



OFFICIAL MINUTES OF COUNCIL MEETING AND PUBLIC HEARING

AUGUST 28, 2017

2 PARK PLAZA- CITY
6:30 PM

Official Minutes

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 tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours.

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:31 p.m.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Scott Hastey, Asst. City Attorney
 - James Drinkard, Asst. City Administrator
 - Morgan Rodgers, Director of Recreation, Parks, and Cultural Affairs
 - Tom Harris, Director of Finance
 - Peter Tokar, Director of Economic Development

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS

A. Proclamation - Congresswoman Karen Handel

B. Proclamation - St. James United Methodist Church - 150th Anniversary

V. PUBLIC HEARING

A. PH-17-23 69 North Main Street/Addition to Contributing Historic Building Addition (Council Only)



- Senior Planner, Michael Woodman, came forward to present this item
- Staff recommends approval of PH-17-23 69 North Main Street/Addition to Contributing Historic Building subject to the following conditions:
 1. Property shall be developed substantially in accordance with submitted site plan prepared by CDH Partners, Inc., dated 5/26/2017, subject to meeting all City code requirements and conditions of zoning.
 2. Building architecture shall be substantially similar to renderings prepared by CDH, dated 7/27/17, with final approval by Staff. Brick and grout color shall match or closely match the existing.
 3. Applicant shall install landscaping per landscape plan prepared by TJ Schell, dated 5/26/2017, as approved by DRB. The applicant shall install hardscape and seating in the area between the new addition and North Main Street, as approved by DRB.
- The applicant, David Strickland on behalf of Alpharetta First United Methodist Church, requests Council consideration to alter a structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The applicant proposes to remove an existing structure connected to the historic Chapel building to allow for an expansion of the church. The subject property is located at 69 North Main Street.
- The submitted request, if approved, will allow for an addition to the Alpharetta First United Methodist Church (AFUMC). The subject property is on the City's Historic Resources Inventory – Contributing Historic Buildings, which requires Council approval for alterations determined to be inconsistent with the existing structure. The applicant proposes to remove an existing structure connecting the historic Chapel building with the Sanctuary building and to replace it with a larger, ADA-compliant building. The AFUMC chapel was built in 1930 and is the oldest church in the City.
- The subject property is zoned C-2 (General Commercial) and O-I (Office-Institutional). The 8,410 square foot building to be demolished was an addition to the historic Chapel building and was constructed in 1956. The proposed new addition is just under 40,000 square feet.
- Unified Development Code (UDC) Subsection 2.9.6 (D) outlines the requirements for demolition, removal or substantial alteration of a contributing historic building.

“The demolition, removal (or relocation) or substantial alteration of a contributing historic building shall be prohibited without the prior approval of the City Council following a public hearing. Whenever an application for a demolition, building or other permit that involves the demolition, removal or substantial alteration of a contributing historic building is submitted to the Building Official or other responsible City department, such application shall be forwarded to the Director for determination as to whether same requires a public hearing and approval by the City Council.”

- A request to demolish, remove or substantially alter a contributing historic building shall be approved by City Council upon a finding that any such denial will result in a significant detriment to the property owner that is not justified by the benefit to the public resulting from the preservation, protection and perpetuation of such building.
- The applicant's site plan depicts the removal of a 8,410 square foot building connecting the historic Chapel building to the Sanctuary building and replacement with a 39,523 square foot addition. The proposed building addition will connect all levels of the existing campus.
- The applicant proposes demolition of a building connected to the historic Chapel and replacement with a new addition. The Alpharetta First United Methodist Church Chapel was built in the 1930s. The Chapel

structure consists primarily of red brick with Gothic architectural details and windows.

- The City's Downtown Architect reviewed the proposed building elevations and finds that the elevations do not meet the City's Downtown Guidelines.
- The Design Review Board (DRB) considered the applicant's request at its July 21, 2017 meeting as a cursory review.
- The applicant updated the elevations in response to the comments by the Downtown Architect and DRB. The Downtown Architect has acknowledged compliance with his concerns. The revised elevations were sent to the DRB to determine compliance with the DRB comments.
- The revised elevations were presented as a courtesy review to the Historic Preservation Commission (HPC) at its August 10, 2017 meeting. City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request to alter a structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The applicant has revised the elevations of the proposed building addition in compliance with the comments by the DRB and Downtown Architect. If approved, staff recommends compliance with the submitted plans.
- 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.
- Representative on behalf of the applicant came forward to speak to the request

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve PH-17-69 North Main Street with conditions 1 and 3 as outlined. Change Condition #2 to read, "Building architecture, brick and grout color shall be subject to final approval by staff."*
 - *The motion received a second from Council Member Owens*
 - *The motion was approved 7-0*

B. Z-17-06/V-17-13 Tiffany Square

- Director of Community Development, Kathi Cook, came forward to present this item
- This item was tabled at the July 12, 2017 Planning Commission meeting, due to there being too many unresolved concerns between the applicant and Staff and Academy Park.
- This item was heard at the August 3, 2017 Planning Commission meeting. Several residents spoke in favor and in opposition to the request, with concerns over density, height and screening. After discussion, the Planning Commission recommended to approve the item, subject to staff conditions with changes and based on a 22-lot site plan previously presented to Academy Park. Vote (6-0)
- Staff recommends approval of Z-17-06/V-17-13 Tiffany Square, subject to the following conditions:
 1. The site, consisting of approximately 3.26 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by BH&D Engineering, Inc., dated 8/1/2017, 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. The permitted maximum building height shall be no more than 39'.
 3. New site plan shall reflect a maximum of 22 lots.
 4. Minimum building setbacks shall be:
 - a. Front – 5' (as measured from back of sidewalk)

