



City Council Meeting
January 28, 2019
Office of the City Clerk

2 PARK PLAZA- CITY HALL

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 Gilvin called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - Mayor Jim Gilvin
 - Mayor Pro Tem Donald F. Mitchell
 - Jason Binder
 - Ben Burnett
 - John Hipes
 - Dan Merkel
 - Karen Richard
- Staff
 - Bob Regus, City Administrator
 - Sam Thomas, City Attorney
 - Erin Cobb, City Clerk
 - James Drinkard, Asst. City Administrator
 - Peter Sewczwicz, Director of Public Works
 - John Robison, Director of Public Safety
 - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
 - Kathi Cook, Director of Community Development
 - Michael Woodman, Senior Planner

- o Eric Graves, Senior Traffic Engineer

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

- Council Meeting Minutes (Meeting of 1/14/2019)
- A Resolution Authorizing the Execution of an Amendment to an Employment Agreement Between the City of Alpharetta and the City Administrator
- A Resolution of the Mayor and Council of the City of Alpharetta, Georgia Appointing Erin Cobb as City Clerk of the City of Alpharetta
- ❖ Council Member Merkel offered a motion to approve the Consent Agenda
- The motion received a second from Mayor Pro Tem Mitchell
- The motion was approved unanimously 7-0

V. PUBLIC HEARING

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

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends Mayor and Council approve Z-18-07/CU-18-05/V-18-09 Silver Oak Northside Hospital/Old Milton Parkway, subject to the following conditions (Planning Commission changes in RED):
 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 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. ~~Overhead~~ 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 and the Alpharetta City Code., 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.
 - The applicant, Silver Oak Assets, LLC, is requesting a rezoning of 5.9 acres from R-12 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) to allow for the construction of a 3-story, 60,000 square foot medical office building, 2-story, 20,000 square foot medical office building and a 3-level parking deck. A conditional use is requested to allow 'Clinic' and 2 variances and an exception are requested to increase the maximum building footprint, eliminate a 50' undisturbed buffer and increase the building height. The subject property is located at 2465, 2485, 2505, 2525 & 2545 Old Milton Parkway on the south side of Old Milton Parkway across from Park Street.
 - The submitted request, if approved, would allow for the construction of a 3-story, 60,000 square foot medical office building, 2-story, 20,000 square foot medical office building and 3-level parking deck on 5.9 acres.
 - The applicant proposes rezoning of the property from R-12 to DT-LW, a conditional use to allow 'Clinic' and two (2) variances and an exception to increase the maximum building footprint, eliminate a 50' undisturbed buffer and increase building height. The subject property is located at 2465, 2485, 2505, 2525 & 2545 Old Milton Parkway on the south side of Old Milton Parkway across from Park Street.
 - The applicant's property represents five (5) parcels of land, of which two (2) are developed with single-family detached homes and the remaining properties are undeveloped. The property located at 2465 Old Milton Parkway was also previously used for a fruit and vegetable stand.

