



PLANNING COMMISSION MEETING SUMMARY JANUARY 4, 2018

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

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Due to a problem with system, there is not a recording or video of this meeting.

- I. CALL TO ORDER 
- II. ROLL CALL
- III. Members Present
 - Francis Kung'u
 - Larry Attig
 - John Hipes
 - Fergal Brady
- IV. Members Absent
 - Karen Richard
 - John Goss
 - Rob Partee
 - Steve Usry
- V. Staff Present
 - Kathi Cook, Director of Community Development
 - Eric Graves, Senior Traffic Engineer
 - Michael Woodman, Senior Planner

VI. APPROVAL OF MEETING MINUTES

a. December 7, 2017

- ❖ Commissioner Hipes offered a motion to approve
- The motion received a second from Commissioner Attig
- The Motion was approved (4-0)

VII. ITEMS FROM BOARD MEMBERS

VIII. ITEMS FROM STAFF

IX. PUBLIC HEARING

a. CU-17-14 Currahee Brewing Company

Michael Woodman presented consideration of a request for conditional use to allow a 'Brewery' for Currahee Brewing Company. The property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, will permit a 'Brewery' in a 2,647 square foot building in the Downtown. Currahee Brewing Company would replace Hop Alley Brewpub as a full production brewery at the proposed location. The subject property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue.

The property is zoned C-2 (General Commercial), which allows 'Brewery' with approval of a conditional use. Surrounding properties are zoned C-2, except for City Center is zoned MU (Mixed Use) Smoke Jack is located to the south, Karen's Fabrics and Digital Scientists to the north and the Old Roswell Street City Parking Lot is located to the west.

The business, Currahee Brewing Company, was founded in 2015 in Franklin, North Carolina. Hop Alley Brewpub is under the same ownership as Currahee Brewing Company. If approved, the proposed location would be the applicant's first in the Atlanta metro area. The brewery will have a primary focus on manufacturing, but would serve craft beer brewed at Currahee facilities to its patrons. The brewery will not serve liquor and will not serve food. However, the applicant would like to allow food from surrounding restaurants to be brought to this location. The applicant anticipates that most beer manufactured at this location will be consumed on-site. Therefore, distributor pickups would be limited to once a month. Hours of operation are anticipated not to exceed Sunday – Saturday 12:00 PM – 12:00 AM. The applicant anticipates up to 12 employees at the proposed location.

The business is proposed in a 2-story, 2,647 square foot building that is currently occupied by Hop Alley Brew Pub. The building is served by a shared surface parking lot located at the rear of the building. The applicant intends to utilize the existing layout used by Hop Alley Brewpub. In addition, the existing outdoor seating area at the rear of the building will remain and an outdoor seating area is proposed at the front of the building along South Main Street. Also, the applicant would like to replace the existing storefront system windows with roll-up doors similar to Truck and Tap, as well as adding awnings similar to Smoke Jack.

The applicant's traffic impact analysis indicates that 20 PM Peak Hour trips are generated for the existing use, brewpub, and for the proposed use, Currahee Brewing Company.

The applicant proposes changing the use of the building from a brewpub to a brewery, which has a greater emphasis on manufacturing. The proposed use would be compatible with the uses approved in the Downtown and would not be injurious or diminish the property values of surrounding properties and would be compatible with the character of the downtown.

Staff's analysis finds that the requested conditional use is consistent with the established conditional use standards. The proposed 'Brewery' would complement City Center and other Downtown developments and sufficient parking exists to support the proposed use. While the brewery has a greater emphasis on manufacturing, the applicant has stated that most beer manufactured at this location will be consumed on-site. If approved, conditions are recommended limiting the approval to Currahee Brewing Company and limiting any expansion of services.

There was no Public Comment.

