



PLANNING COMMISSION MEETING

OFFICIAL Minutes

OCTOBER 2, 2025

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

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

1. CALL TO ORDER

2. ROLL CALL

A. Commissioners Present:

- Marine Zurinkas, Chair
- D.C. Aiken
- Valerie Manley
- Dennis Mitchell
- Jill Reynolds
- Todd Stratton
- Valerie Manley

B. Staff Present:

- Kathi Cook, Director of Community Development
- Michael Woodman, Planning + Development Services Manager
- George Doyle, Transportation Engineer
- Elle Taylor, Planning & Zoning Coordinator

3. APPROVAL OF MEETING MINUTES

a. Approve Meeting Minutes of September 4, 2025

- ❖ Commissioner Reynolds offered a motion to approve.
 - Commissioner Stratton seconded the motion.
 - The motion was approved unanimously (5-0-1)(Zurinkas)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. Public Hearing Procedure

Elle Taylor, Planning & Zoning Coordinator read the procedure.

Chair Zurinkas announced a reorder for consideration of the public hearing items:

1. MP-25-05/CU-25-07 Northwinds Summit Vertiport
2. Z-25-09/PH-25-15 41 Milton Avenue
3. Z-25-07/CU-25-15/V-25-20 Alpharetta District Places

b. Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street

This request was deferred by the applicant and was not considered at the October 2, 2025 Planning Commission meeting.

Consideration of a rezoning and variance to allow for the construction of 9 'For-Sale' single-family dwelling units, including 5 detached homes and 4 semi-detached homes, on 1.12 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a variance is requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3 to modify streetscape requirements along Roswell Street, Marietta Street and Cotton Alley. The property is located at 75 & 91 Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

c. MP-25-08/CU-25-13/V-25-17 Hanover Windward Park/Windward MP Pod 66

This request was deferred by the applicant and was not considered at the October 2, 2025 Planning Commission meeting.

Consideration of a master plan amendment, conditional use, and variances to allow 320 'Dwelling, 'For-Rent' units on 47.65 acres in the Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66 to add 'Dwelling, 'For-Rent', as well as other modifications to the Windward Park mixed-use development. A conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 2.7.0(b)(1) to increase the distance to/from the off-street parking to the door of the residential unit; UDC Subsection 2.7.0(b)(2)(i) to reduce the ratio of outdoor amenity space; UDC Subsection 2.7.0(b)(3) to allow ground floor dwellings on storefront streets and to allow first floor dwelling units on more than 2 sides of the building; UDC Subsection 2.7.0(b)(4) to reduce the minimum floor area of required balconies; UDC Subsection 2.7.0(b)(6) to reduce the first floor minimum ceiling height; and UDC Subsection 2.7.0(b)(9) to eliminate the requirement for a neighborhood grocery. The property is located at 0 North Point Parkway and 0 Dryden Road and is legally described as being located in Land Lots 1112, 1177 & 1188, 2nd District, 2nd Section, Fulton County, Georgia.

d. Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street

This request was deferred by the applicant and was not considered at the October 2, 2025 Planning Commission meeting.

Consideration of a rezoning, parking special exception, and variance to allow a 4-story building including a rooftop restaurant on 0.714 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a parking special exception is requested to allow off-site parking. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and UDC

Subsection 3.2.8(D) Landscape Strips to eliminate the landscape strip on the east and north sides of the property. The property is located at 21 North Main Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

e. MP-25-05/CU-25-07 Northwinds Summit Vertiport

Micheal Woodman, Planning & Development Services Manager, presented consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

