



PLANNING COMMISSION MEETING MEETING SUMMARY MAY 6, 2021

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

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I. CALL TO ORDER

Chair Kung'u called the meeting to order at 6:31 p.m.

II. ROLL CALL

Members Present

- Francis Kung'u (Chair)
- Candy Waylock
- Dana Davis
- Jamie Bendall (Alternate)
- Larry Attig
- Valerie Manley (Alternate)
- William Perkins
- Fergal Brady (Absent)
- Martine Zurinskas (Absent)

Staff Present

- Kathi Cook, Director of Community Development
- Eric Graves, Senior Engineer Development Service
- Elle Taylor, ARPCS Administrative Office Coordinator
- Lauren Shapiro, Planning + Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

a. Planning Commission Minutes 4.1.21

- ❖ Commissioner Perkins offered a motion to approve Planning Commission Minutes from April 1, 2021.
 - Commissioner Waylock seconded the motion.
 - The motion was approved 7-0.

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. MP-21-03/CU-21-05 ADVANCED RECOVERY SYSTEMS, LLC DRUG REHABILITATION CENTER

Kathi Cook, Director of Community Development, presented consideration of a master plan amendment and conditional use to allow a 62-bed DRUG REHABILITATION CENTER for Advanced Recovery Systems, LLC. A master plan amendment is requested to the Southfund Master Plan to add 'Congregate Housing, Assisted Living Facility' as a conditional use in Pod D. A conditional use is requested to allow 'Congregate Housing, Assisted Living Facility' for Advanced Recovery Systems, LLC. The zoning classification of the property is O-I (Office-Institutional) subject to the Southfund Master Plan Pod D. The property is located at 11725 Pointe Place and is legally described as being located in Land Lot 550, 1st District, 2nd Section, Fulton County, Georgia.

Kathi Cook presented a table of additional Drug & Alcohol Treatment Facilities located in the city, the site plan (including parking), and trip generation information. Additionally, Director Cook presented the Standards for Master Plan Amendments, including:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Staff Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with office-institutional uses. Adjacent properties to the west and south are developed with residential subdivision in the City of Roswell. However, there is no direct vehicular connection between the subject property and the two (2) surrounding residential subdivisions and the subject property was developed with the required 50' undisturbed buffer along the south and west property lines to buffer the use from the adjacent residential.

Director Cook also presented the Conditional Use Criteria, including:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The subject property was developed in compliance with site access development standards with access to Upper Hembree Road from Pointe Place. The use should not have significant impacts on vehicular and pedestrian access.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Staff Response: The subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening. 50' undisturbed buffers are provided adjacent to the residential subdivisions to the south and west. In addition, the applicant has agreed to install an eight-foot (8') privacy fence along the south and west property lines, which was at the request of residents in the adjacent subdivisions.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values

within the surrounding neighborhood;

Staff Response: The proposed use would be compatible with the office-institutional uses and other locations for this business, which are similarly situated in an office setting. 50' undisturbed buffers are provided adjacent to the residential subdivisions to the south and west. In addition, the applicant has agreed to install an eight-foot (8') privacy fence along the south and west property lines, which was at the request of residents in the adjacent subdivisions.

Director Cook stated that after reviewing the Standards and Criteria, staff could support the applications but there would have to be conditions placed that would limit the growth and type of use, include additional landscaping, and a fence. Staff received over 100 letters of objection, including some in a petition form. Generally, the residents are concerned that the facility will negatively impact their property values. At the CZIM meeting on April 14, 2021, there were several public comments and questions with concerns regarding negative impact on adjacent residential property values, location of outdoor areas of the facility, cigarette smoke, screening, and requests for a fence.

Director Cook read Staff's recommended conditions.