After presentation from the Applicant and discussion of:

- Applicant's intent to build a sense of community, meeting place, tourist attraction and build a brand
- Food Options
- Percentage of Food Required
- Open Carry Ordinance in Downtown
- How far is seating allowed in ROW
- 5'ADA access
- Safety of patrons on Hwy 9
- Improvements to Main St.
- Median Design
- Monitoring Timing of Traffic Lights
- Noise – there have been no noise complaints
- Hours of Operation
- Focus on Manufacturing
- Difference between Brewpub and a Brewery
- State law allows sales of up to 3000 barrels per year and "to go" sales of up to one case of beer per day per customer
- Amount of outside seating

- ❖ Commissioner Attig offered a motion to approve with the following conditions:
 1. Conditional use approval shall be limited to Currahee Brewing Company; no additional 'Brewery' businesses or subleasing shall be permitted within the approved space.
 2. Hours of operation shall be limited to Monday – Saturday 12:00 PM – 12:00 AM and Sunday 12:30 PM – 12:00 AM.
 3. Exterior improvements, including outdoor seating areas, shall require approval by the Design Review Board.

Chairman Kung'u offered a Friendly Amendment that Outdoor seating shall not obstruct pedestrian traffic and shall be approved by Staff.

Commissioner Attig accepted the Amendment

- The motion received a second from Commissioner Brady
- The Motion with the Friendly Amendment was approved (4-0)

b. Z-17-17 Jalali/Douglas Road

Kathi Cook, Director of Community Development presented consideration of a request to rezone 2.98 acres from AG (Agriculture) to R-10 (Dwelling, 'For-Sale' Residential) to develop an 8-lot 'For-Sale' single-family detached subdivision. The property is located at 12375 Douglas Road on the west side of Douglas Road and north of Newport Bay Passage and is legally described as Land Lot 1190, 2nd District, 1st Section, Fulton County, Georgia.

The applicant, Kamran Jalali, is requesting a change in zoning for 2.98 acres from AG (Agriculture) to R-10 (Dwelling 'For-Sale', Residential) for the purpose of subdividing the property into eight (8) single-family detached lots. The subject property is located at 12375 Douglas Road, on the east side of Douglas Road and north of Newport Bay Passage.

The submitted request, if approved, would allow for the development of eight (8) 'For-Sale' single-family detached lots on 2.98 acres with a proposed residential density of 2.68 dwelling units per acre. The subject property is located at 12375 Douglas Road, on the east side of Douglas Road and north of Newport Bay Passage.

The property is currently zoned AG and is developed with one (1) single-family detached home. Surrounding properties are zoned CUP (Community Unit Plan). Hartsmill subdivision, located to the south, and Douglas Downs subdivision, located to the north and east, were developed in Fulton County and annexed into the City of Alpharetta. Hartsmill Pointe was platted in 2003 and has a minimum lot size of 9,000 square feet with a density of 2.97 dwelling units per acre. Douglas Downs subdivision developed in the early 1990's and also has a minimum lot size of 9,000 square foot lots with a maximum density of 3.45 dwelling units per acre. Woodland Cove subdivision, located to the south, was rezoned to R-10 in

2012.

The Comprehensive Land Use Plan reflects a 'Low Density Residential' future land use designation for the subject property. The R-10 (minimum 10,000 square feet) zoning district is appropriate within the 'Low Density Residential' land use designation. The surrounding area is predominately zoned CUP with minimum lot sizes of 9,000 square feet; therefore, the R-10 zoning district would be appropriate for the property.

The submitted site plan depicts eight (8) single-family detached lots with lots ranging in size from 10,050 to 12,998 square feet. All lots are oriented to and have access from a new private street along the north side of the property. A five-foot (5') sidewalk is depicted along the both sides of the new street. Each lot has a minimum lot width of 75'. The proposed site plan meets or exceeds all development standards in the R-10 zoning district.

The property consists primarily of Pines and some hardwoods. The tree survey and assessment identify two (2) specimen quality trees on the property. However, the applicant's tree plan only shows off-site trees and trees on the property line as being saved. If approved, staff recommends additional tree save areas within the property and that home sites be laid out to minimize impacts on the tree canopy. A stormwater pond is depicted at the rear of the property, but is shown without an off-site drainage easement. Currently, water from the property is spread across two (2) lots within Douglas Downs subdivision. In order to ensure sheet flow onto properties, the applicant may lose a lot so that concentrated stormwater stays within the subject property.

