



CITY COUNCIL MEETING & PUBLIC HEARING NOVEMBER 4, 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: Veteran's Day**
5. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 10/28/2024)**
Consideration of approval of the City Council meeting minutes from the meeting of October 28, 2024.
 - B. **Contingent Fee Agreement: Neville Law, LLC**
Consideration of approval of a contingent fee agreement between the City of Alpharetta and Neville Law, LLC for pursuit of recovery of amounts due to the City as a result of a motor vehicle accident that occurred on December 7, 2023, which resulted in damage to City property, and with authorization for the Mayor to execute all necessary documents.
6. **PUBLIC HEARING**
 - A. **PH-24-22 Chiswick Alpha Loop – Change of Condition**
Consideration of a request to change previous conditions of zoning to allow for a re-alignment of the Alpha Loop within the Chiswick subdivision in order to facilitate a better connection with the future Alpha Loop on the property to the west. The property is located at 600 Chiswick Circle and is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.
 - B. **E-24-07 1175 Mid Broadwell Road Gravel Driveway**
Consideration of an exception to allow 2 gravel driveways on a 5.28-acre single-family lot. Exceptions are requested from Unified Development Code (UDC) Subsection 2.5.4 Locational Criteria for Parking to allow a gravel driveway and from UDC Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow 2 curb cuts on the same lot less than 300' from each other. The property is located at 1175 Mid Broadwell Road and is legally described as being located in Land Lots 1173 & 1174, 2nd District, 2nd Section, Fulton County, Georgia.
7. **NEW BUSINESS**
 - A. **Purchase Approval: Novacoast Inc. Renewal**
Consideration of approval of a renewal agreement with Novacoast Inc. under U.S. General Services Administration contract GS-35F-246BA for managed services with asset management and cybersecurity software in the amount of \$103,817.00, and with authorization for the Mayor to execute all necessary documents.
8. **PUBLIC COMMENT**
9. **REPORTS**
10. **EXECUTIVE SESSION (IF NECESSARY)**
11. **ADJOURNMENT**



**A PROCLAMATION
BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA
"Veterans Day 2024"**

- WHEREAS:** Residents of Alpharetta, and the United States of America, live in freedom because of the contributions and personal sacrifices made by those who have served and who currently serve in the Armed Forces; and
- WHEREAS:** The words of the first Veterans Day proclamation signed by President Eisenhower still ring true: "Let us solemnly remember the sacrifices of all those who fought so valiantly, on the seas, in the air, and on foreign shores, to preserve our heritage of freedom and let us reconsecrate ourselves to the task of promoting an enduring peace so that their efforts shall have not been in vain" and
- WHEREAS:** Our local communities have always provided its best and brightest individuals to serve bravely in America's Armed Forces. We remember with somber and grateful hearts those who served in the military with distinction and valor, and we offer sincere prayers for those who continue to defend the principles on which our nation was founded; and
- WHEREAS:** We will endeavor to always honor the contributions and sacrifices of the millions who have, over the centuries, served in the military, and the tens of thousands presently serving, whether home or abroad; and
- WHEREAS:** We are proud to recognize our country's veterans and extend the appreciation of our citizens to those who wear the uniforms of the United States Armed Forces and serve on the front lines preserving our freedom and liberties.
- NOW THEREFORE:** We, the Mayor and City Council of the City of Alpharetta, Georgia, do hereby recognize November 11, 2024, as "VETERANS DAY" in the City of Alpharetta, and urge all citizens to observe and appreciate the sacrifices and contributions of our veterans who fought for peace and defended democracy on our land and abroad.
- SO PROCLAIMED:** This 4th day of November 2024, by the Mayor and City Council of the City of Alpharetta, Georgia.

Jim Gilvin
Mayor of the City of Alpharetta

Lauren Shapiro
City Clerk for the City of Alpharetta



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: November 4, 2024

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 10/28/2024)

Consideration of approval of the City Council meeting minutes from the meeting of October 28, 2024.

STAFF RECOMMENDATION:

Approve, as part of the consent agenda, the minutes from the October 28, 2024 City Council Meeting at 6:30 p.m.

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 October 28, 2024 at 6:30 pm.

ALTERNATIVES:

Do not approve the City Council Meeting minutes as part of the Consent Agenda.

ATTACHMENTS:

1. CC Minutes 10.28.2024



City Council Meeting & Public Hearing

OCTOBER 28, 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
- Donald F. Mitchell
- John Hipes
- Douglas J. DeRito

• Absent

- Fergal M. Brady

• Staff

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney
- Lauren Shapiro, City Clerk
- Deanna McKay, Public Communication & Engagement Coordinator
- Brooke Lappin, Director of Courts
- Charlie Jewell, Director of Economic Development
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community Development
- Morgan Rodgers, Director of Recreation, Parks & Cultural Arts Services
- Pete Sewczwicz, Director of Public Works

- Tom Harris, Director of Finance
- Deanna McKay, Public Communication & Engagement Coordinator
- Michael Woodman, Planning and Development Services Manager
- Trent Lindgren, Police Major
- Suzanne Swain, Projects Manager

3. PLEDGE TO THE FLAG

4. WORK SESSION ITEMS

A. Public Safety Department: Electric Vehicles

Review and Council discussion of the purchase of four electric vehicles for public safety patrol and administration employees. This item is for work session discussion purposes only.

- Police Major, Trent Lindgren, came forward to present this item.
- Major Lindgren shared that Tesla and electric vehicles have significant savings on fuel/energy, zero emissions, safety features, improved technology, Tesla purchase prices are lower than earlier, and have potential for overall fleet cost reduction.
- The turn around time for an upfitted Tesla is around 4 weeks (through UpFit), whereas sourcing traditional vehicles and uplifting them can take 4 to 6 months. Through the upfitting company, UpFit, their alterations also do not violate the vehicle warranty.

City Council Discussion:

- Council Member Hipes asked if there were any negatives for this type of program, how this would be impactful to officers who take their cars home, whether the city would pay for installing at-home chargers, whether vehicles would be out of commission from policing while they are charging, whether these vehicles would be able to go over curbs and if they would sit too low to the ground, and whether the Tesla would be too tight to hold two officers and a detainee.
- Major Lindgren shared that the Tesla Y is a little smaller than a Ford Explorer. The city would have the ability to install vehicle chargers in employee homes, and there will be at least one officer in the pilot program who will not charge at home and commute in to the city to charge their vehicle. It is ideal to keep the battery charged between 20% and 80%, and officers will be trained on “charging hygiene” for Teslas. Teslas can be fully charged at select chargers in 15 minutes. During upfitting, Teslas can be upfitted to have larger wheels and tires installed and a sway bar, which would allow them to go over curbs for policing purposes; this will be one of the city’s requirements for upfitting. It is not certain whether this vehicle would be able to be used for a field training officer vehicle (requiring 2 officers), however, there are modifications that will be made to the center console area and the interior to be able to install police

equipment and accessories. Tesla gives you fleet management software, and staff will be able to run reports on data.

- Council Member Will asked about the assignment of the 4 vehicles, about the maintenance costs for a traditional police vehicle compared to a Tesla, and whether staff looked at the benefits of a Tesla having 360 degree cameras.
 - Major Lindgren shared that he hopes to have 2 vehicles assigned to patrol (1 supervisor and 1 field officer) and 2 vehicles assigned to police administration. Last year, Public Safety spent over \$500,000 in vehicle maintenance. The Tesla's 360-degree cameras could provide data of the patrol vehicle if it were to be involved in an accident and would provide additional safety to officers.
- Council Member Mitchell shared that he is in favor of this program and would like to see 3 cars assigned to patrol and only 1 to administration. He would also like to know if the city would be liable if the city were to install an electric vehicle charger at an employee's home and the charger were to catch fire or cause damage.
- Council Member DeRito shared that he was in favor of this program. He also asked how much the police equipment and technology will drain the battery/charge of the vehicle, if this would be an addition or replacement for vehicles within the fleet, how the city would plan to accommodate employees who do not own a home but would like to have a charger at their residence, and how inclement weather could affect an electric vehicle fleet.
 - Major Lindgren shared that Alpharetta would be unique to offer installation of chargers at employee homes.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 10/21/2024)

Consideration of approval of the City Council meeting minutes from the meeting of October 21, 2024.

PUBLIC COMMENTS:

- There were no public comments.
 - ❖ Council Member Hipes offered a motion to approve the Consent Agenda.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (5-0-1; with Council Member Mitchell in abstention).

6. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

- City Attorney, Molly Esswein, announced the public hearing procedures for the record.

B. CU-24-13 The Tox / 210 South Main Street

Consideration of a conditional use to allow 'Massage Therapy' for The Tox in an existing building in the Downtown. The Tox provides lymphatic drainage massage services. The property is located at 210 South Main Street, Suite D and is legally described as being located in Land Lots 694, 695 & 696, 1st District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, The Tox, is requesting a conditional use to operate a 'Massage Therapy' business in a 1,485 square foot suite in The Maxwell mixed-use development. According to the submitted application, the business provides lymphatic drainage massage and sculpting facial services. The subject property is located at 210 South Main Street, Suite D at the northeast corner of South Main Street and Devore Road.
- This item was considered at the October 3, 2024 Planning Commission meeting. There were no public comments. After discussion, the Planning Commission recommended approval subject to Staff's recommended conditions (vote 7-0).
- Staff is recommending that Mayor and Council approve CU-24-13 The Tox/The Maxwell, subject to the following conditions:
 1. 'Massage Therapy' shall be added as a conditional use at 210 South Main Street, Suite D and limited to no more than 1,485 square feet.
 2. Conditional use approval shall be limited to The Tox; no additional 'Massage Therapy' use or subleasing shall be permitted within the approved space.
 3. 'Massage Therapy' shall be limited to lymphatic drainage massage and sculpting facial services.
 4. Hours of operation shall be Monday – Sunday 9:00 AM – 7:30 PM.
 5. Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.
- The property is zoned DT-MU (Downtown Mixed-Use). Surrounding properties are zoned C-2 to the north, east and west, DT-MU to the east and west, and R-12 (Dwelling, 'For-Sale', Residential) to the south. Dogwood Square is located to the north and east, The Maxwell residential is located to the east, Alpha Park is located to the south, and Bank of America and Mayfair on Main are located to the west. The future land use designation of the property is 'Mixed Use', which supports the requested use.
- The Maxwell is a 12.9-acre mixed-use development, including a 42,550 square foot commercial development at the corner of South Main Street and Devore Road and a residential development to the east along Devore Road. A variety of businesses

operate in The Maxwell, including Rena's Italian Grill, Fairway Social, and Ponko Chicken, to name a few. The applicant's business is proposed in Suite D of the building abutting South Main Street.

- The Tox is seeking its first locations in Georgia in Alpharetta and Buckhead. The business has several locations across the country, including in California, Nevada, Texas, Florida, New York, Massachusetts, and Washington D.C. The public hearing application states that the business offers lymphatic drainage massage and sculpting facial services. Hours of operation for the business are Monday – Sunday 9:00 AM to 7:30 PM. The applicant anticipates eight (8) to ten (10) employees at the proposed location, of which all will be licensed estheticians.
- The Citizen Participation Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received. The Community Zoning Information Meeting was held on September 11, 2024. There were no public comments.
- Staff has reviewed the applicant's proposal against the review criteria for a conditional use. The use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in retail corridors, shopping centers, and mixed-use developments. The proposed use would complement other businesses operating at The Maxwell. If approved, conditions should be established that regulate and limit an expansion of services and signage.
- The applicant, Jankibben Patel (4483 Bogan Park Lane, Buford, GA 30519), came forward to speak on behalf of this application.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve CU-24-13 The Tox/The Maxwell, subject to the following conditions:
 1. 'Massage Therapy' shall be added as a conditional use at 210 South Main Street, Suite D and limited to no more than 1,485 square feet.
 2. Conditional use approval shall be limited to The Tox; no additional 'Massage Therapy' use or subleasing shall be permitted within the approved space.
 3. 'Massage Therapy' shall be limited to lymphatic drainage massage and sculpting facial services.
 4. Hours of operation shall be Monday – Sunday 9:00 AM – 7:30 PM.
 5. Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

C. E-24-06 Greco/1530 Stelton Way Backyard Chickens

Consideration of an exception to allow backyard chickens on a 0.47-acre residential property and a chicken coop with a side setback of approximately 13'. Unified Development Code (UDC) Subsection 2.3.3 (C)(9) Accessory Uses and Structures, Uses Customarily Accessory to Dwellings Located in Residential Zoning Districts requires that backyard chickens be located on a minimum 1-acre residential property with associated structures having a minimum setback of 25' from the side and rear property lines. The property is located at 1530 Stelton Way and is legally described as being located in Land Lot 1201, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- 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 Stelton Way in the Fuller Farms subdivision.
- Staff is recommending that Mayor and City Council approve E-24-06 Greco/1530 Stelton Way Backyard Chickens, subject to the following conditions:
 1. Backyard chickens shall be permitted on a 0.47-acre property located at 1530 Stelton 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.
- 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 Stelton 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 site plan depicts the chicken coop in the rear yard of the property with a side yard setback of approximately thirteen feet (13') from the western side property line and rear setback of approximately 55' from the rear property line. The chicken coop is nine feet (9') by seven feet (7'), or 63 square feet, and the run is eighteen feet (18') by fourteen feet (14'), or 252 square feet. Neither structure requires a building permit. A twenty-foot (20') visual screen, or landscape buffer, is located along the rear property line abutting Mid Broadwell Road. The buffer is heavily landscaped with evergreen landscape material, including a six-foot (6') tall berm. The applicant has six (6) hens and no roosters. There is an intermittent stream located approximately 150' to the east of the applicant's property and a perennial stream located approximately 475' to the south of the applicant's property. The City's Stormwater Engineer has reviewed the applicants request and has no concerns with the proximity of the backyard chickens to the streams.
- 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.
- 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.
- The applicant, Hannah Greco, came forward to speak on behalf of this application.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve E-24-06 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.
- Council Member seconded the motion.

- The motion was approved (5-1; with Council Member Will in opposition).

D. PH-24-18 Unified Development Code (UDC) Text Amendments – Signs

DEFERRED: This item has been deferred by staff and will not be heard or considered during this meeting.

7. NEW BUSINESS

A. Change Order to Request for Proposals 23-117: Jericho Design Group, LLC for Fire Station 81

Consideration of approval of Change Order 1 associated with Request for Proposals (RFP) 23-117 to Jericho Design Group, LLC Inc. for an amount totaling \$243,420 for the development of construction plans for improvements to Fire Station 81 and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- On August 28, 2023, City Council awarded RFP 23-117 to Jericho Design Group for the amount of \$97,500, to perform assessments of each fire station in the city.
- The RFP also included verbiage that stated the design firm/team selected to prepare the assessments and plans depicting conceptual floor plans will be the team to prepare the construction plans and obtain the necessary Land Disturbance and Building Permits through Community Development.
- Upon completion of the tasks, it was determined Jericho Design Group shall focus solely on improvements at Fire Station 81. More specific, the direction to Jericho was to develop a floor plan to accommodate a clean room and make improvements to the living and sleeping quarters as well as the bay.
- Jericho Design Group prepared a cost proposal to design the clean room expansion as well as other renovations within the building. Jericho reached out to their design team partners to obtain a cost to accomplish the necessary design plans to obtain a Land Disturbance Permit (LDP) as well as a Building Permit.
- Upon receiving the cost proposals, Public Works negotiated pricing with Jericho and their partners to receive a competitive price for the work depicted in the conceptual floor plan as well as obtaining the appropriate permits. The pricing depicted in the proposals is only for work associated with the design phase of the project. Once construction begins, a new cost proposal will be obtained regarding reviewing shop drawings, site visits, requests for information, etc.
- Once a contract has been executed, the design team will accomplish the necessary field work in association with the 1,700 square-foot addition that will house a clean room for the Department of Public Safety. This work is necessary to determine the extent of the stormwater enhancements that need to be made on-site to obtain an LDP.

PUBLIC COMMENTS:

- There were no public comments.

- ❖ Council Member Will offered a motion to approve Change Order 1 associated with Request for Proposals (RFP) 23-117 to Jericho Design Group, LLC Inc. for an amount totaling \$243,420 for the development of construction plans for improvements to Fire Station 81 and to authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved (6-0).

B. Request for Proposals 25-102: Downtown Winter Holiday Décor

Consideration of approval of the award of request for proposal 25-102 and a contract with Universal Concepts for a 5-year service contract to provide comprehensive seasonal winter holiday décor, and with authorization for the Mayor to execute all necessary documents.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- The award of this Request-for-Proposals (RFP) is for downtown, comprehensive, outdoor, seasonal décor services and peripheral lighting installation and maintenance at select city facilities. Responsibilities under the contract include full-service lighting and décor installation and removal of the City's winter holiday décor and Season of Celebration events.
- The awarded vendor shall manage design consultation with City staff, installation, removal, storage, and maintenance of the city-owned décor, as well as newly purchased strands of lights. During the off-season, the vendor will store all city-owned décor items in a secure, climate-controlled storage facility. The selected vendor will work directly and closely with city staff on consultation, design, and timeline. The selected vendor will work directly and closely with the City's on-call electrical services' vendor for installation.
- RFP # 25-102 was issued on August 8, 2024, with proposals received on September 12, 2024. The City received a total of four (4) responses which were submitted to the Evaluation Committee for review and ranking. On the following criteria: technical, experience, references, project examples, technical proposal, project approach, sample projects and cost.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the award of request for proposal 25-102 and a contract with Universal Concepts for a 5-year service contract to provide comprehensive seasonal winter holiday décor, and with authorization for the Mayor to execute all necessary documents.
 - Council Member Will seconded the motion.
 - The motion was approved (6-0).

C. Invitation to Bid 24-104: Encore Greenway and Gateway Construction

Consideration of approval of the award of a contract for ITB 24-014 to Georgia Infrastructure Solutions for the construction of Encore Greenway Park and Gateway for an amount not to exceed \$9,148,000.00, and with authorization for the Mayor to execute all necessary documents.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- This item was originally approved by City Council during the October 21, 2024 City Council meeting, however, there was a scrivener's error within the staff report of that item which described that the contract was being awarded to Strack, Inc. However, the contract for ITB 24-014 is between the City of Alpharetta and Georgia Infrastructure Solutions. Strack Inc. is a part of the parent company, Georgia Infrastructure Solutions. This agenda item and contract approval is being brought forward in order to perfect the record and to give authorization for the City to enter into a contract with Georgia Infrastructure Solutions, and not Strack, Inc.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the award of a contract for ITB 24-014 to Georgia Infrastructure Solutions for the construction of Encore Greenway Park and Gateway for an amount not to exceed \$9,148,000.00, and with authorization for the Mayor to execute all necessary documents.
 - Council Member Mitchell seconded the motion.
 - The motion was approved (6-0)

8. PUBLIC COMMENT

- Samuel R. Fleming (1135 Sterling Brooke Drive, Alpharetta, GA 30022) came forward to speak about building safety at his address.
- John Gillin (3060 Pharr Court North, Atlanta, GA 30305) came forward to speak about a parking fee he was charged at 27 Old Roswell Street.

