



Planning Commission Meeting June 9, 2022

Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA

6:30 PM

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I. CALL TO ORDER

- Chairman Kung'u called the meeting to order at 6:30 p.m.

II. ROLL CALL

- **Planning Commissioners present:**
 - Francis Kung'u (Chair)
 - Jill Reynolds
 - Todd Stratton
 - William Perkins
 - Martine Zurinkas
 - Valerie Manley (Alternate)
- **Planning Commissioners Absent**
 - Fergal Brady, Vice-Chair
 - Karen Richard
 - Jamie Bendall (Alternate)
- **Staff present:**
 - Michael Woodman, Planning + Development Services Manager
 - Alexandra Callum, Planning + Zoning Coordinator
 - Nikisha Mistry, GIS Specialist

III. APPROVAL OF MEETING MINUTES

- ❖ Commissioner Perkins offered a motion to approve the Planning Commission Meeting Minutes from June 2, 2022.
 - Commissioner Zurinkas second the motion.
 - The motion was approved 4-0-2, with Commissioners Stratton + Manley recusing themselves because they were not present for the meeting.

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. PH-22-04 / Z-22-04 / V-22-05 / The Bridges Alpharetta / Webb Bridge Road

- Manager Woodman came forward to present this item.
 - The applicant, Madewell Homes, is requesting a change to previous conditions of zoning and a rezoning to allow for the construction of a six (6) lot 'For-Sale' single-family detached gated subdivision on 7.83 acres. A change to conditions of zoning is requested related to file# Z-19-01 Walker/4360 Webb Bridge Road and a rezoning is requested for a portion of the property from CUP (Community Unit Plan) to R (Dwelling, 'For-Sale' Residential). The subject property is located at 0 & 4430 Webb Bridge Road southeast of the intersection of Webb Bridge Road and Shirley Bridge Road.
 - The undeveloped property is wooded and has a small area impacted by perennial stream buffers in the southeast corner of the property. Surrounding properties are zoned CUP and AG (Agriculture) to the north, CUP to the east and south, and SU (Special Use) and CUP to the west. Broadlands subdivision is located to the north and east, an unplatted residential lot and Park Glen subdivision are located to the south, Webb Bridge Middle School is located to the west and the Walker property (unplatted lot) is located to the north. The comprehensive land use plan designation of the property is 'Low Density Residential', which allows the proposed zoning district and use.
 - Most of the property was rezoned to R (minimum 1-acre lots) on May 28, 2019 subject to several conditions of zoning. The current applicant has acquired an adjacent property at 4430 Webb Bridge Road and would like to incorporate the property into the overall site plan. At a minimum, the previous site plan-specific condition must be changed to reflect the inclusion of the newly acquired property. The applicant is requesting that all previous conditions of zoning be deleted related to file #Z-19-01 Walker/4360 Webb Bridge Road.
 - The submitted site plan depicts six (6) single-family detached lots on 7.83 acres. The average lot size is 1.01 acres. Access to the property is proposed from Webb Bridge Road. Lots are oriented interior to the site along a gated, private cul-de-sac street. A four-foot (4') planter and five-foot (5') sidewalk are depicted on one (1) side of the new street.
 - Tree saves are depicted near the entrance to the development, as well as in the northeast corner of the property near the stormwater pond. Tree groupings and/or trees of quality should be identified and saved on the property. A stormwater management pond is depicted in the northeast corner of the property and located on common area.
 - If approved, conditions are recommended addressing the aesthetics of the stormwater management pond, preserving additional trees, and keeping the previous condition of zoning related to a 25' undisturbed buffer adjacent to the Broadlands subdivision.
 - The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant met with several residents in the adjacent Broadlands subdivision on May 23, 2022. According to the applicant, everyone was satisfied at the conclusion of the meeting. The applicant agreed to the following conditions as it relates to the stormwater management pond: no walls (earth only), provide evergreen plantings along the outside of the 10' access easement to screen the pond from neighboring properties, and slow the flow of runoff from the pond onto the neighboring property. The applicant also agreed to remove a hazardous tree leaning toward an adjacent property.
 - The CZIM was held on May 11, 2022. There were public questions and comments with concerns over stormwater run-off on neighboring properties, what the stormwater management facility will look like, buffers and fencing, tree removal, and impacts to the nearby stream.
 - Approve PH-22-04/Z-22-04 The Bridges/Webb Bridge Road, subject to the following conditions:
 1. The site, consisting of approximately 7.83 acres, shall be zoned R and developed substantially

