\$ 13,971,991	\$ 26,219,809	\$ 4,044,799	\$ 9,112,919	13,062,091



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
As of January 31, 2024

		Project Snapshot: FY2017 - FY2023		FY 2024					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS			\$ 50,000	\$ 120,000	\$ 170,000	\$ 68,105		\$ 101,895
30290200-362000	REALIZED GAIN/LOSS INV			-	-	-	(6,033)		6,033
30290200-363000	UNREALIZED GAIN/LOSS INV			-	-	-	1,226		(1,226)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			3,950,000	-	3,950,000	2,304,167		1,645,833
30290200-395000	CARRYFORWARD FUND BALANCE			-	4,737,937	4,737,937	-		4,737,937
	subtotal			\$ 4,000,000	\$ 4,857,937	\$ 8,857,937	\$ 2,367,464		\$ 6,490,473
	Total			\$ 4,000,000	\$ 4,857,937	\$ 8,857,937	\$ 2,367,464		\$ 6,490,473
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	1,006,403	788,796	\$ -	\$ 217,607	\$ 217,607	\$ 102,084	\$ 63,788	\$ 51,736
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	15,009,102	7,349,440	4,000,000	3,659,662	7,659,662	972,769	1,803,566	4,883,327
30241100-541430 C1503	STORMWATER STUDIES	500,001	343,780	-	156,221	156,221	-	-	156,221
30241100-541430 C1604	STORMWATER INSPECTIONS	664,055	542,365	-	121,690	121,690	-	-	121,690
30241100-541430 C2208	MEADOW BROOK HILLS DRAINAGE	253,001	252,993	-	8	8	240	-	(232)
30241100-541430 C2423	DOUGLAS ROAD DRAINAGE	417,113	-	-	417,113	417,113	-	-	417,113
	subtotal			\$ 4,000,000	\$ 4,572,301	\$ 8,572,301	\$ 1,075,093	\$ 1,867,354	\$ 5,629,854
Non-Departmental									
30290200-579000	NON-ALLOCATED			\$ -	\$ 285,636	\$ 285,636	\$ -	\$ -	\$ 285,636
	subtotal			\$ -	\$ 285,636	\$ 285,636	\$ -	\$ -	\$ 285,636
	Total			\$ 4,000,000	\$ 4,857,937	\$ 8,857,937	\$ 1,075,093	\$ 1,867,354	\$ 5,915,490



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
American Rescue Act Fund Detail (Fund 303; life-to-date for all projects)
 As of January 31, 2024

		Project Snapshot: FY2017 - FY2023		FY 2024					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
General Government									
30390200-331350	FEDERAL GRANT	-	3,905,852	\$ -	\$ 2,738,659	\$ 2,738,659	\$ 1,330,685		\$ 1,407,974
	Total			\$ -	\$ 2,738,659	\$ 2,738,659	\$ 1,330,685		\$ 1,407,974
Expenditures									
Public Works									
30341100-541410 C1219	MILLING & RESURFACING	1,175,959	1,175,959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30341100-541430 C1308	PIPE/STORM STRUCTURE REPL.	2,144,510	1,811,716	-	332,794	332,794	199,757	-	133,037
30341100-541420 C1801	SIDEWALK MAINTENANCE/REPAIR	1,324,001	655,690	-	668,311	668,311	563,461	17,952	86,898
	subtotal			\$ -	\$ 1,001,105	\$ 1,001,105	\$ 763,218	\$ 17,952	\$ 219,935
Recreation, Parks & Cultural Services									
30361150-541500 C1636	GREENWAY REPAIR/MAINTENANCE	87,519	76,019	\$ -	\$ 11,500	\$ 11,500	\$ 2,520	\$ 8,980	\$ -
30361150-541500 C2316	GREENWAY BOARDWALK REPL.	1,912,483	186,468	-	1,726,015	1,726,015	1,068,844	657,169	2
	subtotal			\$ -	\$ 1,737,515	\$ 1,737,515	\$ 1,071,364	\$ 666,149	\$ 2
Non-Departmental									
30390200-579000	NON-ALLOCATED			\$ -	\$ 39	\$ 39	\$ -	\$ -	\$ 39
	subtotal			\$ -	\$ 39	\$ 39	\$ -	\$ -	\$ 39
	Total			\$ -	\$ 2,738,659	\$ 2,738,659	\$ 1,834,582	\$ 684,101	\$ 219,976



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
2022 Parks Bond Fund Detail (Fund 318; life-to-date for all projects)
 As of January 31, 2024

				Project Snapshot: FY2017 - FY2023		FY 2024					
				Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures		Encumbrances
Account #	Project										
Revenue											
Non-Departmental											
31890200-361000	INTEREST EARNINGS				\$ -	\$ 1,400,000	\$ 1,400,000	\$ 903,161			\$ 496,839
31890200-395000	CARRYFORWARD FUND BALANCE				-	28,451,393	28,451,393	-			28,451,393
	subtotal				\$ -	\$ 29,851,393	\$ 29,851,393	\$ 903,161			\$ 28,948,232
	Total				\$ -	\$ 29,851,393	\$ 29,851,393	\$ 903,161			\$ 28,948,232
Expenditures											
31841100-541420	C1712	ALPHALOOP	7,542,698	42,698	\$ -	\$ 7,500,000	\$ 7,500,000	\$ -	\$ -		\$ 7,500,000
31861150-541500	C0922	SYNTHETIC TURF	1,405,386	448,084	-	957,302	957,302	4,899	763		951,640
31861150-541500	C1911	EQUESTRIAN CENTER (CITY)	5,386,980	792,366	-	4,594,614	4,594,614	-	1,058,993		3,535,621
31861150-541500	C2011	WILLS PARK MASTER PLAN IMP	6,062,644	778,257	-	5,284,387	5,284,387	12,675	395,060		4,876,652
31861150-541500	C2216	UNION HILL PARK	3,303,690	444,966	-	2,858,724	2,858,724	112,724	178,405		2,567,595
31861150-541500	C2217	MID-BROADWELL PARK	836,296	389,984	-	446,312	446,312	318,747	140,640		(13,075)
31861150-541500	C2218	OLD RUCKER PARK	3,030,570	366,865	-	2,663,705	2,663,705	56,831	17,269		2,589,605
31861150-541500	C2219	FARMHOUSE PARK	2,224,706	255,276	-	1,969,430	1,969,430	-	-		1,969,430
31861150-541500	C2220	WATERS ROAD PARK	1,256,501	224,706	-	1,031,795	1,031,795	604,495	420,019		7,280
31861150-541500	C2245	WILLS PARK MAINTENANCE FACILITY	328,634	328,634	-	-	-	-	-		-
31890200-579000	PARKS RESERVE		2,913,673	368,549	-	2,545,124	2,545,124	-	-		2,545,124
31890200-584000	DEBT ISSUANCE COSTS		368,549	368,549	-	-	-	-	-		-
	Total				\$ -	\$ 29,851,393	\$ 29,851,393	\$ 1,110,371	\$ 2,211,150		\$ 26,529,872



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST I Fund Detail (Fund 335; life-to-date for all projects)
 As of January 31, 2024

		Project Snapshot: FY2017-FY2023		FY 2024					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Non-Departmental									
33590200-395000	CARRYFORWARD FUND BALANCE			\$ -	\$ 35,292,260	\$ 35,292,260			\$ 35,292,260
33541100-361000	INTEREST EARNINGS			-	1,650,000	1,650,000	1,118,970		531,030
	Total			\$ -	\$ 36,942,260	\$ 36,942,260	\$ 1,118,970		\$ 35,823,290
Expenditures									
33541100-541410	C1219 MILLING AND RESURFACING	2,000,000	2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33541100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	5,026,414	763,569	-	4,262,845	4,262,845	338,771	-	3,924,074
33541100-541410	C1713 KIMBALL BR RD OP IMP.	1,359,742	1,123,462	-	236,280	236,280	90,474	148,097	(2,291)
33541100-541410	C1717 OLD MILTON PKWY CAPACITY IMP.	5,579,474	2,498,615	-	3,080,859	3,080,859	196,879	902,022	1,981,959
33541100-541410	C1800 HAYNES BRIDGE RD IMP	187,598	187,598	-	-	-	-	-	-
33541100-541410	C1933 WEBB BRIDGE RD (DESIGN-PROJ. MGMT., ETC.)	876,389	876,389	-	-	-	-	-	-
33541100-541410	C1934 WINDWARD PKWY EAST IMPROVEMENTS	1,427,989	1,427,989	-	-	-	-	-	-
33541100-541410	C2054 GA 400 BRIDGES (WEBB; KIMBALL)	4,886,001	2,120,286	-	2,765,715	2,765,715	-	2,765,714	1
33541100-541410	C2104 WEBB BR RD PHASE 4 (NPP TO GREENWAY)	692,508	692,472	-	36	36	-	-	36
33541100-541410	C2113 ENCORE GREENWAY GATEWAY	2,573,000	233,300	-	2,339,700	2,339,700	7,227	43,000	2,289,473
33541100-541410	C2211 WEBB BRIDGE RD PHASE 1 (WESTWIND TO GREENWAY)	725,037	725,037	-	-	-	-	-	-
33541100-541410	C2229 WEBB BRIDGE RD PHASE 2 (ROUNDAABOUT-PARK)	6,000,001	1,244,331	-	4,755,670	4,755,670	779,303	2,340,074	1,636,293
33541100-541410	C2232 WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDAABOUT)	17,000,001	1,021,567	-	15,978,434	15,978,434	197,058	13,791,194	1,990,183
33541100-541420	C2305 ALPHALOOP (OMP-NORTHWINDS)	825,000	825,000	-	-	-	-	-	-
33590200-579000	CONTINGENCY			-	3,522,721	3,522,721	-	-	3,522,721
	Total			\$ -	\$ 36,942,260	\$ 36,942,260	\$ 1,609,711	\$ 19,990,100	\$ 15,342,449



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST II Fund Detail (Fund 336; life-to-date for all projects)
 As of January 31, 2024

Account #	Project	Project Snapshot: FY2017-FY2023		FY 2024					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue									
Non-Departmental									
33690200-313400	TSPLOST II			\$ -	\$ 33,793,672	\$ 33,793,672	\$ 7,633,830		\$ 26,159,842
33641100-361000	INTEREST EARNINGS			-	690,000	690,000	457,590		232,410
33690200-395000	CARRYFORWARD FUND BALANCE			-	13,545,437	13,545,437	-		13,545,437
Total				\$ -	\$ 48,029,109	\$ 48,029,109	\$ 8,091,421		\$ 39,937,688
Expenditures									
33641100-541410	C1713 KIMBALL BR RD GAP	500,000	-	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ 500,000
33641100-541410	C2040 TRADEWINDS PARKWAY	6,500,000	10,715	-	6,489,285	6,489,285	422,100	-	6,067,185
33641100-541410	C2104 WEBB BRIDGE ROAD (NPP- GREENWAY)	13,000,001	2,065,944	-	10,934,057	10,934,057	2,421,905	5,414,843	3,097,309
33641100-541410	C2107 NORTH POINT PARKWAY IMP	10,000,000	28,393	-	9,971,607	9,971,607	41,332	668,574	9,261,701
33641100-541410	C2221 CROSSWALK (ALPHARETTA ELEM)	107,670	107,670	-	-	-	-	-	-
33641100-541410	C2222 CROSSWALK (MANNING OAKS ELEM)	74,263	18,537	-	55,726	55,726	-	-	55,726
33641100-541410	C2223 CROSSING (92 MILTON GARAGE)	212,301	208,128	-	4,173	4,173	-	-	4,173
33641100-541410	C2224 RAISED INTSECTION (MARIETTA ST)	350,001	16,925	-	333,076	333,076	18,500	121,075	193,501
33641100-541410	C2225 CROSSINGS (CITY CTR/CHURCHES)	750,001	23,434	-	726,567	726,567	13,602	81,664	631,301
33641100-541410	C2226 PEDESTRIAN BRIDGES (WW PKWY)	4,000,001	394,995	-	3,605,006	3,605,006	126,239	143,455	3,335,312
33641100-541410	C2227 CROSSWALK (COGBURN PARK)	129,616	129,616	-	-	-	-	-	-
33641100-541410	C2228 CROSWALK (CHARLOTTE DR)	146,000	146,000	-	-	-	-	-	-
33641100-541410	C2230 CUMMING ST CORRIDOR	4,757,526	6	-	4,757,520	4,757,520	-	-	4,757,520
33641100-541420	C2305 ALPHALOOP (OMP - NORTHWINDS)	12,000,001	1,919,004	-	10,080,997	10,080,997	2,948,114	6,892,528	240,355
33690200-579000	CONTINGENCY	571,095	-	-	571,095	571,095	-	-	571,095
Total				\$ -	\$ 48,029,109	\$ 48,029,109	\$ 5,991,792	\$ 13,322,139	\$ 28,715,178



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of January 31, 2024

		Project Snapshot: FY2013 - FY2023		FY 2024					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
27074110-341321	IMPACT FEES STREETS & HIGHWAYS			\$ -	\$ 151,000	\$ 151,000	\$ 161,705		\$ (10,705)
27074110-341323	IMPACT FEES RECREATION & PARKS			-	280,057	280,057	319,425		(39,368)
27074110-341324	IMPACT FEES PUBLIC SAFETY			-	16,000	16,000	16,514		(514)
27074110-362000	REALIZED GAIN/LOSS			-	-	-	(4,642)		4,642
27074110-363000	UNREALIZED GAIN/LOSS			-	-	-	984		(984)
27074110-395000	CARRYFORWARD FUND BALANCE			-	3,712,044	3,712,044	-		3,712,044
27074110-361000	INTEREST EARNINGS			-	-	-	52,227		(52,227)
	Total			\$ -	\$ 4,159,101	\$ 4,159,101	\$ 546,212		\$ 3,612,889
Expenditures									
Public Safety									
27031150-544200	C2206 RAPID RESCUE TRUCK	124,600	124,100	\$ -	\$ 500	\$ 500	\$ -	\$ -	\$ 500
	subtotal			\$ -	\$ 500	\$ 500	\$ -	\$ -	\$ 500
Public Works									
27041100-541410	C1410 RUCKER RD CORRIDOR	1,002,553	991,047	\$ -	\$ 11,506	11,506	\$ -	\$ 11,506	\$ 0
27041100-541410	C2107 NORTH POINT PARKWAY IMPROVEMENTS	1,250,000	-	-	1,250,000	1,250,000	-	-	1,250,000
27041100-541420	C2305 ALPHALOOP (OMP - NORTHWINDS)	1,540,000	1,533,350	-	6,650	6,650	-	6,650	-
	subtotal			\$ -	\$ 1,268,156	\$ 1,268,156	\$ -	\$ 18,156	\$ 1,250,000
Recreation, Parks & Cultural Services									
27061150-541500	C2011 WILLS PARK MASTER PLAN	328,634	21,930	\$ -	\$ 306,704	\$ 306,704	\$ -	\$ -	\$ 306,704
27061150-541410	C2113 ENCORE GREENWAY GATEWAY	2,000,000	27,480	-	1,972,520	1,972,520	-	-	1,972,520
	subtotal			\$ -	\$ 2,279,224	\$ 2,279,224	\$ -	\$ -	\$ 2,279,224
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			\$ -	\$ 37,525	\$ 37,525	\$ -	\$ 37,525	\$ -
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	178,367	178,367	-	-	178,367
27074110-579002	NON-ALLOCATED PARKS			-	231,000	231,000	-	-	231,000
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			-	164,329	164,329	-	-	164,329
	subtotal			\$ -	\$ 611,221	\$ 611,221	\$ -	\$ 37,525	\$ 573,696
	Total			\$ -	\$ 4,159,101	\$ 4,159,101	\$ -	\$ 55,681	\$ 4,103,420



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of January 31, 2024

		Project Snapshot: FY2013 - FY2023		FY 2024					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
27590150-314100	HOTEL/MOTEL TAXES			\$ 9,550,000	\$ -	\$ 9,550,000	\$ 4,598,424		\$ 4,951,576
27590150-319201	PEALTY/INT HOTEL/MOTEL TAX			-	-	-	175		(175)
27590150-362000	REALIZED GAIN/LOSS			-	-	-	(1,587)		1,587
27590150-363000	UNREALIZED GAIN/LOSS			-	-	-	101		(101)
27590150-361000	INTEREST EARNINGS			-	-	-	17,139		(17,139)
	subtotal			\$ 9,550,000	\$ -	\$ 9,550,000	\$ 4,614,252		\$ 4,935,748
Non-Departmental									
27590150-395000	CARRYFORWARD FUND BALANCE			\$ -	\$ 962,046	\$ 962,046	\$ -		\$ 962,046
	subtotal			\$ -	\$ 962,046	\$ 962,046	\$ -		\$ 962,046
	Total			\$ 9,550,000	\$ 962,046	\$ 10,512,046	\$ 4,614,252		\$ 5,897,794
Expenditures									
Alpharetta Convention & Visitors Bureau									
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION	34,900,129	30,722,004	\$ 4,178,125	\$ -	\$ 4,178,125	\$ 2,011,887	\$ -	\$ 2,166,238
	subtotal			\$ 4,178,125	\$ -	\$ 4,178,125	\$ 2,011,887	\$ -	\$ 2,166,238
City of Alpharetta									
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION	30,313,108	26,731,858	3,581,250	-	3,581,250	1,492,816	-	2,088,434
	subtotal			\$ 3,581,250	\$ -	\$ 3,581,250	\$ 1,492,816	\$ -	\$ 2,088,434
Tourism Product Development									
27590150-521200	PROFESSIONAL SERVICES	41,570	36,070	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ -	\$ 5,500
27590150-579006	DEBT SERVICE RESERVE	28,071,246	26,731,858	392,412	946,976	1,339,388	-	-	1,339,388
27590450-541500 C2011	WILLS PARK MASTER PLAN	751,892	736,822	-	15,070	15,070	-	-	15,070
27590151-581100 D1600	PRINCIPAL (2016 CONF CTR BOND)	8,238,654	7,528,654	710,000	-	710,000	-	-	710,000
27590151-582100 D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	6,026,367	5,343,654	682,713	-	682,713	341,356	-	341,357
	subtotal			\$ 1,790,625	\$ 962,046	\$ 2,752,671	\$ 341,356	\$ -	\$ 2,411,315
	Total			\$ 9,550,000	\$ 962,046	\$ 10,512,046	\$ 3,846,060	\$ -	\$ 6,665,986



OTHER REPORTS



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended January 31, 2024

Vendor	Description	Department	\$ Amount
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 5,952.75
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 5,844.94
AECOM TECHNICAL SERVICES	NP ALPHALINK (ARC/LCI GRANT)	Public Works	\$ 18,211.42
AFLAC	VOLUNTARY SUPPLEMENTAL INSURANCE	General Government	\$ 11,336.29
AIMS COMPANIES	SW PIPE & STRUCTURE R&M	Public Works	\$ 20,657.50
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Various Departments	\$ 447,422.23
ALPHARETTA	ALPHA CONV & VISITORS BUREAU	General Government	\$ 270,268.21
ALPHARETTA CHAMBER OF COMMERCE	DOWNTOWN ECON DEV INITIATIVE	Development Authority	\$ 30,000.00
AMERICAN FACILITY	JANITORIAL/CUSTODIAL SERVICES	Public Safety	\$ 9,435.00
AMERICAN FACILITY	CLEANING OF ROADSIDE PARK (REST STOP) AREAS	Various Departments	\$ 24,658.50
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL (E-911)	Public Safety	\$ 17,190.56
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL (E-911)	Public Safety	\$ 10,105.21
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL (E-911)	Public Safety	\$ 17,190.56
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL	Various Departments	\$ 7,943.86
ATKINS NORTH AMERICA	PROJECT MANAGEMENT SERVICES	Public Works	\$ 11,373.53
ATKINS NORTH AMERICA	NORTH POINT PKWY IMP	Public Works	\$ 6,286.05
ATKINS NORTH AMERICA	CONSTRUCTION MANAGEMENT SERVICES	Public Works	\$ 45,900.06
ATKINS NORTH AMERICA	PROJECT MANAGEMENT SERVICES	Public Works	\$ 18,838.96
BENNETT FIRE PRODUCT	MACHINERY AND EQUIPMENT	Public Safety	\$ 9,569.43
BLOUNT CONSTRUCTION	PAVING/RESURFACING, STREET (MAJOR AND RESIDENTIAL)	Public Works	\$ 386,462.56
BUILDING MANAGEMENT	WEATHER AND WATERPROOFING MAINTENANCE AND REPAIR	Public Works	\$ 6,000.00
CAMBRIDGE INVESTMENT	1st QTR FEE	Finance	\$ 10,582.18
CARAHSOFT TECHNOLOGY	SOFTWARE MAINTENANCE/SUPPORT	City Administration	\$ 67,034.77
CARL BLACK BUICK GMC	VEHICLE REPAIR & MAINTENANCE; FLEET REPLACEMENT	Public Safety	\$ 88,129.19
CARL BLACK BUICK GMC	VEHICLE REPAIR & MAINTENANCE; FLEET REPLACEMENT	Public Safety	\$ 61,688.16
CARL BLACK BUICK GMC	VEHICLE REPAIR & MAINTENANCE; FLEET REPLACEMENT	Public Safety	\$ 62,940.20
CDW GOVERNMENT LLC	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 27,797.50
CENTRALSQUARE	SOFTWARE MAINTENANCE/SUPPORT	Public Safety	\$ 9,555.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended January 31, 2024

Vendor	Description	Department	\$ Amount
CH JOHNSON	ANALYTICAL STUDIES AND SURVEYS (CONSULTING)	Community Development	\$ 30,000.00
CITY OF MILTON	LAND & BUILDING RENTAL	Municipal Court	\$ 13,550.00
CITY OF ROSWELL	FIREMAN TRAINING AND INSTRUCTIONAL AIDS AND MATERIALS	Public Safety	\$ 51,210.83
COLUMBIA ENGINEERING	NORTH POINT PKWY IMP DESIGNING SERVICES	Community Development	\$ 40,775.50
CONVERGE TECHNOLOGY	POWER SYSTEMS SWITCHGEARS AND RELATED ACCESSORIES	Information Technology	\$ 178,591.41
CORELOGIC	CURRENT YEAR PROPERTY TAXES	General Government	\$ 16,407.05
CRABAPPLE TURF	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 30,841.26
CRABAPPLE TURF	GROUNDS REPAIR & MAINTENANCE	Rec., Parks & Cultural Services	\$ 33,257.12
CUMBERLAND LANDSCAPE	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 5,660.17
DATA MEDIA ASSOCIATES	BILLING AND STATEMENTS	Finance	\$ 22,538.28
DC POOL SERVICE LLC.	SWIMMING POOLS, EQUIPMENT, AND SUPPLIES	Rec., Parks & Cultural Services	\$ 8,525.70
DC POOL SERVICE LLC.	LAZY RIVER SERVICE	Rec., Parks & Cultural Services	\$ 5,600.00
DELL MARKETING LP	MICROCOMPUTERS, DESKTOP OR TOWER BASED	Information Technology	\$ 13,098.96
DELL MARKETING LP	MICROCOMPUTERS, DESKTOP OR TOWER BASED	Information Technology	\$ 49,904.97
DELL MARKETING LP	MICROCOMPUTERS, DESKTOP OR TOWER BASED	Information Technology	\$ 60,532.56
EDGE BUSINESS	PRINTING SOFTWARE (MICROCOMPUTER)	Various Departments	\$ 40,863.20
EHLERS AND ASSOCIATES	ARBITRAGE REPORT ENDING MAY 2023	General Government	\$ 5,000.00
ESIS INC	CLAIMS (WORKERS COMP)	Risk Management	\$ 7,788.90
EXCELLERE CONSTRUCTION	GREENWAY BOARDWALK REPLACEMENT	Rec., Parks & Cultural Services	\$ 422,464.81
EXPRESS AUTO BODY	CLAIMS (VEHICLE)	Risk Management	\$ 5,495.96
FORSYTH REMODELING	PARTITIONS, OFFICE, METAL AND GLASS, CUSTOM-MADE	Public Safety	\$ 10,630.00
FULTON COUNTY CLERK OF SUPERIOR COURT	PARCEL 19 PURCHASE/CONDEMNATION	Public Works	\$ 11,200.00
GEORGIA BRIDGE AND CONCRETE, LLC	CONSTRUCTION, STREET (MAJOR AND RESIDENTIAL)(INCLU	Public Works	\$ 47,573.30
GEORGIA BRIDGE AND CONCRETE, LLC	CONTRACT WITHHOLDING: 23-003	General Government	\$ 7,075.10
GEORGIA DEPT OF ECONOMIC DEVELOPMENT	SELECT USA CONFERENCE BOOTH AND RECEPTION SPONSORS	Community Development	\$ 5,000.00
GEORGIA GREEN	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	\$ 16,629.58
GEORGIA POWER CO	ELECTRICITY UTILITIES	Various Departments	\$ 187,539.74
GEORGIA SUPERIOR COURT CLERK'S	MUNICIPAL COURT FINES	Public Safety	\$ 21,775.83



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended January 31, 2024

Vendor	Description	Department	\$ Amount
GREATER N. FULTON CHAMBER OF COMMERCE	ANNUAL CITY MEMBERSHIP FOR GN FCC	Community Development	\$ 6,000.00
GREENTREE BEDDING	BAGS, BEDDING	Rec., Parks & Cultural Services	\$ 6,412.00
HEXAGON	CAD/RECORDS MGMT SOFTWARE	Public Safety	\$ 58,457.47
HORSE & PLOW LANDSCAPING	GROUNDS REPAIR & MAINTENANCE	Various Departments	\$ 7,481.00
JAMES BEAR	BUILDING PERMIT FEE REFUND	Various Departments	\$ 18,000.00
JANUS TITLE WORKS	RESIDENTIAL & COMMERCIAL PRELIMINARY TITLES	Public Works	\$ 6,450.00
JARRARD & DAVIS	LEGAL SERVICES	Legal Services	\$ 46,549.73
JERICO DESIGN GROUP	BUILDINGS - ARCHITECTURAL DESIGN	Public Safety	\$ 73,125.00
JONES CONTRACTING	CONSTRUCTION SERVICES, GENERAL (INCL. MAINTENANCE)	Rec., Parks & Cultural Services	\$ 44,351.00
JULOTA	SOFTWARE MAINTENANCE/SUPPORT	Public Safety	\$ 9,732.00
KIMBROUGH INDUSTRIAL	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	Public Works	\$ 10,557.25
MEER ELECTRIC	VARIOUS ELECTRICAL	Various Departments	\$ 8,948.21
MEER ELECTRIC	VARIOUS ELECTRICAL	Various Departments	\$ 16,626.63
MEER ELECTRIC	EMERGENCY WARNING SYSTEMS MAINTENANCE AND REPAIR	Public Works	\$ 7,315.00
NETPLANNER SYSTEMS	ACCESS CONTROL SYSTEMS AND SECURITY SYSTEMS	Public Safety	\$ 65,111.29
NORTH FULTON REGIONAL RADIO SYS AUTH	RADIO FREQUENCY ACCESS SERVICES	Various Departments	\$ 123,224.80
NORTH POINT PARKWAY LLC	CURRENT YEAR PROPERTY TAXES	General Government	\$ 8,697.68
OVERHEAD DOOR CO	DOOR AUTOMATIC OPERATOR INSTALLATION, MAINTENANCE	Public Works	\$ 6,572.00
PEACE OFFICER'S ANNUITY BENEFIT FUND OF GA	MUNICIPAL COURT FINES	Public Safety	\$ 10,193.69
PREMIER EVENTS LLC	EVENT PLANNING SERVICES	Rec., Parks & Cultural Services	\$ 17,500.00
PRIME CONTRACTORS	DESIGN BUILD SERVICES	Rec., Parks & Cultural Services	\$ 156,673.51
PRIME ENGINEERING	DESIGNING SERVICES: WEBB BRIDGE PARK SEWER	Public Works	\$ 10,164.00
PURVIS SYSTEMS	FIRE ALARM SYSTEMS, POWER SIRENS, AND CONTROLS	Public Safety	\$ 15,871.95
RHYTHM N SHOES LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 6,286.35
RUSSELL LANDSCAPE	TREE PLANTING & LANDSCAPING IMP	Public Works	\$ 7,676.25
RUSSELL LANDSCAPE	WP BUFFER - EPA GRANT	Public Works	\$ 5,607.59
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	\$ 57,786.70
RUSSELL LANDSCAPE	LANDSCAPING (INCLUDING DESIGN, FERTILIZING, PLANTING)	Public Works	\$ 6,681.71



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended January 31, 2024

Vendor	Description	Department	\$ Amount
SAVATREE LLC	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 7,504.00
SAWNEE ELECTRIC MEMBERSHIP	ELECTRICITY UTILITIES	Various Departments	\$ 34,311.63
SHI INTERNATIONAL CO	MICROSOFT AZURE CLOUD SERVICES	Various Departments	\$ 22,975.72
SLAM MECHANICAL LLC	PLUMBING EQUIPMENT AND FIXTURES, MAINTENANCE AND REPAIR	Various Departments	\$ 16,422.00
SOL CONSTRUCTION LLC	CONSTRUCTION, SIDEWALK AND DRIVEWAY	Public Works	\$ 81,432.00
SOL CONSTRUCTION LLC	CONSTRUCTION, STREET (MAJOR AND RESIDENTIAL)	Public Works	\$ 123,957.67
T&T UNIFORMS, INC.	EMPLOYEE UNIFORMS	Public Safety	\$ 14,750.15
TECH ALPHARETTA	ATC OPERATIONAL FUNDS	Development Authority	\$ 7,916.67
TEMPLE INC	TRAFFIC CONSULTING	Public Works	\$ 5,418.37
TRI SCAPES INC	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 43,489.67
TRUIST BANK	PCARD LIABILITY	General Government	\$ 150,449.72
TUNNELL-SPANGLER	DESIGNING SERVICES: GREENWAY REPAIR/MAINTENANCE	Rec., Parks & Cultural Services	\$ 6,762.50
UNIVERSAL CONCEPTS	PARTY, HOLIDAY, AND EVENT DECORATING SERVICES	Rec., Parks & Cultural Services	\$ 53,134.50
VERIZON WIRELESS	TELEPHONE SERVICES, CELLULAR	Various Departments	\$ 16,226.69
VERIZON WIRELESS	TELEPHONE SERVICES, CELLULAR	Various Departments	\$ 16,321.35
WADE FORD INC	2023 FORD MAVERICK	Community Development	\$ 26,650.00
WATT COMMERCIAL SWEEPING	STREET SWEEPING SERVICES	Public Works	\$ 14,626.10



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended January 31, 2024

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
24000512	WADE FORD INC	COMMUNITY & ECONOMIC DEV.	\$ 26,650.00	(1) 2023 FORD MAVERICK TRUCK
24000517	LANIERSCAPES LLC	PUBLIC WORKS	\$ 42,390.00	REPLACEMENT OF 942 LINEAR FT OF SIDEWALK IN BENT CREEK MANOR
24000521	SOUTHERN HYDRO VAC LLC	PUBLIC WORKS	\$ 49,000.00	STORMWATER MAINTENANCE AND REPAIR AT (9) LOCATIONS
24000525	CARL BLACK BUICK GMC LLC	PUBLIC SAFETY	\$ 5,255.82	VEHICLE REPAIR AND MAINTENANCE TO PD8198
24000527	TIDWELL TRAFFIC SOLUTIONS INC	PUBLIC WORKS	\$ 11,875.00	PAVEMENT MARKINGS ON BROOKSIDE PKWY
24000529	SLAM MECHANICAL LLC	PUBLIC WORKS	\$ 13,525.00	FIRE STATION 84 GAS LEAK AND HOT WATER HEATER REPAIRS
24000531	HUIE DE-SIGN, INC.	COMMUNITY & ECONOMIC DEV.	\$ 50,000.00	DESIGN SERVICES FOR SOUTH MAIN DISTRICT GATEWAY
24000532	GREATER NORTH FULTON	COMMUNITY & ECONOMIC DEV.	\$ 6,000.00	ANNUAL MEMBERSHIP TO NORTH FULTON CHAMBER OF COMMERCE
24000538	HOWMEDICA OSTEONICS CORP	PUBLIC SAFETY	\$ 16,889.09	(8) LIFEPAK CR2 DEFIBRILLATORS
24000540	RCS PRODUCTIONS.COM INC	REC., PARKS & CULTURAL SVCS	\$ 13,750.00	2024 TASTE OF ALPHARETTA STAGE EQUIPMENT AND ENTERTAINMENT
24000541	NETPLANNER SYSTEMS, INC.	REC., PARKS & CULTURAL SVCS	\$ 7,907.80	SECURITY ACCESS CONTROL AT LOG CABIN
24000551	AQUA-NOMICS EXTERIOR CLEANING	PUBLIC WORKS	\$ 15,090.00	PRESSURE WASHING OF CITY HALL PARKING DECK
24000560	ICAN SHINE INC	REC., PARKS & CULTURAL SVCS	\$ 8,900.00	2024 ICAN BIKE CAMP STAFF AND FACILITATION
24000561	TOUCHPHRASE DEVELOPMENT, LLC	PUBLIC SAFETY	\$ 9,732.00	ANNUAL RENEWAL OF JULOTA SOFTWARE - PARAMEDICINE PROGRAM
24000567	GA EXTERIOR LLC	PUBLIC WORKS	\$ 49,685.00	CURB, GUTTER, ETC. REPAIRS IN JAYNE ELLEN NEIGHBORHOOD
24000568	TEMPLE INC	PUBLIC WORKS	\$ 42,953.86	TRAFFIC SIGNAL POLES, BRACKETS, AND OTHER MATERIALS
24000569	CARL BLACK BUICK GMC LLC	PUBLIC SAFETY	\$ 5,222.26	VEHCILE REPAIR AND MAINTENANE TO PD5884
24000572	MEER ELECTRICAL CONTRACTORS INC	REC., PARKS & CULTURAL SVCS	\$ 49,632.72	NORTH PARK TURF 2 LIGHT POLE REPLACEMENT
24000574	NUGEN OUTDOOR ENTERPRISES LLC	REC., PARKS & CULTURAL SVCS	\$ 23,520.00	(48) LED STADIUM LIGHTS/FIXTURES FOR NORTH PARK TURF 2 POLES

City of Alpharetta
Balance Sheet
Governmental Funds
January 31, 2024

	Major Governmental Funds							Non-Major	Total
	General	Capital	Capital	2016	2022	T-SPLOST	T-SPLOST II	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Bond Fund	Bond Fund	Capital Fund	Capital Fund	Funds	Funds
ASSETS									
Cash / Cash Equivalents / Investments	\$ 47,334,993	\$ 16,653,296	\$ 48,133	\$ -	\$ 28,300,699	\$ 34,925,940	\$ 16,051,886	\$ 20,992,135	\$ 164,307,081
Receivables (net of allowance for uncollectibles)									
Taxes Receivable									
Property Taxes	1,373,855	-	-	-	-	-	-	-	1,373,855
Other Taxes	855,487	-	-	-	-	-	-	-	855,487
Interest	-	-	-	-	-	-	-	122	122
Accounts	-	-	-	-	-	-	-	236,071	236,071
Due from Other Funds	236,732	-	-	-	-	-	-	6,830	243,562
Intergovernmental Receivable	21,491	15,000	97,556	-	-	-	2,733	-	136,779
Cash - Restricted	158,729	271,003	-	-	-	-	-	-	429,733
Total Assets	49,981,287	16,939,299	145,689	-	28,300,699	34,925,940	16,054,619	21,235,158	167,582,690
LIABILITIES AND FUND BALANCES									
Liabilities									
Current									
Accounts Payable	553,436	120,042	-	-	-	-	632	284,048	958,158
Retainage Payable	-	23,691	37,516	-	56,515	124,421	406,188	146,453	794,785
Intergovernmental Payable	-	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-	-
Payroll Payable	108,064	-	-	-	-	-	-	-	108,064
Due to Other Funds	-	-	186,699	-	-	-	-	6,243	192,942
Deferred Revenue	2,272,050	15,000	97,556	-	-	-	2,733	243,022	2,630,361
Unearned Revenue	909,861	-	130,460	-	-	-	-	908,857	1,949,178
Non-Current									
Unclaimed Property	105,106	-	-	-	-	-	-	-	105,106
Claims Payable	-	-	-	-	-	-	-	-	-
Total Liabilities	3,948,517	158,733	452,230	-	56,515	124,421	409,553	1,588,624	6,738,594
Fund Balances:									
Restricted for:									
Capital Projects	-	4,012,297	(1,125,222)	-	23,487,909	25,057,694	1,751,832	6,964,420	60,148,929
Law Enforcement	-	-	-	-	-	-	-	132,781	132,781
Emergency Telephone Activities	-	-	-	-	-	-	-	(524,620)	(524,620)
Grant Projects	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	4,764,999	4,764,999
Promotion of Tourism	-	-	-	-	-	-	-	411,275	411,275
Assigned for:									
Grant Projects	-	-	-	-	-	-	-	76,217	76,217
Capital Projects	-	-	-	-	-	-	-	-	-
Emergency Reserve	22,570,000	-	-	-	-	-	-	-	22,570,000
2025 Fiscal Year Capital	9,447,780	-	-	-	-	-	-	-	9,447,780
Encumbrances	3,345,658	9,112,919	737,870	-	2,211,150	6,221,104	13,322,139	3,211,830	38,162,670
Remaining 2024 Net Spend	7,307,876	-	-	-	-	-	-	-	7,307,876
Projected Net Surplus/2026 Capital	3,361,456	-	-	-	-	-	-	-	3,361,456
Unallocated	-	3,655,350	80,811	-	2,545,124	3,522,721	571,095	4,609,633	14,984,734
Total Fund Balances	46,032,770	16,780,566	(306,542)	-	28,244,183	34,801,519	15,645,066	19,646,534	160,844,096
Total Liabilities and Fund Balances	\$ 49,981,287	\$ 16,939,299	\$ 145,689	\$ -	\$ 28,300,699	\$ 34,925,940	\$ 16,054,619	\$ 21,235,158	\$ 167,582,690

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended January 31, 2024

	Major Governmental Funds							Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	S2016 Const Bond Fund	S2022 Const Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
REVENUES									
Taxes:									
Property Tax	\$ 32,275,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,137,379	\$ 38,413,203
Local Option Sales Tax	11,359,766	-	-	-	-	-	-	-	11,359,766
Transportation SPLOST	-	-	-	-	-	-	7,633,830	-	7,633,830
Other Taxes	8,714,028	-	-	-	-	-	-	4,598,599	13,312,627
Licenses and permits	2,092,425	-	-	-	-	-	-	-	2,092,425
Intergovernmental	89,082	1,106,372	1,216,600	-	-	-	-	1,958,335	4,370,389
Charges for services	2,044,410	-	-	-	-	-	-	1,923,393	3,967,803
Impact Fees	-	-	-	-	-	-	-	497,644	497,644
Fines/Forfeitures	1,296,828	-	-	-	-	-	-	-	1,296,828
Investment earnings (Loss)	959,342	383,549	5,853	10	903,161	1,118,970	457,590	405,998	4,234,473
Contributions and Donations	66,493	144,517	-	-	-	-	-	2,112	213,122
Misc Revenue	36,032	-	-	-	-	-	-	-	36,032
Other	-	-	-	-	-	-	-	-	-
Total revenues	58,934,231	1,634,438	1,222,453	10	903,161	1,118,970	8,091,421	15,523,459	87,428,143
EXPENDITURES									
Current:									
Unallocated	-	-	-	-	-	-	-	-	-
General government	6,750,293	658,166	-	-	-	-	-	2,021,637	9,430,097
Public safety	23,442,993	1,531,874	-	-	-	-	-	3,487,261	28,462,128
Public works	5,766,804	946,544	975,692	10	-	1,609,711	5,991,792	1,838,311	17,128,864
Economic and community development	2,779,065	130,269	200,496	-	-	-	-	-	3,109,830
Alpharetta Business Community	-	-	-	-	-	-	-	-	-
Culture and recreation	7,332,830	777,946	-	-	1,110,371	-	-	1,160,069	10,381,216
Contingency	-	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-	-
Debt service:									
Principal	-	-	-	-	-	-	-	301,226	301,226
Interest	38,745	-	-	-	-	-	-	1,993,114	2,031,859
Other Costs	-	-	-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-	-
Total expenditures	46,110,730	4,044,799	1,176,188	10	1,110,371	1,609,711	5,991,792	10,801,617	70,845,219
Excess (deficiency) of revenues over (under) expenditures	12,823,501	(2,410,361)	46,265	-	(207,210)	(490,741)	2,099,628	4,721,842	16,582,924
OTHER FINANCING SOURCES (USES)									
Transfers in	1,492,816	7,977,061	-	-	-	-	-	2,304,167	11,774,043
Transfers out	(10,870,884)	-	-	-	-	-	-	(1,492,816)	(12,363,700)
Loan Proceeds	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-
Sale of capital assets	21,319	-	-	-	-	-	-	-	21,319
Sale of non-capital assets	412	-	-	-	-	-	-	-	412
Land Sale	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(9,356,336)	7,977,061	-	-	-	-	-	811,350	(567,925)
Net change in fund balances	3,467,165	5,566,700	46,265	-	(207,210)	(490,741)	2,099,628	5,533,192	16,014,998
Fund balances - beginning	42,565,605	11,213,866	(352,807)	-	28,451,393	35,292,260	13,545,437	14,113,342	144,829,098
Fund balances - ending	\$ 46,032,770	\$ 16,780,566	\$ (306,542)	-	\$ 28,244,183	\$ 34,801,519	\$ 15,645,066	\$ 19,646,534	\$ 160,844,096

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
January 31, 2024

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	American Rescue ACT	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	\$ 2,020,931	\$ 4,395,262	\$ 303,401	\$ 30,836	\$ 132,098	\$ 927,451	\$ 972,422	\$ 6,094,769	\$ 6,114,966	\$ 20,992,135
Taxes Receivable	-	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	122	-	-	-	-	-	-	-	-	122
Property Taxes	-	-	-	-	-	-	-	236,071	-	236,071
Intergovernmental Receivable	-	-	-	-	6,830	-	-	-	-	6,830
Due From Other Funds	-	-	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	2,021,053	4,395,262	303,401	30,836	138,928	927,451	972,422	6,330,840	6,114,966	21,235,158
LIABILITIES										
Accounts Payable	270,268	-	-	-	-	12,548	-	-	1,232	284,048
Retainage Payable	-	76,050	-	-	-	-	68,345	-	2,058	146,453
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	6,243	-	-	-	6,243
Due to Other Fund	-	-	-	-	-	-	-	-	-	-
Deferred Revenue	122	-	-	-	6,830	-	-	236,071	-	243,022
Unearned Revenue	-	-	-	-	-	-	904,077	4,780	-	908,857
Total Liabilities	270,390	76,050	-	-	6,830	18,791	972,422	240,850	3,290	1,588,624
FUND BALANCES										
Restricted:										
Capital Projects	-	3,689,835	-	-	-	-	(684,101)	-	3,958,686	6,964,420
Law Enforcement	-	-	101,945	30,836	-	-	-	-	-	132,781
Promotion of Tourism	411,275	-	-	-	-	-	-	-	-	411,275
Emergency Telephone Activities	-	-	-	-	-	(524,620)	-	-	-	(524,620)
Debt Service	-	-	-	-	-	-	-	4,764,999	-	4,764,999
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	76,217	-	-	-	-	76,217
Encumbrances	-	55,681	-	-	555	604,139	684,101	-	1,867,354	3,211,830
Unallocated	1,339,388	573,696	201,456	-	55,326	829,140	-	1,324,991	285,636	4,609,633
Total Fund Balances	1,750,663	4,319,212	303,401	30,836	132,098	908,659	-	6,089,990	6,111,676	19,646,534
Total Liabilities and Fund Balances	\$ 2,021,053	\$ 4,395,262	\$ 303,401	\$ 30,836	\$ 138,928	\$ 927,451	\$ 972,422	\$ 6,330,840	\$ 6,114,966	\$ 21,235,158

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended January 31, 2024

	Special Revenue								Total Non-major	
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911 Fund	American Rescue Act	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:										
Hotel Motel Tax	\$ 4,598,599	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ 4,598,599
Property tax	-	-	-	-	-	-	-	6,137,379	-	6,137,379
Charges for Service	-	-	-	-	113,765	1,809,628	-	-	-	1,923,393
Impact Fees	-	497,644	-	-	-	-	-	-	-	497,644
Forfeiture Income	-	-	-	-	-	-	-	-	-	-
Intergovernmental	-	-	103,113	-	20,640	-	1,834,582	-	-	1,958,335
Contributions & Donations	-	-	-	-	2,112	-	-	-	-	2,112
Investment Earnings (Loss)	36,077	109,523	-	-	3,179	29,386	-	83,168	144,665	405,998
Other	-	-	-	-	-	-	-	-	-	-
Total revenues	4,634,676	607,167	103,113	-	139,697	1,839,013	1,834,582	6,220,547	144,665	15,523,459
EXPENDITURES:										
Tourism	2,011,887	-	-	-	-	-	-	-	-	2,011,887
Community Development	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	-	-	-	-	88,705	-	1,071,364	-	-	1,160,069
Public Safety	-	-	78,234	4,325	12,031	3,392,671	-	-	-	3,487,261
Public Works	-	-	-	-	-	-	763,218	-	1,075,093	1,838,311
General Government	-	-	-	-	-	-	-	9,750	-	9,750
Debt Service:	-	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	301,226	-	-	-	301,226
Interest	341,356	-	-	-	-	1,557	-	1,650,201	-	1,993,114
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	2,353,243	-	78,234	4,325	100,736	3,695,453	1,834,582	1,659,951	1,075,093	10,801,617
Excess (deficiency) of revenues over expenditures	2,281,433	607,167	24,878	(4,325)	38,961	(1,856,440)	-	4,560,596	(930,428)	4,721,842
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(1,492,816)	-	-	-	-	-	-	-	2,304,167	811,350
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total other financing sources	(1,492,816)	-	-	-	-	-	-	-	2,304,167	811,350
Net change in fund balances	788,616	607,167	24,878	(4,325)	38,961	(1,856,440)	-	4,560,596	1,373,739	5,533,192
Fund balances - beginning	962,046	3,712,045	278,523	35,160	93,137	2,765,099	-	1,529,394	4,737,937	14,113,342
Fund balances - ending	\$ 1,750,663	\$ 4,319,212	\$ 303,401	\$ 30,836	\$ 132,098	\$ 908,659	\$ -	\$ 6,089,990	\$ 6,111,676	\$ 19,646,534

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
January 31, 2024

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,374,452
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	41,404
Prepaid Insurance Expenses	-
Total Current Assets	<u>1,415,855</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,415,855</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Payroll Liabilities	-
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>-</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>-</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,415,855
Total Net Assets	<u>1,415,855</u>
Total Liabilities & Net Assets	<u>\$ 1,415,855</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended January 31, 2024

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 4,082,937
Misc Revenue	-
Total operating revenues	<u>4,082,937</u>
Operating expenses:	
Administration	5,464,703
Non-departmental	-
Total operating expenses	<u>5,464,703</u>
Operating Gain (loss)	(1,381,766)
Non-operating revenues (expenses):	
Investment earnings (Loss)	<u>28,374</u>
Total non-operating revenue (expenses)	<u>28,374</u>
Income (loss) before transfers	(1,353,392)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(1,353,392)
Total net assets-beginning	<u>10,940</u>
Total net assets-ending (net of encumbrances)	<u>(1,342,451)</u>
Adjustments to GAAP basis:	
Encumbrances	2,758,307
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 1,415,855</u>

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of January 31, 2024 (unaudited)

GEORGIA

Account #	Project	Total Budget	Actuals		Encumbrances	Remaining
			(Collections/	Expenditures)		
Revenues						
99575100-346900	Bond Application Fee	\$ -	\$ -		\$ -	
99575100-371000-C1532	ATC Operational Funding (COA)	95,000	95,000			-
(2) 99575100-381000-C1535	Innovation Center Operations (ATC)	23,700	11,724			11,976
	subtotal	\$ 118,700	\$ 106,724		\$ 11,976	
(1) 99575100-395000	Carryforward Fund Balance	\$ 356,962	\$ -		\$ 356,962	
	subtotal	\$ 356,962	\$ -		\$ 356,962	
	Total	\$ 475,662	\$ 106,724		\$ 368,938	
Expenditures						
99575100-571000-C1403	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500	
99575100-544100-C1532	ATC Operational Funds	95,000	63,333	31,667		-
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-		20,948
99575100-544100-C0924	Economic Development Strategic Plan (split with COA)	37,500	37,500	-		-
99575100-544100-C2313	Atl. Urban Land Institute (technical assistance panel)	10,000	-	10,000		-
99575100-544100-C2210	Downtown Economic Development Initiative	40,000	30,000	-		10,000
99575100-544100-C2422	Connect Forward Grant Program	50,000	-	-		50,000
	subtotal	\$ 285,948	\$ 130,833	\$ 41,667	\$ 113,448	
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 12,000	\$ 5,842	\$ 3,750	\$ 2,408	
(2) 99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	1,100	511	-		589
(2) 99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	1,200	132	-		1,068
(2) 99575100-531220-C1535	Innovation Center Operations (Natural Gas)	5,000	1,934	-		3,066
(2) 99575100-531230-C1535	Innovation Center Operations (Electricity)	4,400	2,427	-		1,973
	subtotal	\$ 23,700	\$ 10,847	\$ 3,750	\$ 9,103	
99575100-579000	Reserve	\$ 166,014	\$ -	\$ -	\$ 166,014	
	Total	\$ 475,662	\$ 141,680	\$ 45,417	\$ 288,565	

- (1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.
- (2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, revenues and/or expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of January 31, 2024 (unaudited)

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 356,962		
Revenues collected to date			106,724		
Expenditures incurred to date			(141,680)		
Fund Balance			\$ 322,006		
Fund Balance Allocation (forecasted):					
Non-Spendable (unspent/remaining project allocations)			\$ 155,115		
Spendable (available for investment by the Board)			166,891		
			\$ 322,006		

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
January 31, 2024

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 322,006
Investments	-
Receivables	-
Restricted Cash for Bond Issuance Costs	-

Total Assets	322,006
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LIABILITIES

Current Liabilities:

Accounts Payable	-
Deferred Revenue	-
Due to Other Funds	-
Total Current Liabilities	-

Current Liabilities Payable from Restricted Assets:

	-
Total Current Liabilities Payable from Restricted Assets	-

Noncurrent Liabilities:

	-
Total Noncurrent Liabilities	-
Total Liabilities	-

Fund Balance

Restricted	155,115
Unallocated	166,891
Total Fund Balance	322,006

Total Liabilities & Fund Balance	\$ 322,006
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended January 31, 2024

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 11,724
State Grant	-
Fees	-
Contributions & Donations	95,000
Miscellaneous Income-Interest	-
Miscellaneous Revenue	-
Total Revenues	<u>106,724</u>
Expenditures	
Economic Development	162,500
Maintenance Contracts	9,592
Donation to private source	10,000
Utilities - Miscellaneous	5,004
Debt Service:	
Principal	-
Interest	-
Total Expenditures	<u>187,097</u>
Excess (deficiency) of revenues over (under) expenditures	 (80,373)
Other Financing Sources (Uses)	
Sale of capital assets	-
Net Change in Fund Balances	(80,373)
Fund Balance, Beginning of Year	<u>356,962</u>
Encumbrances	45,417
Fund Balance, End of Year	<u>322,006</u>





CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: March 25, 2024

AGENDA ITEM: CLUP-24-01/Z-24-04/V-24-04 UPPER HEMBREE TRACT/EMPIRE COMMUNITIES

The applicant, Empire Communities, is requesting a comprehensive land use plan amendment, rezoning and variance to allow for the construction of 149 'For-Sale' single-family detached homes on 19.32 acres. The applicant requests a comprehensive land use plan amendment from 'Commercial' to 'High Density Residential' and a rezoning from PSC (Planned Shopping Center) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). Variances are requested to reduce undisturbed buffers, lot width, and building/lot coverage. The subject property is located at 1180 Upper Hembree Road south of the intersection at Upper Hembree Road and Harris Road.