9. REPORTS

- Council Member Hipes shared that this weekend there will be an Alpharetta Symphony performance and the Grilling and Gridiron event.
- Council Member DeRito wanted to acknowledge our first responders. Today is National First Responders Day, and he wanted to thank them for their work. Tomorrow, is Mayor Gilvin's birthday and wanted to give thanks for everything he does for the city.

10. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Council Member Merkel offered a motion to adjourn to Executive Session for the purposes of litigation.

- Council Member Mitchell seconded the motion.
- The motion was approved unanimously (6-0).
- Mayor Gilvin recessed the meeting at 7:59 p.m.
- ❖ Council Member Will offered a motion to reconvene the meeting.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).
 - Mayor Gilvin reconvened the meeting at 8:31 p.m.

11. ADJOURNMENT

- ❖ Council Member Mitchell offered a motion to adjourn the meeting.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 8:31 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk



STAFF REPORT

Department: Legal
Submitted By: Molly Esswein
Meeting Date: November 4, 2024

AGENDA ITEM:

Contingent Fee Agreement: Neville Law, LLC

Consideration of approval of a contingent fee agreement between the City of Alpharetta and Neville Law, LLC for pursuit of recovery of amounts due to the City as a result of a motor vehicle accident that occurred on December 7, 2023, which resulted in damage to City property, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the contingent fee agreement as part of the consent agenda.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

If approved, Neville Law, LLC would represent the city in its pursuit of recovery of amounts due to the City as a result of a motor vehicle accident that occurred on December 7, 2023, which resulted in damage to City property.

ALTERNATIVES:

Do not approve the contingent fee agreement and seek alternative legal counsel.

ATTACHMENTS:

1. Contingency Fee Agreement

CONTINGENT FEE AGREEMENT

NEVILLE LAW, LLC
EMPLOYMENT CONTRACT

City of Alpharetta ("Client") agrees to employ the law firm of Neville Law, LLC, ("Attorney") to represent Client in pursuing recovery of any sums due Client for damages it incurred as a result of an incident occurring on or about December 7, 2023, at or about 10675 Davis Drive, Alpharetta, Georgia 30009 when a vehicle driven by Clay Preusse struck and damaged a fire hydrant and caused resulting damage.

It is understood and agreed that Clay Preusse is insured under an automobile insurance policy affording \$25,000.00 in property damage coverage which has been offered to Client. Client desires to engage Attorney under a contingency fee agreement but it is agreed that the \$25,000.00 offered to Client will not be part of the contingency.

Excluding the aforementioned \$25,000.00, Client agrees to pay Attorney as attorney fees forty (40%) of the gross amount of any recovery by Attorney obtained via settlement, verdict, or judgment. If such a recovery is obtained, Client agrees to reimburse and pay Attorney such "out of pocket" costs incurred by the Attorney (to include copy charges) for the expenses incurred by the Attorney in the prosecution of the claim. If a recovery is obtained, the amount due Attorney shall be computed as follows:

Settlement or Judgment or Recovery

Less 40% contingency fee

Less "Out of Pocket" Expenses

Total Amount Due Client

Client agrees to keep Attorney advised of Client's whereabouts at all times, to cooperate

in the preparation and trial of the case, to appear on reasonable notice for depositions and court appearances, and to comply with all reasonable requests made by Attorney in connection with the preparation and presentation of this case.

Client hereby authorizes Attorney to turn over all information which is discoverable under Georgia law to any adversarial party.

No representation has been made as to what amounts, if any, Client may be entitled to recover in this case.

Client may dismiss Attorney at any time, upon written notice to Attorney.

Attorney reserves the right in his sole discretion and upon reasonable notice to Client to either withdraw from the case or terminate his representation of Client if Attorney determines after due investigation that the claim is not legally supportable, or that a reasonable monetary recovery is unlikely, or that the risks and benefits of pursuing the claim are not warranted in the opinion of Attorney.

This ____ day of _____, 2024.

City of Alpharetta

By: _____

Its: _____

ACCEPTED BY: _____



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: November 4, 2024

AGENDA ITEM: PH-24-22 CHISWICK ALPHA LOOP – CHANGE OF CONDITION

The applicant, Empire Communities, is requesting a change to previous conditions of zoning related to the Chiswick subdivision in the Downtown. The applicant requests a change to the site plan condition to allow for a shift in the Alpha Loop alignment on the north end of the property. The proposed re-alignment will allow for a better connection with the future Alpha Loop to the west. The subject property is located at 600 Chiswick Circle at the northwest corner of Thompson Street and Westside Parkway in the Chiswick subdivision.

STAFF RECOMMENDATION:

Approve PH-24-22 CHISWICK ALPHA LOOP – CHANGE OF CONDITION, subject to the following conditions:

Related to file #Z-17-03 Thompson Street/Burnett Circle:

1. The site, consisting of approximately 5.722 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 9/19/2024, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

New Condition:

1. Alpha Loop boardwalk section shall be constructed with materials substantially similar to Exhibit A, with final approval by Staff.

ITEM DESCRIPTION:

The submitted request, if approved, would allow for a shift in the Alpha Loop in order to better align with the future Alpha Loop to the west. Although the section of the Alpha Loop that could connect to the stormwater park has not been designed, the relocation of the Alpha Loop in Chiswick will permit a better future connection to adjacent properties. The subject property is located at 600 Chiswick Circle at the northwest corner of Thompson Street and Westside Parkway in the Chiswick subdivision.

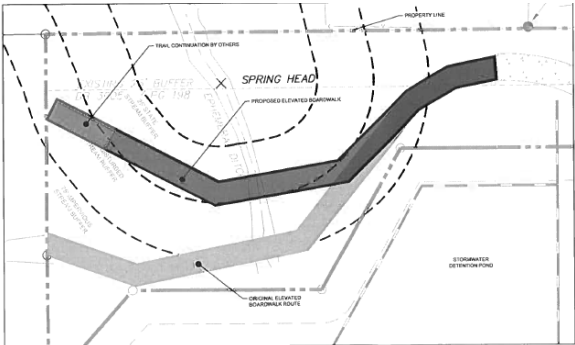
The property, which is currently under construction, was rezoned to DT-LW (Downtown Live-Work) in 2017 to allow 43 'For-Sale' townhomes. Surrounding properties are zoned R-4A (Dwelling, 'For-Sale', Attached) to the north, MU (Mixed Use) to the east and south, R-15 (Dwelling, 'For-Sale', Residential) to the east, and R-12 (Dwelling, 'For-Sale', Residential) to the west. Academy Park is located to the north, Avalon and the Westside Fitness Park to the east, Liberty Village to the south, and an unplatted residential lot to the west. The comprehensive land use plan designation of the property is 'Mixed Use Live Work'.

The applicant requests the following change related to file #Z-17-03 Thompson Street/Burnett Circle:

1. The site, consisting of approximately 5.722 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated ~~4/24/2017~~ 9/19/2024, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

SITE PLAN

The applicant’s updated site plan is generally the same as previously approved, with a re-alignment of the west side of the Alpha Loop running along the north end of the property. As shown in the site plan below, the Alpha Loop has been shifted approximately 25’ to the north, which allows for a better connection to the west. The proposed shift moves the Alpha Loop from the 75’ impervious setback to the City’s 50’ stream buffer associated with the adjacent non-perennial stream. This section of Alpha Loop will remain elevated due to the topography of the area with the presence of a stream.



CONCURRENCES

Staff has reviewed the applicant’s proposal and finds that it can generally support the applicant’s request for changes to conditions of zoning. The request would result in a better connection to the future Alpha Loop to the west.

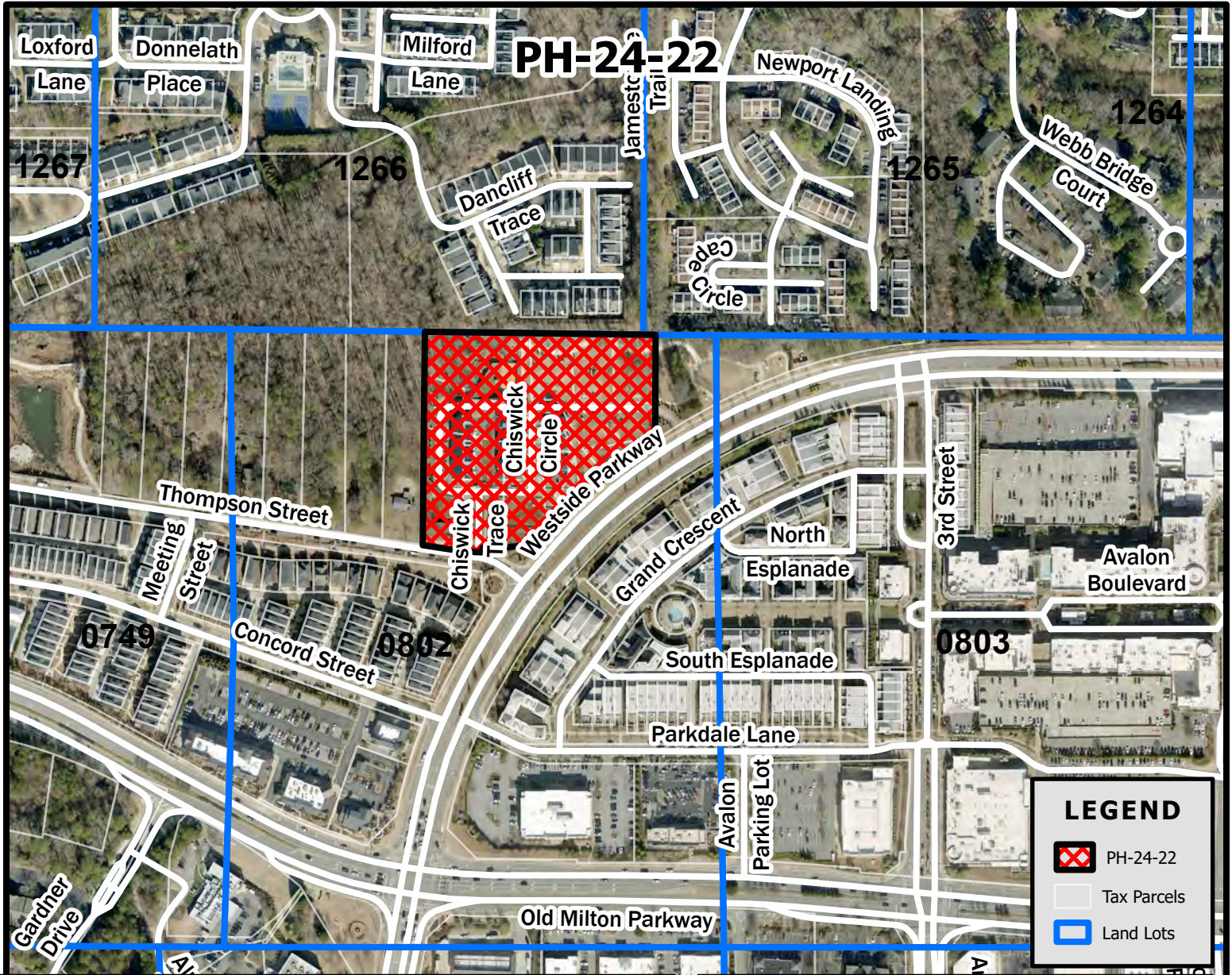
CITIZEN PARTICIPATION PLAN

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 public comments were received at the CZIM, including questions about the walking surface material and construction method, elevation of the boardwalk, tree removal, and future route of trail on neighboring properties.

COMMUNITY ZONING INFORMATION MEETING

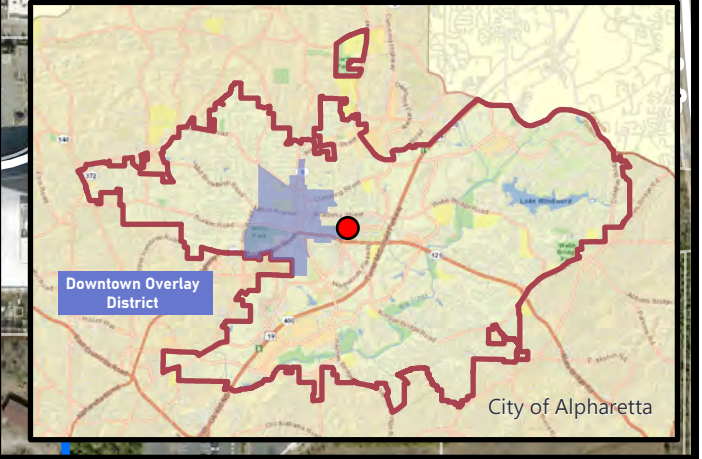
CZIM was held on October 9, 2024. Two (2) people signed in, but no comments were provided.

ATTACHMENTS:
• Aerial Map • Zoning Map • Future Land Use Map • Location Map • CZIM • Citizen Part B • Application

