



PLANNING COMMISSION MEETING
AUGUST 2, 2018
ALPHARETTA CITY
HALL COUNCIL
CHAMBERS
2 PARK PLAZA
6:30 PM

I. CALL TO ORDER

a. Presentation of Service Award to Rob Partee

Mayor Gilvin presented the Award.

II. ROLL CALL

Members Present

- Francis Kung'u (Chair)
- Larry Attig
- Jamie Bendall
- William Perkins
- Steve Usry
- Candy Waylock
- Martine Zurinskas

Members Absent

- John Goss

III. APPROVAL OF MEETING MINUTES

a. July 12, 2018 Meeting Minutes

- ❖ Commissioner Perkins offered a motion approve the meeting minutes
- Commissioner Waylock seconded the motion
- The motion was approved (7-0)

IV. PUBLIC HEARING

a. MP-18-06 Starbucks/Windward

Michael Woodman presented consideration of a request to amend the Windward Master Plan to add 'Restaurant with Drive-thru Window' in Pod 4 for the purpose of converting an existing bank with drive-thru to a Starbucks with drive-thru. The property is located at 6197 Windward Parkway and is legally described as being located in Land Lots 1106 & 1107, 2nd District, 1st Section, Fulton County, Georgia.

There was discussion on:

- Precedent for a drive-thru within the Master Plan
- "Compelling" reason for CLUP
- Streetscape/Landscape strip location
- Elevations
- Restrictions on amendments

The Applicant presented.

There was discussion:

- Interior LEED Certified Project
- Elevation –design planned for this particular project
- Relocation of existing Starbucks
- Necessity for a drive'thru
- Vehicle Count
- Stacking
- Sufficient Capacity
- Configuration for 8 cars
- Traffic
- Peak Hour definition
- Drive-Thru vs. Total Trips
- Intent on Use
- Floor Plan
- Passer By Traffic Use
- "Loop" connection
- Pedestrian and bike access
- Potential consequences/precedent if approved

- Traffic was not studied for this particular location
- Quing option if needed
- WCSA has no issues with the Application

There was no Public Comment

❖ Commissioner Usry offered a motion approve with Staff recommended conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by GPD Group, dated 6/28/2018, except for modifications required to comply with the conditions below.
2. Add 'Restaurant with Drive-thru Window' as a permitted use in Windward Master Plan Pod 4 at 6197 Windward Parkway for Starbucks. Approval shall be limited to a coffee shop only.
3. Drive-thru facilities shall not be visible from the public right-of-way. Decorative landscape material shall be used to screen the drive-thru, as approved by the DRB.
4. Replace dead, dying or missing landscape material in existing required landscape areas.
5. Developer shall provide the required bicycle racks.
6. Building, site and landscape plans shall be subject to review and approval by the DRB.

- Commissioner Waylock seconded the motion
- The motion was approved (6-1) (Kung'u)

b. PH-18-05 Unified Development Code Text Amendments/Fire Pit & Clearing and Grading Regulations

Consideration of text amendments to Unified Development Code, Article III to address clearing and grading activities and Article IV to add Fire Pit regulations.

This item was tabled by the Planning Commission on July 12, 2018. It was not removed from the table for this meeting.

v. ITEMS FROM STAFF

a. North Point LCI Update

Kathi Cook, Director of Community Development presented update.

b. Introduction of Community Zoning Information Meeting

Elle Taylor, Planning and Zoning Coordinator explained new monthly meeting to allow resident's ability to view and comment on upcoming cases prior to Public Hearings.

vi. ITEMS FROM BOARD MEMBERS

vii. ADJOURNMENT

Chairman Kung'u adjourned the meeting at 8:20 p.m.