- b. Side – 0' (6' between structures)
 - c. Rear – Lots 1 – 14 shall be 10' (in addition to the required perimeter landscape buffer) for a total of 25'. Lots 15 – 22 shall be 15'
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Architect/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'. There shall not be rear decks constructed above the second floor of the homes located on Lots 1 – 14.
 6. A minimum 10' undisturbed buffer, replanted where sparse, shall be provided along the north, east, south and west property lines and shall be supplemented with evergreen trees and shrubs to provide a visual screen, as approved by Staff. Developer shall remove exotic and invasive trees and shrubs within open space, buffers and tree save areas and replant where sparse as approved by Staff. In addition to 10' undisturbed buffer, a 5' graded and replanted buffer shall be installed.
 7. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.
 8. Developer shall provide a brick paver crosswalk across private driveway at Haynes Bridge Road.
 9. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
 10. Amenity spaces shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.
 11. The project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
 12. Development shall not be gated and roads will be private and maintained by the HOA.
 13. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
 14. Internal sidewalks shall be provided as depicted on the site plan, including a connection to the fronts of units and shall be a minimum 5' with 4' planting strip and pedestrian-scale lighting provided throughout the development.
 15. Fencing visible from the street shall be decorative as approved by Staff. Developer shall install a minimum 5' high aluminum fence (wrought iron style) along the northern property line. Developer shall also install a minimum 6' high wooden fence along the eastern property line.
 16. Existing trees shall be preserved as depicted on site plan prepared by BH&D Engineering, Inc., dated 6/15/2017. In addition, the developer shall save the tree #1028 (25" Oak). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.
 17. Developer shall use its best efforts to spade and relocate on-site Japanese Maple located between 4009 and 4010 Tiffany Square Drive, as approved by Staff. If the Japanese Maple cannot be relocated due to health or other reason acceptable to Staff, it shall be replaced with a Japanese Maple of similar size.
 18. Street trees shall be required along Haynes Bridge Road within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
 19. 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.
 20. Stormwater pond shall not encroach any further into the 75' impervious setback than depicted on the approved site plan. Developer shall make every effort to minimize the encroachment into the 75' impervious setback.
 21. Decorative paver aprons shall be required at the project driveway as approved by Staff.
 22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 23. Developer shall work with utility company (GA Power) to have the overhead utilities along Haynes Bridge Road placed underground, per Staff approval.

- The applicant, Southeast Real Estate Acquisitions, is requesting a rezoning of 3.26 acres from R-12 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 22 'For-Sale' detached homes. The property is currently developed with 12 townhome units. Variances are requested to reduce building setbacks, increase building height and to allow parking between the road and a structure. The property is located on the east side of Haynes Bridge Road at Tiffany Square Drive.
- The submitted request, if approved, will allow for the redevelopment of a 12-unit townhome community with 22 'For-Sale' single-family detached homes on 3.26 acres. The proposed density is 6.75 dwelling units per acre. The property is known as Tiffany Square and is located on the east side of Haynes Bridge Road at Tiffany Square Drive.
- The subject property is zoned R-12 and was developed in 1985 at a density of 3.68 dwelling units per acre. Surrounding properties are zoned R-12 to the north, R-4A to the east, O-P and R-12 to the south and MU to the west. Academy Park is adjacent to the east, Voysey (Hedgewood) to the west, chiropractor's office and single-family residence to the south and single-family residence (Bilderback Property) to the north. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'.
- A total of 156 single-family detached (SFD) units have been approved in the Downtown Overlay.
- Densities vary in the Downtown. The applicant proposes a density of 6.75 dwelling units per acre. Surrounding properties have densities of 1.0 (Bilderback property), 4.0 (Academy Park) and 8.0 (Voysey) dwelling units per acre. In order to provide a transition between the applicant's property and surrounding properties, the applicant should develop a plan which addresses Staff conditions resulting in a density of the subject property of around 6 to 6.75 units per acre. The property to the north is developed with one (1) single-family detached home.
- The applicant requests the following variances related to requirements established in UDC Appendix A: Alpharetta Downtown Code:
 - Reduce the front setback in the DT-R district from 10' to 5'.
 - Increase the allowable building height in the DT-R district from 35' to 39'.
 - Allow off-street parking between the street and the structure (front-loaded homes).
- The requested front setback variance would accommodate perimeter tree saves at the rear of lots. Variances have previously been approved allowing parking between the road and a structure when the subject property abuts an established neighborhood. Justification for this variance is that landscape strips, buffers and tree save areas are more appropriate adjacent to existing residential subdivisions than an alley.
- Surrounding properties have maximum building heights of 35', except for Voysey which has a maximum building height of 45'. However, the approved building permits in Voysey have building heights ranging from 32' to 40'. Therefore, staff recommends limiting the building height on the applicant's property to no more than 39'.
- The submitted site plan depicts 22 single-family detached lots on 3.26 acres. Homes are proposed to be three (3) stories or 39' and are oriented to a central amenity space internal to the site. Lots are depicted backing up to Voysey, Academy Park and a single-family lot to the north. Lot sizes range from approximately 3,000 to 6,700 square feet, with an average lot size of 4,322 square feet.
- One (1) project driveway is depicted on Haynes Bridge Road at the existing private right-of-way for Tiffany Square Drive. Six (6) on-street guest parking spaces are depicted adjacent to the central park, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. A four-foot (4') sidewalk is depicted along the internal road. Minimum building setbacks are proposed as follows:
 - Perimeter Setback – 15' (west), 25' (north and east) and 35' (south)
 - Interior (Front) – 5', as measured from back of sidewalk
 - Internal (Side) – 0' – 6'
 - Internal (Rear) Lots 1-13 – 25', Lots 14-22 – 15'
- The applicant's site plan depicts an 8,566 square foot amenity space at the center of the site, as well as an 8,056 square foot tree save area at the site entrance. The Downtown Code requires a minimum 10% amenity

space, which would be 14,200 square feet. The applicant's site plan complies with the minimum requirements for amenity space. If approved, both amenity areas should be improved with landscape and hardscape to provide gathering and seating areas.

