



PLANNING COMMISSION MEETING MARCH 5, 2020

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

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I. CALL TO ORDER

a. Election of Officers for 2020

- ❖ Commissioner Attig offered a motion to nominate Commissioner Francis Kung'u as Chair for 2020-2021
 - Commissioner Brady seconded the nomination
 - Commissioner Kung'u accepted the nomination
 - The motion was approved (6-0-1)(Kung'u)
- ❖ Commissioner Perkins offered a motion to nominate Commissioner Brady as Vice - Chair for 2020-2021
 - Commissioner Zurinskis seconded the nomination
 - Commissioner Brady accepted the nomination
 - The motion was approved (7-0)

II. ROLL CALL

Members

- Francis Kung'u (Chair)
- Fergal Brady (Vice-Chair)
- Larry Attig
- Jill Bernard(Voting Alternate)
- William Perkins
- Candy Waylock
- Martine Zurinskis

- John Goss (Absent)
- Jamie Bendall (Absent)(Alternate)

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 5, 2019

- ❖ Vice-Chair Brady offered a motion to approve
- Commissioner Zurinskis seconded the motion
- The motion was approved (7-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-20-01/V-20-02 AlphaDev/296 & 304 Thompson Street

Michael Woodman, Senior Planner, presented consideration of a rezoning and variance to allow a 17-unit single-family detached subdivision on 2.21 acres in the Downtown. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) and a variance is requested to reduce the minimum 20' recess requirement of a street-facing garage associated with a detached home in the Downtown. The property is located at 296 & 304 Thompson Street and is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

- **Site Plan**
 - New private street and alley
 - Garages facing street
 - Townhomes facing Alpha Loop
 - Aver Lot size 4255 sf
 - Proposed setbacks comply w DT-LW code
 - Parking and driveways
 - Guest Parking
 - Parking exceeds required parking
 - Paved system roadway, shared street provides flexibility of sidewalk to overlap the travel lane as well as infiltration for stormwater
 - o Approved by Senior Transportation Engineer
 - o Will be maintained by HOA
 - Proposed interparcel access at alley for future development

- Open Space
- Civic Space
- Alpha loop 12' Trail shown on northern 30' of property.
 - Staff would only approve reduction in 12' Trail to accommodate Tree Saves on a case by case basis
- Tree Save Plan
 - Staff recommends adding trees in the Alpha Loop area to the Tree Save Plan with the understanding that some trees may be removed subject to Staff approval in order to install the trail with least amount of impact to the trees
- Underground Stormwater under Firepit area
- Elevations
- Traffic
- School Impact
- CZIM
- Public Outreach
 - Applicant held 4 Public Meetings
 - Applicant states that agreements with the Public are contingent upon completion of 17 lots. Staff recommendation is not tied to a lot yield

Staff's recommendation was to approve Z-20-01/V-20-02 ALPHADEV/296 & 304 THOMPSON STREET, subject to the following conditions:

1. The site, consisting of approximately 2.21 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Engineering 303, revised 1/7/2020, 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. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Detached homes shall include a mix of flat and gable roofs. Townhomes shall have flat roofs, be oriented to the Alpha Loop and include 4-sided architecture and materials, as approved by DRB.
3. Detached lots shall generally utilize existing grades and include decorative walls (brick and/or stone), as depicted on the submitted renderings, with final approval by DRB.
4. Thompson Street streetscape shall generally be improved as follows: 30' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planter, 8' on-street parking, 10' travel lane and street trees, with final approval by Staff.
5. New shared private roadway shall be a paver system with a 40' right-of-way, as depicted on the plan prepared by Engineering 303, revised 1/7/2020. Roadway shall include 1' concrete bands, 5' paver sidewalks and 12' paver travel lane, with final design approved by Staff. Street shall be marked with "No Parking". Maintenance of paver system shall be addressed in HOA covenants.
6. Final streetscapes shall include decorative pedestrian lights.
7. Shade trees shall be required in the planter along Thompson Street and behind the sidewalk in the 10' landscape strip as a continuation of what has been planted or designed in the Downtown and outside of 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.
8. Roadways with on-street parking shall incorporate curb extensions at intersections.
9. Garages may face new street, per the plan prepared by Engineering 303, revised 1/7/2020.
10. Development shall not be gated.