- Location Map
- Current Zoning
- Definition of Vertiport
- Site Plan
- Standards for Master Plan Amendments
 - *The proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed as office buildings. Similar to 'Heliports', 'Vertiports' are generally found at airports, on building rooftops, on parking decks, and at grade.*
 - *The proposal would not adversely affect the natural environment. The proposal is for a 'Vertiport' to be located on the top level of a parking deck and would not result in the removal of trees.*
 - *The property is approved as a mixed-use development, which includes an office component. The Resurgens Park Master Plan allows a 'Vertiport' as a permitted use and several master plans allow a 'Heliport, Public/Private' as a permitted or conditional use.*
 - *The proposed Vertiport is associated with Advanced Air Mobility (AAM), which refers to the transport of passengers and cargo short- to medium-range distances using new and emerging aircraft technologies, such as electric vertical takeoff and landing aircrafts (eVTOL).*
 - *The subject property is approved for a mixed-use development, which includes an office component. The Resurgens Park Master Plan allows a 'Vertiport' as a permitted use and several master plans allow a 'Heliport, Public/Private' as a permitted or conditional use.*
- Conditional Use Criteria
 - *The Northwinds Summit mixed-use development was developed in compliance with site access development standards with multiple points of access from Haynes Bridge Road and Northwinds Parkway. The use would not have significant impacts on vehicular and pedestrian access.*
 - *The property will be in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.*
 - *The proposed use would be compatible with existing and future uses, with 'Vertiports'*

generally located on building rooftops, parking decks, and surface parking lots. In addition, 'Vertiports' serve electric vertical takeoff and landing aircrafts (eVTOL), which utilize technology that is quieter than a helicopter.

- *The proposed use would not impede the normal and orderly development of surrounding properties, which are primarily developed and approved as office buildings. In addition, 'Vertiports' serve electric vertical takeoff and landing aircrafts (eVTOL), which utilize technology that is quieter than a helicopter.*
- *The location and character of the 'Vertiport' is consistent with the desirable pattern of development in the City. The proposed 'Vertiport' use is generally located on office building rooftops, parking decks, and surface parking lots. In addition, 'Vertiports' serve electric vertical takeoff and landing aircrafts (eVTOL), which utilize technology that is quieter than a helicopter.*
- *There are no 'Vertiport' locations in the City*

Staff's recommendation was to approve MP-25-05/CU-25-07 Vertiport/Northwinds Summit MP, subject to the following conditions:

1. 'Vertiport' shall be added as a conditional use in the Northwinds Summit Master Plan.
2. 'Vertiport' shall be added as a conditional use at 1000 Summit Place and limited to the submitted plans depicting a Vertiport on the top level of a parking deck.
3. Developer shall submit a fire risk assessment in accordance with NFPA 418 Section 4.1.2, which shall be approved by the local Authority Having Jurisdiction (AHJ).
Developer shall provide evidence of compliance with FAA standards for planning, design, and construction of the proposed facility.-

After presentation from Applicant and discussion from the Commission:

- ❖ Commissioner Reynolds offered a motion to approve.
 - Commissioner Manley seconded the motion.
 - The motion was approved unanimously (6-0)

f. Z-25-09/PH-25-15 41 Milton Avenue

Michael Woodman, Planning & Development Services Manager, presented consideration of a rezoning and parking in-lieu fees to allow for the conversion of basement storage space to useable space for an office, retail, restaurant, or residential dwelling. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core). Parking in-lieu fees are requested for up to three (3) parking spaces. The property is located at 41 Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

- Site Plan
- Floor Plan
- Traffic

- Parking
 - Parking In -Lieu Fee Schedule
 - Downtown Parking Facilities
 - Parking In -Lieu Fees Review Criteria
- *As shown in the table above, there are several public parking facilities in the Downtown. Besides on-street parking, the closest facilities to the applicant's property are the Milton Avenue Parking Deck and Old Roswell Street Parking Lot, of which the Old Roswell Street Parking Lot has the highest peak utilization of any of the Downtown parking facilities. The Milton Avenue Parking Deck is located within approximately 400' of the subject property and has one of the lower peak utilizations at 65%. An article from the National Parking Association, PARKING magazine, states that parking designers typically use a maximum walking distance of 300' – 600' for retail customers and 1,200' – 1,500' for employee parking. The Milton Avenue Parking Deck and Roswell Street Parking Lot are located within the maximum walking distance for retail customers and employees.*