- There are several trees on the subject property, consisting mainly of Hardwoods and Pines. Trees are concentrated at the entrance, around the perimeter and on the south end of the property. Staff had concerns with the applicant's initial site plan, which did not save many trees. The applicant revised the site plan to incorporate additional tree save areas, including at the entrance and along the perimeter of the property. The City Arborist stated that additional trees should be saved on the property, such as the 25" Oak depicted on Lot 12, 17" Red Maple, Japanese Maple and the 34" Oak depicted within the detention pond.
- A stormwater management pond is depicted at the south end of the site, which is the same location of an existing retention pond. The existing and proposed stormwater facilities are located and depicted within the 75' impervious setback associated with the stream to the south. The City's Stormwater Engineer has reviewed the applicant's site plan and can generally support encroachment into the 75' impervious setback, as long as the developer makes every effort to minimize the encroachment.
- According to the applicant, home prices will start at \$650,000 and homes will range in size from 2,300 to 2,800 square feet.
- The applicant's proposed renderings reflect four (4) architectural styles approved in the Downtown Overlay, including Georgian, Georgian Regency, Folk Victorian and Stick. Renderings of the detached product depict a variety of materials, including siding, board and batten and brick.
- The City's Downtown Architect reviewed the proposed building elevations and finds the elevations to be generally in compliance with the approved architectural styles.
- The proposed project, consisting of 22 single-family detached units, would generate less than 30 PM Peak Hour trips. The net increase (removal of 12 townhome units and replacement with 22 detached lots) is less than 19 PM Peak Hour trips.
- Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate.
- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 6 – 22 school age children. Since 12 townhome units already exist on the subject property, the net increase is 3 – 11 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.
- Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning and variance. While the proposed rezoning is consistent with the intent of the Downtown Master Plan and Comprehensive Plan, staff has concerns with the proposed residential density. Based on the surrounding development pattern, staff believes that a density of six (6) to 6.75 dwelling units per acre is appropriate on the subject property in order to provide a transition between Academy Park (4.0 units/acre), the Bilderback property (1.0 units/acre) and Voysey (8.0 units/acre). When determining the appropriate density for the subject property, staff also took into consideration the fact that the property is already developed with 12 townhome units, which will be removed and replaced with single-family detached product, and is situated back off the road.
- Variances to reduce the front setback and to allow structures to be front-loaded can be supported in order to minimize impacts to surrounding properties by saving perimeter trees. The applicant has amended the height variance request from 45' to 39', which staff can generally support. With the exception of Voysey, surrounding properties have a maximum height of 35'. Although Voysey was approved for a maximum height of 45', approved building permits have heights ranging from 32' to 40'. If approved, conditions are recommended that would allow a density from 6.0 to 6.75 dwelling units per acre and limit the height to no more than 39'.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant held three (3) meetings at the Academy Park clubhouse. According to the applicant, a number of issues were discussed at the meetings, including price point, density, traffic, stormwater, trees, building height and sight lines between Academy Park and the proposed development.

- Applicant, Mark Shaw, came forward to provide an overview of his request

Public Comment

- Richard Bondur, 12155 Dancliff Trace, Alpharetta, GA, came forward to speak on this item
 - Kim Jager, 2505 Milford Lane, Alpharetta, GA, came forward speak on this item
 - Amanda Morgan, 4005 Tiffany Square, Alpharetta, GA, came forward to speak on this item
- ❖ *Council Member Kennedy offered a motion to approve Z-17-06/V-17-13 Tiffany Square with a few proposed changes.*
- ❖ *Condition #4- accept applicant requested condition, “Minimum building setbacks shall be:*
- Front – 5’ (as measured from back of sidewalk)*
 - Side – 0’ (6’ between structures) The setback from the northern property line of Lot #5 shall be 20’ as shown on the site plan.*
 - Rear – Lots #1-13 10’ (in addition to the required perimeter landscape buffer) for a total of 25’. Lots #14-22 – setbacks shall be 15’*
- ❖ *Condition #5- accept applicant requested revision to change the last sentence to end with “lot #1-#13.”*
- ❖ *Condition #16- Condition shall read, “Existing trees shall be preserved as depicted on site plan prepared by BH&D Engineering, Inc. dated 6/15/2017. The developer shall make its best effort to save tree #1028. If the developer elects to remove tree #1028, recompense planting shall be met onsite with trees approved by Staff. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.”*
- ❖ *Condition #22- leave as staff recommended (10%)*
- ❖ *Condition #23 – delete in its entirety*
- *The motion received a second from Council Member Owens*
 - *The motion was approved 7-0*

**C. V-17-20 199 Academy Street/Beecham & Young (Council Only) **

❖ **Mayor Belle Isle recused himself from this item and Mayor Pro Tem Owens assumed the Chair**