11. Project entrance shall include decorative landscaping and wall (depicted on submitted renderings), as approved by Staff.
12. Amenity space shall be developed with decorative landscaping, hardscape, firepit, fountain, walls and seating. The landscape shall include plant selections promoting the historic Downtown.
13. Trees shall be saved as depicted on the tree save plan prepared by Engineering 303, dated 2/26/2020. The northern 30' of the property shall be a tree save area with limited tree removal as approved by Staff and related to the construction of the Alpha Loop.
14. Developer shall plant minimum 6" caliper canopy trees on either side of project entrance and on either side of the new street at intersection with alley, as approved by Staff.
15. Developer shall plant 5' landscape strips along the East and West property lines with a single row of Evergreen trees, spaced appropriately, along with the required shade trees.
16. As depicted on the submitted site plan, developer shall construct the Alpha Loop (12' concrete, accessible multi-use trail) within the northern 30' of the property, with final alignment, design and materials approved by Staff and construction completed prior to the first CO. Alpha Loop shall be placed within public right-of-way or a permanent easement and shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Wayfinding signage shall be placed at key location(s) along the trail. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain a minimum 10' setback from residential buildings, as approved by Staff.
17. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
18. Developer shall provide interparcel access to allow for a future connection to the properties to the East and West, as depicted on the plan prepared by Engineering 303, revised 1/7/2020.
19. Fences and walls 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.

Developer agreements with surrounding neighborhoods:

20. New utilities shall be placed underground.
21. Stormwater management facility shall be underground.
22. Stormwater runoff infiltration/detention system shall be designed and installed so that the Post-Development Discharge from the subject property shall not exceed the Pre-Development Discharge for the 1 year through 100-year storm events.
23. Prior to a land disturbance permit on property, developer shall hire and pay for a licensed registered professional engineer(s) to conduct a photo journal of downstream water bodies located within 500' of the property to determine baseline conditions. Developer shall fund a post-development photo journal by the same engineer(s), to be conducted within 90 days following the recordation of the final plat for the last phase of the development. Developer shall remediate any siltation found by the photo journal over and above the predevelopment baseline that is caused by the development of the property and that is not the result of siltation that would have otherwise occurred absent the development of the property. No such study or remediation will be required if any owner of any such respective body of water refuses the developer access to conduct either the photo journal or the remediation.
24. If allowed by the Academy Park HOA to be installed upon its property, the Developer shall install an 8' tall decorative fence with maintenance access gate along the common boundary of the subject property and Academy Park.
25. Developer shall install evergreen landscape material along Alpha Loop, if no impacts to existing trees, with final approval by Staff.
26. Developer shall install additional landscape material on the south side of Thompson Street across from new street, as approved by Staff.
27. Developer shall provide at least 2 additional on-street parking spaces within the development.

Board discussion:

- Not a gated community
- Alpha Loop width
- Variance is requested on garage
- Driveway Length exceeds minimum requirements
- Impact Fee Credits
- Landscape Standards on Alpha Loop
- Rental Condition is consistent
- Sidewalks, shared roadway system similar to Enclave at Wills
- Connections to Alpha Loop at other locations for citizens to access
- No on street parking
- Fire Marshall has reviewed this project

Ethan Underwood presented for the Applicant.

