



PLANNING COMMISSION MEETING JANUARY 3, 2019

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

I. CALL TO ORDER

a. Election of Officers for 2019

- ❖ Commissioner Perkins nominated Francis Kung'u to serve as Chair
 - Commissioner Attig seconded the motion
 - Chairman Kung'u accepted the nomination
- ❖ Commissioner Attig nominated Fergal Brady to serve as Vice-Chair
 - Commissioner Perkins seconded the motion

II. ROLL CALL

Members Present

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

Members Absent

- Fergal Brady (Vice-Chair)
- Martine Zurinkas

Staff Present

- Kathi Cook, Director of Community Development
- Eric Graves, Senior Traffic Engineer
- Michael Woodman, Senior Planner

- Elicia Taylor, Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

a. December 6, 2018 Meeting Minutes

- ❖ Commissioner Perkins offered a motion approve the meeting minutes
 - Commissioner Usry seconded the motion
 - The motion was approved (5-0-1) (Waylock)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-18-11 1699 Land Co/Hampton Hall Phase VIII

This item was deferred until Thursday, February 7, 2019. It was not considered at this meeting.

Consideration of a request to rezone approximately 5 acres from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential) to allow for a 10-lot single-family detached subdivision. The property is located on High Hampton Chase, just west of Haven Bluff in the Hampton Hall subdivision and is legally described as being located in Land Lot 917, 1st District, 2nd Section, Fulton County, Georgia.

b. Z-18-07/CU-18-05/V-18-09 Silver Oaks/Northside Medical Office

Kathi Cook, Director of Community Development, presented consideration of a request to rezone approximately 6 acres from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) to allow for a 3-story, 60,000 square foot medical office building and a 2-story, 20,000 square foot medical office building. A conditional use is requested to allow 'Clinic' and variances are requested to exceed the maximum building footprint, eliminate the required 50' undisturbed buffer and to increase building height. The property is located at 2465, 2485, 2505, 2525 & 2545 Old Milton Parkway and is legally described as being located in Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia.

Staff's recommendation was to approve with the following conditions:

1. The site, consisting of approximately 5.9 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Long Engineering, Inc., dated 11/19/2018, 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. 'Clinic' shall be added as a conditional use at 2465, 2485, 2505, 2525 & 2545 Old Milton Parkway, limited to no more than 80,000 square feet and excluding pain clinics.
3. Conditional use approval shall be limited to Northside Hospital, Inc. and its affiliates; no additional clinic businesses or subleasing shall be permitted within the approved space.
4. Hours of operation of the 'Clinic' shall be Monday – Sunday 6:00 AM to 8:00 PM.
5. Maximum building height shall be 3 stories and 44'.
6. Maximum building footprint of the 60,000 square foot building shall be 20,000 square feet.
7. Buildings shall have a minimum 20' front setback along Old Milton Parkway.
8. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Parking deck elevations shall be treated with comparable architecture, materials and finishes as the building it serves, subject to approval by the DRB. Parking deck shall be screened from Old Milton Parkway and the Alpha Loop with aesthetic evergreen landscape material to break up the view of the parking deck, as approved by DRB.
9. Developer shall improve Old Milton Parkway streetscape, including an 8' sidewalk, 6' planting strip and decorative pedestrian-scale lighting. Street trees shall be required in the planting strip (as approved by GDOT), 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.
10. Existing utilities and easements shall not conflict with landscape strip and front yard landscaping requirements.
11. Amenity and civic space shall meet the minimum requirements and shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. Landscape shall include plant selections promoting the historic district.
12. Foundation plantings shall be provided to accommodate shrubs and vines, as approved by Staff.
13. 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.
14. Developer shall save trees as depicted on the plan prepared by Sears Smith & Associates, dated 12/10/2018. 26" Black Walnut shall be re-evaluated in the spring to determine if the tree is a good tree save. Applicant shall make a reasonable effort to save 7" Magnolia and 7.5" Hemlock at the southeast corner of the property.
15. Developer shall dedicate permanent easement and construct minimum 8' concrete, accessible multi-use trail (Alpha Loop) in the location depicted on the site plan prepared by Sears Smith & Associates, dated 12/10/2018, with final alignment/design/materials approved by Staff and construction completed prior to the first CO. A crosswalk shall be provided across Old Milton Parkway, at the signalized intersection, and shall be constructed of a material approved by Staff. Alpha Loop shall including seating/gathering areas, lighting (pedestrian and bollards), landscape, hardscape and trail entrance gateways/arches at Old Milton Parkway and at southern property line. Wayfinding signage shall be placed at key locations

along the trail. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff.