The proposed subdivision, consisting of eight (8) single-family detached homes, would generate eight (8) PM Peak Hour trips.

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning. The proposal is consistent with the Comprehensive Land Use Plan designation of the property and surrounding residential development, which is Low Density Residential. Surrounding subdivisions have residential densities between 1.94 and 3.45 dwelling units per acre and adjacent lots are minimum 9,000 square feet. Therefore, the applicant's proposed minimum lot size and density is appropriate for the subject property. If approved, conditions are recommended requiring protection of the existing tree canopy and architectural and material standards.

The report submitted by the applicant states that property owners were contacted regarding the applicant's intent and notified of a community meeting. Three (3) residents attended the community meeting with concerns over the impact from a deceleration lane on Douglas Road, if required.

After presentation by the Applicant and discussion by the Board:

- Photos of property
- Staff stated it is possible the development would lose one lot
- Entry points off of Douglas Rd.
- Decorative stormwater needed for nearby residential

- Problem with taking a left
- Staff stated design process will be followed
- Sidewalks
- Elevations
- Monument Signage
- Landscape
- Price points \$500's to - \$600's
- Depth 700'

Public Comment:

In Opposition:

1. Mr. Scott, 12385 A Douglas Rd
2. Valerie Manley, WCSA

Concerns:

- Small area for development
- Would like to see AG protected
- Would like to see property considered as a "reserve" for education purpose as science center
- Little time to review the Application
 - Would like to meet with Engineers concerning stormwater

❖ Commissioner Hipes offered a motion to approve with Conditions:

Approve Z-17-17 Jalali/12375 Douglas Road, subject to the following conditions

1. The site, consisting of approximately 2.98 acres, shall be zoned R-10 and developed substantially similar to site plan submitted by ACR Engineering, Inc., dated 10/31/2017, 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. At least 50% of homes shall be brick or stone on the front and 2 sides, with final approval by Staff. Homes shall have a front covered entry a minimum 6' in depth. The side of the home on Lot 1, facing Douglas Road, shall have the same level of architectural detail and materials as the front.

3. Homes shall be similar in size and massing to surrounding homes and limited to 2-stories above grade, as approved by Staff. Homes shall be no less than 2,000 square feet and no more than 4,500 square feet, including finished and unfinished spaces.
4. Unfinished wood decks, fences or porches shall not be visible from Douglas Road.
5. Existing trees shall be preserved as depicted on alternative tree plan prepared by ACR Engineering, Inc., dated 12/11/2017. Developer shall provide additional tree save areas within the property.
6. Home sites shall be laid out to minimize impact to the existing tree canopy, as approved by Staff.
7. 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.
8. A minimum 10' undisturbed buffer, replanted where sparse, shall be provided along the north, east and south sides of the property. Existing trees shall be saved, where possible, within the perimeter landscape buffers.
9. Landscape strip along Douglas Road shall be exclusive of any utilities and easements and shall include a minimum 3' high planted berm or decorative low wall and include a monument sign consistent with existing subdivisions on Douglas Road, as approved by Staff.
10. Douglas Road shall include a 6' planting strip with street trees and 6' sidewalk.
11. Provide approximately 17' of additional right-of-way along Douglas Road to match the Douglas Road corridor, final configuration of the improvement shall be approved by Staff and shall be included on the LDP.
12. Developer shall incorporate existing and/or new trees into the design of the stormwater management system utilizing Green infrastructure or similar method, as approved by Staff.
13. Developer shall not use access through Hartsmill Pointe during construction.
14. There shall be no concentrated stormwater flow onto the adjacent property where existing conditions are sheet flow.
15. Any visible stormwater structures shall be faced with decorative stone.
16. Applicant shall meet with the Windward Community Services Association and report the results of the meeting to Staff.

- The motion received a second from Commissioner Attig
- The Motion was approved (4-0)

x. **ADJOURNMENT**