- High end detached product on Thompson St
- \$880 to \$1.1 million price point
- Showed original site plan
- Variance request and result of not approving it.
- Paver System
- Photometric Study
- Site Plan
- Tree Save Plan
- Proposed Density
- Want Staff to have approval to change width of path in order to save trees
- In agreement with Staff Conditions

Board Discussion:

- Price point
- Square footage of homes
- Pervious runoff, water collection, header curb
- Off street parking

Public Comment:

In Favor:

1. Gariel Burchett, 2441 Loxford Ln, representing Academy Park

Board Discussion:

- Tree Save behind Alpha Loop
- Loop has to be accessible to pedestrians and bicyclists
- Burnett Circle project has been submitted for LDP
- Staff does not intend to reduce Alpha Loop width to 8'

- ❖ Vice- Chair Brady offered a motion to approve Z-20-01/V-20-02 AlphaDev/296 & 304 Thompson Street subject to all the conditions presented by Staff as noted
- Commissioner Waylock seconded the motion
- The motion was approved (7-0)

b. Z-20-02/V-20-06 Sedgwick Residence/Devore Road

Michael Woodman presented consideration of a rezoning and variance to allow one (1) single-family detached home on 0.29 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT- MU (Downtown Mixed Use). Variances are requested to reduce the requirement for a street- facing garage to be recessed a minimum 20' behind the front façade in the Downtown and the reduce the minimum 18' driveway requirement. Staff does not support the variance request to reduce the minimum 18' driveway requirement. The Applicant is all right with that. The property is located at 0 Devore Road on the south side of Devore Road and east of Alpharetta Highway and is legally described as being located in Land Lot 693, 1st District, 2nd Section, Fulton County, Georgia.

- Site Plan
- Zoning
- Depth of Lot
- Street Views of Property
- Site Plan for the Maxwell to give perspective of future condition of area
- GDOT project
- Parking
- Driveway
- Open Space within Courtyard
- Rendering of Elevations
- CZIM
- Criteria for Approval

Approve Z-20-02/V-20-06 SEDGWICK RESIDENCE/DEVORE ROAD, subject to the following conditions:

1. The site, consisting of approximately 0.29 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by Lew Oliver Inc., except for modifications required to comply with the conditions below. Permitted uses above the detached garage shall be limited to the following:
 - a. Dwelling
 - b. Professional Office
 - c. Shop or Studio, Craftsman/Artist
2. Minimum 18' long driveway shall be required.
3. Street-facing garage shall be recessed a minimum 5' behind the front façade of the home.
4. Architecture and materials shall be substantially similar to the submitted renderings, except for modifications required to comply with the Downtown Consultant's markups related to the home and in compliance with the Alpharetta Downtown Code, with final approval by DRB.
5. A mix of shrubs, vines and grasses shall be planted along the proposed wall, as approved by DRB.

Board Discussion:

- Driveway Plan. Staff does not support variance to 18' driveway
- Parking with regard to Professional Office
- Addition of Dwelling to Condition # 1
- Office use is specific to space above garage

Michele Sedgwick, presented for the Applicant.

- Agreed to Staff recommended conditions.
- Vision for property

There was no Public Comment.

❖ Commissioner Perkins offered a motion to approve Z-20-02/V-20-06 Sedgwick Residence/Devore Road subject to the conditions as set forth by Staff to include the words Dwelling/Living Space under #1

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

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

Kathi Cook, Director of Community Development presented consideration of text amendments to the Unified Development Code related to Sign regulations.

The following text amendments are proposed to the Sign Code:

1. Subsection 2.6.4 (A) Permit Required. Change to require any change to an existing sign, including only a face change, obtain a permit.
2. Subsection 2.6.8 (26) Prohibited signs and devices. Reduce the maximum height of a monument sign from 15' to 10'.
3. Subsection 2.6.8 (29) Prohibited signs and devices. Prohibit neon signs with exposed neon lighting and any illumination used to create a neon tube look.
4. Subsection 2.6.11 (B)(6) Illumination of Signs. Prohibit the use of neon to illuminate signs.
5. Subsection 2.6.12 (A) (2) and Subsection 2.6.12 (B) (2) (d) Requirements for non-residential zoning districts. Allow unused sign area for wall and perpendicular signs to be aggregated and distributed to particular building elevations, but limited to no more than 2 wall signs and 1 perpendicular sign on the same building elevation and not internally-illuminated.
6. Subsection 2.6.12 (A) (3) Requirements for non-residential zoning districts. Allow rear entrance wall sign to be a maximum 50% of the allowed front facing wall sign. This is to address buildings that have front and rear pedestrian entrances, and those with access from the Big Creek Greenway and future Alpha Loop.
7. Subsection 2.6.12 (B) (1) Reduce the maximum height of a monument sign to 10' or less. Remove subsection (1) (g) which allowed increased copy area when one or more of the monument signs otherwise permitted are foregone. Allow rear entrance wall sign to be a maximum 50% of the allowed front facing wall sign.
8. Subsection 2.6.12 (C) (1) Signs Permitted in Industrial and Office Parks. Reduce the maximum height of a monument sign from 15' to 10' and reduce the permitted copy area of a monument sign from 150 square feet to 75 square feet.