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of V-17-20 Beecham & Young/199 Academy Street Variance subject to the following conditions:
 1. Property shall be subdivided into no more than 2 lots, as depicted on plan prepared by Engineering 303, dated 5/31/2017, with a maximum density of 2.4 dwelling units per acre.
 2. The maximum ground coverage by principal buildings shall be no more than 35%.
 3. The property shall have the following minimum building setbacks:
 - a. Front – 30’
 - b. Side – 10’, except that the internal property line between Lots 1 & 2 shall have a 5’ side setback
 - c. Rear – 10’, except that the existing garage on Lot 2 shall be permitted as depicted on the survey

4. Homes shall be a minimum 1,900 square feet and shall be oriented to and have access from Academy Street.
 5. The home on Lot 1 shall be developed substantially similar to the photograph provided by the applicant, with final approval by Staff. If the home on Lot 2 is demolished, it shall also be replaced with a home substantially similar in size, massing and style to surrounding single-family detached development.
 6. Outbuildings, including the proposed detached garage on Lot 2, shall be constructed of the same or comparable material as the principal structure, as approved by Staff.
 7. There shall be no unfinished wood decks, porches or fences visible from Academy Street.
 8. The applicant shall work with Staff to accommodate the proposed Academy Street roadway project improvements, including the Alpha Loop. A dedication of approximately 10' of right-of-way along Academy Street may be required for bicycle, pedestrian and operational improvements.
 9. Developer shall replace any landscape material that is disturbed within the buffer to the south in conjunction with the extension of sanitary sewer, as approved by Staff.
 10. Specimen trees shall be saved and home sites shall be laid out to minimize impacts to the existing tree canopy, as approved by Staff. The following specimen trees shall be saved: Lot 1 – #10 (22" Magnolia), #11 (21" Magnolia) and Lot 2 – #18 (12" Dogwood), #19 (8" Dogwood), #20 (8" Dogwood), #25 (9" Dogwood).
 11. Magnolias along the west property line shall be preserved, if possible, as approved by Staff. If Magnolias along the west property line are removed, developer shall replace with evergreen trees approved by Staff.
 12. Per applicant, two (2) 11 – 13" Oak trees shall be planted on the subject property.
 13. Required landscape strips shall not include sidewalks, utilities, or easements. Landscape strip plantings to be approved by Staff.
- The applicant, Steve Beecham & Tori Young, request consideration of variances to reduce the front, side and rear building setbacks and to increase the maximum ground coverage by principal buildings in order to subdivide a single-family detached lot into two (2) lots. The subject property is located at 199 Academy Street, on the south side of Academy Street east of Haynes Bridge Road.
 - The submitted request, if approved, will allow for one (1) lot to be subdivided into two (2) single-family detached lots on 0.82 acres with a proposed density of 2.4 dwelling units per acre. Variances are requested to reduce the front, side and rear setbacks and to increase the maximum ground coverage by principal buildings. The applicant intends to renovate the existing home on Lot 2 and to build a new home on Lot 1. The subject property is located at 199 Academy Street on the south side of Academy Street, just east of Haynes Bridge Road.
 - The subject property is zoned R-12 (Dwelling, 'For-Sale' Residential) and was developed in 1935 with a 1- story single-family detached home, which is approximately 1,784 square feet in size. Surrounding properties are zoned SU and R-12 to the north, R-12 to the east, and R-4A to the south and west. Alpharetta Presbyterian Church and Spring Run subdivision are located to the north, the Letchas property (209 Academy Street) to the east and Academy Park to the south and west.
 - Unified Development Code (UDC) Section 2.2.6 (D) requires a 65' front setback on Academy Street, a ten (10) foot side setback, a 30' rear setback, as well as a maximum ground coverage by principal buildings of 25% for properties in the R-12 zoning district. The applicant's site plan depicts a 20' front setback, a 5' rear setback and a 5' side setback along the new shared property line. Proposed setbacks are consistent with reduced setbacks permitted within the Downtown Overlay. The subject property is not located in the Downtown Overlay; however, the boundaries of the Overlay are adjacent to the applicant's property to the north and west. The applicant proposes a maximum 35% ground coverage by principal buildings on Lot 1. This property is zoned R-12; however, the R-4A/D and R-8A/D zoning districts allow a maximum 40% ground coverage by principal buildings.
 - The subject property was included in the rezoning of Academy Park Phase 5, approved on December 15, 2003. While the rezoning request included the subject property, zoning condition #7 states that "The tracts shown fronting Academy Street shall remain as zoned for single-family homes." Therefore, the subject property maintained the existing zoning at the time of R-12. In addition, zoning condition #2 states that "The overall density for Academy Park shall not exceed 4.0 units per acre, (maximum number of units for combined 12.79

acreage submitted in this application shall not exceed 51 units, excluding the single-family homes on Academy Street.” Only 50 townhome units were developed within Phase 5 of Academy Park. Therefore, the applicant’s request for one (1) additional unit is in compliance with the previous conditions of zoning.