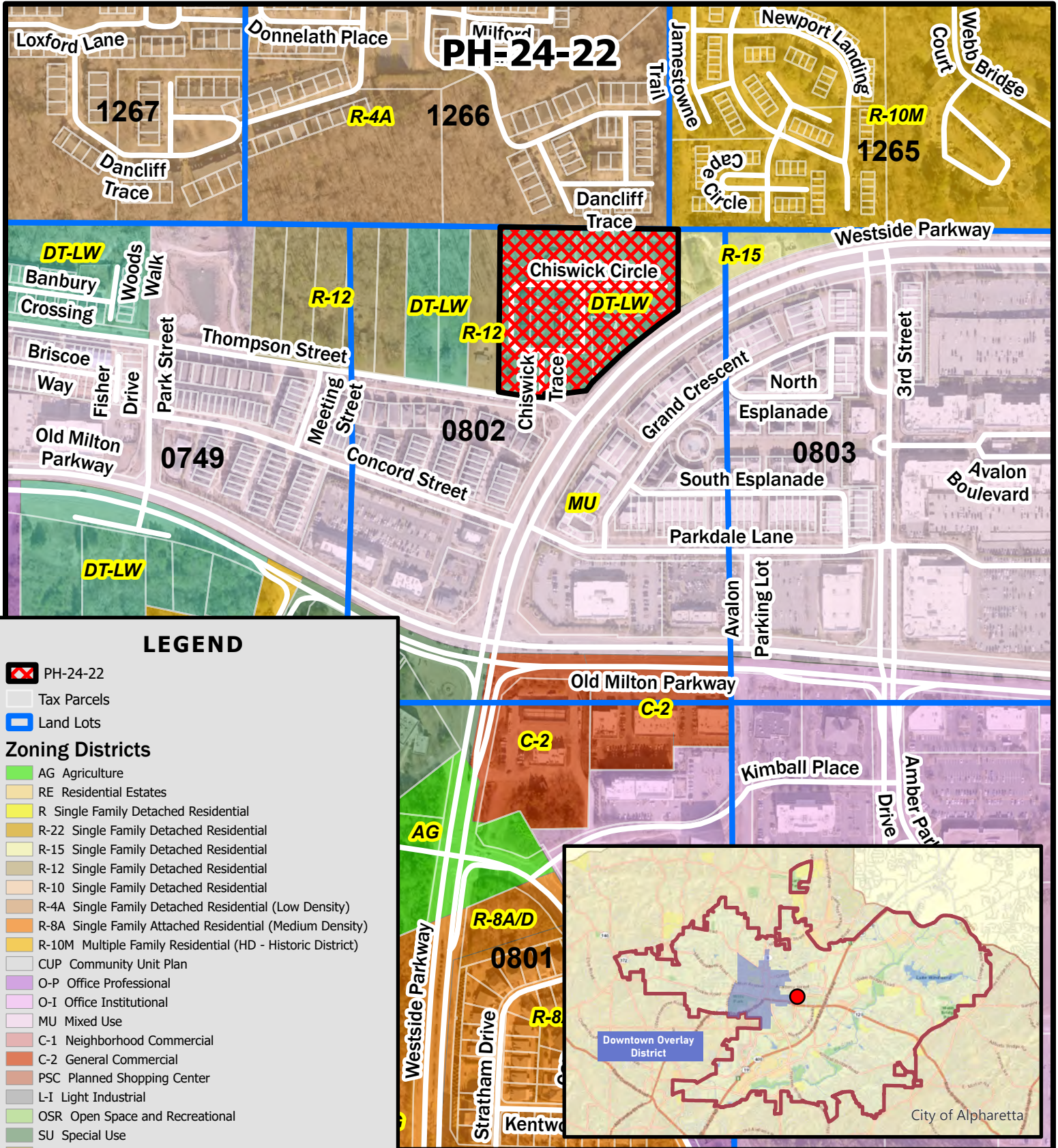


LEGEND

- PH-24-22
- Tax Parcels
- Land Lots



PH-24-22
D/LL: 1/2/802
CC: 11/04/24



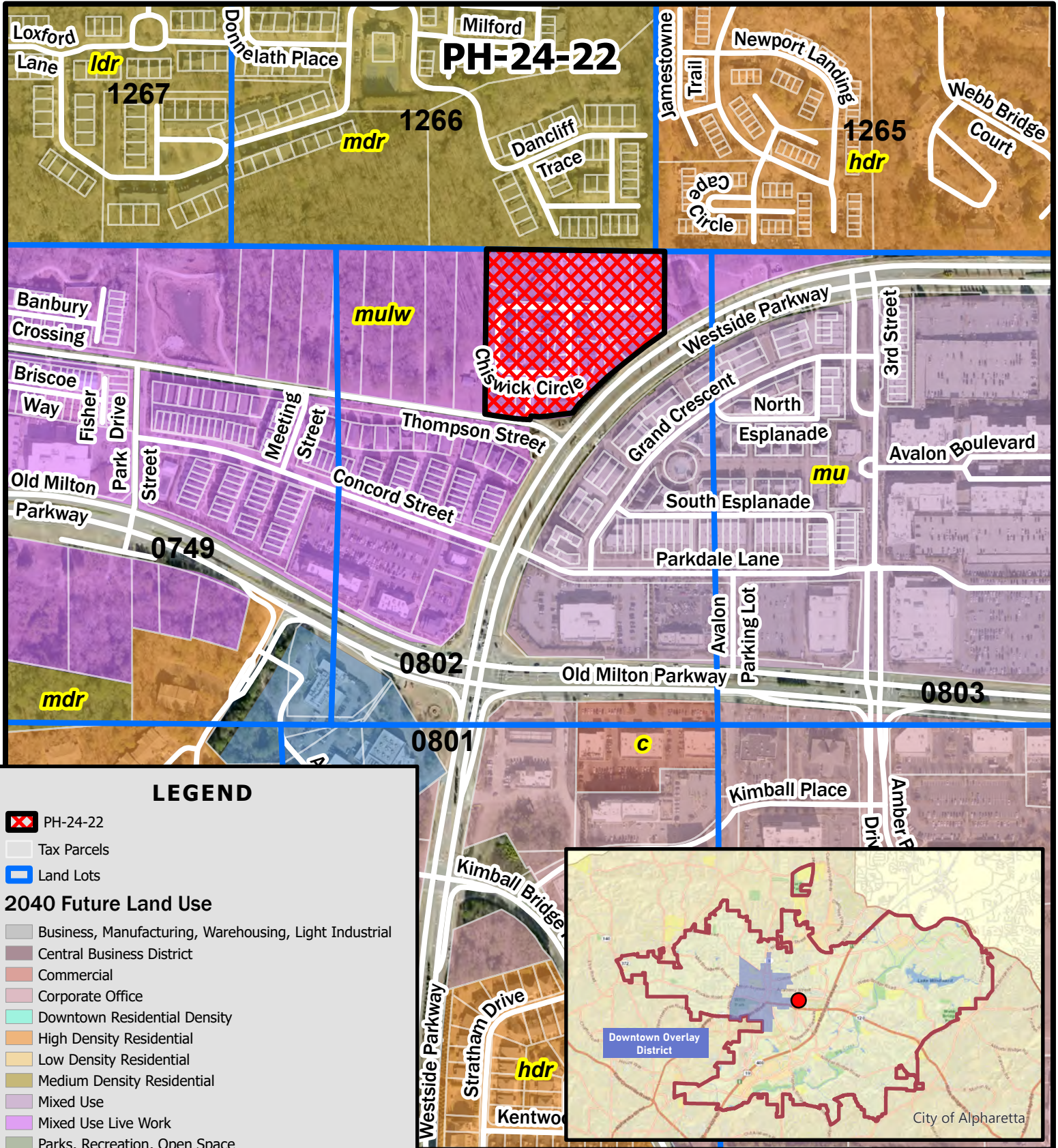
PH-24-22
D/LL: 1/2/802
CC: 11/04/24

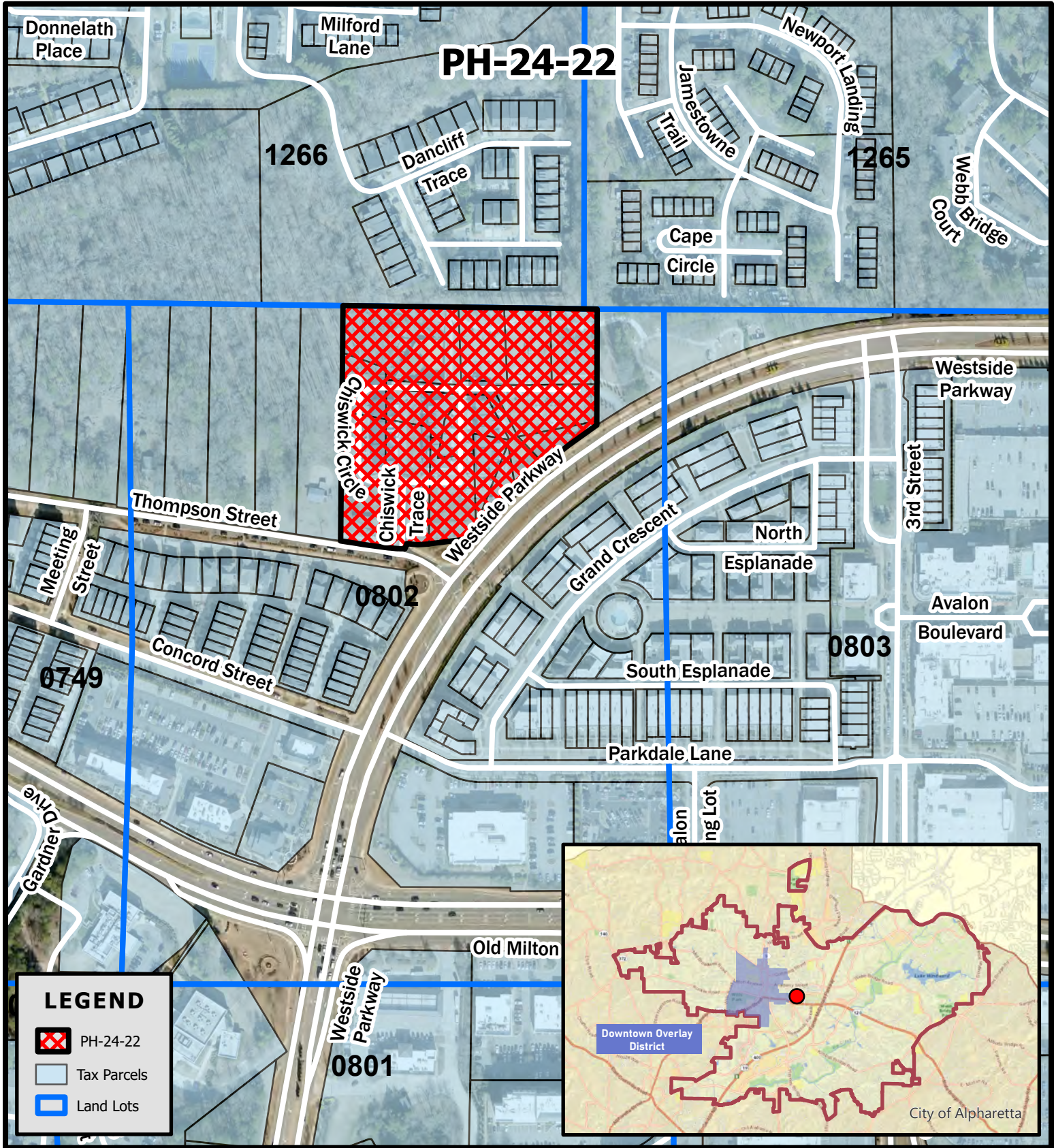
Zoning Map

Chiswick Bridge Change to Conditions

600 Chiswick Circle

Location Map Provided by:
 Community Development - GIS
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PH-24-22
D/LL: 1/2/802
CC: 11/04/24

Location Map
Chiswick Alphaloop Change to
Conditions 600 Chiswick Circle

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

October 9, 2024

PH-24-22 / Chiswick Change of Condition/Alpha Loop

NAME	ADDRESS	COMMENTS
MARK ROBERTSON ACADEMY PARK	2420 LOXFORD LANE	
Chris Agossandian	2580 Milford Ln	

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: PG-24-22 Chiswick Alpha Loop

Contact Name: Kevin Norton

Telephone: 770-541-5250

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 proved 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 October 9th, 2024 Approximately three community members attended the meeting. A few of the members raised questions concerning walking surface material type and construction method. Neighbors were told about the composite materials provided by York Bridges as well as our conversation with the Parks Department.

Applicant was also asked questions concerning elevation of boardwalk above grade. Neighbors were shown profiles of the trail section denoting elevations and slopes of the proposed trail

Applicant was also asked questions with regards to the removal of additional trees and possible impact of wind exposure for trees on Academy Park Property. Applicant discussed with neighbors the removal of white oak tree on eastern side of the spring and informed Academy Park HOA of the staking on site to denote the proposed Trail.

Applicant was also asked questions regarding the future route of trail on neighboring properties to the west of Chiswick, specifically what developers of 306 Thompson has/will propose. Applicant explained the reasoning for the re-route to provide for future connection at the north end of the site, accommodating future development to the west and ultimately decreasing the amount of elevated trail for the city to maintain.

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: 10/10/24

Print Form



CHANGE IN CONDITIONS NOTICE

September 25, 2024

RE: PH-24-22 Chiswick Alpha Loop

Dear Property Owner:

Empire Communities, (The “Applicant”) would like to inform interested property owners that a change in conditions request has been submitted to the City of Alpharetta regarding the alignment of the proposed ALPHA LOOP extension located in the Chiswick development. The application number for the condition change is **PH-24-22**.

The Applicant is requesting the following:

a) PH-24-22 Change in conditions for encroachment into the 50’ undisturbed buffer

Change of conditions to relocate the alignment of the ALPHA LOOP extension to better align with the future expansion of the ALPHA LOOP.

A copy of the proposed site plan for this application is enclosed.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, October 9, 2024, at 6:00 PM** in the Community Room at Alpharetta City Hall, which is located at 2 Park Plaza, Alpharetta, Georgia 30009.

This item will be heard by **City Council on Monday, November 4, 2024 at 6:30 PM** at the Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza, Alpharetta, Georgia 30009.

If you have any question please reach out to Kevin Norton, Knorton@empirecommunities.com 770-541-6910

CURRENT OCCUPANT
600 CHISWICK CIRCLE
ALPHARETTA GA 30009

HUCKEBA DAVID W
100 GRAND CRES
ALPHARETTA GA 30009

DYSON DEBORAH L
101 GRAND CRES
ALPHARETTA GA 30009

COUZENS CHRISTOPHER MARK &
HEINLEN STEPHANIE
102 GRAND CRES
ALPHARETTA GA 30009

GUIDONE PAUL L
103 GRAND CRES
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON COUNTY
10525 VISTA SORRENTO PKWY STE 110
SAN DIEGO CA 92121

DANER MARC S & MARIA M
106 GRAND CRESCENT
ALPHARETTA GA 30009

PUNJA SOOMER NURUDDIN & NURUDDIN A
108 GRAND CRES
ALPHARETTA GA 30009

CLARK J MICHAEL
114 GRAND CRES
ALPHARETTA GA 30009

SUI JINGZHAO
116 GRAND CRES
ALPHARETTA GA 30009

RICHARD JOHN F & RICHARD KAREN A
11680 DANCLIFF TRC
ALPHARETTA GA 30005

CONTE RICHARD E & ROBERTA J
11690 DANCLIFF TRCE
ALPHARETTA GA 30009

SHAW JOHN
11700 DANCLIFF TRCE
ALPHARETTA GA 30009

FOWLER WILLIAM M & FOWLER PAMELA J
11710 DANCLIFF TRC
ALPHARETTA GA 30009

RAY ANGELIA
11715 DANCLIFF TRCE
ALPHARETTA GA 30009

BREIER RUSSELL & RITA
11720 DANCLIFF TRCE
ALPHARETTA GA 30009

DUNNING MARINA & DUNNING TIMOTHY
11725 DANCLIFF TRC
ALPHARETTA GA 30009

KROENKE STEVEN J
11735 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

REVOCABLE LIVING TRUST OF DIANE MACIEIK
11740 DANCLIFF TRCE
ALPHARETTA GA 30009

FELDER PATRICK W
11745 DANCLIFF TRCE
ALPHARETTA GA 30009

COPMAN TERESA ANN &
COPMAN MITCHELL ALAN
11750 DANCLIFF TRC
ALPHARETTA GA 30009-8735

DEWEERD GARY A
11760 DANCLIFF TRCE
ALPHARETTA GA 30009

BAILEY SALLY BROOKE &
GOGGANS MICHAEL DAVID
11770 DANCLIFF TRC
ALPHARETTA GA 30009

WEIRBACH STEPHEN J & PECK BRENDA J
11780 DANCLIFF TRC
ALPHARETTA GA 30009

DAVID PRENTICE & MARY WEAVER HARTMAN
LIVING TRUST THE
11785 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

DORSKY ROBERT B JR & DORSKY LYDIA T
11790 DANCLIFF TRC
ALPHARETTA GA 30009

NEWTON TERRY & NEWTON WILLIAM
11795 DANCLIFF TRC
ALPHARETTA GA 30009

STAN & CAROL JOSEPH 2021 TRUST THE
118 GRAND CRES
ALPHARETTA GA 30009

WHITAKER MALAIKA
11800 DANCLIFF TRC
ALPHARETTA GA 30009

ALDORT HENRY A
11810 DANCLIFF TRCE
ALPHARETTA GA 30009

NORWOOD DARRIN
11830 DANCLIFF TRCE
ALPHARETTA GA 30009

HARRISON SCOTT W & HARRISON SARA J
11840 DANCLIFF TRC
ALPHARETTA GA 30009

RIDLEY DAVID T & PEGGY J
11860 DANCLIFF TRCE
ALPHARETTA GA 30009

LINN KELLEY LOOMER
11870 DANCLIFF TRC
ALPHARETTA GA 30009

POWERS HEATHER R
11880 DANCLIFF TRC
ALPHARETTA GA 30009

JERROLD MARION & DOUG
11890 DANCLIFF TRCE
ALPHARETTA GA 30009-8736

COLEMAN MAUREEN K
11900 DANCLIFF TRC
ALPHARETTA GA 30009

IRVING JOHN E
11910 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

GOULD DAVID S
11920 DANCLIFF TRCE
ALPHARETTA GA 30009

MILLER DENISE A
11925 DANCLIFF TRCE
ALPHARETTA GA 30009-8740

WOLF JEANNE ELIZABETH
11935 DANCLIFF TRC
ALPHARETTA GA 30009

MARTHA STROH REVOCABLE TRUST THE
11945 DANCLIFF TRCE
ALPHARETTA GA 30009

IRACE HENRY E JR & MARGARET M
11950 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

EDWARDS THOMAS J & ALLISON
11960 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

MAGRUDER SAM W JR & CAROLYN J
11970 DANCLIFF TRC
ALPHARETTA GA 30009

MC DONALD VIRGINIA O
11990 DANCLIFF TRC
ALPHARETTA GA 30009

CHUNARA SHEHZAAN & ZAINAB
120 GRAND CRES
ALPHARETTA GA 30009

ROSNER MARK & JILL B
12000 DANCLIFF TRACE
ALPHARETTA GA 30004

COONEY ARTHUR COONEY JOAN
12010 DANCLIFF TRCE
ALPHARETTA GA 30009

ROBERTON WALL KAREN K &
RAINSFORD JAMES J
12020 DANCLIFF TRC
ALPHARETTA GA 30009

MEREDITH MICHAEL R &
MEREDITH KIMBERLY J
1210 ANGEL POND E
GREENSBORO GA 30642

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

RUSSO ROBERT M & SHANNON W
122 GRAND CRES
ALPHARETTA GA 30009

DRM ESTATE LLC
12570 PINDELL CIR
ALPHARETTA GA 30004

WEST GREGORY H
1275 JAMESTOWNE TRL
ALPHARETTA GA 30004

DUVALL FAMILY TRUST THE
128 GRAND CRESCENT
ALPHARETTA GA 30009

ROBERTS REBECCA K & BRIDGES HAYDEN N
1280 JAMESTOWNE TRL
ALPHARETTA GA 30009

WIEDMAN TODD & WIEDMAN STACY
1285 JAMESTOWNE TRL
ALPHARETTA GA 30009

STANCIL JENNIFER MAE &
GOLUB RICHARD MICHAEL JR
1290 JAMESTOWN TRL
ALPHARETTA GA 30009

DELK MICHAELA
1295 JAMESTOWNE TRL
ALPHARETTA GA 30004

FRAIL FAMILY LIVING TRUST THE
130 GRAND CRES
ALPHARETTA GA 30009

PATE JERRY D
1300 JAMESTOWNE TRL
ALPHARETTA GA 30009-3774

SILLAY MORGAN
1305 JAMESTOWNE TRL
ALPHARETTA GA 30009

MOBLEY JOHN W
1310 JAMESTOWNE TRL
ALPHARETTA GA 30004

BARRAND STEVEN D
1315 JAMESTOWNE TRL
ALPHARETTA GA 30004-1774

KIDD STEVE & VIKIRA
132 GRAND CRES
ALPHARETTA GA 30009

RADEV MIROSLAV R
1320 JAMESTOWNE TRL
ALPHARETTA GA 30009

RUBAN MAKSIM I
1325 JAMESTOWN TRL
ALPHARETTA GA 30009

ROWE HANNAH & LINDSAY MOSHE
1335 JAMESTOWNE TRL
ALPHARETTA GA 30009

JAMESTOWNE HOMEOWNERS ASSOC INC
1338 JAMESTOWNE TRL
ALPHARETTA GA 30004-1774

BHANU LAKSHMI KALYANA C KOTIPALLI
LIVING TRUST THE
1340 JAMESTOWN TRL
ALPHARETTA GA 30009

JIMENEZ DIEDRA DEVERE & JECKSAN R
1350 JAMESTOWNE TRL
ALPHARETTA GA 30009

HILL ANDREW CASEY & TERESA
136 GRAND CRES
ALPHARETTA GA 30022

MIZELL ELIZABETH P
1360 JAMESTOWN TRL
ALPHARETTA GA 30009-3770

WILSON RICHARD J & LYNN K
138 GRAND CRES
ALPHARETTA GA 30009

LIU EDDIE C & KYEONG A
140 GRAND CRES
ALPHARETTA GA 30009

DOZIER TERRY S & DOZIER CATHERINE R
142 GRAND CRES
ALPHARETTA GA 30009

ONDOV ANJANA
1425 BELLEVUE AVE APT 14
BURLINGAME CA 94010

HANDLER GARY & CYNTHIA W
144 GRAND CRES
ALPHARETTA GA 30009

THE GUILLOU-HUNTER
JOINT REVOCABLE TRUST
14583 MANCHESTER DR
NAPLES FL 34114

AVALON RESIDENTIAL
COMMUNITY ASSOCIATION INC
1465 NORTHSIDE DR NW 128
ATLANTA GA 30318

MINNICK MICHELE BROOM
150 GRAND CRES
ALPHARETTA GA 30009

HOLBROOK ALFRED SAMSON III
154 GRAND CRES
ALPHARETTA GA 30009

HART STEPHEN EUGENE & HART LORI F
156 GRAND CRES
ALPHARETTA GA 30009

HICKS DAVID J
160 VALLEY DR
ROSWELL GA 30075-3723

MILLER DONALD
167 LAKE BREEZE TRL
SIX MILE SC 29682

XU JING & YIN YANQING
2 AVERY ST #20H
BOSTON MA 02111-1007

CITY OF ALPHARETTA GEORGIA
2 PARK PLAZA
ALPHARETTA GA 30009

AVALON COTTAGE LLC
2002 SUMMIT BLVD STE 825
ATLANTA GA 30319

CLARK RICHARD W & CHARLOTTE M
201 N ESPLANADE
ALPHARETTA GA 30009

BCM REVOCABLE TRUST THE
202 N ESPLANADE
ALPHARETTA GA 30009

306 THOMPSON STREET LLC
203 N ESPLANADE
ALPHARETTA GA 30009

FARHAT GALAL & SEWAR
203 NORTH ESPLANADE
ALPHARETTA GA 30009

CANOUSE JOHN & CANOUSE CAROLYN
204 N ESPLANDE
ALPHARETTA GA 30009

BROWN RITA & MICHAEL
205 N ESPLANADE
ALPHARETTA GA 30009

TORO MARK & TORO NANCY
210 N ESPLANADE
ALPHARETTA GA 30009

WILLIS PHILLIP & WILLIS LAURA
211 N ESPLANADE
ALPHARETTA GA 30009

KORB JULIA T
213 NORTH ESPLANADE
ALPHARETTA GA 30009-3157

CONSOR ROBIN & BRUCE JAY
214 BRAEDEN WAY
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY
OF FULTON COUNTY
2200 AVALON BLVD
ALPHARETTA GA 30009