 - *MARTA bus routes 141 and 185 service the Alpharetta area with route 141 running directly through Downtown Alpharetta. There are five (5) bus stops within approximately 1,000' of the subject property with two (2) stops on Academy Street and three (3) stops on North Main Street.*

 - *The subject property is located in close proximity to the Milton Avenue Parking Deck and Roswell Street Parking Lot, which have the lowest peak utilizations of Downtown public parking facilities. There would not be a negative impact on public health, safety, or general welfare if parking in-lieu fees is required for the shortfall of two (2) to three (3) parking spaces for retail or office use. However, parking reductions have not been approved for residential uses in the Downtown and a restaurant use would generate the greatest need for parking and therefore is not supported.*

 - *The subject property is land locked and there is no available land to develop parking. Parking in-lieu fees have been approved at other Downtown locations, including 44 Milton Avenue, 55/61 Roswell Street, Alpharetta Lofts (58 Canton Street), CORO building (37 Old Roswell Street), 75/91 Roswell Street, and 55 Canton Street. However, parking reductions have not been approved for residential uses in the Downtown and a restaurant use would generate the greatest need for parking and therefore is not supported.*
- Standards for Zoning Changes
 - *The zoning proposal is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.*

- *The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.*
- *The proposal would have no impact on the natural environment. The request is to convert the existing basement space to usable area.*
- *The property is currently zoned C-2, which does not allow residential use, except for in an existing residential structure. The requested zoning is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.*
- *The zoning proposal would not cause an excessive burden on public facilities and services. A restaurant use, such as a coffee shop, would generate the most trips. If approved, it is recommended that uses in the basement space be limited to retail, office, or dwelling.*
- *The request would not negatively impact public health, safety or welfare. The zoning proposal is consistent with the future land use designation of the property.*
- *The property is currently zoned C-2, which does not allow residential use, except for in an existing residential structure. The requested zoning is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.*
- *The future land use designation of the property is 'Central Business District', which allows the proposed DT-C zoning district and uses.*

Applicant gave a brief presentation:

- Basement to be used as potential residential rental.
- Small scale retail kiosk /concession stand.

There was discussion from the Board:

- Egress
- Potential for Airbnb
- Alcohol
- Concession Stand Aesthetics.

- ADA Accessibility.
- Short Term Rental
- Visibility of Kiosk

Staff's recommendation was to approve Z-25-09/PH-25-15 41 Milton Avenue, subject to the following conditions:

1. Site consisting of approximately 0.132 acres shall be rezoned to DT-C. Property shall be limited to the existing uses consisting of one (1) Dwelling, For-Sale Condominium unit and 'Barber/Beauty Shop'. In addition, the 997 square foot basement area shall be limited to office or retail use.
2. Retail uses shall be limited to: Art Gallery', 'Barber/Beauty Shop', 'Book Store', 'Florist, Retail (no greenhouse)', 'Print Shop', 'Retail Establishment (no mixed sales)', and 'Shop or Studio, Craftsman/Artist'.
3. Property owner shall submit a building permit for the change of use of the basement area, which will require a secondary means of egress for the space.
4. Property owner shall pay a lump sum parking in-lieu fee of \$9,000.00 prior to the issuance of a building permit for retail use or \$13,500.00 prior to the issuance of a building permit for office use.
5. Property owner shall utilize creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.
6. White lights shall be added to the top of the building to participate in the City's holiday lighting program.
7. No more than 1 of the residential units shall be permitted to be rented, as recorded in a deed restriction on the property.