- The submitted site plan depicts two (2) single-family detached lots with Lot 1 having of lot size of 15,870 square feet and 19,845 square foot for Lot 2 (existing home). Both lots are oriented to and have access from Academy Street. The lots have 87’ and 112’ of frontage on Academy Street. The applicant proposes the following building setbacks:

Front Setback – 20’

Side Setback – 10’, except that the side setback between Lots 1 & 2 shall be 5’

Rear Setback – 5’

- The applicant provided a tree survey and assessment, depicting a few trees on the property, including a mix of hardwoods, Pines and Magnolias. The applicant intends to remove some trees to accommodate the new home and driveway on Lot 1 and the new detached garage on Lot 2. The City Arborist has reviewed the applicant’s request and supports the setback variance, which will provide flexibility in locating building footprints. Within Academy Park, a 50’ undisturbed buffer is provided to the south and a 25’ undisturbed buffer is provided to the west.
- Staff has reviewed the applicant’s proposal and finds that it is generally consistent with the surrounding development pattern. Due to the proximity of the property to the Downtown and Academy Park, the new home on Lot 1 should be developed substantially similar to the submitted home style. If the existing home on Lot 2 is demolished or renovated, it should also be developed with a style and materials that are compatible with the development of surrounding properties. In addition, staff recommends conditions requiring a minimum 30’ front setback, 10’ rear setback and a maximum 35% building coverage by principal buildings.
- The applicant’s property would benefit from reduced setbacks in order to accommodate tree save areas. The property is adjacent to Academy Park and therefore careful consideration should be given to saving remaining perimeter trees, where possible. In addition, landscaping disturbed for the purpose of extending sanitary sewer shall be replaced with plant material in order to screen the homes from Academy Park.
- The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.
- Applicant, Steve Beecham, came forward to provide an overview of his request to Council
- Tori Young, came forward as the co-applicant, to also speak to the applicant’s request

Public Comment

- Gariel Burchett, 2441 Loxford Lane, Alpharetta, GA, came forward to speak on this item
- Gordon Hagler, 12420 Dancliff Trace, Alpharetta, GA, came forward to speak on this item

❖ *Council Member Kennedy offered a motion to approve V-17-20 199 Academy St with the conditions as outlined by staff except for a revision to Condition #3, propose changing the front setback from 30 feet to 25 feet and the rear setback from 10 feet to 5 feet, except that existing garage on lot 2 shall be permitted as depicted on the survey.*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 6-0; Belle Isle recused*

D. PH-17-18 Acupressure of North Point/Massage Services (Council Only)

❖ *Mayor Belle Isle returned to the meeting*

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff recommends approval of PH-17-18 Acupressure of Northpoint, LLC subject to the following conditions:
 1. Services offered shall be limited to acupressure massage therapy for head, neck, back, shoulders and feet. No other services shall be permitted.
 2. The Acupressure of Northpoint establishment shall be limited to 2 locations in North Point Mall. A maximum of 5 massage therapy chairs shall be permitted in the public open space of the Mall and not to exceed an area of 200 square feet. A maximum of 6 massage therapy chairs and 6 massage therapy tables shall be permitted within Suite 1220 and not to exceed 1,013 square feet.
 3. Within Suite 1220, massage therapy tables shall not be located in a space that is fully enclosed with walls and a door; however, partial walls and curtains may be acceptable. Massage therapy chairs shall be fully visible from the storefront and shall not be enclosed within a separate space, including the use of partial walls and/or curtains. Floor plan shall be approved by Staff.
 4. Each employee administering massages shall be a certified acupressure masseuse, licensed by the State.
 5. No oils, lotions, creams or similar products shall be used, except for products associated with foot massage services.
 6. There shall be no changing rooms; patrons shall receive massage in street wear with no changing/clothing removal permitted.
 7. Limited retail product sales shall be permitted only as an accessory use to the primary acupressure massage therapy use.
 8. Conditional use approval shall be limited to the Acupressure of Northpoint, LLC; no additional massage therapy businesses or subleasing shall be permitted within the approved space.
 9. Hours of operation shall be restricted to North Point Mall hours.
- The applicant, Acupressure of Northpoint, LLC, is requesting a change to previous conditions of zoning to allow for an expansion of an existing acupressure massage therapy business. The applicant was previously approved for a conditional use in 2009 to allow acupressure massage therapy chairs within the common area of North Point Mall. The subject property is located at 1000 North Point Circle.
- The submitted request, if approved, will allow the applicant to expand the existing acupressure massage therapy business to a 1,013 square foot in-line space in North Point Mall, within Suite 1220 and near Sears Department store. The applicant currently provides acupressure massage therapy services within the lower-level common area of North Point Mall. The subject property is located at 1000 North Point Circle.
- The property is zoned PSC (Planned Shopping Center), which allows the proposed use with approval of a conditional use permit. There are no other 'Massage Therapy' or 'Spa Services' uses in North Point Mall, except for the applicant's existing business.
- The applicant's business has been operating in North Point Mall since 2009 and is located in the lower-level common area. The business currently has five (5) acupressure massage therapy chairs. The applicant seeks additional space in North Point Mall within an in-line space in Suite 1220. Six (6) massage therapy chairs and six (6) massage therapy tables are proposed within the in-line space. According to the applicant, massage therapy tables will be located within rooms enclosed by partial walls and/or curtains, with a curtain at each entrance. Services are proposed to remain the same, except that the applicant requests to add feet soaking and massaging. Hours of operation will be consistent with normal Mall hours.
- Staff's analysis finds that the request for change to previous conditions of zoning should have little impact on the area. The proposed retail service use would be complementary to the surrounding retail uses in North Point Mall and represents an expansion of an existing business. However, conditions should be established as part of this application that regulate and limit an expansion of the business, limit services and prohibit disrobing.
- 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.