EDGEFIELD GA PROPERTIES LLC
221 16TH ST NW SUITE 2
ATLANTA GA 30363

YEHUDAI SHABTAI & YEHUDAI HAGIT
2302 TRAYWICK CHASE
ALPHARETTA GA 30004

RYAN C JOHNSTON LLC
2423 LOXFORD LANE
ALPHARETTA GA 30009

STIMSON JOHN H
245 THOMPSON ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

HODSDON PATRICIA & MARK
249 THOMPSON ST
ALPHARETTA GA 30009

CHAVARRIA FERNANDO & CHAVARRIA ROSA
253 THOMPSON ST
ALPHARETTA GA 30009

BEAM BRIAN KEITH & SONYA DENISE
257 THOMPSON ST
ALPHARETTA GA 30009

ROBERT & SUSAN RUPPEL
REVOCABLE LIVING TRUST THE
261 THOMPSON ST
ALPHARETTA GA 30009

265 THOMPSON STREET LLC
2660 BETHANY CHURCH RD
ALPHARETTA GA 30004-4558

NIELSEN RENE G &
WIGGINS PEGGY LADALE
269 THOMPSON ST
ALPHARETTA GA 30009

SEXTON DANIEL LEE & SEXTON MARY JEAN
273 THOMPSON ST
ALPHARETTA GA 30009

CARPENTER MICHAEL &
CARPENTER MARY JO
277 THOMPSON ST
ALPHARETTA GA 30009

MALCOLM FAMILY LIVING TRUST THE
281 THOMPSON ST
ALPHARETTA GA 30009

PECQUEUR ANDRE JUSTIN & FU KING FEI
285 THOMPSON ST
ALPHARETTA GA 30009

PORCELLI ANTHONY D & DEBORAH S
289 THOMPSON ST
ALPHARETTA GA 30009

CORYER ERIC
293 THOMPSON ST
ALPHARETTA GA 30009

KAELIN MELISSA JEANNE
297 THOMPSON ST
ALPHARETTA GA 30009

MORNEAU MARK & NICOLE
300 S ESPLANADE
ALPHARETTA GA 30009

DONELAN WILLIAM & MYRNA I
301 SOUTH ESPLANADE
ALPHARETTA GA 30009-3159

KHOTLINA ANNA
303 S ESPLANE
ALPHARETTA GA 30009

DOTY AMY E
3049 FAIRWAY HILL CT
PARK CITY UT 84060

SANTOS ANDRE GROSSO PAULA &
VANESSA SIMOES CARVALHO PAULA
305 SOUTH ESPLANE
ALPHARETTA GA 30009

LISA ANN VOTTA REVOCABLE TRUST
309 S ESPLANE
ALPHARETTA GA 30009

BARRY A CULBERTSON
LIVING TRUST THE
310 S ESPLANE
ALPHARETTA GA 30009

YOUNG KEVIN T & DANIELLE D
3100 CAPE CIR
ALPHARETTA GA 30009

BRISKIN ALAN M & JENNIFER E
311 S ESPLANE
ALPHARETTA GA 30009

NICULAU CRISTINA
3120 CAPE CIR
ALPHARETTA GA 30009

GUY BRIAN TODD & GUY DANYELLE
3125 CAPE CIR
ALPHARETTA GA 30009

NICULAU CRISTINA
3130 CAPE CIR
ALPHARETTA GA 30009-3771

LAUCELLA ANDREA & MOTES NANCY
3140 CAPE CIR
ALPHARETTA GA 30009

SMITH TODD & SMITH DABNEY
315 S ESPLANE
ALPHARETTA GA 30009

MOTAHARI RAHELE
3155 CAPE CIR
ALPHARETTA GA 30004

KHAN PANYAVEE V & KHAN JEREMY S
316 S ESPLANE
ALPHARETTA GA 30009

COHEN AMIT & ARIELA
3160 CAPE CIR
ALPHARETTA GA 30009

MASTEJ LAURA W
3170 CAPE CIR
ALPHARETTA GA 30004-1793

ALVAREZ DESTINI
3175 CAPE CIR
ALPHARETTA GA 30009

BURNS CHARISE
3180 CAPE CIR
ALPHARETTA GA 30004

COSTA ROMULO PAULADA
3185 CAPE CIR
ALPHARETTA GA 30009

FINNELL LAURA A
3195 CAPE CIR
ALPHARETTA GA 30201

SYKES CHARLES & EMILIE K
320 S ESPLANADE
ALPHARETTA GA 30009

BILGER AARON R
3200 CAPE CIR
ALPHARETTA GA 30009

PADGETT SUE A
3205 CAPE CIR
ALPHARETTA GA 30009-3772

ELLIS ELIZABETH
3210 CAPE CIR
ALPHARETTA GA 30009-3772

FERGUSON MITCH
3215 CAPE CIR
ALPHARETTA GA 30004

RICHARDS CLARK L & CHARLOTTE A
3220 CAPE CIR
ALPHARETTA GA 30004-1772

SARAN FEIZOLLAH SOLOOK
3230 CAPE CIR
ALPHARETTA GA 30009

LEGG NOLAN & LEGG MARY CLAIRE
3240 CAPE CIR
ALPHARETTA GA 30009

POMPILIO REVOCABLE
LIVING TRUST THE
3245 CAPE CIR
ALPHARETTA GA 30009

REYES MARINA TEO DE &
ESPINOZA LEONEL E
3250 CAPE CIR
ALPHARETTA GA 30009

CRAIG STEVEN M
326 S ESPLANADE
ALPHARETTA GA 30009

BRIDGES MATTHEW & LINDSAY
3260 CAPE CIR
ALPHARETTA GA 30009

STEED ERICA
3270 CAPE CIR
ALPHARETTA GA 30009

GONZALEZ FAMILY LIVING TRUST THE
330 S ESPLANADE
ALPHARETTA GA 30009

BENNETT BRUCE
3310 W END AVE STE 470
NASHVILLE TN 37203

BOYD GREGG WARREN & JOHANNA DEKKER
366 CONCORD ST
ALPHARETTA GA 30009

LIGHT GEOFFREY & DANA
368 CONCORD ST
ALPHARETTA GA 30009

WERTZ JEFFREY KENNETH & LANA M
370 CONCORD ST
ALPHARETTA GA 30009

GUPTA MANISH K
372 CONCORD ST
ALPHARETTA GA 30009

CABRERA GREG R & LISA
374 CONCORD ST
ALPHARETTA GA 30009

STEVEN & SHELLY SHIFFMAN
REVOCABLE TRUST THE
376 CONCORD ST
ALPHARETTA GA 30009

LATHAM KIMBERLY J
378 CONCORD ST
ALPHARETTA GA 30009

WILSON JAMES M & RISA
380 CONCORD ST
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
382 CONCORD ST
ALPHARETTA GA 30009

MIRSKY BURT S &
MIRSKY RUTH BARBARA
384 CONCORD ST
ALPHARETTA GA 30009

RIGGINS BRIAN
386 CONCORD ST
ALPHARETTA GA 30009

FARMER MEGHAN & BOWLES COREY
388 CONCORD ST
ALPHARETTA GA 30009

PARKER MICHAEL K
390 CONCORD ST
ALPHARETTA GA 30009

FUSSELL THURMAN TROY & HYONHUI KWON
392 CONCORD ST
ALPHARETTA GA 30009

BATISTA CARLOS M & BATISTA ALMA
394 CONCORD ST
ALPHARETTA GA 30009

LEE SIGMUND & NANCY
395 BEVERLY RD NE
ATLANTA GA 30309

WECONNECT LLC
398 CONCORD ST
ALPHARETTA GA 30009

WEIS EDWARD H & ELAINE JOYCE
400 CONCORD ST
ALPHARETTA GA 30009

DAVIDSON CATHERINE
4010 S CONNOLLY CT
ROSWELL GA 30075

ANNAPRAGADA SUBRAMANYARAVI
& PADMAVATHI
402 CONCORD ST
ALPHARETTA GA 30009

WANG XIUYING
404 CONCORD ST
ALPHARETTA GA 30009

KENNETT KELLY B & MARY H
406 CONCORD ST
ALPHARETTA GA 30009

PATEL NIMISHA
408 CONCORD ST
ALPHARETTA GA 30009

STOKES MAYLON SCOTT & JANA BOYD
410 CONCORD ST
ALPHARETTA GA 30009

MABRY JAMES MICHAEL & NANCY LOU
412 CONCORD ST
ALPHARETTA GA 30009

FERRARA DOMINICK JR & MELISSA HOLLY
414 CONCORD ST
ALPHARETTA GA 30009

SCHNEIDER MONICA C
416 CONCORD ST
ALPHARETTA GA 30009

RUTLEDGE CINDI
418 CONCORD ST
ALPHARETTA GA 30009

NANCY ROSENBLUM TILLISON
REVOCABLE TRUST THE
420 CONCORD ST
ALPHARETTA GA 30009

REFAI BASEL & KOUDSI NOURA
422 CONCORD ST
ALPHARETTA GA 30009

COFFEY BRUCE & SUSAN
424 CONCORD ST
ALPHARETTA GA 30009

KIRKUP DAVID C & JOSEPHINE KIM
426 CONCORD ST
ALPHARETTA GA 30009

SULLIVAN DANN P
428 CONCORD ST
ALPHARETTA GA 30009

BALAMOUGAN USHA
430 CONCORD ST
ALPHARETTA GA 30009

SMITH ADRIAN
4301 BRUNELLO PL
SUMMERFIELD NC 27358

FANCHER JOE D & FANCHER THERESA B
432 CONCORD ST
ALPHARETTA GA 30009

LAVI ROY
4415 PARK BROOKE TRC
ALPHARETTA GA 30022

CZARNOWICKI TALI & KLEIN ROI
504 EAST 63RD ST APT 16R
NEW YORK NY 10065

LUXURY PROPERTIES INVESTMENT LLC
510 BROOK MANOR DR
ALPHARETTA GA 30022

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

EA HOMES LP
5757 GLENRIDGE DR STE 30328
ATLANTA GA 30328

EA HOMES LP
5757 GLENRIDGE DR STE D 350
ATLANTA GA 30328

EA HOMES LP
5757 GLENRIDGE DR SUITE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D 350
ATLANTA GA 30328

FOUNDRY
NEIGHBORHOOD ASSOCIATION INC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

INEICHEN PHILIPP A & ZEHNDER CLAUDIA
6849 WEATHERSTONE WAY
ALPHARETTA GA 30009

ADANYA EYAL & ADANYA MERAV TZILA
7875 CROWNPOINT DR
ALPHARETTA GA 30005

MC CULLOUGH ANDREW C & JANE B
872 3RD ST
ALPHARETTA GA 30009

MALLON LISA
874 3RD ST
ALPHARETTA GA 30009

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

STALLINGS LAURA M
876 3RD ST
ALPHARETTA GA 30009

BRUNETTI FAMILY
LIVING TRUST THE
878 THIRD ST
ALPHARETTA GA 30009

JAMES KRONE & LINDA KRONE
LIVING TRUST THE
882 3RD ST
ALPHARETTA GA 30009

KAUTTER WILLIAM J JR & KAUTTER CAROL L
8926 NORTH OCEAN BLVD
MYRTLE BEACH SC 29572-4421

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

BUTLER DAVID
P O BOX 3206
ALPHARETTA GA 30023

PJM AVALON LLC
P.O. BOX 220
WALKER MN 56484

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

ORIGINAL

FOR OFFICE USE ONLY

Case #: PHA240044

PH #: PH-24-22

☐ Property Taxes & Code Violations Verified

☒ Fee Paid Initial: JHB

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: Kevin Norton

Telephone: 770-541-5250

Address: 5775 Glenridge Drive Bld D

Suite: 350

City: Atlanta

State: GA

Zip: 30328

Fax: 770-541-5251

Mobile Tel: 404-951-6546

Email: KNorton@empirecommunities.com

Subject Property Information:

Address: 600 Chiswick Circle

Current Zoning: DT-LW

District: 1st

Section: 2nd

Land Lot: 802

Parcel ID: 12-284108020749

Proposed Zoning: DT-LW

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):

Change of Conditions

APPLICANT REQUEST AND INTENT

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

Residential

Applicant's Request (Please itemize the proposal):

Relocation of the proposed Alpha Loop bridge within the 50' undisturbed stream buffer

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

Relocate the proposed Alpha Loop Bridge to within the 50' undisturbed stream buffer in order to facilitate an easier connection to the future Alpha Loop extension as well as minimize the number of exiting trees that will need to be removed.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: EA Homes, LP Telephone: 770-541-5250
Address: 5775 Glenridge Drive Bld D Suite: 350
City: Atlanta State: GA Zip: 30328

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.

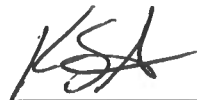
As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other |

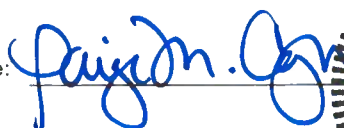
Property Owner's Authorized Applicant (if applicable):

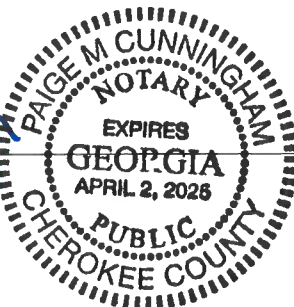
Name of Authorized Applicant: _____ Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature:  Date: 9/16/24

Notary:

Notary Signature:  Date: 9/16/2024



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:

KEVIN NORTON

Subject Public Hearing Case:

600 Chiswick Circle

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:

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:

KSA

Date:

9/16/24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Compatible with surrounding properties as is residential.

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

The Alpha Loop extension will improve the surrounding properties

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

N/A

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

N/A

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

N/A

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

In line with the comprehensive plan for the Alpha Loop expansion

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

Yes, the proposed development of the adjacent western property would create difficulties with connecting the Alpha Loop based on the current alignment

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Chiswick

Contact Name: Kevin Norton Telephone: 770-541-5250

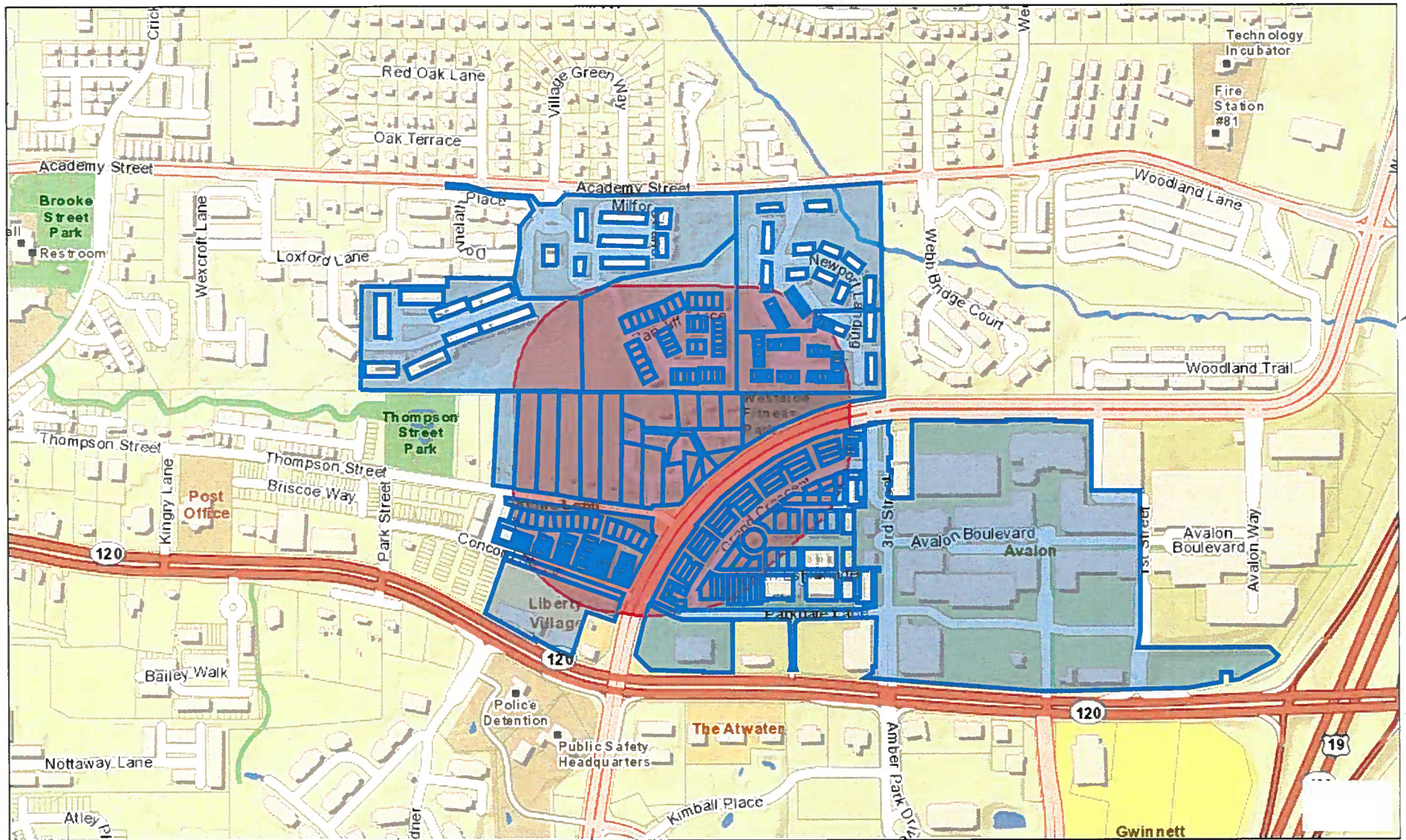
The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Listed on separate attached sheet

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.