16. Decorative paver apron shall be required at project driveway, as approved by Staff.
17. Applicant shall provide a City-approved MARTA bus shelter at the bus stop in front of the City's Public Safety building or at an alternative location approved by MARTA.
18. Overhead utilities shall be placed underground.
19. Site driveway improvements shall incorporate an eastbound deceleration lane along Old Milton Parkway; a southbound ingress lane; a northbound combined left and through lane; and a northbound right-turn lane.
20. As recommended by the applicant's traffic study, a traffic signal shall be installed at the intersection of Old Milton Parkway with Park Street/site access drive. Traffic signal design to be approved by Alpharetta Public Works Traffic Signals group and shall meet City standards, including communication with the city central control system, fire preemption, and camera mounted on luminaire extension arm. Applicant shall obtain all required GDOT permits for signal and right-of-way encroachment.
21. Pedestrian amenities including sidewalks, lighting, benches and bike parking shall be provided throughout the development.
22. Fire Department access shall meet IFC 2012 Chapter 5 and Appendix D, regarding turnaround on west side of the property.
23. Location of stormwater outfalls shall be approved at Land Disturbance Permit. Outfall shall be directed away from public park or built as decorative feature, as approved by Staff.

There was no public comment.

After presentation from Applicant and discussion by the Commission:

- Condition #20
- Height Variance due to needs of Medical building
- Need for Office in Downtown
- Definition of "Clinic"

❖ Commissioner Attig offered a motion to approve subject to Applicant's recommended conditions, with the exception of Condition #20 which would be Staff's Condition and on Condition #18 striking the word "overhead"

- Commissioner Waylock seconded the motion
- The motion was approved (6-0)

1. The site, consisting of approximately 5.9 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Long Engineering, Inc., dated 11/19/2018, 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. 'Clinic' shall be added as a conditional use at 2465, 2485, 2505, 2525 & 2545 Old Milton Parkway, limited to no more than 80,000 square feet.

3. Conditional use approval shall be limited to Northside Hospital, Inc. and its affiliates;
4. Hours of operation of the 'Clinic' shall be Monday – Sunday 6:00 AM to 8:00 PM.
5. Maximum building height shall be 3 stories and 44'.
6. Maximum building footprint of the 60,000 square foot building shall be 20,000 square feet.
7. Buildings shall have a minimum 20' front setback along Old Milton Parkway.
8. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Parking deck elevations shall be treated with comparable architecture, materials and finishes as the building it serves, subject to approval by the DRB. Parking deck shall be screened from Old Milton Parkway and the Alpha Loop with aesthetic evergreen landscape material to break up the view of the parking deck, as approved by DRB.
9. Developer shall improve Old Milton Parkway streetscape, including an 8' sidewalk, 6' planting strip and decorative pedestrian-scale lighting. Street trees shall be required in the planting strip (as approved by GDOT), 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.
10. Existing utilities and easements shall not conflict with landscape strip and front yard landscaping requirements.
11. Amenity and civic space shall meet the minimum requirements and shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. Landscape shall include plant selections promoting the historic district.
12. Foundation plantings shall be provided to accommodate shrubs and vines, as approved by Staff.
13. 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.
14. Developer shall save trees as depicted on the plan prepared by Sears Smith & Associates, dated 12/10/2018. 26" Black Walnut shall be re-evaluated in the spring to determine if the tree is a good tree save. Applicant shall make a reasonable effort to save 7" Magnolia and 7.5" Hemlock at the southeast corner of the property.
15. Developer shall dedicate permanent easement and construct minimum 8' concrete, accessible multi-use trail (Alpha Loop) in the location depicted on the site plan prepared by Sears Smith & Associates, dated 12/10/2018, with final alignment/design/materials approved by Staff and construction completed prior to the first CO. A crosswalk shall be provided across Old Milton Parkway,

at the signalized intersection, and shall be constructed of a material approved by Staff. Alpha Loop shall including seating/gathering areas, lighting (pedestrian and bollards), landscape, hardscape and trail entrance gateways/arches at Old Milton Parkway and at southern property line. Wayfinding signage shall be placed at key locations along the trail. Alpha Loop improvements shall be eligible for impact fee credits pursuant to the requirements of O.C.G.A. Section 36-71-7(b) and those sections of the Impact Fee Ordinance not in conflict therewith. There is no obligation on Northside to grant any easement or to complete construction of any improvement until the time for final inspection for either of the medical office buildings.