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve Ph-17-18 Accupressure of North Point/Massage Services with the 9 conditions outlined by staff, but with the following changes:*
 - *Condition #2 – delete reference to suite number and adding “within an inline storefront space of up to 1013 square feet within the interior of Northpoint Mall.”*
 - *Condition #3, strike the suite number and add, “within the inline storefront space.”*
 - *The motion received a second from Council Member Owens*
 - *The motion was approved 6-1; Mitchell voting no*

E. PH-17-22 48 Old Roswell Street/Addition to Contributing Historic Building (Council Only)

- ❖ *Mayor Belle Isle recused himself from this item and Mayor Pro Tem Owens assumed the Chair*

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of the applicant
- Dave Morgan, of Kimley Horn, came forward to present this item on behalf of the applicant
- Staff recommends approval of PH-17-22 48 Old Roswell Street/Addition to Contributing Historic Building subject to the following conditions:
 1. Property shall be developed substantially in accordance with submitted site plan prepared by Kimley-Horn & Associates, dated 6/15/2017, subject to meeting all City code requirements and conditions of zoning.
 2. Building architecture shall be substantially similar to renderings prepared by Harrison Design, dated 8/1/17, with final approval by Staff.
 3. Dumpster enclosure(s) shall be provided at the rear of the site and shall be constructed of materials similar to those used on the primary structure.
 4. Developer shall dedicate a 20' permanent easement to the City for the purpose of public access across the rear of the property and a 10' permanent easement for the purpose of public access along the northeast property line.
- The applicant, Jeanatte Yosanovich on behalf of Alfred Holbrook, requests Council consideration of an addition to a structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The request will allow for a design center associated with an active living senior communities business. The subject property is located at 48 Old Roswell Street, which is known as the Ralph Waters House.
- The submitted request, if approved, will allow for an addition to an existing structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The Ralph Waters House is a 2-story structure currently being used as a professional office for Trinity Lifestyles Management. The proposed building addition is for a design center associated with an active living senior communities business, where prospective customers walk through a mock dwelling unit to select interior finishes and appliances. The property owner's long-term plan is to utilize the building as a special events center and/or restaurant. The subject property is located at 48 Old Roswell Street.
- The subject property is zoned C-2 (General Commercial), which allows the existing and proposed uses. The addition will include a basement, main floor and rooftop area to support the use as a design center and in the future as a restaurant and/or event space.
- Unified Development Code (UDC) Subsection 2.9.6 (D) outlines the requirements for demolition, removal or substantial alteration of a contributing historic building.

“The demolition, removal (or relocation) or substantial alteration of a contributing historic building shall be prohibited without the prior approval of the City Council following a public hearing. Whenever an application for a demolition, building or other permit that involves the demolition, removal or substantial alteration of a contributing historic

building is submitted to the Building Official or other responsible City department, such application shall be forwarded to the Director for determination as to whether same requires a public hearing and approval by the City Council.”

- A request to demolish, remove or substantially alter a contributing historic building shall be approved by City Council upon a finding that any such denial will result in a significant detriment to the property owner that is not justified by the benefit to the public resulting from the preservation, protection and perpetuation of such building.
- The applicant’s site plan depicts a 4,172 square foot existing structure and a 2,812 square foot addition at the rear of the existing structure, within an area currently being used for parking. Trees may be impacted by the proposed addition. The City’s Alpha Loop project has a planned alignment running across the rear of the subject property.
- The applicant proposes an addition at the rear of an existing historic structure. The existing structure is known as the Ralph Waters House, which is a Colonial Revival built in the 1880s. The structure is primarily brick with a prominent covered entry and large wrap-around porch. The rear elevation is board and batten and both side gable faces are stucco.
- The applicant’s proposed building addition elevations consists of materials such as, siding, stucco, board and batten, metal roofing, timber brackets and a brick base and chimney. All non-masonry surfaces are proposed to be white, except that the rooftop structures are proposed to match the color of the existing brick. The addition is proposed to have a lower roof pitch than the original roof line.
- The City’s Downtown Architect reviewed the proposed building addition elevations and had the following comments:
 1. The front elevation needs to show the proposed extent in the background.
 2. Since these drawings don’t depict material textures, it’s hard to compare to the original house.
 3. Massing of the new construction seems out of place somehow, almost Mediterranean.
 4. Existing windows, although probably not original, don’t have any mullion/grids. New windows should match.
 5. The chimneys are such prominent elements of the original house. Perhaps chimneys can be featured on the new portion to help bring everything together.
 6. Header details over all new windows and doors must be shown.
 7. Gutters and/or downspouts likely will be prominent feature elements.
 8. I don’t have a site plan to consider how this affects neighboring views.
- The Design Review Board (DRB) considered the applicant’s request at its July 21, 2017 meeting as a cursory review. The DRB had the following comments:
 - Reduce mass of white
 - Add a Chimney to the elevation
 - Board and Batten used on original front is used in a smaller proportion and not the entire elevation
 - Brick chimney will help
 - Add Brick sections
 - Roof Materials to match original color
 - Window Mullions per City Architect Comments
 - Prefer Board and Batten over flat white mass
 - Mimic roof slope on existing building
 - Mimic brackets, molding detail on existing porte-cochere
- The applicant updated the elevations in response to comments by the Downtown Architect and DRB. The

Downtown Architect has acknowledged compliance with his concerns. The revised elevations were sent to the DRB to determine compliance with the DRB comments.

- The revised elevations were presented as a courtesy review to the Historic Preservation Commission (HPC) at its August 10, 2017 meeting. The HPC had the following comments:
 - Replace metal roof on the middle section with shingles
 - Replace siding in the middle section with brick
- City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request to allow an addition to a historic structure. The applicant has revised the proposed elevations to address the comments of the Downtown Architect and Design Review Board. If approved, staff recommends compliance with the submitted plans.
- 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.