- ❖ Commissioner Stratton offered a motion to approve subject to the conditions as read by Mr. Woodman with edits to Condition #1 and leaving Condition #7.
 - Commissioner Reynolds seconded the motion.
 - The motion was approved unanimously (6-0)

1. Site consisting of approximately 0.132 acres shall be rezoned to DT-C. Property shall be limited to the existing uses consisting of one (1) Dwelling, For-Sale Condominium unit and 'Barber/Beauty Shop'. In addition, the 997 square foot basement area shall be limited to office, retail use and dwelling unit.
2. Retail uses shall be limited to: Art Gallery', 'Barber/Beauty Shop', 'Book Store', 'Florist, Retail (no greenhouse)', 'Print Shop', 'Retail Establishment (no mixed sales)', and 'Shop or Studio, Craftsman/Artist'.

3. Property owner shall submit a building permit for the change of use of the basement area, which will require a secondary means of egress for the space.
4. Property owner shall pay a lump sum parking in-lieu fee of \$9,000.00 prior to the issuance of a building permit for retail use or \$13,500.00 prior to the issuance of a building permit for office use.
5. Property owner shall utilize creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.
6. White lights shall be added to the top of the building to participate in the City's holiday lighting program.
7. No more than 1 of the residential units shall be permitted to be rented, as recorded in a deed restriction on the property.

g. Z-25-07/CU-25-15/V-25-20 Alpharetta District Places

Michael Woodman, Planning & Development Services Manager, presented consideration of a rezoning, conditional use, and variances to allow for 195 'Dwelling, 'For-Rent' units and approximately 35,000 square feet of retail/restaurant on 3.02 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 1.4.2 and Subsection 3.2.2 to allow utilities in a required landscape strip, Subsection 3.2.8(D) to reduce the landscape strip along Marietta Street, Subsection 3.2.8(K) to remove trees within the building setback along Marietta Street, Appendix A Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements for Marietta Street, Appendix A Subsection 2.4.4 to allow a parking structure to front on an arterial and a collector street without ground-floor active uses, and Appendix A Subsection 3.5.5 to increase the maximum building footprint and increase maximum building height. The property is located at 0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, would allow for the construction of two (2), five (5) story mixed-use buildings with 195 'For-Rent' units over 20,000 square feet of retail space and 10,000 square feet of restaurant space on 3.02 acres in the Downtown. The proposed density is 64.5 dwelling units per acre. The public hearing request represents Phase 2 of the Alpharetta District Places development. Phase 1, which includes the property along Roswell Street from Old Milton Parkway to Marietta Street, will utilize the existing C-2 (General Commercial) zoning and will consist of 17,000 square feet of retail use and 17,000 square feet of restaurant use. A rezoning is requested for Phase 2 from C-2 to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent' use. Variances are requested to increase the maximum building footprint, increase maximum building height, reduce a landscape strip, allow utilities and easements in a landscape strip, modify the Marietta Street streetscape, and allow tree removal in the setback along Marietta Street. The subject property is located at 131 South Main Street at the northwest corner of South Main Street and Old

Milton Parkway.

The property is developed as a 20,000 square foot retail strip center, 4,200 square foot dry cleaners, and 2,400 square foot contractor's office. Surrounding properties are zoned C-2. Alpharetta District Places Phase 1 (retail and restaurant village) will be located to the west, Walgreens and an office building are located to the south, the former Rite Aid/Off Leash building, Little Alley Steak, and Taco Bell are located to the east, and Surcheros and a commercial building are located to the north. The comprehensive land use plan designation of the property is 'Central Business District', which supports the applicant's proposal.

Variances are requested to Unified Development Code (UDC) Downtown Code streetscape and site regulations (bulk and mass), as well as tree conservation and landscape requirements. The applicant cites the unusual shape of the property, multiple road frontages, and the substandard right-of-way along Marietta Street as hardships contributing to the requested variances.

- Densities of Residential Approvals in the Central Business District.
- Site Plan.

Staff's recommendation was to Approve Z-25-07/CU-25-15/V-25-20 Alpharetta District Places and Deny variance request to remove a specimen tree in the setback along Marietta Street, subject to the following conditions:

1. Site consisting of approximately 3.02 acres shall be rezoned to DT-C and developed substantially similar to site plan prepared by AEC, dated 9/26/25, except for modifications required to comply with the conditions below.
2. Architecture and materials shall be developed substantially similar to the renderings prepared by Tracy Ward, dated 9/11/25, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Buildings shall have 4-sided architecture, materials and details. Commercial storefront systems shall not be permitted. Majority of storefronts shall be recessed, subject to final approval by DRB.
3. Development regulations shall be as follows:
 - a. Commercial – Commercial uses shall be limited to no more than 30,000 square feet and shall be located on the ground floor of the 'For-Rent' buildings. Restaurant (no drive-through) use shall be limited to no more than 10,000 square feet of the total commercial square footage and a maximum 2 restaurants. Office use shall be limited to no more than 5,000 square feet of the total commercial square footage.
 - b. 'For-Rent' Residential – After January 1, 2028, 195 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements. The ground floor of the 'For-Rent' buildings shall have a minimum height of 18'. At-grade 'For-Rent' units shall be limited to no more than 2 sides of the building and shall have walkouts with sidewalk connections if differing from the renderings prepared by Tracy Ward, dated

- 9/11/25. Maximum building height shall be limited to 4 stories, not to exceed 60', except that the corners and middle of the 2 buildings shall be limited to 5 stories, not to exceed 60', substantially as depicted in the renderings prepared by Tracy Ward, dated 9/11/25. Units shall be limited to studio, 1, and 2 bedrooms and if dens are proposed, they shall not have a closet. No more than 58% of the units shall be 2 bedrooms. A CO shall not be issued for the 'For-Rent' building until Phase 1 construction has been substantially completed. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secured gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by October 27, 2028 residential units shall revert to 'For-Sale' only.
- c. Parking Decks – Maximum 3 levels, substantially as depicted on the site plan prepared by AEC, dated 9/26/25. Any portion of the parking deck visible from Highway 9, Old Milton Parkway, Roswell Street or Marietta Street shall be treated with similar materials and finishes as the building it serves. Architectural screens, or similar, shall be used on parking deck openings visible from Old Milton Parkway or Marietta Street, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB. Parking decks shall be permitted without active uses along Old Milton Parkway and Marietta Street, as depicted on the site plan prepared by AEC, dated 9/26/25.
4. Commercial uses shall be limited to:
 - a. Art Gallery
 - b. Bakery
 - c. Barber Shop/Beauty Shop
 - d. Book Store
 - e. Brewery (w/conditional use)
 - f. Distillery (w/conditional use)
 - g. Dry Cleaning, Pick-up Station
 - h. Fitness Studio
 - i. Florist
 - j. Grocery Store
 - k. Office
 - l. Pet Day Care (no overnight boarding)
 - m. Pet Grooming
 - n. Restaurant (no drive through)
 - o. Retail Establishment (no mixed sales)
 - p. Shop or Studio, Craftsman/Artist
 - q. Spa Services (w/conditional use)
 - r. Special Event Facility (w/conditional use)
 5. Building setbacks shall be as depicted on the site plan prepared by AEC, dated 9/26/25.
 6. Buildings shall have a maximum building footprint of no more than 46,900 square feet (north bldg.) and 45,000 square feet (south bldg.), as depicted on the site plan prepared by AEC, dated 9/26/25.
 7. Developer shall improve Marietta Street streetscape with a minimum 6' planter planted with street trees, minimum 8' sidewalk, minimum 10' travel lanes, decorative pedestrian lighting and street furnishings, with final approval by Staff. Overhead utilities along the project side of Marietta Street shall be placed underground in order to resolve conflicts with Code-required landscaping. Streetscape improvements may require additional right-of-way or easements. Streetscape

improvements shall be installed using specific construction techniques, such as a floating sidewalk, to limit impacts to saved trees, as approved by the City Arborist.

8. Developer shall improve Highway 9 streetscape with a minimum 2' planter planted with shrubs, minimum 10' brick sidewalk, decorative pedestrian lighting and street furnishings, with final approval by Staff.
9. Developer shall improve Old Milton Parkway streetscape with a minimum 6' planter planted with shrubs if trees not permitted by GDOT, minimum 10' sidewalk, decorative pedestrian lighting and street furnishings, with final approval by Staff. Trees will be required between the sidewalk and building, if not allowed in the 6' planter.
10. Developer shall install off-site Site Driveway 1 on Marietta Street to be full-access with stop-sign control on the site driveway approach; on-site Site Driveway 2 on North Main Street (State Route 9) to be right-in/right-out only; and off-site Site Driveway 3 on Old Milton Parkway (OMP) to be right-in/right-out only, with final design configuration approval by Staff.
11. Developer shall install an extended raised 2' median along the southbound left-turn lane of Highway 9 at the signalized intersection of Old Milton Parkway to ensure safer site ingress/egress.
12. Developer shall construct the City's Marietta at Roswell Street Public Park Project, with final approval by Staff. Impact fee credits shall be used to develop off-site park improvements if approved by Council as part of a development agreement.
13. Developer shall install the City's Alpha Loop Special Detail striping at the Marietta Street/Roswell Street intersection pedestrian crosswalks, with final approval by Staff. Impact fee credits shall be used to develop off-site improvements if approved by Council as part of a development agreement.
14. Decorative pedestrian lighting shall be required throughout the development and shall be privately maintained.
15. Overstory shade trees shall be required in all landscape strips and shall be planted a minimum 15' from the face of the building and a minimum 15' from overhead utilities, as approved by DRB.
16. Minor encroachments of the sidewalk into the 10' landscape strip along Marietta Street shall be permitted, as approved by Staff.
17. Foundation plantings, consisting of ornamental trees, shrubs, vines and grasses, shall be required along all sides of the building, with final approval by DRB.
18. Developer shall include the City's Special Emphasis Crosswalk (Detail 903) along any driveway access point crossing and intersecting with City right-of-way, as approved by Staff.
19. Developer shall improve a pedestrian connection from the future City Park at the corner of Marietta Street and Roswell Street to Highway 9 and located between the For-Rent buildings and across the Phase 1 surface parking lot, substantially as depicted on the site plan prepared by AEC, dated 9/26/25. Pedestrian connection shall include hardscape, landscape, amenities (seating areas, trash receptacles, public art, etc.), open space, and wayfinding signage, with final approval by DRB. Pedestrian crossings shall be designated by way of featured materials such as brick pavers, cobblestones, or architecturally treated concrete products, as approved by DRB.
20. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, wayfinding signage and other street furniture where appropriate throughout the development.
21. Minimum 1.16 acres of open space shall be provided in Phase 2. Open space shall be developed with decorative landscaping (plant selections consistent with the historic Downtown), hardscape, seating, and other amenities, with final approval by Staff.
22. The northwest corner of Old Milton Parkway and Highway 9 shall be designed and constructed in such a manner as to provide significant signage, landscaping, focal point feature, and architectural features appropriate for identifying the location as a gateway into Downtown Alpharetta and befitting

and upscale mixed-use development, as approved by DRB. Original public art shall be subject to approval by the Cultural Arts Commission.

23. Developer shall save tree #33 (13" Cherry), #34 (15" Cherry), #37 (18" Cherry), #39 (24" Eastern Red Cedar), #40 (20" Eastern Red Cedar), and #41 (54" Oak) along Marietta Street, as well as the 13" Willow Oak at the corner of Old Milton Parkway and Highway 9.
24. Fencing and walls visible from the public right-of-way or City-owned property shall be decorative. Fences shall be metal, and walls shall be brick, stone, or similar material and shall be covered in creeping vines, as approved by DRB.
25. No "back of house" functions (such as loading or dumpster area), or non-ornamental walls or fences shall be visible from the public right-of-way.
26. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way or City-owned property.
27. Prior to LDP, the applicant shall submit to DRB for approval a document to be entitled 'Alpharetta District Places Design Standards'. This document shall include elevations of the building, unique storefront concepts, specifications for street furniture, lighting, signage, landscaping, and focal point features. The 'Alpharetta District Places Design Standards' shall ensure that quality materials and design consistency are applied throughout the development so that the completed project appears as a unified whole and conveys the high-quality image worthy of a gateway development into Downtown Alpharetta.
28. Developer shall provide a master sign plan for the development which shall utilize creative signage, such as painted signs, blade signs, and perpendicular signs, with final approval by DRB. A sign package with coordinated signage for the building and sign locations shall be submitted to the DRB for approval. The sign package shall be incorporated into the Alpharetta District Places Design Standards and shall include standards for ground signs, wall signs, awning signs, directional signs, and other signs.
29. White lights shall be added to the top of the buildings in conjunction with the City's holiday lighting program.
30. A construction staging plan shall be provided with the LDP, subject to final approval by Staff.

Eric Rowen, presented for the Applicant:

- Project program.
- Walkability and Main St. activation.
- Main Street connectivity.
- Gateway to Downtown.
- Architecture.
- Phase I not part of this project.
- This application is Phase II.
- Access points to Parking Deck.
- Showed different views of project.
- Condition Modifications
- Steve Rowe, AEC, presented Traffic Study.

There was discussion from the Board:

- Residential Rents for luxury apartments..
- No potential tenants at this time..
- Condition #25.

- Delivery Services.
- 60' Loading Bay off of Marietta Street..
- Dedicated service "condos".
- Service elevators.
- Truck Bay.
- Underground service tunnel.
- Width of Marietta St..
- Condition 3b.
- Consideration of Traffic Study for Entire Downtown.
- Condition # 11.
- Water and Sewer.
- Challenges with Traffic.
- Housing Trends..
- Consistent with CLUP.
- Other uses available by right.
- Traffic Management.
- Density.
- Evaluating this specific application.

Public Comment:

In Favor:

Bryce Black 217 Cumming Street, Alpharetta, GA 30009

Reasons:

1. Good use of property.
2. Better than Strip Center.
3. Need for more Residential in area.
4. Traffic issue is overblown.

In Opposition:

Sue Jaques, 12566 Wexcroft Lane, Alpharetta. GA 30009.
Katie Reeves, 4165 Big Creek Overlook, Alpharetta, GA.

Reasons:

1. Density.
2. Size.
3. Scope.
4. Traffic.
5. Impact on Downtown.

After Discussion:

- ❖ Commissioner Reynolds offered a motion to defer the application to November 6, 2025 Downtown Traffic Study.
 - Commissioner Manley seconded the motion.
 - After discussion Commissioner Reynolds withdrew the motion.

- ❖ Commissioner Stratton offered a motion to approve and deny the variance request to remove a specimen tree in the setback along Marietta Street subject to the conditions as read by Mr. Woodman and for any remaining redlines the Applicant brought to the table that they be worked with Staff offline.
 - Commissioner Aikens seconded the motion.
 - The motion failed (3-3)(Aiken, Mitchell, Stratton) Manley, Reynolds, Zurinkas)

There was discussion during the motion:

- Traffic
 - Walkability
 - Updated Traffic Study
 - Reexamining Applicant Redlines to Conditions.
-
- ❖ Commissioner Stratton offered a motion to approve and deny the variance request to remove a specimen tree in the setback along Marietta Street subject to the conditions as read by Mr. Woodman and charter the Cit Staff to request an entire City Center Traffic Study as soon as they can.
 - The motion failed due to lack of second.

 - ❖ Commissioner Reynolds offered a motion to deny and deny the variance.
 - Chair Zurinkas seconded the motion.
 - The motion was approved (4-2)(Aiken, Reynolds, Zurinkas, Manley) (Mitchell, Stratton)

There was discussion during the motion:

- Planning Commission is a recommending body.
- Opportunity to work with Staff on product and conditions.
- Members did not feel they had all the information to make a decision.

7. ADJOURNMENT

Chair Zurinkas adjourned the meeting at 9:45 p.m.