- Surrounding properties are zoned MU (Mixed Use) to the north, R-10M (Dwelling 'For-Rent' or 'For-Sale', Residential) to the east, R-10M and R-4A (Dwelling, 'For-Sale' Attached Residential – Low Density) to the south and O-P (Office-Professional) to the west. The Foundry mixed-use development is located to the north, AMLI Northwinds to the east and south, Haynes Park Subdivision detention pond to the south and Quality Orthodontic Care (1-story medical office building) to the west.
- The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use Live Work'. As shown in the table below, the applicant's proposed non-residential density is less than other Downtown developments. The applicant proposes 80,000 square feet of medical office use on the 5.9-acre property, which represents a non-residential density of 13,559 square feet per acre. The applicant proposes structured parking, which allows for more greenspace and open space.
- The applicant is requesting two (2) variances and an exception. A variance is requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Subsection 3.7.5 to increase the maximum building footprint in the DT-LW district from 10,000 square feet to 20,000 square feet for the 60,000 square foot office and to approximately 38,000 square feet for the 3-level parking deck. The WellStar medical office building directly across Old Milton Parkway has a building footprint of 20,000 square feet.
- Staff does not believe the intent of the Downtown Code was to regulate structured parking footprints as it could discourage the use of structured parking. However, out of an abundance of caution, staff advertised a building footprint variance for the proposed 3-level parking deck. The proposed parking deck falls within the maximum parking deck footprints approved in the Downtown. If approved, conditions are recommended addressing architectural and design requirements, as well as screening of the parking deck.
- A variance is requested from UDC Subsection 3.2.8(B)(1) to eliminate a required 50' undisturbed buffer adjacent to Haynes Park Subdivision, which is zoned R-4A and located to the south. Haynes Park HOA has agreed to deed the 2.5-acre property to the south of the applicant's site to the City for the purpose of developing the City's Alpha Loop project. The proposed Alpha Loop alignment through the adjacent property. Although the 2.5-acre property has residential zoning, there are no residential uses on the property that could be impacted by the elimination of the undisturbed buffer. The required undisturbed buffer adjacent to AMLI Northwinds is provided on the AMLI property.
- An exception is requested from Appendix A: Alpharetta Downtown Code to increase the maximum building height allowed in the DT-LW district, which is three (3) stories and 40'. The 60,000 square foot building is proposed to be three (3) stories and 44'. The applicant states that the need for the larger building height is due to the specialized equipment for imaging and surgery. The ground floor is proposed to be 14.5', 2nd floor is 14' and 3rd floor is 15.5'.
- Building heights along Old Milton Parkway and Thompson Street typically do not exceed 40'. However, there are a few exceptions including the Kairos Old Milton property that recently received approval for a height exception to allow two (2) office

buildings to be 3-stories and 44', Old Milton Holdings – The Foundry allows up to 45' and Thompson Street Flats was approved for a height exception allowing up to 48'.

- According to the applicant, leasing of the clinic has not occurred and therefore, the applicant is unable to provide specifics regarding the variety of services to be offered. Northside Hospital, Inc. intends for the building to be primarily used for physician offices, outpatient surgery center and an imaging center. The anticipated hours of operation of the clinic are 6:00 AM – 8:00 PM, Monday – Sunday.
- The submitted site plan depicts a 3-story, 60,000 square foot office building fronting a 3-level parking deck and surface parking on the western half of the property. A 2-story, 20,000 square foot office building with surface parking is depicted on the eastern half of the property. The 3-story office building has a 20,000 square foot building footprint and the parking deck has a 38,000 square foot footprint, of which a variance has been requested to exceed the 10,000 square foot maximum.
- One (1) project driveway is depicted on Old Milton Parkway and aligned with Park Street to the north. While not depicted on the site plan, the applicant provided a signal warrant study showing that a traffic signal is needed at the site entrance/intersection of Old Milton Parkway and Park Street. 400 parking spaces are provided on the site, of which 106 are surface parking spaces and 294 are proposed within the parking deck. The UDC requires a total of 240 parking spaces for the two (2) office buildings.
- The proposed excess parking would not have impacts to greenspace and open space since nearly 75% of the parking is provided in a structured parking deck. Proposed minimum building setbacks are consistent with the DT-LW development standards and other developments located along Old Milton Parkway, which typically have a 20' or greater building setback from the road. If approved, it is recommended that the minimum front setback along Old Milton Parkway be at least 20'.
- The site plan calls out 27,255 square feet (0.63 acres) of amenity space and 27,106 square feet (0.62 acres) of civic space. However, the site plan depicts civic and amenity space within required setbacks and landscape strips, which is contrary to UDC open space regulations. DT-LW requires a minimum 10% of the site be set aside as civic space (sites over 5 acres) and 10% of the site be set aside as amenity space, of which 0.59 acres of civic space and 0.59 acres of amenity space would be required. According to the applicant, civic space will consist of a pocket park surrounding a tree save area, as well as the Alpha Loop connection through the site. The pocket park will consist of a sidewalk, landscaping and seating area. The Alpha Loop connection is depicted connecting to the City's Alpha Loop alignment on the property to the south before coming through the middle of the site to the new intersection at Old Milton Parkway and Park Street.
- Amenity areas are proposed to be improved as lawns, which are located at the front of both buildings and at the rear of the 2-story building. The amenity area at the rear of the site includes a tree save and seating area for employees. If approved, the site plan should meet the minimum open space requirements and a crosswalk should be provided for the Alpha Loop crossing Old Milton Parkway.
- There are several trees on the subject property, consisting of Hardwoods, Pines and Magnolias. A tree save area is depicted at the northwest corner of the site, consisting

of two (2) Magnolias (26" and 34") and a Water Oak (25"). Tree saves are also depicted to the east and south of the 2-story office building, consisting of a Magnolia, American Elm and Black Walnut. If approved, the developer should identify and save significant tree groupings and trees of quality.