Planning Commission discussion:

- Public safety and frequency of emergency calls
- Property values for neighborhoods where the Applicant's other Drug & Alcohol treatment facilities are located
- Level of care that will be provided at this facility and who determines that the facility does not go beyond that level of care
- Other conditional uses that could be used for this facility
- Visitors at the facility

Applicant presented:

- Advanced Recovery Systems (ARS) operates 9 centers in 6 states and is a growing company.
- Intending to update the existing building, add in new landscaping and outdoor area, and construct an 8-foot fence around the entire perimeter.
- ARS does not accept Medicare, Medicaid, court appointed, or court directed treatment.
- Patients admit themselves voluntarily and the average stay for treatment is 24 to 30 days.
- This facility operates similarly to a hospital. Doors will be locked with an access key only exit and entrance. Sirens and cameras are installed all throughout the building.
- Visitation is very limited.
- Patients will not have a vehicle.
- 30 staff members will work at this location.
- Request that Condition #3 be changed to read: "Conditional use approval shall be limited to Advanced Recovery Systems, and its successors and assigns." At some point in time the private equity investment company will sell to a national company.

Planning Commission discussion:

- Process to leave the facility once a patient voluntarily enrolls
- The type of zoning the other 9 ARS facilities are located in
- Screening provided in the 50-foot buffer
- ARS model for repurposing assisted living facilities or building from the ground up

- Reason why ARS attracted to Alpharetta and this specific building location
- Treatment plan model and average stay of patients
- Security process

Chair Kung'u asked for public comments at 7:19 p.m.

There were no public comments in favor.

In Opposition:

1. Bonnie Decker, 511 Streamside Drive, Roswell
2. Dawn Fix, 1120 Taylor Oaks Drive, Roswell
3. Kris Fix, 1120 Taylor Oaks Drive, Roswell
4. Linda McLeroy, 125 Taylor Ridge Court, Roswell
5. Richard Traber, 1190 Taylor Oaks Drive, Roswell
6. Peter Bergoo, 300 Hembree Forest Circle, Roswell
7. Oren Gruber, 927 Upper Hembree Road, Roswell
8. Argo, 1090 Taylor Oaks Drive, Roswell
9. Amina Wais, 400 Hembree Forest Circle, Roswell

Public concerns:

- Property values and impact on resale opportunities and home appraisal
- Propensity of patients enrolled in treatment facilities
- Fence materials, size, visibility, and aesthetics
- Sharing property line with a treatment facility
- Public safety and patients escaping the facility
- Conversations and noise from the facility
- Cigarette smoke
- Purchasing this facility and selling it to another company
- Runoff from this property
- Traffic concerns

Planning Commission Discussion after public comment:

- Place limitation of exterior use during certain hours
- Noise from outdoor activities and limiting outdoor activities after a certain time
- Other properties ARS looked at before deciding on this location
- Public safety with other facilities ARS owns
- Often an emotional decision when thinking of children in the area
- Percentage of outdoor programming
- Property values
- Concern of ARS successors and assigns and wanting any future change to come back to Planning Commission
- If approved as a conditional use, the use would be subject to the specific approved conditions and if a later use does not fit that approved use, it would come back to Planning Commission for approval.
- Commissioner Attig shared that this is an opportunity to use a vacant assisted living facility and put it to good use, and this could be beneficial to the community.
- Commissioner Bendall shared that this facility has 62 opportunities to make positive change.

- ❖ Commissioner Attig offered a motion to approve, subject to the following conditions as listed, except:
 1. Add to Condition #3 the language 'successors and assigns;'
 2. Add condition #9 no outside activity after 8:00 p.m.; and
 3. Add condition #10 prior to business licensing, require inspection of stormwater detention facilities.
 - Commissioner Davis seconded the motion.
 - Commissioner Bendall offered a friendly amendment to strike the language for condition #3 to remove 'and its successors and assigns.'
 - Commissioner Attig did not accept Commissioner Bendall's friendly amendment.
 - The motion was approved (5-2).

