



PLANNING COMMISSION MEETING SUMMARY OCTOBER 3, 2019

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)
- John Goss
- William Perkins
- Candy Waylock
- Martine Zurinskas
- Jamie Bendall

Members Absent

- Larry Attig
- Fergal Brady
- William Perkins

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. September 5, 2019

- ❖ Commissioner Zurinkas offered a motion approve the meeting minutes
 - Commissioner Bendall seconded the motion
 - The motion was approved (6-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. MP-19-06 Windward Lake Club/Windward Pod 67

This item has been Withdrawn by the Applicant. It was not considered.

b. CU-19-06 Glam My I/Spa Services

Michael Woodman, Senior Planner, presented consideration of a conditional use to allow 'Spa Services' for Glam My I in the C-1 (Neighborhood Commercial) district. The property is located at 4305 State Bridge Road, Suite 103 and is legally described as being located in Land Lot 120, 1st District, 1st Section, Fulton County, Georgia.

Staff recommended approval with the following conditions:

1. 'Spa Services' shall be added as a conditional use at 4305 State Bridge Road Suite 103, limited to no more than 1,200 square feet.
2. Conditional use approval shall be limited to Glam My i Salon; no additional spa services businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be Monday – Saturday 10:00 AM – 7:00 PM and Sunday 12:00 PM – 6:00 PM.
4. Window signage and window lighting trim shall be prohibited.

There was discussion from the Board:

- Disrobing
- Definition of SPA Services

After presentation from the Applicant:

- ❖ Commissioner Goss offered a motion to approve with Staff recommended conditions:
 - Commissioner Zurinkas seconded the motion
 - The motion was approved (5-0)

c. PH-19-09 Unified Development Code Text Amendments – Signs

This item was deferred by Staff. It was not considered.

d. CU-19-05 Dunkin Donuts/Stonewood Village

Michael Woodman, Senior Planner, presented consideration of a conditional use to allow 'Restaurant w/Drive-Thru Window' for Dunkin Donuts in the C-1 (Neighborhood Commercial) district. The property is located at 670 North Main Street and is legally described as being located in Land Lot 1110, 2nd District, 2nd Section, Fulton County, Georgia.

Staff recommended approval with the following conditions:

1. 'Restaurant w/Drive-Thru Window' shall be added as a conditional use at 670 North Main Street (outparcel at the corner of Cogburn Road and Highway 9) and limited to no more than 2,400 square feet.
2. Conditional use approval shall be limited to Dunkin Donuts/Baskin Robbins; no additional 'Restaurant w/Drive-Thru Window' use or subleasing shall be permitted on the approved outparcel. No other drive-thru shall be permitted on the property. CU-08-11 Stonewood Village conditional use approval shall be void.
3. Building shall be substantially similar to the submitted architecture and materials, with final approval by DRB. Windows and doors shall not have glass extending to the ground.
4. Outside speakers shall not be audible from off-site properties.
5. Hours of operation shall be Monday – Sunday 5:00 AM – 10:00 PM.
6. Parking lot screening, per the current UDC requirement, shall be provided along Highway 9 and Cogburn Road in the areas where currently not provided.
7. Developer shall assess existing landscaping and replace any missing, dead or dying material.
8. Developer shall provide a pedestrian connection from the sidewalk along Cogburn Road to the front door of the business, including adequate striping through the parking lot, as approved by Staff.
9. Developer shall make accommodations for the GDOT Highway 9 project, including permanent and temporary easements, as well as future right-of-way. The required 20' landscape strip along Highway 9 shall be accommodated with the GDOT project.

Applicant presented

There was no Public Comment

There was discussion from the Board:

- Condition #9 could be property owner or Applicant
- Parking
- Other businesses in the shopping center
- Site lines referenced in citizen email
- Condition # 4
 - Additional Buffer exceeds requirements
 - Speakers are adjustable, may be angled, relocated
 - New Technology
- Exit line
- Franchise Operator lives locally

❖ Commissioner Zurinkas offered a motion to approve with Staff recommended conditions:

- Commissioner Goss seconded the motion
- The motion was approved (5-0)

VII. ADJOURNMENT