9. Subsection 2.6.12 (C) (2) Signs Permitted in Industrial and Office Parks. Allow a blade sign in lieu of a wall sign with a sign area not to exceed 50% of the allowable wall sign area.
10. Subsection 2.6.12 (D) (1) Add “no digital copy is allowed” for clarification.
11. Subsection 2.6.12 (E) (6) Change buildings of 3 stories to 2 stories are permitted a wall sign at top of the free-standing commercial building.
12. Subsection 2.6.12 (G) Add maximum height of a monument sign not to exceed 6' and remove last sentence, which states the regulation does not apply if only changing sign face.
13. Subsection 2.10.9 North Point Overlay, Signs. Delete subsection (C) regarding rear wall signs.

Board Discussion:

- Discussion of Neon Signs in Downtown Area
- Description of a Monument Sign
- Discussion of height of base of monument signs with regard to scale of total sign
- Internally lit cabinet signs
- Design Review Board process
- Amount of signs that will be out of compliance with proposed changes
- Neon issue is a proactive issue
- Surface area of monument signage w regard to 156sf sign – Staff is able to approve Variance up to 20%
- Grandfathered in” temporary plywood” signs on Main St. Staff stated if they had a sign permit; they are grandfathered. Staff stated if it is a permanent sign; it should be made from durable materials.

There was no Public Comment.

❖ Commissioner Zurinskis offered a motion to approve as presented

- Vice – Chair Brady seconded the motion
- The motion was approved (7-0)

**d. PH-19-28 Unified Development Code and Code of Ordinance Text Amendments –
Massage and Spa Establishments**

Kathi Cook, Director of Community Development, presented consideration of text amendments to the Unified Development Code and Code of Ordinances related to Massage and Spa Establishment regulations. This language that currently exists in several areas in our code. Spa Licensing has been moved from Public Safety to Community Development. Staff met with City Attorney to consolidate the codes. Distance requirements are proposed to be included in the definitions. The one change is to remove the cap of 20 on massage and spa establishment licenses. The proposal is to consider each business as a Conditional Use.

Proposed amendments include:

1. Amend the definitions of 'Massage Therapy' and 'Spa Services' to match the definitions in the City's Code of Ordinances and including distance requirements from the Code of Ordinances Subsection related to Massage and Spa Establishments.

Consideration of text amendments to the Code of Ordinances, Article IX Massage and Spa Establishments. Proposed amendments include:

2. Amend the definitions of 'Massage or Massage Therapy' and 'Spa Establishment' to match the definitions in the Unified Development Code (UDC) and including distance requirements from the Code of Ordinances Subsection related to Massage and Spa Establishments.
3. Replace the City's Public Safety Department with the City's Community Development Department as the administrator of the ordinance.
4. Delete last 2 sentences of subsection 10-279 (a) which limits massage and spa establishment licenses to no more than 20 such licenses.

There was no Public Comment.

Board Discussion:

- With regard to 300' distance requirement existing businesses would be grandfathered specific to that owner or conditions of zoning
 - Changes to Public Safety Code
 - Explanation of "by right"
 - Growth of this type of businesses
 - Process of Code Review for the City of Alpharetta
 - Additional Code Enforcement Officers in Community Development
- ❖ Commissioner Zurinskis offered a motion to approve as Presented
- Commissioner Waylock seconded the motion
 - The motion was approved (7-0)

VII. ADJOURNMENT