There was discussion during the motion about:

- Inspection of stormwater drainage issues

Final Conditions:

1. Add 'Congregate Housing' to Pod D of the Southfund Master Plan as a conditional use.
2. 'Congregate Housing' shall be added as a conditional use at 11725 Pointe Place and limited to no more than 31,709+/- square feet and no more than 62 beds.
3. Conditional use approval shall be limited to Advanced Recovery Systems **and its successors and assigns.** ~~; no additional 'Congregate Housing' businesses or subleasing shall be permitted within the approved space.~~
4. The business shall be permitted to operate 24-hours/day, 7 days/week.
5. Addition and substance abuse rehabilitation center shall be limited to clients that are 18+ years of age and non-court mandated. Services shall be limited to the treatment of alcohol and drug abuse/dependency and treatment of secondary mental health disorders (mood/personality disorders & process additions). Level of care shall be limited to detox, intensive inpatient, residential, partial hospitalization, intensive outpatient, & outpatient care. No methadone clinic as stated by the applicant.
6. Landscape shall be added to the 50' undisturbed buffer, where sparse, as approved by Staff.
7. Based on a developer commitment, an 8' privacy fence shall be constructed along the south and west property lines. Fence shall be located to have the least impact to trees in the undisturbed buffer, as approved by Staff.
8. Outdoor gathering/seating areas shall be limited to the north and/or east sides of the building.
9. **There shall be no outside activity after 8:00 PM.**
10. **Prior to issuance of a business license, detention facility shall be inspected by the City.**

Chair Kung'u announced that this public hearing item will be heard by City Council on November 15, 2021.

Chair Kung'u called for a five (5) minute recess.

Chair Kung'u reconvened the meeting at 8:57 p.m.

b. CU-21-06 The Parish Anglican Church/Kalen Center

This item has been deferred by the Applicant. It will not be considered or discussed at this meeting.

c. CU-21-04/V-21-07 Westside Wine & Spirits/Cousins Westside Pod B

Kathi Cook, Director of Community Development, presented consideration of conditional use and variance to allow a 9,880 square foot 'Liquor Store' on 3 acres. A variance is requested to reduce the landscape strip along Westside Parkway from 20' to 10'. The property is located at 2125 Hembree Road and is legally described as being located in Land Lot 691, 1st District, 2nd Section, Fulton County, Georgia.

Kathi Cook presented the site plan, North Point EcoDistrict requirement measures, and trip generation information.

Director Cook presented the Conditional Use Criteria, including:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The proposed use should not have significant impacts on vehicular and pedestrian access. The site plan depicts access to the property from Hembree Road and Westside Parkway.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

Response: The nearest residence to the proposed 'Liquor Store' is located to the south in Westside Villas, which is approximately 750' away and complies with the City's minimum distance of 200' associated with an alcohol license. The nearest school to the proposed Liquor Store is located to the west at the International Charter School of Atlanta, which is approximately 2,225' away and complies with the City's minimum distance of 300' associated with an alcohol license. The nearest similar uses are Red's Package Store and Total Wine, which are approximately 3,300' and 5,200' away, respectively. All distances above were measured in a straight-line distance, as the crow flies.

Director Cook stated that based on the Variance Review Criteria, Staff believes the Applicant could fit in the 20-foot landscape strip and other land is available for use if needed to expand the required parking. Staff supports the request for conditional use, but not the variance request. The Applicant's Citizen Participation Report states that concerns were raised by parents from the International Charter School of Atlanta, and the concerns voiced were proximity of the liquor store to the school and crime associated with a liquor store. Staff received sixteen (16) emails objecting to the proposed Liquor Store, and the concerns voiced were crime, traffic, and proximity to the International Charter School of Atlanta.

Director Cook read Staff's recommended conditions.

Applicant presented:

- Agreed Staff's recommended conditions
- Request to consider second access to Westside Parkway to be a right turn out of the location because of the future volume created by a potential future phase coming to the left side of the property.
- Constructing a liquor store and convenient store at the same time and will also include the

- improvements along Hembree Road
- The building will be well-lit with security cameras, and employees will be present during operating hours.
- The lot is a heavily wooded area, and there is a 35-foot grade difference in the rear of the lot, which would create an extra expense for building a retaining wall.

Planning Commission discussion:

- Condition #8 second access for right turn only
- Construction of gas station convenience store and liquor store at the same time
- Curb cut and shallow depth of lot
- Left turn into property from Hembree Road

There were no public comments.