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve PH-17-22 48 Old Roswell Street with the 4 conditions outlined by staff with the following revisions:*
 - *Condition #2 – read “Building architecture and materials shall be subject to final approval by staff”*
 - *Condition #4- reduce rear permanent easement to 10 feet and strike permanent easement on Northeast property line.*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 6-0; Belle Isle recused*

F. PH-17-20 Unified Development Code Text Amendments to Downtown Code and Alpharetta Design

Guidelines (1st Reading)

- ❖ *Mayor Belle Isle returned to the meeting and resumed as Chair*
- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was heard at the August 3, 2017 Planning Commission meeting. One resident had a question about the proposed amendments. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)
- Staff recommends approval of text amendments to the Unified Development Code and Alpharetta Downtown Design Guidelines as it relates to architectural style requirements and DT-R (Downtown Residential) development standards.
- Consideration of amendments to the Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Subsection 2.8.7 Architectural Style Requirements, Section 3.8 DT-R Downtown Residential and Alpharetta Downtown Design Guidelines.

Architectural Style Requirements:

Staff proposes adding two (2) architectural styles, including Tudor Eclectic and Mercantile/Mill in the Downtown Overlay. The Mercantile/Mill style would only apply to commercial mixed-use or mercantile type buildings.

DT-R (Downtown Residential) Development Standards:

Staff proposes increasing the minimum lot size for a detached home in the DT-R (Downtown Residential) zoning district from 2,500 square foot to 4,500 square feet. Areas in the Downtown appropriate for the DT-

R zoning district are typically areas where redevelopment opportunities have been identified. Increasing the minimum lot size would provide a better transition between existing established neighborhoods and more intense commercial and mixed-use areas of the Downtown Overlay. A larger minimum lot size would also allow for more creative building design, providing flexibility to vary massing and building height. Staff also proposes an amendment to the 0' side setback in the DT-R and DT-LW (Downtown Live-Work) districts to require a minimum 10' between structures.

- City Attorney, Sam Thomas, read the Ordinance aloud constituting a 1st reading

Public Comment

- Kim Jager, 2505 Milford Lane, Alpharetta, GA, came forward speak on this item

❖ *Council Member Kennedy offered a motion to approve the Ordinance*

The motion received a second from Council Member Mitchell

- *The motion was approved 7-0*

G. PH-17-21 Unified Development Code Text Amendments (1st Reading)

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was heard at the August 3, 2017 Planning Commission meeting. One resident had a question about the proposed amendments. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)
- Approve text amendments to the Unified Development Code related to the MU Zoning District, Open Space, Landscape Strip and Downtown Zoning Districts.
- Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions and Section 3.2 Tree Conservation, Landscape and Buffer Requirements to modify the definitions of 'Landscape Strip' and 'Open Space', UDC Subsection 2.2.20 MU Mixed Use District to modify development standards and UDC Appendix A: Alpharetta Downtown Code, Sections 3.5 DT-C Downtown Core, 3.6 DT-MU Downtown Mixed-Use, 3.7 DT-LW Downtown Live-Work and 3.8 DT-R Downtown Residential to require a proportionate share of civic and amenity space as it relates to density.

MU (Mixed-Use) Development Standards:

Text amendments are proposed to the MU (Mixed-Use) zoning district development standards to change 'Park Space' to 'Open Space'.

Open Space:

Modifications are proposed to the definition of 'Open Space' to exclude sidewalks, building setbacks, buffers, landscape strips or other similar requirements.

Landscape Strip:

Modifications are proposed to the definitions of 'Landscape Strip' in UDC Section 1.4 and Section 3.2 to prohibit utilities within a landscape strip.

Downtown Zoning Districts:

Modifications are proposed to each of the four (4) Downtown zoning districts requiring a proportionate share of civic space and amenity space for requests above 10 dwelling units per acre in the DT-C and DT-MU districts and

for requests above 8 dwelling units per acre in the DT-LW and DT-R districts.

- All proposed text amendments have been reviewed by the City Attorney.
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

❖ *Council Member Kennedy offered a motion to approve the Ordinance*

- *The motion received a second from Council Member Binder*
- *The motion was approved 7-0*

VI. OLD BUSINESS

A. Amendment to the Noise Ordinance (2nd reading)

An ordinance to amend ARTICLE II. - NOISE, Section 13-21. - sound level limitations, of the Code of the City of Alpharetta, Georgia so as to modify permissible SOUND LEVELS IN MIXED USE DISTRICTS; To provide an effective date; to repeal conflicting ordinances and resolutions; and for other purposes

- City Attorney, Sam Thomas, read the Ordinance aloud

❖ *Council Member Owens offered a motion to approve the Ordinance*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 7-0*

B. Resolutions to Authorize Eminent Domain to Acquire Certain Property for Road Project – Rucker Road Corridor Improvements Project

(NOTE: This item was tabled at the 8-21-2017 Council Meeting and must be removed from the table to be discussed)

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

- *The motion received a second from Council Member Owens*
- *The motion was approved 7-0*
- City Attorney, Sam Thomas, read the Resolutions aloud referencing the following 9 applicable properties:
 - Parcel 4- 12150 Broadwell Road
 - Parcel 43- 1215 Rucker Road
 - Parcel 44- 320 Kingspring Court
 - Parcel 45- 330 Kingspring Court
 - Parcel 53- 415 Gatehouse Court
 - Parcel 71- 435 Sydney Walk
 - Parcel 85- 1530 Rucker Road
 - Parcel 93- 1614 Rucker Road
 - Parcel 97- 1575 Rucker Road

Public Comment

None

❖ *Council Member Gilvin offered a motion to approve the Resolution as it applies to the 9 properties*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 7-0*