16. Decorative paver apron shall be required at project driveway, as approved by Staff.
17. Applicant shall provide a City-approved MARTA bus shelter at the bus stop in front of the City's Public Safety building or at an alternative location approved by MARTA.
18. Utilities directly serving the development shall be placed underground.
19. Site driveway improvements shall incorporate an eastbound deceleration lane along Old Milton Parkway; a southbound ingress lane; a northbound combined left and through lane; and a northbound right-turn lane.
20. As recommended by the applicant's traffic study, a traffic signal shall be installed at the intersection of Old Milton Parkway with Park Street/site access drive. Traffic signal design to be approved by Alpharetta Public Works Traffic Signals group and shall meet City standards, including communication with the city central control system, fire preemption, and camera mounted on luminaire extension arm. Applicant shall obtain all required GDOT permits for signal and right-of-way encroachment.
21. Pedestrian amenities including sidewalks, lighting, benches and bike parking shall be provided throughout the development.
22. Fire Department access shall meet IFC 2012 Chapter 5 and Appendix D.
23. Location of stormwater outfalls shall be approved at Land Disturbance Permit. Outfall shall be directed away from Public Park or built as decorative feature, as approved by Staff.

c. MP-18-11 Tapout Fitness/North Point Commons Master Plan

Michael Woodman, Senior Planner, presented consideration of a request to amend the North Point Commons Master Plan to add 'Athletic Facility/Fitness Studio' as a permitted use in Pod B. The property is located at 970 North Point Drive, Suite A2 and is legally described as being located in Land Lots 754, 755, 796 797, 1st District, 2nd Section, Fulton County, Georgia.

Staff recommended approval with the following conditions:

1. 'Athletic Facility/Fitness Studio' shall be added as a permitted use in the North Point Commons Master Plan Pod B.
2. Replace dead, dying or missing landscape material in existing required landscape areas.

3. Developer shall provide at least 7 bicycle parking spaces to serve the entire property.

There was discussion:

- Could Bike Racks be approved by Arts Alpharetta or Staff
- Maintenance of Landscape is property owners' responsibility
- This use not being allowed previously on this POD may have been an oversight
- Logistics on placing burden of Condition #2 on Applicant. Staff explained this is a common condition and Landscape, Maintenance Bond process.

Applicant presented:

- In agreement with Staff recommended conditions
- Has 4 other locations

There was no Public Comment.

- ❖ Commissioner Perkins offered a motion to approve with any Staff recommendations
 - Commissioner Waylock seconded the motion
- Commissioner Attig offered a Friendly Amendment on Condition # 3 that the Bicycle parking spaces would be Staff Approval with guidance from Arts Alpharetta
 - Commissioner Perkins accepted the amendment
 - The motion with the Friendly Amendment was approved (6-0)

d. CU-18-12/V-18-20 Hand and Stone Massage and Facial Spa

Michael Woodman, Senior Planner, presented consideration of a request for conditional use to allow 'Spa Services' in a 2,250 square foot suite within the Windward Commons shopping center. A variance is requested to allow the business within 2,000' or less of a comparable business. The property is located at 12850 Alpharetta Highway, Suite 1100 and is legally described as being located in Land Lots 1049 and 1112, 2nd District, 2nd Section, Fulton County, Georgia.

Commissioner Attig recused himself, as he is a property owner of business with a similar use.

Staff recommended approval subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 12850 Alpharetta Highway Suite 1100, limited to no more than 2,250 square feet.
2. Conditional use approval shall be limited to Hand and Stone Massage and Facial Spa;

no additional spa services businesses or subleasing shall be permitted within the approved space.

3. Hours of operation shall be Monday – Friday 9:00 AM – 9:00 PM, Saturday 9:00 AM – 7:00 PM and Sunday 10:00 AM – 6:00 PM.

4. Window signage shall be limited to no more than 10% of the window area. Window signage shall be prohibited within windows on the east elevation of the building. No lighting window trim.

After presentation from the Applicant and discussion:

- W2 Employees
- Approximately 22 employees
- Not a Medical SPA
- Employees are certified
- Public notification requirements
- Intent of distance requirements for Spa's
- Middle market day SPA services
- Franchise business- 400 locations ,6 Atlanta locations, screening of owners, 500k investment cost
- Reason for choosing Alpharetta is demographics and ability to share Staff between locations

❖ Commissioner Waylock offered a motion to approve with Staff recommendations

- Commissioner Waylock seconded the motion
- The motion with t was approved (5-0)

Commissioner Attig returned to the meeting.

e. PH-18-19 Unified Development Code Text Amendments – Definitions, C-2 Uses & Driveways

Kathi Cook, Director of Community Development, presented consideration of text amendments to Unified Development Code, Articles I, II and III to remove 'Dwelling, 'For-Rent' as a conditional use and 'Congregate Housing' as a permitted use in the C-2 zoning district, amend the definitions of 'Greenspace' and 'Open Space' and add regulations addressing minimum length of a residential driveway.

After presentation and discussion:

- Adding a minimum width for a tandem to be added before consideration by Council
- Greenspace Requirements
- Behaviors toward autos are not as we expected
- Behavior is to use on street, public parking
- Price ranges of homes are higher and people have multiple vehicles
- Downtown Code states that we should update periodically as needed

❖ Commissioner Usry offered a motion to approve

- Commissioner Bendall seconded the motion
- The motion was approved (6-0)

VII. ADJOURNMENT