- ❖ Commissioner Perkins offered a motion to approve conditional use subject to Staff's recommended conditions and to deny request for landscape strip variance.
 - Commissioner Manley seconded the motion.
 - The motion was approved (7-0).

Final Conditions:

1. 'Liquor Store' shall be added as a conditional use at 2125 Hembree Road and limited to no more than 9,880 square feet.
2. Conditional use approval shall be limited to Westside Wine & Spirits; no additional 'Liquor Store' use or subleasing shall be permitted within the approved space.
3. Liquor Store shall be limited to package sales of beer, wine and liquor.
4. Hours of operation shall be Monday – Thursday 9:00 AM – 10:00 PM, Friday – Saturday 9:00 AM – 11:00 PM and Sunday 12:30 PM – 8:00 PM.
5. The site shall be developed substantially similar to site plan prepared by Contineo Group, dated 4/29/2021, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
6. Hembree and Westside streetscapes shall be substantially as shown on the submitted site plan with heavy ornamental landscaping between the buildings and the sidewalk. The landscape strip along Westside Parkway shall be 20'.
7. Existing street trees along Westside Parkway shall be saved as depicted on the site plan prepared by Contineo Group, dated 4/29/2021.
8. Property shall be limited to 1 curb cut on Hembree Road and 1 curb cut on Westside Parkway.
9. Buildings shall have an exterior which is primarily brick or stone, as approved by DRB. Buildings shall be oriented to the street and shall include a street-facing front door and windows with no glazing. There shall be no blank walls visible from the street.
10. Retaining walls over 14' shall be terraced with a minimum 4' planter in between and planted with a mix of shrubs and vines, with final approval by DRB. Retaining wall at the rear of the property shall be faced with a decorative masonry product that is compatible with materials used on the principal buildings, with final approval by DRB. Retaining wall along Hembree Road shall be faced with brick or stone and shall be terraced if over 7' with a minimum 4' planter in between and planted with a mix of shrubs and vines, with final approval by DRB. Fall protection railing required for retaining walls shall be decorative, as approved by DRB.
11. A minimum 30% open space shall be provided on the property and shall be improved with hardscape and landscape, with final approval by Staff.

12. Developer shall dedicate a permanent easement across the south end of the property for a pedestrian walking path for future connection to Maxwell Road.
13. EcoDistrict measures for the proposed development shall include the use of Sustainable Landscaping and Bio-Retention, as approved by Staff.

Chair Kung'u announced that this public hearing item will be heard by City Council on May 24, 2021.

d. CLUP-21-03/Z-21-04/V-21-09 Hudson Park

Eric Graves, Senior Engineer Development Service, presented consideration of a comprehensive land use plan amendment, rezoning and variance to allow a 17-lot single-family detached subdivision on 2.411 acres in the Downtown. A rezoning is requested from R-10MHD (Dwelling, 'For-Rent' of 'For-Sale', Residential - Historic District) to DT-R (Downtown Residential) for approximately 2.3 acres and from R-10MHD to DT-LW (Downtown Live-Work) for approximately 0.15 acres. A comprehensive land use plan amendment is requested for approximately 0.15 acres from Downtown Residential Density to Mixed Use Live-Work. A variance is requested to allow a private alley to count toward the minimum lot size. The property was previously approved for 20 townhomes and single-family homes. The property is located at 0 and 193 Canton Street and is legally described as being located in Land Lots 1197 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

Senior Engineer Graves presented site plan, briefly discussed home elevation style and architectural design, and trip generation information.

Senior Engineer Graves read Staff's recommended conditions.