- Stormwater facilities are depicted to be underground, underneath the parking deck on the western half of the property and underneath the surface parking lot on the eastern half of the property.
- According to the applicant, the proposed office buildings reflect a Mercantile/Mill architectural style. Buildings are depicted to be primarily brick with a stone base and accents. The applicant provided the revised building elevations below and the following description of the architectural style and materials:
 - "In our redesign of the Silver Oak buildings we wanted to design towards the Mercantile/Mill aesthetic. To accomplish this, we changed the rhythm of the metal mullions. Historically large expanses of glass were difficult to produce, and so by adding more vertical mullions we can break up the glass into smaller pieces and evoke this more historical image. In addition, in historical construction windows were capped by an arch. This was to take the weight of the brick above around the non-structural glass element. While this is no longer necessary in modern construction, by adding these arches the building evokes this classic construction method.
 - The other major change to the façade is at the entrance. By enlarging the tower element we've made it more prominent. The arch that forms the entrance spans multiple glass elements through the application of curved mullions. To further differentiate the entrance, we accentuated its height and capped it with a traditional stone parapet. This stone parapet, while common on historical mill buildings, also evokes architectural ideas found in the Italianate and Beaux Arts Styles.
 - To continue to adhere to other zoning requirements we maintained the stone veneer base with brick above from the previous design. We also maintained the level differentiation with the use of spandrel versus vision glass as well as by breaking up some of the vertical windows. We maintained the general Building Massing by having the entrance project beyond the main building form and having a small section recede. This creates 7 distinct masses along the façade with the entrance and corner tower elements being the most prominent."
 - The City's Downtown Consultant reviewed the proposed building elevations with the following comments and markups based on the latest revised building elevations above:
 - Curtain wall glazing is not a permitted material in the Downtown.
 - Applicant should be reminded of these words from the Downtown Design Guidelines: ". . . design that are consistent with the design of the traditional Main Street as seen in small to medium sized towns throughout the United States, most of which were built during the 19th century up through the early part of the 20th century."
 - Top of building is weak. Modify the parapet to historically inspired traditional elements that visually transition to the sky. Plenty of ideas in the Downtown Design Guidelines.

- Massing and proportions look pretty good.
- Need material details that will make it look good and comply with the Downtown Design Guidelines.
- The parking deck is not very attractive, and no attempt to disguise it. Applicant should be directed to the City's new Milton Avenue Parking Deck for ideas.
- Downtown Consultant markups below apply to both buildings.
- The applicant provided a traffic study and signal warrant study to identify the impacts of the proposed development. The trip generation estimates show that the 80,000 square foot medical office use would generate 273 PM Peak Hour trips, as shown in the table below. The impact of the additional traffic is primarily concentrated at the site driveway.
- To mitigate this impact, the study recommends an intersection improvement consisting of a new traffic signal located on Old Milton Parkway and the existing intersection with Park Street to the north and the proposed development driveway to the south. In addition, an eastbound deceleration lane is proposed along Old Milton Parkway and the site egress is recommended to include a right-turn lane and a through/left-turn lane.
- Staff has reviewed the applicant's proposal and finds that it can generally support the request for rezoning, conditional use, variance and exception. The zoning proposal is consistent with the vision in the City's Downtown Master Plan and Comprehensive Plan and the site plan adequately addresses access, parking and other development regulations to accommodate the proposed conditional use. The request to increase the building height by four-feet (4') is related to the applicant's need to accommodate specialized imaging and surgery equipment.
- The variance request to increase the maximum building footprint is reasonable given that Old Milton Parkway is less walkable than other areas of the Downtown and the WellStar medical office building, directly across the street, was approved with a 20,000 square foot building footprint. The 50' undisturbed buffer is not necessary, since the adjacent property is not developed with residential uses and is being deeded to the City for improvement for the Alpha Loop.
- 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.
- The Community Zoning Information Meeting (CZIM) was held on September 12, 2018 and October 10, 2018. One (1) citizen signed-in asking to be informed of public hearing dates.
- Julie Sellers, came forward as the attorney on behalf of the applicant
- Charlie Dickhaus with Northside came forward to speak on behalf of the applicant
- Council Member Binder called Eric Graves, Senior Traffic Engineer, to discuss the staff recommendation regarding an additional traffic signal