JERROLD MARION & DOUG
11890 DANCLIFF TRCE
ALPHARETTA GA 30009-8736

RAY ANGELIA
11715 DANCLIFF TRCE
ALPHARETTA GA 30009

WEIRBACH STEPHEN J & PECK BRENDA J
11780 DANCLIFF TRC
ALPHARETTA GA 30009

COLEMAN MAUREEN K
11900 DANCLIFF TRC
ALPHARETTA GA 30009

DUNNING MARINA & DUNNING TIMOTHY
11725 DANCLIFF TRC
ALPHARETTA GA 30009

DORSKY ROBERT B JR & DORSKY LYDIA T
11790 DANCLIFF TRC
ALPHARETTA GA 30009

IRVING JOHN E
11910 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

KROENKE STEVEN J
11735 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

WHITAKER MALAIKA
11800 DANCLIFF TRC
ALPHARETTA GA 30009

GOULD DAVID S
11920 DANCLIFF TRCE
ALPHARETTA GA 30009

FELDER PATRICK W
11745 DANCLIFF TRCE
ALPHARETTA GA 30009

ALDORT HENRY A
11810 DANCLIFF TRCE
ALPHARETTA GA 30009

IRACE HENRY E JR & MARGARET M
11950 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

HARTMAN DAVID P & MARY W
11785 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

MC DONALD VIRGINIA O
11990 DANCLIFF TRC
ALPHARETTA GA 30009

EDWARDS THOMAS J & ALLISON
11960 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

NEWTON TERRY & NEWTON WILLIAM
11795 DANCLIFF TRC
ALPHARETTA GA 30009

ROSNER MARK & JILL B
12000 DANCLIFF TRACE
ALPHARETTA GA 30004

MAGRUDER SAM W JR & CAROLYN J
11970 DANCLIFF TRC
ALPHARETTA GA 30009

REVOCABLE LIVING TRUST OF DIANE MA
CIEIK
11740 DANCLIFF TRCE
ALPHARETTA GA 30009

COONEY ARTHUR COONEY JOAN
12010 DANCLIFF TRCE
ALPHARETTA GA 30009

MILLER DENISE A
11925 DANCLIFF TRCE
ALPHARETTA GA 30009-8740

COPMAN TERESA ANN & COPMAN MITCHEL
L ALAN
11750 DANCLIFF TRC
ALPHARETTA GA 30009-8735

ROBERTON WALL KAREN K & RAINSFORD
JAMES J
12020 DANCLIFF TRC
ALPHARETTA GA 30009

WOLF JEANNE ELIZABETH
11935 DANCLIFF TRC
ALPHARETTA GA 30009

DEWEERD GARY A
11760 DANCLIFF TRCE
ALPHARETTA GA 30009

RICHARD JOHN F & RICHARD KAREN A
11680 DANCLIFF TRC
ALPHARETTA GA 30005

MARTHA STROH REVOCABLE TRUST THE
11945 DANCLIFF TRCE
ALPHARETTA GA 30009

CLELAND DAVID C & CLELAND JOANNE W
11770 DANCLIFF TRC
ALPHARETTA GA 30009

CONTE RICHARD E & ROBERTA J
11690 DANCLIFF TRCE
ALPHARETTA GA 30009

SHAW JOHN
11700 DANCLIFF TRCE
ALPHARETTA GA 30009

DRM ESTATE LLC
12570 PINDELL CIR
ALPHARETTA GA 30004

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

FOWLER WILLIAM M & FOWLER PAMELA J
11710 DANCLIFF TRC
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

BREIER RUSSELL & RITA
11720 DANCLIFF TRCE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

NORWOOD DARRIN
11830 DANCLIFF TRCE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

HARRISON SCOTT W & HARRISON SARA J
11840 DANCLIFF TRC
ALPHARETTA GA 30009

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

MOORE CAROLYN MEREDITH
11850 DANCLIFF TRC
ALPHARETTA GA 30009

306 THOMPSON STREET LLC
203 N ESPLANADE
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

RIDLEY DAVID T & PEGGY J
11860 DANCLIFF TRCE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

LINN KELLEY LOOMER
11870 DANCLIFF TRC
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

POWERS MICHAEL K & HEATHER R
11880 DANCLIFF TRC
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

ROWE HANNAH & LINDSAY MOSHE
1335 JAMESTOWNE TRL
ALPHARETTA GA 30009

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

RUBAN MAKSIM I
1325 JAMESTOWN TRL
ALPHARETTA GA 30009

BARRAND STEVEN D
1315 JAMESTOWNE TRL
ALPHARETTA GA 30004-1774

WEST GREGORY H
1275 JAMESTOWNE TRL
ALPHARETTA GA 30004

CONSOR ROBIN & BRUCE JAY
214 BRAEDEN WAY
ALPHARETTA GA 30009

SILLAY MORGAN
1305 JAMESTOWNE TRL
ALPHARETTA GA 30009

MIZELL ELIZABETH P
1360 JAMESTOWN TRL
ALPHARETTA GA 30009-3770

STEED ERICA
3270 CAPE CIR
ALPHARETTA GA 30009

INEICHEN PHILIPP A & ZEHNDER CLAUD
IA
6849 WEATHERSTONE WAY
ALPHARETTA GA 30009

MORY NATHALIE & BAREL KARIN
11685 PARKSIDE AVE
ALPHARETTA GA 30005-2419

ONDOV ANJANA
1425 BELLEVUE AVE APT 14
BURLINGAME CA 94010

DELK MICHAELA
1295 JAMESTOWNE TRL
ALPHARETTA GA 30004

BHANU LAKSHMI KALYANA C KOTIPALLI
LIVING TRUST THE
1340 JAMESTOWN TRL
ALPHARETTA GA 30009

BRIDGES MATTHEW & LINDSAY
3260 CAPE CIR
ALPHARETTA GA 30009

RADEV MIROSLAV R
1320 JAMESTOWNE TRL
ALPHARETTA GA 30009

JAMESTOWNE HOMEOWNERS ASSOC INC
1338 JAMESTOWNE TRL
ALPHARETTA GA 30004-1774

POMPILIO REVOCABLE LIVING TRUST THE
3245 CAPE CIR
ALPHARETTA GA 30009

MOBLEY JOHN W
1310 JAMESTOWNE TRL
ALPHARETTA GA 30004

PADGETT SUE A
3205 CAPE CIR
ALPHARETTA GA 30009-3772

REYES MARINA TEO DE & ESPONOZA LEO
NEL E
3250 CAPE CIR
ALPHARETTA GA 30009

WIEDMAN TODD & WIEDMAN STACY
1285 JAMESTOWNE TRL
ALPHARETTA GA 30009

FINNELL LAURA A
3195 CAPE CIR
ALPHARETTA GA 30201

HERAK JUDITH
3240 CAPE CIR
ALPHARETTA GA 30004

PATE JERRY D
1300 JAMESTOWNE TRL
ALPHARETTA GA 30009-3774

LAVI ROY
4415 PARK BROOKE TRC
ALPHARETTA GA 30022

SARAN FEIZOLLAH SOLOOK
3230 CAPE CIR
ALPHARETTA GA 30009

STANCIL JENNIFER MAE & GOLUB RICHARD
MICHAEL JR
1290 JAMESTOWN TRL
ALPHARETTA GA 30009

FERGUSON MITCH
3215 CAPE CIR
ALPHARETTA GA 30004

RICHARDS CLARK L & CHARLOTTE A
3220 CAPE CIR
ALPHARETTA GA 30004-1772

ROBERTS REBECCA K & BRIDGES HAYDEN
N
1280 JAMESTOWNE TRL
ALPHARETTA GA 30009

YEHUDAI SHABTAI & YEHUDAI HAGIT
2302 TRAYWICK CHASE
ALPHARETTA GA 30004

COSTA ROMULO PAULADA
3185 CAPE CIR
ALPHARETTA GA 30009

ALVAREZ DESTINI
3175 CAPE CIR
ALPHARETTA GA 30009

RACHEL JONATHAN K
511 ANGEL FISH RD
BLAIRSVILLE GA 30512

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

ELLIS ELIZABETH
3210 CAPE CIR
ALPHARETTA GA 30009-3772

MASTEJ LAURA W
3170 CAPE CIR
ALPHARETTA GA 30004-1793

ACADEMY PARK NEIGHBORHOOD ASSOC INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

HUSSAIN FAHAD
794 ADLER CT
ALPHARETTA GA 30005

YOUNG KEVIN T & DANIELLE D
3100 CAPE CIR
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSOCIAT
ION INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

BILGER AARON R
3200 CAPE CIR
ALPHARETTA GA 30009

EDGEFIELD GA PROPERTIES LLC
221 16TH ST NW SUITE 2
ATLANTA GA 30363

JAMES KRONE & LINDA KRONE LIVING T
RUST THE
882 3RD ST
ALPHARETTA GA 30009

MOTAHARI RAHELE
3155 CAPE CIR
ALPHARETTA GA 30004

NICULAU CRISTINA
3120 CAPE CIR
ALPHARETTA GA 30009

HUCKEBA DAVID W
100 GRAND CRES
ALPHARETTA GA 30009

CZARNOWICKI TALI & KLEIN ROI
504 EAST 63RD ST APT 16R
NEW YORK NY 10065

NICULAU CRISTINA
3130 CAPE CIR
ALPHARETTA GA 30009-3771

BRUNETTI FAMILY LIVING TRUST THE
878 THIRD ST
ALPHARETTA GA 30009

THE GUILLOU-HUNTER JOINT REVOCABLE
TRUST
14583 MANCHESTER DR
NAPLES FL 34114

LAUCELLA ANDREA & MOTES NANCY
3140 CAPE CIR
ALPHARETTA GA 30009

COUZENS CHRISTOPHER MARK & HEINLEN
STEPHANIE
102 GRAND CRES
ALPHARETTA GA 30009

ADANYA EYAL & ADANYA MERAV TZILA
7875 CROWNPOINT DR
ALPHARETTA GA 30005

HICKS DAVID J
160 VALLEY DR
ROSWELL GA 30075-3723

STALLINGS LAURA M
876 3RD ST
ALPHARETTA GA 30009

BURNS CHARISE
3180 CAPE CIR
ALPHARETTA GA 30004

COHEN AMIT & ARIELA
3160 CAPE CIR
ALPHARETTA GA 30009

MALLON LISA
874 3RD ST
ALPHARETTA GA 30009

GUY BRIAN TODD & GUY DANYELLE
3125 CAPE CIR
ALPHARETTA GA 30009

JAMESTOWNE HOMEOWNERS ASSOC INC
1338 JAMESTOWNE TRL
ALPHARETTA GA 30004-1774

BENNETT BRUCE
3310 W END AVE STE 470
NASHVILLE TN 37203

MC CULLOUGH ANDREW C & JANE B
872 3RD ST
ALPHARETTA GA 30009

DANER MARC S & MARIA M
106 GRAND CRESCENT
ALPHARETTA GA 30009

STAN & CAROL JOSEPH 2021 TRUST THE
118 GRAND CRES
ALPHARETTA GA 30009

AVALON RESIDENTIAL COMMUNITY ASSOC
IATION INC
1465 NORTHSIDE DR NW 128
ATLANTA GA 30318

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
10525 VISTA SORRENTO PKWY STE 110
SAN DIEGO CA 92121

DOTY AMY E
3049 FAIRWAY HILL CT
PARK CITY UT 84060

BROWN RITA & MICHAEL
205 N ESPLANADE
ALPHARETTA GA 30009

DUVALL FAMILY TRUST THE
128 GRAND CRESCENT
ALPHARETTA GA 30009

SANTOS ANDRE GROSSO PAULA & VANESS
A SIMOES CARVALH
305 SOUTH ESPLANADE
ALPHARETTA GA 30009

FARHAT GALAL & SEWAR
203 NORTH ESPLANADE
ALPHARETTA GA 30009

FRAIL FAMILY LIVING TRUST THE
130 GRAND CRES
ALPHARETTA GA 30009

KHOTLINA ANNA
303 S ESPLANADE
ALPHARETTA GA 30009

CLARK RICHARD W & CHARLOTTE M
201 N ESPLANADE
ALPHARETTA GA 30009

KIDD STEVE & VIKIRA
132 GRAND CRES
ALPHARETTA GA 30009

DONELAN WILLIAM & MYRNA I
301 SOUTH ESPLANADE
ALPHARETTA GA 30009-3159

WILLIS PHILLIP & WILLIS LAURA
211 N ESPLANADE
ALPHARETTA GA 30009

KAUTTER WILLIAM J JR & KAUTTER CAR
OL L
8926 NORTH OCEAN BLVD
MYRTLE BEACH SC 29572-4421

DOZIER TERRY S & DOZIER CATHERINE R
142 GRAND CRES
ALPHARETTA GA 30009

KORB JULIA T
213 NORTH ESPLANADE
ALPHARETTA GA 30009-3157

RUSSO ROBERT M & SHANNON W
122 GRAND CRES
ALPHARETTA GA 30009

HILL ANDREW CASEY & TERESA
136 GRAND CRES
ALPHARETTA GA 30022

PJM AVALON LLC
PO BOX 22
WALKER MN 56484

CHUNARA SHEHZAAN & ZAINAB
120 GRAND CRES
ALPHARETTA GA 30009

LIU EDDIE C & KYEONG A
140 GRAND CRES
ALPHARETTA GA 30009

LEE SIGMUND & NANCY
395 BEVERLY RD NE
ATLANTA GA 30309

CLARK J MICHAEL
114 GRAND CRES
ALPHARETTA GA 30009

WILSON RICHARD J & LYNN K
138 GRAND CRES
ALPHARETTA GA 30009

MELISSA MARIE GIANNAMORE REVOCABLE
LIVING TRUST TH
108 GRAND CRES
ALPHARETTA GA 30009

SUI JINGZHAO
116 GRAND CRES
ALPHARETTA GA 30009

HANDLER GARY & CYNTHIA W
144 GRAND CRES
ALPHARETTA GA 30009

MEREDITH MICHAEL R & MEREDITH KIMBERLY J
1210 ANGEL POND E
GREENSBORO GA 30642

KIRKUP DAVID C & JOSEPHINE KIM
426 CONCORD ST
ALPHARETTA GA 30009

RIGGINS BRIAN
386 CONCORD ST
ALPHARETTA GA 30009

AVALON COTTAGE LLC
2002 SUMMIT BLVD STE 825
ATLANTA GA 30319

STOKES MAYLON SCOTT & JANA BOYD
410 CONCORD ST
ALPHARETTA GA 30009

RUTLEDGE CINDI
418 CONCORD ST
ALPHARETTA GA 30009

BCM REVOCABLE TRUST THE
202 N ESPLANADE
ALPHARETTA GA 30009

SULLIVAN DANN P
428 CONCORD ST
ALPHARETTA GA 30009

FARMER MEGHAN & BOWLES COREY
388 CONCORD ST
ALPHARETTA GA 30009

CANOUSE JOHN & CANOUSE CAROLYN
204 N ESPLANADE
ALPHARETTA GA 30009

MABRY JAMES MICHAEL & NANCY LOU
412 CONCORD ST
ALPHARETTA GA 30009

ATKINSON TREVOR
420 CONCORD ST
ALPHARETTA GA 30009

GUIDONE PAUL L
103 GRAND CRES
ALPHARETTA GA 30009

RANGANATHAN BALAMOUGAN & BALAMOURUGAN USHA
430 CONCORD ST
ALPHARETTA GA 30009

PARKER MICHAEL K
390 CONCORD ST
ALPHARETTA GA 30009

TORO MARK & TORO NANCY
210 N ESPLANADE
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
382 CONCORD ST
ALPHARETTA GA 30009

GUPTA MANISH K
372 CONCORD ST
ALPHARETTA GA 30009

HONEYWOOD HOLDINGS LLC
208 N ESPLANADE
ALPHARETTA GA 30009

FERRARA DOMINICK JR & MELISSA HOLLY
414 CONCORD ST
ALPHARETTA GA 30009

FUSSELL THURMAN TROY & HYONHUI KWON
392 CONCORD ST
ALPHARETTA GA 30009

REFAI BASEL & KOUDSI NOURA
422 CONCORD ST
ALPHARETTA GA 30009

FANCHER JOE D & FANCHER THERESA B
432 CONCORD ST
ALPHARETTA GA 30009

WERTZ JEFFREY KENNETH & LANA M
370 CONCORD ST
ALPHARETTA GA 30009

COFFEY BRUCE & SUSAN
424 CONCORD ST
ALPHARETTA GA 30009

MIRSKY BURT S & MIRSKY RUTH BARBARA
384 CONCORD ST
ALPHARETTA GA 30009

KAELIN MELISSA JEANNE
297 THOMPSON ST
ALPHARETTA GA 30009

PATEL NIMISHA
408 CONCORD ST
ALPHARETTA GA 30009

BROWN KEVIN T & BROWN MICHELE R
416 CONCORD ST
ALPHARETTA GA 30009

LIGHT GEOFFREY & DANA
368 CONCORD ST
ALPHARETTA GA 30009

BOYD GREGG WARREN & JOHANNA DEKKER
366 CONCORD ST
ALPHARETTA GA 30009

BEAM BRIAN KEITH & SONYA DENISE
257 THOMPSON ST
ALPHARETTA GA 30009

CRAIG STEVEN M
326 S ESPLANADE
ALPHARETTA GA 30009

CORYER ERIC
293 THOMPSON ST
ALPHARETTA GA 30009

CHAVARRIA FERNANDO & CHAVARRIA ROSA
253 THOMPSON ST
ALPHARETTA GA 30009

GONZALEZ FAMILY LIVING TRUST THE
330 S ESPLANADE
ALPHARETTA GA 30009

AUBERT EDWARD & SHARON JEAN
289 THOMPSON ST
ALPHARETTA GA 30009

HODSDON PATRICIA & MARK
249 THOMPSON ST
ALPHARETTA GA 30009

MORNEAU MARK & NICOLE
300 S ESPLANADE
ALPHARETTA GA 30009

PECQUEUR ANDRE JUSTIN & FU KING FEI
285 THOMPSON ST
ALPHARETTA GA 30009

STIMSON JOHN H
245 THOMPSON ST
ALPHARETTA GA 30009

DYSON DEBORAH L
101 GRAND CRES
ALPHARETTA GA 30009

MALCOLM JEFFERY K & ONYEMA A
281 THOMPSON ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