Applicant Presented:

- Harrison Homes is a premier, luxury builder and intends to create 16 detached high-end homes in a smaller walkable community.
- Victorian and Tudor Eclectic architectural style 3,500 square foot homes with 2 car garages
- Create a network of trails within the site and intend to make a pedestrian bridge.
- Requests that Condition #4 regarding the historic Weatherford Home be used for an office or a residence and not require a garage to serve that unit if it is going to be used as a commercial structure. Applicant prefers to use historic home as an office and have a parking pad, as opposed to a garage.
- Requests that Condition #18 language regarding trees #736 and #748 be struck. Tree #736 does not exist. If City required Tree #748 to be preserved, the lots nearby would not be buildable and would cause an impediment to this project. Applicant's arborist found Tree #734 to be dead, dying and hazardous. Applicant is willing to pay recompense.
- Requests that Condition #24 in reference to stormwater management facilities, Applicant would like to propose an underground stormwater retention facility, as a surface pond would impede on the lot count of this Downtown development project.

Planning Commission Discussion:

- Number of parallel parking spaces
- Location to Arts Center and Elementary School nearby
- Roundabout to be added in this area and timeline of construction
- Location of garbage storage and waste collection
- Parking for office building transformation of historic Weatherford House

- Renovation and restoration of Weatherford House to meet historic property guidelines
- Garage or parking space requirement for the Weatherford House
- Future art feature
- Condition #18 and the trees being flagged for removal
- Idea of recompense for Tree #748 (Staff would recommend preserving)
- Striking the independent lot for stormwater and idea of the alleyway underground detention system
- Adding parallel parking on Canton Street to slow traffic down so that it will be safer for pedestrian traffic
- Commissioner Attig supports this project and would like to see change to this corner spot in the Downtown.
- Commissioner Davis shares that the roundabout is a great idea to help with traffic.

There were no public comments in favor.

In Opposition:

- Ruth Ann Tatum, 250 Pebble Trail

Public Concerns:

- Type of office to occupy the historic Weatherford House
- Traffic
- Parallel parking spaces on Canton Street

- ❖ Commissioner Attig offered a motion to approve, subject to conditions, except for:
 1. Condition #4 to change 'and' to 'or;'
 2. Condition #18 to strike tree #736 and #748 and allow for recompense for trees; and
 3. Condition #24 to strike "on an independent lot and shall not impede access to homes, with final approval by Staff," and replace with "and work with Staff to determine underground stormwater."
 - Commissioner Waylock seconded the motion.
 - The motion was approved (7-0).
- Commissioner Bendall offered a motion to reconsider.
 - Commissioner Waylock seconded the motion.
 - The motion to reconsider was approved (7-0).
- ❖ Commissioner Attig offered a motion to approve, subject to conditions, except for:
 1. Condition #4 to change 'and' to 'or' and to strike 'with both;'
 2. Condition #18 to strike tree #736 and #748 and allow for recompense for trees; and
 3. Condition #24 to strike "on an independent lot and shall not impede access to homes, with final approval by Staff" and replace with "and work with Staff to determine underground stormwater."
 - Commissioner Waylock seconded the motion.
 - The motion was approved (7-0).

Final Conditions:

1. Approximately 0.14 acres including the historic Weatherford House shall be zoned DT-LW and the remaining site, consisting of approximately 2.3 acres, shall be zoned DT-R and