- **Public Comment**
 - None
- ❖ Council Member Richard offered a motion to approve Z-18-07/CU-18-05/V-18-09 Silver Oak Northside Hospital/Old Milton Parkway, with the conditions as reviewed by staff and the following changes:
 - #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. The City and Developer will work together for a mutually acceptable location.
 - #22. Fire Department access shall meet IFC 2012 Chapter 5 and Appendix D and the Alpharetta City Code.
 - The motion received a second from Council Member Burnett
- ❖ Mayor Gilvin offered a friendly amendment to add a final sentence to condition #20:
 - #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. If it is determined that the traffic signal is warranted, all costs associated with purchase and installation of said signal shall be born entirely by the developer, and no impact fee credits may be applied to offset the cost.
 - Council Member Richard and Council Member Burnett accepted the amendment
 - The motion was approved unanimously 7-0

B. PH-18-14: 360 Tech Village

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff recommends Mayor and Council approve PH-18-14 360 Tech Village/Change to Previous Conditions of Zoning, subject to the following conditions (RED text below indicates a change from the previous conditions):
 1. The 62.47-acre property shall be zoned MU. Except as provided in paragraph 2. below, the site shall be developed substantially similar to plans by Wakefield Beasley & Associates, dated 10/31/18 (SP-13), subject to the approved conditions. Architectural style of all buildings shall be Post-Industrial Mercantile style similar to the renderings and architecture in the 2016 application (attached as Exhibit A) with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff.
 2. Development regulations shall be amended as follows:
 - d. Delete.
 - f. 'For-Rent' Residential – After May 27, 2018, up to 276 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections where allowed by grade. Building maximum height shall be 5 stories or 60 feet, whichever is less. Units shall be restricted to studios, 1 and 2-bedroom units only. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with the retail located on the ground floor of the 'For-Rent' building and foundations and concrete or steel building frame (excluding roof parapets and roofing) for a minimum 60,000 square feet of office use. Building permits for this initial retail space and the foundations and concrete or steel building frame (excluding roof parapets and roofing) for a 60,000 square foot office shall be secured concurrently with the building permit for the 'For-Rent' units. A Certificate of Occupancy shall not be issued for rental units until foundations and concrete or steel building frame (excluding parapets and roofing) for a 60,000 square feet of office has been constructed. Additionally, a Certificate of Occupancy shall not be issued for rental units until an LDP and model home building permits have been secured for the initial 'For-Sale' units along the boulevard. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. Unit finishes and ceiling height shall be built to facilitate conversion to a condominium, should the market dictate. 'For-Rent' architectural style shall be substantially similar to that shown in the 'Heights at Brookleigh' submission. If a building permit is not issued by December 31, 2019 residential units shall revert to 'For-Sale' only.
 43. Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not issued for office use by December 31, 2019.

- The applicant, TPA Group, LLC, requests changes to previous conditions of zoning on a 62.47-acre property approved for a mixed-use development. The requested changes would allow for an extension to the reversion clause associated with the 'For-Rent' product and to eliminate a 200-room hotel. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.
- The submitted request, if approved, will allow for changes to previous conditions of zoning related to the 360 Tech Village (TPA/Fuqua) Master Plan. The proposed changes would allow for an extension to the reversion clause associated with the 'For-Rent' product and to eliminate a 200-room hotel. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.
- The property was approved on May 22, 2017 for a master plan amendment, rezoning, conditional use and variance to allow a mixed-use development, including office, retail/restaurant, hotel, 'For-Sale' residential and 'For-Rent' residential on 62.47 acres. As shown below, the applicant proposes the following changes to previous conditions of zoning related to file # PH-17-34 360 Tech Village and MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA Fuqua/Peridot
- Don Rolader, 1865 Lockeway Drive Suite 601 Alpharetta, GA came forward as the attorney on behalf of the applicant
- Chris Hayes, with TPA Group, 1776 Peachtree Street Atlanta, GA came forward on behalf of the applicant
- Richard Munger, Partner and Senior Vice President of North America Properties, 550 Trowbrook Road, Sandy Springs, GA came forward on behalf of the applicant.
- **Public Comment**
 - Martine Zurinkas, 8070 Willow Tree Way, Alpharetta, GA came forward to speak in opposition to the applicant's request
- ❖ **Council Member Richard offered a motion to deny PH-18-14 360 Tech Village/Change to Previous Conditions of Zoning**
 - The motion received a second from Council Member Binder
 - The motion to deny passed by 6-1 vote; Mayor Pro Tem Mitchell voting in opposition