This item was considered at the March 7, 2024 Planning Commission meeting. There were three (3) public comments in support including the following comments: safety during demolition, dog park should be fenced, on-street parking, need more housing, property should be developed as mixed-use, identify tree saves, and can existing intersection handle traffic. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0

STAFF RECOMMENDATION:

Approve CLUP-24-01/Z-24-04/V-24-04 Upper Hembree Tract/Empire Communities, subject to the following conditions:

1. The 19.32-acre property shall be zoned 'R-8A/D' and shall be developed substantially as depicted on the site plan prepared by PEC, revised 3/22/24, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be 'High Density Residential'.
3. Maximum density shall not exceed 7.72 dwelling units per acre.
4. Minimum lot width shall be 31'.
5. Maximum building coverage shall not exceed 48% and impervious coverage shall not exceed 65%.
6. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A - Renderings, subject to final approval by Staff.
7. To screen rooftops, a landscape buffer shall be provided along Upper Hembree Road as depicted in the site plan prepared by PEC, revised 3/22/24, with final approval by Staff. Developer shall work with City Staff and Georgia Power to identify appropriate landscape screening material where the buffer area overlaps utility easements. Existing trees shall be preserved, where possible, and the remaining area planted to City buffer standards, with final approval by Staff.
8. Minimum 15' planted buffer shall be provided along the west property line and along the south property line adjacent to Hembree Forest. Minimum 20' planted buffer shall be provided along the east property line and along the south property line adjacent to non-residential use. Existing trees shall be preserved, where possible, and the remaining area planted to City buffer standards, with final approval by Staff.
9. Developer shall enhance project entrance with a decorative planted median, decorative landscaping beds on each side of the entrance, and a unique monument or sculpture representative of the proposed community, as approved by Staff. Monument or sculpture shall

be approved by the Cultural Arts Commission. Existing monument sign in the entrance median shall be removed.

10. Minimum 1.47 acres of open space shall be improved substantially as depicted on the plan prepared by PEC, revised 3/22/24. HOA shall be responsible for maintenance of all open space.
11. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way.
12. Curb cut on the east side of the property shall be for fire and emergency access only and shall be gated, as approved by Staff.
13. Internal streets shall have a 4' planter and 5' sidewalk on one side of the street (not including alleys), as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets shall be private and maintained by the HOA.
14. Developer shall improve Upper Hembree Road streetscape with a min. 2' planter planted with a row of shrubs, 6' sidewalk, and street trees planted in the landscape area behind the sidewalk, as approved by Staff. Developer shall remove existing acceleration lane east of the existing entrance and incorporate the area into the Upper Hembree Road streetscape. HOA shall be responsible for the maintenance of the landscape material in the planter. Streetscape shall include decorative pedestrian lighting. Offsite improvements shall be eligible for impact fee credits.
15. Minimum 10' landscape strip shall be required along new internal streets as measured behind the sidewalk except in side yard conditions on corner lots. The minimum 10' landscape strip shall not apply to alleys. Landscape strips and buffers shall be exclusive of utilities and easements except where necessary for utilities to cross landscape strips and buffers, with final approval by Staff. If Fulton County requires an unencumbered water line easement, shrubs shall replace trees on one side of the street.
16. Pedestrian amenities including sidewalks, lighting, and benches shall be included throughout the development and in amenity areas.
17. Developer shall save trees in the tree save area depicted on the site plan prepared by PEC, revised 3/22/24. In addition, developer shall save the trees in the triangular area at the existing entrance to the property.
18. Developer shall implement the recommendations of the submitted traffic impact study, with final approval by Staff. Developer shall be responsible for any necessary intersection or signal improvements at Upper Hembree Road and Harris Road. Any such offsite improvements not triggered by the development shall be eligible for impact fee credits.
19. Stormwater management facility shall be screened as depicted on the site plan prepared by Kimley Horn, dated 3/1/24, with final approval by Staff. Smart stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
20. Per mutual agreement, developer shall provide a privacy fence and evergreen trees along the south property line adjacent to Hembree Forest subdivision while protecting trees in the tree save area.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

ITEM DESCRIPTION:

The submitted request, if approved, would allow for the development of 149 'For-Sale' single-family detached homes on 19.32 acres. The proposed density is 7.72 dwelling units per acre. The applicant requests a comprehensive land use plan amendment from 'Commercial' to 'High Density Residential' and a rezoning from PSC (Planned Shopping Center) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). Variances are requested to reduce undisturbed buffers, lot width, and increase building/lot coverage. The subject property is located at 1180 Upper Hembree Road south of the intersection at Upper Hembree Road and Harris Road.

The property served as Harry's Farmers Market until 2014 before becoming the corporate offices and distribution center for Whole Foods. The existing building is approximately 145,000 square

feet and the surface parking lot includes approximately 588 parking spaces. Surrounding properties are zoned O-I (Office-Institutional) to the west, C-1 (Neighborhood Commercial), R-15 (Dwelling, 'For-Sale', Residential), O-I, and O-P (Office-Professional) to the north, and City of Roswell to the south and east. Medical and professional offices are located to the west, single-family detached home, Spirit of God Church, and professional offices are located to the north, flex office/warehouse are located to the east and south, and Hembree Forest subdivision is located to the south. The comprehensive land use plan designation of the property is 'Commercial'. The applicant proposes to change the future land use designation to 'High Density Residential'.

The property served as Harry's Farmers Market until 2014 before becoming the corporate

The applicant's requested variances are outlined in the table below. Geography and layout are listed by the applicant as the challenges justifying the requested variances. In addition, the applicant states that the lot width reduction is needed in order to develop a detached product on the property.

Applicant's Requested Variances

UDC Section	Applicant's Request	Staff Comments
Subsection 2.2.9(D) R-8A/D District Regulations	Reduce minimum lot width from 50' to 31' and increase maximum building/lot coverage from 40% to 65%.	The applicant provided an alternative layout depicting 150 townhome units in compliance with the min. lot width requirement. The requested lot width variance does not gain density and allows for a detached product. The impervious coverage of the property today is approximately 80%. The applicant proposes a maximum building coverage of 48% and maximum lot coverage of 65%.
Subsection 3.2.8(B) Buffer Requirements	Reduce 50' undisturbed buffer to a 15' planted buffer.	Non-residential uses abut the property to the east, south and west. Approx. 30' tree buffer provided on the property to the west and approx. 50' tree buffer provided on the property to the south. Buffer reductions have been supported at other 'For-Sale' subdivisions.

SITE PLAN

The submitted site plan depicts a 149-lot single-family detached subdivision with access from an existing signalized intersection at Upper Hembree Road and Harris Road. A 2nd curb cut is depicted at the northeast corner of the property but will be limited to fire and emergency access only and gated. Homes are proposed to be front- and rear-loaded, with 99 rear-loaded homes having a minimum lot size of 2,000 square feet and minimum lot width of 31' and 50 front-loaded homes having a minimum lot size of 4,500 square feet and minimum lot width of 38'. Homes around the perimeter of the property are proposed to be two (2) stories and the remaining homes will be three (3) stories. New internal streets and alleys will be private. Minimum building setbacks are provided below.

- Upper Hembree Road – 65'
- Side – 5'
- Rear – 20'
- Typical Lot Setbacks:
 - Front – 10'

- Side – 0' (10' b/w homes)
- Rear – 20' (no alley), 0' (alley)

Five-foot (5') sidewalks are depicted throughout the development, including a connection to the sidewalk along Upper Hembree Road. The sidewalk along Upper Hembree Road should be expanded to a minimum six feet (6'). A landscape buffer is depicted along Upper Hembree Road and fifteen-foot (15') replanted buffers are depicted along the east, west and south property lines.

Unified Development Code (UDC) Parking regulations require two (2) parking spaces for each single-family detached home, as well as a minimum ten-foot (10') by eighteen-foot (18') driveway for a total of 447 parking spaces. Each home has two (2) side-by-side parking spaces in a garage, as well as two (2) spaces in the code-compliant driveway, for a total of 596 parking spaces. An additional 38 guest parking spaces are provided throughout the development.

The site plan depicts approximately 4.9 acres of community space, including 1.47-acres of improved amenity space. Proposed community amenities include a pickleball court, dog park, pedestrian improvements, clubhouse and pool, community green, as well as several linear greenspaces fronted with homes.

Because the property is developed, there are not many opportunities to save trees. However, there are trees at the entrance to the property, as well as around the perimeter that could be saved. An existing stormwater pond on the south end of the property is proposed to be enlarged and heavily screened on all sides. The design of the existing stormwater pond does not allow the pond to be designed as an amenity for the proposed subdivision.

According to the applicant, homes will range in size from 1,600 to 2,600 square feet with prices starting in the \$600,000's. Renderings were provided by the applicant depicting two (2) and three (3) story homes with a Craftsman influence. Homes are depicted with a brick or stone 1st floor and siding, board and batten and/or shakes on the 2nd and 3rd floors. Homes are proposed to have a recessed or covered front entry and most homes have a recessed or covered porch on the 2nd floor.

TRAFFIC

The applicant provided a traffic impact study, including a trip generation report which estimates that the 149 single-family detached homes would generate 119 AM Peak Hour trips and 149 PM Peak Hour trips. According to the applicant, a grocery store would generate approximately 237 AM Peak Hour trips and 600 PM Peak Hour trips. Therefore, the proposal to allow a residential development would represent a significant reduction in vehicular trips on streets in the area.

			A.M. Peak (7 am to 9 am)			P.M. Peak (4 pm to 6 pm)		
Land Use (ITE Code)	Proposed Intensity	Daily Total	In	Out	Total	In	Out	Total
Single-Family Detached Housing (210)	149 Units	1,148	30	89	119	94	55	149

The traffic impact study analyzed the intersections at Pointe Place (unsignalized), Harris Road/Site Driveway, and Alpharetta Highway along Upper Hembree Road. The study concluded that the signalized intersections will operate at an overall level of service "C" or better in both the AM and PM peak hours with the applicant's proposed development. The unsignalized intersection at Pointe Place will operate at a level-of-service "B" or better. The study recommends the following improvements at the site driveway:

- Full-access driveway should have one (1) entering and two (2) exiting lanes.
- Existing westbound left turn phase will not be warranted based on site traffic. It is recommended that westbound left movement be permissive only with flashing yellow arrow.
- Existing driveway configuration, which is not standard, is proposed to be used in the future. It is recommended that a redesign of the driveway be considered to provide a standard configuration with adequate throat depth.

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 – 149 Single-Family Detached Units

School	Single Family Average #
Hembree Springs Elementary School	16 to 69 students
Elkins Pointe Middle School	2 to 27 students
Milton High School	10 to 55 students
TOTAL	28 to 151 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 28 – 151 school age children. Numbers provided by Fulton County Schools show that Milton High School is currently over capacity.

COMPREHENSIVE LAND USE PLAN AMENDMENT REVIEW CRITERIA

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

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

Response: Given the current state of retail and abundance of available commercial space, additional land area is not needed to develop commercial uses.

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

Response: The applicant's proposal is supported by the following policies in the 2040 Comprehensive Plan:

- *Housing Policy 1: Promote and encourage residential densities and designs that ensure varied living areas and housing types.*
- *Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.*
- *Housing Policy 4: Design quality and long-term value into residential development to maintain appearance and property values.*
- *Housing Policy 5: Provide opportunities for people who work in Alpharetta to live in Alpharetta by monitoring the housing-to-jobs balance and promoting a variety of housing options, including housing types, design, and price-points.*
- *LU Policy 3: Guide development to areas where infrastructure is available concurrent with development.*
- *LU Policy 5: Require subdivision design that fosters a sense of community and promotes pedestrian mobility, community recreation and an abundance of public open space.*
- *LU Policy 7: Ensure context-sensitive infill and redevelopment.*

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

Response: The proposed change would not result in a significant demand on public facilities and services. Residential development on the property would generate fewer vehicular trips than a commercial use.

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

Response: The proposed change to the future land use designation would not negatively impact public health, safety and welfare of the residents in the area. Commercial development on the property would generate significantly more vehicular trips than the proposed residential use.

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

Response: Given the current state of retail and abundance of available commercial space, additional land area is not needed to develop commercial uses.

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

Response: Not applicable.

STANDARDS FOR ZONING CHANGES

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

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

Response: The property is currently approved for a grocery store, corporate office and accessory light industrial uses (storage and distribution), which is inconsistent with the character

along Upper Hembree Road which transitions from medical offices to residential use. The R-8A/D zoning district has been approved at nearby subdivisions, including Bellsmith Regency on Upper Hembree Road and Harris Walk at the corner of Harris Road and Rucker Road.

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. Surrounding properties are developed with a mix of residential and commercial uses.

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

Response: The proposed development would not adversely impact the natural environment. The property is developed with a nearly 80% impervious coverage and there are not many opportunities to save trees. However, the applicant proposes to save trees at the entrance to the property, as well as along the perimeter of the property.

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

Response: The property is currently zoned PSC and allows a grocery store, corporate office, and accessory light industrial uses (storage and distribution) which is inconsistent with the transitional character of the area.

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 proposal would not cause an excessive burden on public facilities and services. The requested rezoning to allow a residential subdivision would increase demand on schools and parks but reduce impacts on streets and transportation facilities.

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

Response: Given the current state of retail and abundance of available commercial space, additional land area is not needed to develop commercial uses.

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

Response: The request should not negatively impact public health, safety or welfare. A residential subdivision on the subject property would generate significantly fewer vehicular trips than a commercial use.

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

Response: The property is currently zoned PSC and allows a grocery store, corporate office and accessory light industrial uses (storage and distribution) which is inconsistent with the transitional character of the area.

- 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 'Commercial', which requires an amendment to allow the proposed zoning and residential use.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

Response: The property does not have exceptional conditions due to its size, shape or topography. However, the applicant provided a site plan demonstrating that at least 150 townhome units could be developed on the property. Therefore, the requested lot width reduction does not gain density and would allow for a detached product. The building/lot coverage variance would allow for the cottage-home aesthetic (detached homes on small lots) that the applicant desires for this community. The property, as it exists today, has an impervious coverage of approximately 80%. Also, the property is situated between non-residential and residential properties, which contributes to the variance request to reduce undisturbed buffers.

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

Response: Application of the ordinance would create an unnecessary hardship by forcing a townhome plan for the subject property.

- (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's geography, being located on a corridor that transitions from medical office to residential use, represents a peculiar condition adversely affecting its reasonable use as currently zoned. The applicant provided a site plan demonstrating that at least 150 townhome units could be developed on the property. Therefore, the requested lot width reduction does not gain density and would allow for a detached product. The building/lot coverage variance would allow for the cottage-home aesthetic (detached homes on small lots) that the applicant desires for this community. The property, as it exists today, has an impervious coverage of approximately 80%. Also, the property is situated between non-residential and residential properties, which contributes to the variance request to reduce undisturbed buffers.

- (4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Relief, if granted, would not cause a substantial detriment to the public good. The property has peculiar conditions that support the requested variances.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a comprehensive land use plan amendment, rezoning and variance. The proposal to allow residential use is consistent with the character of the area which transitions from medical offices to residential uses. The requested R-8A/D zoning district has been approved at nearby subdivisions, including at Bellsmith Regency on Upper Hembree Road and Harris Walk at the corner of Harris Road and Rucker Road. Additionally, redevelopment of the property with a single-family detached subdivision would generate significantly fewer vehicular trips on the surrounding roadway network.

The variance requests can be supported, given the geography of the property which transitions from medical office to residential use. The applicant demonstrated that a similar number of townhome units could be developed on the property. Therefore, the requested lot width reduction does not gain density and would allow for a detached product. The proposed building/lot coverage to allow the cottage-home aesthetic that the developer desires will result in a reduction in impervious area on the site. If approved, conditions are recommended requiring a landscape buffer along Upper Hembree Road and aesthetic improvements at the project entrance.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no public comments were received as a result of the public notice mailing. However, the applicant noted that questions were raised by the public at the CZIM regarding traffic and impacts to surrounding properties. The applicant committed to meeting with an adjacent residential neighbor, inspecting an existing fence along the south property line, and review stormwater outlets from the existing detention pond.

City Staff was contacted by a homeowner in Bellsmith Regency with concerns over traffic and density. The homeowner was placed in contact with the applicant.

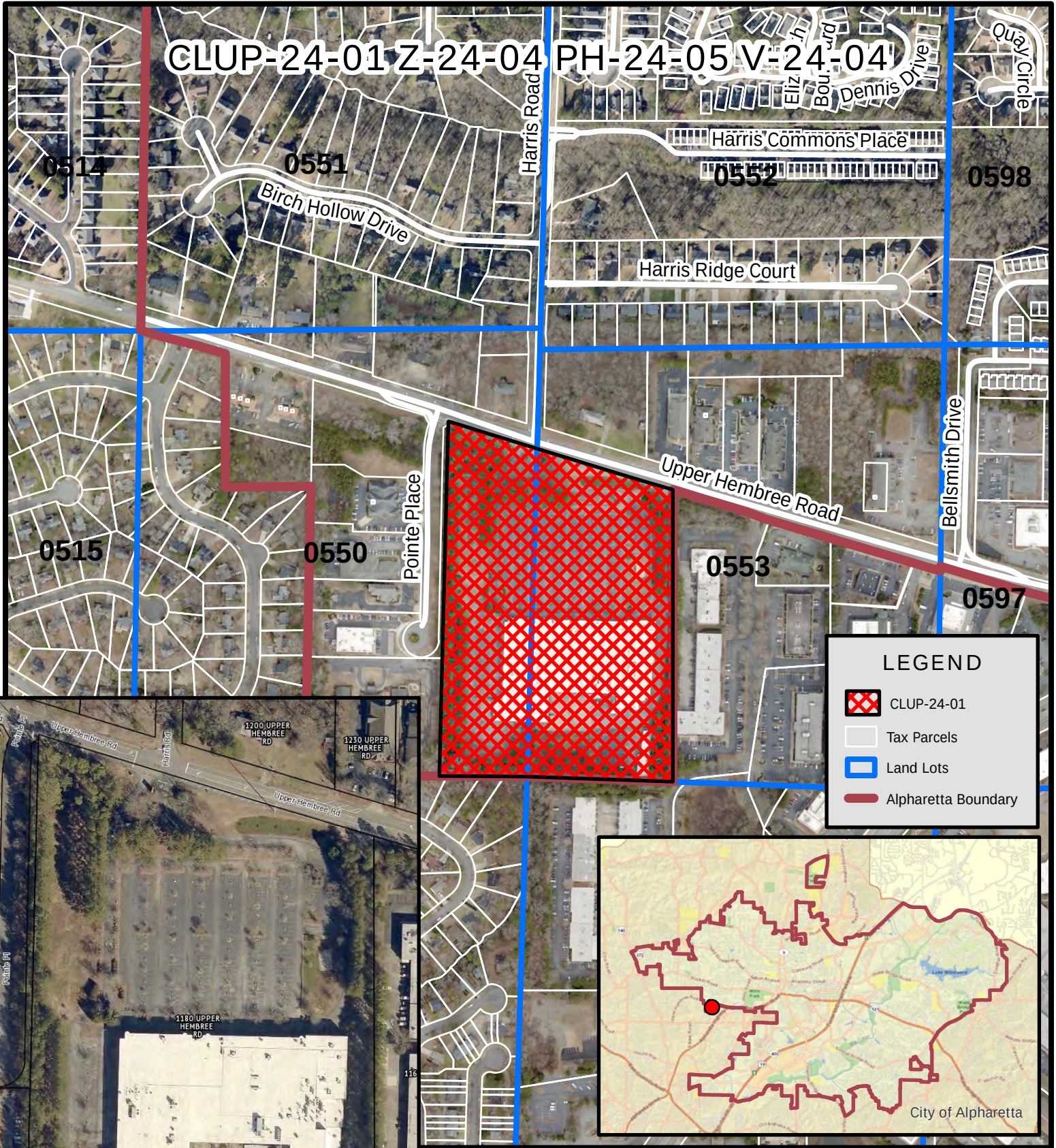
COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on February 14, 2024. There were no public comments on the sign-in sheet.

ATTACHMENTS:
• Aerial Map • Zoning Map • Future Land Use Map • Location Map • Latest Site Plan • Exhibit A - Renderings • Concept Tree Plan • Buffer Exhibit • CZIM

- Citizen Part B
- Public Comment
- Application

CLUP-24-01 Z-24-04 PH-24-05 V-24-04



CLUP-24-01 Z-24-04
PH-24-05 V-24-04
D/LL: 1/2/550, 553
PC: 3/07/24
CC: 3/25/24

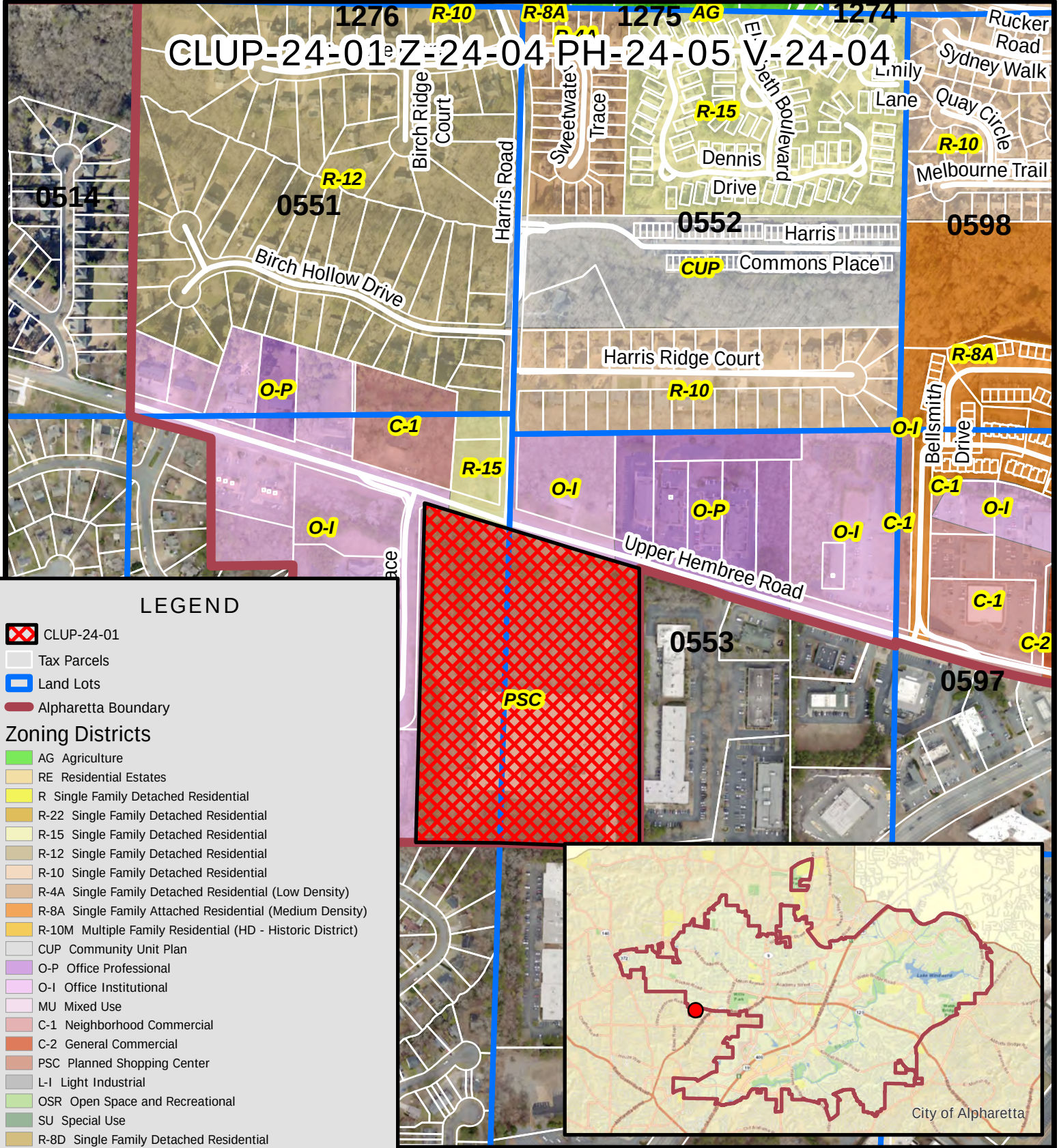
Aerial Map

Upper Hembree Road Tract
1180 Upper Hembree Road



Location Map Provided by:
Community Development - GIS
Page 196 of 350

CLUP-24-01 Z-24-04 PH-24-05 V-24-04



LEGEND

CLUP-24-01

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

CLUP-24-01 Z-24-04

PH-24-05 V-24-04

D/LL: 1/2/550, 553

PC: 3/07/24

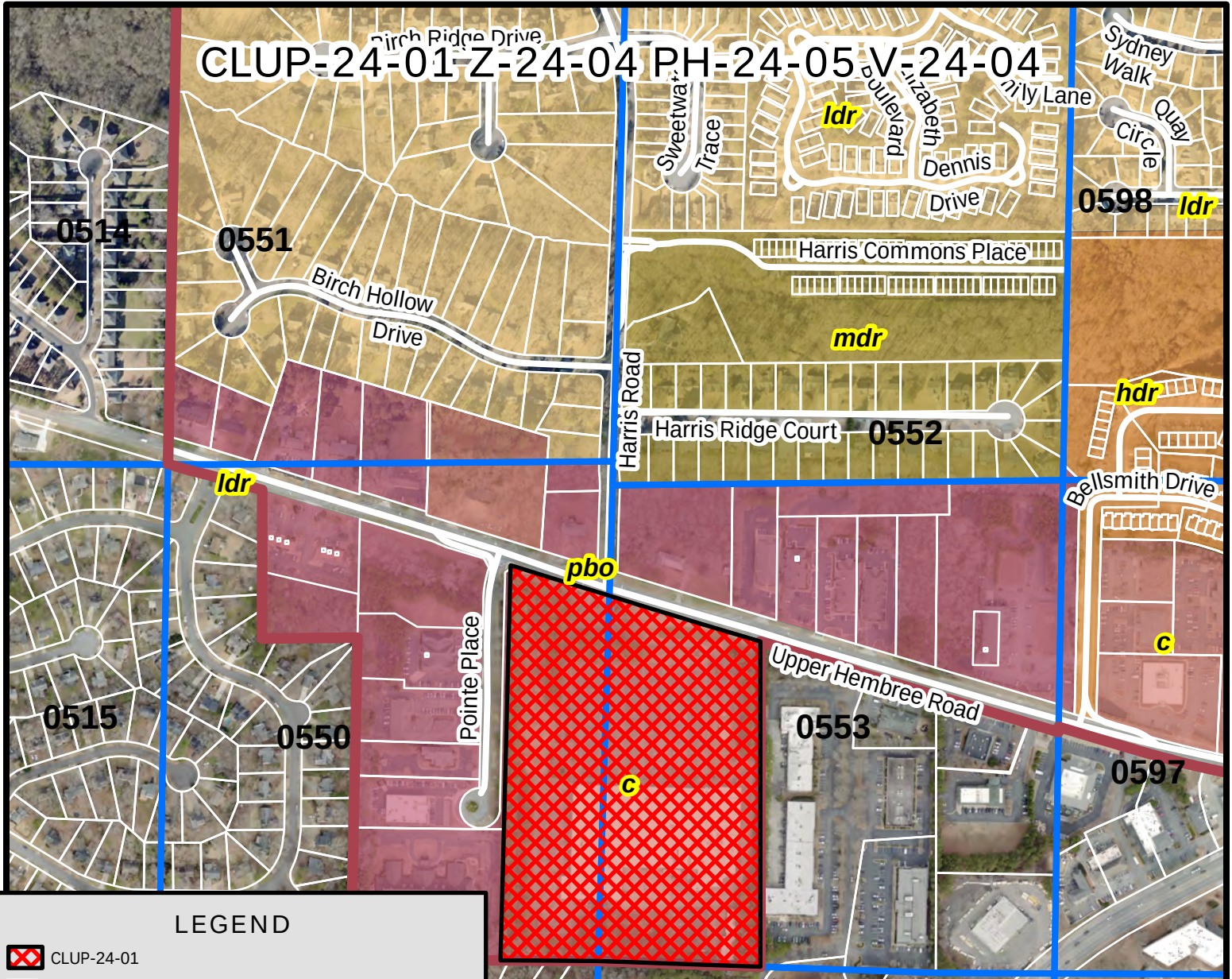
CC: 3/25/24

Zoning Map

Upper Hembree Road Tract

1180 Upper Hembree Road





LEGEND

CLUP-24-01

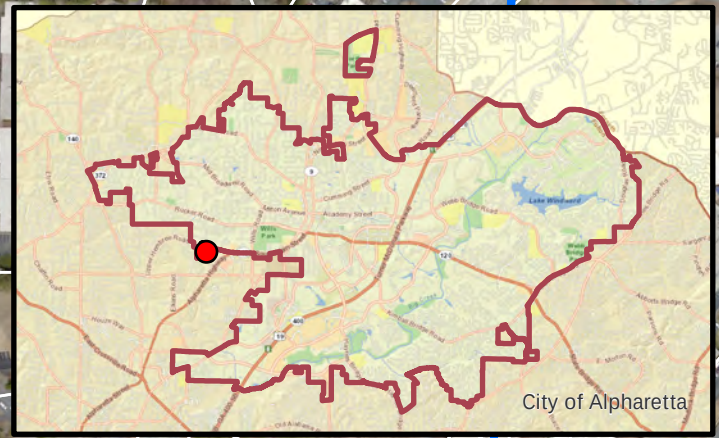
Tax Parcels

Land Lots

Alpharetta Boundary

2040 Future Land Use

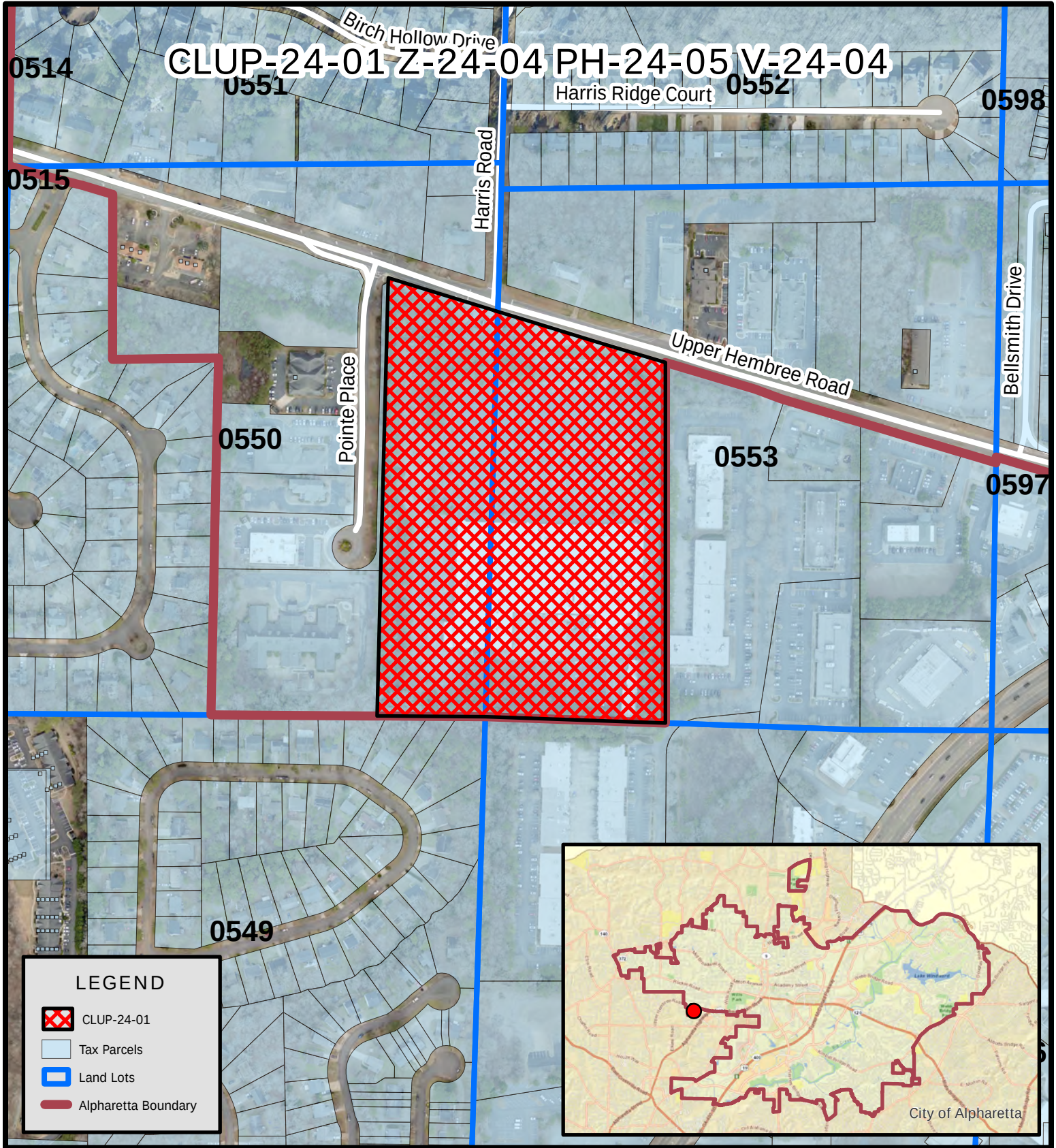
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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



CLUP-24-01 Z-24-04
 PH-24-05 V-24-04
 D/LL: 1/2/550, 553
 PC: 3/07/24
 CC: 3/25/24



Future Land Use Map
 Upper Hembree Road Tract
 1180 Upper Hembree Road



CLUP-24-01 Z-24-04 PH-24-05 V-24-04

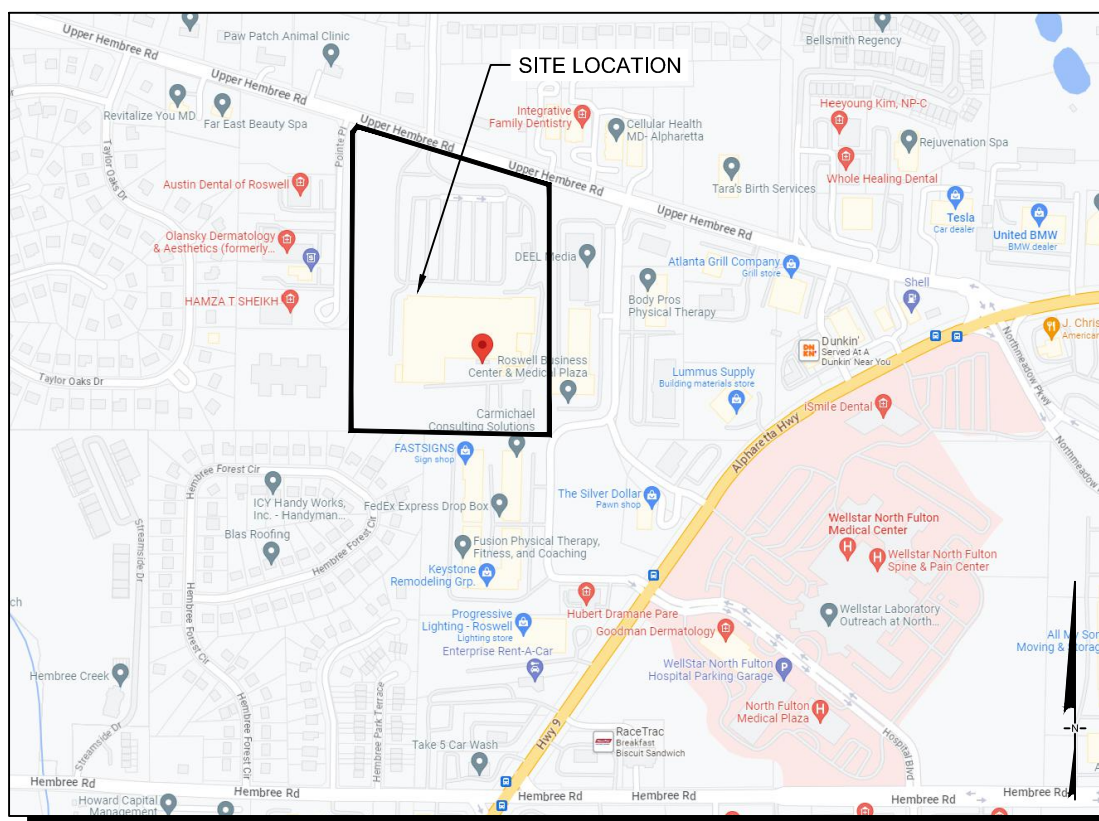
CLUP-24-01 Z-24-04
 PH-24-05 V-24-04
 D/LL: 1/2/550, 553
 PC: 3/07/24
 CC: 3/25/24

Location Map
 Upper Hembree Road Tract
 1180 Upper Hembree Road

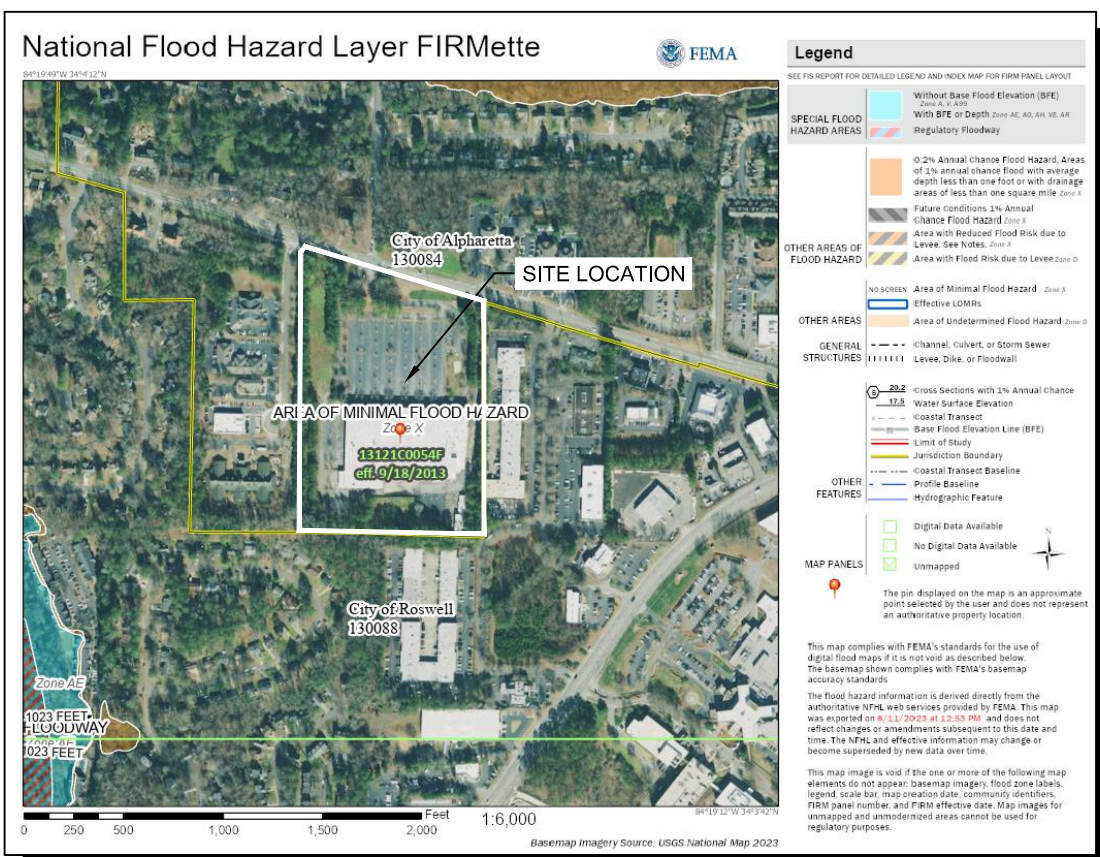
Location Map Provided by:
 Community Development - GIS
 Page 199 of 350



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SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP

VARIANCE REQUEST:

- SINGLE FAMILY DETACHED VARIANCES
 - INCREASE THE LOT COVERAGE FROM 40% TO 65% FOR IMPERVIOUS COVERAGE.
 - REDUCE THE MIN. LOT WIDTH FROM 50 FEET TO 31 FEET

ZONING NOTES:

- ALL SIDEWALKS SHOWN ARE FOR ILLUSTRATIVE PURPOSES. SIDEWALKS WILL BE DESIGNED AT LATER DATE TO HAVE DIFFERENT TYPES OF MATERIALS IN GREEN SPACE AREAS AND BE UNIQUE. (NOT ALL CONCRETE.)
- SECOND ENTRANCE IS TO BE FIRE ACCESS ONLY AND 20 FEET IN WIDTH.

SITE DATA:

SITE AREA	19.32 ACRES
ZONING	PSC
EXISTING ZONING	R-8/D
PROPOSED ZONING	CITY OF ALPHARETTA, GEORGIA
ZONING JURISDICTION	
PROPERTY SETBACK/BUFFER REQUIREMENTS	
FRONT SETBACK	65 FEET
SIDE SETBACK FROM ADJACENT PROPERTY	5 FEET
REAR SETBACK	NOT SPECIFIED - 0 FEET

SINGLE FAMILY DETACHED LOT SETBACKS

FRONT YARD SETBACK	NOT SPECIFIED 0 FEET
SIDE YARD SETBACK	0 FEET
MAJOR SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	0 FEET W/ ALLEY/ 0 FEET WITHOUT ALLEY

DEVELOPMENT STANDARDS

MAX. HEIGHT OF BUILDINGS	35 FEET
MAX. PRINCIPAL BUILDING COVERAGE	65% IMPERVIOUS COVERAGE
MIN. FLOOR AREA PER DWELLING UNIT	1,200 SF

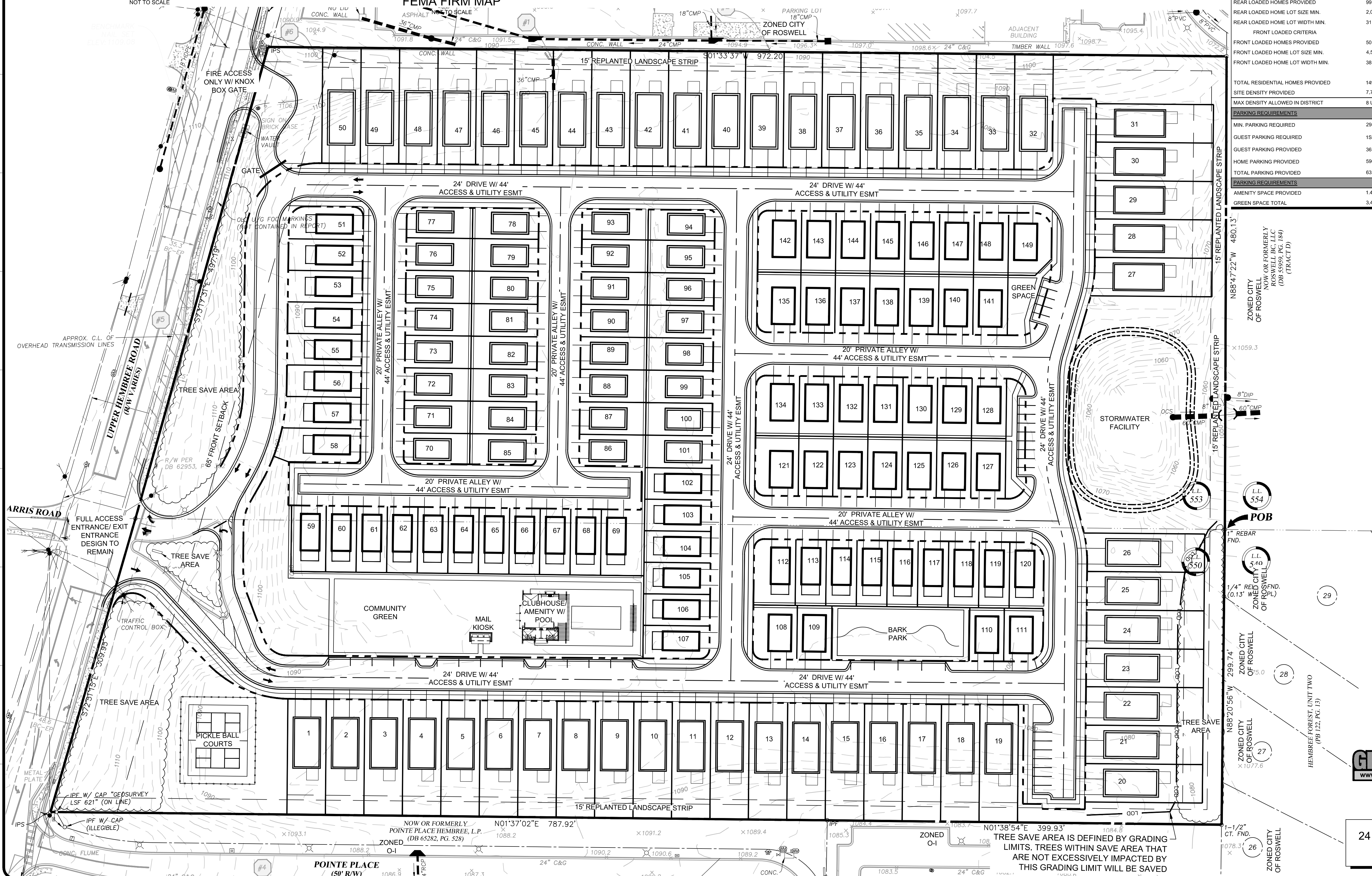
REAR LOADED CRITERIA	
REAR LOADED HOMES PROVIDED	99 UNITS
REAR LOADED HOME LOT SIZE MIN.	2,000 SF
REAR LOADED HOME LOT WIDTH MIN.	31 FEET
FRONT LOADED CRITERIA	
FRONT LOADED HOMES PROVIDED	50 UNITS
FRONT LOADED HOME LOT SIZE MIN.	4,500 SF
FRONT LOADED HOME LOT WIDTH MIN.	38 FEET

TOTAL RESIDENTIAL HOMES PROVIDED	149 UNITS
SITE DENSITY PROVIDED	7.71 DUA (149 UNITS/ 19.32 ACRES)
MAX DENSITY ALLOWED IN DISTRICT	8 UNITS PER ACRE

PARKING REQUIREMENTS

MIN. PARKING REQUIRED	298 SPACES (2 SP/ DWELLING UNIT)
GUEST PARKING REQUIRED	15SP/20 UNITS / 149 UNITS = 8 SPACES
GUEST PARKING PROVIDED	36 SPACES
HOME PARKING PROVIDED	596 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
TOTAL PARKING PROVIDED	632 SPACES (4.24 SP/UNIT)

AMENITY SPACE PROVIDED	1.47 AC. 7.8% (Includes Dog Park, Amenity, Courts)
GREEN SPACE TOTAL	3.43 AC. 17.75% (Includes Pond)



P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORETS + SURVEYING + CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

UPPER HEMBREE RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1180 UPPER HEMBREE ROAD
ALPHARETTA, GEORGIA 30076

CITY ALPHARETTA JURISDICTION

FOR

EMPIRE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	01/11/2024	kw	Plan Revision to Sidewalk
-2	02/29/2024	MLK	Plan Revision to Labels
-3	03/03/2024	MLK	Alley Updates
-4	03/22/2024	DH	Add Tree Save

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

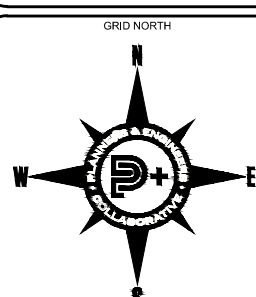


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000058389 EXP. 10/28/2024

REZONING MASTER PLAN

0 25 50 100 150

SCALE: 1" = 50'
DATE: 12/6/2023
PROJECT: 20167.00C



Z1
SHEET

24 HOUR CONTACT:
KELLEY RHINO



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FERNLEAF
Park





FERNLEAF
Park





FERNLEAF
Park



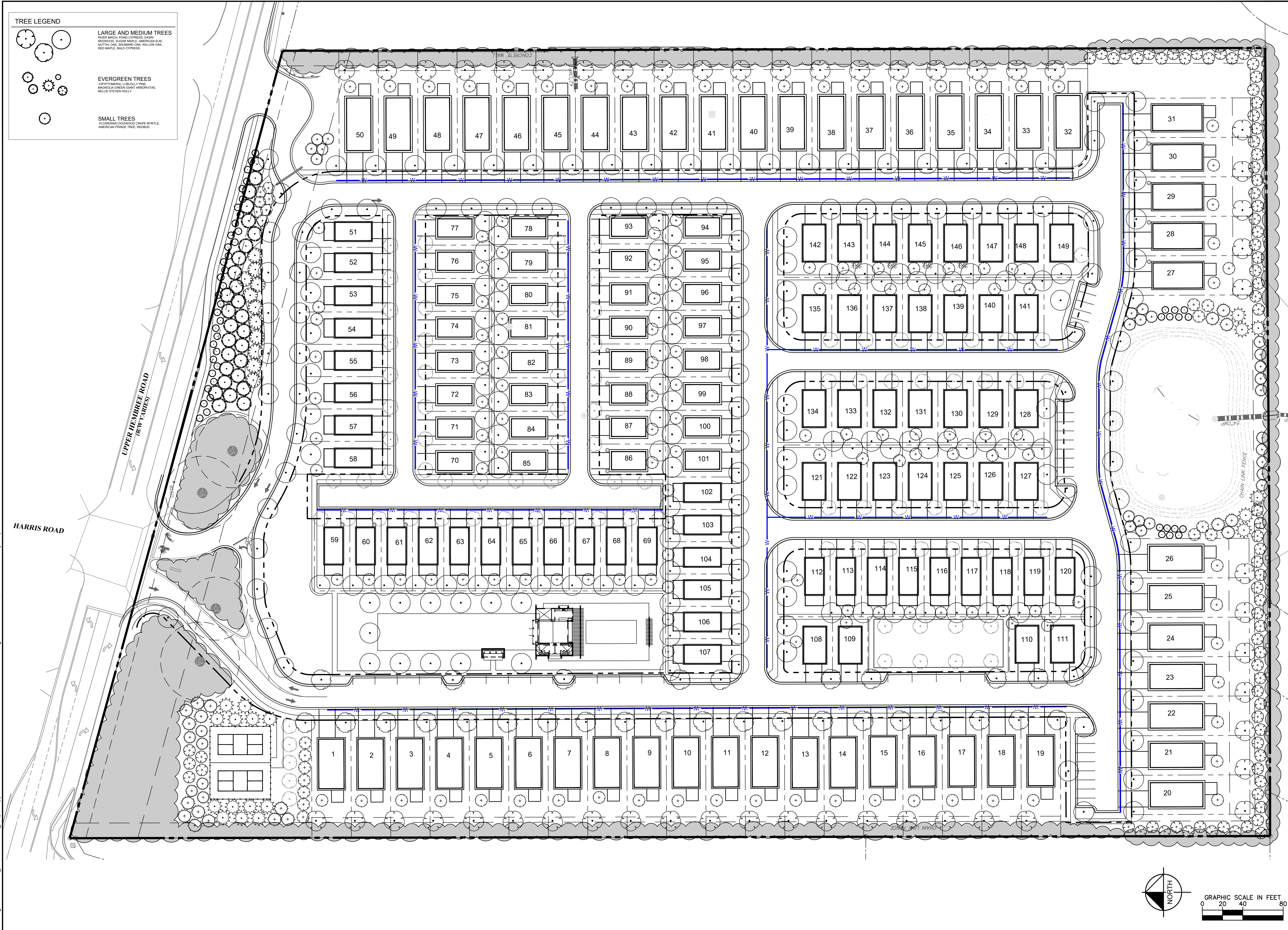
Exhibit A - Renderings



FERNLEAF
Park



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PREPARED FOR

EMPIRE COMMUNITIES

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ATLANTA, GA 30328
PHONE: 770.541.5250
WWW.KIMLEY-HORN.COM

PROJECT

UPPER HEMBREE ROAD

1180 UPPER HEMBREE ROAD, ALPHARETTA, GA 30076

GSWCC NO.
(LEVEL II)

0000008170

DRAWN BY

SHS

DESIGNED BY

EHS/SHS

REVIEWED BY

EHS

DATE

03/01/2024

PROJECT NO.