developed substantially similar to site plan prepared by Plum Creek Consulting, revised 4/26/2021, 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. The comprehensive land use designation of the 0.14-acre property with the historic Weatherford House shall be 'Mixed Use Live-Work'.
3. Single-family lots may include the alley in order to comply with the minimum lot size. Lots shall not be permitted variances to the maximum lot coverage requirement.
4. The historic Weatherford House shall be used for an office or residence. A garage ~~and or~~ driveway shall be provided ~~with both~~ accommodating at least 2 side-by-side parking spaces.
5. The historic Weatherford House shall be saved on the property, restored and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 8th Certificate of Occupancy, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
6. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with Staff comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. All homes shall have 4-sided architecture, materials and details with a unique front elevation. All homes shall have a chimney. A minimum of 5 homes on Canton Street or Mayfield Road shall be substantially brick or stone.
7. Building heights along Canton Street and Mayfield Road shall be limited to no more than 2 stories over basement and 35'.
8. Lots shall have a front yard defined by a decorative low wall (brick or stone), hedge with columns (brick or stone) or decorative fence, as approved by DRB. Hardscape in front yards shall be limited to decorative brick or pervious pavers and/or stepping stones and shall not be placed within the required landscape strip, except to connect to the sidewalk along the street.
9. Canton Street streetscape shall be improved as follows: minimum 6' planter planted with street trees, 8' brick sidewalk, and decorative pedestrian lights, with final approval by Staff. Brick sidewalk shall follow the future right-of-way to accommodate the roundabout and shall connect to the sidewalk on Mayfield Road. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
10. Mayfield Road streetscape shall be improved as follows: minimum 6' planter planted with street trees, 8' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
11. On-street parallel parking and brick sidewalk on the City's property to the south shall be constructed as depicted on the submitted site plan, with final approval by Staff.
12. Landscape strips along Canton Street and Mayfield Road shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by DRB.
13. Project entrance at Canton St shall include a decorative paver apron, landscaping and low wall.
14. In lieu of placing public art on the property, the applicant shall transfer to the City at no cost the 3,325 SF area labeled 'Roundabout R/W' on the submitted site plan. Applicant will pay a sum of \$12,500 to the City toward the cost of future public art as part of the future roundabout project.
15. Amenity areas shall be developed with a park-like setting with decorative landscape,

- hardscape, low walls and seating. Amenity walking trails shall include a gravel or slate chip path, seating areas and landscaping. Landscape shall include plant selections promoting the historic Downtown.
16. Developer shall construct a pedestrian bridge across the stream connecting the east and west sides of the development.
 17. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
 18. ~~The following trees shall be saved: #736 (34" Water Oak) and #748 (41" Yellow Poplar) within the stream buffer.~~ Tree recompense shall be paid to the tree fund. A climbing risk assessment with a resistograph or similar testing to determine the health and structural integrity of the tree and main scaffold limbs shall be conducted to determine if tree #734 (38" Water Oak) should be saved, as approved by Staff. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings.
 19. Access from the private drive along east property line (behind CVS) shall require an access agreement from the property owner.
 20. Developer shall plant 10' landscape strip along the private driveway behind CVS and the 5' landscape strip along the south property line to landscape buffer standards, as approved by DRB.
 21. Fences and walls visible from the public right-of-way shall be decorative, as approved by DRB. Unfinished wood fences and decks shall not be visible from the street.
 22. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
 23. Developer shall remove exotic and invasive species in the stream buffers and revegetate the area, as approved by Staff.
 24. Stormwater management facilities ~~shall be provided on an independent lot and~~ shall not impede access to homes, with final approval by Staff. Applicant shall work with Staff to determine the best solution for providing underground stormwater management.
 25. Garbage pickup shall be from the alley.
 26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

Chair Kung'u announced that this public hearing item will be heard by City Council on May 24, 2021.

e. PH-21-10 Unified Development Code Text Amendment – Historic Preservation Incentive Zoning

Kathi Cook, Director of Community Development, presented consideration of text amendments to Article II, Appendix A: Historic Resources Inventory – Contributing Historic Buildings and Appendix A: Alpharetta Downtown Code Subsection 3.2.4(l)(2) of the Unified Development Code to remove a property from the list.

Director Cook shared that the property owner of 126 North Main Street notified Staff that this home was built in the 1950s, and that in order to be listed on the Contributing Historic Properties List, the building must be at least 75 years old, and as such, does not meet the requirement. There is no information about the architectural style of the home.

Director Cook stated that the recommendation is to remove 126 North Main Street from the Contributing Historic Properties Ordinance.

There was no discussion by the Planning Commission.

There were no public comments.

- ❖ Commissioner Attig offered a motion to approve to remove 126 North Main Street from the Ordinance.
 - Commissioner Waylock seconded the motion.
 - The motion was approved (7-0).

Chair Kung'u announced that this public hearing item will be heard by City Council on May 24, 2021.

VII. ADJOURNMENT

Chair Kung'u adjourned the meeting at 10:40 p.m.