XU JING & YIN YANQING
2 AVERY ST #20H
BOSTON MA 02111-1007

CARPENTER MICHAEL & CARPENTER MARY
JO
277 THOMPSON ST
ALPHARETTA GA 30009

HART STEPHEN EUGENE & HART LORI F
156 GRAND CRES
ALPHARETTA GA 30009

LISA ANN VOTTA REVOCABLE TRUST
309 S ESPLANADE
ALPHARETTA GA 30009

SEXTON DANIEL LEE & SEXTON MARY JE
AN
273 THOMPSON ST
ALPHARETTA GA 30009

HOLBROOK ALFRED SAMSON III
154 GRAND CRES
ALPHARETTA GA 30009

BRISKIN ALAN M & JENNIFER E
311 S ESPLANADE
ALPHARETTA GA 30009

NIELSEN RENE G & WIGGINS PEGGY LAD
ALE
269 THOMPSON ST
ALPHARETTA GA 30009

SMITH ADRIAN
4301 BRUNELLO PL
SUMMERFIELD NC 27358

SMITH TODD & SMITH DABNEY
315 S ESPLANADE
ALPHARETTA GA 30009

ROBERT & SUSAN RUPPEL REVOCABLE LI
VING TRUST THE
261 THOMPSON ST
ALPHARETTA GA 30009

KHAN PANYAVEE V & KHAN JEREMY S
316 S ESPLANADE
ALPHARETTA GA 30009

DAVIDSON CATHERINE
317 S ESPLANADE
ALPHARETTA GA 30009

265 THOMPSON STREET LLC
2660 BETHANY CHURCH RD
ALPHARETTA GA 30004-4558

BARRY A CULBERTSON LIVING TRUST THE
310 S ESPLANADE
ALPHARETTA GA 30009

SYKES CHARLES & EMILIE K
320 S ESPLANADE
ALPHARETTA GA 30009

MINNICK MICHELE BROOM
150 GRAND CRES
ALPHARETTA GA 30009

WANG XIUYING
404 CONCORD ST
ALPHARETTA GA 30009

AVALON RESIDENTIAL COMMUNITY ASSOC
IATION INC
1465 NORTHSIDE DR NW 128
ATLANTA GA 30318

KENNETT KELLY B & MARY H
406 CONCORD ST
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
2200 AVALON BLVD
ALPHARETTA GA 30009

CABRERA GREG R & LISA
374 CONCORD ST
ALPHARETTA GA 30009

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

STEVEN & SHELLY SHIFFMAN REVOCABLE
TRUST THE
376 CONCORD ST
ALPHARETTA GA 30009

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

LATHAM KIMBERLY J
378 CONCORD ST
ALPHARETTA GA 30009

BATISTA CARLOS M & BATISTA ALMA
394 CONCORD ST
ALPHARETTA GA 30009

WILSON JAMES M & RISA
380 CONCORD ST
ALPHARETTA GA 30009

LUXURY PROPERTIES INVESTMENT LLC
510 BROOK MANOR DR
ALPHARETTA GA 30022

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

WECONNECT LLC
398 CONCORD ST
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D 350
ATLANTA GA 30328

WEIS EDWARD H & ELAINE JOYCE
400 CONCORD ST
ALPHARETTA GA 30009

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

ANNAPRAGADA SUBRAMANYARAVI & PADMA
VATHI
402 CONCORD ST
ALPHARETTA GA 30009

EA HOMES LP
131 ROSWELL ST
ALPHARETTA GA 30009



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: November 4, 2024

AGENDA ITEM: E-24-07 1175 MID BROADWELL ROAD GRAVEL DRIVEWAY

The applicant, Jeff Glover, is requesting consideration of an exception to allow a circular gravel driveway and to allow two (2) driveway curb cuts less than 300' from each other and from an intersection on a 5.28-acre single-family detached lot. Exceptions are requested to Unified Development Code (UDC) Subsection 2.5.4 Locational Criteria for Parking to allow a gravel driveway and UDC Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow a 2nd curb cut on the same lot less than 300' from each other and from an intersection. The subject property is located at 1175 Mid Broadwell Road near the southeast corner of Mid Broadwell Road and Bethany Road.

STAFF RECOMMENDATION:

Approve E-24-07 1175 Mid Broadwell Road Gravel Driveway, subject to the following conditions:

1. Gravel driveways shall be permitted as depicted on the plat prepared by Gerald Bernhard, revised 8/8/2024.
2. The easternmost gravel driveway shall include a 6' concrete apron and 44' concrete throat in compliance with minimum design standards per City Standard Detail 951, as approved by Staff.
3. Property owner shall remove westernmost curb cut on Mid Broadwell Road if significant safety-related concerns are identified warranting its removal, such as vehicular and/or non-vehicular related collisions, as determined by Staff.
4. Any future curb cut removal shall be done at the expense of the property owner, who acknowledges after coordination with City Staff that the curb cut is located within the functional area of the Mid Broadwell Road at Bethany Road roundabout and may pose future safety-related and crash-related concerns.
5. Applicant shall provide calculations to the City verifying that the new gravel driveway is included in the treatment volume. If the new gravel driveway is not accounted for in the treatment volume, additional treatment volume shall be required.

ITEM DESCRIPTION:

The submitted request, if approved, would allow a circular gravel driveway with a reduced separation distance between two (2) driveway curb cuts and a street intersection on a 5.28-acre single-family detached lot. Exceptions are requested to Unified Development Code (UDC) Subsection 2.5.4 Locational Criteria for Parking to allow a gravel driveway and UDC Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow a 2nd curb cut on the same lot less than 300' from each other and from an intersection. The subject property is located at 1175 Mid Broadwell Road near the southeast corner of Mid Broadwell Road and Bethany Road.

The 5.28-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and was recently redeveloped with a single-family home, pool house and pool. Surrounding properties are zoned R-15. Pindell Glen is located to the west and north, Charlotte Estates and Rumson Point to the south, an unplatted single-family detached lot to the east and Brierfield to the north.

Exceptions are requested to UDC Subsection 2.5.4 Locational Criteria for Parking to allow a gravel driveway and UDC Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow two (2) curb cuts on the same lot less than 300' from each other and from an intersection. According to the applicant, the primary reason for the exception is safety. The applicant states that approval of the exception will allow for safer vehicular egress from the property, allowing the original driveway to serve as ingress and the new driveway to serve as egress. The original driveway is located in close proximity to the roundabout at Mid Broadwell Road and Bethany Road. The

applicant contends that only utilizing the original driveway requires a vehicle to back out of the driveway onto Mid Broadwell Road, which is hazardous due to proximity to the roundabout, as well as site visibility.

SITE PLAN

The site plan depicts a circular, gravel driveway with two (2) curb cuts on Mid Broadwell Road approximately 175' apart. The westernmost gravel driveway is existing and is legal nonconforming (grandfathered) with regard to material and distance to the Mid Broadwell Road and Bethany Road roundabout, which is approximately 150' away. The easternmost gravel driveway was recently installed without the required permits. The contractor responsible for the redevelopment of the property converted a temporary construction access to the easternmost gravel driveway. The western driveway is improved with a concrete apron at the street; however, the eastern driveway was improved without a concrete apron with gravel up to the edge of the street.

EXCEPTION REVIEW CRITERIA

The 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: There are not exceptional conditions pertaining to the subject property due to its size, shape or topography that relate to the requested exception. However, the easternmost gravel driveway is appropriately separated (approximately 325' away) from the nearby roundabout at Mid Broadwell Road and Bethany Road and would allow for safer vehicular ingress and egress.

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

Response: The application of the Ordinance would require that the easternmost gravel driveway be removed. However, the easternmost gravel driveway is appropriately separated (approximately 325' away) from the nearby roundabout at Mid Broadwell Road and Bethany Road and would allow for safer vehicular ingress and egress.

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

Response: There are conditions that are peculiar to the property, such as the existing westernmost driveway being legal nonconforming (grandfathered) and the easternmost driveway providing safer ingress and egress. In addition, gravel is more porous than asphalt or concrete, which is a benefit from a stormwater management perspective and the Downtown Code allows gravel driveways as an incentive for saving a historic structure.

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 would not cause a substantial detriment to the public good, if conditions are placed on the property requiring a concrete apron on the easternmost driveway and requiring that the westernmost driveway be removed if safety issues are observed. Requests to allow gravel driveways at Voysey and on Hopewell Road have been approved and the Downtown Code allows gravel driveways as an incentive for saving a historic structure.

CONCURRENCES

Staff has reviewed the applicant’s request against the review criteria for an exception. The request to allow a circular gravel driveway with two (2) curb cuts less than 300’ away from each other and from an intersection would not be a detriment to the public. The UDC allows gravel driveways in the Downtown as an incentive to save historic structures. In addition, gravel is more porous than concrete or asphalt and would provide added benefits to stormwater runoff. If approved, conditions are recommended requiring a concrete apron be added to the easternmost driveway and removal of the westernmost driveway, if safety issues are observed.

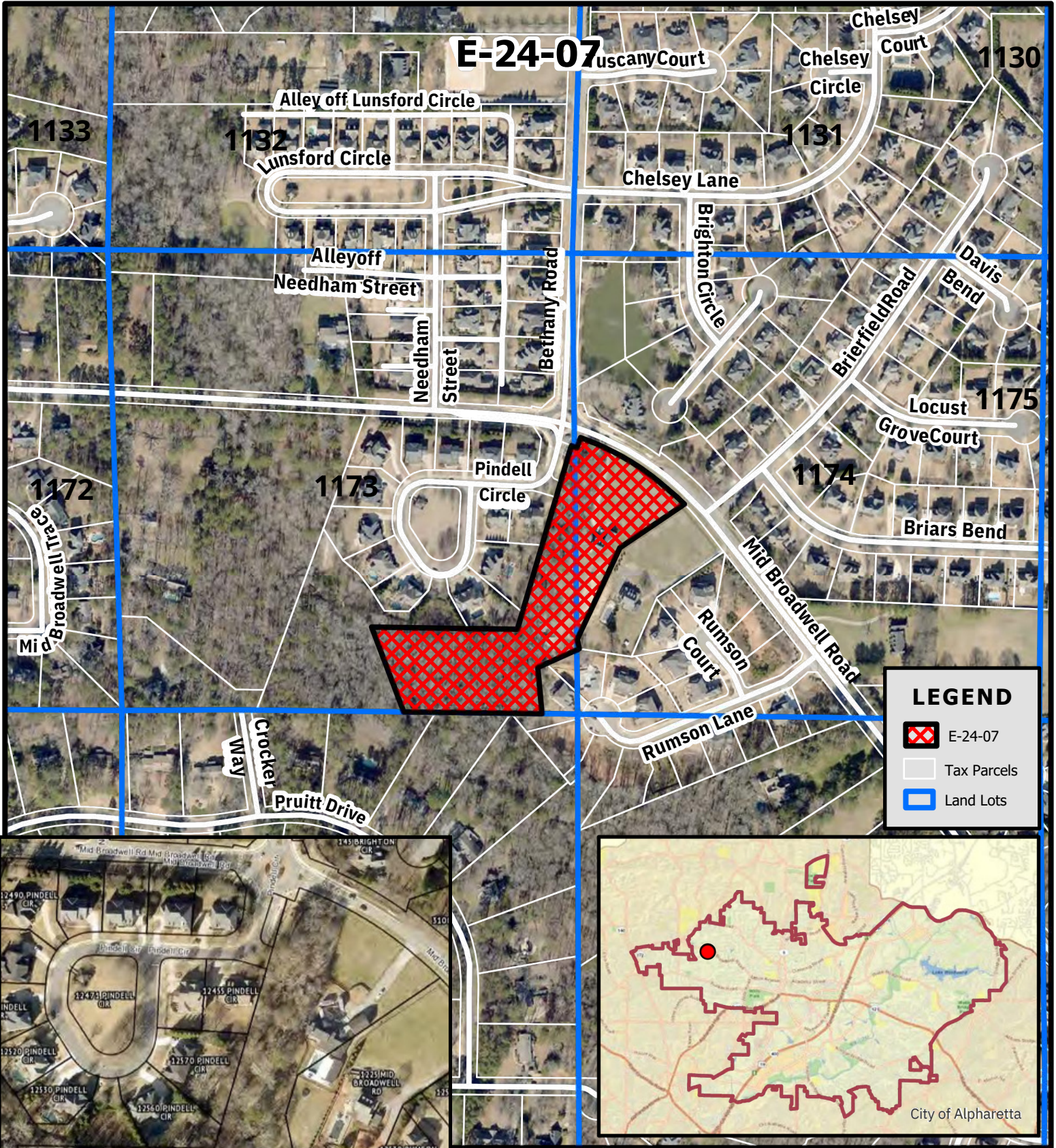
CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500’ were contacted regarding the applicant’s intent. The report states that two (2) emails were received from nearby property owners, with one (1) in support and the other not concerned with the request.

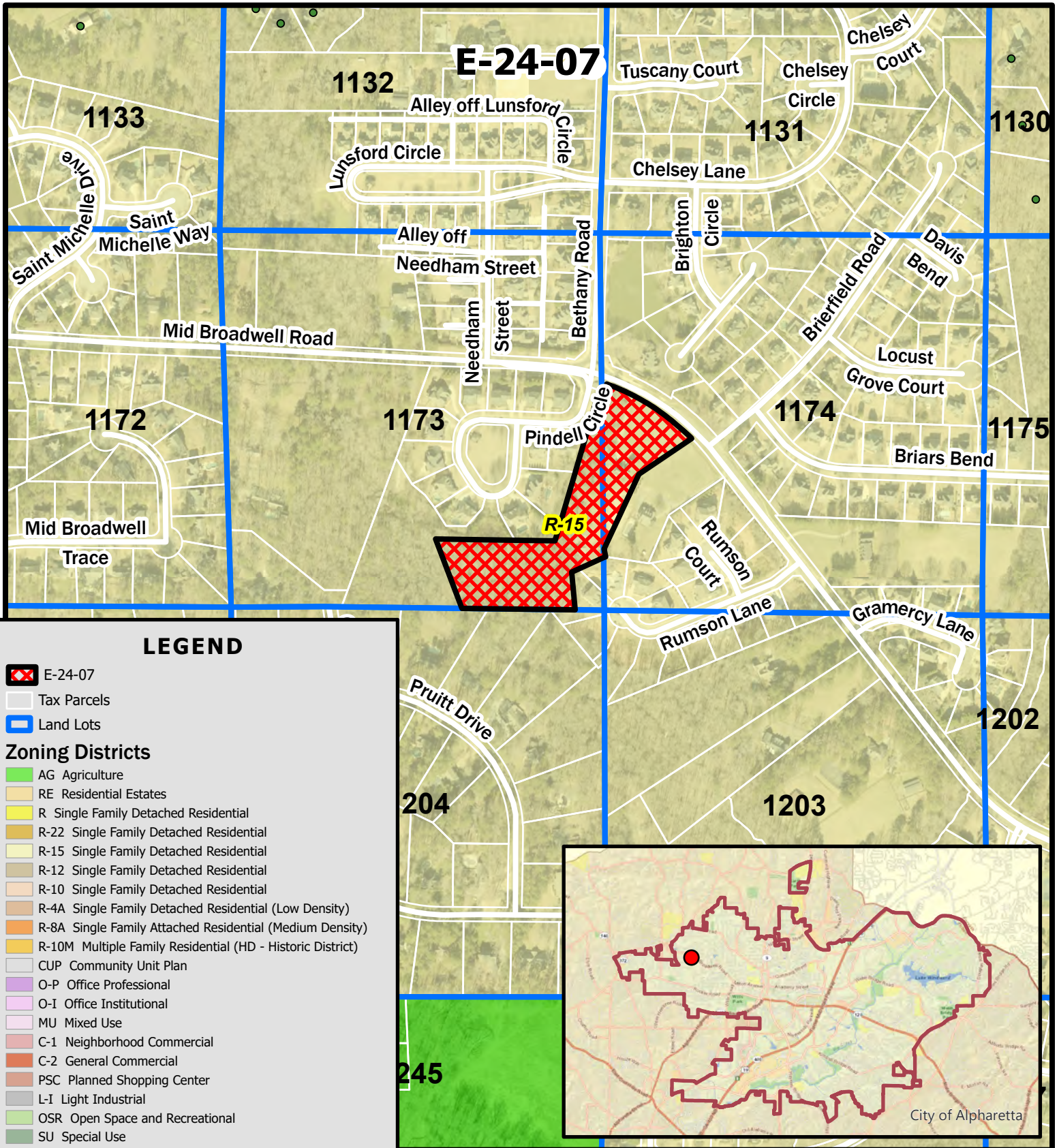
COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 9, 2024. There were no public comments.