018754039

TITLE

CONCEPT TREE PLAN

SHEET NUMBER

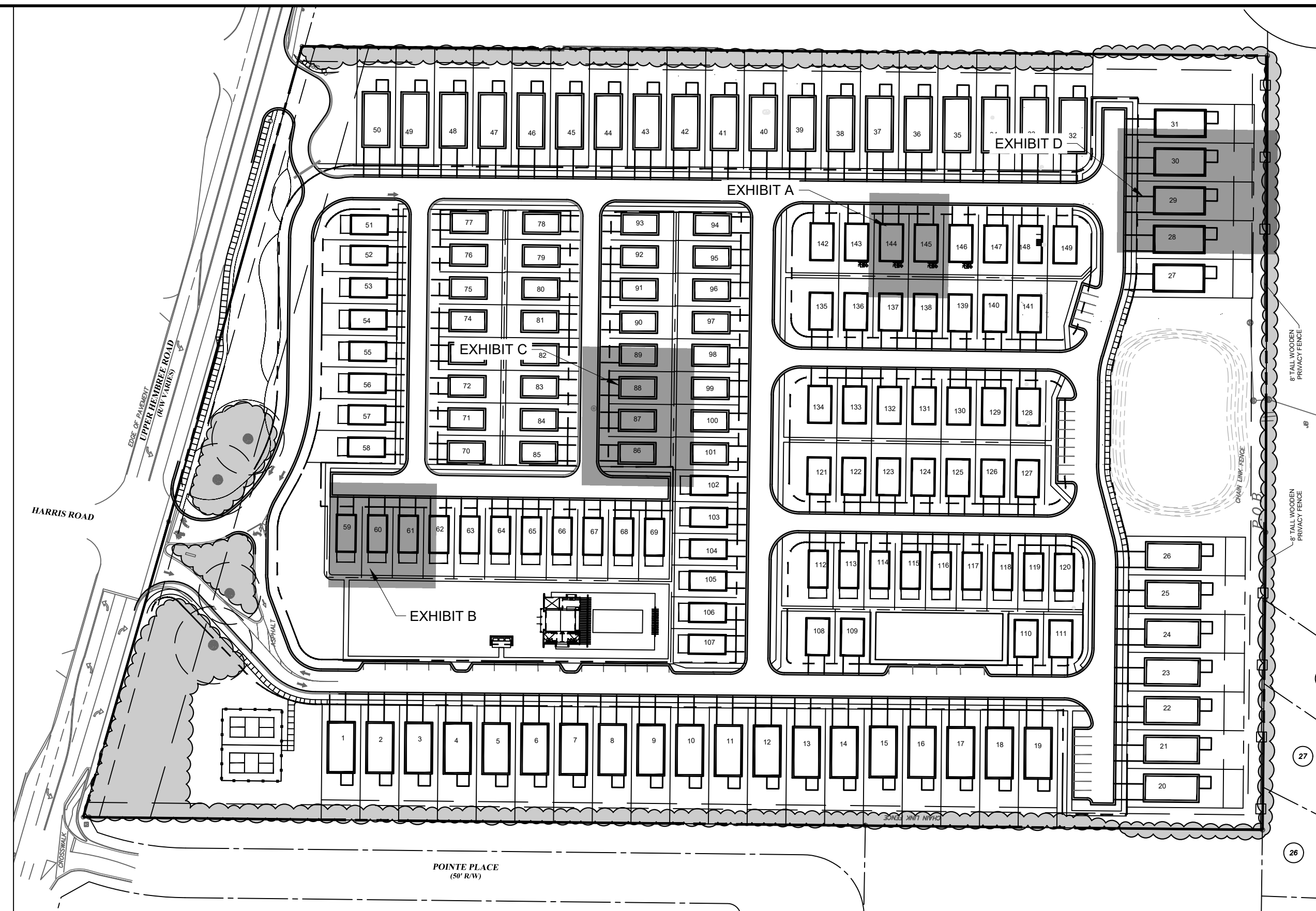
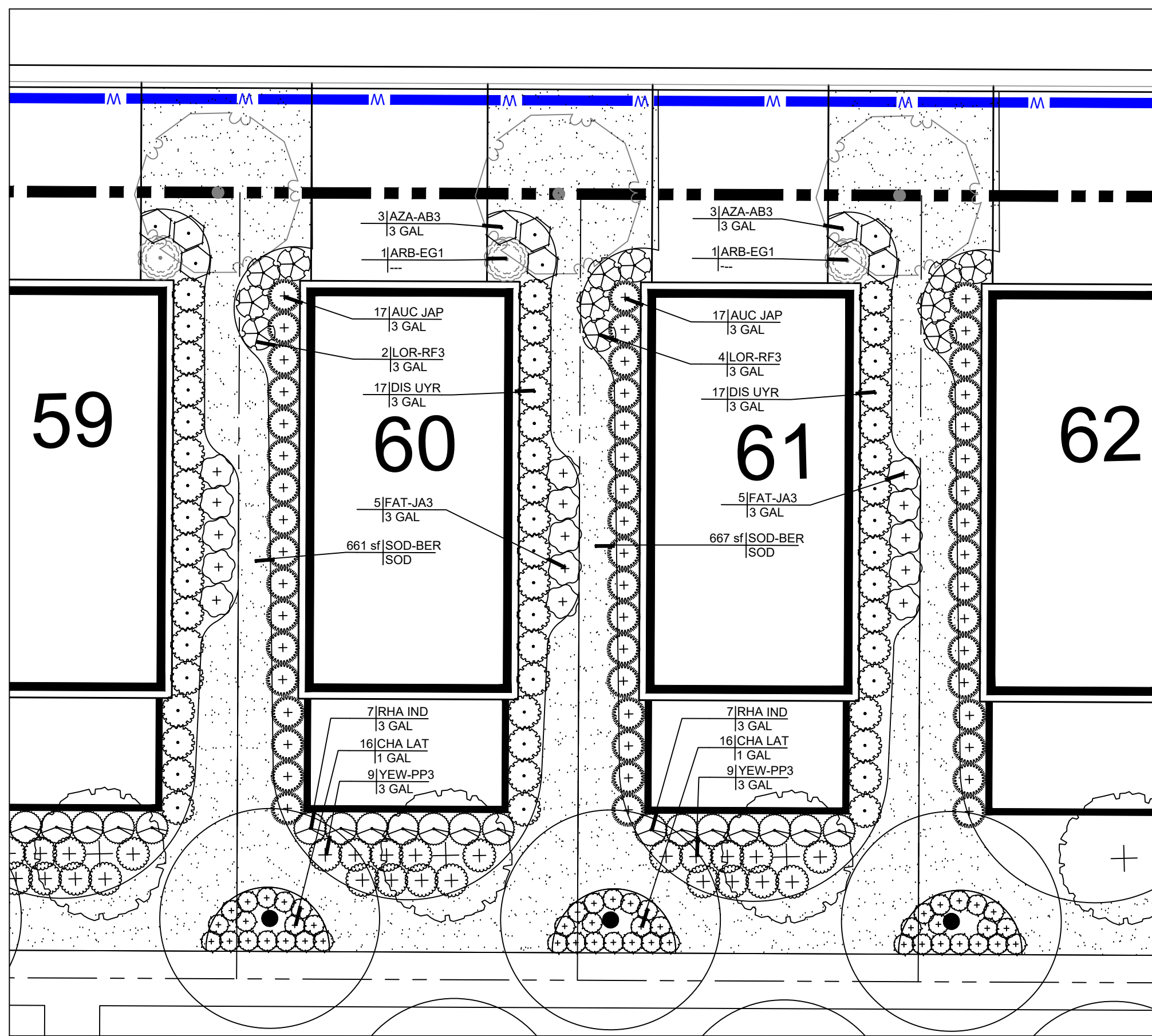
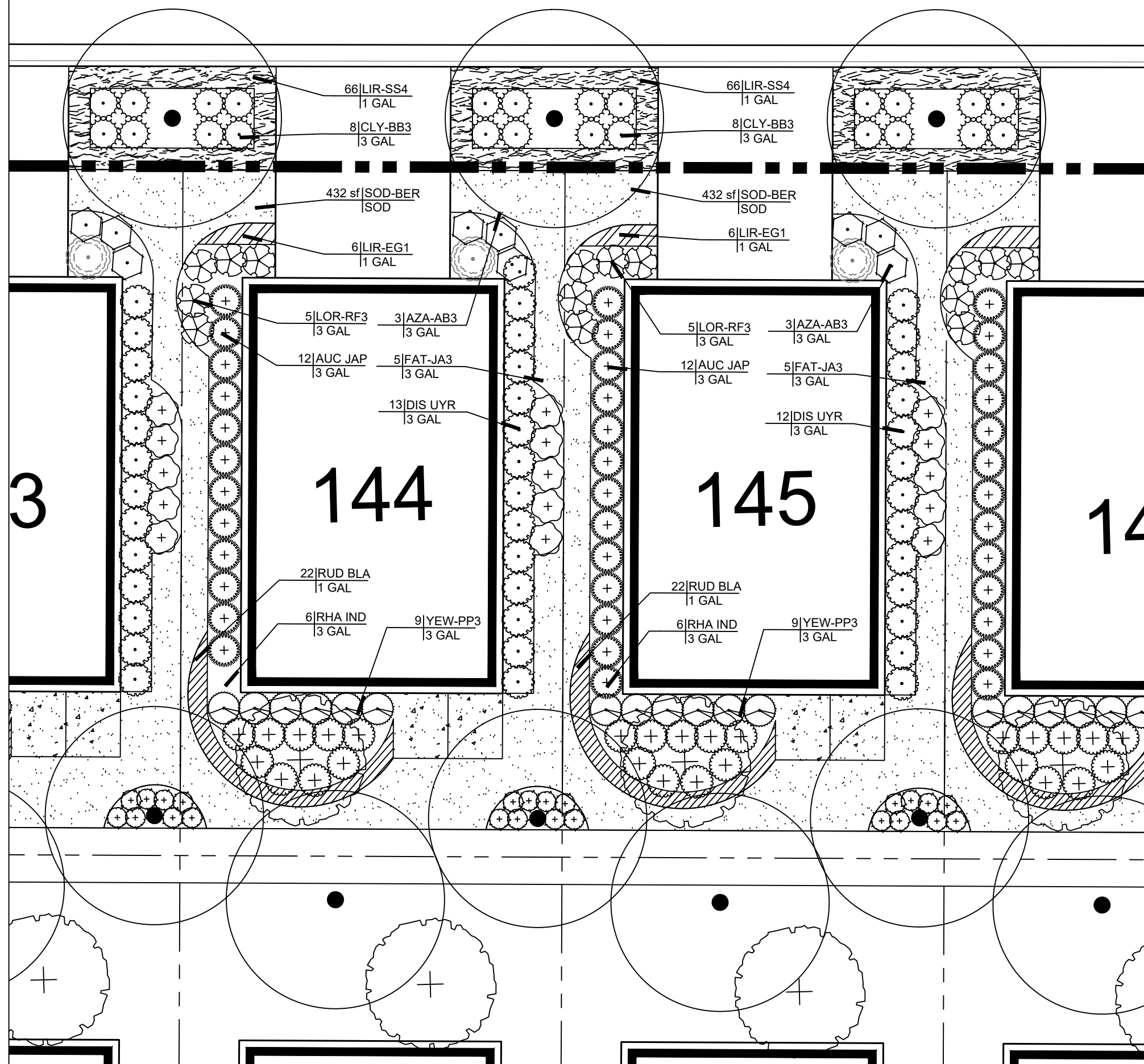
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PREPARED BY

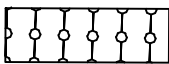
Kimley»Horn

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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770.619-9280
WWW.KIMLEY-HORN.COM

PRELIMINARY: NOT FOR CONSTRUCTION



PLANT SCHEDULE

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>SHRUBS</u>		
	AUCUBA JAPONICA 'GREEN LEAF'	GREEN LEAF AUCUBA
	AZALEA ENCORE 'AUTUMN BELLE'™	ENCORE AZALEA
	CEPHALOTAXUS HARRINGTONIA PROSTRATA	PROSTRATE PLUM YEW
	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS
	CLEYERA JAPONICA 'BRONZE BEAUTY'	JAPANESE CLEYERA
	DISTYLIUM 'PIIDIST-IV'	LINEBACKER™ DISTYLIUM
	DISTYLIUM X 'PIIDIST-I'	EMERALD HEIGHTS® DISTYLIUM
	FATSIA JAPONICA	JAPANESE FATSIA
	LOROPETALUM CHINENSE 'SNOW MUFFIN'	SNOW MUFFIN LOROPETALUM
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN
<u>GROUND COVERS</u>		
	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LILYTURF
	RUDBECKIA FULGIDA	CONEFLOWER
<u>SOD/SEED</u>		
	CYNODON DACTYLON '419 HYBRID'	BERMUDA GRASS

Drawing name: K:\ALP_LAP\1018754039_Empire Upper Hembree\CAD\PlanSheets\5-01 LANDSCAPE PLAN.dwg EXHIBIT 2 HOUSES Mar-01-2024 11:47am by: stephen.salvatierra

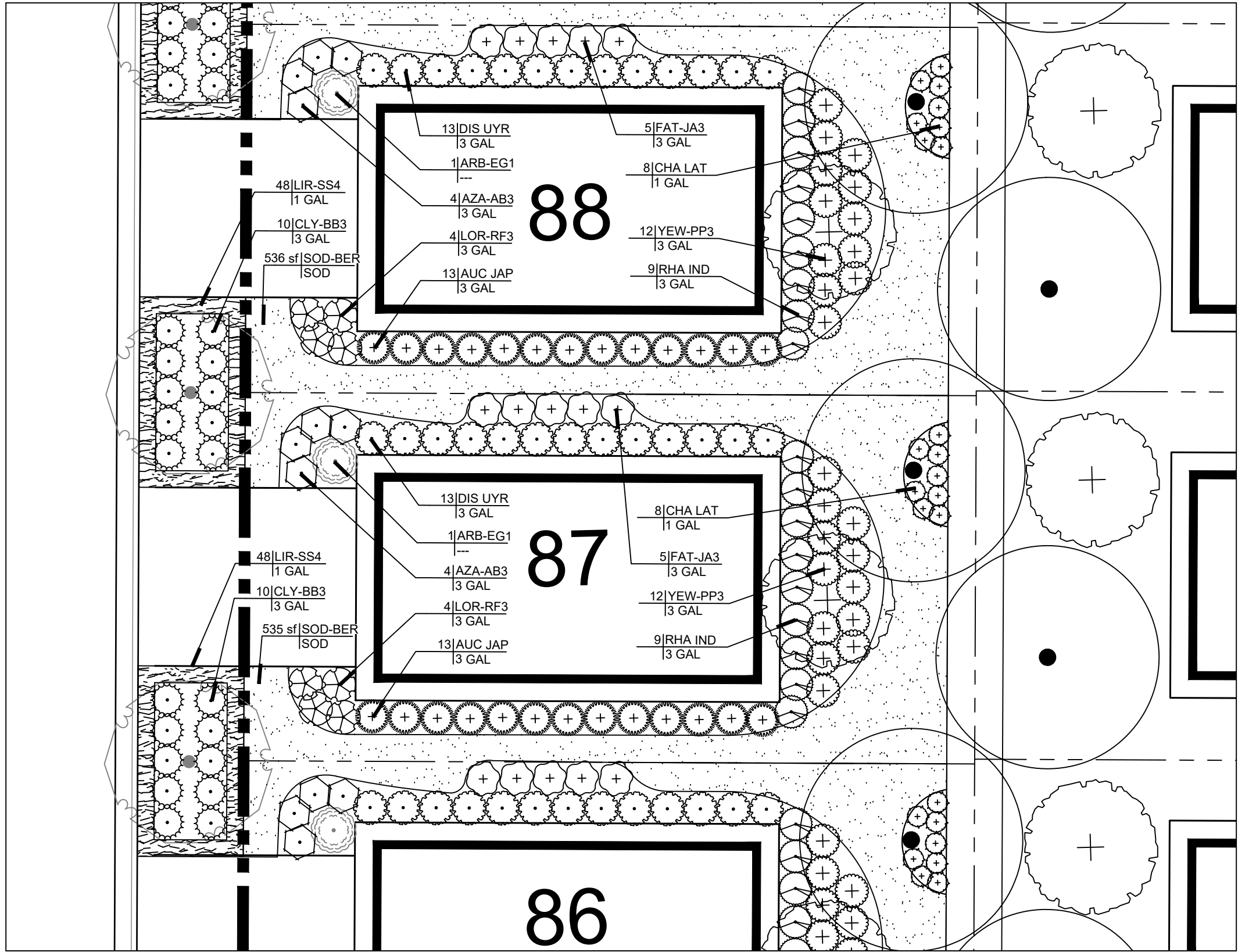


EXHIBIT C: COTTAGE HOME LANDSCAPE
SCALE: 1" = 10'

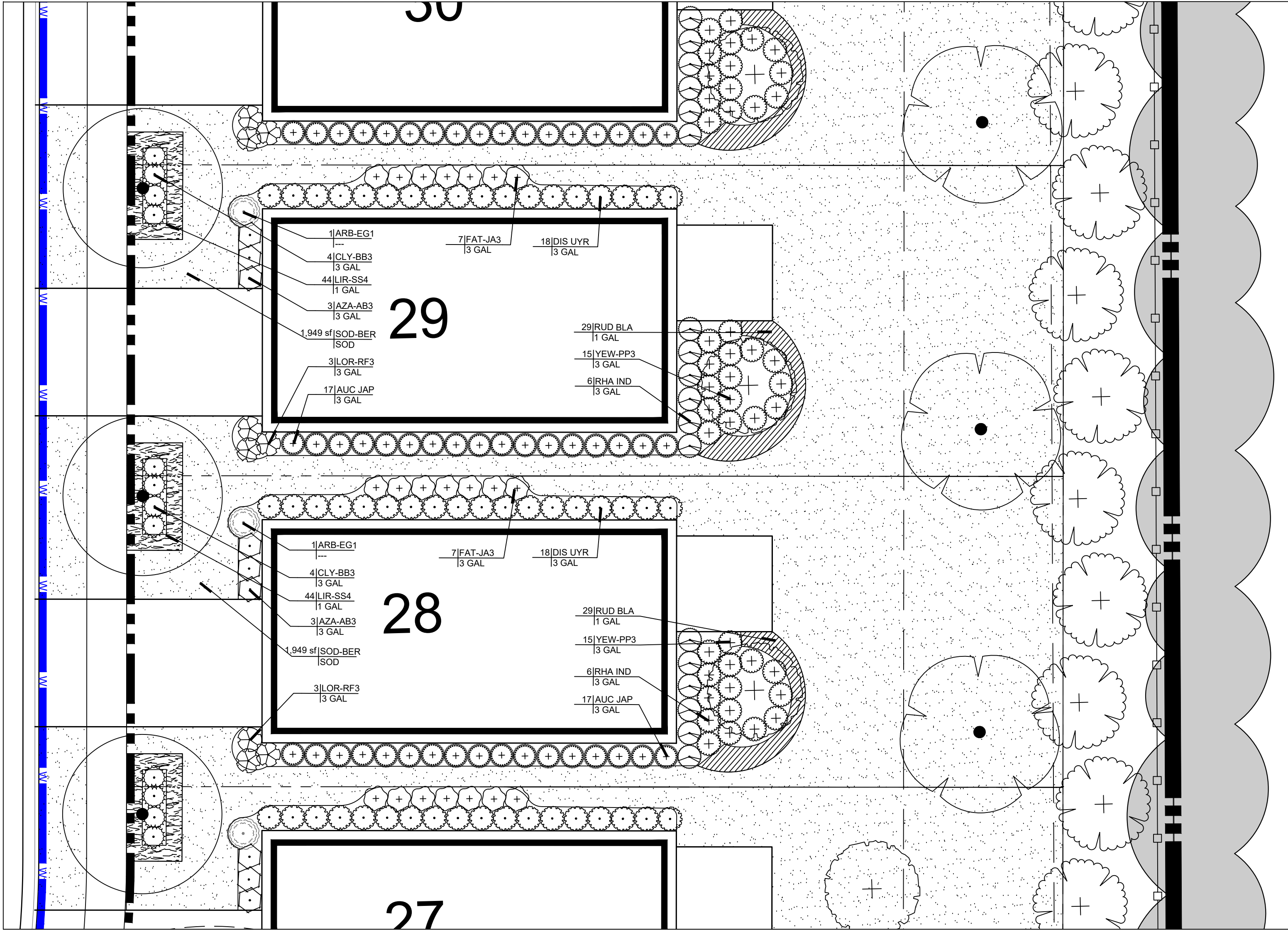
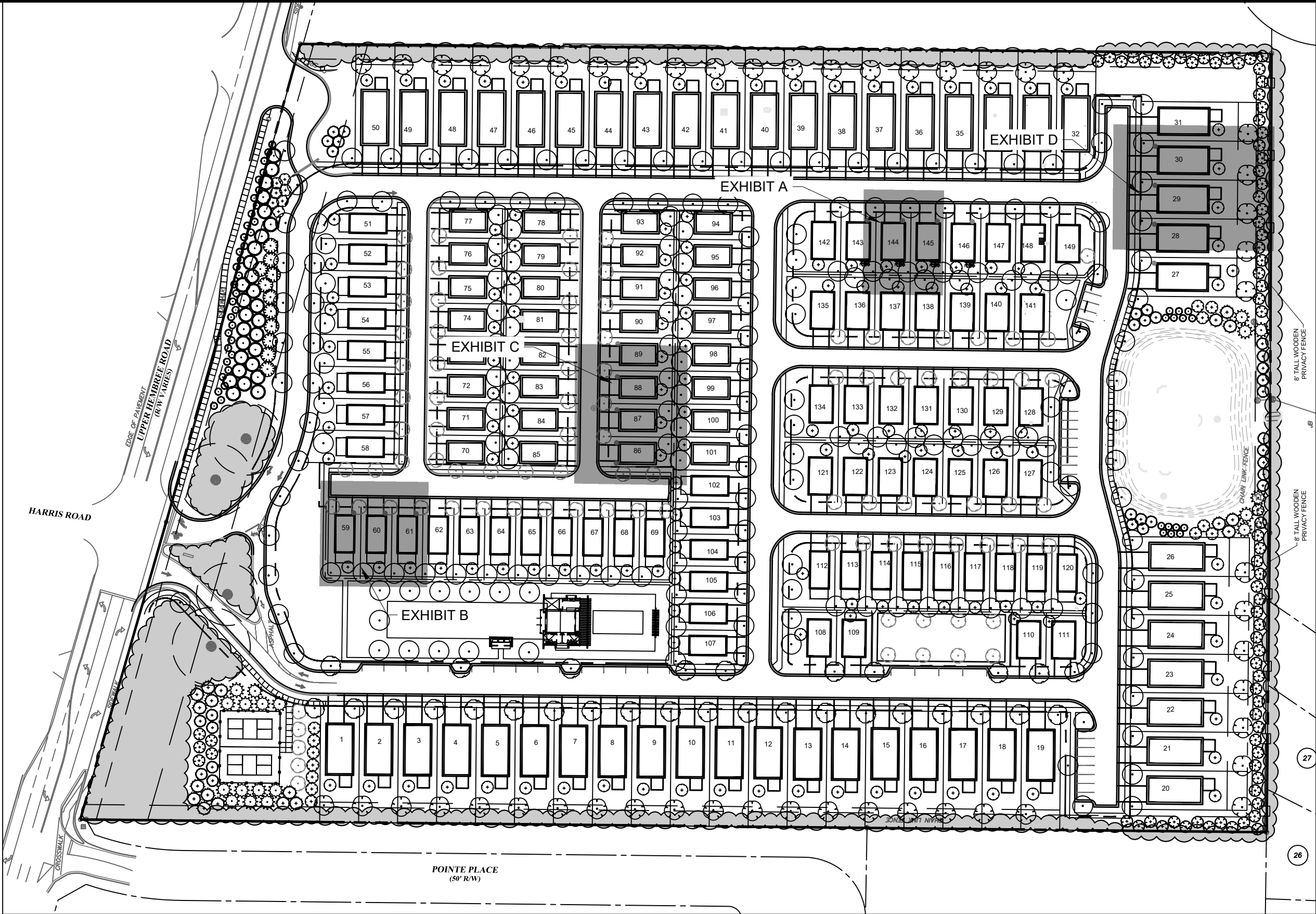


EXHIBIT D: COTTAGE HOME LANDSCAPE
SCALE: 1" = 10'



CONCEPT TREE PLAN
SCALE: 1" = 100'

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	AUCUBA JAPONICA 'GREEN LEAF'	GREEN LEAF AUCUBA
	AZALEA ENCORE 'AUTUMN BELLE' TM	ENCORE AZALEA
	CEPHALOTAXUS HARRINGTONIA PROSTRATA	PROSTRATE PLUM YEW
	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS
	CLEYPORA JAPONICA 'BRONZE BEAUTY'	JAPANESE CLEYPORA
	DISTYLIUM 'PIDIST-IV'	LINEBACKER™ DISTYLIUM
	DISTYLIUM X 'PIDIST-I'	EMERALD HEIGHTS® DISTYLIUM
	FATSIA JAPONICA	JAPANESE FATSIA
	LOROPETALUM CHINENSE 'SNOW MUFFIN'	SNOW MUFFIN LOROPETALUM
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN
GROUND COVERS		
	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LILYTURF
	RUDBECKIA FULGIDA	CONEFLOWER
SOD/SEED		
	CYNODON DACTYLON '419 HYBRID'	BERMUDA GRASS

PREPARED BY

Kimley»Horn

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PHONE: (770) 619-4281
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PREPARED FOR

EMPIRE COMMUNITIES

5775 GLENRIDGE DRIVE, BUILDING D, SUITE 350
ATLANTA, GA 30328
PHONE: 770.541.5250

PROJECT

UPPER HEMBREE ROAD

1180 UPPER HEMBREE ROAD, ALPHARETTA, GA 30076

GSWCC NO. (LEVEL II)

0000008170

DRAWN BY

SHS

DESIGNED BY

EHS/SHS

REVIEWED BY

EHS

DATE

03/01/2024

PROJECT NO.

018754039

TITLE

COTTAGE LANDSCAPE EXHIBITS

SHEET NUMBER

TP1.03

PREPARED FOR

ISSUANCE AND REVISION DESCRIPTIONS

DATE

BY

PRELIMINARY: NOT FOR CONSTRUCTION

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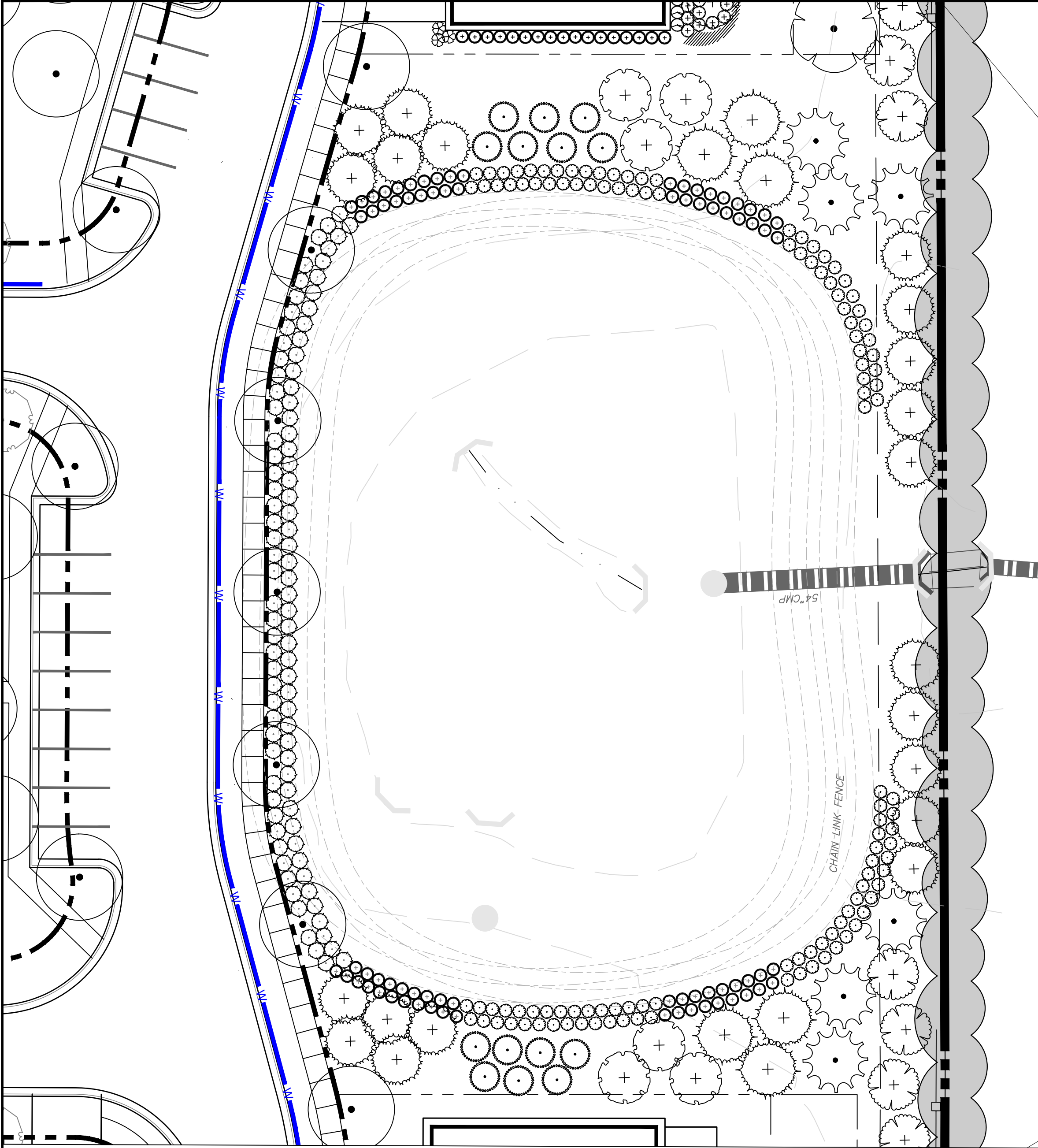


EXHIBIT E: STORM DETENTION POND
SCALE: 1" = 20'

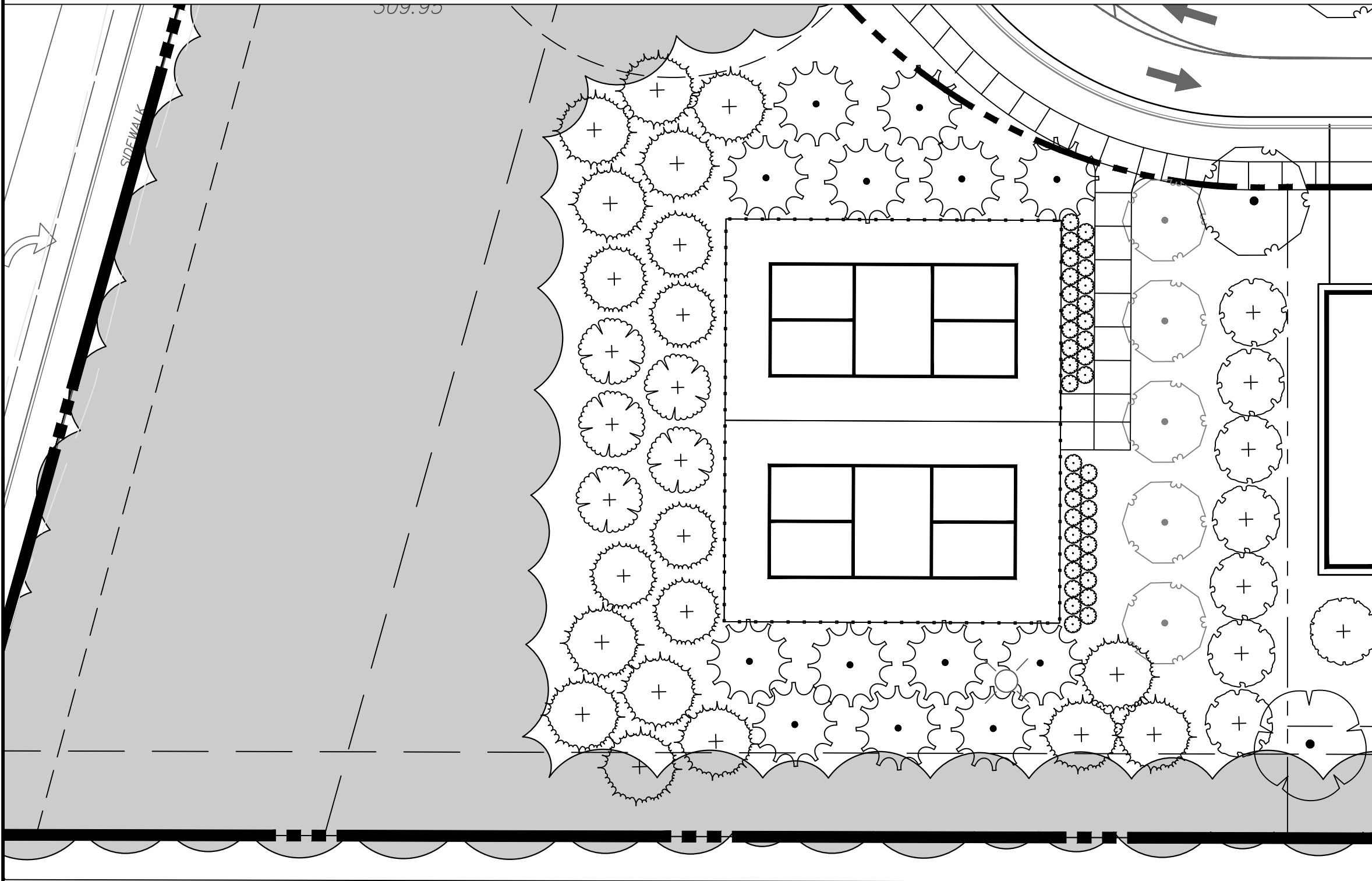


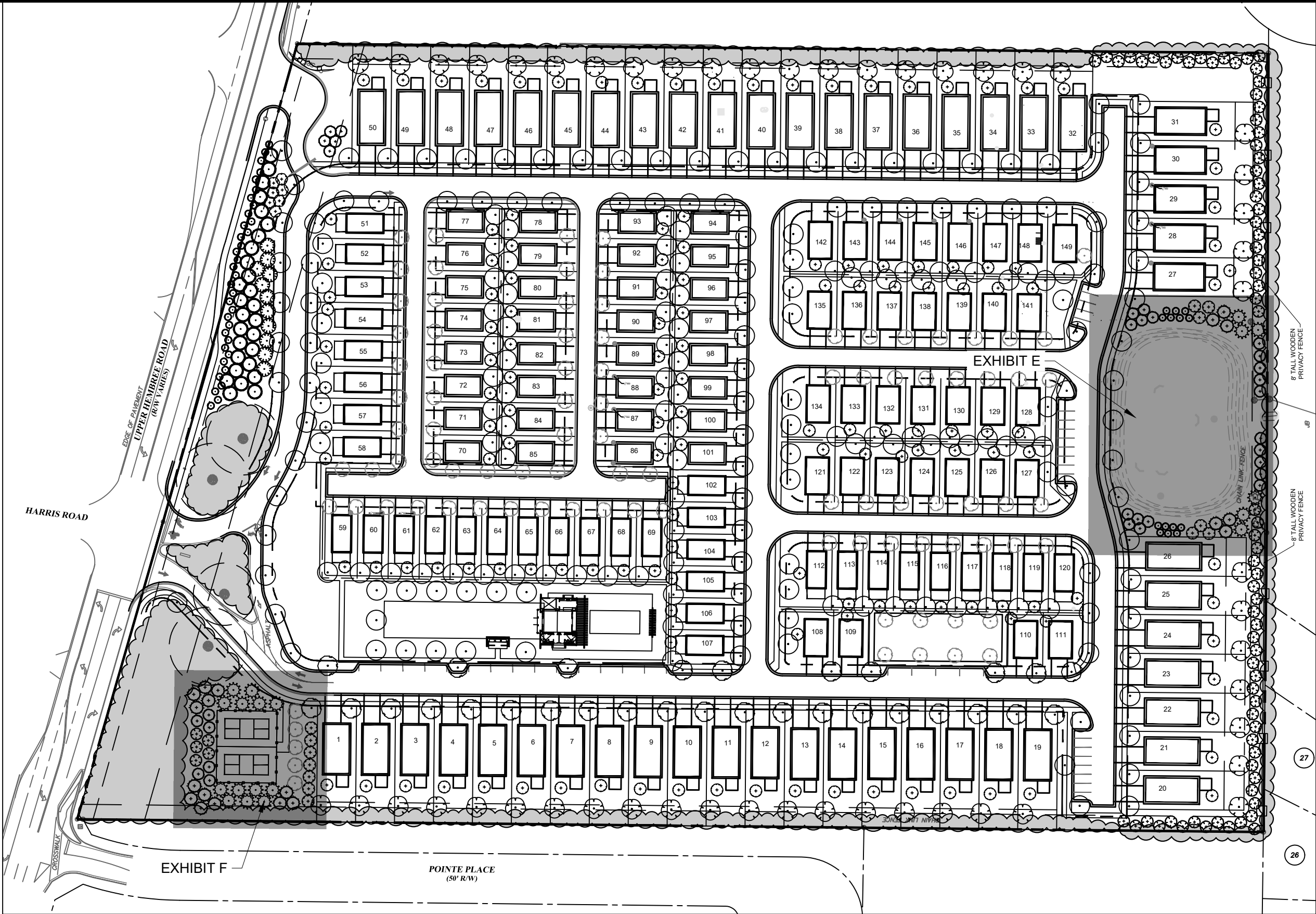
EXHIBIT F: PICKLE BALL COURTS
SCALE: 1" = 20'

PLANT SCHEDULE DETENTION POND

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
CANOPY TREES			
	ELM-PR3	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM
EVERGREEN TREES			
	CRY-JC3	CRYPTOMERIA JAPONICA	JAPANESE CEDAR
	HOL-NS3	ILEX X 'NELLIE R. STEVENS' NELLIE STEVENS	NELLIE STEVENS HOLLY - FULL TO GROUND
	JUN-ER3	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE JUNIPER
	MAG-LG3	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA - FULL TO GROUND
	PIN TAE	PINUS TAEDA	LOBLOLLY PINE
	ARB-GG3	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE
SHRUBS			
	DIS-JB3	DISTYLUM 'PIDIST-IV'	LINEBACKER™ DISTYLUM
	DIS UYR	DISTYLUM X 'PIDIST-I'	EMERALD HEIGHTS® DISTYLUM
GRASSES			
	MUH-PK3	MUHLENBERGIA CAPILLARIS	PINK MUHLY

PLANT SCHEDULE PICKLE BALL

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
CANOPY TREES			
	OAK-WI3	QUERCUS PHELLOS	WILLOW OAK
	ELM-PR3	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM
EVERGREEN TREES			
	CRY-JC3	CRYPTOMERIA JAPONICA	JAPANESE CEDAR
	JUN-ER3	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE JUNIPER
	MAG-LG3	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA - FULL TO GROUND
	PIN TAE	PINUS TAEDA	LOBLOLLY PINE
	ARB-GG3	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE
FLOWERING TREES			
	OST-IT3	OSTRYA VIRGINIANA	IRONWOOD TREE
SHRUBS			
	DIS UYR	DISTYLUM X 'PIDIST-I'	EMERALD HEIGHTS® DISTYLUM



CONCEPT TREE PLAN
SCALE: 1" = 100'

PREPARED BY
Kimley»Horn
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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: (770) 619-4281
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EMPIRE
COMMUNITIES
5775 GLENRIDGE DRIVE, BUILDING D, SUITE 950
ATLANTA, GA 30328
PHONE: 770.541.5250

UPPER HEMBREE
ROAD
1180 UPPER HEMBREE ROAD, ALPHARETTA, GA 30076

GSWCC NO. (LEVEL II) 0000008170
DRAWN BY SHS
DESIGNED BY EHS/SHS
REVIEWED BY EHS
DATE 03/01/2024
PROJECT NO. 018754039
TITLE
**SITE
EXHIBITS**
SHEET NUMBER
TP1.04

PREPARED FOR

ISSUANCE AND REVISION DESCRIPTIONS

DATE

BY

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_LAP\018754039_Empire Upper Hembree\CAD\PlanSheets\5-01 LANDSCAPE PLAN.dwg EXHIBIT 2 SITE Mar 01, 2024 11:48am By: stephen.salvatierra

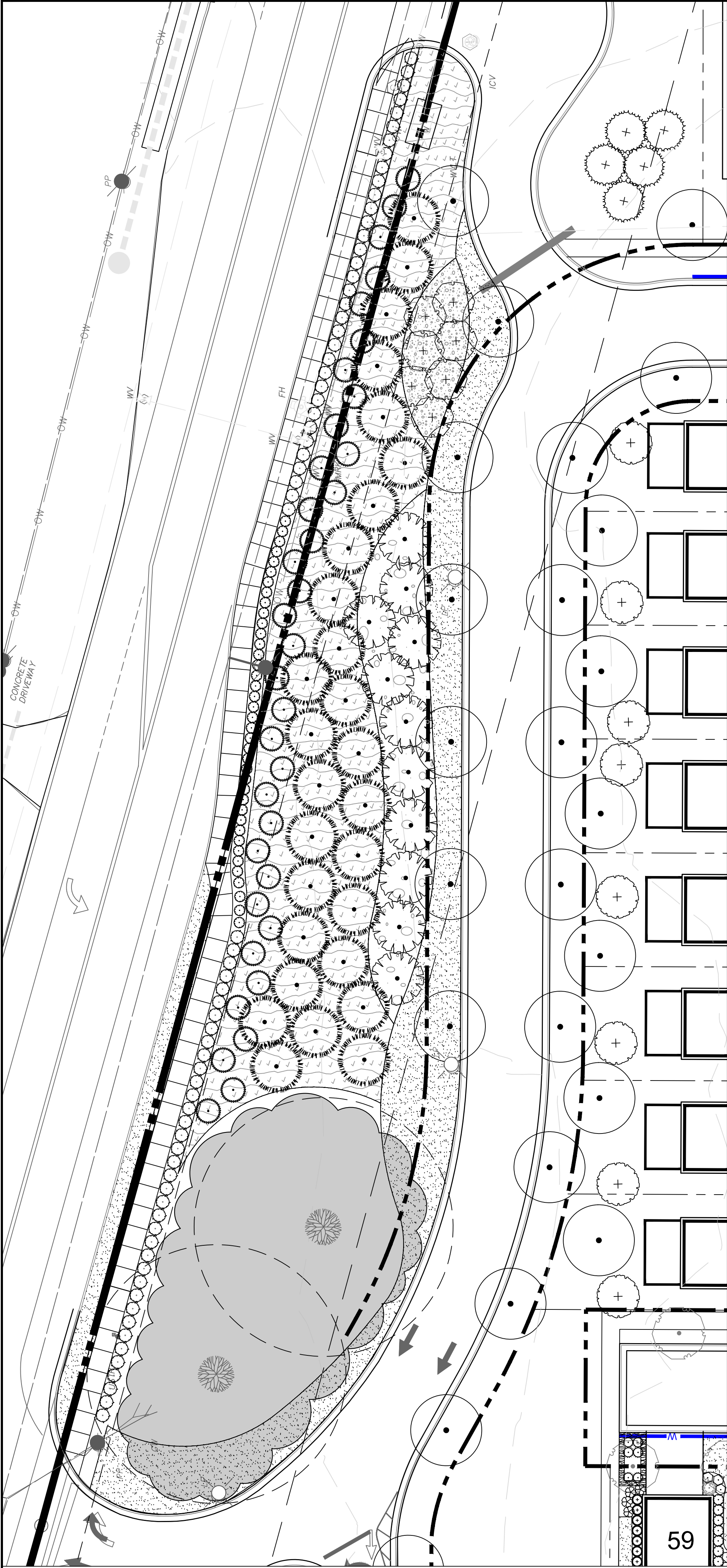
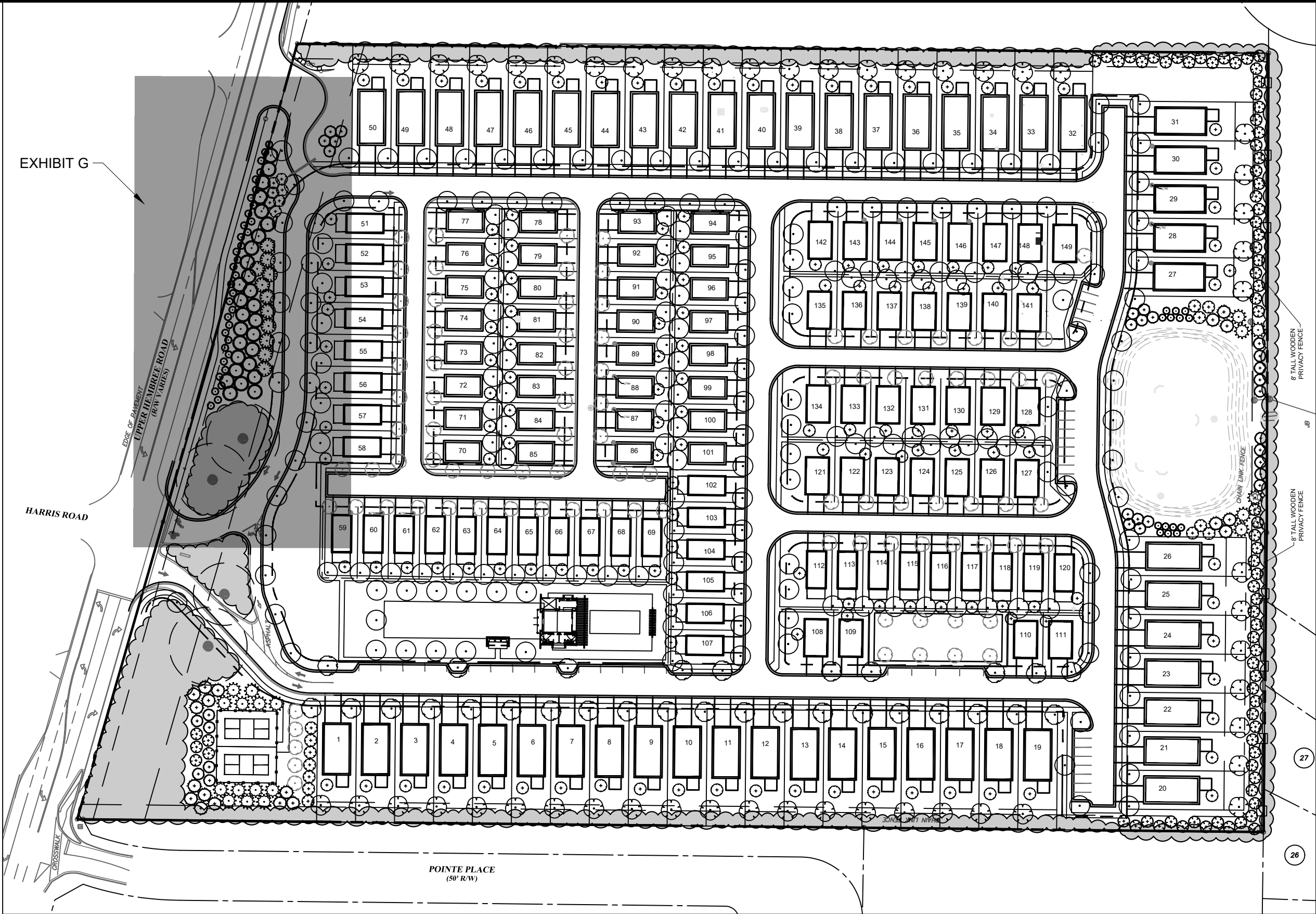


