



PLANNING COMMISSION MEETING SUMMARY DECEMBER 6, 2018

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

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I. CALL TO ORDER

II. ROLL CALL

Members Present

- Francis Kung'u (Chair)
- Fergal Brady (Vice-Chair)
- Larry Attig
- William Perkins
- Steve Usry
- Martine Zurinskas
- John Goss (Voting Alternate)

Members Absent

- Candy Waylock

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. November 12, 2018

❖ Commissioner Usry offered a motion to approve the November 1, 2018 Minutes

- Commissioner Perkins seconded the motion
- The motion was approved (7-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. MP-18-09 Encore Commons

Kathi Cook, Director of Community Development presented consideration of a request for master plan amendment to amend the North Point Business Center Master Plan Pod 9 to allow for a 10,500 square foot retail building and 6,800 square foot restaurant building within an existing office parking lot. The property is located at 100 & 200 North Point Center East and is legally described as being located in Land Lots 687, 688, 701 & 702 1st District, 2nd Section, Fulton County, Georgia.

Staff recommended approval with the following Conditions:

1. Property shall be developed substantially as depicted on the plan prepared by Paulson Mitchell, Inc., dated 11/29/2018, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Restaurant/Retail buildings shall be limited to no more than 17,300 square feet. Total retail square footage shall not exceed 10,500 square feet.
3. Pod 9 uses shall be limited to restaurant, office or service retail that serves office employees as stated below:
 - a. Office (professional and medical) – Primary Use
 - b. Animal Hospital, Small Animal
 - c. Art Gallery
 - d. Associations (Clubs and Lodges)
 - e. Athletic Facility/Fitness Studio
 - f. Bakery
 - g. Barber Shop
 - h. Beauty Shop
 - i. Book Store
 - j. Brewery
 - k. Dance Studio

- l. Drug Store (Pharmacy)
 - m. Dry Cleaning, Pick-up Station
 - n. Florist
 - o. Grocery Store
 - p. Hardware Store
 - q. Laundry, Pick-up Station
 - r. Pet Grooming
 - s. Print Shop
 - t. Restaurant (without drive-through)
 - u. Retail Establishment (not to exceed 5,000 square feet)
 - v. School, Commercial
 - w. Services uses associated with office, which are located within office buildings, such as athletic facility/fitness studio, food service/restaurant, print shop, laundry/dry cleaning drop-off, etc.)
4. Maximum building setbacks from North Point Parkway and Encore Parkway shall be 10'.
 5. Building elevations shall comply with the North Point Overlay with respect to building design and material regulations and shall be subject to final approval by DRB.
 6. Developer shall improve the North Point Parkway streetscape as provided for in Section 2.10 (B) Site Regulation Table, as approved by Staff. Developer shall dedicate sufficient right-of-way to accommodate the sidewalk along North Point Parkway in the public right-of-way.
 7. Property owner shall dedicate a permanent easement over 2.28-acre property owned by BRI 1870 North Point LLC (PIN 12 261006870474). Easement shall allow City to develop property as a park. Permanent easement shall satisfy open space and EcoDistrict measures for the proposed development
 8. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development and amenity areas.
 9. Applicant shall make an effort to determine if any existing landscaping (trees and shrubs) can be spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.
 10. Replace any dead, dying or missing landscape material in required landscape strips and landscape islands.
 11. Dumpster enclosures shall maintain a 50' setback from the nearest public right-of-way.
 12. New utilities shall be placed underground.

After Presentation from the Applicant and discussion of:

- Directional Signage
- Issues of not granting easement
- Users
- Condition # 3
- Condition #7

There was no Public Comment.

❖ Commissioner Brady offered a motion to approve with the following conditions:

1. Property shall be developed substantially as depicted on the plan prepared by Paulson Mitchell, Inc., dated 11/29/2018, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Restaurant/Retail buildings shall be limited to no more than 17,300 square feet. Total retail square footage shall not exceed 10,500 square feet.
3. Pod 9 uses shall be limited to restaurant, office or service retail that serves office employees +as stated below:
 - a. Office (professional and medical) – Primary Use
 - b. Animal Hospital, Small Animal
 - c. Art Gallery
 - d. Associations (Clubs and Lodges)
 - e. Athletic Facility/Fitness Studio
 - f. Bakery
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 - q. Laundry, Pick-up Station
 - r. Pet Grooming
 - s. Print Shop
 - t. Restaurant (without drive-through)
 - u. Retail Establishment (not to exceed 5,000 square feet)
 - v. School, Commercial
4. Maximum building setbacks from North Point Parkway and Encore Parkway shall be 10'.
5. Building elevations shall comply with the North Point Overlay with respect to building design and material regulations and shall be subject to final approval by DRB.
6. Developer shall improve the North Point Parkway streetscape as provided for in Section 2.10 (B) Site Regulation Table, as approved by Staff. Developer shall dedicate sufficient right-of-way to accommodate the sidewalk along North Point Parkway in the public right-of-way.
7. Property owner shall provide a mutually agreed upon easement over 2.28-acre property owned by BRI 1870 North Point LLC (PIN 12 261006870474). Easement shall allow City to develop property as a park. Permanent easement shall satisfy EcoDistrict measures for the proposed development. If agreement is not provided, applicant shall provide other means to provide compliance with EcoDistrict measures, with final approval by Council.
8. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development and amenity areas.

9. Applicant shall make an effort to determine if any existing landscaping (trees and shrubs) can be spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.
10. Replace any dead, dying or missing landscape material in required landscape strips and landscape islands.
11. Dumpster enclosures shall maintain a 50' setback from the nearest public right-of-way.
12. New utilities shall be placed underground.

- Commissioner Goss seconded the motion
- The motion was approved (7-0)

b. MP-18-10 Notting Hill of Alpharetta

Kathi Cook, Director of Community Development presented consideration of a request for master plan amendment to amend the Old Milton Holdings Master Plan to change 42 'For-Sale' stacked flat (condominium) units to 63 'For-Sale' townhome units. The property is located at 145, 155, 165, 175, 185 & 195 Thompson Street, 145, 157 & 179 Park Street and 2460 & 2450 Old Milton Parkway and is legally described as being located in Land Lot 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.

Staff's recommendation was to deny. Staff recommended the following Conditions if approval was considered:

1. The site, consisting of approximately 2.82 acres, shall be developed substantially similar to plan prepared by AEC, dated 11/29/2018, 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. To the extent of any conflict between these conditions and prior Master Plan conditions, these conditions shall control.
2. Old Milton Holdings Master Plan residential density shall be limited to no more than 7.41 du/acre.
3. Building setbacks shall be 30' on Thompson Street, 10' on Park Street, and 5' internal property lines.
4. Thompson Street and Park Street shall generally be improved as follows: 36' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking, and 10' travel lane, with final approval by Staff. Park Street streetscape shall be modified to include the Alpha Loop. Final streetscape shall match the approved streetscape standards and include decorative pedestrian lighting as approved by Staff.
5. Roadways with on-street parking shall incorporate curb extensions at intersections.
6. Townhomes shall accommodate 3.75 parking spaces per unit within a garage, driveway, off-street parking areas and/or on-street parking adjacent to the subject site. Guest parking areas and garage doors shall be screened from the public right-of-way. Residential driveways used to meet parking requirements shall be a minimum 18' from garage to alley.

7. Open/green space shall be equal to or more than the open/green space provided on the 1/22/2017 plan, which is approximately 1.43 acres.
8. Linear Park shall be developed along Thompson Street with a minimum 30' width and including an 8' sidewalk and improved greenspace, as approved by Staff. Linear Park shall include stacked stone, brick or granite columns, with under ledge lighting, hedges and landscaping between residential buildings and linear park with final approval by Staff. Seating areas/benches, street furniture and a public art pedestal shall be provided as approved by Staff. Applicant shall provide a permanent easement to the City for the linear park and area shall be maintained by the HOA.
9. Linear Park and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors, as approved by Staff.
10. Development shall not be gated.
11. Architecture and materials shall be substantially similar to submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant/Staff comments, and in compliance with the Downtown Code, subject to Staff approval. 4-sided architecture and materials shall be required.
12. Developer shall construct an 8' concrete, accessible multi-use trail (Alpha Loop) along Park Street, with final alignment/design/materials approved by Staff and construction completed prior to the first CO. Alpha Loop shall be placed within the public right-of-way or a permanent easement shall be provided. Min. 5' planting strip shall be provided between Park Street and the Alpha Loop. On-street parking may be located within the 5' planting strip area. Alpha Loop shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. A wayfinding sign shall be placed at a key location along the trail. Alpha Loop improvements, outside of required 6' sidewalk, shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain min. 10' setback from residential buildings, as approved by Staff.
13. Minimum 5' heavily planted landscape strip shall be required adjacent to the property to the west and south and shall be expanded up to 15', where possible.
14. All buildings shall have connectivity to the public sidewalk system.
15. Pedestrian-scale lighting shall be provided throughout the development.
16. Fencing visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
17. Developer shall save the following trees: #170 (38" Water Oak) OR #179 (24" Magnolia) and 16" Magnolia.
18. Developer shall identify locations with significant tree groupings and incorporate those groupings into the final site plan, as approved by Staff.
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. Corner of Thompson and Park Street shall be heavily landscaped, including a decorative wall and focal point feature, as approved by Staff.
21. Decorative paver aprons shall be required at each project driveway, as approved by Staff.
22. Landscape, hardscape, fences and walls shall compliment materials used in Phase I of the Master Plan. A detailed landscape plan shall be required, subject to approval by Staff.
23. Developer shall provide easement to allow for a future connection between the property and the Post Office property through the East-West street/driveway.
24. Widths/lengths of fire department access road shall comply with Appendix D – Fire

