CITY COUNCIL MEETING & PUBLIC HEARING
APRIL 29, 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. **Proclamation: Public Service Recognition Week**
5. **CONSENT AGENDA**
   - A. **City Council Meeting Minutes (Meeting of 4/15/2024)**
     Consideration of approval of the City Council meeting minutes from the meeting of April 15, 2024.
   - B. **Ratification of Consent Order and Final Judgment: Parcel 66 of McGinnis Ferry Road Widening Project**
     Council ratification of Consent Order and Final Judgment (CAFN: 2022CV364016) in the amount of $240,000.00 regarding Parcel #66 of the McGinnis Ferry Road Widening Project (PI #0004634)(Owners: Robert A. Hardin, Katrenia C. Hardin, and Windward Community Services Association, Inc.)
   - C. **Financial Management Report (Month Ending February 29, 2024)**
     Consideration of approval of the Financial Management Report for the month ending February 29, 2024.
6. **PUBLIC HEARING**
   - A. **PH-24-09 Dr. J.L. Morris House/116 North Main Street – Historic Designation**
     Consideration of a request to designate the Dr. J.L. Morris House as historic. The property is located at 116 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.
   - B. **E-24-02 King's Ridge Christian School Tree Recompense Exception**
     Consideration of an exception to waive tree recompense in conjunction with the construction of a baseball field. The property is located at 0, 13600, 13630, 13650, and 13660 Cogburn Road and is legally described as being located in Land Lots 896 & 905, 2nd District, 2nd Section, Fulton County, Georgia.
   - C. **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.
   - D. **Z-24-06/PH-24-06/V-24-06 55 Canton**
     DEFERRED: This item has been deferred by the Applicant to the June 3, 2024 City Council Meeting and Public Hearing. This item will not be discussed, heard, or considered by the City

Council during tonight's meeting.
Consideration of a rezoning, parking in-lieu fees, and variances to allow for the construction of a mixed-use building with 36 'For-Sale' condominium units and 7,303 square feet of restaurant space on 1.02 acres in the Downtown Overlay. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and parking in-lieu fees are requested for approximately four (4) parking spaces. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and to UDC Subsection 2.5.5(J) to allow tandem parking spaces to count toward minimum parking requirements. The property is located at 32, 38 & 44 Old Canton Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

E. CLUP-24-02/Z-24-07/CU-24-04/V-24-07 Park Walke II
Consideration of a comprehensive land use plan amendment, rezoning, conditional use and variances to allow for the construction of 34 'For-Sale' townhomes on 3.41 acres in the Downtown. A comprehensive land use plan amendment is requested from 'Commercial' to 'Mixed Use Live-Work' and a rezoning is requested from C-2 (General Commercial) to DT-LW (Downtown Live-Work). A conditional use is requested to increase density above 8 dwelling units per acre and variances are requested to Unified Development Code (UDC) Appendix A Subsection 2.2.3 to eliminate interconnected streets, block requirements, stub-out streets and allow dead end streets, to UDC Appendix A Subsections 2.4.6 and 2.7.2 to allow parking between the building and the street, and to Appendix A Subsection 3.7.3 to increase maximum lot coverage from 70% to 80%. The property is located at 2220, 2240, 2260, 2270, and 2300 Old Milton Parkway and is legally described as being located in Land Lots 748, 1st District, 2nd Section, Fulton County, Georgia.

F. PH-24-07 Unified Development Code Text Amendment - Hotels
FIRST READING
Consideration of text amendments to Articles I and II of the Unified Development Code (UDC) to amend the definition and miscellaneous regulations pertaining to 'Extended Stay Hotel', add a definition for 'Hotel, Hybrid', add 'Hotel, Hybrid' use in certain zoning districts, and add 'Hotel, Hybrid' miscellaneous regulations.

7. NEW BUSINESS

A. Resolution: Update and Approval of a Policy for Engineering/Design Services for Federal Aid Highway Program Funded Projects
Consideration of adoption of a resolution to update and adopt a policy regarding engineering and design services selection process for Federal Aid Highway Program (FAHP) funded projects and with authorization for the Mayor to execute the Georgia Department of Transportation Confirmation of Understanding, as part of the City's Local Administered Project (LAP) Re-certification Application.

B. Contract Approval: Lighting of Webb Bridge Road Corridor
Consideration of approval of a contract to Georgia Power to install lighting along the Webb Bridge Road Corridor from east of North Point Parkway to east of the new Roundabout at Webb Bridge Road/Webb Bridge Way Intersection in an amount not to exceed $1,280,000.00; approve a yearly expense of $59,786.40 for the maintenance and usage fee associated with 301 streetlights, and to authorize the Mayor to execute all necessary documents.

C. Premises Usage Agreement: Alpharetta Town Commons and the City of Alpharetta
Consideration of approval of the Premises Usage Agreement between the City of Alpharetta and Alpharetta Town Commons, LLC, located at 10 Roswell Street, permitting the use of parking lot for Taste of Alpharetta 2024.

D. Resolution: Authorizing the Use of Eminent Domain for Parcel 18 of the Webb Bridge Road Improvements Project
Consideration of adoption of 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 -5590-1239-056-4) for right of way for proposed Webb Bridge Road Bike & Pedestrian Improvements from Big Creek Greenway to Webb Bridge Way and with authorization for the Mayor to execute all necessary documents.

E. Resolution: Atlanta Regional Commission Transportation Improvement Program Grant
Consideration of adoption of a resolution by the Mayor and Council of the City of Alpharetta, Georgia supporting an application and funding match for the Atlanta Regional Commission Transportation Improvement Program Grant.

F. Cultural Arts Commission Appointment Removal

8. PUBLIC COMMENT

9. REPORTS

10. EXECUTIVE SESSION (IF NECESSARY)

11. ADJOURNMENT