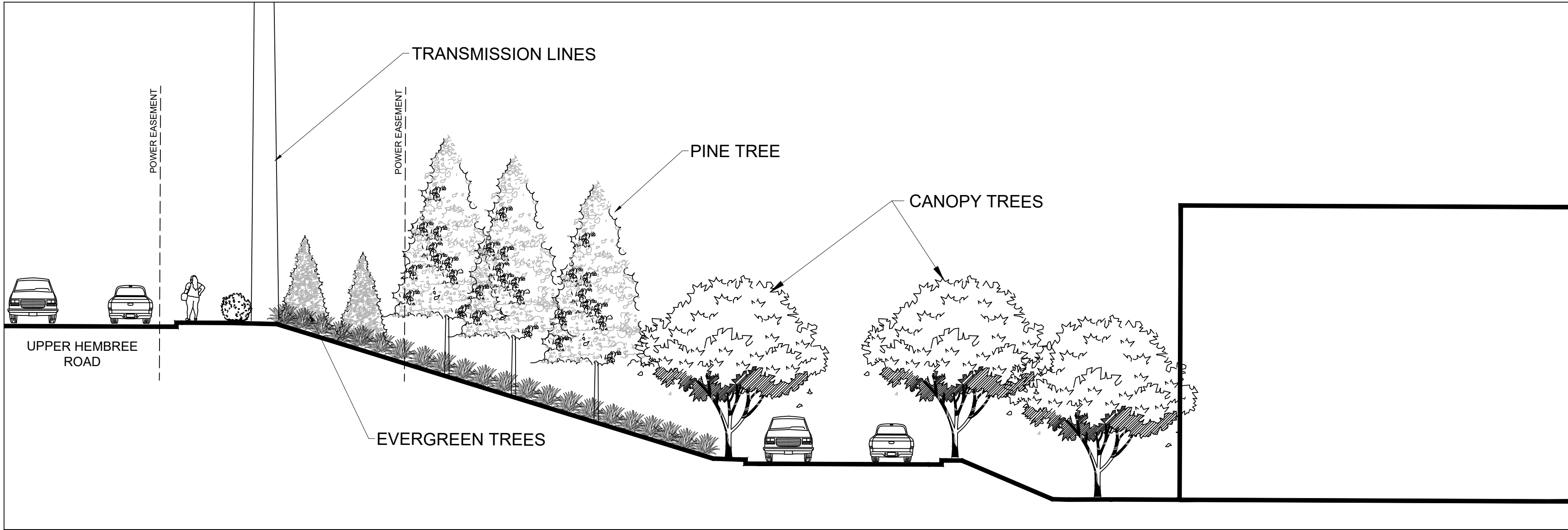
EXHIBIT G: ROAD FRONTAGE
SCALE: 1" = 20'

PLANT SCHEDULE SITE FRONTGE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	TD	TAXODIUM DISTICHUM	BALD CYPRESS
CANOPY TREES			
	ELM-PR3	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM
EVERGREEN TREES			
	HOL-NS3	ILEX X 'NELLIE R. STEVENS' NELLIE STEVENS	NELLIE STEVENS HOLLY - FULL TO
	PIN-TA3	PINUS TAEDA	LOBLOLLY PINE
FLOWERING TREES			
	CHI-FT3	CHIONANTHUS VIRGINICUS	FRINGE TREE
SHRUBS			
	DIS-JB3	DISTYLUM 'PIDIST-IV'	LINEBACKER™ DISTYLUM
	DIS UYR	DISTYLUM X 'PIDIST-I'	EMERALD HEIGHTS® DISTYLUM
SHRUB AREAS			
	MIS-LK1	MISCANTHUS SINENSIS 'LITTLE KITTEN'	LITTLE KITTEN EULALIA GRASS
	RA	RHUS AROMATICA	FRAGRANT SUMAC
SOD/SEED			
	SOD-BER	CYNODON DACTYLON '419 HYBRID'	BERMUDA GRASS



CONCEPT TREE PLAN
SCALE: 1" = 100'



SECTION: ROAD FRONTAGE
SCALE: NTS

PREPARED BY
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EMPIRE
COMMUNITIES
5775 GLENRIDGE DRIVE, BUILDING D, SUITE 950
ATLANTA, GA 30328
PHONE: 770.541.5250

PROJECT
**UPPER HEMBREE
ROAD**
1180 UPPER HEMBREE ROAD, ALPHARETTA, GA 30076

GSWCC NO. 0000008170
DRAWN BY SHS
DESIGNED BY EHS/SHS
REVIEWED BY EHS
DATE 03/01/2024
PROJECT NO. 018754039

TITLE
**SITE
EXHIBITS**

SHEET NUMBER
TP1.05

PREPARED FOR
No. ISSUANCE AND REVISION DESCRIPTIONS DATE BY

PRELIMINARY: NOT FOR CONSTRUCTION

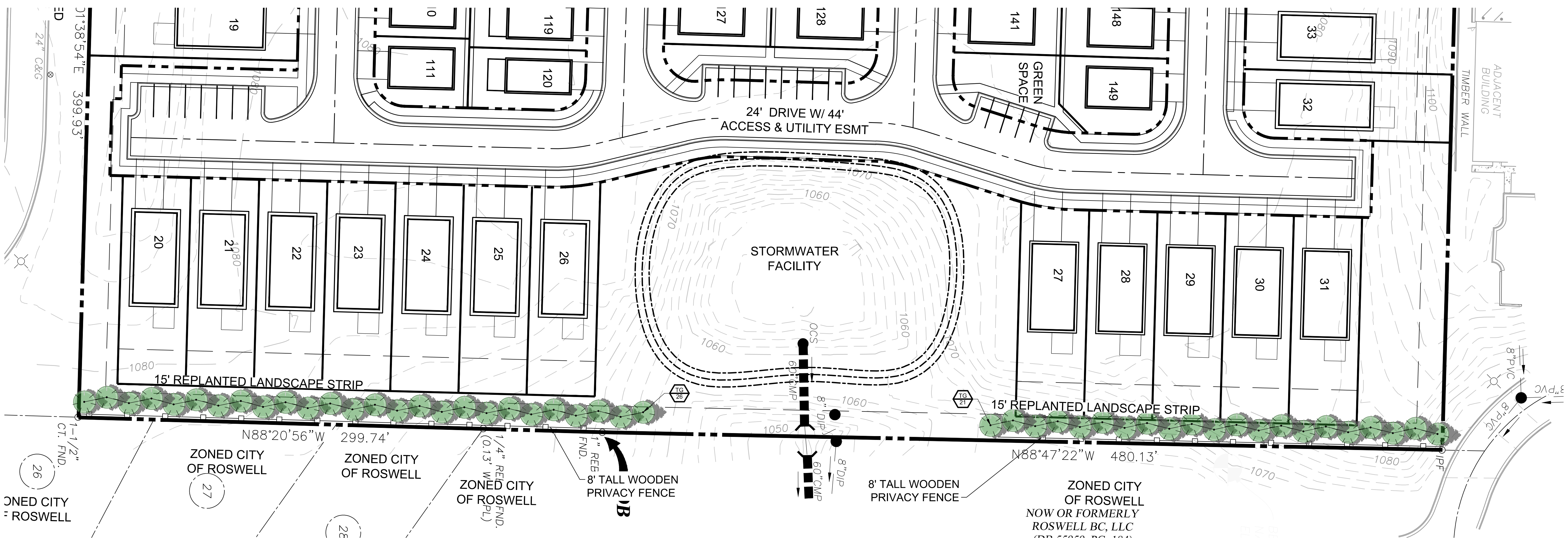


24 HOUR CONTACT:
KELLEY RHINO



PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>MIN. HT.</u>	<u>REMARKS</u>
<u>TREES</u>						
	TG	47	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	6' MIN.	FULL TO GROUND



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PEACHTREE CORNERS, GA 30092

PROJECT

UPPER HEMBREE
RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1180 UPPER HEMBREE ROAD
ALPHARETTA, GEORGIA 30076

CITY ALPHARETTA JURISDICTION

FOR

EMPIRE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	01/11/2024	kw	Plan Revision to Sidewalk

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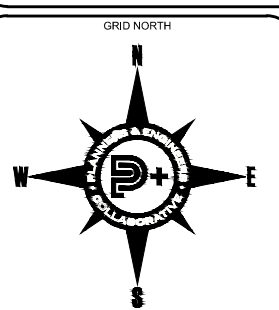


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

BUFFER EXHIBIT



SCALE:	1" = 50'
DATE:	02/23/2024
PROJECT:	20167.00C



E3

HEET

Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

February 14, 2024

CLUP-24-01/Z-24-04/V-24-04 / Upper Hembree Tract Empire Communities

NAME	ADDRESS	COMMENTS
Phyllis Jean Goodrich Jeanie	370 Hembree Forest Cr Roswell, GA 30076	

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: EAH Acquisitions, LP--1180 Upper Hembree Road--CLUP024-01/C-24-04/V-24-04

Contact Name: Kathryn Zickert Telephone: 404 815-3704

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.

Applicant sent public notices as provided in Citizen Participation Form - Form A to the landowners in a 500 foot radius of the project. Applicant has not received any direct written communications from the public concerning the project.

Applicant held the CZIM on February 14, 2024. Approximately a dozen community members attended the meeting. A few of the members raised questions concerning the flow of traffic on Upper Hembree, particularly how the project would change existing traffic infrastructure. Neighbors were shown that the plans did not envision any material change to the primary entrance that currently exists from Upper Hembree.

Applicant was also asked about impacts to surrounding properties, both commercial and residential properties. Applicant explained the envisioned replanted buffer and detailed that the replanted buffer would include evergreen plantings to reduce direct sightlines . Applicant's staff and professionals have committed to meeting with at least one residential neighbor with an adjoining property to walk the property line, inspect an existing fence, and to review stormwater outlets from the existing detention pond. Communications with that neighbor are attached.

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 (Planned)

☐ Telephone ☐ Group Meeting

☒ Email ☒ Other *(Please Specify)* CZIM

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: Kathryn M Zickert

Date: 2.15.2024

Print Form

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com



William J. Diehl
Direct Tel: 404-815-3627
Direct Fax: 404-685-6927
wdiehl@sgrlaw.com

January 30, 2024

Re: 1180 Upper Hembree Road (Parcel ID 12 223005500825) Application # CLUP024-01 / C-24-04 / V-24-04

Dear Neighbor:

Please allow this letter to serve as public notice for EAH Acquisitions, LLC's Comprehensive Plan Amendment, Rezoning, and Variance requests involving the property at 1180 Upper Hembree Road, Alpharetta, Georgia (Parcel ID 12 223005500825). Their Application to the City of Alpharetta requests the following:

1. An amendment to the Future Land Use Map from Commercial to High Density Residential.
2. A rezoning from Planned Shopping Center (PSC) to Dwelling, 'For Sale', Attached/Detached Residential – Medium Density (R8-A/D).
3. Concurrent variances from:
 - a. Alpharetta UDC § 2.2.9.D – To increase lot coverage from 40% to 65% of lot coverage by principal buildings.
 - b. Alpharetta UDC § 2.2.9.D – Reduction of minimum lot width from 50 feet to 31 feet.
 - c. Alpharetta UDC § 3.2.8.B.1.a: Removal of the required undisturbed buffer.

The Community Zoning Information Meeting (CZIM) for these requests will be held on Wednesday, February 14, 2024 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, March 7, 2024 at 6:30 PM and City Council on Monday, March 25, 2024 at 6:30 PM. The meeting(s) 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 404.815.3500 or wdiehl@sgrlaw.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Diehl'.

William J. Diehl

From: [Kevin Norton](#)
To: jwildcats@aol.com
Cc: [Kelley Rhino](#); [Kenneth Wood](#); [Diehl, William](#)
Subject: 1180 Upper Hembree Road (former Harry's Farmers Market) Redevelopment
Date: Thursday, February 15, 2024 9:39:00 AM

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

Jeanie – Good morning! We appreciate you attending our Citizen Zoning Information Meeting (CZIM) last evening. As we had discussed last evening, we would like to find a date & time over the next week to meet with you at the rear of your property where your property abuts the former Harry's Farmers Market property. Ideally prefer that we meet on a day between 2/19 – 2/23 if that works for you.

Thank you,

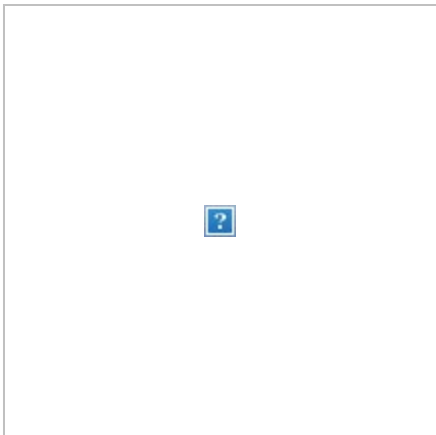
KEVIN NORTON P.E.

VICE PRESIDENT, LAND ACQUISITIONS & DEVELOPMENT

T: 1-770-541-5250 M: 1-404-951-6546

D: 1-770-541-6910 F: 1-770-541-5251

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From: [Woodman, Michael](#)
To: [Kevin Norton](#)
Cc: [Zickert, Kathryn](#); [Diehl, William](#); [Kelley Rhino](#); [Taylor, Elicia](#)
Subject: Re: 1180 Upper Hembree Road - Meeting Summary with Bellsmith Regency
Date: Thursday, February 29, 2024 9:59:22 PM

Thanks for the update, Kevin. Good to hear that the development was well-received. We will add this information to your citizen participation report. Have a good night.

Sent from my iPhone

On Feb 29, 2024, at 9:49 PM, Kevin Norton <knorton@empirecommunities.com> wrote:

Michael – Good evening! We had a good meeting with Bellsmith Regency this evening as we met with 5 of their Board Members. The meeting went well and below is a brief summary:

1. Empire presented our team and discussed history of the site.
2. Gave Board Members a brief history of Empire/Edward Andrews Homes projects in Alpharetta and Roswell (Harlow).
3. Provided reasoning behind why we are proposing residential use on this site with detached homes.
4. We discussed the importance of green space and units fronting on green space.
5. Discussed our price points and square footage. Also explained that we are two stories on perimeter and 3 stories interior.
6. Discussed traffic improvements and limiting access to only the traffic signalized intersection.
7. Explained timeline of zoning, LDP, closing and then development of site through vertical construction, which is expected to take 4.5 years.
8. Explained that site would be developed in one phase and that the site would not be gated.

Overall, Bellsmith Regency was supportive of our proposed development and offered to support us as we move forward through Planning Commission and City Council.

Thank you,

KEVIN NORTON P.E.
VICE PRESIDENT, LAND ACQUISITIONS & DEVELOPMENT

T: 1-770-541-5250 M: 1-404-951-6546
D: 1-770-541-6910 F: 1-770-541-5251
KNORTON@EMPIRECOMMUNITIES.COM

From: [Woodman, Michael](#)
To: [Taylor, Elicia](#)
Subject: FW: FERNLEAF Park
Date: Friday, March 1, 2024 8:42:39 AM

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

From: Bob Vonderhorst [REDACTED]
Sent: Friday, March 1, 2024 8:26 AM
To: Kevin Norton <knorton@empirecommunities.com>; Kelley Rhino <krhino@empirecommunities.com>
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>; [REDACTED]
[REDACTED]

Subject: FERNLEAF Park

Good morning,

Many thanks for attending our board meeting last night and explaining your plans for the development of the Harry's Mkt tract. It has been lying vacant for years and has become a true eyesore. We've all known that eventually it would become something else, and it was that 'something else' that caused much consternation.

Your plans for FERNLEAF Park certainly eases those fears, and gives us a positive image of what to expect. Your professional presentation and patient response to our questions certainly made us comfortable with your designs and vision for the future of the property.

One more question: Are you sure that you can't use dynamite to demolish that huge building? That would be so cool!

Thanks again,

Bob Vonderhorst
Bellsmith Regency
Sent from my iPad

From: [Woodman, Michael](#)
To: [Kevin Norton](#)
Cc: [Zickert, Kathryn](#); [Diehl, William](#); [Kenneth Wood](#); [Kelley Rhino](#); [Taylor, Elicia](#)
Subject: RE: 1180 Upper Hembree Road - Adjacent Residential Owner Condition
Date: Friday, March 1, 2024 1:49:50 PM

Thank you, Kevin.

I will include these conditions in the report.

From: Kevin Norton <knorton@empirecommunities.com>
Sent: Friday, March 1, 2024 1:25 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Zickert, Kathryn <KZICKERT@sgrlaw.com>; Diehl, William <wdiehl@sgrlaw.com>; Kenneth Wood <Kwood@pec.plus>; Kelley Rhino <krhino@empirecommunities.com>
Subject: 1180 Upper Hembree Road - Adjacent Residential Owner Condition

Michael – We wanted to take a first stab at drafting the zoning conditions to include following our meeting with Jeanie Goodrich, the resident homeowner of 370 Hembree Forest Circle, Roswell, GA 30076. We met with Ms. Goodrich at her property on Feb. 21, 2024 following her request when she first spoke with us at the Feb. 14th CZIM hearing. Below are our suggested conditions:

1. Applicant will retain existing 12 foot tall privacy fence abutting Hembree Forest subdivision during demolition of the existing building on the subject site.
2. Applicant will install an 8 foot tall wooden privacy fence on applicant's property where adjoining the southern property line as shown on the attached "Buffer Exhibit". Applicant will install a staggered double row of evergreen trees on applicant's property adjoining the privacy fence.

Thank you,

KEVIN NORTON P.E.

VICE PRESIDENT, LAND ACQUISITIONS & DEVELOPMENT

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D: 1-770-541-6910 F: 1-770-541-5251

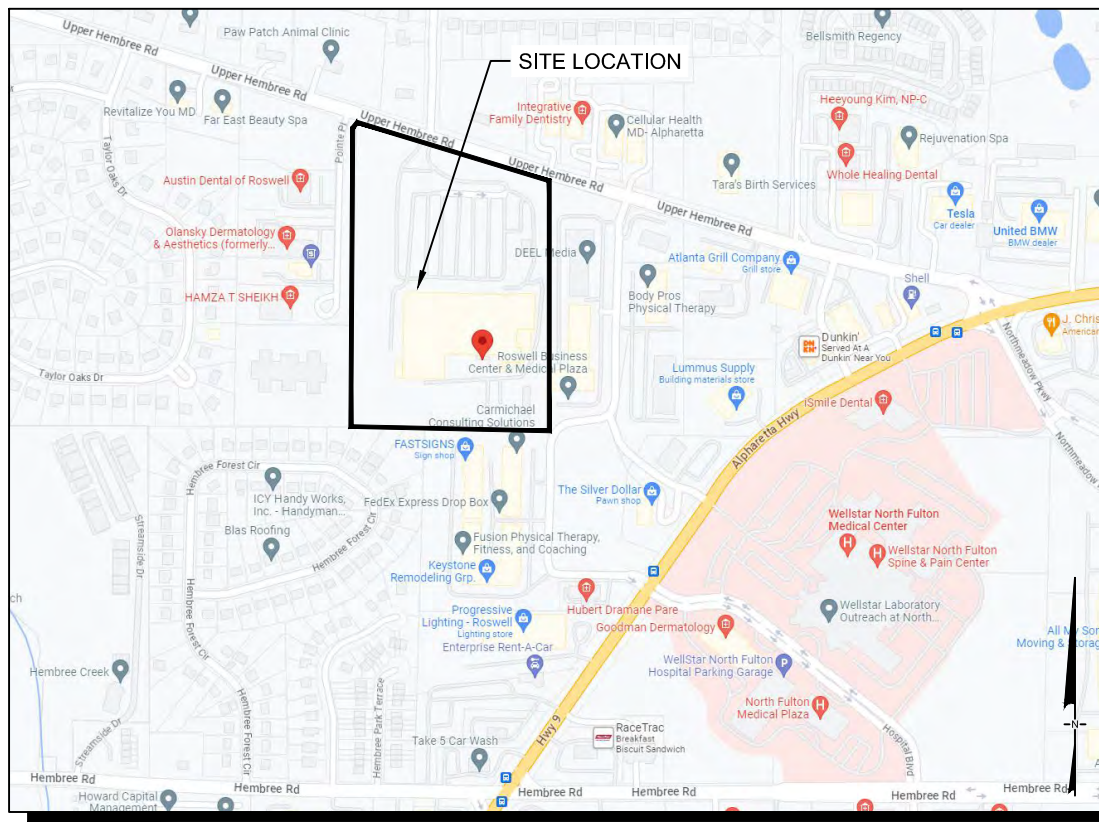
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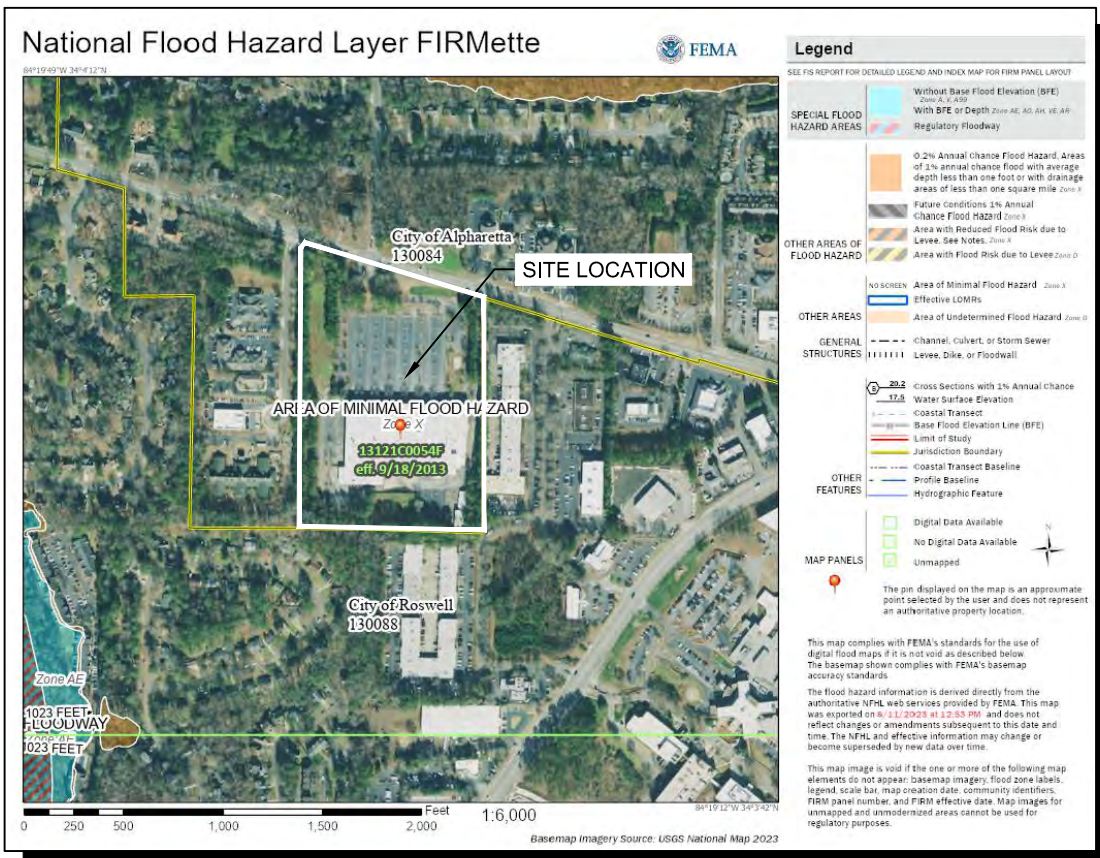
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SITE LOCATION MAP
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FEMA FIRM MAP
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24 HOUR CONTACT:
KELLEY RHINO



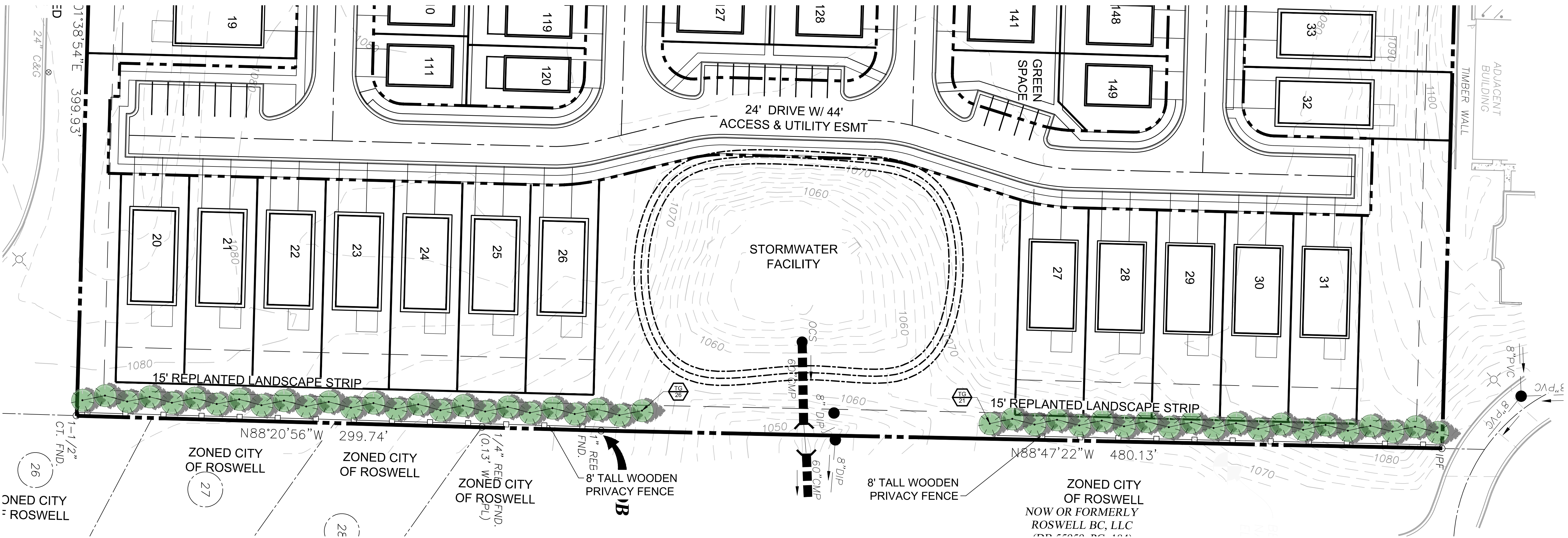
Thuja occidentalis 'Green Giant'
Green Giant Arborvitae



8' GOOD NEIGHBOR FENCE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	MIN. HT.	REMARKS
TG	47		THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	6' MIN.	FULL TO GROUND



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REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	01/11/2024	kw	Plan Revision to Sidewalk

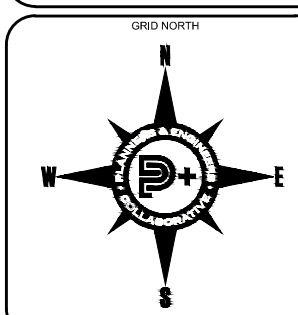
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CERTIFICATION # 0000058389 EXP. 10/28/2024

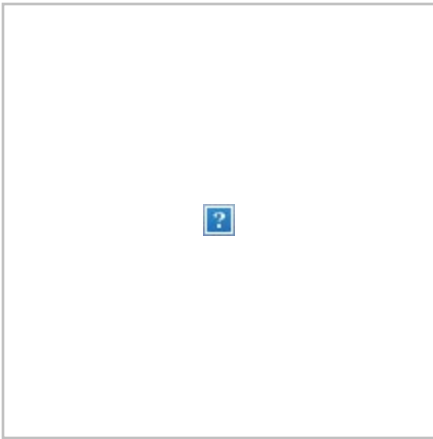
BUFFER EXHIBIT

SCALE: 1" = 50'
DATE: 02/23/2024
PROJECT: 20167.00C



E3

SHEET

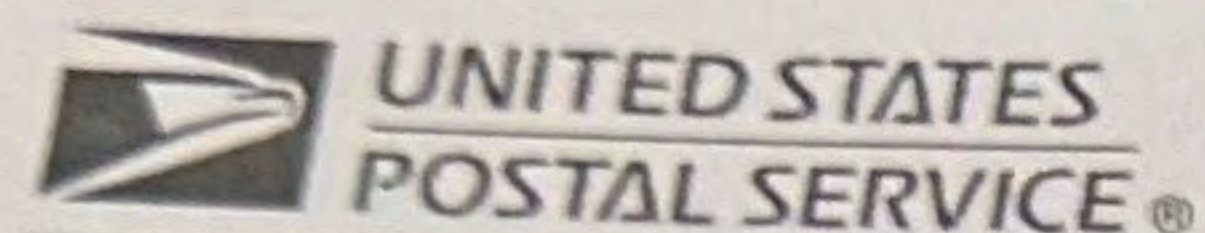


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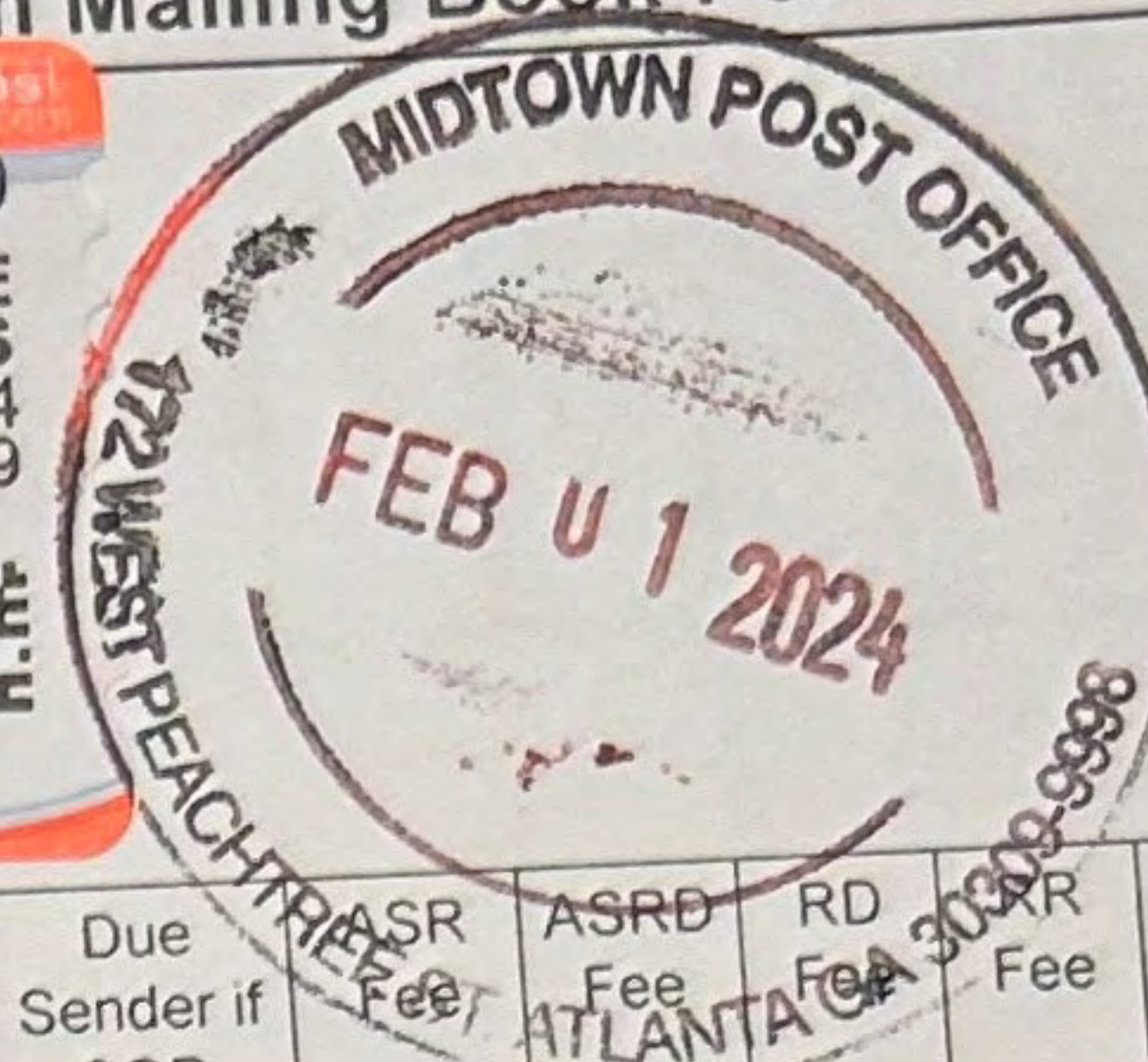
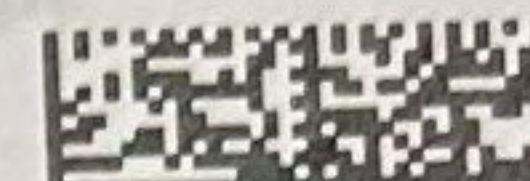
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2.	S2 PARTNERS LLC 5755 NORTH POINT PKWY STE 210 ALPHARETTA, GA 30022	.64	.57											
3.	JC VENTURES GROUP LLC 8905 HUNTCLIFF LAKE CT SANDY SPRINGS, GA 30350	.64	.57											
4.	UPPER HEMNBREE MEDICAL PLAZA ROSWELL LLC & YASH PR 235 MORTON MANNER CT ALPHARETTA, GA 30022	.64	.57											
5.	MARTIN JAMES F 1004 RIVERBEND CLUB DR ATLANTA, GA 30339	.64	.57											
6.	HEMBREE CC LLC 200 GLENRIDGE POINT PKWY ATLANTA GA 30342	.64	.57											
7.	1250 UPPER HEMBREE LLC 8111 VALLI FARM RD FOUNTAIN, CO 80817	.64	.57											
8.	MATIKEEVA KINNEY SAIRAGUL & KINNEY ANTHONY ROBERT 11910 HARRIS RD ROSWELL, GA 30076	.64	.57											

9.	BARNETT MARK D 11920 HARRIS RD ROSWELL, GA 30076	.64	.57																
10.	GARNETT LYNDEE L 8510 BIRCH HOLLOW DR ROSWELL, GA 30076	.64	.57																
11.	JACOBSON WILLIAM D & KATHLEEN M 8520 BIRCH HOLLOW DR ROSWELL, GA 30076	.64	.57																
12.	CHERYL L GORMAN REVOCABLE TRUST THE 8530 BIRCH HOLLOW DR ROSWELL, GA 30076	.64	.57																
13.	ARREH ABDORACHID C & BARKAD KADIDJ A 1110 TAYLOR OAKS DR ROSWELL, GA 30076	.64	.57																
14.	FIX DAWN & KRISTOFER D 1120 TAYLOR OAKS DR ROSWELL, GA 30076	.64	.57																
15.	SCHWARZELL ANDREW G & WENTZEL KATHLENE 1130 TAYLOR OAKS DR ROSWELL, GA 30076	.64	.57																
16.	BINA PAYVAND & POOSTI MARYAM 1140 TAYLOR OAKS ROSWELL, GA 30076	.64	.57																
17.	MARTIN MARTINA PATRICE 1150 TAYLOR OAKS DR ROSWELL, GA 30076	.64	.57																
18.	MIODUSER SUSAN A & HUNTER JEFFREY E 1080 TAYLOR OAKS DR ROSWELL, GA 30076	.64	.57																
19.	ARGO E DONALD & BRITT A 1090 TAYLOR OAKS DR ROSWELL, GA 30076	.64	.57																

20.	DUFFY JAIME & DUFFY GRANT 4200 HARRIS RIDGE CT ROSWELL, GA 30076	.64	.57																
21.	ELAINE RUSSELL LIVING TRUST THE 4202 HARRIS RIDGE CT ROSWELL, GA 30076	.64	.57																
22.	GUY-RICE BONNA K RICE DENNIS 4204 HARRIS RIDGE CT ROSWELL, GA 30076	.64	.57																
23.	ALBERT ALEXANDER & ALBERT ARIEL 4206 HARRIS RIDGE CT ROSWELL, GA 30076	.64	.57																
24.	TOMIOKA HIROSHI 5050 QUORUM DR SUITE 225 DALLAS, TX 75254	.64	.57																
25.	COLLEEN PATRICIA PEREZ REVOCABLE L IVING TRUST THE 4210 HARRIS RIDGE CT ROSWELL, GA 30076	.64	.57																
26.	COOPER NOCHOLAS & HUFF KAITLYN ELIZABETH 4212 HARRIS RIDGE CT ROSWELL, GA 30076	.64	.57																
27.	KONTUL JANICE M 4214 HARRIS RIDGE CT ROSWELL, GA 30076	.64	.57																
28.	LUCKY CORP 1055 BAY POINTE XING ALPHARETTA, GA 30005	.64	.57																
29.	MMAC PIX ATLANTA GA SPE LLC 3807 CLEGHORN AVE SUITE 903 NASHVILLE, TN 37215	.64	.57																
30.	HORIZON CLINICAL LLC 1170 PEACHTREE ST STE 2400 ATLANTA, GA 30309	.64	.57																

31.	JENNIFER JEAN MARTIN LIVING TRUST THE 1605 BRANCH VALLEY DR ROSWELL, GA 30076	.64	.57																
32.	WRIGHT LISA L 430 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
33.	BOLDEN LES 420 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
34.	JIMENEZ LUIS 410 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
35.	BOURALEH WAISS G & WAIS AMINA L 400 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
36.	SWAY 2014 1 BORROWER LLC 8665 E HARTFORD DR STE 200 SCOTTSDALE, AZ 85255	.64	.57																
37.	BONNETTE RICHARD KELLY 380 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
38.	GOODRICH PHYLLIS JEAN 370 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
39.	HICKS NATALIE B 360 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
40.	GOMEZ ALEXEI MENDIETA & GARCIA MIR LA PEREZ 350 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
41.	PANCICH GUILLERMO ISRAEL RAMOS & M ARTINEZ NORMA AN 340 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacy-policy.

42.	FKH SFR C2 LP 1850 PARKWAY PL SUITE 900 MARIETTA, GA 30067	.64	.57																
43.	MORALES SILVA JUAN A & ESOBEDO SE RENO MARIA 320 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
44.	WANG BINHONG 2732 COLLINS COVE AVE LAWRENCEVILLE, GA 30043	.64	.57																
45.	BERGOO CONSULTING LLC 3624 RITTENHOUSE CT MARIETTA, GA 30062	.64	.57																
46.	HILL MATTHEW TIMOTHY & JENNIFER CUPPY 4499 WOODFORD PASS NE ROSWELL, GA 30075	.64	.57																
47.	LERNER VLADIMIR & SUAREZ BETILUZ 315 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
48.	JAMISON MICHAEL CHRISTIAN 325 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
49.	CONNORS SCOTT A & LINDSAY K 335 HEMBREE FOREST CT ROSWELL, GA 30076	.64	.57																
50.	VAN CHRISTIAN T & VAN KELLY T 345 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
51.	JACKSON CAROLYN J 355 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
52.	PEREZ MARIA E & CASTENA GABRIEL L 385 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																

53.	SHAFIK BAHAA M & KANATER SAHAR 425 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
54.	SOTO ALEJANDRO ALANIS 435 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
55.	ROJAS WILLIAM R & ROJAS MANUELA M 445 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
56.	PASUMARTHI TAVI C & RAVITEJA 465 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
57.	STELMACHERS ALEXANDER 475 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
58.	FORD CURTIS LEE & RUIZ CRISTIAN ED UARDO BLAS 485 HEMBREE FOREST CIR ROSWELL, GA 30076	.64	.57																
59.	MATHENY RONALD S 230 ENCLAVE CT ROSWELL, GA 30076	.64	.57																
60.	ADVANCED RECOVERY SYSTEMS LLC 100 SE THIRD AVE SUITE 1800 FORT LAUDERDALE, FL 33394	.64	.57																
61.	POINTE PLACE HEMBREE LP 11731 POINTE PL ALPHARETTA, GA 300040	.64	.57																
62.	AMAZON COM SERVICES LLC 410 TERRY AVE N SEATTLE, WA 98109	.64	.57																
63.	NATURAL MEDICAL SOLUTIONS LLC 1130 UPPER HEMBREE RD ROSWELL, GA 30076	.64	.57																

64.	ORTEGA ENTERPRISES LLC 5369 FOREST BROOK PKWY MARIETTA, GA 30068	.64	.57																
65.	ICREATE LLC 11755 POINTE PL ALPHARETTA GA 30076	.64	.57																
66.	BIS PROPERTIES LLC 1230 UPPER HEMBREE RD # 200 ROSWELL GA 30076	.64	.57																
67.	1250 UPPER HEMBREE LLC 8111 VALLI FARM RD FOUNTAIN CO 80817	.64	.57																
68.	SPIRIT OF GOD CHRISTIAN CHURCH INC 7197 BELCREST DR DULUTH GA 30097	.64	.57																
69.	GRIFFIN REVOCABLE TRUST THE 1050 TAYLOR OAKS DR ROSWELL GA 30076	.64	.57																
70.	DORSETT DAVID EDWARDS & DORSETT LA UREN MARIE 1060 TAYLOR OAKS DR ROSWELL GA 30076	.64	.57																
71.	ECHOLS BRANDON T 1070 TAYLOR OAKS DR ROSWELL GA 30076	.64	.57																
72.	HILL ANDRE S & HILL CEDRA ALANA 1100 TAYLOR OAKS DR ROSWELL GA 30076	.64	.57																
73.	TEG ROSWELL LLC 5901 PEACHTREE DUNWOODY RD STE A500 ATLANTA GA 30328	.64	.57																
74.	ROSWELL BC LLC 780 OLD ROSWELL PL STE 100 ROSWELL GA 30076	.64	.57																

75.	OSWALD GEORGE JR 195 FOREST AVE MARIETTA GA 30060	.64	.57																
76.	PREMIERE HOMES LLC 11175 CICERO DR SUITE 100 ALPHARETTA GA 30022	.64	.57																
77.	HEMBREE POINTE PROS LLC 11775 POINTE PL #104 ROSWELL GA 30076	.64	.57																
78.	HEMBREE POINTE PROS LLC 11775 POINTE PL #102 ROSWELL GA 30076	.64	.57																
79.	HARBEN ALAN 11775 POINTE PL # 103 ROSWELL GA 30076	.64	.57																
80.	HEMBREE POINTE PROS LLC 11775 POINTE PL # 101 ROSWELL GA 30076	.64	.57																
81.	M CENTER ENTERPRISES LLLP THE 1240 UPPER HEMBREE RD UNIT A ROSWELL GA 30076	.64	.57																
82.	KASHLAN MUNIR & KACHLAN EIMAN 1240 UPPER HEMBREE RD UNIT B ROSWELL GA 30076	.64	.57																
83.	AVC PROPERTY LLC 1033 SOUTHERBY LANE ALPHARETTA GA 30004	.64	.57																
84.	EC UPPER HEMBREE LLC 1240 UPPER HEMBREE RD UNIT D ROSWELL GA 30076	.64	.57																
85.	C2M HOLDINGS LLC 1240 UPPER HEMBREE RD STE E ROSWELL GA 30076	.64	.57																

From: [Woodman, Michael](#)
To: [Taylor, Elicia](#)
Subject: FW: FERNLEAF Park
Date: Friday, March 1, 2024 8:42:39 AM

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

From: Bob Vonderhorst [REDACTED]
Sent: Friday, March 1, 2024 8:26 AM
To: Kevin Norton <knorton@empirecommunities.com>; Kelley Rhino <krhino@empirecommunities.com>
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>; [REDACTED]
[REDACTED]

Subject: FERNLEAF Park

Good morning,

Many thanks for attending our board meeting last night and explaining your plans for the development of the Harry's Mkt tract. It has been lying vacant for years and has become a true eyesore. We've all known that eventually it would become something else, and it was that 'something else' that caused much consternation.

Your plans for FERNLEAF Park certainly eases those fears, and gives us a positive image of what to expect. Your professional presentation and patient response to our questions certainly made us comfortable with your designs and vision for the future of the property.

One more question: Are you sure that you can't use dynamite to demolish that huge building? That would be so cool!

Thanks again,

Bob Vonderhorst
Bellsmith Regency
Sent from my iPad

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: CLUP-24-01/Z-24-04/

PH #: PH-24-05/V-24-04/

PHA230047

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: EAH Acquisitions, LLC c/o Kathryn M. Zickert (Smith, Gambrell and Russell, LLP)

Telephone: 404-815-3704

Address: 1105 W. Peachtree St. NE

Suite: 1000

City Atlanta

State: GA

Zip: 30309

Fax: 404-685-7004

Mobile Tel: 404-815-3704

Email: kzickert@sgrlaw.com

Subject Property Information:

Address: 1180 Upper Hembree Road

Current Zoning: PSC

District: 1st

Section: 2nd

Land Lot: 550 & 553

Parcel ID: 12 223005500825

Proposed Zoning: R-8A/D

Current Use: Vacant 2-story building and associated parking

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Comprehensive Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

See attached Statement of Intent.

Applicant's Request (Please itemize the proposal):

See attached Statement of Intent.

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

See attached Statement of Intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Amazon.com Services LLC

Telephone: _____

Address: 410 Terry Ave. N

Suite: _____

City: Seattle

State: WA

Zip: 98109

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: EAH Acquisitions, LLC c/o Kathryn M. Zickert
(Smith, Gambrell, and Russell, LLP)

Telephone: 404-815-3704

Address: 1105 W. Peachtree St. NE

Suite: 1000

City: Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature: _____

(Authorized Agent for Amazon.com Services LLC)

Date: _____

12/21/23

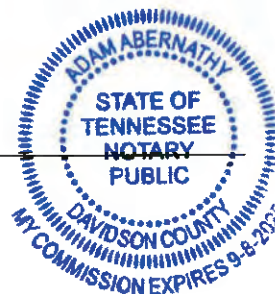
Notary:

Notary Signature: _____

Adam Abernathy

Date: _____

12-21-23



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: Heather Allen
(Authorized Agent for EAH Acquisitions, LLC)

Subject Public Hearing Case: 1180 Upper Hembree 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 has 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: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Heather Allen Date: 12/18/23

DISCLOSURE FORM

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Name of Applicant or Opponent: Amazon.com Services LLC by: **Fredrick Lutz**

(Authorized Agent for Amazon.com Services LLC)

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: _____ Value: _____

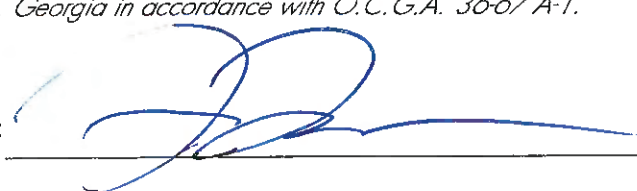
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:  _____

Date: 12/21/23

DISCLOSURE FORM

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Name of Applicant or Opponent: Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

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-1.

Signature: Kathryn M Zickert

Date: 12.11.2023

Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP)

DISCLOSURE FORM

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Name of Applicant or Opponent: J. Alexander Brock (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

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-1.

Signature:



J. Alexander Brock (Smith, Gambrell, and Russell, LLP)

Date: 12.11.2023

DISCLOSURE FORM

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Name of Applicant or Opponent: Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

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-1.

Signature: _____

Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)

Date: 12.11.2023

DISCLOSURE FORM

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Name of Applicant or Opponent: Kirk R. Fjelstul (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

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-1.

Signature: _____



Date: 12.11.2023

Kirk R. Fjelstul (Smith, Gambrell, and Russell, LLP)

DISCLOSURE FORM

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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: William J. Diehl (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

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-1.

Signature: _____



William J. Diehl (Smith, Gambrell, and Russell, LLP)

Date: 12.11.2023

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See attached Statement of Intent.

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

See attached Statement of Intent.

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

See attached Statement of Intent.

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

See attached Statement of Intent.

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

See attached Statement of Intent.

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

See attached Statement of Intent.

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

See attached Statement of Intent.

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.

See attached Statement of Intent.

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: 1180 Upper Hembree Rezoning

Contact Name: Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP) Telephone: 404.815.3704

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 Property Owner 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.

The Applicant will provide its contact information in the notification letters.

500' Property Owner Mailing List

12 223005500460	S2 PARTNERS LLC	5755 NORTH POINT PKWY STE 210	ALPHARETTA GA 30022
12 223005501229	JC VENTURES GROUP LLC	8905 HUNTCLIFF LAKE CT	SANDY SPRINGS GA 30350
12 223005530780	HEMBREE CC LLC	200 GLENRIDGE POINT PKWY	ATLANTA GA 30342
12 223105510047	GARNETT LYNDEE L	8510 BIRCH HOLLOW DR	ROSWELL GA 30076
12 223105510062	CHERYL L GORMAN REVOCABLE TRUST THE	8530 BIRCH HOLLOW DR	ROSWELL GA 30076
12 223205500013	ARREH ABDORACHID C & BARKAD KADIDJA A	1110 TAYLOR OAKS DR	ROSWELL GA 30076
12 223205500039	SCHWARZELL ANDREW G & WENTZEL KATHLENE	1130 TAYLOR OAKS DR	ROSWELL GA 30076
12 223505520042	ALBERT ALEXANDER & ALBERT ARIEL	4206 HARRIS RIDGE CT	ROSWELL GA 30076
12 224005540753	LUCKY CORP	1055 BAY POINTE XING	ALPHARETTA GA 30005
12 224105490412	JIMENEZ LUIS	410 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490446	BONNETTE RICHARD KELLY	380 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490453	GOODRICH PHYLLIS JEAN	370 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490644	VAN CHRISTIAN T & VAN KELLY T	345 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490685	SHAFIK BAHAA M & KANATER SAHAR	425 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490693	SOTO ALEJANDRO ALANIS	435 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490701	ROJAS WILLIAM R & ROJAS MANUELA M	445 HEMBREE FOREST CIR	ROSWELL GA 30076
12 223005500924	POINTE PLACE HEMBREE LP	11731 POINTE PL	ALPHARETTA GA 30004
12 223005500965	ICREATE LLC	11755 POINTE PL	ALPHARETTA GA 30076

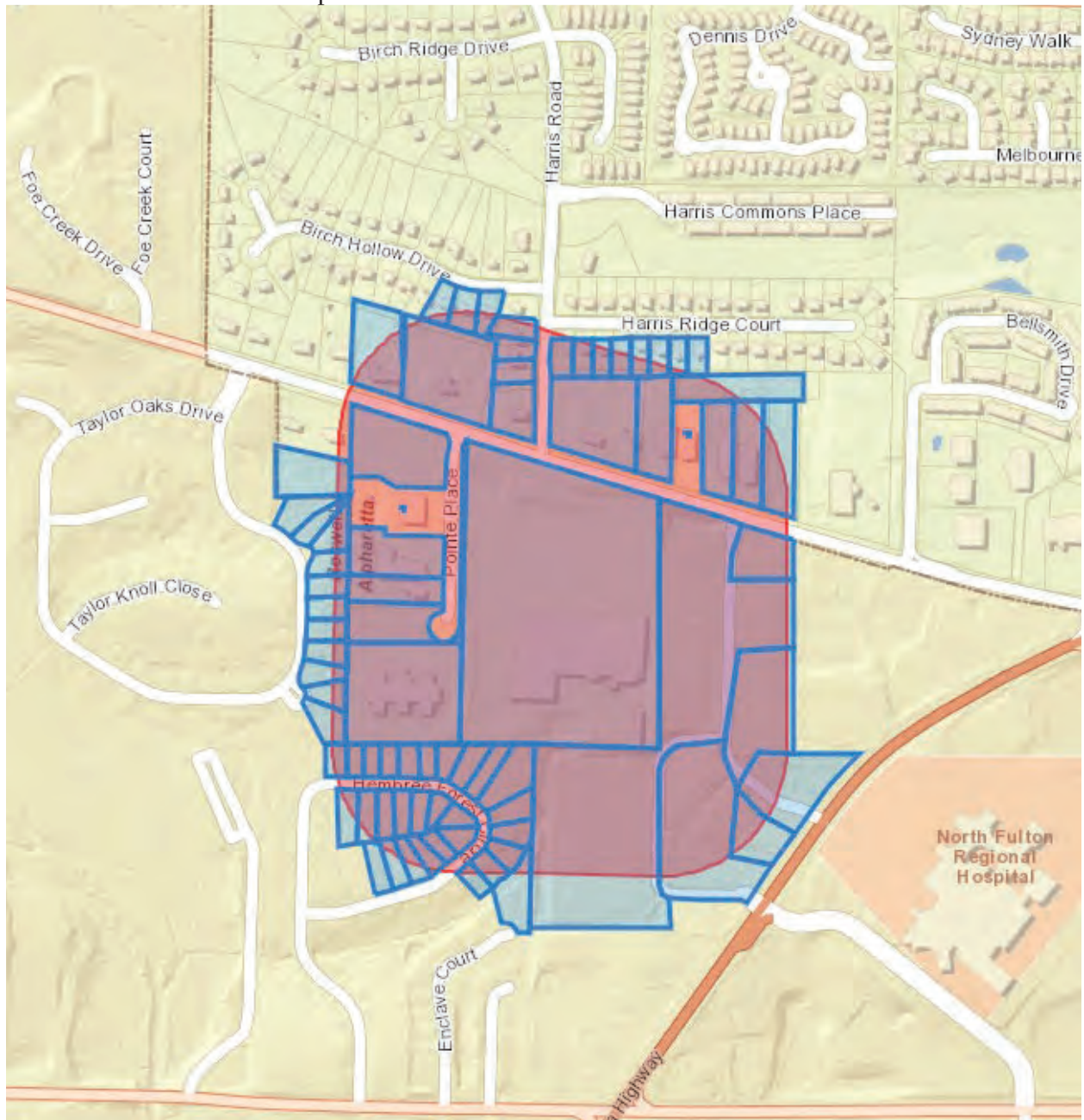
12 223205500336	GRIFFIN REVOCABLE TRUST THE	1050 TAYLOR OAKS DR	ROSWELL GA 30076
12 224005540779	ROSWELL BC LLC	780 OLD ROSWELL PL STE 100	ROSWELL GA 30076
12 223005501815	PREMIERE HOMES LLC	11175 CICERO DR SUITE 100	ALPHARETTA GA 30022
12 223005501203	HEMBREE POINTE PROS LLC	11775 POINTE PL # 101	ROSWELL GA 30076-4636
12 223005531770	KASHLAN MUNIR & KACHLAN EIMAN	1240 UPPER HEMBREE RD UNIT B	ROSWELL GA 30076
12 223105510021	BARNETT MARK D	11920 HARRIS RD	ROSWELL GA 30076
12 223205500021	FIX DAWN & KRISTOFER D	1120 TAYLOR OAKS DR	ROSWELL GA 30076-1186
12 223205500369	MIODUSER SUSAN A & HUNTER JEFFREY E	1080 TAYLOR OAKS DR	ROSWELL GA 30076
12 223205500377	ARGO E DONALD & BRITT A	1090 TAYLOR OAKS DR	ROSWELL GA 30076
12 223505520034	GUY-RICE BONNA K RICE DENNIS	4204 HARRIS RIDGE CT	ROSWELL GA 30076
12 223505520067	COLLEEN PATRICIA PEREZ REVOCABLE LIVING TRUST THE	4210 HARRIS RIDGE CT	ROSWELL GA 30076
12 223505520083	KONTUL JANICE M	4214 HARRIS RIDGE CT	ROSWELL GA 30076-4610
12 224005541124	HORIZON CLINICAL LLC	1170 PEACHTREE ST STE 2400	ATLANTA GA 30309
12 224105490396	WRIGHT LISA L	430 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490404	BOLDEN LES	420 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490420	BOURALEH WAISS G & WAIS AMINA L	400 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490438	SWAY 2014 1 BORROWER LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE AZ 85255

12 224105490461	HICKS NATALIE B	360 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490479	GOMEZ ALEXEI MENDIETA & GARCIA MIRLA PEREZ	350 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490495	FKH SFR C2 LP	1850 PARKWAY PL SUITE 900	MARIETTA GA 30067
12 224105490610	LERNER VLADIMIR & SUAREZ BETILUZ	315 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490628	JAMISON MICHAEL CHRISTIAN	325 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490677	PEREZ MARIA E & CASTENA GABRIEL L	385 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490719	PASUMARTHI TAVI C & RAVITEJA	465 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490727	STELMACHERS ALEXANDER	475 HEMBREE FOREST CIR	ROSWELL GA 30076
12 223005500833	NATURAL MEDICAL SOLUTIONS LLC	1130 UPPER HEMBREE RD	ROSWELL GA 30076
12 223005530848	1250 UPPER HEMBREE LLC	8111 VALLI FARM RD	FOUNTAIN CO 80817
12 223205500344	DORSETT DAVID EDWARDS & DORSETT LAUREN MARIE	1060 TAYLOR OAKS DR	ROSWELL GA 30076
12 223205500351	ECHOLS BRANDON T	1070 TAYLOR OAKS DR	ROSWELL GA 30076
12 223205500385	HILL ANDRE S & HILL CEDRA ALANA	1100 TAYLOR OAKS DR	ROSWELL GA 30076
12 224005540647	TEG ROSWELL LLC	5901 PEACHTREE DUNWOODY RD STE A500	ATLANTA GA 30328
12 223605500076	OSWALD GEORGE JR	195 FOREST AVE	MARIETTA GA 30060
12 223005501211	HARBEN ALAN	11775 POINTE PL # 103	ROSWELL GA 30076
12 223005531804	C2M HOLDINGS LLC	1240 UPPER HEMBREE RD STE E	ROSWELL GA 30076
12 223005500403	NEKTALOV RAFAEL & NEKTALOV BORIS	5749 SINGLETON RD	NORCROSS GA 30093

12 223005530681	UPPER HEMNBREE MEDICAL PLAZA ROSWELL LLC & YASH PROPERTY INVESTMENTS LLC	235 MORTON MANNER CT	ALPHARETTA GA 30022
12 223005530699	MARTIN JAMES F	1004 RIVERBEND CLUB DR	ATLANTA GA 30339
12 223005530806	1250 UPPER HEMBREE LLC	8111 VALLI FARM RD	FOUNTAIN CO 80817
12 223105510013	MATIKEEVA KINNEY SAIRAGUL & KINNEY ANTHONY ROBERT	11910 HARRIS RD	ROSWELL GA 30076
12 223105510054	JACOBSON WILLIAM D & KATHLEEN M	8520 BIRCH HOLLOW DR	ROSWELL GA 30076
12 223205500047	BINA PAYVAND & POOSTI MARYAM	1140 TAYLOR OAKS	ROSWELL GA 30076
12 223205500054	MARTIN MARTINA PATRICE	1150 TAYLOR OAKS DR	ROSWELL GA 30076
12 223505520018	DUFFY JAIME & DUFFY GRANT	4200 HARRIS RIDGE CT	ROSWELL GA 30076
12 223505520026	ELAINE RUSSELL LIVING TRUST THE	4202 HARRIS RIDGE CT	ROSWELL GA 30076
12 223505520059	TOMIOKA HIROSHI	5050 QUORUM DR SUITE 225	DALLAS TX 75254
12 223505520075	COOPER NOCHOLAS & HUFF KAITLYN ELIZABETH	4212 HARRIS RIDGE CT	ROSWELL GA 30076
12 224005540902	MMAC PIX ATLANTA GA SPE LLC	3807 CLEGHORN AVE SUITE 903	NASHVILLE TN 37215
12 224105490388	JENNIFER JEAN MARTIN LIVING TRUST THE	1605 BRANCH VALLEY DR	ROSWELL GA 30076
12 224105490487	PANCICH GUILLERMO ISRAEL RAMOS & MARTINEZ NORMA ANGELICA TELLO	340 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490503	MORALES SILVA JUAN A & ESOBEDO SERENO MARIA	320 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490511	WANG BINHONG	2732 COLLINS COVE AVE	LAWRENCEVILLE GA 30043-6100
12 224105490529	BERGOO CONSULTING LLC	3624 RITTENHOUSE CT	MARIETTA GA 30062

12 224105490602	HILL MATTHEW TIMOTHY & JENNIFER CUPPY	4499 WOODFORD PASS NE	ROSWELL GA 30075
12 224105490636	CONNORS SCOTT A & LINDSAY K	335 HEMBREE FOREST CT	ROSWELL GA 30076-1199
12 224105490651	JACKSON CAROLYN J	355 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490735	FORD CURTIS LEE & RUIZ CRISTIAN EDUARDO BLAS	485 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224305490147	MATHENY RONALD S	230 ENCLAVE CT	ROSWELL GA 30076
12 223005500866	ADVANCED RECOVERY SYSTEMS LLC	100 SE THIRD AVE SUITE 1800	FORT LAUDERDALE FL 33394
12 223005500825	AMAZON COM SERVICES LLC	410 TERRY AVE N	SEATTLE WA 98109
12 223005500932	ORTEGA ENTERPRISES LLC	5369 FOREST BROOK PKWY	MARIETTA GA 30068
12 223005530665	BIS PROPERTIES LLC	1230 UPPER HEMBREE RD # 200	ROSWELL GA 30076
12 223005530855	SPIRIT OF GOD CHRISTIAN CHURCH INC	7197 BELCREST DR	DULUTH GA 30097
12 223005501187	HEMBREE POINTE PROS LLC	11775 POINTE PL #104	ROSWELL GA 30076-4636
12 223005501195	HEMBREE POINTE PROS LLC	11775 POINTE PL #102	ROSWELL GA 30076
12 223005531762	M CENTER ENTERPRISES LLLP THE	1240 UPPER HEMBREE RD UNIT A	ROSWELL GA 30076
12 223005531788	AVC PROPERTY LLC	1033 SOUTHERBY LANE	ALPHARETTA GA 30004
12 223005531796	EC UPPER HEMBREE LLC	1240 UPPER HEMBREE RD UNIT D	ROSWELL GA 30076

500' Public Notification Map



Written Description: Upper Hembree Tract (Overall)

All that tract or parcel of land lying and being in Land Lots 550 and 553, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1" rebar found at the corner common to Land Lots 549, 550, 553, and 554, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence along the common line of Land Lots 549 and 550 N88°20'56"W for a distance of 299.74 feet to a 1-1/2" crimped top pipe found; thence leaving said Land Lot Line N01°38'54"E for a distance of 399.93 feet to a 1/2" rebar found; thence N01°37'02"E for a distance of 787.92 feet to a 1/2" rebar set at the southerly right of way of Upper Hembree Road (right of way varies); thence in a easterly direction along said southerly right of way the following courses and distances:

S72°51'15"E for a distance of 309.95 feet to a point;

S73°17'31"E for a distance of 497.19 feet to a 1/2" rebar set;

thence leaving said southerly right of way S01°33'37"W for a distance of 972.20 feet to a 1/2" rebar found at the common line of Land Lots 553 and 554; thence along said Land Lot Line N88°47'22"W for a distance of 480.13 feet to a 1" rebar found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 19.317 acres.

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December 22, 2023

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
287 South Main Street
Alpharetta, Georgia 30004

Re: Application of EAH Acquisitions, LLC (“EAH”) for 19.32 Acres located at 1180 Upper Hembree Road for (i) Rezoning from PSC to R-8A/D for the development of 149-unit Detached Single Family Neighborhood (7.71 units per acre); (ii) amendment to the Future Land Use Map to change the future land use map from Commercial to High Density Residential Designations; (iii) and for four (4) concurrent variances to UDO § 2.2.9 for reducing a rear alley setback from 20’ to 0’; increasing lot coverage from 40% to 65%; reduction of lot size minimums from 4,500 to 2,000; and reduction of minimum lot widths from 50’ to 31’.

Dear Kathi:

Please accept this letter as the Letter of Intent of my client, EAH Acquisitions, LLC (“EAH”) in support of the above referenced application for rezoning (from PCS to R8-A/D); an application to amend the Future Land Use Map (from Commercial to High Density Residential); and for concurrent variances as listed above.

As you may know, I represent EAH in its effort to develop the project described above. The subject property is a 19.32 acre lot located at 1180 Upper Hembree Road (the “Property”). The project envisions the redevelopment of an underutilized parking lot and older commercial/retail building that until 2014 serviced the Harry’s Farmers Market, and is now vacant having served as a Whole Foods distribution center between 2014 and 2017. This project is an exciting example of an adaptive reuse of an obsolete and largely vacant commercial property, offering the opportunity to provide a vibrant single-family community incorporating open space, community amenities, and a variety of attractive housing products where, currently, a depreciated, vacant commercial/retail facility sits.

The project contemplates the deconstruction of the existing 145,000 square foot commercial/retail space and the associated parking lot, allowing for the development of a 149-unit single family detached-housing community. The homes will include various housing

products and styles to include a mixture of front-entry and rear-entry garages. The minimum heated floor area will be 1,200 sq/ft, which is compliant with the development code. Building heights will not exceed thirty-five feet (35'), which again meets the code.

The community plan includes the development of various amenities such as a pool, club house, pickle ball courts, dog park, and a community garden. The density of the development is 7.71 units per acre, which is not only consistent with recent residential development along the Upper Hembree corridor but also provides a transition between more intensive and dense residential and commercial uses and older residential developments on Upper Hembree further West of its intersection with Highway 9.

The Property is currently zoned in the PSC (Planned Shopping Commercial) zoning district, a zoning district intended for “grouped retail” sales and services managed as a “total entity.” Essentially, the zoning district envisions strip-center retail developments, although this property was not developed as a strip center. The Future Land Use Map identifies the Property for future commercial uses. This project requests that both of these designations be amended. The Comprehensive Plan’s policies, existing market conditions, and surrounding land use patterns fully support these changes.

First, the Comprehensive Plan identifies the rising rates of vacancy in older commercial developments as a concern for the City, which creates the opportunity for adaptive redevelopment and to add mixes of uses. The Comprehensive Plan also identifies the value of infill and adaptive residential redevelopment that is consistent and contributory to the surrounding community.

The Property, although currently being used for warehousing by a national brand, reflects this challenge identified in the plan. The older retail building has been underutilized since 2014, when the Harry’s Farmers Market closed and was relocated to the Whole Foods at the Avalon. Since then, the building was retrofitted for warehousing use and has since 2017 been vacant. Unfortunately, the existing retail and shopping center market no longer supports the use for which the Property was originally developed and is currently zoned. This project’s residential and community oriented use is much more consistent with the comprehensive plan’s goals and these circumstances support amendments to the Future Land Use Map.

Surrounding land uses are diverse. Uses within a half mile radius of the Property include office and commercial zoned properties (particularly along the eastern-side of Upper Hembree Road) and a mix of higher density residential developments (zoned PUD and R8-A/D) and established, older suburban neighborhoods (zoned R-10 and R-15). More recent residential neighborhoods were developed with denser residential uses. The Harris Commons and Bellsmith Regency neighborhoods, for example, are infilled townhome communities all located less than a quarter of a mile from the Property. Harris Commons is a seventy-seven (77) unit townhome community zoned PUD (built in 2004) (appx. 6.5 u/acre). Bellsmith Regency is an eighty-five (85) unit townhome community zoned R8-A/D (built in 2006) (appx. 6.8 u/acre).

The Bellsmith Regency neighborhood is classified in the Future land Use Map’s High Density Residential designation. Harris Commons is in the Medium Density Residential

designation, although its current density and development (townhomes) would be more consistent with the High Density Residential designation.

If approved, this project will serve as a transitional development separating more densely developed and intensely-used properties closer to Alpharetta Highway to the east and the established residential neighborhoods to the west. This property's topography makes it uniquely situated for a transitional density. The site is below grade from Upper Hembree, protecting the community from direct sightlines along the road. At the same time, a large setback from Upper Hembree will provide additional tree and landscaping coverage to further obscure direct sightlines.

The development will require concurrent variances. Those variances, detailed below, are necessary on account of challenges related to the site's geography and layout. Moreover, the variances requested allow the proposed project to provide a variety of housing types and layouts, preventing it from appearing "rubberstamped" and repetitive.

All variance requests arise from the dimensional requirements of the Unified Development Code § 2.2.9.D.

First, a variance is requested to accommodate the proposed alley setbacks for the rear-entry units. Section 2.2.9.D requires a twenty (20) foot setback from alley ways. While the circumstances are limited, certain homes in the development, particularly homes with corner lots, are adjacent to lot lines (amounting to a zero-foot setback along the alley). This, however, does not mean that the homes are adjacent to the road. The forty-four (44') foot alleyway access and utility easement provides additional buffering (at least 10' on both sides) from the drivable portion of the alley to the lot-line. The variance is necessary as consequence of the alley access and utility easement that is required by the code, and the special spatial challenges of the site. The Property's size and shape require that roads be constructed in a grid, thereby increasing the number of corner lot homes and decreasing flexibility with housing arrangements and lot location.

The second variance request seeks approval of an increase of the lot coverage maximums of the principal buildings. Section 2.2.9.D requires that the maximum lot coverage of the principal buildings be 40%. Here, we are seeking an increase of the maximum coverage to 65%. The increase allows the development to preserve its cottage-home aesthetic, while still preserving areas for landscaped common spaces to be incorporated within the project. The variance is necessary on account of the site dimensions which, to accommodate buffering and geographic challenges, concentrate developable portions of the property in the center of the development. Notably, the property is currently developed with impervious surfaces covering approximately 80% of the total area. This concept allows for a significant increase in greenspace and pervious surfaces from the existing conditions, even with the variance.

The third and fourth variance requests concern lot size and dimensions. Section 2.2.9.D requires that the minimum lot sizes be 4,500 sq. ft and that lot widths are a minimum of fifty (50) feet. The applicant seeks reductions in the minimum lot sizes (to 2,000 feet) and the minimum lot width (to thirty-one feet) respectively. Again, these variances allow the development to preserve

a cottage-home aesthetic while preserving the shared common area. The request is also required by dimensions of the developable lot and to accommodate the significant redevelopment costs associated with replacing the large commercial building on the Property. Without such reductions in the project is not economically feasible.

In summary, these improvements require the following approvals:

1. Rezoning of the Property from PSC to R8-A/D.
2. An amendment of the Comprehensive Plan's Future Land Use Map from Commercial Uses to High Density Residential.
3. Concurrent variances from the Unified Development Code accordingly:
 - a. Alpharetta UDC Section 2.2.9.D.—reduction of rear alley setback from 20 feet to 0 feet
 - b. Alpharetta UDC Section 2.2.9.D.—increase lot coverage from 40% to 65% of lot coverage by principal buildings.
 - c. Alpharetta UDC Section 2.2.9.D.—reduction minimum lot size from 4,500 feet to 2,000 feet for rear loaded homes
 - d. Alpharetta UDC Section 2.2.9.D.—reduction minimum lot width from 50 feet to 31 feet.

A. Phasing

The project is not intended to be phased.

B. Trip Generation

			A.M. Peak (7 am to 9 am)			P.M. Peak (4 pm to 6 pm)		
Land Use (ITE Code)	Proposed Intensity	Daily Total	In	Out	Total	In	Out	Total
Single-Family Detached Housing (210)	149 Units	1,148	30	89	119	94	55	149

*Source: Trip Generation Manual, 9th Ed.

The Property has access to Upper Hembree Road and easy connectivity to Highway 9. Both roads have capacity to accommodate the increase in traffic generation. For sake of

comparison, the anticipated traffic generation of the property if used as developed for a supermarket would amount to 493 and 1,375 trips per hour at A.M. and P.M. peak hours respectively. Thus, the proposed development's impact on traffic capacities would be significantly less than uses that would be allowed by right in the current zoning district.

C. Schools

The school-age children living in the residences will attend Hembree Springs Elementary, Elkins Pointe Middle School and Milton High School. Hembree Springs and Elkins Pointe are currently within their capacities. Milton High School is currently over capacity, however, it is projected to be within its capacity in the 2025-26 and 2026-27 school years.

D. Standards for the Requested Amendments and Variances

ZONING MAP

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: Yes. Recent residential development in the area has been of similar or higher densities of use. The Property is in an area with relatively high connectivity, being near the intersection of Upper Hembree Road and Alpharetta Highway. Some higher intensity commercial uses remain at that intersection, however, much of the commercial inventory at the intersection is depreciating and continued commercial uses are dubious. The proposed use allows for a transitional buffer between a commercial corridor and the established lower density suburban housing along Upper Hembree Road.

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

Response: No. The Property is surrounded by office, commercial, and residential uses, which currently exist in harmony. Similar residential uses at similar densities currently exist within a quarter mile radius from the Property. The residential uses here will not impact adjacent or surrounding uses.

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

Response: No. The Property is currently nearly entirely impervious, largely lacks tree cover, and is depreciating. The zoning proposal will redevelop the parcel to decrease the amount of impervious surface, to redesign and improve the stormwater system and to provide for additional landscaping and tree coverage.

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

Response: Yes. Commercial and retail markets have deteriorated. The Property's current use reflects that change in market conditions. The previous retail use was no longer sustainable and the property is currently vacant.

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: No. The Property is well connected to arterial roads and major highways. The Property was developed and designed for intensive and heavily trafficked commercial uses that would have generated much higher trip volumes than the proposed redevelopment of the subject property will.

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

Response: Yes. The Comprehensive Plan envisions revitalization and adaptive reuse of aging retail facilities. The proposal is an innovative reuse project that converts an aging and deteriorating commercial use to a productive and energized neighborhoods in a manner and intensity that is consistent with surrounding uses.

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: Yes. The request to change the use of the property from commercial and retail strip center to residential reflects a reasonable balance.

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

Response: See, response to (d) above.

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

Response: The zoning proposal does not meet the Comprehensive Land Use Plan designation of the property, which is "Commercial." The Applicant proposes an amendment to the Comprehensive Land Use Plan designation of the property to 'High Density Residential'. However, the project is consistent with the spirit of the Comprehensive Plan and the desire to redevelop underutilized retail spaces.

COMPREHENSIVE LAND USE PLAN

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

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

Response: The Property was developed in 1989 for a Harry's Farmers Market. Since that development traditional "big box" retail has significantly trended downward. New commercial development is centered around more heavily trafficked areas with additional and higher density housing surrounding the development. The farmer's market ceased operating in 2014. The Property is now vacant and has been since Whole Foods ceased operations in 2017.

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

Response: The Applicant's proposal complies with the goals and policies of the City's Comprehensive Plan, particularly its goals of providing innovative and community-oriented infill developments and for revitalizing aging and vacant commercial properties. The proposal converts a large and aging retail relic to a community-oriented neighborhood.

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

Response: The proposed change in use would increase some demands for public services such as transportation, water, sewer, and safety when compared to the existing underutilized use as a warehouse. However, the proposed change would not be a material increase from the provision of public services if this Property were used as constructed and zoned. A supermarket use would contribute to additional traffic in the area and would have had substantial water and sewer needs.

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

Response: No such negative impacts will occur.

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

Response: Not applicable.

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

Response: The Comprehensive Plan does recognize that traditional retail, including both the "big-box" retail store uses (for which this Property was developed) and the traditional strip-center uses (for which this Property is currently zoned) are not economically feasible.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states “a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that”:

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

Response: Yes.

- **Rear alley setback**—Redevelopment requires perpendicular gridded streets and increase the amount of corner lots, where alley setbacks are imposed from various sides. These setbacks in combination with the utility easements that are required by the development ordinance reduce the developability to lots such that development is not feasible.
- **Increase in building coverage**—the Property was developed below the grade of Upper Hembree Road and the access from the Upper Hembree Road switches back to accommodate the grade. As a result, much of the Property facing Upper Hembree road is used to safely accommodate the grade elongating the access road and reduces the developable portion of the Property.
- **Minimum lot size reduction**—as discussed, the developable portion of the Property is concentrated in the middle of the Property due to geography and spatial challenges.
- **Reduction in lot width**—as discussed, the developable portion of the Property is concentrated in the middle of the Property due to geography and spatial challenges.

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

Response: Yes.

- **Rear alley setback**—the redevelopment requires perpendicular gridded streets and increase the amount of corner lots, where alley setbacks are imposed from various sides. This reduces the developable portion of all lots. A hardship also arises on account of the geographic challenges and other challenges related to reconstruction of the older retail building. These development costs can only be offset by either, increases in density or reductions in lot sizes. To harmonize this development with the surrounding intensities of use, the developer has elected to develop detached housing products (as opposed to attached housing) while requesting variances from the development code.
- **Increase in building coverage**—reductions in the developable portion of the Property cause result in smaller sized lots. While this increases impervious surfaces from the UDO standards, the lot is currently being used for a supermarket and parking lot and

is, primarily impervious. Therefore, the reduction nets pervious surfaces and green space from the current condition.

- **Minimum lot size reduction**—as discussed, the developable portion of the Property is concentrated in the middle of the Property due to geography and spatial challenges.
- **Reduction in lot width**—as discussed, the developable portion of the Property is concentrated in the middle of the Property due to geography and spatial challenges.

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

Response: Yes.

- **Rear alley setback**— The existing and aged retail shopping center creates a sizable challenge for redevelopment. As discussed, the deconstruction has associated costs that are beyond those experienced in traditional greenfield development. Additionally, the existing retail market and this Property's location away from higher trafficked commercial corridors make continued commercial uses a substantial detriment.
- **Increase in building coverage**—same as above.
- **Minimum lot size reduction**— same as above.
- **Reduction in lot width**— same as above.

(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: Yes.

- **Rear alley setback**— The development project replaces an underutilized and aging retail building and the associated, largely vacant, parking lot with a vibrant single-family neighborhood. This is consistent with the goals of the Comprehensive Plan and the intent of the Unified Development Code. Moreover, the proposed use would be less intensive on utility and city services than the use that is permitted by right.
- **Increase in building coverage**—same as above.
- **Minimum lot reduction**— same as above.
- **Reduction in lot size width**— same as above.

E. Requested Conditions

- 1) The property shall be developed substantially in accordance with the plans by PEC dated December 6, 2023.
- 2) Single family detached lots will have a minimum lot width of 31' exclusive of public street rights-of-way.

- 3) Each unit shall contain a minimum of 1,200 sf.
- 4) A minimum landscaped buffer will be installed and maintained along Upper Hembree Rd.
- 5) The units should have driveways that allow for two cars to park on each driveway.
- 6) Elevations and architectural treatment shall be substantially in accordance with the materials attached as Exhibit A. These include cementitious siding brick and board and batten. The elevations show the variation in the façade and the massing of the units.
- 7) The project provides approximately 4.9 acres of community space (± 25.35 % of total site) which includes ± 1.47 acres of amenity space (± 7.6 % of total site) and ± 3.43 acres of green space (including the detention pond) (± 17.75 % of total site).
- 8) Stormwater management will employ smart stormwater design techniques (e.g. rain gardens, enhanced swales, etc.) within the main stormwater detention area(s).
- 9) Pedestrian amenities including pathways and benches should be included throughout the development and amenity areas.
- 10) No more than 10% of the residential units will be permitted to be rented, as recorded in the HOA's declarations and covenants.
- 11) New utilities interior to the site will be placed underground

F. Preservation of Rights

It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current Master Plan and its current zoning is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

CONCLUSION

The Applicant respectfully requests that the Alpharetta City Council grant the requested Future Land Use Plan amendment, rezoning, and the variances as submitted. We very much look forward to working with you, your staff, and the Council towards development of an excellent project

Respectfully submitted,



Kathryn M. Zickert

CC: Kevin Norton, PE
Hannah Cates
Kelly Rhino

Alpharetta

(0)

LOG IN

Real Estate

View Bill

As of

12/12/2022

Bill Year

2023

Bill

2304333

Owner

AMAZON.COM SERVICES LLC

Parcel ID

12-0280-0380-082-5

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2028	\$46,234.27	\$46,234.27	\$0.00	\$0.00	\$0.00
TOTAL		\$46,234.27	\$46,234.27	\$0.00	\$0.00	\$0.00

Home

Citizen Self Service

Alcohol and Business License Renewals

General Billing

Personal Property

Real Estate

View Bill

Charges

Property Detail

Owner Information

Assessment

Assessment History

Tax Rates

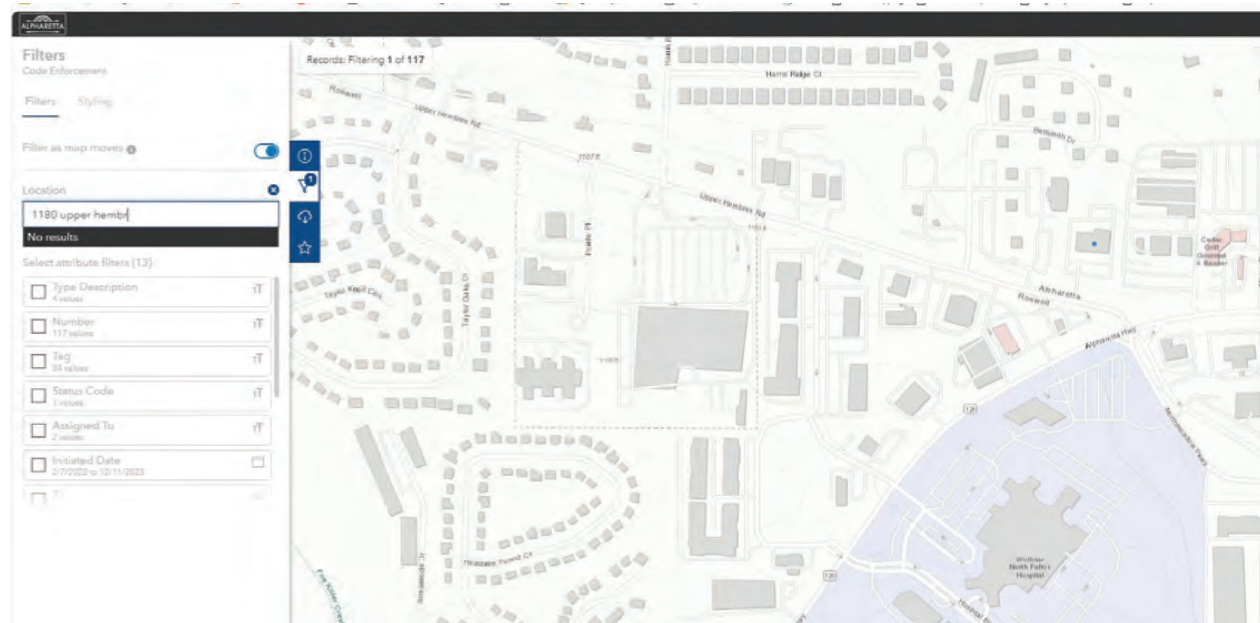
All Bills

Contact Us

Search Results

New Search

Utility Billing



*His Hands Tree Preservation, LLC.
PO Box. 441241
Kennesaw, GA. 30160
Phone: (404) 661-2700
Email: HisHandsTP@gmail.com
ISA Certified Arborist WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor*

SPECIMEN TREE REPORT

*Tree Inventory
1180 Upper Hembree
Alpharetta, GA 30076*

Prepared For:

**EAH Acquisition, LP.
Mr. Nate Welch
5775 Glenridge Drive
Building D, Suite 350
Atlanta, GA 30328
Phone: 770-541-5250
Email: nwelch@empirecommunities.com**

Assessor:

**Robert Brettschneider
His Hands Tree Preservation, LLC
Owner
ISA Certified Arborist #WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor**

October 24, 2023

On October 24, 2023, Robert Brettschneider, Owner of His Hands Tree Preservation and an International Society of Arboriculture (ISA) Certified Arborist, conducted the onsite tree assessment and inventory. This assessment aimed to verify sizes and evaluate the biological and structural health of the specimen and boundary/shared trees.

All specimen-sized trees were assessed for insect infestations, disease pressures, structural defects, biological decline, and overall health. A health and structural assessment was performed as a visual ground assessment and documented in the report.

Smaller non-specimen trees in the parking lot areas were also assessed and identified if the health and condition were poor or the tree was dead.

The following criteria per the City of Alpharetta Unified Development Code were used to determine Boundary/Shared Trees or Specimen Tree statuses. Determining a tree's specimen status is ultimately up to the City of Alpharetta Arborist and staff.

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

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

Trees of Quality and Tree Groupings or Groves: are trees that warrant protection or preservation based upon the size, condition, special interest, character, etc.

Site Location:

This piece of land contains several buildings. The site is fully developed with the old Harris Teeter grocery store. Most of the parking lot trees on site were of poor quality, and the buffering area of trees was in fair condition.

Table and Report:

The table below summarizes the inventory and assessment of the specimen trees on this site. The table contents contain the following information.

Tree ID: The specific metal identification tag on the tree.

Tree Size: The size of the tree measured at 3.5 feet on the trunk gives the diameter size.

Tree Species: Identifies the genus and species of each tree.

Condition Rating: The condition rating comprises three distinct qualities: health, structure, and form.

- *Health:* Tree health (vigor) includes evaluation of the crown density, foliage color, leaf size, annual shoot growth, disease infections, insect infestations, the presence of injuries, and shoot dieback symptoms.
- *Structural:* The tree structural evaluation includes assessing tree features impacting the structural integrity. These conditions may have the presence of codominant stems, weak branch attachments, decay indicators, root collar burial, dead and dying branches, low live crown ratio, visual cavities, and other conditions of concern.
- *Form:* The tree form considers the tree's growth habit – its symmetry, shape, or silhouette. The form is also based on the tree species, site conditions, proximity to other trees or structures, and management history.

The condition ratings are categorized as good, fair, and poor.

- *Good:* The vigor is normal for the species. There is no significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor. It has a well-developed structure. The defects are minor and can be corrected. There are minor asymmetries/deviations from species norm.
- *Fair:* The tree has a reduced vigor. Damage from insects or diseases is significant and associated with defoliation but is not likely fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the crown. The tree has a single defect of a significant nature or multiple moderate defects. The defects are not practical to correct or would require multiple treatments over several years. The tree form has major asymmetries/deviations from species norm and/or intended use. The functions and/or aesthetics are compromised.
- *Poor:* The tree is unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. The tree has a potentially fatal pest infestation. Has an extensive twig and/or branch dieback. The tree has a single serious defect or multiple significant defects. Recent change in tree orientation. The structural problems cannot be corrected and may fail at any time. The tree form is largely asymmetric/abnormal and distracts from the intended use and/or aesthetics significantly.

Specimen Tree: An "X" identifies that the City of Alpharetta Arborist would consider the specimen tree a non-recompense



FERNLEAF
Park





FERNLEAF
Park



FERNLEAF
Park





FERNLEAF
Park





FERNLEAF
Park





FERNLEAF
Park



Suitability for Preservation: This categorizes a tree's potential to be an asset to the project following development. While this rating is future-focused, it is based on the species, current size, current condition, and species tolerance to construction. This rating is not based on specific construction plans or anticipated impacts on the tree.

The preservation ratings are categorized as high, medium, and low.

- *High:* A tree that is in good condition, has a long remaining lifespan, is desirable, and a species that can tolerate construction damage.
- *Moderate:* A tree with a moderate rating is between the High and Low ratings. They have conditions or qualities that could be mitigated with arboriculture treatments (pruning, pest management, soil management, or supplemental irrigation).
- *Low:* A tree in poor condition, has a short remaining lifespan, has poor aesthetics, is intolerant of construction damage, or is an invasive species tree.

The species tolerance ratings were taken from Coder, Kim D. 2021. Tree Tolerance of Site Development Activities. University of Georgia, Warnell School of Forestry & Natural Resources Outreach Publication WSFNR21-45C. Pp.6

Table Key and Results:

The bold type indicated a specimen tree.

Italic type indicates a boundary or shared tree.

Table: Trees on site

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form	"X"		Main problems
276	24	Red Maple	Good	Good	Good	X	High	
277	28	Red Maple	Good	Good	Good	X	High	
278	28	Red Maple	Good	Poor	Fair		Moderate	V-Union split and crack. Preserving tree would require cable and throughbolt braces.
279	21	Leyland Cypress	Good	Good	Good	X	Moderate	
280	22	Leyland Cypress	Good	Good	Good	X	Moderate	
281	15	Yoshino Cherry	Fair	Fair	Good	X	Moderate	

282	12	Yoshino Cherry	Fair	Fair	Good	X	Moderate	
283	15	Yoshino Cherry	Fair	Fair	Good	X	Moderate	
284	35	Northern Red Oak	Good	Good	Fair	X	Moderate	
285	28	Red Maple	Good	Good	Good	X	Moderate	
286	21	Yoshino Cherry	Fair	Fair	Fair	X	Moderate	Multi-stemmed leader.
287	30	Loblolly Pine	Fair	Fair	Fair	X	Moderate	

Photos



Tree #278 Red Maple with "V" union



Several Yoshino Cherry with straps



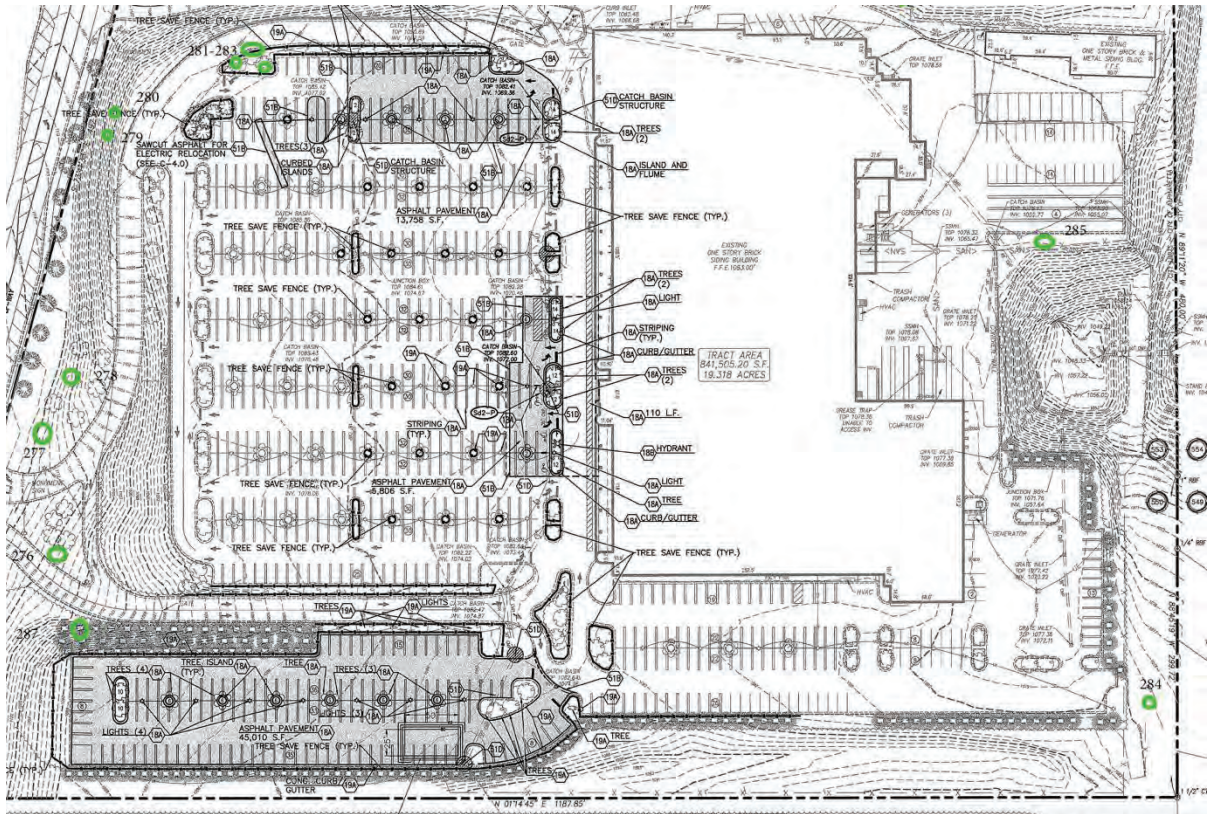


Parking lot trees are fair to Poor condition





Map



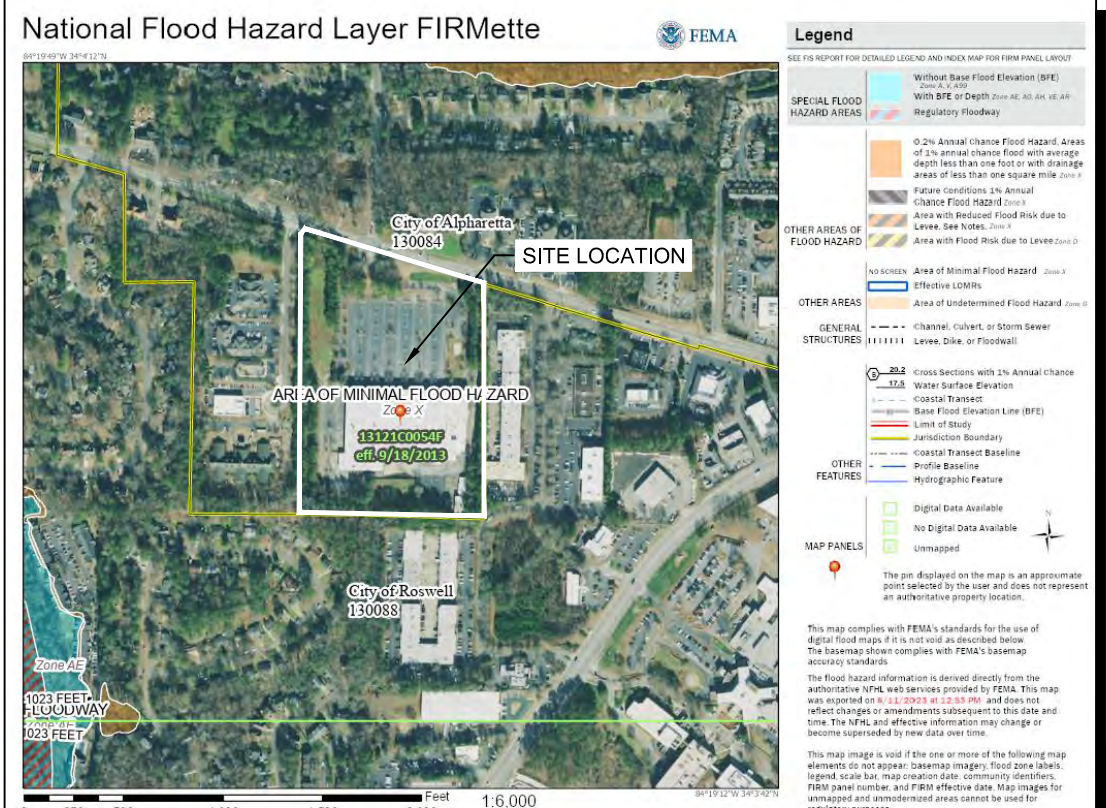
The above observations, discussion, and recommendations are based on my professional experience and education. It is important to note that trees are natural living things, and it is impossible to predict when a tree may die or fail, especially when impacted by construction, human intervention, natural causes, or other means.

Thank you for the opportunity to assist you with this project. Please let me know if you have any questions. I can be contacted by email at hishandstp@gmail.com.



Robert D. Brettschneider
His Hands Tree Preservation, LLC.
Owner
ISA Certified Arborist WI-0338 AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor
Certified Pesticide Applicator GA #04207

--



1. SINGLE FAMILY DETACHED VARIANCES
 - 1.1. REDUCE REAR ALLEY SETBACK FROM 20 FEET TO 0 FEET
 - 1.2. INCREASE THE LOT COVERAGE FROM 40% TO 65% FOR IMPERVIOUS COVERAGE.
 - 1.3. REDUCE THE MIN. LOT AREA FROM 4,500 FEET TO 2,000 FEET FOR REAR LOADED HOMES.
 - 1.4. REDUCE THE MIN. LOT WIDTH FROM 50 FEET TO 31 FEET

1. ALL SIDEWALKS SHOWN ARE FOR ILLUSTRATIVE PURPOSES. SIDEWALKS WILL BE DESIGNED AT LATER DATE TO HAVE DIFFERENT TYPES OF MATERIALS IN GREEN SPACE AREAS AND BE UNIQUE. (NOT ALL CONCRETE.)
2. SECOND ENTRANCE IS TO BE FIRE ACCESS ONLY AND 20 FEET IN WIDTH.