C. E-18-11: Edison Sign Exception

NOTE: This item has been deferred by the Applicant and will be neither heard nor considered during this meeting. Its consideration has been placed on the March 4, 2019 City Council Agenda.

D. PH-18-19: Unified Development Code Text Amendments – Definitions, C-2 Uses And Driveways

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends Mayor and Council approve amendments to the Unified Development Code as it relates to C-1 (Neighborhood Commercial) and C-2 (General Commercial) uses, greenspace and open space definitions and residential parking.
- Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions, Subsection 2.2.14 C-1 Neighborhood Commercial, Subsection 2.2.15 C-2 General Commercial, Section 2.5 Parking and Loading, Subsection 3.3.2 Stormwater Management Definitions, and Appendix A: Alpharetta Downtown Code, Section 2.4 Parking and Loading.
- C-1/C-2 Uses: Staff proposes to delete 'Dwelling, 'For-Rent' as a conditional use in the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts and to delete 'Dwelling, 'For-Sale Attached in a Vertically Mixed Use Building Over Retail or Restaurant' as a conditional use in the C-2 zoning district.
- Open Space/Greenspace: Staff proposes to add a definition for 'Greenspace' to Article I, Section 1.4, Definitions and to delete the definition of 'Greenspace' from Article III, Subsection 3.3.2, Stormwater Management Definitions. Staff also proposes amendments to the definition of 'Open Space' in Article I, Section 1.4 for the purpose of maintaining consistency with the regulations in the Downtown Overlay and North Point Overlay.
- Parking: Staff proposes text amendments to Section 2.5 Parking and Loading and Appendix A: Alpharetta Downtown Code, Section 2.4 Parking and Loading requiring all 'For-Sale' dwelling units to have a minimum 18' long and 10' wide driveway. In addition, regulations are proposed addressing tandem parking.
- City Attorney, Sam Thomas, read the Ordinance aloud
- **Public Comment**
 - None
 - ❖ Council Member Richard offered a motion to approve the Ordinance as read by City Attorney, Sam Thomas, with the following changes:
 - Section 2.5.1 Including the residential parking spaces required by the Ordinance shall be standard parking spaces; 9 feet by 19 feet
 - Section 2.5.4, Locational Criteria, Section B, the driveway minimums are 18 feet by 10 feet
 - Section 2.4.1, regarding parking ratio for 'For-Sale' attached, increase ratio from .15 to .5 for visitor space per unit
 - The motion received a second from Council Member Hipes

- The motion was approved unanimously 7-0

VI. WORKSHOP

A. Atlanta Audubon Society Bird Friendly Habitat Restoration

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to introduce Nikki Belmonte, Executive Director of the Atlanta Audubon Society, to discuss their bird friendly habitat restoration project

B. Rucker Road Project: Considerations Regarding Network Lighting Controls vs. Smart City Opportunities

- Director of Public Works, Pete Sewczwicz, came forward to present the item and provide an overview of the street light options for the Rucker Road Project

VII. PUBLIC COMMENT

- None

VIII. REPORTS

- Council Member Binder appointed Mike Perry for the Board of Ethics Commission
- Council Member Richard thanked staff and MKSK for the placemaking open house that was held last Wednesday night
- Mayor Gilvin appointed Gerard Henry and Ruth Ann Tatum for the Board of Ethics Commission

IX. ADJOURNMENT

- ❖ With no further business to be conducted or items to be considered, Mayor Gilvin adjourned the meeting at 8:43 PM.

Respectfully submitted,



Erin Cobb, City Clerk