ATTACHMENTS:
• Aerial Map • Zoning Map • Future Land Use Map • Location Map • CZIM • Citizen Part B • Application



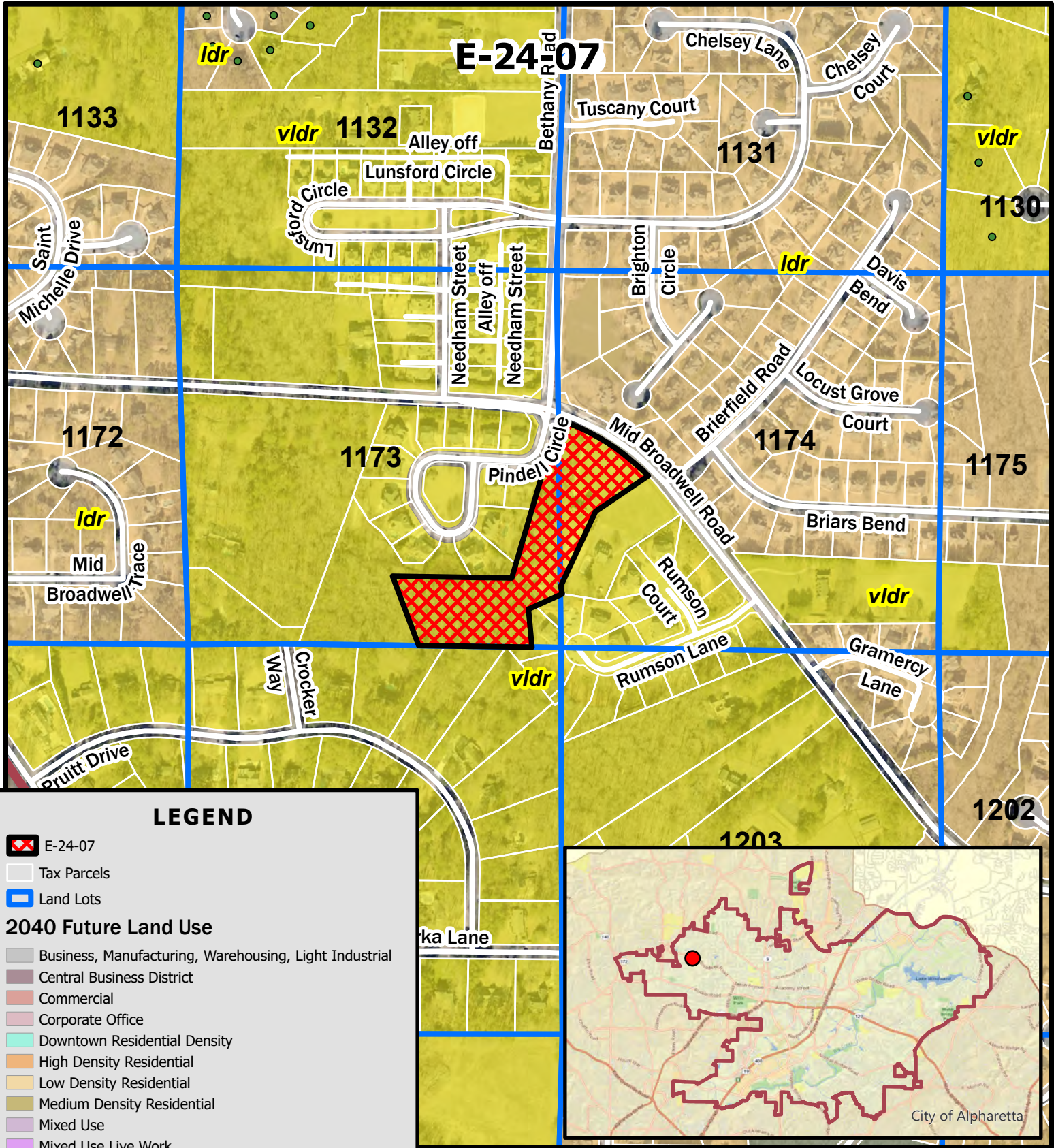
E-24-07
D/LL: 2/2/1173, 1174
CC: 10/28/24



E-24-07

D/LL: 2/2/1173, 1174

CC: 10/28/24



E-24-07

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

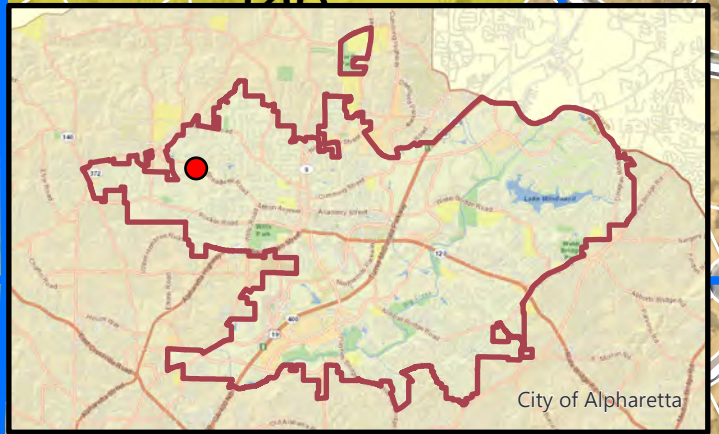
Parks, Recreation, Open Space

Professional Business Office

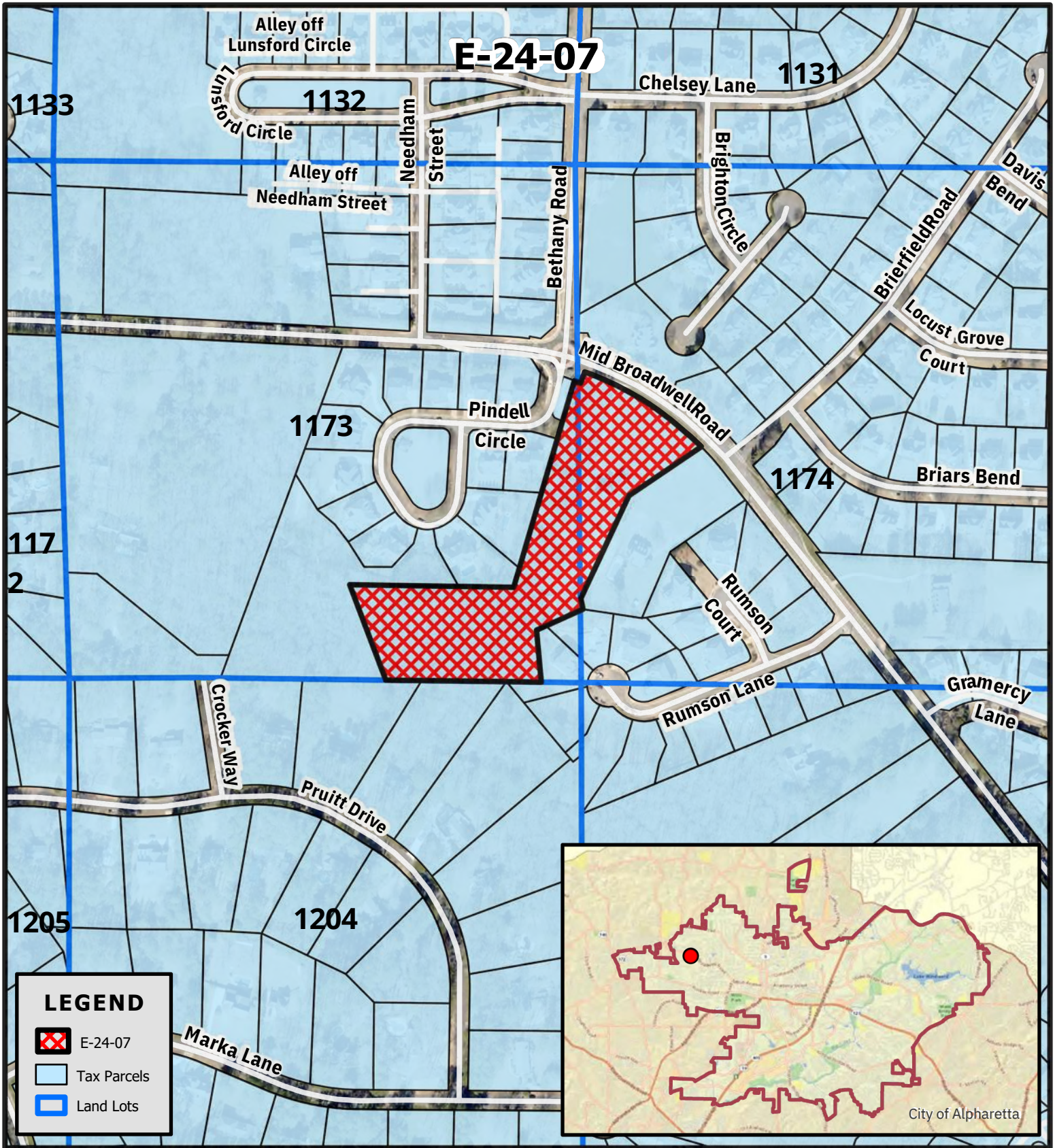
Public, Institutional, Education

Residential Estate

Very Low Density Residential



E-24-07
D/LL: 2/2/1173, 1174
CC: 10/28/24

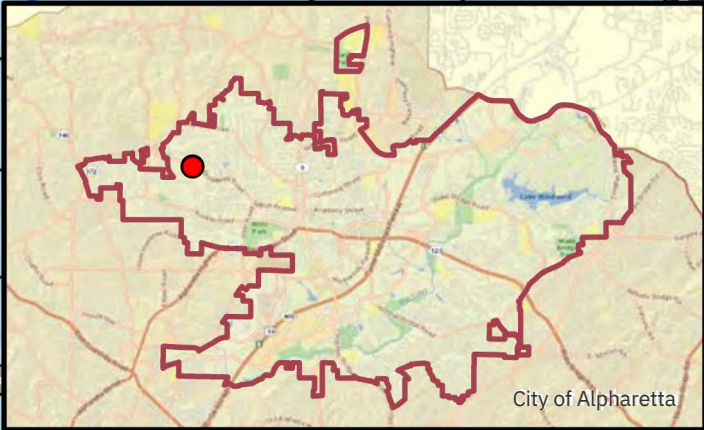


LEGEND

 E-24-07

 Tax Parcels

 Land Lots



E-24-07
D/LL: 2/2/1173, 1174
CC: 11/04/24

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

October 9, 2024

E-24-07 / 1175 Mid Broadwell Gravel Driveway

NAME	ADDRESS	COMMENTS
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: 1175 Mid Broadwell Road

Contact Name: Ben Siebold

Telephone: (816)400-3007

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.

Two attached emails

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: 10-10-24

Print Form

9/26/2024

Ben Siebold
1175 Mid Broadwell Road
Alpharetta, GA 30009

RE: E-24-07 1175 Mid Broadwell Road Gravel Driveway

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of an exception to allow 2 gravel driveways on a 5.28-acre single-family lot. Exceptions are requested from Unified Development Code (UDC) Subsection 2.5.4 Locational Criteria for Parking to allow a gravel driveway and from UDC Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow 2 curb cuts on the same lot less than 300' from each other. The property is located at 1175 Mid Broadwell Road and is legally described as being located in Land Lots 1173 & 1174, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, October 9, 2024, at 6:00 PM** in the Community 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 **City Council on Monday, November 4, 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 bwsj.siebold@gmail.com

Sincerely,



Ben Siebold

----- Forwarded message -----

From: **Terry Mahoney** [REDACTED]
Date: Wed, Oct 2, 2024 at 11:40 AM
Subject: 1175 Mid Broadwell Exception for 2 gravel driveways
To: bwsj.siebold@gmail.com <bwsj.siebold@gmail.com>

Ben,

I saw your note about the Community Zoning Meeting on 10/9. Unfortunately, I will be out of town and cannot attend to support your ask of an exception.

As you know, me and my family live at 12470 Pindell Circle, Alpharetta, GA and I pull out onto Mid Broadwell from the traffic circle. Further, one of my family members crosses Mid Broadwell at the traffic circle twice a day to walk our dog.

Several times per week, I am nearly run over crossing within the crosswalk on Mid Broadwell. Further, coming out of our subdivision from Pindell Circle is also a danger as an automobile driver and there are often near misses for my wife and I.

This is why I am in full support of your exception for two driveways. I feel it would be irresponsible to put zoning ordinances ahead of your family's safety. In considering the entrance points and look, I believe not only does this exception make sense, but it in no way detracts from the look of the property/neighborhood. Personally, I find it quite attractive and environmentally responsible to use gravel. In considering traffic flow both in the morning and evening, it also makes sense to have two entrance points depending on traffic flow and your commute to the schools for your children.

I hope you can use this as evidence of support, but if not, please let me know what I can do to help you with this request.

Best,

Terry Mahoney

Owner, 12470 Pindell Circle, Alpharetta, GA 30004

...



----- Forwarded message -----

From: Ben Siebold <bwsj.siebold@gmail.com>

Date: Wed, Oct 2, 2024 at 3:46 PM

Subject: Re: Road gravel driveway

To: Boggs, John [REDACTED]

As I understand it, the primary issue is the distance between the two entrances.

Ben

On Wed, Oct 2, 2024 at 8:17 AM Boggs, John [REDACTED] wrote:

Doesn't seem to be a concern but educate me- the City requires approval for a second curb cut that has to be ok'd by your neighbors?

Get [Outlook for iOS](#)

From: Ben Siebold <bwsj.siebold@gmail.com>

Sent: Tuesday, October 1, 2024 4:35:57 PM

To: Boggs, John [REDACTED]

Subject: Re: Road gravel driveway

[REDACTED]

Good Afternoon Sir.

Thank You for your email.

The form letter the city requires likely makes the description more complex than necessary. Simply put, we want to maintain and improve the u-shaped driveway in the front of the house that organically developed through the course of our home rebuild for aesthetic, functional, and safety reasons. If you drive by the house, you can see the intent in its current form.

There are no commercial purposes of any sort.

Thank You again.

Ben

On Tue, Oct 1, 2024 at 9:46 AM Boggs, John <boggsjc@fultonschools.org> wrote:

Hello,

I'm a neighbor that received your letter.

Can you give a simpler explanation of your request? Seems you are trying to add a second drive, gravel, that will lead to the building you have constructed at the portion behind the house? Is that accurate? Are you constructing 2 gravel drives or does one exist already?

Is this for commercial purpose in any fashion?

Thanks,

John Boggs
185 Pruitt Drive

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: E-24-07

PH #:

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Jeff Glover

Telephone: (404)391-6989

Address: 345 Dorris Road

Suite: _____

City: Milton

State: Ga

Zip: 30004

Fax: _____

Mobile Tel: (404)391-6989

Email: jcgland@comcast.net

Subject Property Information:

Address: 1175 Mid Broadwell Road

Current Zoning: R-15

District: 2nd

Section: 2nd

Land Lot: 1173

Parcel ID: 22 433011730519

Proposed Zoning: _____

Current Use:

Residential Single Family

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):

Exception

APPLICANT REQUEST AND INTENT

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

Single Family Residential

Applicant's Request (Please itemize the proposal):

To obtain a variance to reduce the distance between the entrance, driveway one, and exit, driveway two, from 300 feet to 150 feet. Additionally, to obtain a variance to allow the exit driveway two to remain gravel so as to match the existing entrance driveway one.

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

By obtaining these variances it would allow a much safer vehicular egress from the property by having the exit, driveway two, further away from the existing traffic circle located at Mid Broadwell and Bethany Road. The existing driveway is located in close proximity to the aforementioned traffic circle. This proximity not only creates traffic congestion when trying to back out of the existing driveway, but also creates a potential traffic safety hazard due to the limited site viability when trying to make a left exit via the existing driveway.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: **Ben Siebold**

Telephone: **(816)400-3007**

Address: **1175 Mid Broadwell Road**

Suite:

City: **Alpharetta**

State: **Ga**

Zip: **30009**

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below:

☐ Annexation

☐ Special Use

☐ Rezoning

☐ Conditional Use

☒ Variance

☐ Master Plan

☐ Land Use Application

☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: **Jeff Glover**

Telephone: **(404)391-6989**

Address: **345 Dorris Rd**

Suite:

City: **Milton**

State: **Ga**

Zip: **30004**

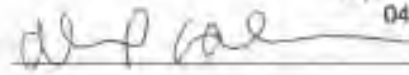
So Sworn and Attested:

Owner Signature: 

Date: **28 AUG 24**

Notary:

Alexandra Calium
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires
04/22/2025

Notary Signature: 

Date: **8-28-24**

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: **Jeff Glover**

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution 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: **N/A** Position: _____

Description of Contribution: _____ Value: **0**

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: **8-29-24**

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.

The subject property is a 5.28 acre parcel in a rural setting within the City of Alpharetta. The existing gravel driveway is in close proximity to the traffic circle located at the intersection of Mid Broadwell Road and Bethany Road. This close proximity creates a challenge and, potentially, a hazard for vehicular egress from the property.

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

The current Zoning Code of 300 feet between driveways on a single property would be impossible to obtain on this property due to the stream buffer on one side property line and a Georgia Power pole on the opposite frontage side. Likewise, the current Zone Code standards relating to gravel driveways would greatly detract from the curb appeal of the property due to the fact that the existing driveway is gravel and the cost to change both drives to concrete would be of great financial burden to the homeowner.

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

The close proximity of the current driveway to the round about at the intersection of Mid Broadwell Road and Bethany Road, coupled with the currently traffic flow through this intersection, creates a site visibility concern. Particularly in the case of trying to back out of their driveway.

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.

No. To the contrary, by allowing the additional exit drive the public good and safety would be enhanced. Not only does it enhance the curb appeal of the property, but it also alleviates traffic problems and potential accidents.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: 1175 Mid Broadwell Road

Contact Name: Ben Siebold Telephone: (816)400-3007

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 (Please Specify) |

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.