VII. NEW BUSINESS

A. Recreation and Parks Master Plan 2025 Update

- Director of Recreation and Parks, Morgan Rodgers, came forward to present this item
- Staff requests that Council award a contract to update Recreation and Parks Master Plan 2025 to Jacobs Engineering Group Inc. in the amount not to exceed \$60,000.00; and authorize the Mayor to execute all necessary documents.
- In May 2013, the City of Alpharetta awarded RFP 13-109 to Jacobs Engineering Group Inc. to complete the necessary research and analysis to produce the Recreation and Parks Master Plan for the period 2015 to 2025. The scope of service included review and update of the community profile, park system review and analysis, recreation program review and analysis, comparative analysis to benchmark cities, development of plan recommendations, and identification of funding sources and financing for implementation of plan recommendations. Jacobs Engineering utilized public input from meetings with citizens and stakeholders, interviews with elected and appointed officials, and results of a city-wide citizens survey to develop the plan. City Council approved the plan on March 17, 2014.
- Since the adoption of the plan, there have been significant changes in the City and community that have impacted the relevance of several major plan recommendations. Examples of these changes include the issuance and passage of a bond referendum in May 2016 for various recreation and parks projects, the acquisition of the old Fulton County Library on Canton Street, development of the Alpha Loop trail system, and acquisition of 25+ acres of park properties within the past year.
- As a result of the aforementioned changes and other potential projects already on the horizon, staff believes it is important to update the master plan with an emphasis on the changes that have occurred in Alpharetta the past few years and what they mean for the recreation and parks system. The anticipated time period for the master plan update to cover is 2018-2025.
- City staff met with members of Jacobs Engineering to discuss the proposed scope and fee to update the plan. In addition to adjusting the plan recommendations to be relevant to the current environment, the plan will include recreation program analysis and recommendations, plans/recommendations for the Wills Park Equestrian Center, Cultural Arts program services analysis and recommendations, a high-level look at trails plans for the City including greenway and Alpha Loop connectivity, and an evaluation of the capital improvements plan focusing on balancing maintenance capital needs for existing parks, facilities and buildings with expansionary capital items of new parks and facilities to grow geographic and service coverage to our residents. The plan would also include the possibility of working with other municipalities as part of the recreation program analysis.
- Staff is requesting that Jacobs Engineering be awarded as a single source provider of the Parks Master Plan update as they completed the original plan and have access/ownership of all analyses/data and can complete the update in a shorter time frame than any another vendor would have the ability to do.
- The Alpharetta Recreation Commission voted unanimously at their August 8, 2017 meeting to support this proposed update to the Recreation and Parks Master Plan. The Commission and Alpharetta City Council will have input in the process. The final master plan will be presented to City Council for approval. It is staff's intent to have the final master plan approved by Council in early January 2018.

Public Comment

None

- ❖ *Council Member Binder offered a motion to approve a contract to update the Recreation and Parks Master Plan 2025 to Jacobs Engineering Group Inc. in an amount not to exceed \$60,000.00; and authorize the Mayor to execute all necessary documents*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 7-0*

B. Resolution Authorizing Transmittal Of The 2017 Capital Improvement Element And Annual Report



- Senior Engineer, Eric Graves, came forward to present this item
- Staff seeks approval of a Resolution authorizing the transmittal of the 2016-2017 Capital Improvement Element and Annual Report to the Atlanta Regional Commission and the Georgia Department of Community Affairs.
- The Georgia Planning Act of 1989 (The Act) requires that local governments keep their Comprehensive Plans current as a pre-requisite for maintaining Qualified Local Government status, a requirement for eligibility for receipt of State of Georgia funds. The Act requires that local governments provide annual updates to their Capital Improvement Element (CIE), prepared in accordance with the Minimum Planning Standards and Procedures and the Development Impact Fee Compliance Requirements.
- The CIE is designed to provide insight into key infrastructure and public improvement projects being undertaken and completed by local jurisdictions. The Annual Report details on an annualized basis the collection and use of funds derived from impact fees. Together these documents provide a means of tracking local government performance and serve as a tool for measuring progress with respect to achieving community goals as outlined in the Comprehensive Plan.
- The City of Alpharetta is required to transmit its annual update of the Capital Improvement Element to the Atlanta Regional Commission for review prior to Council Adoption.
- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve the Resolution*
 - *The motion received a second from Council Member Mitchell*

- *The motion was approved 7-0*

VIII. WORKSHOP

A. Glass Recycling Services

- Director of Finance, Tom Harris, came forward to present this item
- Monica Mosley from Republic Services, came forward to address questions posed by Mayor and Council
- This item will come forward on the next Council Meeting agenda for formal consideration

B. Update: Webb Bridge Corridor Improvement Project

- Senior Engineer, Eric Graves, came forward to provide a brief overview of this item
- Extensive public input given over 5 meetings and through online polls to determine the public preference for this corridor.
- Feedback has been in favor of reducing traffic congestion, keeping the neighborhood feel and maintaining safety for pedestrians and bicyclers. Additionally, residents do not want 5 lanes.
- This item will come forward at a later date for formal consideration

IX. PUBLIC COMMENT

None

X. REPORTS

- Reminder that the Northwinds Extension ribbon cutting is tomorrow (Tuesday) at 9:00 A.M.

XI. ADJOURNMENT TO EXECUTIVE SESSION

❖ *Council Member Merkel offered a motion to adjourn into Executive Session*

- *The motion received a second from Council Member Kennedy*
- *The motion was approved 7-0*

Respectfully submitted,



Coty Thigpen, City Clerk