SITE DATA:	
SITE AREA	19.32 ACRES
ZONING	
EXISTING ZONING	PSC
PROPOSED ZONING	R-84D
ZONING JURISDICTION	CITY OF ALPHARETTA, GEORGIA
PROPERTY SETBACK/BUFFER REQUIREMENTS	
FRONT SETBACK	65 FEET
SIDE SETBACK FROM ADJACENT PROPERTY	5 FEET
REAR SETBACK	NOT SPECIFIED - 0 FEET
SINGLE FAMILY DETACHED LOT SETBACKS	
FRONT YARD SETBACK	NOT SPECIFIED 0 FEET
SIDE YARD SETBACK	0 FEET
MAJOR SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	0 FEET W/ ALLEY/ 0 FEET WITHOUT ALLEY
DEVELOPMENT STANDARDS	
MAX. HEIGHT OF BUILDINGS	35 FEET
MAX. PRINCIPAL BUILDING COVERAGE	65% IMPERVIOUS COVERAGE
MIN. FLOOR AREA PER DWELLING UNIT	1,200 SF
REAR LOADED CRITERIA	
REAR LOADED HOMES PROVIDED	99 UNITS
REAR LOADED HOME LOT SIZE MIN.	2,000 SF
REAR LOADED HOME LOT WIDTH MIN.	31 FEET
FRONT LOADED CRITERIA	
FRONT LOADED HOMES PROVIDED	53 UNITS
FRONT LOADED HOME LOT SIZE MIN.	4,500 SF
FRONT LOADED HOME LOT WIDTH MIN.	38 FEET
TOTAL RESIDENTIAL HOMES PROVIDED	149 UNITS
SITE DENSITY PROVIDED	7.71 DUA (149 UNITS/ 19.32 ACRES)
MAX DENSITY ALLOWED IN DISTRICT	8 UNITS PER ACRE
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED	298 SPACES (2 SP/ DWELLING UNIT)
GUEST PARKING REQUIRED	15P/20 UNITS / 149 UNITS = 8 SPACES
GUEST PARKING PROVIDED	36 SPACES
HOME PARKING PROVIDED	596 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
TOTAL PARKING PROVIDED	632 SPACES (4.24 SP/UNIT)
PARKING REQUIREMENTS	
AMENITY SPACE PROVIDED	1.47 AC. 7.6% (Includes Dog Park, Amenity, Courts)
GREEN SPACE TOTAL	5.43 AC. 17.75% (Includes Pond)

PEC+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORESCENCE + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

UPPER HEMBREE
RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
1180 UPPER HEMBREE ROAD
ALPHARETTA, GEORGIA 30076
CITY ALPHARETTA JURISDICTION

FOR
EMPIRE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

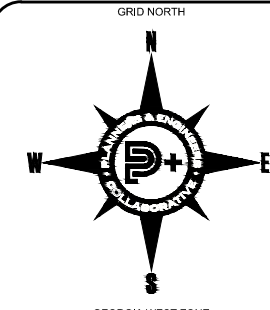


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

REZONING MASTER PLAN



SCALE: 1" = 50'
DATE: 12/6/2023
PROJECT: 20167.00C



Z1
SHEET

24 HOUR CONTACT
KELLEY RHINO



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: March 25, 2024

AGENDA ITEM: E-24-01 GRECO/1530 STELTEN WAY BACKYARD CHICKENS

The applicant, Hannah Greco, is requesting consideration of an exception to allow backyard chickens on a property less than one (1) acre and with a chicken coop side setback of thirteen feet (13'). The chickens and associated structures are currently existing on the property. The subject property is located at 1530 Stelten Way in the Fuller Farms subdivision.

STAFF RECOMMENDATION:

Approve E-24-01 Greco/1530 Stelten Way Backyard Chickens, subject to the following conditions:

1. Backyard chickens shall be permitted on a 0.47-acre property located at 1530 Stelten Way, subject to compliance with all related City regulations except as noted in the conditions below.
2. Chicken coop shall be permitted as depicted on the submitted site plan with a 13' side setback.
3. Exception to allow backyard chickens shall be limited to the current property owner.

ITEM DESCRIPTION:

The submitted request, if approved, would allow backyard chickens on a property less than one (1) acre and with a chicken coop side setback of thirteen feet (13'). The chickens and associated structures are currently existing on the property. The City's Code Enforcement Division identified the non-conformity and notified the property owner of the need to resolve the matter. The subject property is located at 1530 Stelten Way in the Fuller Farms subdivision.

The 0.47-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and is developed with a one (1) story, 1,590 square foot single-family detached home. Surrounding properties are zoned R-15 and located in the Fuller Farms subdivision, except that the property to the north is located in the Brierfield subdivision.

Unified Development Code (UDC) Subsection 2.3.3, Accessory Uses and Structures, allows backyard chickens on minimum one (1) acre properties with a single-family detached dwelling. The regulations limit the number of backyard chickens to no more than six (6) hens, no roosters allowed, minimum 25' side and rear setbacks for structures associated with backyard chickens, and no chickens permitted within undisturbed stream buffers, wetlands, or floodplain.

The submitted site plan depicts the existing chicken coop and run in the rear yard of the property and with a side yard setback of approximately thirteen feet (13') from the western side property line. The chicken coop and run are setback approximately 55' from the rear property line. The chicken coop is nine feet (9') by seven feet (7'), or 63 square feet, and the chicken run is eighteen feet (18') by fourteen feet (14'), or 252 square feet. Neither structure requires a building permit. There is a twenty-foot (20') visual screen, or landscape buffer, along the rear property line, which abuts Mid Broadwell Road. The buffer is heavily landscaped with evergreen material and includes a six-foot (6') tall berm. The applicant has six (6) hens and no roosters.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

Response: The property does not have exceptional conditions due to its size, shape or topography that justifies the applicant's request. However, the rear yard of the property is not visible from Mid Broadwell Road due to the presence of a heavily landscaped twenty-foot (20') visual screen, which includes a six-foot berm along Mid Broadwell Road. In addition, the applicant has had the backyard chickens for approximately three (3) years without any complaints.

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

Response: Application of the ordinance would require the property owner to remove the backyard chickens and associated chicken coop and run.

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 peculiar conditions which support the applicant's request. The property has a heavily landscaped twenty-foot (20') visual screen, which includes a six-foot berm along Mid Broadwell Road. In addition, the applicant has had the backyard chickens for approximately three (3) years without any complaints.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The applicant's proposal should not cause a substantial detriment to the public good. Exceptions have been approved to allow backyard chickens on residential lots less than one (1) acre. An adjacent neighbor and the Fuller Farms HOA are in support of the applicant's request.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that the exception does not conflict with the established review criteria. Exceptions have been approved to allow backyard chickens on residential lots less than one (1) acre. An adjacent neighbor and the Fuller Farms HOA are in support of the applicant's request.

CITIZEN PARTICIPATION PLAN

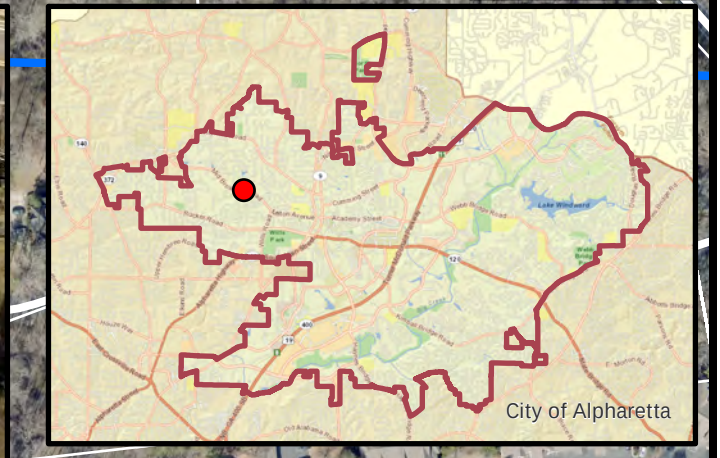
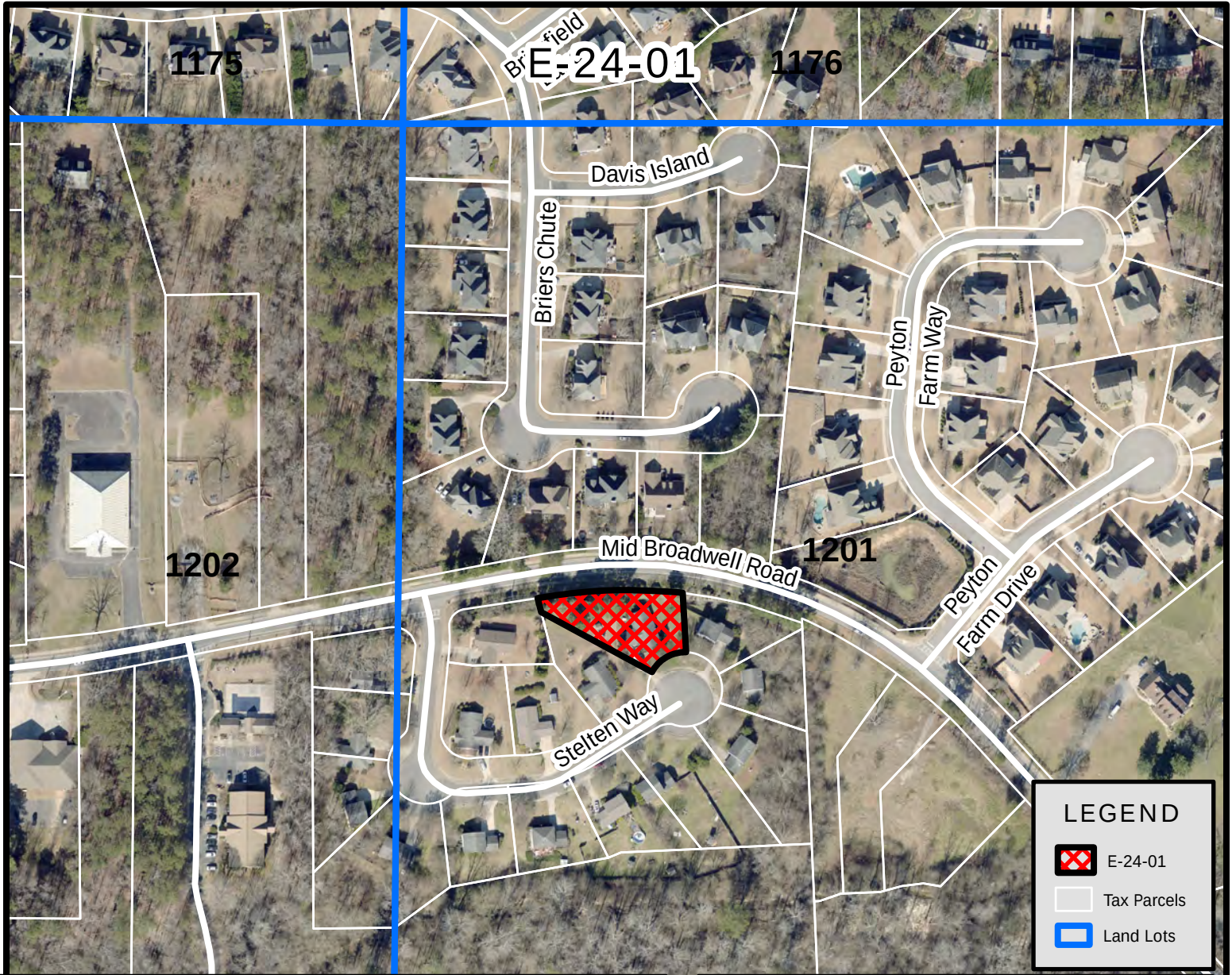
The applicant notified all properties within 500' of the subject property and the Fuller Farms HOA regarding the request for exception and intent for the property. The applicant's report indicates that several members of the public reached out to express their support for the

request. Two (2) people expressed concern that the chickens would attract wildlife to the area. Letters of support were provided from an adjacent property, 1520 Stelten Way, and Fuller Farms HOA.

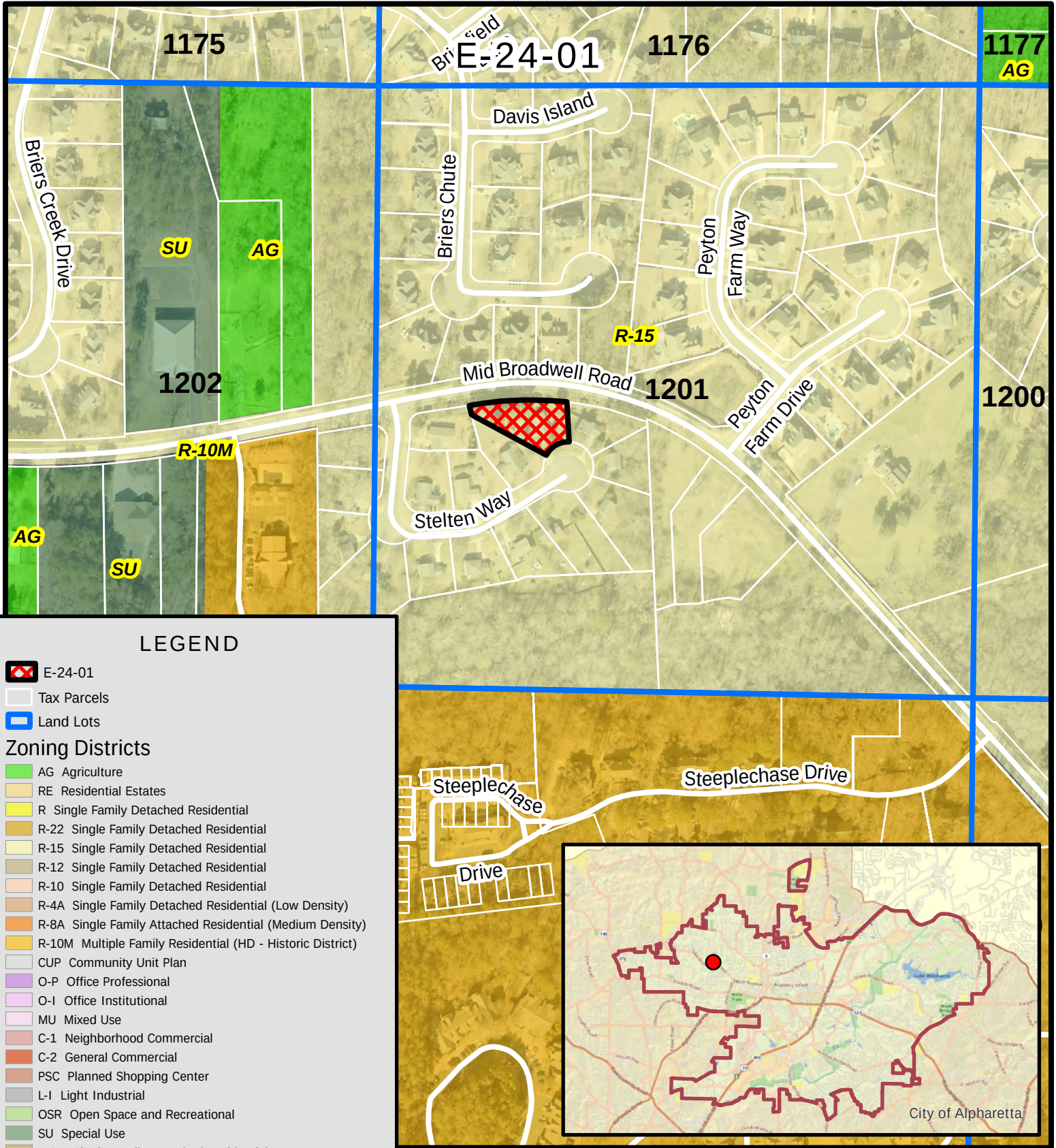
COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on February 14, 2024. There were several public comments in support of the applicant's request.

ATTACHMENTS:
• Aerial Map • Zoning Map • Future Land Use Map • Location Map • CZIM • Citizen Part B • Application



E-24-01
D/LL: 2/2/1201
CC: 3/25/24



LEGEND

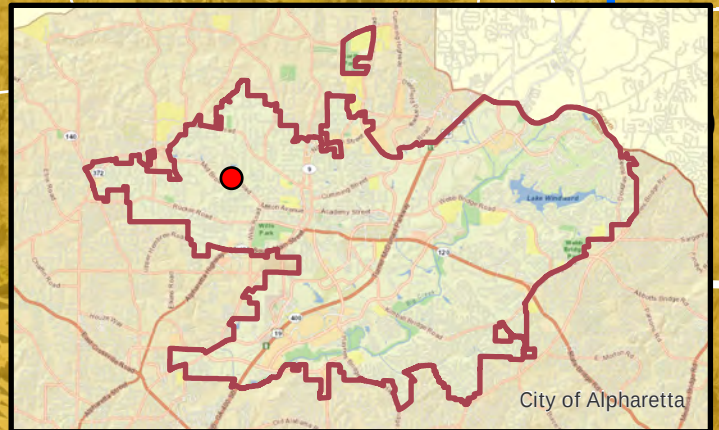
E-24-01

Tax Parcels

Land Lots

Zoning Districts

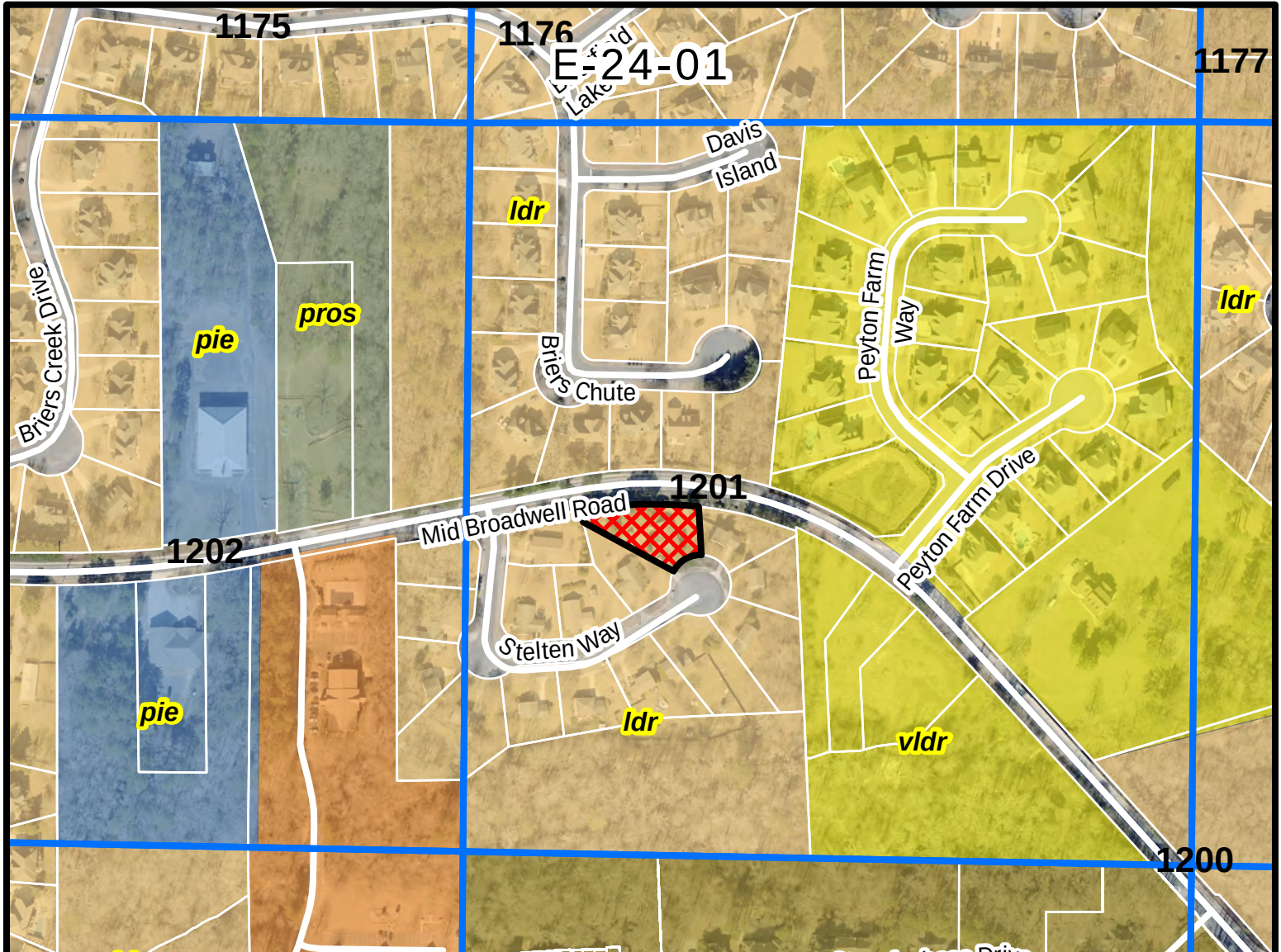
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)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



E-24-01

D/LL: 2/2/1201

CC: 3/25/24

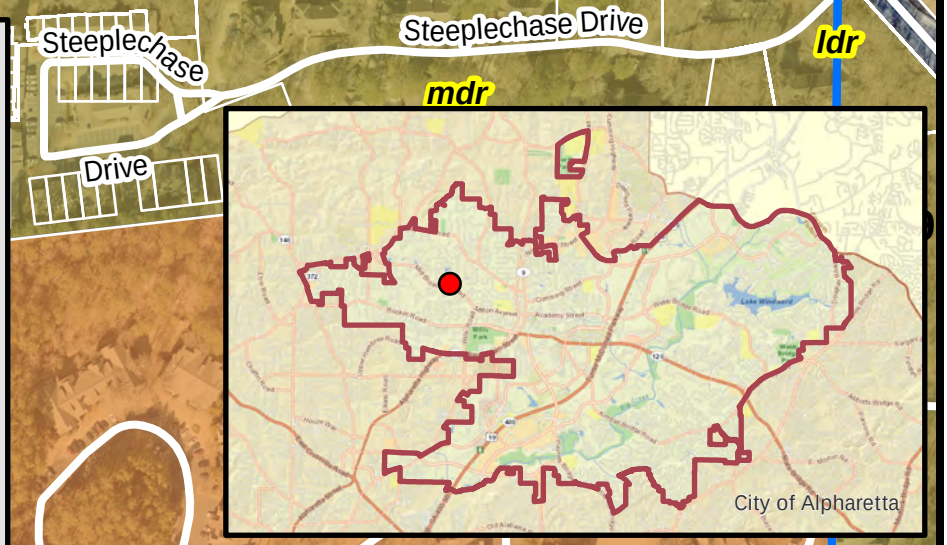


LEGEND

- E-24-01
- Tax Parcels
- Land Lots

2040 Future Land Use

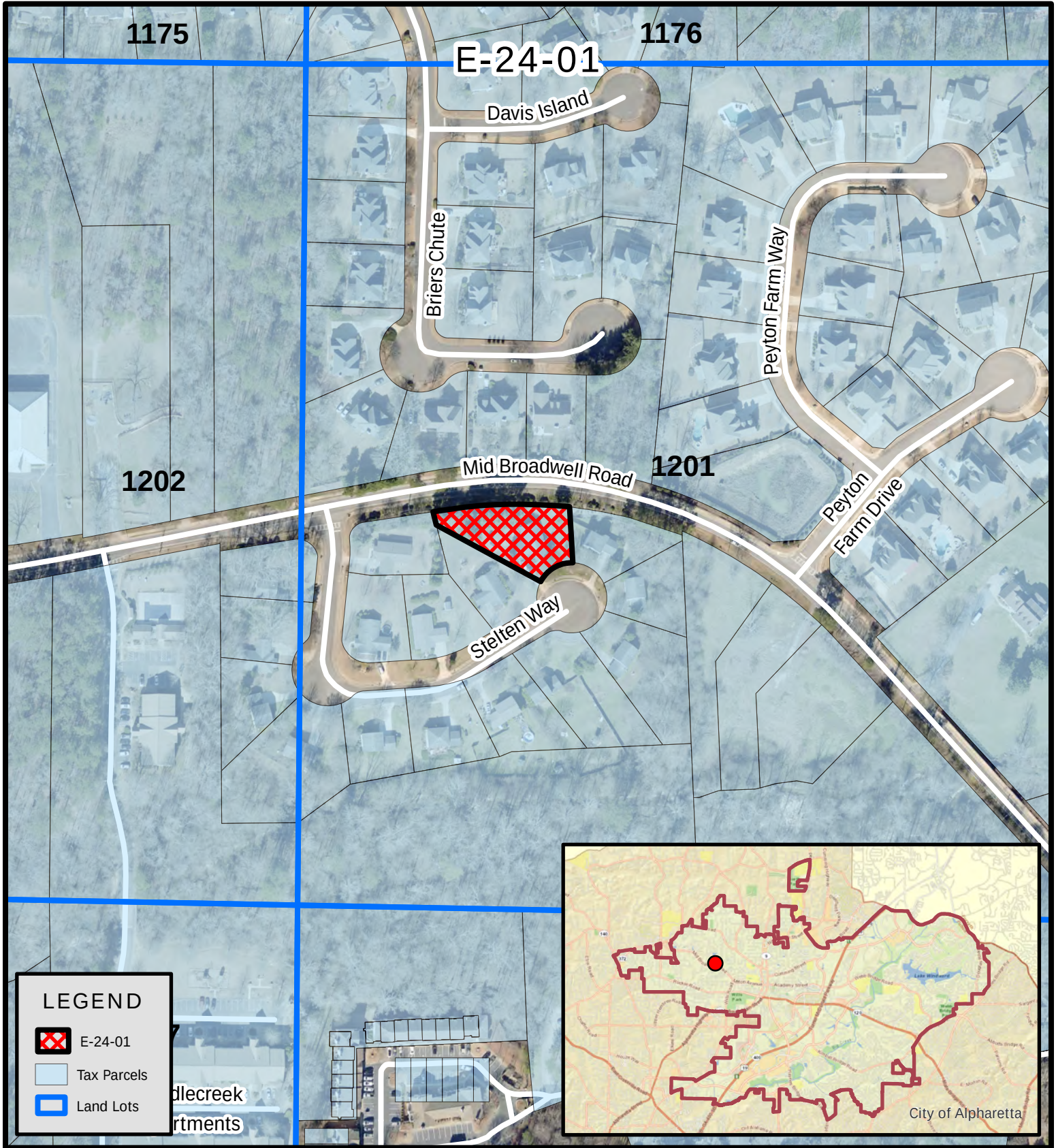
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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



E-24-01

D/LL: 2/2/1201

CC: 3/25/24



E-24-01
D/LL: 2/2/1201
CC: 3/25/24

Location Map
Greco/Stelten Way Exception
1530 Stelten Way

Location Map Provided by:
Community Development - GIS
Page 289 of 350

Community Zoning Information Meeting (CZIM)

February 14, 2024

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

E-24-01 / Greco/1530 Stelten Way Backyard Chickens

NAME	ADDRESS	COMMENTS
Gina Sant	1555 Stelten way Alpharetta Ga 30004	Love the chickens - let em stay!
Christie Runk	1520 Stelten way Alpharetta Ga 30004	I thoroughly enjoy going over there & feeding them stuff that I have left in my refrigerator. It is really therapeutic for me.
Adrienne Mills	1500 Stelten way Alpharetta, Ga 30004	The chickens are no bother to any of us. Barely know they're there.
Francesca Connolly	1465 Briens chute Alpharetta, GA 30004	NA The chickens have never been an issue, and they should.
Laura McLaughlin	1670 Briens Chute Alpharetta GA 30004	In 13 years that I have lived here, this was not created an issue.
Ryanne	58 Gordon St Alpharetta, GA 30004	Love the Eggs / Healthy & no issues w/ it.

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Greco / 1530 Stelten Way Backyard Chickens

Contact Name: Hannah Greco

Telephone: 678-517-4888

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.

Many individuals reached out to express their support. However, 2 individuals expressed their concern. They worried that introducing chickens would attract more wildlife such as hawks and coyotes. These concerns were expressed verbally.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*



Letter



Personal Visits



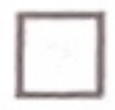
Telephone



Group Meeting



Email

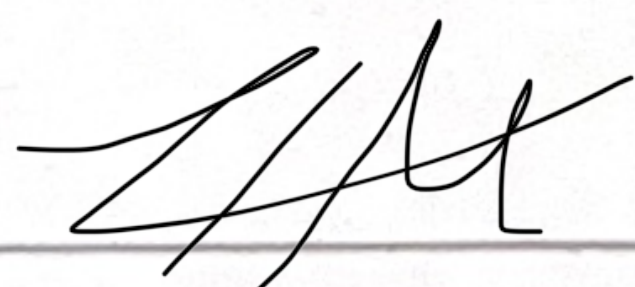


Other (Please Specify) _____

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

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

Signature of Authorized Agent: _____



Date: _____

2-15-24

Print Form

January 22, 2024

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of an exception to allow backyard chickens on a 0.47-acre residential property with a chicken coop that is approximately 13' from the side property line at 1530 Stelten Way.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, February 14, 2024, 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 City Council on Monday, March 25, 2024, at 6:30 PM.

The meeting 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 678-517-4888.

Sincerely,

Hannah Greco

1530 Stelten Way

Alpharetta, GA 30004

Community Zoning Information Meeting (CZIM)

February 14, 2024

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

E-24-01 / Greco/1530 Stelten Way Backyard Chickens

NAME	ADDRESS	COMMENTS
Gina Dant	1555 Stelten Way Alpharetta Ga 30004	Love the chickens - let em stay!
Christie Rank	1520 Stelten Way Alpharetta Ga 30004	I thoroughly enjoy going over there & feeding them stuff that I have left in my refrigerator. It is really therapeutic for me.
Adrienne Mills	1500 Stelten Way Alpharetta, Ga 30004	The chickens are no bother to any of us. Barely know they're there.
Francesca Connolly	1665 Briens Chute Alpharetta, GA 30004	SA The chickens have never been an issue, and they should.
Laura McLaughlin	1670 Briens Chute Alpharetta GA 30004	In 13 years that I have lived here, this was not created an issue.
Ryan	58 Gordon St Alpharetta, GA 30004	Love the Eggs / Healthy & no issues w/ it.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

ORIGINAL

FOR OFFICE USE ONLY

Case #: PHA 240001

PH #: V-24-06

☐ 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: Hannah Greco

Telephone: 678-517-4888

Address: 1530 Stelten Way

Suite: _____

City Alpharetta

State: GA

Zip: 30004

Fax: _____

Mobile Tel: _____

Email: Hannahmills127@gmail.com

Subject Property Information:

Address: 1530 Stelten Way

Current Zoning: _____

District: _____

Section: _____

Land Lot: _____

Parcel ID: _____

Proposed Zoning: _____

Current Use: Residential

This Application For (Check All That Apply)

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

The proposed use of the property is for residential purposes with an additional component dedicated to agricultural activities, specifically the raising of chickens. This integration of a small-scale agricultural operation aligns with sustainable responsible use of the land.

Applicant's Request (Please itemize the proposal):

- Requesting an exception to the ordinance regarding keeping chickens on properties less than 1 acre in size.
- Seeking permission to raise chickens on a combined area of approximately 1 acre including the applicant's lot (.47 acres) and the adjacent neighbor's lot.
- Proposing a variance to the requirement of the chicken coop being 25 feet away from the neighbor's property due to the expressed support and positive relationship with the adjacent neighbor.
- Seeking permission to keep the coop 13 feet from the side property line and 55 feet from the rear property line.

This request is made with the intention of fostering community harmony, maintaining sustainable practices, and addressing the unique circumstances surrounding the property and its adjoining neighbor.

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

The applicant's intent is to establish a residence on a .47-acre property and concurrently raise chickens for personal sustenance, despite the existing ordinance limiting chicken keeping to properties of 1 acre or larger. The proposal seeks an exception to this regulation based on the grounds:

- The combined area of the applicant's lot and the neighboring lot amounts to approximately 1 acre, supporting a reasonable allocation for chicken keeping.
- The adjacent neighbor not only welcomes but finds therapeutic value in the presence of the chickens, expressing explicit support for this endeavor.
- Multiple neighbors endorse the proposal, indicating a broader community acceptance of the intended use of the property.
- The primary purpose of raising chickens is for sustenance through the consumption of eggs, contributing to a self-sufficient lifestyle.

Overall, the applicant aims to harmonize residential living agricultural activities, and community well-being while adhering to responsible land use practices.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Cameron Greco

Telephone: 678-668-9055

Address: 1530 Stelten Way

Suite: _____

City Alpharetta

State: GA

Zip: 30004

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: Hannah Greco

Telephone: 678-517-4888

Address: 1530 Stelten Way

Suite: _____

City Alpharetta

State: GA

Zip: 30004

So Sworn and Attested:

Owner Signature: _____

Notary:

Notary Signature: _____

Leila Karobi



Date: _____

12-22-23

Date: _____

12/22/23

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: Hannah Greco

Subject Public Hearing Case: Backyard Chickens

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: 1-2-24

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

Extraordinary and exceptional conditions pertaining to the subject property include its size of 0.47 acres, which falls below the 1-acre minimum typically required for chicken-keeping. The unique configuration, combined with the desire for small-scale agricultural activities, sets it apart from the standard properties governed by the zoning regulations.

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

The application of Zoning Code standards to the subject property, specifically the 1-acre requirement for chicken-keeping, would create an unnecessary hardship. The size constraint poses limitations on conventional land use, and strict adherence to the code would hinder reasonable and sustainable development, particularly considering the property's combined area with the neighboring lot.

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

Peculiar conditions of the subject property include its sub-1-acre size and the combined lot area with the neighboring property. These conditions influence the proposed use, with a focus on residential living and small-scale agriculture, diverging from conventional zoning expectations.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code. The proposal aligns responsible land use practices, supported by neighbor endorsements and the therapeutic benefits recognized. Granting relief would contribute positively to community well-being without compromising broader zoning objectives.

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.

Dear Greco Family,

I trust this letter finds you well. I am writing to express my wholehearted support for your desire to raise chickens on your property. Having witnessed the positive impact of your intention, I believe it not only adds to the charm of our neighborhood but also brings about therapeutic benefits that have personally affected me.

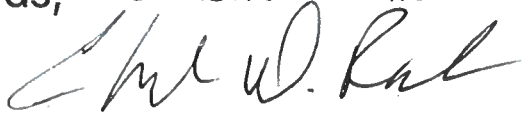
The presence of your chickens has become a source of joy and tranquility for me. The rhythmic clucking and gentle rustle of feathers create a calming atmosphere that I find truly therapeutic. It's a simple pleasure that enhances the quality of our community living.

Understanding that your endeavor aligns with your desire for sustenance through the consumption of eggs further solidifies my endorsement. The self-sufficiency and sustainability you aim for are commendable, contributing positively to the ethos of our neighborhood.

Should there be any neighborhood discussions or considerations regarding your request, please consider me a vocal supporter. I am more than willing to share my experiences and thoughts on the invaluable contribution your chickens make to our shared environment.

Wishing you success in obtaining the necessary approvals, and looking forward to continued enjoyment of the therapeutic presence of your feathered friends.

Best Regards, Christie Rank



1520 Stelten Way
Alpharetta, GA. 30004

Dear Mrs. Greco,

As the President of the Fuller Farms Homeowners Association, I am writing to confirm our endorsement of your proposal to raise chickens on your property.

After careful consideration, the board has reviewed your plans and recognizes your commitment to adhering to our community guidelines and regulations. We appreciate your dedication to maintaining a responsible and sustainable approach to chicken rearing.

Please be advised that, as with any community activity, we request that you continue to be mindful of your neighbors and take necessary measures to prevent any potential disturbances.

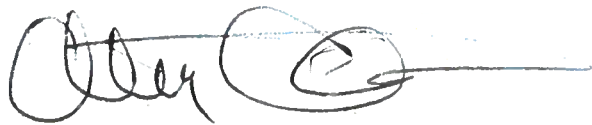
This endorsement is intended to assure you and your neighbors that the Fuller Farms HOA supports your initiative. If you have any further questions or if we can be of assistance in the future, please do not hesitate to contact us.

We wish you success in your endeavor and thank you for your cooperation in upholding the standards of our community.

Sincerely,

President, Fuller Farms HOA

Alexsander Cintron

A handwritten signature in black ink, appearing to read 'Alexsander Cintron', with a long horizontal line extending to the right.

1545 Stellen Way
Alpharetta GA 30004

727-301-6412

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: _____

Contact Name: Hannah Greco Telephone: 678-517-4888

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

- | | |
|--|--|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

The applicant will personally visit each individual on the list, if they're not home when applicant visits, then a letter will be left behind. Individuals with questions or concerns can reach out via telephone.

TO WHOM IT MAY CONCERN
1530 STELTEN WAY
ALPHARETTA GA 30004

PEYTON FARM
HOMEOWNERS ASSOCIATION INC
1000 HOLCOMB WOODS PKWY
BLDG/STE 200 200
ROSWELL GA 30076

OWUSU AWUAH JACQUELINE HANNAH
& OCRAN WILLIAM
12340 PEYTON FARM WAY
ALPHARETTA GA 30004

PATRICK MICHAEL C & PATRICK JILL L
12345 PEYTON FARM WAY
ALPHARETTA GA 30004

WILLIS MATTHEW & WILLIS RACHEL
12350 PEYTON FARM WAY
ALPHARETTA GA 30004

KALPATHI VINOD & KRISHNAN RAMYA
12360 PEYTON FARM WAY
ALPHARETTA GA 30004

BRIERFIELD
HOMEOWNERS ASSOCIATION INC
1465 NORTHSIDE DR STE 128
ATLANTA GA 30318

MONEY LOUISE E
1485 STELTEN WAY
ALPHARETTA GA 30004-5328

AGUILA DINORAH
1490 STELTEN WAY
ALPHARETTA GA 30004-5328

MILLS ADRIENNE DORIS
1500 STELTEN WAY
ALPHARETTA GA 30004

DIOUBATE SOULEYMANE
1505 STELTEN WAY
ALPHARETTA GA 30004

ISLAS ENRIQUE SANTOS
& LEON FRANCISCA ORTIZ
1510 STELTEN WAY
ALPHARETTA GA 30004

RANK CHRISTINE
1520 STELTEN WAY
ALPHARETTA GA 30004

OSMAN HALIMA A & ALI ALI H
1525 STELTEN WAY
ALPHARETTA GA 30004-5328

GRECO CAMERON PATRICK
1530 STELTEN WAY
ALPHARETTA GA 30004

ADJEI GRACE
1535 STELTEN WAY
ALPHARETTA GA 30004-5328

STONE MACHELL
1540 STELTEN WAY
ALPHARETTA GA 30004

CINTRON SANDRA
1545 STELTEN WAY
ALPHARETTA GA 30004

PALMER LISA EVETTE
1550 STELTEN WAY
ALPHARETTA GA 30004

DAUNT GINA
1555 STELTEN WAY
ALPHARETTA GA 30004

MC ELHANNON RACHELLE
1565 STELTEN WAY
ALPHARETTA GA 30004

BLOOM BRIAN D ET AL
1605 BRIERS CHUTE
ALPHARETTA GA 30004

WRIGHT PHILLIP ALLEN
& DEBORAH HELTON
1610 BRIERS CHUTE
ALPHARETTA GA 30004

COCHRAN DAVID S & SHERRI K
1615 BRIERS CHUTE
ALPHARETTA GA 30004

DOUGHERTY THOMAS
& DOUGHERTY CHRISTINE
1620 BRIERS CHUTE
ALPHARETTA GA 30004

LUTYK NICOLE A
1625 BRIERS CHUTE
ALPHARETTA GA 30004

GEIGER JERALD A & DARA W
1635 BRIERS CHUTE
ALPHARETTA GA 30004

AGAN AYTUL
1645 BRIERS CHUTE
ALPHARETTA GA 30004

NIGAM PRIYANSH & SINGH SHRUTI
1655 BRIERS CHUTE
ALPHARETTA GA 30004

RAMACHANDRA NIKHIL KOUSHIK
SUBBABATTA & KOUSHIK ASHWINI RAO
1655 PEYTON FARM DR
ALPHARETTA GA 30004

CONNOLLY DAVID & FRANCESCA
1665 BRIERS CHUTE
ALPHARETTA GA 30004

MC LAUGHLIN LAURA H
1670 BRIERS CHUTE
ALPHARETTA GA 30004

ANSARI AMIR MORAD
1680 BRIERS CHUTE
ALPHARETTA GA 30004

JSB HOMES INC
2145 CLAY DR
SANDY SPRINGS GA 30350

BATHAEI SHAHRZAD & SHERWIN
610 ST REGIS LN
ALPHARETTA GA 30022

HABITAT FOR HUMANITY
OF NORTH FULTON
814 MIMOSA BLVD
ROSWELL GA 30075

OGBONNA KATHEY F
814 MIMOSA BLVD # C
ROSWELL GA 30075

REYNOLDS TAMMY
814 MIMOSA BLVD # C
ROSWELL GA 30075

Hannah Greco
1530 Stelten Way
Alpharetta, GA 30004
Hannahmills127@gmail.com
678-517-4888
11/30/2023

Dear City of Alpharetta,

I am writing to formally express my intent to keep chickens on my property within Fuller Farms. I have carefully reviewed the existing community bylaws and regulations and understand the responsibilities associated with pet ownership.

Background:

I am enthusiastic about embracing a sustainable and responsible lifestyle, and I believe that keeping a small number of chickens on my property aligns with these values. I am committed to ensuring that this endeavor will not disrupt the harmony of our community but rather contribute positively to our shared living space.

Proposed Guidelines:

To address any potential concerns, I propose implementing the following guidelines to ensure the responsible keeping of chickens on my property:

Enclosure: I will maintain a secure and well-ventilated enclosure for the chickens, meeting all community aesthetic standards and safety requirements.

Number of Chickens: I intend to keep a small number of chickens, within the limits specified by the community bylaws.

Odor and Waste Management: I am committed to promptly and appropriately managing chicken waste to prevent any unpleasant odors or inconvenience to my neighbors.

Noise Control: I will take necessary measures to minimize noise disturbance, ensuring the comfort of neighboring residents.

Request for Approval:

I kindly request approval from the community board for keeping chickens on my property, with the assurance that I will adhere to the proposed guidelines and any additional requirements set forth by the community.

I am open to discussing this further or providing any additional information deemed necessary. I appreciate your time and consideration of my request and look forward to contributing positively to the community.

Thank you for your attention to this matter.

Sincerely,

Hannah Greco

LOT AREA CHART

Book 222 Page 113
 dated Sept. 13, 2001 K. Woods
 Deputy Clerk

CENTERLINE CURVE

STATION	CHORD BEARING	CHORD DIST.	ARC DIST.
10+00	N 89° 31' 10" E	285.25	16° 48' 33"
10+25	N 79° 42' 10" E	155.84	59° 21' 41"

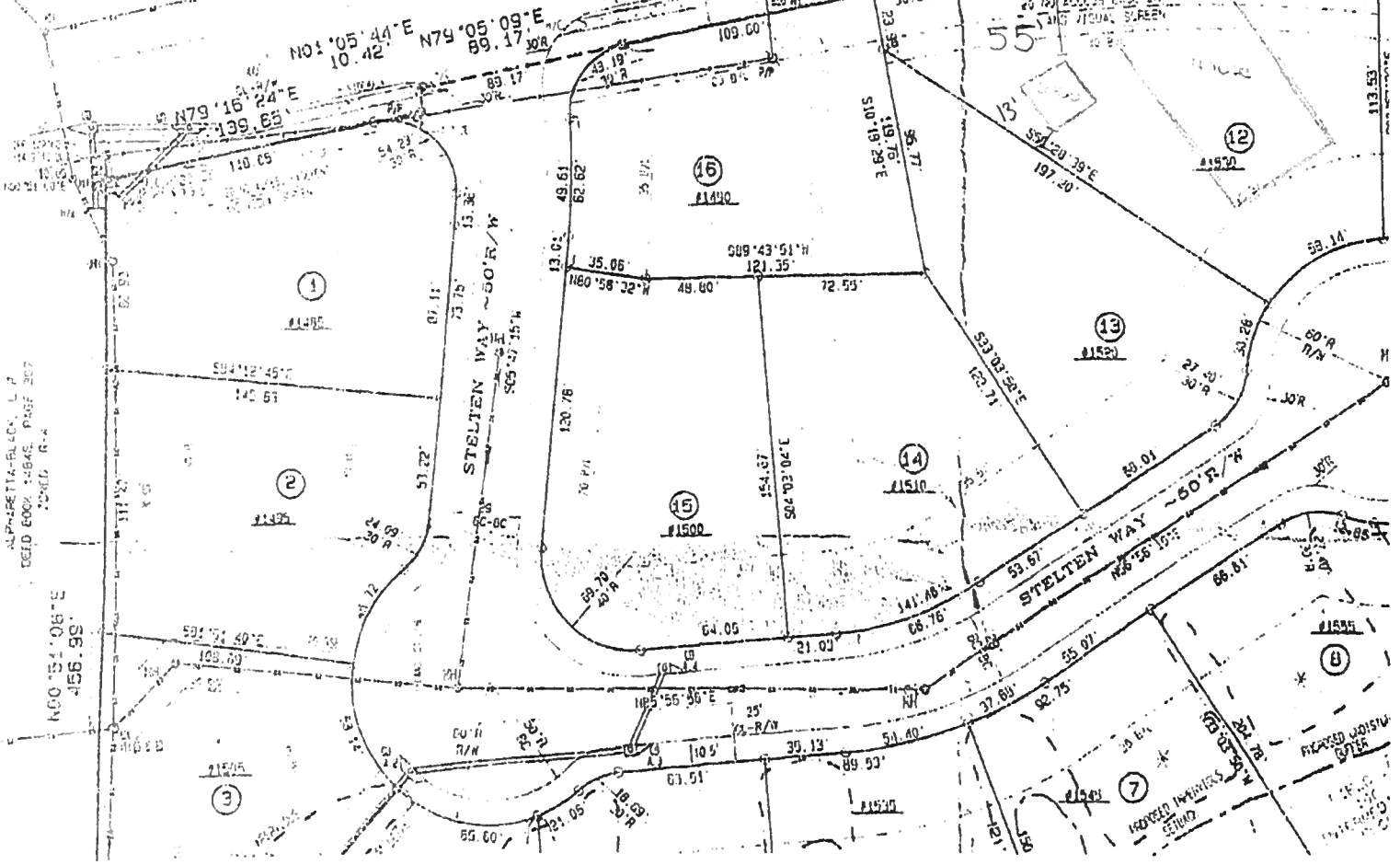
OUT

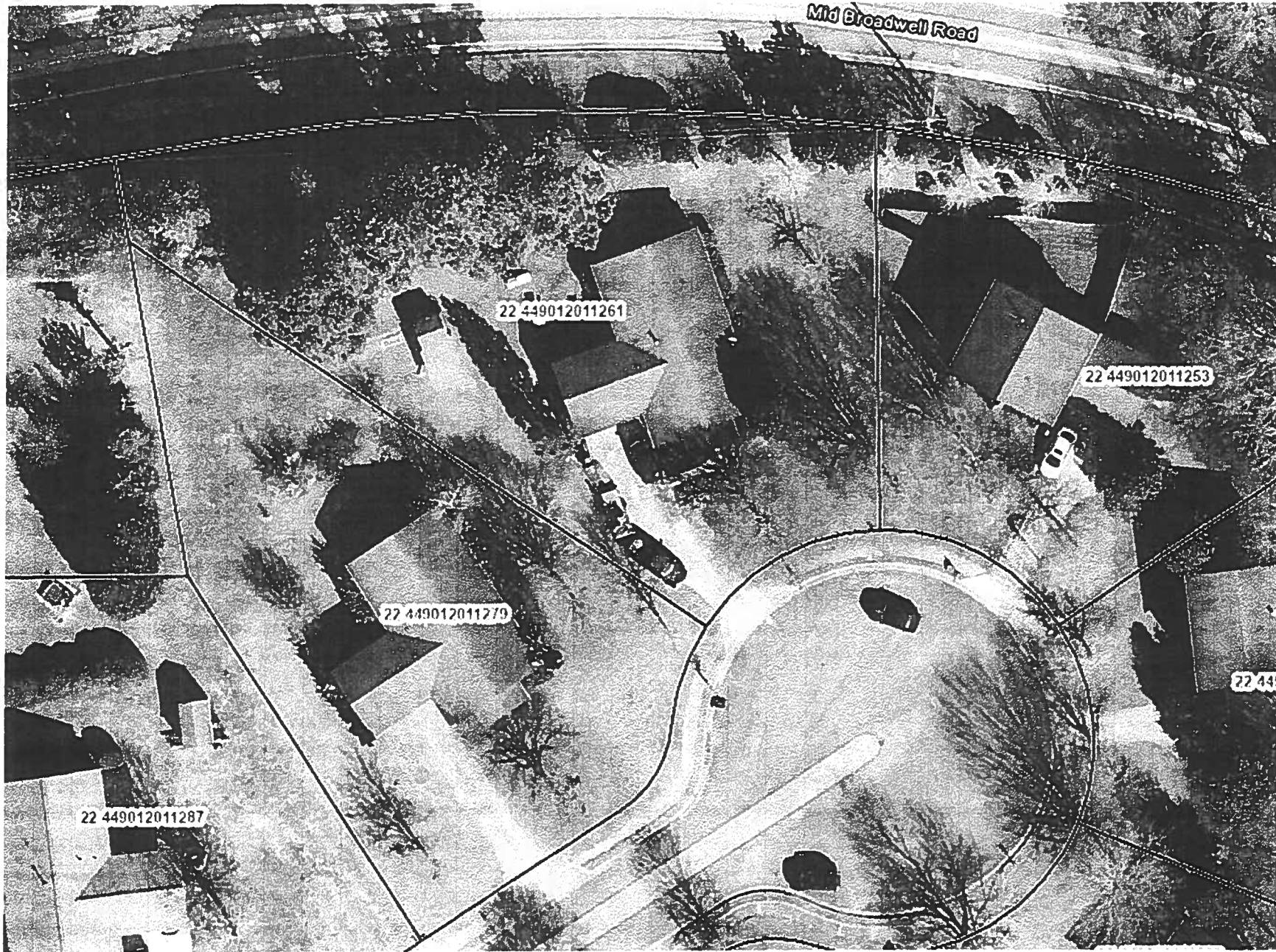
45° E

1080.99'

ALPHEA-BELLA-BLOCK, L.P.
 DEED BOOK 14845, PAGE 307
 150' R-4

N 80° 54' 08" E
 456.99'







STAFF REPORT

Department: Public Safety
Submitted By: Stephanie Cochran
Meeting Date: March 25, 2024

AGENDA ITEM:

GEMA and Homeland Security Grant Application for Alpharetta Public Safety Hazmat Unit

Consideration of approval of the Memorandum of Understanding between the City of Alpharetta and the Georgia Emergency Management Agency / Homeland Security, approval and authorization for the Alpharetta Department of Public Safety to submit a grant application for the 2024 State Homeland Security Program for Sub-Grant Funds, and authorize the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the Memorandum of Understanding (MOU) between the City of Alpharetta and the Georgia Emergency Management Agency / Homeland Security, approve and authorize the Department of Public Safety to submit an application for 2024 State Homeland Security Program sub-grant funds, and authorize the Mayor to execute all necessary documents.