SEE ATTACHED LIST

ROSENBERGER THOMAS F & MARIA R
115 BRIGHTON CIR
ALPHARETTA GA 30004-1169

SIEBOLD BENJAMIN FONS &
WENDY MICHELLE HIGGINS
1175 MID BROADWELL RD
ALPHARETTA GA 30004

SIMMS ERIC &
SIMMS CHRISTINA FALCONER
120 BRIGHTON CIR
ALPHARETTA GA 30004

PINDELL GLEN COMMUNITY
OWNERS ASSOCIATION INC
1235 HIGHTOWER TRL STE 300
ATLANTA GA 30350

THOMAS PIERRE
12450 PINDELL CIR
ALPHARETTA GA 30004

TEITELBAUM GREGORY ET AL
12455 PINDELL CIR
ALPHARETTA GA 30004

BRUNETTO SALVATORE A
& BRUNETTO TRACY
12460 PINDELL CIR
ALPHARETTA GA 30004

HOPE DOUGLAS A
12465 PINDELL CIR
ALPHARETTA GA 30004

MAHONEY TERRENCE E &
MAHONEY SARAH
12470 PINDELL CIR
ALPHARETTA GA 30004

DE HAAN LIVING TRUST THE
12480 PINDELL CIR
ALPHARETTA GA 30004

WERLY TIMOTHY JAMES &
WERLY ANDREA
12490 PINDELL CIR
ALPHARETTA GA 30004

SINGH MARC A & KELSEY M
125 BRIGHTON CIR
ALPHARETTA GA 30004

HUGHES CHADWICK E
12500 BETHANY RD
ALPHARETTA GA 30004

PRINCE VICTORIA LOPIANO & PRINCE
WILLIAM MORGAN
12500 NEEDHAM ST
ALPHARETTA GA 30004-1002

POTHINEEDU SRINIVASA R
& DEVARAPALI JAYA L
12500 PINDELL CIR
ALPHARETTA GA 30004

PARENT BRETT & ASHLEY
12505 NEEDHAM ST
ALPHARETTA GA 30004

LOUTON STEPHEN & GAIL
12510 BETHANY RD
ALPHARETTA GA 30004

SANDBROOK NANCY MARIE
12510 NEEDHAM ST
ALPHARETTA GA 30004

ABSAR & SAMAN MIRZA
REVOCABLE TRUST THE
12510 PINDELL CIR
ALPHARETTA GA 30004

TOMS RONALD JR & DEBRA A
12510 RUMSON CT
ALPHARETTA GA 30004

O PAIGE SUN
12515 NEEDHAM ST
ALPHARETTA GA 30004

MC NAMARA JAMES & SUSAN
12520 BETHANY RD
ALPHARETTA GA 30004

WADE CHADWICK L & STEPHANIE P
12520 PINDELL CIR
ALPHARETTA GA 30004

AMIR AWAN & AMINA AMIR
REVOCABLE TRUST THE
12520 RUMSON CT
ALPHARETTA GA 30004

HOPE BRADLEY K & KIMBERLY B
12525 NEEDHAM ST
ALPHARETTA GA 30004

KIM RYAN HYO & KIM HAILEY
12530 BETHANY RD
ALPHARETTA GA 30004

LECROY WARREN J &
MARY JANE MARGARET
12530 PINDELL CIR
ALPHARETTA GA 30004

MOUSS KHALID
12530 RUMSON CT
ALPHARETTA GA 30004

DALEY JAMES & SARAH
12535 NEEDHAM ST
ALPHARETTA GA 30004

NGUYEN DUSTIN P & LA LINH P
12535 RUMSON CT
ALPHARETTA GA 30004

ASSARI MICHELLE W & ASSARI KEVIN F
12540 BETHANY RD
ALPHARETTA GA 30004

KADIYALA HIMA & VANTIPALLI ASHOK
12560 PINDELL CIR
ALPHARETTA GA 30004

MEREDDY RAVIPRAKASH
12570 PINDELL CIR
ALPHARETTA GA 30004

SWAN WILLIAM LAWSON JR
1275 MID BROADWELL RD
ALPHARETTA GA 30004

HARDAGE EMMIE HUDGENS
1330 MID BROADWELL RD
ALPHARETTA GA 30004

WANG CHUNWEI & SONG LI
1340 RUMSON LANE
ALPHARETTA GA 30004

KOUTNIK BRETT M & JANICE A
135 BRIGHTON CIR
ALPHARETTA GA 30004-1169

BLUEPOINT CONSTRUCTION SE LLC
1370 RUMSON CT
ALPHARETTA GA 30004

FOREMAN TRAVIS & FOREMAN RAMECO
1375 RUMSON LANE
ALPHARETTA GA 30004

SCHNEIDER KEVIN & LYNDESEY
1380 RUMSON LANE
ALPHARETTA GA 30004

SHAYAN KHORSANDZADEH &
GLAREH GRAMI REVOCABLE TRUST THE
1385 RUMSON LANE
ALPHARETTA GA 30004

KRISHNA ABHISHEK &
VISHANA MAHARAJ
1390 RUMSON LANE
ALPHARETTA GA 30004

DOSHI AMAR ET AL
1395 RUMSON LANE
ALPHARETTA GA 30004

INGRAM CHRISTOPHER & ULRIKE
150 PRUITT DR
ALPHARETTA GA 30004

NAVA ALAN W & KATHERINE C
153 CROCKER WAY
ALPHARETTA GA 30004-1410

WEBB COLLIN & SAEED AMINA
155 BRIGHTON CIR
ALPHARETTA GA 30004

MASTERS GEORGE W & BLYNN H
155 PRUITT DR
ALPHARETTA GA 30004-1415

CAINES SARA G &
NAVA KATHERINE MARIE CO TRS
156 CROCKER WAY # F
ALPHARETTA GA 30004-1410

JAMES HAROLD E & JUNE S
160 PRUITT DR
ALPHARETTA GA 30004

HEARD JOSEPH B & PATRICIA T
165 BRIGHTON CIR
ALPHARETTA GA 30004

BONE KERRY J & LYNN L
165 PRUITT DR
ALPHARETTA GA 30004-1415

PESTO WILLIAM S & CAMELLIA A
170 PRUITT DR
ALPHARETTA GA 30004-1441

MARTIN JAMES & ADRIANA
175 BRIGHTON CIR
ALPHARETTA GA 30004

HOERNER FRANK K & BARBARA H
175 PRUITT DR
ALPHARETTA GA 30004-1415

HPA BORROWER 2017 1 ML LLC
180 N STETSON AVE STE 3650
CHICAGO IL 60601

HEINTZ JOSEPH GEORGE
180 PRUITT DR
ALPHARETTA GA 30004

KIRCHOFF ARLEN J JR &
MANGUM SUSAN C
1830 TURNBERRY AVE
SUWANEE GA 30024

BOGGS JOHN C & DEBORAH J
185 PRUITT DR
ALPHARETTA GA 30004

DEAN MICHAEL C & TERESIA A
200 PRUITT DR
ALPHARETTA GA 30004-1418

CHELSEY DEV L P
305 CHELSEY CT
ALPHARETTA GA 30004-1182

BEACH BRANDON L & SHUNTEL P
3100 BRIERFIELD RD
ALPHARETTA GA 30004-1159

LYNCH ROBERT H SR & THERESA
A LIVING TRUST
3110 BRIERFIELD RD
ALPHARETTA GA 30004

SAUTNER JASON & MC FADDEN RACHEL
3120 BRIERFIELD RD
ALPHARETTA GA 30004

CHUKOIAN LOIS E & NICHOLAS
3125 BRIERFIELD RD
ALPHARETTA GA 30004-1162

BRANDUS MARK E & LYNN C
3130 BRIERFIELD RD
ALPHARETTA GA 30004-1159

DAVIDSON TODD & SAMMANATHA
3135 BRIERFIELD RD
ALPHARETTA GA 30004

GANSEREIT JONATHAN F & MELISSA M
3140 BRIERFIELD RD
ALPHARETTA GA 30004

PETRILLO JENNIFER
405 BRIARS BND
ALPHARETTA GA 30004

HENNIG MATTHEW VINCENT & AMY E
410 BRIARS BND
ALPHARETTA GA 30004

KREITZ KARCH L & LAURA W
415 BRIARS BEND
ALPHARETTA GA 30004

BACICA CASEY A & MEGAN A
420 BRIARS BND
ALPHARETTA GA 30004

JAMES ANN M & OTIS ANTHONY
425 BRIARS BND
ALPHARETTA GA 30004

BLUE POINT CONSTRUCTION
SOUTHEAST LLC
4344 FITZPATRICK WAY
NORCROSS GA 30092

SMITTKAMP BLAKE ALAN &
SMITTKAMP LINDSEY
435 BRIARS BND
ALPHARETTA GA 30004-1155

PINNACLE HOMES OF GEORGIA INC
600 CALAVERAS DR
SANDY SPRINGS GA 30350

RUMSON POINT COMMUNITY
ASSOCIATION INC
600 CALAVERAS DR
SANDY SPRINGS GA 30350

ZEKAVATI SHAHRIAR
600 CALAVERAS DR
SANDY SPRINGS GA 30350-4022

OKWOCHIE VERONICA ORIAKO
801 LOCUST GROVE CT
ALPHARETTA GA 30004-1157

SURVEYOR’S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

Gerald H. Bernhard
GERALD H. BERNHARD GEORGIA RLS NO. 2688

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13121C0054F EFFECTIVE DATE: 09/18/2013
ZONE 'X'

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	770.00'	337.32'	334.63'	S 56°54'42"E
LINE	LENGTH	BEARING		
L1	18.11'	S 67°05'23"E		
L2	30.12'	N 20°05'53"E		
L3	144.18'	S 55°55'59"W		
L4	88.45'	S 17°21'47"W		
L5	127.82'	S 12°19'34"E		
L6	25.50'	S 12°19'34"E		

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT’S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

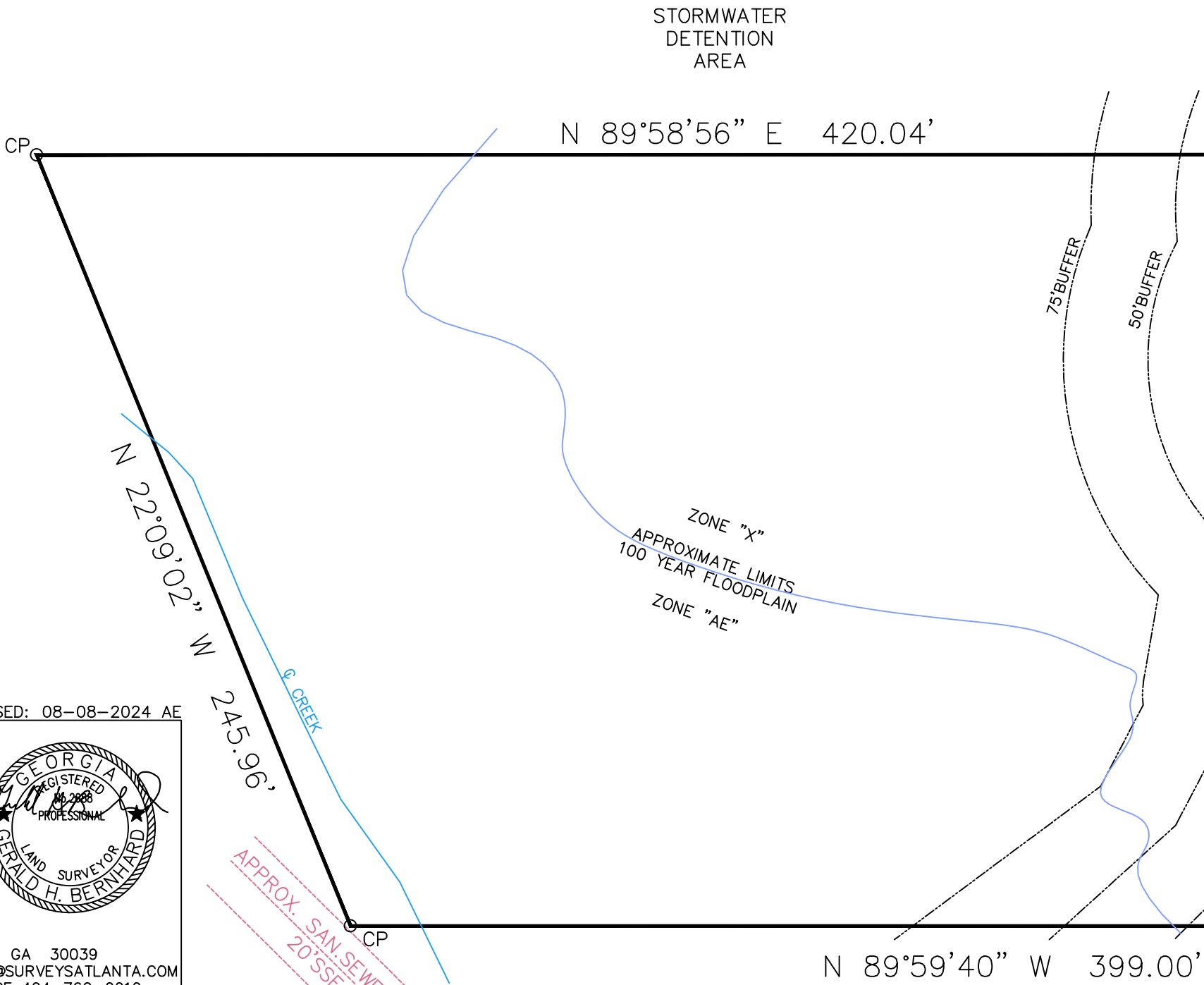
TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

IMPERVIOUS (IN SQUARE FEET)		
HOUSE		3106
GARAGE		985
POOL HOUSE		1173
PAVER DW		3803
GRAVEL DW		3439
EXISTING BARN		1333
EXISTING STABLES		338
CONC. APRON		94
CONC. SW		126
PORCH		244
DECK		168
COV'D PATIO		519
STEPS		177
GRAVEL AREA		157
POOL PATIO		1557
HOT TUB		107
POOL		784
TOTAL IMPERVIOUS		18110

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	20	OAK
2	19	OAK
3	15	OAK
4	19	OAK
5	15	OAK
6	14	OAK
7	16	OAK
8	35	OAK
9	13	OAK
10	32	PINE
11	19	OAK
12	16X15X13	OAK
13	28	OAK
14	20	OAK
15	25	OAK
16	18X21	OAK
17	11	OAK
18	11	OAK
19	11	OAK
20	9	OAK
21	10	OAK
22	12	OAK
23	12	OAK
24	6	OAK
25	14	OAK
26	18	OAK

TREE TABLE		
TR.NO.	DIAMETER	TYPE
27	21	OAK
28	20	OAK
29	15	OAK
30	17X14	OAK
31	22	OAK
32	24	OAK
33	17	OAK
34	8	OAK
35	14	OAK
36	6	OAK
37	14	OAK
38	16	OAK
39	25	OAK
40	26	OAK
41	16	OAK
42	11	OAK
43	6	OAK
44	14	OAK
45	6	OAK
46	18	OAK
47	18	OAK
48	17	OAK
49	36	OAK
50	19	OAK
51	17	OAK
52	20	OAK
53	20	OAK



IMPERVIOUS AREA TABULATION CHART:

EXISTING IMPERVIOUS AREA THAT WAS REMOVED FROM THE SITE:	
EXISTING HOUSE:	1170 S.F.
EXISTING DRIVEWAY (CONCRETE):	1380 S.F.
EXISTING DRIVEWAY (GRAVEL):	1423 S.F.

TOTAL EXISTING IMPERVIOUS THAT WAS REMOVED FROM SITE = 3,973 S.F.

EXISTING IMPERVIOUS AREA (AFTER DEMO):

EXISTING DRIVEWAY (GRAVEL):	1574 S.F.
EXISTING HOUSE:	1128 S.F.
EXISTING BARN & STABLE:	1670 S.F.

TOTAL EXISTING IMPERVIOUS AREA (AFTER DEMO) = 4,372 S.F.

AS-BUILT IMPERVIOUS AREA :

AS-BUILT ADDITION:	3,690 S.F.
AS-BUILT GRAVEL DRIVE:	1,647 S.F.
AS-BUILT DRIVEWAY (PAVERS):	0 S.F.
AS-BUILT POOL HOUSE:	1,173 S.F.
AS-BUILT POOL/SPA & POOL DECK:	2,452 S.F.

TOTAL AS-BUILT IMPERVIOUS AREA: 8,962 S.F.

TOTAL AS-BUILT IMPERVIOUS AREA (8,962) SUBTRACTED BY THE TOTAL EXISTING IMPERVIOUS AREA (3,973) THAT WAS REMOVED FROM SITE EQUALS

8,962 S.F. - 3,973 S.F. = 4,989 S.F.

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.	
AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
APD AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CP COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RADIUS LENGTH
OTP OPEN TOP PIPE FOUND	R/W RIGHT-OF-WAY
D DEED (BOOK/PAGE)	RBF REINFORCING BAR FOUND
DW DRIVEWAY	(1/2" UNO)
EP EDGE OF PAVEMENT	RBS 1/2" REINFORCING BAR SET
FFE FINISH FLOOR ELEVATION	SW SIDEWALK
FKA FORMERLY KNOWN AS	SSE SANITARY SEWER EASEMENT
IPF IRON PIN FOUND	SSCO SANITARY SEWER CLEANOUT
L ARC LENGTH	-X- FENCE LINE
LL LAND LOT	CB CATCH BASIN
LLL LAND LOT LINE	SWCB STORM WATER CATCH BASIN
N NEIGHBOR'S	WALL

PROPERTY ADDRESS:
1175 MID BROADWELL RD
ALPHARETTA, GA 30004

EXISTING AREA
TRACT 1:
216997 SF= 4.982 AC
ADD
TRACT 2:
13,027 SF= 0.298 AC
PROPOSED TOTAL:
230,024 SF= 5.28 AC

IMPERVIOUS AREA:
EXIST= 18,110 SF=7.9%
ZONING: R-15

PLAT PREPARED FOR:

1175 MID BROADWELL ROAD

PARCEL ID:22 433011730519 & PORTION OF PARCEL ID:22 433011740484

LAND LOT 1173 & 1174	2nd DISTRICT	2nd SECTION	BY:
FULTON COUNTY, GEORGIA	FIELD DATE: 12-02-2020	NS	
CITY OF ALPHARETTA	DRAWN DATE: 12-03-2020	TW	

REFERENCE: PLAT BOOK XXXXX, PAGE XXX
REFERENCE: DEED BOOK XXXXX, PAGE XXX

ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/-1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REVISED: 08-08-2024 AE

Gerald H. Bernhard

GEORGIA
REGISTERED
LAND SURVEYOR
2688











STAFF REPORT

Department: Information Technology
Submitted By: Adam Montgomery
Meeting Date: November 4, 2024

AGENDA ITEM:

Purchase Approval: Novacoast Inc. Renewal

Consideration of approval of a renewal agreement with Novacoast Inc. under U.S. General Services Administration contract GS-35F-246BA for managed services with asset management and cybersecurity software in the amount of \$103,817.00, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve purchase renewal and agreement with Novacoast, Inc.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
IT Prof Services/523900	\$103,817.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
IT Prof Services/523900	\$103,817.00

ITEM DESCRIPTION:

Background Information

In Fiscal Year 2024, the City Council approved an agreement with Novacoast as a managed service provider for asset management and cybersecurity. In December, we began the process of onboarding and working with Novacoast.

Procurement

This initiative is being awarded to Novacoast Inc. under U.S. General Services Administration (GSA) contract GS-35F-246BA as the reseller to provide Managed Services (asset management and cybersecurity software). GSA contracts are competitively procured with this contract being awarded pursuant to solicitation # 47QSMD20R0001.

Pursuant to Georgia code sections 50-18-72 and 50-14-3, the cybersecurity details of this renewal, including the agreement and quote, do not require public release or discussion.

Appropriations and Cost

The Fiscal Year 2025 budget included funding for this renewal. The Novacoast proposal meets this initiative's parameters with a GSA contract cost of \$103,817.00. This is an increase over Fiscal Year 2024, which was \$98,523.24. This increase was expected because of additional licenses needed.

ALTERNATIVES:

Do not approve the renewal.

ATTACHMENTS: