



City Council Meeting and Public Hearing Summary

February 5, 2018

OFFICE OF THE CITY CLERK
678-297-6003

WWW.ALPHARETTA.GA.US

PREPARED BY: COTY THIGPEN

*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. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in **summary** form. **This is not an official record** of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - o Mayor David Belle Isle
 - o Chris Owens
 - o Jason Binder
 - o Ben Burnett
 - o Jim Gilvin
 - o Dan Merkel
 - o Donald Mitchell (Mayor Pro Tem)
- Staff
 - o Bob Regus, City Administrator
 - o Coty Thigpen, City Clerk
 - o Sam Thomas, City Attorney
 - o James Drinkard, Asst. City Administrator
 - o Peter Sewczwicz, Director of Public Works
 - o John Robison, Deputy Director of Public Safety
 - o Morgan Rodgers, Director of Recreation and Parks
 - o Kathi Cook, Director of Community Development
 - o Michael Woodman, Senior Planner

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 01/22/2018)

B. Financial Management Report: Month Ending December 31, 2017

- ❖ *Council Member Gilvin offered a motion to approve the Consent Agenda.*
 - *The motion was seconded by Council Member Owens*
 - *Motion approved (7-0)*

- ❖ *Mayor Belle Isle announced that he will resign effective February 21, 2018. He asked that any Council Member who is interested in running for Mayor also resign that evening.*

V. PUBLIC HEARING

A. Z-17-17 Jalali/Douglas Road

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- This item was heard at the January 4, 2018 Planning Commission meeting. Staff recommended approval, subject to 15 conditions. Residents voiced concerns over density, traffic and stormwater. A representative from the Windward Community Services Association (WCSA) requested that the Planning Commission defer the item until the applicant meets with WCSA to discuss mitigating impacts to Lake Windward. After discussion, Planning Commission recommended approval the item, subject to staff conditions and 1 new condition. Vote (4-0). The applicant met with WCSA on January 12, 2018.
- Staff recommends approval of Z-17-17 Jalali/12375 Douglas Road, subject to the following conditions (Conditions/language in RED added by the Planning Commission):
 1. The site, consisting of approximately 2.98 acres, shall be zoned R-10 and developed substantially similar to site plan submitted by ACR Engineering, Inc., dated 10/31/2017, 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.
 2. At least 50% of homes shall be brick or stone on the front and 2 sides, with final approval by Staff. Homes shall have a front covered entry a minimum 6' in depth. The side of the home on Lot 1, facing Douglas Road, shall have the same level of architectural detail and materials as the front.
 3. Homes shall be similar in size and massing to surrounding homes and limited to 2-stories above grade, as approved by Staff. Homes shall be no less than 2,000 square feet and no more than 4,500 square feet, including finished and unfinished spaces.
 4. Unfinished wood decks, fences or porches shall not be visible from Douglas Road.
 5. Existing trees shall be preserved as depicted on alternative tree plan prepared by ACR Engineering, Inc., dated 12/11/2017. Developer shall provide additional tree save areas within the property.
 6. Home sites shall be laid out to minimize impact to the existing tree canopy, as approved by Staff.
 7. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
 8. A minimum 10' undisturbed buffer, replanted where sparse, shall be provided along the north, east and south sides of the property. Existing trees shall be saved, where possible, within the perimeter landscape buffers.
 9. Landscape strip along Douglas Road shall be exclusive of any utilities and easements and shall include a minimum 3' high planted berm or decorative low wall **and include a monument sign consistent with existing subdivisions on Douglas Road**, as approved by Staff.
 10. Douglas Road shall include a 6' planting strip with street trees and 6' sidewalk.

11. Provide approximately 17' of additional right-of-way along Douglas Road to match the Douglas Road corridor, final configuration of the improvement shall be approved by Staff and shall be included on the LDP.
12. Developer shall incorporate existing and/or new trees into the design of the stormwater management system utilizing Green infrastructure or similar method, as approved by Staff.
13. Developer shall not use access through Hartsmill Pointe during construction.
14. There shall be no concentrated stormwater flow onto the adjacent property where existing conditions are sheet flow.
15. Any visible stormwater structures shall be faced with decorative stone.
16. Applicant shall meet with the Windward Community Services Association and report the results of the meeting to Staff.

- The applicant, Kamran Jalali, is requesting a change in zoning for 2.98 acres from AG (Agriculture) to R-10 (Dwelling 'For-Sale', Residential) for the purpose of subdividing the property into eight (8) single-family detached lots. The subject property is located at 12375 Douglas Road, on the east side of Douglas Road and north of Newport Bay Passage.
- The submitted request, if approved, would allow for the development of eight (8) 'For-Sale' single-family detached lots on 2.98 acres with a proposed residential density of 2.68 dwelling units per acre. The subject property is located at 12375 Douglas Road, on the east side of Douglas Road and north of Newport Bay Passage.
- The property is currently zoned AG and is developed with one (1) single-family detached home. Surrounding properties are zoned CUP (Community Unit Plan). Hartsmill subdivision, located to the south, and Douglas Downs subdivision, located to the north and east, were developed in Fulton County and annexed into the City of Alpharetta. Hartsmill Pointe was platted in 2003 and has a minimum lot size of 9,000 square feet with a density of 2.97 dwelling units per acre. Douglas Downs subdivision developed in the early 1990's and also has a minimum lot size of 9,000 square foot lots with a maximum density of 3.45 dwelling units per acre. Woodland Cove subdivision, located to the south, was rezoned to R-10 in 2012.
- The Comprehensive Land Use Plan reflects a 'Low Density Residential' future land use designation for the subject property. The R-10 (minimum 10,000 square feet) zoning district is appropriate within the 'Low Density Residential' land use designation. The surrounding area is predominately zoned CUP with minimum lot sizes of 9,000 square feet; therefore, the R-10 zoning district would be appropriate for the property.
- The submitted site plan depicts eight (8) single-family detached lots with lots ranging in size from 10,050 to 12,998 square feet. All lots are oriented to and have access from a new private street along the north side of the property. A five-foot (5') sidewalk is depicted along the both sides of the new street. Each lot has a minimum lot width of 75'. The proposed site plan meets or exceeds all development standards in the R-10 zoning district.
- The property consists primarily of Pines, with a few hardwoods. The tree survey and assessment identify two (2) specimen quality trees on the property. However, the applicant's tree plan only shows off-site trees and trees on the property line as being saved. If approved, staff recommends additional tree save areas within the property and that home sites be laid out to minimize impacts on the tree canopy.
- A stormwater pond is depicted on the eastern side of the property, but is shown without an off-site drainage easement. Currently, water from the applicant's property is spread across two (2) lots within Douglas Downs subdivision. In order to ensure sheet flow onto properties, the applicant may lose a lot so that concentrated stormwater stays within the subject property.
- The proposed subdivision, consisting of eight (8) single-family detached homes, would generate eight (8) PM Peak Hour trips.

- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 3 – 8 school age children. Numbers provided by Fulton County Schools show that Lake Windward Elementary School and Taylor Road Middle School have capacity; however, Chattahoochee High School is currently over capacity.
- Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning. The proposal is consistent with the Comprehensive Land Use Plan designation of the property and surrounding residential development, which is Low Density Residential. Surrounding subdivisions have residential densities between 1.94 and 3.45 dwelling units per acre and adjacent lots are minimum 9,000 square feet. Therefore, the applicant's proposed minimum lot size and density is appropriate for the subject property. If approved, conditions are recommended requiring protection of the existing tree canopy, architectural and material standards and home size and massing regulations.
- The report submitted by the applicant states that property owners were contacted regarding the applicant's intent and notified of a community meeting. The applicant held a community meeting on Monday, November 27th at the Alpharetta Branch Public Library next to City Hall. Three (3) residents attended the meeting with concerns over impacts from a deceleration lane on Douglas Road. City staff has determined that a deceleration lane is not required for the applicant's proposed development.
- As requested at the January 4, 2018 Planning Commission meeting, the applicant met with WCSA on January 12, 2018. According to the applicant, the following topics were discussed:
 1. Entrance Appearance – WCSA wanted to make sure that the project entrance and landscaping is attractive and consistent with other neighborhoods along Douglas Road. WCSA requested that this item be part of an agreement between the applicant and WCSA, with final approval of the entrance hardscape and landscape by the City.
 2. Safety – WCSA wanted to make sure that the project would not cause safety issues on Douglas Road. The City reviewed and approved the entrance configuration and will review it further as part of the permitting process.
 3. Sedimentation of Lake Windward – WCSA has concerns that the proposed development will cause sedimentation in Lake Windward. The applicant is amenable to an agreement with WCSA that would include a payment by the applicant to WCSA to cover on-going siltation removal from sediment traps at the Caney Creek inlet to Lake Windward, as well as for monitoring of the lake.

Public Comment

- Scott Steeling, 12383 Douglas Road, came forward to speak on this item
- ❖ *Council Member Merkel offered a motion to approve Z-17-17 Jalali/Douglas Road subject to the staff conditions 16 staff conditions as presented*
 - *The motion was seconded by Council Member Owens with a friendly amendment to add a sentence to Condition #14 that states, "Off-site drainage easement shall be obtained as required in order to satisfy staff concerns regarding stormwater flow onto the adjacent property."*
 - *Amendment accepted by Merkel*
 - *Motion approved (7-0)*

VI. OLD BUSINESS

A. PH-17-41: Shirley Estates Gated Community

❖ *This item was tabled on January 22, 2018. It must be removed from the table for consideration.*

❖ *Council Member Mitchell offered a motion to remove this item from the table*

- *The motion was seconded by Council Member Binder*
- *Motion approved (7-0)*

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff recommends approval of PH-17-41 Shirley Estates Private Streets & Gated Community, subject to the following conditions:
 1. Property shall be developed substantially in accordance with submitted plan by TerraCraft Homes, LLC, dated 12/18/2017.
 2. Project entrance shall include decorative landscaping (trees, shrubs, ornamentals, ground cover and seasonal plantings), as approved by Staff.
 3. The side and rear elevations of homes on Lots 1 and 35 shall have the same level of architectural detail as the front elevation or shall be fully screened from Webb Bridge Road, as approved by Staff.
- The applicant, Oak Hall Companies, LLC, requests private streets within a gated residential community approved for rezoning on February 1, 2016. If approved, local streets within the proposed 'For-Sale' residential subdivision will be private and gated. The Shirley Estates subdivision is located on the north side of the intersection at Webb Bridge Road and Shirley Bridge Road.
- New internal streets are proposed to be private and the subdivision, if approved, would be gated. A land disturbance permit was issued last year for the 45-lot 'For-Sale' single-family detached subdivision and the developer is now under construction. The development has one project (1) entrance off Webb Bridge Road. The applicant proposes a low wall with fence at the entrance with entry and exit gates controlled by a call box with Knox-Box for emergency access.
- City departments were consulted on this request and expressed no concerns with the applicant's proposal.
- Applicant came forward and stated that they had worked with Council and are confident they have addressed any concerns expressed at the previous Council meeting

Public Comment

None

❖ *Council Member Merkel offered a motion to approve PH-17-41: Shirley Estates Gated Community subject to staff conditions*

- *The motion was seconded by Council Member Burnett*
- *Motion approved (7-0)*

B. CU-17-14: Currahee Brewing Company

- ❖ *This item was tabled on January 22, 2018. It must be removed from the table for consideration.*
- ❖ *Council Member Binder offered a motion to remove this item from the table*
 - *The motion was seconded by Council Member Merkel*
 - *Motion approved (7-0)*
- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Mr. Woodman provided a brief update per a letter provided by the applicant to include pledge by applicant to provide food and menus from local restaurant onsite and will work with local restaurants to have an agreement in place for some type of food runner program
- This item was heard at the January 4, 2018 Planning Commission meeting. Staff recommended approval of the item subject to 3 conditions. No one spoke in favor of or in opposition to the request. After discussion, the Planning Commission recommended to approve the item subject to staff conditions and one (1) new condition. Vote (4-0)
- Staff recommends approval of CU-17-14 Currahee Brewing Company, subject to the following conditions (Conditions/language in RED added by the Planning Commission):
 1. Conditional use approval shall be limited to Currahee Brewing Company; no additional 'Brewery' businesses or subleasing shall be permitted within the approved space.
 2. Hours of operation shall be limited to Monday – Saturday 12:00 PM – 12:00 AM and Sunday 12:30 PM – 12:00 AM.
 3. Exterior improvements, including outdoor seating areas, shall require approval by the Design Review Board.
 4. **Outdoor seating shall not obstruct pedestrian traffic and shall be approved by Staff.**
- The applicants, Brandon Hintz and JT Schroeder, are requesting approval of a conditional use permit to allow a 'Brewery' within a 2,647 square foot building in the Downtown. Currahee Brewing Company would replace Hop Alley Brew Pub, which represents a change in use from a restaurant, or brewpub, to a brewery. The subject property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue.
- The submitted request, if approved, will permit a 'Brewery' in a 2,647 square foot building in the Downtown. Currahee Brewing Company would replace Hop Alley Brew Pub as a full production brewery at the proposed location. Recent regulatory changes at the State level now permit breweries to sell beer for on-premises consumption and package sales. Therefore, the applicant's proposal is to change the use from a restaurant, or brew pub, to a brewery. The subject property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue.
- The property is zoned C-2 (General Commercial), which allows 'Brewery' with approval of a conditional use permit. All surrounding properties are zoned C-2, except that City Center (located to the east) is zoned MU (Mixed Use). Smoke Jack is located to the south, Karen's Fabrics and Digital Scientists are located to the north and the Old Roswell Street City Parking Lot is located to the west.
- Currahee Brewing Company, was founded in 2015 in Franklin, North Carolina and is under the same ownership as Hop Alley Brew Pub. The brewery will have a primary focus on manufacturing and will sell Currahee craft beers to its patrons for on-site consumption, as well as package sales. The brewery will not serve food or liquor; however, the business would allow food to be brought in. The applicant anticipates that most beer manufactured at this location will be sold for consumption on- or off-site. Distributor pickups would be limited to once a month. Hours of operation are anticipated not to exceed Monday – Saturday 12:00 PM – 12:00 AM and Sunday 12:30 PM – 12:00 AM. The applicant anticipates up to 12 employees at the proposed location.

- The business is proposed in a 2-story, 2,647 square foot building that is currently occupied by Hop Alley Brew Pub. The building is served by a shared surface parking lot located at the rear of the building. The applicant intends to utilize the existing floor plan used for Hop Alley Brew Pub. In addition, the existing outdoor seating area at the rear of the building will remain and an outdoor seating area is proposed at the front of the building along South Main Street. The applicant would also like to replace the existing storefront system windows with roll-up doors similar to Truck and Tap and add awnings.
- The applicant's traffic impact analysis indicates that 20 PM Peak Hour trips are generated for the existing use, brewpub, and for the proposed use, Currahee Brewing Company.
- Staff's analysis finds that the applicant's proposal is consistent with the established criteria for a conditional use permit. The applicant's request represents a change of use from a restaurant, or brew pub, to a brewery. The proposed 'Brewery' would complement City Center and other Downtown developments and sufficient parking exists to support the use. While the brewery has a greater emphasis on manufacturing, the applicant has stated that most beer manufactured at this location will be consumed on-site. If approved, conditions are recommended limiting the approval to Currahee Brewing Company and limiting any expansion of services.
- The 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.
- Attorney came forward on behalf of the applicant to speak on the request

Public Comment

- Scott Steeling, 12383 Douglas Road, Alpharetta, GA, came forward to speak on this item
 - ❖ *Council Member Merkel offered a motion to approve CU-17-14: Currahee Brewing Company subject to the following conditions:*
 1. *Conditional use approval shall be limited to Currahee Brewing Company; no additional 'Brewery' businesses or subleasing shall be permitted within the approved space.*
 2. *Hours of operation shall be limited to Monday – Thursday 4:00 PM – 9:00 PM; Friday and Saturday 12:00 PM – 10:00PM and Sunday 12:30 PM – 5:00 PM with the exception of private functions and special events as approved by staff.*
 3. *Exterior improvements, including outdoor seating areas, shall require approval by the Design Review Board.*
 4. *Outdoor seating shall not obstruct pedestrian traffic and shall be approved by Staff.*
 5. *Menus will be made available consistently through the establishment during the hours of operation making local food available.*
 - *The motion was seconded by Council Member Owens*
 - *Motion approved (7-0)*

VII. NEW BUSINESS

A. IGA between the City of Alpharetta and the Development Authority of Alpharetta

- Assistant City Attorney Scott Hastey provided a brief overview of this item
- Staff recommends approval of the Intergovernmental Agreement between the City of Alpharetta and the Development Authority of Alpharetta.
- For the past three years the City has, pursuant to an IGA , leased the City Finance Building to the Alpharetta Development Authority for nominal rent. In turn, the Authority has subleased the building to Tech Alpharetta, also at nominal rent. The current IGA expires at the end of this month. The new IGA is attached, which extends the arrangement for another three years. The Development Authority approved the new IGA at its January 23 meeting.

Public Comment

None

- ❖ *Council Member Merkel offered a motion to approve the Intergovernmental Agreement between the City of Alpharetta and the Development Authority of Alpharetta*
 - *The motion was seconded by Council Member Binder*
 - *Motion approved (7-0)*

VIII. PUBLIC COMMENT

None

IX. REPORTS

- Council Member Binder requested an update on transit and request that MARTA or Fulton County come before the City Council to report
- Council Member Owens provided an overview of GDOT's managed lanes program and the potential for transit to share those managed lanes
- Council Member Burnett announced that on March 5th, Director of Information Technology Bundy will detail options for livestreaming

X. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ *Council Member Binder offered a motion to adjourn to Executive Session*
 - *The motion was seconded by Council Member Mitchell*
 - *Motion approved (7-0)*

- ❖ *Mayor Belle adjourned the meeting at 7:42 p.m.*

Respectfully submitted,



Coty Thigpen, City Clerk