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: \$206,000. FULLY
REIMBURSABLE GRANT. NO CITY MATCH FUNDING
IS REQUIRED.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
GEMA / HS Grant Equipment (Account TBD)	\$206,000

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
GEMA / HS Grant (Account TBD)	\$206,000

ITEM DESCRIPTION:

The Department of Public Safety requests Council approval of the Memorandum of Understanding (MOU) between the Georgia Emergency Management Agency / Homeland Security (GEMA / HS) and the City; and to approve and authorize the Department of Public Safety to submit the FY 2024 State Homeland Security Program (SHSP) Grant application for \$206,700 before the grant application deadline of April 2, 2024. This is a reimbursement grant, and no matching funds are required to receive the grant.

The funds would maintain existing capabilities of Hazardous Materials (HazMat) Team. Georgia's HazMat Teams provides emergency service to local and regional areas in a coordinated effort, with all resources, to contain and neutralize, or minimize the disastrous effects of an accident involving hazardous materials/CBRNE. An emergency or disaster could result from hazardous and radiological materials being released into the environment. Georgia's HazMat Teams are to be equipped and properly trained to prevent, protect, and respond.

The Alpharetta Regional HazMat Team was formed in 2004 and provides hazardous materials/CBRNE/illicit drug materials response services primarily to the cities of Alpharetta, Milton, Johns Creek, Roswell, and Sandy Springs. The response area is home to numerous substantial soft targets and crowded places to include educational

occupancies, religious/worship occupancies, assembly occupancies, election facilities, and various critical infrastructure that are at a high risk for domestic violent extremism incidents, other terrorism related incidents, and active shooter incidents. The Alpharetta Regional HazMat Team has fifteen active members, primarily serving the cities of Alpharetta, Milton, Johns Creek, Roswell, and Sandy Springs but could be deployed throughout the State of Georgia through GEMA/HS. The Alpharetta Regional HazMat Team prevents, protects, and responds to hazardous materials release/CBRNE/illicit drug materials by assessing and managing the consequences from accidental, intentional, or from domestic violent extremism incidents, other terrorism related incidents, or active shooter incidents. The Alpharetta Regional HazMat Team is responsible for testing and identifying all likely hazardous substances/CBRNE/illicit drug materials onsite; ensuring that responders have protective clothing and equipment; conducting rescue operations to remove affected victims from the hazardous environment; conducting geographical survey searches of suspected sources or contamination spreads and establishing isolation perimeters; mitigating the effects of hazardous materials/CBRNE/illicit drug materials, decontaminating on-site victims, responders, and equipment; coordinating off-site decontamination with relevant agencies, and notifying environmental, health, and law enforcement agencies having jurisdiction for the incident to begin implementation of their standard evidence collection and investigation procedures.

The Alpharetta Regional HazMat Team is seeking \$ 206,700.00 to fund this existing HazMat program. The funding will be used to maintain our current response level and replace outdated equipment currently in service.

Funds will be used as follows:

1. Detector, Photo-Ionization (PID), Point, Volatile Organic Chemical (VOC): Photoionization detector for point detection of volatile organic chemicals. Allows Alpharetta Regional HazMat Team to prevent, protect, and respond by detecting and identifying hazardous materials/CBRNE/illicit drug materials to enhance the protection of soft targets and crowded places, enhance intelligence and information sharing, combat domestic violent extremism, and enhance election security. In accordance with DHS resource typing for Type 2 HazMat Teams. Quantity: 1 / Cost: \$12,000.00
2. Detector, Fourier Transform Infrared, Point, Chemical Agent: Point chemical agent detector utilizing infrared spectroscopy with Fourier Transform capability. These detectors may also have explosive detection capability when equipped with appropriate spectra libraries. Allows Alpharetta Regional HazMat Team to prevent, protect, and respond by detecting and identifying hazardous materials/CBRNE/illicit drug materials to enhance the protection of soft targets and crowded places, enhance intelligence and information sharing, combat domestic violent extremism, and enhance election security. In accordance with DHS resource typing for Type 2 HazMat Teams. Quantity: 1 / Cost: \$130,000.00
3. CBRN SCBA: Self-Contained Breathing Apparatus is certified as compliant with NFPA 1981 and certified by NIOSH as compliant with the CBRN approval criteria. Worn with multiple ensemble configurations. Allows Alpharetta Regional HazMat Team to prevent, protect, and respond safely in protective equipment to hazardous materials/CBRNE/illicit drug materials incidents, which enhances the protection of soft targets and crowded places, enhances intelligence and information sharing, combats domestic violent extremism, and enhances election security. In accordance with DHS resource typing for Type 2 HazMat Teams. Quantity: 6 / Cost: \$42,000.00
4. Ensemble, Vapor-Protective: Vapor-protective ensemble, including totally encapsulating suit with attached or separate gloves and footwear or booties with outer boots (certified as compliant with NFPA 1991). Allows Alpharetta Regional HazMat Team to prevent, protect, and respond safely in protective clothing to hazardous materials/CBRNE/illicit drug materials incidents, which enhances the protection of soft targets and crowded places, enhances intelligence and information sharing, combats domestic violent extremism, and enhances election security. In accordance with DHS resource typing for Type 2 HazMat Teams. Quantity: 10 /Cost: \$12,000.00
5. Dosimeter, Personal, Electronic: Electronic personal dosimeter (EPD). May be used for legal Dose of Record determination if NVLAP accredited. Allows Alpharetta Regional HazMat Team to prevent, protect, and respond safely in protective equipment to hazardous materials/CBRNE/illicit drug materials incidents, which enhances the protection of soft targets and crowded places, enhances intelligence and information sharing, combats domestic violent extremism, and enhances election security. In accordance with DHS resource typing for Type 2 HazMat Teams. Quantity: 8 /Cost: \$6,400.00
6. Kit, Colorimetric Tape/Tube/Chip: Colorimetric tape/tube/chip kit specific for TICs and WMD applications. Allows Alpharetta Regional HazMat Team to prevent, protect, and respond by detecting and identifying hazardous materials/CBRNE/illicit drug materials to enhance the protection of soft targets and crowded places, enhance

intelligence and information sharing, combat domestic violent extremism, and enhance election security. In accordance with DHS resource typing for Type 2 HazMat Teams.

Quantity: 10 /Cost: \$2,500.00

7. Shipping: Shipping costs for equipment purchased with grant funding. Allows Alpharetta Regional HazMat Team to prevent, protect, and respond safely to hazardous materials/CBRNE/illicit drug materials incidents, which enhances the protection of soft targets and crowded places, enhances intelligence and information sharing, combats domestic violent extremism, and enhances election security. Quantity: 36 /Cost: \$1,800.00

The City was last awarded a grant from GEMA / HS in FY21.

ALTERNATIVES:

Do not approve this Memorandum of Understanding (MOU) between the City of Alpharetta and the Georgia Emergency Management Agency / Homeland Security, and forgo seeking grant funding through the 2024 State Homeland Security Program sub-grant funds.

ATTACHMENTS:

1. MOU - EMGrants User Access Agreement Draft 03072024

Memorandum of Understanding (MOU) Instructions

1. The MOU consists of a 7-page document and 1 Exhibit (A); 8 pages total. All documents must be completed and returned Georgia Emergency Management and Homeland Security Agency (GEMA/Homeland Security) with the appropriate signatures.
2. The MOU and Exhibit A should be filled out electronically. If you cannot fill it out electronically, please make sure to print all of the required information.
3. To complete the MOU and Exhibit A, use either the tab key or the arrow keys to move through the pages field by field. All fields must be completed prior to submission.
4. Once all required information has been entered into the fillable fields of the MOU and Exhibit A; print the entire document.
5. The last page of the MOU document, before Exhibit A, requires the signature of the Chief Elected/Appointed Official or the Chief Executive Officer, title, telephone and date of signature. The MOU also requires the signature of a witness.
6. Exhibit A (Designation of Applicant's Agent) requires the signature of the Chief Elected/Appointed Official or the Chief Executive Officer, title, telephone and date of signature. An email address is required to obtain access to the system (all email addresses must be unique, no duplicates are allowed).
7. **Please Note: The same person must sign the MOU and Exhibit A.**
8. Once the documents are complete and signed, they must be sent to the following email address: hsgrants@gema.ga.gov

Note: If email is unavailable to you, a paper copy may be submitted to the address below. Please note that this may slow the process of obtaining access to the Georgia EMGrantsPro system as it will need to be scanned and uploaded by our staff.

GEMA/Homeland Security
Post Office Box 18055
Atlanta, Georgia 30316
ATTN: Preparedness Grants and
Programs Division

Memorandum of Understanding (MOU)
BY and BETWEEN
GEORGIA EMERGENCY MANAGEMENT AND HOMELAND SECURITY AGENCY
AND
THE CITY OF ALPHARETTA

This Memorandum of Understanding (Agreement) made and entered into between the Georgia Emergency Management and Homeland Security Agency, hereinafter referred to as the "GEMA/Homeland Security" and the City of Alpharetta.

officially domiciled at 2 Park Plaza, Alpharetta, GA 30009

hereinafter referred to as Subgrantee relating to application for grants under the U. S. Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) Homeland Security Grant Program (HSGP) and/or Nonprofit Security Grant Program (NSGP).

WHEREAS, GEMA/Homeland Security as the State Administrative Agency (SAA), on behalf of the State of Georgia, is the Grantee receiving funding under the DHS FEMA HSGP and/or NSGP as authorized under Section 2002 of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. 603) and has the fiduciary responsibility to ensure those funds are spent on eligible Subgrantee facilities and activities, and are properly reimbursed to the Subgrantee; and

WHEREAS, the agreement is part of the referenced Subgrantee's application and profile record in the Georgia EMGrantsPro system and will become effective and binding upon approval by GEMA/Homeland Security;

NOW, THEREFORE, in consideration thereof, the parties hereby agree as follows:

Responsibilities of the Subgrantee

The Subgrantee is primarily responsible for compliance with and agrees to obtain a working knowledge of the Homeland Security Act and all applicable DHS FEMA regulations as provided in all applicable Subparts of 2 Code of Federal Regulations (CFR) Part 200 and 44 CFR that govern the HSGP and NSGP and shall adhere to the application of the Homeland Security Act of 2002 and those applicable regulations and policies as a condition for acceptance of and expenditure of said DHS FEMA funding.

As a further condition for the acceptance of and expenditure of DHS FEMA funding, the Subgrantee hereby agrees to follow all GEMA/Homeland Security guidelines, regulations and directives, to include but not to limited to the following:

- Use gema.ga.gov and gaemgrants.com, as applicable to access forms, request time extensions and submit requests for reimbursements with supporting documentation.
- The Subgrantee shall assure that all project documents are made available to GEMA/Homeland Security, DHS FEMA, Office of Inspector General (OIG) or to any state or federal agency as determined by GEMA/Homeland Security, to include but not limited to: procurement policies, accounting policies, and all other documentation substantiating eligible costs.
- All records, reports, documents and other materials delivered or transmitted to GEMA/Homeland Security by the Subgrantee shall become the property of GEMA/Homeland Security.
- The Subgrantee will be required to execute a separate subgrant agreement for HSGP and/or NSGP in addition to this MOU.
- The Subgrantee agrees to monitor gema.ga.gov and gaemgrants.com for any changes in law, regulations, policy or procedure which affects the Subgrantee's grant requirements.
- The undersigned, as the appointed agent of the Subgrantee hereby declares that the individuals named herein as the Subgrantee's agents are knowledgeable of the requirements outlined herein.

The subgrantee hereby acknowledges that failure to adhere to all applicable state and federal law, regulations, policies and directives may result in suspension and/or termination of funding/reimbursements and/or all or part of the de-obligation of previously received funding.

Responsibilities of GEMA/Homeland Security

- GEMA/Homeland Security agrees to maintain gaemgrants.com subject to the availability of funding.
- GEMA/Homeland Security shall, through the Subgrantee's assigned Program Manager and Grant Specialist, review Subgrantee's requests for reimbursement, assist Subgrantee in correcting deficiencies, and disburse reimbursements to the Subgrantee as timely as possible.
- GEMA/Homeland Security shall communicate to the Subgrantee, in a timely manner, any changes in law, regulations, policy or procedure which affects the Subgrantee's grant requirements through gaemgrants.com, gema.ga.gov and/or the appropriate alternate methods of communication.
- GEMA/Homeland Security shall provide technical assistance to assist the Subgrantee in the formulation and management of its DHS FEMA grants (see Disclaimer paragraph herein below).

Term of Agreement

This MOU shall remain in full force and effect for the duration of any DHS FEMA grants Subgrantee receives, including the record retention period. Any changes in regulations, policies or procedures applicable to HSGP and/or NSGP funding shall constitute an amendment to this Agreement.

Limitation of Liability

The Subgrantee acknowledges that this MOU is intended for the benefit of the Grantee and the Subgrantee and does not confer any rights upon any third parties. Furthermore, the Subgrantee hereby agrees to hold harmless and indemnify Grantee from any actions or claims brought on behalf of any third parties, including those to whom services or materials are provided under any project funded by the DHS FEMA HSGP or NSGP.

Disclaimer

In its capacity as the Grantee and state fiduciary of (DHS FEMA) and other federal grant funds, GEMA/Homeland Security provides technical assistance to current and potential Subgrantees (collectively referred to as "Subgrantees") of the FEMA HSGP and/or NSGP.

Technical assistance includes the application of specific knowledge to a specific situation in order to address a specific need and as such is not a legal opinion or an endorsement of the Subgrantee's grants management practice. GEMA/Homeland Security does not render legal opinions to Subgrantees, but rather provides information intended to assist a Subgrantee prudently manage its own grants management program by employing effective methods and sound practices to manage DHS FEMA grants.

Technical assistance and other grants management information provided by GEMA/Homeland Security and adopted by the Subgrantee, does not serve as GEMA/Homeland Security's endorsement of the Subgrantee's grants management practice and does not relieve the Subgrantee of the responsibility of assuring that its grants management practice is in compliance with applicable laws, regulations and policies as required by the DHS FEMA HSGP and/or NSGP.

The Subgrantee, by its decision to participate in the HSGP and/or NSGP, bears the ultimate responsibility for ensuring compliance with all applicable state and federal laws, regulations and policies, and bears the ultimate consequences of any adverse decisions rendered by GEMA/Homeland Security, DHS FEMA, or any other state and federal agencies with audit, regulatory, or enforcement authority. Throughout the grants management process, GEMA/Homeland Security, as the state fiduciary of this federal funding, reserves the right to demand that the Subgrantee comply with all applicable state and federal laws, regulations and policies, terminate reimbursements and take any

and all other actions it deems appropriate to protect those funds for which it is responsible.

Additional Laws and Policies

The Subgrantee agrees to abide by the requirements of the following as applicable: Title VI and VII of the Civil Rights Act of 1964, as amended by the Equal Opportunity Act of 1972, Federal Execution Order 11246, the Federal Rehabilitation Act of 1973, as amended, the Vietnam Era Veteran's Readjustment Assistance Act of 1974, Title IX of the Education Amendments of 1972, the Age Act of 1975, and the Americans with Disabilities Act of 1990.

The Subgrantee agrees not to discriminate in its employment practices, and will render services under this Agreement without regard to race, color, religion, sex, national origin, veteran status, political affiliation, or disabilities.

Any act of discrimination committed by the Subgrantee or failure to comply with these statutory obligations, when applicable, shall be grounds for termination of this Agreement.

Notices

All notices and other communications pertaining to this Agreement shall be in electronic format and/or writing and shall be transmitted either by email, personal hand delivery (and receipted for) or deposited in the United States Mail, as certified mail, return receipt requested and postage prepaid, to the other party, addressed as follows:

GEMA/Homeland Security
Post Office Box 18055
Atlanta, Georgia 30316
ATTN: Preparedness Grants and Programs

Or

hsgrants@gema.ga.gov

IN WITNESS WHEREOF, the parties have executed this Agreement on the day, month and year first written above.

WITNESSES:

State's Witness

Name: Sheneka Turner

State Coordinating Officer

Name: Ceporia McMillian

Date

Telephone Number: (404) 635-7095

Subgrantee's Witness

Name: Lauren Shapiro, City Clerk or Chief Executive Officer

Chief Elected/Appointed Official

Name: Jim Gilvin

Title: Mayor

Date March 25, 2024

Telephone Number: 678-297-6000

Exhibit A

Designation of Applicant's Agent

Provide the information below for 1 primary, 1 alternate (optional), 1 authorized and 1 financial individual that will be designated as agents. Changes to the below authorized agents must be communicated to GEMA/Homeland Security in the manner as detailed above within fourteen (14) days of such change.

Primary Agent's Name: Albert Kong

Title: ADPS HazMat Team Commander

Telephone number: 828.773.2475

Email Address: eaustin@alpharetta.ga.us

Alternate Agent's Name (Optional): Stephanie Cochran

Title: Budget / Finance Coordinator

Telephone number: 678-297-6346

Email Address: scochran@alpharetta.ga.us

Authorized Agent's Name: Brad Denkinger

Title: Fire Chief - Operations

Telephone number: 678-297-6268

Email Address: bdenkinger@alpharetta.ga.us

Financial Agent's Name: Stephanie Cochran

Title: Budget / Finance Coordinator

Telephone number: 678-297-6346

Email Address: scochran@alpharetta.ga.us

I, as Chief Elected or Appointed Official of the Subgrantee am authorized to execute and file an Application for Homeland Security Grant Program and Nonprofit Security Grant Program on behalf of the Subgrantee for the purpose of obtaining funding under the Homeland Security Act of 2002 (Public Law 107-296 as amended). The above named agent(s) is/are authorized to represent and act on behalf of the Subgrantee in all dealings with the State of Georgia on all matters pertaining to the management of grants as required by this MOU.

Chief Elected/Appointed Official
or Chief Executive Officer

Date

Name: Jim Gilvin

Title: Mayor

Telephone Number: 678-297-6000



STAFF REPORT

Department: Legal
Submitted By: Lauren Shapiro
Meeting Date: March 25, 2024

AGENDA ITEM:

Resolution: Authorizing the Use of Eminent Domain for Parcel 15 of the Webb Bridge Road Improvements Project

Consideration of a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to condemn property interest in Tax Parcel # 21 -5593-1239-006-6 (Parcel Owners: Tina A. Smith and Windward Community Services Association, Inc.) of the Webb Bridge Road Improvements Project with authorization for the Mayor to execute documents in furtherance of same; estimated just and adequate compensation: \$11,900.00.

STAFF RECOMMENDATION:

Adopt a Resolution to condemn property interest in Tax Parcel # 21 -5593-1239-006-6 (Parcel Owners: Tina A. Smith and Windward Community Services Association, Inc.) of the Webb Bridge Road Improvements Project with authorization for the Mayor to execute documents in furtherance of same.

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:

The City has determined that it is necessary to condemn property of Tax Parcel # 21 -5593-1239-006-6 in furtherance of the Webb Bridge Road Bike and Pedestrian Improvements Project.

Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property owned by Tina A. Smith and Windward Community Services Association, Inc. on Webb Bridge Road (Tax Parcel No.: 21 -5593-1239-006-6) in order to ensure the timely completion of this project. Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

ALTERNATIVES:

Do not adopt this resolution and change the project plan.

ATTACHMENTS:

1. Webb Bridge Road Parcel 15 Eminent Domain

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
ALPHARETTA GEORGIA TO AUTHORIZE THE USE OF EMINENT DOMAIN
TO ACQUIRE CERTAIN PROPERTY LOCATED AT 530 INLET WOODS
COURT, ALPHARETTA, GA. 30005 (TAX PARCEL 21 -5593-1239-006-6) FOR
RIGHT OF WAY FOR PROPOSED WEBB BRIDGE ROAD BIKE &
PEDESTRIAN IMPROVEMENTS FROM BIG CREEK GREENWAY TO WEBB
BRIDGE WAY**

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to make bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way, such road project being known as the Webb Bridge Road Project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights to, in, over, under, through and across the property now or formerly owned by Tina A. Smith, located at 530 Inlet Woods, Alpharetta, GA. 30005 (Tax Parcel No.: 21 -5593-1239-006-6) within the City of Alpharetta, Georgia (reference: **Project Parcel 15**), as further described and shown in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights to, in, over, under, through and across the foregoing property are necessary in the public interest and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which are hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Official Code of Georgia Annotated, the necessary property rights to, in, over, under, through and across the property located at 530 Inlet Woods, Alpharetta, GA. 30005 (Tax Parcel No.: 21 -5593-1239-006-6) in order to ensure the timely completion of the Project Webb Bridge Road from Big Creek Greenway to Webb Bridge Way. Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

[CONTINUED FROM THE PREVIOUS PAGE]

SO RESOLVED, this _____ day of _____, 2024.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Donald Mitchell

Brian Will

Douglas DeRito

John Hipes

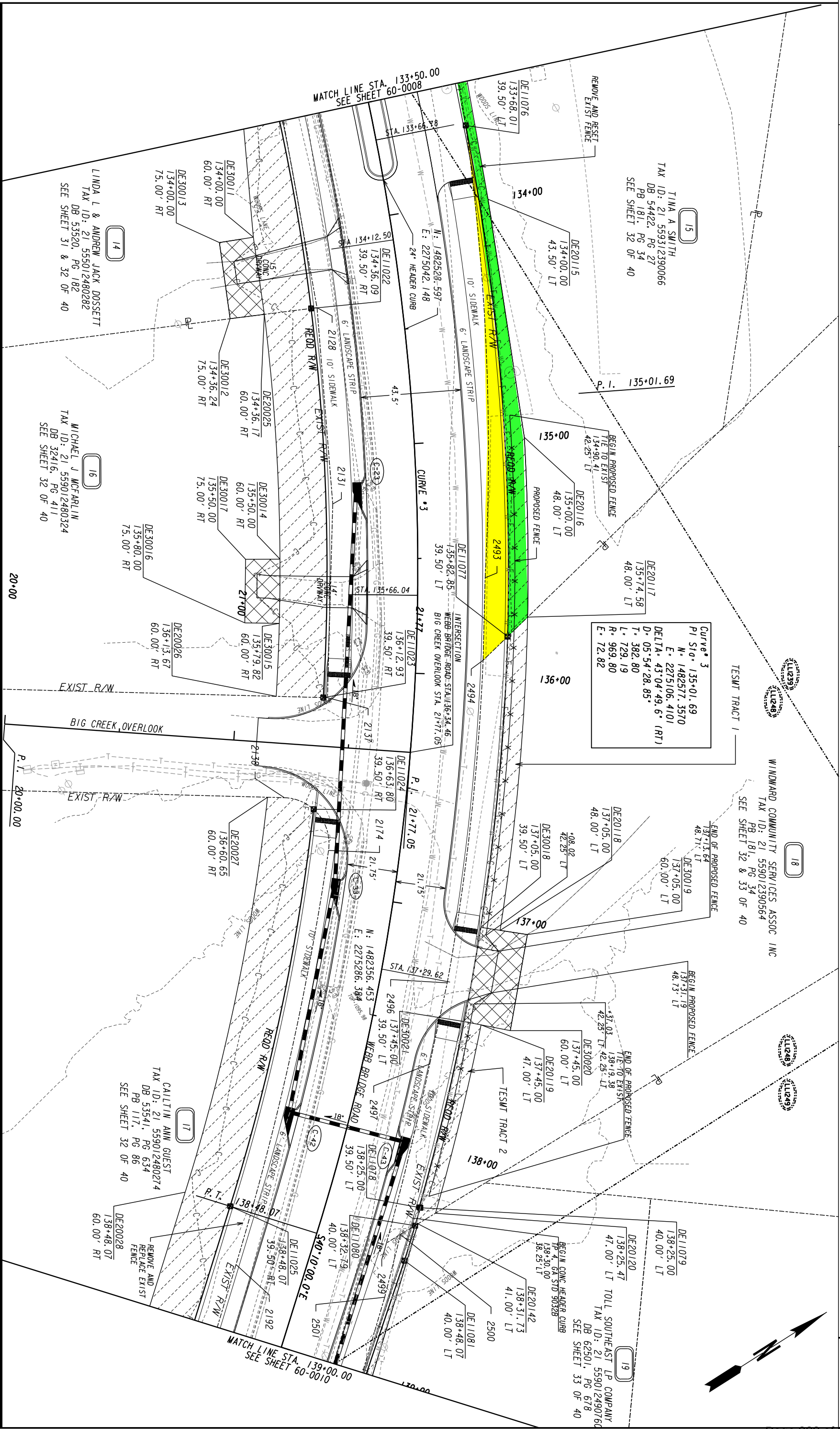
Fergal M. Brady

Dan Merkel

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

City Attorney



PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES		BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA LIMIT OF ACCESS REQ'D R/W & LIMIT OF ACCESS			COUNTY: FULTON LAND LOT NO: 1239, 1248, 1249 LAND DISTRICT: 06 GMD: 1176 DATE: 10/14/2021 SH 09 OF 40
	DATE	REVISIONS	DATE	REVISIONS	CITY OF ALPHARETTA PUBLIC WORKS DEPARTMENT RIGHT OF WAY MAP DRAWING NO. 60-0009

*****				PARCEL 14 LINDA L & ANDREW JACK DOSSETT	REQ'D TEMP. EASW'T.	DE1401
PNT	OFFSET/	STATION/	ALIGNMENT			
DE11009	39.50 R	132+19.27	WEBB BRIDGE ROAD			
ARC LENGTH =	207.99					
CHORD BEAR =	S 70°54'40.9" E					
LNTH CHORD =	207.56					
RADIUS =	930.30					
DEGREE =	6°09'31.9"					
DE11022	39.50 R	134+36.09	WEBB BRIDGE ROAD			
DE20025	60.00 R	134+36.17	WEBB BRIDGE ROAD			
DE30011	60.00 R	134+00.00	WEBB BRIDGE ROAD			
DE20024	50.00 R	133+10.00	WEBB BRIDGE ROAD			
DE20023	50.00 R	132+21.22	WEBB BRIDGE ROAD			
DE11009	39.50 R	132+19.27	WEBB BRIDGE ROAD			
REQD EASMT AREA =	3043.23	SF				
*****				PARCEL 14 LINDA L & ANDREW JACK DOSSETT	REQ'D DRWY. EASW'T.	DE1402
PNT	OFFSET/	STATION/	ALIGNMENT			
DE30011	60.00 R	134+00.00	WEBB BRIDGE ROAD			
DE20025	60.00 R	134+36.17	WEBB BRIDGE ROAD			
DE30012	75.00 R	134+36.24	WEBB BRIDGE ROAD			
DE30013	75.00 R	134+00.00	WEBB BRIDGE ROAD			
DE30011	60.00 R	134+00.00	WEBB BRIDGE ROAD			

*****				PARCEL 15 TINA A SMITH	REQ'D R/W	DE1500
PNT	OFFSET/	STATION/	ALIGNMENT			
DE11076	39.50 L	133+68.01	WEBB BRIDGE ROAD			
ARC LENGTH =	223.59					
CHORD BEAR =	S 62°10'56.6" E					
LNTH CHORD =	223.13					
RADIUS =	1009.30					
DEGREE =	5°40'36.5"					
DE11077	39.50 L	135+82.85	WEBB BRIDGE ROAD			
	14.81	S 11°34'09.8" E				
2494	29.22 L	135+93.14	WEBB BRIDGE ROAD			
	35.87	N 56°05'27.8" W				
2493	29.32 L	135+86.33	WEBB BRIDGE ROAD			
ARC LENGTH =	197.32					
CHORD BEAR =	N 59°57'37.0" W					
LNTH CHORD =	197.01					
RADIUS =	1025.46					
DEGREE =	5°35'14.4"					
DE11076	39.50 L	133+68.01	WEBB BRIDGE ROAD			
REQD R/W =	1335.88	SF				
RECD R/W =	0.031	ACRES				
REMAINDER =	+/- 0.83	ACRES				

PARCEL 15 TINA A SMITH

REQ'D TEMP. EASW'T.

DE1501

PNT	OFFSET/	STATION/	ALIGNMENT			
DE20114	46.00 L	133+14.77	WEBB BRIDGE ROAD			
DE20115	43.50 L	134+00.00	WEBB BRIDGE ROAD			
DE20116	48.00 L	135+00.00	WEBB BRIDGE ROAD			
ARC LENGTH =	78.27					
CHORD BEAR =	S 58°31'40.3" E					
LNTH CHORD =	78.25					
RADIUS =	1011.80					
DEGREE =	5°37'45.8"					
DE20117	48.00 L	135+74.58	WEBB BRIDGE ROAD			
DE11077	39.50 L	135+82.85	WEBB BRIDGE ROAD			
ARC LENGTH =	223.59					
CHORD BEAR =	N 62°10'56.6" W					
LNTH CHORD =	223.13					
RADIUS =	1009.30					
DEGREE =	5°40'36.5"					
DE11076	39.50 L	133+68.01	WEBB BRIDGE ROAD			
ARC LENGTH =	53.15					
CHORD BEAR =	N 66°58'27.2" W					
LNTH CHORD =	53.74					
RADIUS =	1025.46					
DEGREE =	5°35'14.4"					
2491	42.38 L	133+16.51	WEBB BRIDGE ROAD			
DE20114	46.00 L	133+14.77	WEBB BRIDGE ROAD			
REQD EASMT AREA =	1519.98	SF				

PARCEL 16 MICHAEL J MCFARLIN

REQ'D R/W

DE1600

PNT	OFFSET/	STATION/	ALIGNMENT			
2128	36.88 R	134+36.08	WEBB BRIDGE ROAD			
	85.70	S 62°04'10.9" E				
2131	36.59 R	135+25.19	WEBB BRIDGE ROAD			
	84.30	S 55°57'10.9" E				
2137	37.62 R	136+12.87	WEBB BRIDGE ROAD			
	1.88	S 34°00'49.1" W				
DE11023	39.50 R	136+12.93	WEBB BRIDGE ROAD			
ARC LENGTH =	169.64					
CHORD BEAR =	N 59°16'57.7" W					
LNTH CHORD =	169.40					
RADIUS =	930.30					
DEGREE =	6°09'31.9"					
DE11022	39.50 R	134+36.09	WEBB BRIDGE ROAD			
	2.62	N 25°16'49.1" E				
2128	36.88 R	134+36.08	WEBB BRIDGE ROAD			
REQD R/W =	328.17	SF				
RECD R/W =	0.008	ACRES				
REMAINDER =	+/- 1.0	ACRES				

PARCEL 16 MICHAEL J MCFARLIN

REQ'D TEMP. EASW'T.

DE1601

PNT	OFFSET/	STATION/	ALIGNMENT			
DE11022	39.50 R	134+36.09	WEBB BRIDGE ROAD			
ARC LENGTH =	169.64					
CHORD BEAR =	S 59°16'57.7" E					
LNTH CHORD =	169.40					
RADIUS =	930.30					
DEGREE =	6°09'31.9"					
DE11023	39.50 R	136+12.93	WEBB BRIDGE ROAD			
DE20026	60.00 R	136+13.67	WEBB BRIDGE ROAD			
ARC LENGTH =	166.51					
CHORD BEAR =	N 59°15'30.9" W					
LNTH CHORD =	166.28					
RADIUS =	909.80					
DEGREE =	6°17'51.5"					
DE20025	60.00 R	134+36.17	WEBB BRIDGE ROAD			
DE11022	39.50 R	134+36.09	WEBB BRIDGE ROAD			
REQD EASMT AREA =	3445.50	SF				

PARCEL 16 MICHAEL J MCFARLIN

REQ'D DRWY. EASW'T.

DE1602

PNT	OFFSET/	STATION/	ALIGNMENT			
DE30014	60.00 R	135+50.00	WEBB BRIDGE ROAD			
ARC LENGTH =	27.97					
CHORD BEAR =	S 36°53'45.9" E					
LNTH CHORD =	27.97					
RADIUS =	909.80					
DEGREE =	6°17'51.5"					
DE30015	60.00 R	135+79.82	WEBB BRIDGE ROAD			
DE30016	75.00 R	135+80.00	WEBB BRIDGE ROAD			
DE30017	75.00 R	135+50.00	WEBB BRIDGE ROAD			
DE30014	60.00 R	135+50.00	WEBB BRIDGE ROAD			

PARCEL 17 CAITLIN ANN GUEST

REQ'D R/W

DE1700

PNT	OFFSET/	STATION/	ALIGNMENT			
2174	30.88 R	136+81.42	WEBB BRIDGE ROAD			
ARC LENGTH =	184.82					
CHORD BEAR =	S 44°53'39.3" E					
LNTH CHORD =	184.66					
RADIUS =	1266.02					
DEGREE =	4°27'19.0"					
2192	29.49 R	138+71.55	WEBB BRIDGE ROAD			
	38.95	S 40°46'37.5" E				
2194	29.07 R	139+10.50	WEBB BRIDGE ROAD			
	15.74	S 1°20'03.8" W				
DE11026	39.50 R	139+22.29	WEBB BRIDGE ROAD			
	74.22	N 40°10'00.0" W				
DE11025	39.50 R	138+48.07	WEBB BRIDGE ROAD			
ARC LENGTH =	176.77					
CHORD BEAR =	N 45°36'36.8" W					
LNTH CHORD =	176.51					
RADIUS =	930.30					
DEGREE =	6°09'31.9"					
DE11024	39.50 R	136+63.80	WEBB BRIDGE ROAD			
ARC LENGTH =	19.85					
CHORD BEAR =	S 77°27'03.2" E					
LNTH CHORD =	19.05					
RADIUS =	20.00					
DEGREE =	286°28'44.0"					
2174	30.88 R	136+81.42	WEBB BRIDGE ROAD			
REQD R/W =	2152.77	SF				
RECD R/W =	0.049	ACRES				
REMAINDER =	+/- 2.9	ACRES				

PARCEL 17 CAITLIN ANN GUEST

REQ'D TEMP. EASW'T.

DE1701

PNT	OFFSET/	STATION/	ALIGNMENT			
DE11024	39.50 R	136+63.80	WEBB BRIDGE ROAD			
ARC LENGTH =	176.77					
CHORD BEAR =	S 45°36'36.8" E					
LNTH CHORD =	176.51					
RADIUS =	930.30					
DEGREE =	6°09'31.9"					
DE11025	39.50 R	138+48.07	WEBB BRIDGE ROAD			
DE11026	39.50 R	139+22.29	WEBB BRIDGE ROAD			
DE11024	39.50 R	136+63.80	WEBB BRIDGE ROAD			
ARC LENGTH =	19.85					
CHORD BEAR =	S 77°27'03.2" E					
LNTH CHORD =	19.05					
RADIUS =	20.00					
DEGREE =	286°28'44.0"					
2174	30.88 R	136+81.42	WEBB BRIDGE ROAD			
REQD R/W =	2152.77	SF				
RECD R/W =	0.049	ACRES				
REMAINDER =	+/- 2.9	ACRES				

PARCEL 18 WINDWARD COMMUNITY SERVICES ASSOC INC

REQ'D TEMP. EASW'T.

DE1801

PNT	OFFSET/	STATION/	ALIGNMENT	
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LEGAL DESCRIPTION

PROJECT NO.:	Webb Bridge Road Bike & Pedestrian Improvements Project C1933
P.I. NO.:	N/A
PARCEL NO.:	15
DATE OF R/W PLANS:	October 14, 2021
REVISION DATE:	August 23, 2022

Required Right of Way

Being a strip or parcel of land running in, through, over and across the property now or formerly owned by TINA A. SMITH, as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 54422, Page 27, said strip or parcel being shown on a Right of Way sketch prepared by POND, and attached hereto, and said strip or parcel lying and being in Land Lots 1239 and 1248 of the 2nd District, 1st Section, Fulton County, Georgia, being Lot 6, Clipper Bay VI, and being more particularly described as follows:

Beginning at a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 133+68.01 thence along an arc 223.587 feet to the right, having a radius of 1009.298 feet, the chord of which is S 62°10'56.6" E for a distance of 223.130 feet, to a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 135+82.85 thence S 11°34'09.8" E a distance of 14.808 feet to a point 29.220 feet left of DE1 - WEBB BRIDGE ROAD at Station 135+93.14 thence N 56°05'27.8" W a distance of 35.865 feet to a point 29.324 feet left of DE1 - WEBB BRIDGE ROAD at Station 135+58.33 thence along an arc 197.316 feet to the left, having a radius of 1025.460 feet, the chord of which is N 59°57'37.0" W for a distance of 197.012 feet and the POINT OF BEGINNING.

The above described parcel contains $\pm$ 0.03 acres (1335.882 sq. ft.)

Required Temporary Construction Easement

This temporary easement grants the right to execute certain construction over and upon the property described below abutting on and adjacent to the right of way in such manner as City of Alpharetta may deem proper to support or accommodate the improvement of said right of way, including the right to slope the adjacent ground to tie in with the roadway or sidewalk elevations and to construct any required slopes within the easement area shown on the attached plats. Said easement shall expire 24 months after recording of this instrument or upon completion and final acceptance of the Project above by City of Alpharetta, whichever occurs first.

Beginning at a point 46.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 133+14.77 thence S 67°33'05.7" E a distance of 89.170 feet to a point 43.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 134+00.00 thence S 66°08'36.1" E a distance of 104.767 feet to a point 48.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 135+00.00 thence along an arc 78.268 feet to the right, having a radius of 1017.798 feet, the chord of which is S 58°31'40.3" E for a distance of 78.249 feet, to a point 48.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 135+74.58 thence S 11°34'09.8" E a distance of 12.125 feet to a point 39.500 feet left of DE1 - WEBB

BRIDGE ROAD at Station 135+82.85 thence along an arc 223.587 feet to the left, having a radius of 1009.298 feet, the chord of which is N 62°10'56.6" W for a distance of 223.130 feet, to a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 133+68.01 thence along an arc 53.751 feet to the left, having a radius of 1025.460 feet, the chord of which is N 66°58'27.2" W for a distance of 53.745 feet, to a point 42.385 feet left of DE1 - WEBB BRIDGE ROAD at Station 133+16.51 thence N 8°24'10.8" W a distance of 4.050 feet to a point 46.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 133+14.77 and the POINT OF BEGINNING.

The above described parcel contains ± 0.04 acres (1579.983 sq. ft.)

EXHIBIT “A”

DECLARATION OF TAKING

WHEREAS, the City of Alpharetta, Georgia, has made and passed a Resolution finding that the circumstances in connection with acquiring certain interests in property for public road or other transportation purposes are such that it is necessary to acquire title, estate, or interest in the lands fully described in said order to condemn contained in the Resolution, a certified copy/duplicate original of which is attached to this Declaration as Appendix A to Exhibit “A,” and made a part hereof, under O.C.G.A. §§ 32-3-1 *et seq.*, and

WHEREAS, said interests in property are for public purposes upon, across, and over the tract of land in said county, as fully described in the attachment hereto identified as Appendix B to Exhibit “A,” and made a part hereof; and

WHEREAS, the City of Alpharetta, Georgia, has caused an investigation and report to be made by a competent land appraiser upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the interests in property, above referred to, a copy of the appraiser’s sworn statement being attached hereto identified as Appendix C to Exhibit “A,” and made a part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix C to Exhibit “A,” City of Alpharetta, Georgia estimates \$11,900.00 as just and adequate compensation to be paid for said interests in property, as fully described in Appendix B to Exhibit “A” which is attached hereto and made a part hereof and now deposits said sum in the Court to the use of the persons entitled thereto.

NOW, THEREFORE, the premises considered, the City of Alpharetta, Georgia, under authority of the Official Code of Georgia Annotated §§ 32-3-1 *et seq.* and O.C.G.A. § 22-3-140 hereby declares that the property and interests as described in Appendix B to Exhibit “A,” which is attached hereto and made a part hereof of this Declaration, is taken for purposes of locating,

constructing, maintaining, repairing, replacing, extending, expanding, and/or installing infrastructure for a public road or other transportation purposes.

This ____ day of _____, 2024.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

CHRIS LAGERBLOOM, City Administrator

APPROVED AS TO FORM:

City Attorney

**ORDER OF THE CITY OF ALPHARETTA, CITY COUNCIL TO CONDEMN
PROPERTY FOR PURPOSES OF BIKE & PEDESTRIAN IMPROVEMENTS FROM
BIG CREEK GREENWAY TO WEBB BRIDGE WAY PROJECT**

WHEREAS, the City Council for the City of Alpharetta has determined that it is necessary to make bike and pedestrian improvements for the City of Alpharetta at parcel identification number 21-5593-1239-006-6, being more fully described and shown in the description and drawing attached as Appendix B to the Declaration of Taking.

WHEREAS, the tract of property and other rights as herein described and as listed below shown of record as owned by the persons named herein, all as described and shown in Appendix B to the Declaration of Taking incorporated herein by reference and made a part of this Order are essential for the construction of said project:

Property/Rights: ± 0.03 acres (1,335.882 square feet) of fee simple right of way; ±
 0.04 (1,579.983 square feet) of temporary construction easement;

Owner(s): Tina A. Smith

Potentially Interested

Party(s): AICA Orthopedics, P.C.; Windward Community Services
 Association, Inc.; Tax Commissioner of Fulton County, Georgia;
 Probate Court Judge of Fulton County, Georgia.

NOW THEREFORE, in accordance with O.C.G.A. § 32-3-6(b)(6) and (c), it is hereby found by the City Council for the City of Alpharetta that the circumstances are such that it is necessary that the property as described in Appendix B to Exhibit “A” of the Declaration of Taking be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1 *et seq.* for road, bike and pedestrian improvements.

IT IS ORDERED that the City of Alpharetta proceed to acquire the title, estate or interest in the lands hereinafter described in Appendix B of the Declaration of Taking by condemnation

under the provisions of said Code, and that the City Attorney or its designees are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation all in accordance with the provisions of said law.

SO ORDERED by the City of Alpharetta City Council, this _____ day of _____ 2024.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

CHRIS LAGERBLOOM, City Administrator

APPROVED AS TO FORM:

City Attorney



STAFF REPORT

Department: Legal
Submitted By: Lauren Shapiro
Meeting Date: March 25, 2024

AGENDA ITEM:

Resolution: Authorizing the Use of Eminent Domain for Parcel 18 of the Webb Bridge Road Improvements Project

Consideration of a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to condemn property interest in Tax Parcel # 21 -5593-1239-056-4 (Parcel Owners: Westerra Windward, LLC and Windward Community Services Association, Inc.) of the Webb Bridge Road Improvements Project with authorization for the Mayor to execute documents in furtherance of same; estimated just and adequate compensation: \$8,700.00.

STAFF RECOMMENDATION:

Adopt a Resolution to condemn property interest in Tax Parcel # 21 -5593-1239-056-4 (Parcel Owners: Westerra Windward, LLC and Windward Community Services Association, Inc.) of the Webb Bridge Road Improvements Project with authorization for the Mayor to execute documents in furtherance of same.

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:

The City has determined that it is necessary to condemn property of Tax Parcel # 21 -5593-1239-056-4 in furtherance of the Webb Bridge Road Bike and Pedestrian Improvements Project.

Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property owned by Westerra Windward, LLC on Webb Bridge Road (Tax Parcel No.: 21 -5593-1239-056-4) in order to ensure the timely completion of this project. Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

ALTERNATIVES:

Do not adopt this resolution and change the project plan.

ATTACHMENTS:

1. Webb Bridge Road Parcel 18 Eminent Domain

CITY OF ALPHARETTA

Webb Bridge Road Corridor
Parcel 18

Tax Parcel I.D.: 21 -5593-1239-056-4

Condemnees: Westerra Windward, LLC;
Windward Community Services
Association, Inc.

FOR CITY COUNCIL REVIEW,
CONSIDERATION, AND EXECUTION:

- (1) Resolution
- (2) Declaration of Taking
- (3) Order to Condemn

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
ALPHARETTA GEORGIA TO AUTHORIZE THE USE OF EMINENT DOMAIN
TO ACQUIRE CERTAIN PROPERTY LOCATED AT WEBB BRIDGE ROAD,
ALPHARETTA, GA. 30005 (TAX PARCEL 21 -5593-1239-056-4) FOR RIGHT OF
WAY FOR PROPOSED WEBB BRIDGE ROAD BIKE & PEDESTRIAN
IMPROVEMENTS FROM BIG CREEK GREENWAY TO WEBB BRIDGE WAY**

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to make bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way, such road project being known as the Webb Bridge Road Project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights to, in, over, under, through and across the property now or formerly owned by Westerra Windward, LLC, located at Webb Bridge Road, Alpharetta, GA. 30005 (Tax Parcel No.: 21-5593-1239-056-4) within the City of Alpharetta, Georgia (reference: **Project Parcel 18**), as further described and shown in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights to, in, over, under, through and across the foregoing property are necessary in the public interest and must be carried out expeditiously to ensure the timely completion of the Project.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND
COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:**

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which are hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Official Code of Georgia Annotated, the necessary property rights to, in, over, under, through and across the property located at Webb Bridge Road, Alpharetta, GA. 30005 (Tax Parcel No.: 21-5593-1239-056-4) in order to ensure the timely completion of the Project Webb Bridge Road from Big Creek Greenway to Webb Bridge Way. Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

[CONTINUED FROM THE PREVIOUS PAGE]

SO RESOLVED, this _____ day of _____, 2024.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Donald Mitchell

Brian Will

Douglas DeRito

John Hipes

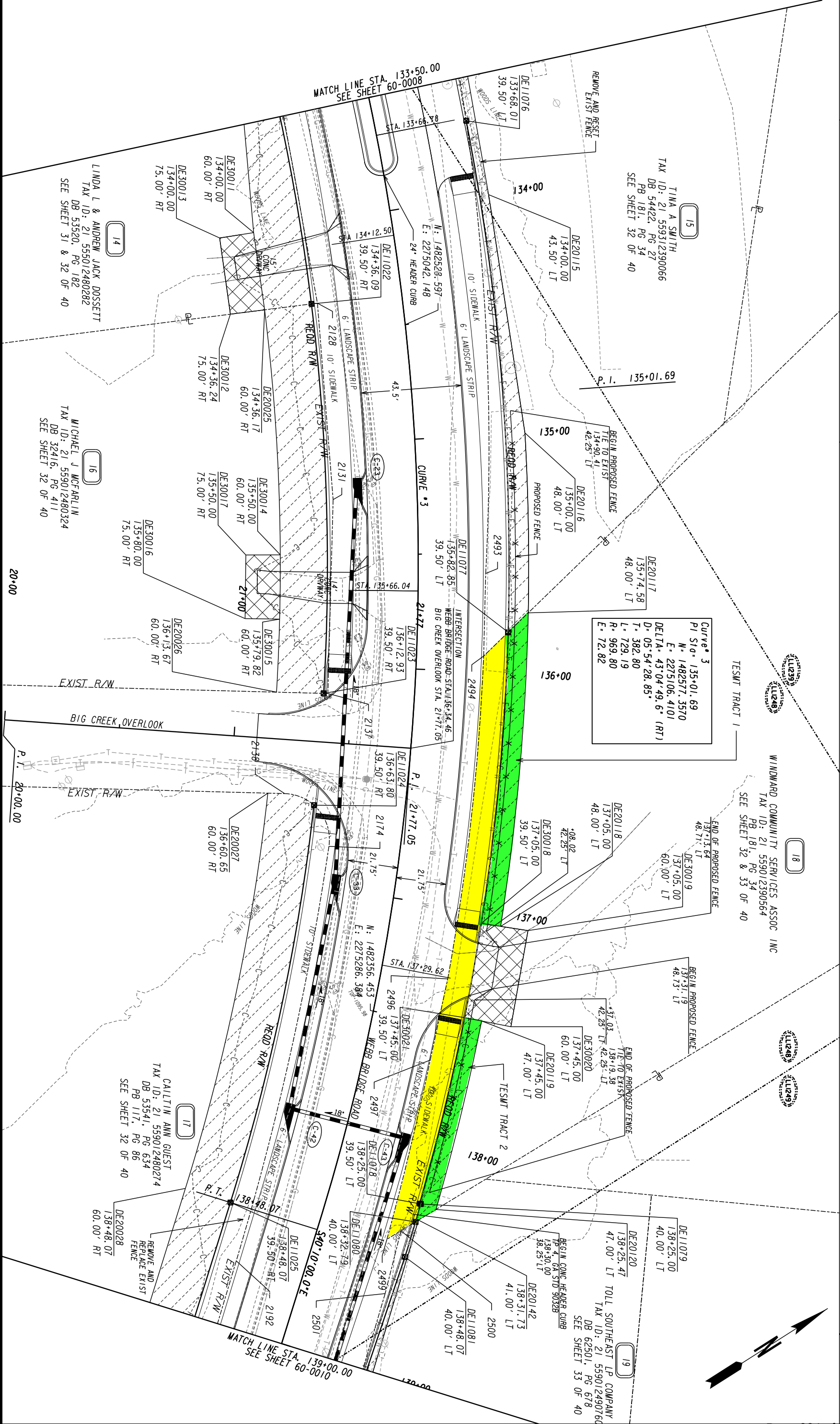
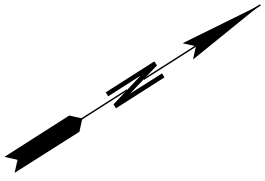
Fergal M. Brady

Dan Merkel

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

City Attorney



EXHIBIT

A

PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF DRIVES		BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA LIMIT OF ACCESS REC'D R/W & LIMIT OF ACCESS		DATE	REVISIONS	DATE	REVISIONS	CITY OF ALPHARETTA PUBLIC WORKS DEPARTMENT RIGHT OF WAY MAP	
								COUNTY: FULTON LAND LOT NO: 1239, 1248, 1249 LAND DISTRICT: 06 GMD: 1176 DATE: 10/14/2021 SH 09 OF 40	DRAWING NO. 60-0009

***** PARCEL 14 LINDA L & ANDREW JACK DOSSETT REQ'D TEMP. EASW'T. DE1401 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE11009	39.50 R	132+19.27	WEBB BRIDGE ROAD
ARC LENGTH = 207.99			
CHORD BEAR = S 70°54'40.9" E			
LNTH CHORD = 207.56			
RADIUS = 930.30			
DEGREE = 6°09'31.9"			
DE11022	39.50 R	134+36.09	WEBB BRIDGE ROAD
DE20025	60.00 R	134+36.17	WEBB BRIDGE ROAD
DE30011	60.00 R	134+00.00	WEBB BRIDGE ROAD
DE20024	50.00 R	133+10.00	WEBB BRIDGE ROAD
DE20023	50.00 R	132+21.22	WEBB BRIDGE ROAD
DE11009	39.50 R	132+19.27	WEBB BRIDGE ROAD
REQD EASMT AREA = 3043.23 SF			

PARCEL 14 LINDA L & ANDREW JACK DOSSETT REQ'D DRWY. EASW'T. DE1402 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE30011	60.00 R	134+00.00	WEBB BRIDGE ROAD
DE20025	60.00 R	134+36.17	WEBB BRIDGE ROAD
DE30012	75.00 R	134+36.24	WEBB BRIDGE ROAD
DE30013	75.00 R	134+00.00	WEBB BRIDGE ROAD
DE30011	60.00 R	134+00.00	WEBB BRIDGE ROAD

PARCEL 15 TIMA A SMITH REQ'D R/W DE1500 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE11076	39.50 L	133+68.01	WEBB BRIDGE ROAD
ARC LENGTH = 223.59			
CHORD BEAR = S 62°10'56.6" E			
LNTH CHORD = 223.13			
RADIUS = 1009.30			
DEGREE = 5°40'36.5"			
DE11077	39.50 L	135+82.85	WEBB BRIDGE ROAD
S 11°34'09.8" E			
2494	29.22 L	135+93.14	WEBB BRIDGE ROAD
N 56°05'27.8" W			
2493	29.32 L	135+58.33	WEBB BRIDGE ROAD
ARC LENGTH = 197.32			
CHORD BEAR = N 59°57'37.0" W			
LNTH CHORD = 197.01			
RADIUS = 1025.46			
DEGREE = 5°35'14.4"			
DE11076	39.50 L	133+68.01	WEBB BRIDGE ROAD
SF			
REQD R/W = 1335.88 ACRES			
REMAINDER = +/- 0.83 ACRES			

***** PARCEL 15 TIMA A SMITH REQ'D TEMP. EASW'T. DE1501 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20114	46.00 L	133+14.77	WEBB BRIDGE ROAD
DE20115	43.50 L	134+00.00	WEBB BRIDGE ROAD
DE20116	48.00 L	135+00.00	WEBB BRIDGE ROAD
ARC LENGTH = 78.27			
CHORD BEAR = S 58°31'40.3" E			
LNTH CHORD = 78.25			
RADIUS = 1017.80			
DEGREE = 5°37'45.8"			
DE20117	48.00 L	135+74.58	WEBB BRIDGE ROAD
DE11077	39.50 L	135+82.85	WEBB BRIDGE ROAD
ARC LENGTH = 223.59			
CHORD BEAR = N 62°10'56.6" W			
LNTH CHORD = 223.13			
RADIUS = 1009.30			
DEGREE = 5°40'36.5"			
DE11076	39.50 L	133+68.01	WEBB BRIDGE ROAD
ARC LENGTH = 53.15			
CHORD BEAR = N 66°58'27.2" W			
LNTH CHORD = 53.74			
RADIUS = 1025.46			
DEGREE = 5°35'14.4"			
2491	42.38 L	133+16.51	WEBB BRIDGE ROAD
DE20114	46.00 L	133+14.77	WEBB BRIDGE ROAD
REQD EASMT AREA = 1519.98 SF			

PARCEL 16 MICHAEL J MCFARLIN REQ'D R/W DE1600 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
2128	36.88 R	134+36.08	WEBB BRIDGE ROAD
S 62°04'10.9" E			
2131	36.59 R	135+25.19	WEBB BRIDGE ROAD
S 55°57'10.9" E			
2137	37.62 R	136+12.87	WEBB BRIDGE ROAD
S 34°00'49.1" W			
DE11023	39.50 R	136+12.93	WEBB BRIDGE ROAD
ARC LENGTH = 169.64			
CHORD BEAR = N 59°16'57.7" W			
LNTH CHORD = 169.40			
RADIUS = 930.30			
DEGREE = 6°09'31.9"			
DE11022	39.50 R	134+36.09	WEBB BRIDGE ROAD
2.62			
N 25°16'49.1" E			
2128	36.88 R	134+36.08	WEBB BRIDGE ROAD
SF			
REQD R/W = 328.17 ACRES			
REMAINDER = +/- 1.0 ACRES			

PARCEL 16 MICHAEL J MCFARLIN REQ'D TEMP. EASW'T. DE1601 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE11022	39.50 R	134+36.09	WEBB BRIDGE ROAD
ARC LENGTH = 169.64			
CHORD BEAR = S 59°16'57.7" E			
LNTH CHORD = 169.40			
RADIUS = 930.30			
DEGREE = 6°09'31.9"			
DE11023	39.50 R	136+12.93	WEBB BRIDGE ROAD
DE20026	60.00 R	136+13.67	WEBB BRIDGE ROAD
ARC LENGTH = 166.51			
CHORD BEAR = N 59°15'30.9" W			
LNTH CHORD = 166.28			
RADIUS = 909.80			
DEGREE = 6°17'51.5"			
DE20025	60.00 R	134+36.17	WEBB BRIDGE ROAD
DE11022	39.50 R	134+36.09	WEBB BRIDGE ROAD
REQD EASMT AREA = 3445.50 SF			

***** PARCEL 16 MICHAEL J MCFARLIN REQ'D DRWY. EASW'T. DE1602 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE30014	60.00 R	135+50.00	WEBB BRIDGE ROAD
ARC LENGTH = 27.97			
CHORD BEAR = S 36°53'45.9" E			
LNTH CHORD = 27.97			
RADIUS = 909.80			
DEGREE = 6°17'51.5"			
DE30015	60.00 R	135+79.82	WEBB BRIDGE ROAD
DE30016	75.00 R	135+80.00	WEBB BRIDGE ROAD
DE30017	75.00 R	135+50.00	WEBB BRIDGE ROAD
DE30014	60.00 R	135+50.00	WEBB BRIDGE ROAD

PARCEL 17 CAITLIN ANN GUEST REQ'D R/W DE1700 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
2174	30.88 R	136+81.42	WEBB BRIDGE ROAD
ARC LENGTH = 184.82			
CHORD BEAR = S 44°53'39.3" E			
LNTH CHORD = 184.66			
RADIUS = 1266.02			
DEGREE = 4°27'19.0"			
2192	29.49 R	138+71.55	WEBB BRIDGE ROAD
S 40°46'37.5" E			
2194	29.07 R	139+10.50	WEBB BRIDGE ROAD
S 1°20'03.8" W			
DE11026	39.50 R	139+22.29	WEBB BRIDGE ROAD
S 1°20'03.8" W			
N 40°10'00.0" W			
DE11025	39.50 R	138+48.07	WEBB BRIDGE ROAD
ARC LENGTH = 176.77			
CHORD BEAR = N 45°36'36.8" W			
LNTH CHORD = 176.51			
RADIUS = 930.30			
DEGREE = 6°09'31.9"			
DE11024	39.50 R	136+63.80	WEBB BRIDGE ROAD
ARC LENGTH = 19.85			
CHORD BEAR = S 77°27'03.2" E			
LNTH CHORD = 19.05			
RADIUS = 20.00			
DEGREE = 286°28'44.0"			
2174	30.88 R	136+81.42	WEBB BRIDGE ROAD
SF			
REQD R/W = 2152.77 ACRES			
REMAINDER = +/- 2.9 ACRES			

PARCEL 17 CAITLIN ANN GUEST REQ'D TEMP. EASW'T. DE1701 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE11024	39.50 R	136+63.80	WEBB BRIDGE ROAD
ARC LENGTH = 176.77			
CHORD BEAR = S 45°36'36.8" E			
LNTH CHORD = 176.51			
RADIUS = 930.30			
DEGREE = 6°09'31.9"			
DE11025	39.50 R	138+48.07	WEBB BRIDGE ROAD
DE11026	39.50 R	139+22.29	WEBB BRIDGE ROAD
DE20030	68.00 R	139+54.50	WEBB BRIDGE ROAD
DE20029	60.00 R	139+00.00	WEBB BRIDGE ROAD
DE20028	60.00 R	138+48.07	WEBB BRIDGE ROAD
ARC LENGTH = 175.82			
CHORD BEAR = N 45°42'11.0" W			
LNTH CHORD = 175.55			
RADIUS = 909.80			
DEGREE = 6°17'51.5"			
DE20027	60.00 R	136+60.65	WEBB BRIDGE ROAD
ARC LENGTH = 52.73			
N 136+60.01			
ARC LENGTH = 14.00			
CHORD BEAR = N 54°03'42.8" E			
LNTH CHORD = 13.71			
RADIUS = 20.00			
DEGREE = 286°28'44.0"			
DE11024	39.50 R	136+63.80	WEBB BRIDGE ROAD
REQD EASMT AREA = 5583.22 SF			

***** PARCEL 18 WINDWARD COMMUNITY SERVICES ASSOC INC REQ'D R/W DE1800 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE11077	39.50 L	135+82.85	WEBB BRIDGE ROAD
ARC LENGTH = 252.01			
CHORD BEAR = S 48°40'58.7" E			
LNTH CHORD = 251.36			
RADIUS = 1009.30			
DEGREE = 5°40'36.5"			
DE11078	39.50 L	138+25.00	WEBB BRIDGE ROAD
N 48°28'12.6" E			
DE11079	40.00 L	138+25.00	WEBB BRIDGE ROAD
S 41°17'59.5" E			
DE11080	40.00 L	138+32.79	WEBB BRIDGE ROAD
S 1°13'08.4" W			
2500	35.02 L	138+38.08	WEBB BRIDGE ROAD
S 1°11'18.5" W			
2499	30.27 L	138+43.23	WEBB BRIDGE ROAD
ARC LENGTH = 80.18			
CHORD BEAR = N 43°54'04.3" W			
LNTH CHORD = 80.17			
RADIUS = 1350.00			
DEGREE = 4°14'38.9"			
2497	28.66 L	137+65.42	WEBB BRIDGE ROAD
N 45°22'27.7" W			
2496	29.10 L	137+30.39	WEBB BRIDGE ROAD
ARC LENGTH = 141.25			
CHORD BEAR = N 51°07'34.2" W			
LNTH CHORD = 141.25			
RADIUS = 1015.32			
DEGREE = 5°38'35.3"			
2494	29.22 L	135+93.14	WEBB BRIDGE ROAD
N 11°34'09.8" W			
DE11077	39.50 L	135+82.85	WEBB BRIDGE ROAD
SF			
REQD R/W = 2693.67 ACRES			
REMAINDER = +/- 2.0 ACRES			

PARCEL 18 WINDWARD COMMUNITY SERVICES ASSOC INC REQ'D TEMP. EASW'T. TRACT 1 DE1801 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE20117	48.00 L	135+74.58	WEBB BRIDGE ROAD
ARC LENGTH = 136.88			
CHORD BEAR = S 52°28'19.8" E			
LNTH CHORD = 136.78			
RADIUS = 1017.80			
DEGREE = 5°37'45.8"			
DE20118	48.00 L	137+05.00	WEBB BRIDGE ROAD
N 45°22'27.7" W			
LNTH CHORD = 127.13			
CHORD BEAR = N 52°13'40.0" W			
LNTH CHORD = 127.04			
RADIUS = 1009.30			
DEGREE = 5°40'36.5"			
DE11077	39.50 L	135+82.85	WEBB BRIDGE ROAD
SF			
REQD EASW'T AREA = 1122.07 ACRES			

STATE OF GEORGIA	
DEPARTMENT OF TRANSPORTATION	
RIGHT OF WAY MAP	
PROJECT NO: C1933	
COUNTY: FULTON	
LAND LOT NO:	
LAND DISTRICT:	
GND	
DATE: 10/14/2021	SH 32 OF 40
60-0032	
DRAWING NO.	

PARCEL 18 WINDWARD COMMUNITY SERVICES ASSOC INC
EASW'T. TRACT 2 DE1802

PARCEL 19 TOLL SOUTHEAST LP COMPANY INC
DE1901

PARCEL 20 PARIS T STONE
PNT

PARCEL 24 TOLL SOUTHEAST LP COMPANY INC
DE2400

PNT	OFFSET/	STATION/	ALIGNMENT
DE20119	47.00 L	137+45.00	WEBB BRIDGE ROAD
ARC LENGTH = 84.37			
CHORD BEAR = S 43°52'44.8° E			
LNTH CHORD = 84.35			
RADIUS = 1016.80			
DEGREE = 5°38'05.7°			
DE20120	47.00 L	138+25.47	WEBB BRIDGE ROAD
DE11080	40.00 L	138+32.79	WEBB BRIDGE ROAD
DE11079	40.00 L	138+25.00	WEBB BRIDGE ROAD
DE11078	39.50 L	138+25.00	WEBB BRIDGE ROAD
ARC LENGTH = 83.26			
CHORD BEAR = N 43°53'34.9° W			
LNTH CHORD = 83.23			
RADIUS = 1009.30			
DEGREE = 5°40'36.5°			
DE30021	39.50 L	137+45.00	WEBB BRIDGE ROAD
DE20119	47.00 L	137+45.00	WEBB BRIDGE ROAD

PNT	OFFSET/	STATION/	ALIGNMENT
DE20142	41.00 L	138+31.73	WEBB BRIDGE ROAD
DE20123	42.00 L	139+37.35	WEBB BRIDGE ROAD
DE11082	38.00 L	139+33.44	WEBB BRIDGE ROAD
DE11081	40.00 L	138+48.07	WEBB BRIDGE ROAD
ARC LENGTH = 15.92			
CHORD BEAR = N 40°37'05.8° W			
LNTH CHORD = 15.92			
RADIUS = 1009.80			
DEGREE = 5°40'26.4°			
DE11080	40.00 L	138+32.79	WEBB BRIDGE ROAD
DE20142	41.00 L	138+31.73	WEBB BRIDGE ROAD
REOD EASMT AREA = 237.47 SF			

PNT	OFFSET/	STATION/	ALIGNMENT
2194	29.07 R	139+10.50	WEBB BRIDGE ROAD
2256	27.43 R	140+64.51	WEBB BRIDGE ROAD
2274	26.31 R	141+81.55	WEBB BRIDGE ROAD
ARC LENGTH = 400.83			
CHORD BEAR = S 54°15'06.2° E			
LNTH CHORD = 398.01			
RADIUS = 973.15			
DEGREE = 5°53'15.5°			
2278	28.45 R	145+71.42	WEBB BRIDGE ROAD
9.10		S 30°32'01.0° W	
DE11029	37.50 R	145+70.47	WEBB BRIDGE ROAD
ARC LENGTH = 462.85			
CHORD BEAR = N 53°05'22.7° W			
LNTH CHORD = 458.82			
RADIUS = 1011.40			
DEGREE = 5°39'54.0°			
DE11027	39.00 R	141+24.86	WEBB BRIDGE ROAD
DE11026	39.50 R	139+22.29	WEBB BRIDGE ROAD
2194	29.07 R	139+10.50	WEBB BRIDGE ROAD
REOD R/W = 7411.47 SF			
REOD R/W = 0.170 ACRES			
REMAINDER = +/- 5.4 ACRES			

PNT	OFFSET/	STATION/	ALIGNMENT
DE20130	45.00 L	143+93.52	WEBB BRIDGE ROAD
ARC LENGTH = 105.11			
CHORD BEAR = S 58°40'31.6° E			
LNTH CHORD = 105.06			
RADIUS = 957.00			
DEGREE = 5°59'13.3°			
DE20131	45.00 L	145+03.57	WEBB BRIDGE ROAD
2512	38.64 L	145+02.66	WEBB BRIDGE ROAD
ARC LENGTH = 105.25			
CHORD BEAR = N 58°14'05.7° W			
LNTH CHORD = 105.18			
RADIUS = 848.29			
DEGREE = 6°45'15.3°			
2510	39.39 L	143+93.16	WEBB BRIDGE ROAD
DE20130	45.00 L	143+93.52	WEBB BRIDGE ROAD
REOD EASMT AREA = 643.33 SF			

PARCEL 18 WINDWARD COMMUNITY SERVICES ASSOC INC
EASW'T. DE1803

PARCEL 21 TOLL SOUTHEAST LP COMPANY INC
DE2100

PARCEL 22 PARIS T STONE
PNT

PARCEL 25 TOLL SOUTHEAST LP COMPANY INC
DE2500

PNT	OFFSET/	STATION/	ALIGNMENT
DE30019	60.00 L	137+05.00	WEBB BRIDGE ROAD
DE30020	60.00 L	137+45.00	WEBB BRIDGE ROAD
DE30021	39.50 L	137+45.00	WEBB BRIDGE ROAD

PNT	OFFSET/	STATION/	ALIGNMENT
DE20124	41.00 L	140+51.56	WEBB BRIDGE ROAD
DE20126	41.00 L	141+55.00	WEBB BRIDGE ROAD
DE20127	50.00 L	141+78.48	WEBB BRIDGE ROAD
2506	40.39 L	141+80.03	WEBB BRIDGE ROAD
ARC LENGTH = 93.45			
CHORD BEAR = N 42°10'50.3° W			
LNTH CHORD = 93.43			
RADIUS = 1234.47			
DEGREE = 4°38'28.8°			
2504	38.57 L	140+94.41	WEBB BRIDGE ROAD
2503	38.48 L	140+54.05	WEBB BRIDGE ROAD
DE20124	41.00 L	140+51.56	WEBB BRIDGE ROAD
REOD EASMT AREA = 359.44 SF			

PNT	OFFSET/	STATION/	ALIGNMENT
DE11026	39.50 R	139+22.29	WEBB BRIDGE ROAD
DE11027	39.00 R	141+24.86	WEBB BRIDGE ROAD
ARC LENGTH = 462.85			
CHORD BEAR = S 53°05'22.7° E			
LNTH CHORD = 458.82			
RADIUS = 1011.40			
DEGREE = 5°39'54.0°			
DE11029	37.50 R	145+70.47	WEBB BRIDGE ROAD
DE20034	50.00 R	145+69.18	WEBB BRIDGE ROAD
DE20033	55.00 R	145+20.00	WEBB BRIDGE ROAD
DE20032	55.00 R	143+80.00	WEBB BRIDGE ROAD
DE20031	80.00 R	141+24.86	WEBB BRIDGE ROAD
DE20030	68.00 R	139+54.50	WEBB BRIDGE ROAD
DE11026	39.50 R	139+22.29	WEBB BRIDGE ROAD
REOD EASMT AREA = 15353.41 SF			

PNT	OFFSET/	STATION/	ALIGNMENT
DE20132	45.00 L	146+42.34	WEBB BRIDGE ROAD
2515	40.43 L	146+42.23	WEBB BRIDGE ROAD
2514	40.12 L	146+16.67	WEBB BRIDGE ROAD
ARC LENGTH = 109.56			
CHORD BEAR = N 65°48'08.8° W			
LNTH CHORD = 109.48			
RADIUS = 799.39			
DEGREE = 7°10'02.9°			
2512	38.64 L	145+02.66	WEBB BRIDGE ROAD
DE20131	45.00 L	145+03.57	WEBB BRIDGE ROAD
REOD EASMT AREA = 748.54 SF			

PNT	OFFSET/	STATION/	ALIGNMENT
DE30018	39.50 L	137+05.00	WEBB BRIDGE ROAD
DE30019	60.00 L	137+05.00	WEBB BRIDGE ROAD

PNT	OFFSET/	STATION/	ALIGNMENT
DE20127	50.00 L	141+78.48	WEBB BRIDGE ROAD
ARC LENGTH = 102.56			
CHORD BEAR = S 46°19'08.7° E			
LNTH CHORD = 102.51			
RADIUS = 952.00			
DEGREE = 6°01'06.5°			
DE20128	50.00 L	142+86.43	WEBB BRIDGE ROAD
2508	41.02 L	142+86.86	WEBB BRIDGE ROAD
ARC LENGTH = 102.47			
CHORD BEAR = N 46°43'38.4° W			
LNTH CHORD = 102.44			
RADIUS = 1234.47			
DEGREE = 4°38'28.8°			
2506	40.39 L	141+80.03	WEBB BRIDGE ROAD
DE20127	50.00 L	141+78.48	WEBB BRIDGE ROAD
REOD EASMT AREA = 932.11 SF			

PNT	OFFSET/	STATION/	ALIGNMENT
DE11029	37.50 R	145+70.47	WEBB BRIDGE ROAD
DE20034	50.00 R	145+69.18	WEBB BRIDGE ROAD
DE20033	55.00 R	145+20.00	WEBB BRIDGE ROAD
DE20032	55.00 R	143+80.00	WEBB BRIDGE ROAD
DE20031	80.00 R	141+24.86	WEBB BRIDGE ROAD
DE20030	68.00 R	139+54.50	WEBB BRIDGE ROAD
DE11026	39.50 R	139+22.29	WEBB BRIDGE ROAD
REOD EASMT AREA = 15353.41 SF			

PNT	OFFSET/	STATION/	ALIGNMENT
2278	28.45 R	145+71.42	WEBB BRIDGE ROAD
ARC LENGTH = 144.57			
CHORD BEAR = S 70°18'16.0° E			
LNTH CHORD = 144.44			
RADIUS = 973.31			
DEGREE = 5°53'12.1°			
2288	26.99 R	147+12.08	WEBB BRIDGE ROAD
39.04		S 74°32'47.9° E	
2290	27.18 R	147+50.09	WEBB BRIDGE ROAD
13.62		S 1°57'15.3° W	
DE11032	40.50 R	147+52.84	WEBB BRIDGE ROAD
8.16		N 75°51'05.2° W	
DE11031	40.50 R	147+45.00	WEBB BRIDGE ROAD
3.00		N 14°22'22.1° E	
DE11030	37.50 R	147+45.00	WEBB BRIDGE ROAD
ARC LENGTH = 181.06			
CHORD BEAR = N 70°38'13.9° W			
LNTH CHORD = 180.83			
RADIUS = 1039.50			
DEGREE = 5°30'42.7°			
DE11029	37.50 R	145+70.47	WEBB BRIDGE ROAD
9.10		N 30°32'01.0° E	
2278	28.45 R	145+71.42	WEBB BRIDGE ROAD
REOD R/W = 1859.24 SF			
REOD R/W = 0.043 ACRES			
REMAINDER = +/- 2.1 ACRES			

PNT	OFFSET/	STATION/	ALIGNMENT
DE11080	40.00 L	138+32.79	WEBB BRIDGE ROAD
ARC LENGTH = 15.92			
CHORD BEAR = S 40°37'05.8° E			
LNTH CHORD = 15.92			
RADIUS = 1009.80			
DEGREE = 5°40'26.4°			
DE11081	40.00 L	138+48.07	WEBB BRIDGE ROAD
85.39		S 38°49'28.7° E	
DE11082	38.00 L	139+33.44	WEBB BRIDGE ROAD
0.60		N 85°49'34.6° W	
2502	37.57 L	139+33.02	WEBB BRIDGE ROAD
67.21		N 41°04'57.0° W	
2501	36.50 L	138+65.83	WEBB BRIDGE ROAD
28.15		N 43°16'27.0° W	
2500	35.02 L	138+38.08	WEBB BRIDGE ROAD
7.42		N 1°13'08.4° E	
DE11080	40.00 L	138+32.79	WEBB BRIDGE ROAD
REOD R/W = 248.57 SF			
REOD R/W = 0.006 ACRES			
REMAINDER = +/- 0.38 ACRES			

PNT	OFFSET/	STATION/	ALIGNMENT
DE20127	50.00 L	141+78.48	WEBB BRIDGE ROAD
ARC LENGTH = 102.56			
CHORD BEAR = S 46°19'08.7° E			
LNTH CHORD = 102.51			
RADIUS = 952.00			
DEGREE = 6°01'06.5°			
DE20128	50.00 L	142+86.43	WEBB BRIDGE ROAD
2508	41.02 L	142+86.86	WEBB BRIDGE ROAD
ARC LENGTH = 102.47			
CHORD BEAR = N 46°43'38.4° W			
LNTH CHORD = 102.44			
RADIUS = 1234.47			
DEGREE = 4°38'28.8°			
2506	40.39 L	141+80.03	WEBB BRIDGE ROAD
DE20127	50.00 L	141+78.48	WEBB BRIDGE ROAD
REOD EASMT AREA = 932.11 SF			

PNT	OFFSET/	STATION/	ALIGNMENT
DE20128	50.00 L	142+86.43	WEBB BRIDGE ROAD
ARC LENGTH = 102.05			
CHORD BEAR = S 52°28'34.8° E			
LNTH CHORD = 102.00			
RADIUS = 952.00			
DEGREE = 6°01'06.5°			
DE20129	50.00 L	143+93.84	WEBB BRIDGE ROAD
2510	39.39 L	143+93.16	WEBB BRIDGE ROAD
ARC LENGTH = 102.04			
CHORD BEAR = N 51°33'02.2° W			
LNTH CHORD = 102.00			
RADIUS = 1161.44			
DEGREE = 4°55'59.4°			
2508	41.02 L	142+86.86	WEBB BRIDGE ROAD
DE20128	50.00 L	142+86.43	WEBB BRIDGE ROAD
REOD EASMT AREA = 983.73 SF			

PNT	OFFSET/	STATION/	ALIGNMENT
DE20130	45.00 L	145+03.57	WEBB BRIDGE ROAD
ARC LENGTH = 132.54			
CHORD BEAR = S 65°47'21.8° E			
LNTH CHORD = 132.43			
RADIUS = 951.00			
DEGREE = 5°59'13.3°			
DE20132	45.00 L	146+42.34	WEBB BRIDGE ROAD
2515	40.43 L	146+42.23	WEBB BRIDGE ROAD
2514	40.12 L	146+16.67	WEBB BRIDGE ROAD
ARC LENGTH = 109.56			
CHORD BEAR = N 65°48'08.8° W			
LNTH CHORD = 109.48			
RADIUS = 799.39			
DEGREE = 7°10'02.9°			
2512	38.64 L	145+02.66	WEBB BRIDGE ROAD
DE20131	45.00 L	145+03.57	WEBB BRIDGE ROAD
REOD EASMT AREA = 748.54 SF			

PNT	OFFSET/	STATION/	ALIGNMENT
DE11080	40.00 L	138+32.79	WEBB BRIDGE ROAD
ARC LENGTH = 15.92			
CHORD BEAR = S 40°37'05.8° E			
LNTH CHORD = 15.92			
RADIUS = 1009.80			
DEGREE = 5°40'26.4°			
DE11081	40.00 L	138+48.07	WEBB BRIDGE ROAD
85.39		S 38°49'28.7° E	
DE11082	38.00 L	139+33.44	WEBB BRIDGE ROAD
0.60		N 85°49'34.6° W	
2502	37.57 L	139+33.02	WEBB BRIDGE ROAD
67.21		N 41°04'57.0° W	
2501	36.50 L	138+65.83	WEBB BRIDGE ROAD
28.15		N 43°16'27.0° W	
2500	35.02 L	138+38.08	WEBB BRIDGE ROAD
7.42		N 1°13'08.4° E	
DE11080	40.00 L	138+32.79	WEBB BRIDGE ROAD
REOD R/W = 248.57 SF			
REOD R/W = 0.006 ACRES			
REMAINDER = +/- 0.38 ACRES			

PNT	OFFSET/	STATION/	ALIGNMENT
DE20127	50.00 L	141+78.48	WEBB BRIDGE ROAD
ARC LENGTH = 102.56			
CHORD BEAR = S 46°19'08.7° E			
LNTH CHORD = 102.51			
RADIUS = 952.00			
DEGREE = 6°01'06.5°			
DE20128	50.00 L	142+86.43	WEBB BRIDGE ROAD
2508	41.02 L	142+86.86	WEBB BRIDGE ROAD
ARC LENGTH = 102.47			
CHORD BEAR = N 46°43'38.4° W			
LNTH CHORD = 102.44			
RADIUS = 1234.47			
DEGREE = 4°38'28.8°			
2506	40.39 L	141+80.03	WEBB BRIDGE ROAD
DE20127	50.00 L	141+78.48	WEBB BRIDGE ROAD
REOD EASMT AREA = 932.11 SF			

PNT

LEGAL DESCRIPTION

PROJECT NO.:	Webb Bridge Road Bike & Pedestrian Improvements Project C1933
P.I. NO.:	N/A
PARCEL NO.:	18
DATE OF R/W PLANS:	October 14, 2021
REVISION DATE:	August 23, 2022

Required Right of Way

Being a strip or parcel of land running in, through, over and across the property now or formerly owned by Westerra Windward, L.L.C., as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 21911, Page 220, said strip or parcel being shown on a Right of Way sketch prepared by POND, and attached hereto, and said strip or parcel lying and being in Land Lots 1238, 1239, and 1248 of the 2nd District, 1st Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 135+82.85 thence along an arc 252.013 feet to the right, having a radius of 1009.298 feet, the chord of which is S 48°40'58.7" E for a distance of 251.359 feet, to a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 138+25.00 thence N 48°28'12.6" E a distance of 0.500 feet to a point 40.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 138+25.00 thence S 41°17'59.5" E a distance of 8.106 feet to a point 40.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 138+32.79 thence S 1°13'08.4" W a distance of 7.419 feet to a point 35.023 feet left of DE1 - WEBB BRIDGE ROAD at Station 138+38.08 thence S 1°11'18.5" W a distance of 7.138 feet to a point 30.266 feet left of DE1 - WEBB BRIDGE ROAD at Station 138+43.23 thence along an arc 80.180 feet to the left, having a radius of 1350.000 feet, the chord of which is N 43°54'04.3" W for a distance of 80.168 feet, to a point 28.656 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+65.42 thence N 45°22'27.7" W a distance of 36.077 feet to a point 29.103 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+30.39 thence along an arc 141.368 feet to the left, having a radius of 1015.317 feet, the chord of which is N 51°07'34.2" W for a distance of 141.253 feet, to a point 29.220 feet left of DE1 - WEBB BRIDGE ROAD at Station 135+93.14 thence N 11°34'09.8" W a distance of 14.808 feet to a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 135+82.85 and the POINT OF BEGINNING.

The above described parcel contains ± 0.06 acres (2693.674 sq. ft.)

Required Temporary Construction Easement

This temporary easement grants the right to execute certain construction over and upon the property described below abutting on and adjacent to the right of way in such manner as City of Alpharetta may deem proper to support or accommodate the improvement of said right of way, including the right to slope the adjacent ground to tie in with the roadway or sidewalk elevations and to construct any required slopes within the easement area shown on the attached plats. Said easement shall expire 24 months after recording of this instrument or upon completion and final acceptance of the Project above by City of Alpharetta, whichever occurs first.

Tract 1:

Beginning at a point 48.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 135+74.58 thence along an arc 136.878 feet to the right, having a radius of 1017.798 feet, the chord of which is S 52°28'19.8" E for a distance of 136.775 feet, to a point 48.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+05.00 thence S 41°22'50.0" W a distance of 8.500 feet to a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+05.00 thence along an arc 127.125 feet to the left, having a radius of 1009.298 feet, the chord of which is N 52°13'40.0" W for a distance of 127.041 feet, to a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 135+82.85 thence N 11°34'09.8" W a distance of 12.125 feet to a point 48.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 135+74.58 and the POINT OF BEGINNING.

The above described parcel contains ± 0.03 acres (1122.070 sq. ft.)

Tract 2:

Beginning at a point 47.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+45.00 thence along an arc 84.372 feet to the right, having a radius of 1016.798 feet, the chord of which is S 43°52'44.8" E for a distance of 84.347 feet, to a point 47.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 138+25.47 thence S 1°12'14.5" W a distance of 10.363 feet to a point 40.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 138+32.79 thence N 41°17'59.5" W a distance of 8.106 feet to a point 40.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 138+25.00 thence S 48°28'12.6" W a distance of 0.500 feet to a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 138+25.00 thence along an arc 83.258 feet to the left, having a radius of 1009.298 feet, the chord of which is N 43°53'34.9" W for a distance of 83.235 feet, to a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+45.00 thence N 43°44'37.5" E a distance of 7.500 feet to a point 47.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+45.00 and the POINT OF BEGINNING.

The above described parcel contains ± 0.02 acres (656.869 sq. ft.)

Driveway Easement:

Beginning at a point 60.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+05.00 thence S 47°26'16.2" E a distance of 42.472 feet to a point 60.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+45.00 thence S 43°44'37.5" W a distance of 20.500 feet to a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+45.00 thence along an arc 41.629 feet to the left, having a radius of 1009.298 feet, the chord of which is N 47°26'16.2" W for a distance of 41.626 feet, to a point 39.500 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+05.00 thence N 41°22'50.0" E a distance of 20.500 feet to a point 60.000 feet left of DE1 - WEBB BRIDGE ROAD at Station 137+05.00 and the POINT OF BEGINNING.

The above described parcel contains ± 0.02 acres (855.865 sq. ft.)

EXHIBIT “A”

DECLARATION OF TAKING

WHEREAS, the City of Alpharetta, Georgia, has made and passed a Resolution finding that the circumstances in connection with acquiring certain interests in property for public road or other transportation purposes are such that it is necessary to acquire title, estate, or interest in the lands fully described in said order to condemn contained in the Resolution, a certified copy/duplicate original of which is attached to this Declaration as Appendix A to Exhibit “A,” and made a part hereof, under O.C.G.A. §§ 32-3-1 *et seq.*, and

WHEREAS, said interests in property are for public purposes upon, across, and over the tract of land in said county, as fully described in the attachment hereto identified as Appendix B to Exhibit “A,” and made a part hereof; and

WHEREAS, the City of Alpharetta, Georgia, has caused an investigation and report to be made by a competent land appraiser upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the interests in property, above referred to, a copy of the appraiser’s sworn statement being attached hereto identified as Appendix C to Exhibit “A,” and made a part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix C to Exhibit “A,” City of Alpharetta, Georgia estimates \$8,700.00 as just and adequate compensation to be paid for said interests in property, as fully described in Appendix B to Exhibit “A” which is attached hereto and made a part hereof and now deposits said sum in the Court to the use of the persons entitled thereto.

NOW, THEREFORE, the premises considered, the City of Alpharetta, Georgia, under authority of the Official Code of Georgia Annotated §§ 32-3-1 *et seq.* and O.C.G.A. § 22-3-140 hereby declares that the property and interests as described in Appendix B to Exhibit “A,” which is attached hereto and made a part hereof of this Declaration, is taken for purposes of locating,

constructing, maintaining, repairing, replacing, extending, expanding, and/or installing infrastructure for a public road or other transportation purposes.

This ____ day of _____, 2024.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

CHRIS LAGERBLOOM, City Administrator

APPROVED AS TO FORM:

Priya M. Patel, City Attorney

**ORDER OF THE CITY OF ALPHARETTA, CITY COUNCIL TO CONDEMN
PROPERTY FOR PURPOSES OF BIKE & PEDESTRIAN IMPROVEMENTS FROM
BIG CREEK GREENWAY TO WEBB BRIDGE WAY PROJECT**

WHEREAS, the City Council for the City of Alpharetta has determined that it is necessary to make bike and pedestrian improvements for the City of Alpharetta at parcel identification number 21-5593-1239-056-4, being more fully described and shown in the description and drawing attached as Appendix B to the Declaration of Taking.

WHEREAS, the tract of property and other rights as herein described and as listed below shown of record as owned by the persons named herein, all as described and shown in Appendix B to the Declaration of Taking incorporated herein by reference and made a part of this Order are essential for the construction of said project:

Property/Rights: ± 0.06 acres (2,693.674 square feet) of fee simple right of way; ± 0.04 (1,778.94 square feet) of temporary construction easement; (1) driveway easement.

Owner(s): Westerra Windward, L.L.C.

Potentially Interested

Party(s): Windward Community Services Association, Inc.; Tax
Commissioner of Fulton County, Georgia; Probate Court Judge of
Fulton County, Georgia.

NOW THEREFORE, in accordance with O.C.G.A. § 32-3-6(b)(6) and (c), it is hereby found by the City Council for the City of Alpharetta that the circumstances are such that it is necessary that the property as described in Appendix B to Exhibit “A” of the Declaration of Taking be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1 *et seq.* for road, bike and pedestrian improvements.

IT IS ORDERED that the City of Alpharetta proceed to acquire the title, estate or interest in the lands hereinafter described in Appendix B of the Declaration of Taking by condemnation

under the provisions of said Code, and that the City Attorney or its designees are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation all in accordance with the provisions of said law.

SO ORDERED by the City of Alpharetta City Council, this _____ day of _____ 2024.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

CHRIS LAGERBLOOM, City Administrator

APPROVED AS TO FORM:

Priya Patel, City Attorney



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Christine Young

Meeting Date: March 25, 2024

AGENDA ITEM:

Requests for Proposals 22-114 and 24-105: Premier Events Contract Amendment Approvals – Wire and Wood & Taste of Alpharetta Event Concessions

Consideration and approval of amendments to the existing Premier Events, LLC event management contracts to permit beverage concessions for the annual Taste of Alpharetta and Wire & Wood events.

STAFF RECOMMENDATION:

Approve, as presented, the amendments to the existing Premier Events, LLC event management contracts for the provision of beverage concessions during the City's annual Taste of Alpharetta and Wire & Wood events.

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: THE AMENDMENTS DO NOT RESULT IN ANY ADDED COST TO THE CITY, THOUGH THE CONCESSIONS RESULT IN REVENUE WHICH IS BASED UPON 35% OF AFTER-TAX GROSS SALES PAID DIRECTLY TO THE CITY POST EVENT AND WILL BE ALLOCATED TO THE DEPARTMENT'S TASTE OF ALPHARETTA EVENT REVENUE AND WIRE & WOOD CONCESSIONS REVENUE ACCOUNTS.

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Taste of Alpharetta Event Revenue 10061900 347500 - RSE05	\$0.00
Wire & Wood Concessions 10061900 347511 - RSE13	\$0.00

ITEM DESCRIPTION:

BACKGROUND:

Historically, before Alpharetta City Center was built, the City of Alpharetta used Premier Events, LLC as its selected beverage vendor at Wire & Wood under a profit share structure, with the City receiving 30% of gross sales. With the addition of over a dozen new downtown restaurants in 2018, the City decided to remove outside concessions at Wire & Wood for downtown businesses to benefit from beverage sales via point-of-sale stations on their property. In 2019, a beverage garden with satellite bars was added to Taste of Alpharetta (TOA) so downtown businesses could operate concessions at the event with a profit share structure. Though it was a seemingly successful trial based on good faith reporting, the pandemic shut down both festivals for the next year and a half. When TOA returned, it was produced by an outside company, Jacobs Eye, which brought in 6-8 alcohol and nonalcohol beverage stations, earning a total of \$40,000+ in sales for both 2022 and 2023, with the City receiving 35% of sales revenue.

With Premier Events being contracted to manage event operations and sell sponsorships for both the Taste of Alpharetta (through 2028) and Wire & Wood (through 2027) events, staff recommends streamlining concessions management under one company. Premier Events, LLC was highly successful in securing beverage sponsorship for Wire & Wood 2023 and has a history of being a successful beverage provider for Wire & Wood for several years prior to 2020. Premier Events was also tied for most competitive sponsorship sales split in the recent TOA RFP (80% City; 20% Premier). Benefits to the City and events having Premier Events, LLC be the concession provider are:

1. Assist the City by measuring the average revenue generated by beverage sales at its events and profit shares can be calculated to help offset operating costs.
2. Financial transactions and reporting will be on one system through Grub Box ticket sales that Premier Events, LLC utilizes for all sales, as opposed to a separate vendor having their own point of sale system. Prevents confusion for the public, not being able to use the Grub Box ticketing system for concession sales, and the reporting of revenues back to the City if all under the same system.
3. 35% of after-tax gross sales is a competitive rate by industry standards and the addition of Premier Events, LLC concession services adds no additional cost to the City of Alpharetta.
 - a. Previous Premier Events LLC- W & W 2023= 30%

b. Top Job - TOA 2022 & 2023= 35%

c. Average industry percentage range low to high, 20%-40% dependent upon vendor and event.

RECOMMENDATION EXPLANATION:

If Mayor and City Council approve the request for services as presented in the attached amendments, staff will direct Premier Events, LLC to proceed with providing beverages for the annual Taste of Alpharetta and Wire & Wood events in accordance with the term dates of each event's existing contract.

ALTERNATIVES:

The following are alternative options if this contract is not approved:

- a. Pursuing alternative vendors to provide beverages for both City events.
- b. City operation of concession booths.

ATTACHMENTS:

1. RFP 22-114 - Premier Events Concessions Amendment W&W
2. RFP 24-105 - Premier Events Concessions Amendment TOA

**CONTRACT FOR SERVICES BETWEEN THE CITY OF ALPHARETTA,
GEORGIA AND PREMIER EVENTS, LLC FOR WIRE AND WOOD EVENT**

AMENDMENT NO. 1

This Amendment supplements that certain Standard Contract for Services 22-114 (the “Contract”) between **PREMIER EVENTS, LLC**, a domestic limited liability company with its principal office located at 4200 Highlands Parkway SE, Suite A, Smyrna, Georgia 30082 (the “Consultant”) and the **CITY OF ALPHARETTA**, a municipal corporation of the State of Georgia, located at 2 Park Plaza, Alpharetta, Georgia 30009 (the “City”), of even date herewith, to add the following provisions thereto:

1. Conflicting Provisions.

This Amendment is attached to and is a part of the Contract described above. The provisions of this Amendment control over any contrary provisions found in the Contract. No provision of the Contract shall operate to override the provisions of this Amendment.

2. Beverage Concessions.

The Consultant shall provide alcoholic and non-alcoholic beverage concessions during the contracted City’s Wire and Wood event, scheduled for October 11, 2024 through October 9, 2027, pursuant to the terms of the underlying Contract, in accordance with all policies and procedures for operating concessions on City property.

- a. City Contact. The City has designated the Recreation Services Manager as its contact person, coordinator, and liaison with the Consultant in the execution of terms of this Amendment and underlying Contract.
- b. Sponsorship. Consultant may secure sponsorships with beverage vendors, subject to the City’s approval, and shall provide local vendors with participation opportunities to serve as sponsors.
- c. Purchase of Beverages for Events. Consultant, at its own cost, may purchase beverage products directly from the beverage distributor and shall provide local brands with participation opportunities to serve as vendors. Beverages may include beer, wine, liquor, sodas, and water. All alcohol beverages are limited to one vendor/sponsor of each type of alcoholic beverage in all concession tents for each event.
- d. Service of Beverages. Consultant shall only sell beverages in designated concession stands, as designated by the City. Consultant shall provide all Staff to serve beverages. The cost of beverages shall be determined by Consultant. Consultant agrees to operate the concession stands in a safe and responsible manner, with qualified staff, and in compliance with all applicable federal and state laws as well as City ordinances, rules, and regulations. As applicable,

Consultant shall comply with food preparation and handling guidelines as set forth by the Fulton County Health Department.

The City may enter the concession stands at any time during the period of the Contract for inspection or supervision, as deemed necessary.

- e. Payments to City. At the end of each event, the Consultant shall provide a written report, consisting of beverage concession expenses and revenue to the City's Recreation Services Manager. The Consultant shall pay the City the established percentage of net revenue in the amount of thirty-five percent (35%) from the concession sales. Payment may be paid to the City in cash or check. Failure to pay the City within thirty (30) days after the end of each event may result in termination of the Contract. City has the right to audit all records of the Consultant.
- f. Tax Payments. Consultant shall comply with the applicable sales and alcohol tax payments to the City within thirty (30) days of completion of each event.

3. Wavier and Release

Consultant hereby assumes all responsibility for, and risks and hazards of the services it performs for the City of Alpharetta. In consideration of the City of Alpharetta providing permission to Consultant to use City facilities and resources for concession sales and operations, Contractor hereby releases and agrees to indemnify the City of Alpharetta, including all officials, officers, sponsors, organizers, supervisors, volunteers, participants, and all other agents, of any and all claims, demands, rights, losses, expenses, liabilities, and causes of action of whatever kind and nature ("Claims"), including, but not limited to, Claims for bodily and personal injuries and damage to property, arising out of or resulting from Consultant's performance of services for the City of Alpharetta.

[Signatures to follow]

IN WITNESS WHEREOF, Consultant and City have each caused this Amendment to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

CONSULTANT:

PREMIER EVENTS, LLC

By: _____
Print Name: _____
Title: _____
Date: _____

ATTEST:

By: _____
Print Name: _____
Title: _____

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to substance:

Chris Lagerbloom, City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

City Attorney

**CONTRACT FOR SERVICES BETWEEN THE CITY OF ALPHARETTA,
GEORGIA AND PREMIER EVENTS, LLC FOR TASTE OF ALPHARETTA
EVENT MANAGEMENT**

AMENDMENT NO. 1

This Amendment supplements that certain Standard Contract for Services 24-105 (the “Contract”) between **PREMIER EVENTS, LLC**, a domestic limited liability company with its principal office located at 4200 Highlands Parkway SE, Suite A, Smyrna, Georgia 30082 (the “Consultant”) and the **CITY OF ALPHARETTA**, a municipal corporation of the State of Georgia, located at 2 Park Plaza, Alpharetta, Georgia 30009 (the “City”), of even date herewith, to add the following provisions thereto:

1. Conflicting Provisions.

This Amendment is attached to and is a part of the Contract described above. The provisions of this Amendment control over any contrary provisions found in the Contract. No provision of the Contract shall operate to override the provisions of this Amendment.

2. Beverage Concessions.

The Consultant shall provide alcoholic and non-alcoholic beverage concessions during the contracted City’s Taste of Alpharetta events, scheduled for May 9, 2024 through and including May 9, 2028, pursuant to the terms of the underlying Contract, in accordance with all policies and procedures for operating concessions on City property.

- a. City Contact. The City has designated the Recreation Services Manager as its contact person, coordinator, and liaison with the Consultant in the execution of terms of this Amendment and underlying Contract.
- b. Sponsorship. Consultant may secure sponsorships with beverage vendors, subject to the City’s approval, and shall provide local vendors with participation opportunities to serve as sponsors.
- c. Purchase of Beverages for Event. Consultant, at its own cost, may purchase beverage products directly from the beverage distributor and shall provide local brands with participation opportunities to serve as vendors. Beverages may include beer, wine, liquor, sodas, and water. All alcohol beverages are limited to one vendor/sponsor of each type of alcoholic beverage in all concession tents for each event.
- d. Service of Beverages. Consultant shall only sell beverages in designated concession stands, as designated by the City. Consultant shall provide all Staff to serve beverages. The cost of beverages shall be determined by Consultant. Consultant agrees to operate the concession stands in a safe and responsible manner, with qualified staff, and in compliance with all applicable federal and state laws as well as City ordinances, rules, and regulations. As applicable,

Consultant shall comply with food preparation and handling guidelines as set forth by the Fulton County Health Department.

The City may enter the concession stands at any time during the period of the Contract for inspection or supervision, as deemed necessary.

- e. Payments to City. At the end of each event, the Consultant shall provide a written report, consisting of beverage concession expenses and revenue to the City's Recreation Services Manager. The Consultant shall pay the City the established percentage of net revenue in the amount of thirty-five percent (35%) from the concession sales. Payment may be paid to the City in cash or check. Failure to pay the City within thirty (30) days after the end of each event may result in termination of the Contract. City has the right to audit all records of the Consultant.
- f. Tax Payments. Consultant shall comply with the applicable sales and alcohol tax payments to the City within thirty (30) days of completion of each event.

3. Wavier and Release

Consultant hereby assumes all responsibility for, and risks and hazards of the services it performs for the City of Alpharetta. In consideration of the City of Alpharetta providing permission to Consultant to use City facilities and resources for concession sales and operations, Contractor hereby releases and agrees to indemnify the City of Alpharetta, including all officials, officers, sponsors, organizers, supervisors, volunteers, participants, and all other agents, of any and all claims, demands, rights, losses, expenses, liabilities, and causes of action of whatever kind and nature ("Claims"), including, but not limited to, Claims for bodily and personal injuries and damage to property, arising out of or resulting from Consultant's performance of services for the City of Alpharetta.

[Signatures to follow]

IN WITNESS WHEREOF, Consultant and City have each caused this Amendment to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

CONSULTANT:

PREMIER EVENTS, LLC

By: _____
Print Name: _____
Title: _____
Date: _____

ATTEST:

By: _____
Print Name: _____
Title: _____

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to substance:

Chris Lagerbloom, City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

City Attorney