Apparatus Access Roads.

25. Streets less than 24' wide shall be marked "No Parking".

26. New overhead utilities shall be placed underground. 10' landscape strip on Park Street shall be exclusive of overhead utilities and utility easements.

27. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

There was discussion on:

- Tandem Parking
- Lack of 18' driveway
- Greenspace
- Elevations
- Density Chart
- Downtown Master Plan Demand Analysis Market Study – City has exceeded Demand
- 18' driveway request
- Condition # 6
- No Curb cut on Thompson St. They have on street parking
- Linear Park Public Space vs. Proposed Plan

Julie Sellers, Kevin Norton, Bob Cheeley and Steve Rowe presented for the Applicant.

- Greenspace on previous plan was a private area, not publicly accessible
- Lack of " middle housing"
- Total Parking exceeds/meets code requirements – 3.8 spaces per residential units, 164 spaces for 63 TH units.
- Part of a Master Plan
- Tree Save Area – challenging topography
- Market Research
- Price Points in \$400 - \$500 k
- Smaller Product

Public Comment:

In Favor:

1. Brandon Beach, 3100 Brierfield Rd

Reason:

1. Price Point

There was more discussion:

- Concern of sufficient parking on site
 - 50 parking spaces short
 - 2 tandem spaces in garage
- There is no shared parking with Wellstar Site
- Adjacent property parking off street
- Limited guest parking on site
- Tandem parking not common in Alpharetta
- Will structures closer to street be able to extend driveways?
- Concern over precedent
- Need for getting right amount of density
- Possible improvements on site plan to accommodate parking
- Good price point
- 22 units with 18' driveways

Julie Sellers gave a rebuttal:

- Parking
- 30' Linear Park
- Covenants restricting where people may park

There was more discussion

- Price Point – Market bears what actual price point will be
- Well Star Parking
- Chairman cautioned Board to be careful using price point as a criteria
- Board likes product but would like more on site parking
- Parking behavior in Downtown has not been what we thought it would be
- Tree Save

❖ Commissioner Brady offered a motion to approve with all conditions recommended by the City

- Commissioner Usry seconded the motion
- The motion was approved (4-3)

c. **CU-18-11 A-1 Driving School/11940 Alpharetta Highway**

Michael Woodman presented consideration of a request for conditional use permit to allow 'School, Commercial' for A-1 Driving School. The property is located at 11940 Alpharetta Highway, Suite 112 and is legally described as being located in Land Lot 648 1st District, 2nd Section, Fulton County, Georgia.

Staff's recommendation was to approve CU-18-11 A-1 Driving School/11940 Alpharetta Highway, subject to the following conditions:

1. 'School, Commercial' shall be added as a conditional use at 11940 Alpharetta Highway, Suite 112, and limited to no more than 1,300 square feet.
2. Conditional use approval shall be limited to A-1 Driving School; no additional 'School, Commercial' businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Tuesday – Thursday 10:30 AM – 6:00 PM, Friday 10:30 AM – 7:00 PM and Saturday 8:00 AM – Noon.
4. The business shall not have outside storage or outdoor displays, including storage of vehicles associated with the applicant's business.
5. Property owner shall install the required landscape strip along Alpharetta Highway, as approved by Staff. Landscaping shall be installed within 30 days from the approval of the conditional use.

Applicant agreed to Staff Conditions.

There was no Public Comment.

❖ Commissioner Attig offered a motion to approve with Staff recommended conditions

- Commissioner Brady seconded the motion
- The motion was approved (7-0)

VII. ADJOURNMENT