- similar to site plan prepared by Travis Pruitt & Associates, Inc., revised 5/9/2022, 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. Subdivision shall be gated, subject to final approval by Staff.
 3. Homes visible from Webb Bridge Road shall be primarily brick or stone, as approved by Staff. Home elevations shall be substantially similar to the submitted photograph, labeled Exhibit A, with final approval by Staff. Homes shall have 3-sided architecture and materials, except those rear elevations visible from Webb Bridge Road shall have similar architectural details and materials as the front façade, as approved by Staff.
 4. Minimum 20' decorative landscape strip shall be provided along Webb Bridge Road, consisting of trees, shrubs and ground cover, as approved by Staff. Existing tree groupings and trees of quality shall be saved in the landscape strip, as approved by Staff.
 5. Minimum 10' landscape strip shall be provided along new private street, consisting of trees, shrubs and ground cover, as approved by Staff.
 6. Project entrance shall include decorative ornamental plantings, as approved by Staff.
 7. Common area on the south side of the private street shall be planted with a mix of deciduous and evergreen landscape materials and shall meet the minimum planting requirements of the 10' landscape strip, 6' planter and 5' perimeter landscape strip, as approved by Staff.
 8. Per the original conditions (Z-19-01 Walker/4360 Webb Bridge Road), minimum 25' undisturbed buffer, replanted where sparse with evergreen trees and shrubs, shall be provided along the common property line with the adjacent Broadlands subdivision.
 9. Stormwater management facility shall be an amenity, aesthetically pleasing (no walls, earthen bank) and screened (with evergreens), as approved by Staff.
 10. As agreed to by the developer, the rate of stormwater runoff shall be slowed from the pond to neighboring properties.
 11. Developer shall dedicate necessary right-of-way to accommodate the City's Webb Bridge Road improvements.
 12. Developer shall improve the new private street with a minimum 5' sidewalk (one side of the street), minimum 6' planter planted with street trees, and decorative pedestrian lighting, as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.
 13. Fencing visible from Webb Bridge Road shall be a continuation of the existing 5-board horse fence. Unfinished wood fences and decks shall not be visible from Webb Bridge Road.
 14. Home footprints shall be laid out to minimize impacts to the existing tree canopy, as approved by Staff.
 15. Specimen trees shall be preserved as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., revised 5/9/2022.
 16. Developer shall identify and save additional tree groupings and/or trees of quality outside of required stream buffers, as approved by Staff.
 17. Drainage easement rock swale material shall require final approval by Staff. Drainage swale shall be maintained by the HOA.
 18. Developer shall make reasonable efforts to obtain easements to tie stormwater pond outfall through a pipe directly into a downstream structure rather than releasing at-grade, as approved by Staff. If tie in is not possible, measures shall be used to prevent concentrated flow at the property line, as approved by Staff.
 19. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from the Broadlands subdivision, as approved by Staff.
 20. No more than 10% of the residential units, or 1 dwelling unit, shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

- The applicant, Tori Young, came forward to speak on behalf of this application.
 - We want to provide residents with larger acre lots.
 - This would be a gated community.
 - We wanted to stay away from clear cut.
 - Certain trees would be impacted from the future widening of Webb Bridge Road.
- The Planning Commission discussed the following:
 - Do we have the conditions from 2019? Michael presented the conditions from the 2019 case on this property.
 - What do you usually do with the applicants when you approve a detention facility? It's part of the LDP process. If there are conditions involving being aesthetically pleasing, we usually refer to what residents have suggested.
 - On the trees, we're going from 11 tree saves down to 7, correct? Four trees are being removed. They are off site trees, and their critical root zones would possibly be impacted.
 - So, condition 15 still stands? The new revised site plan showing the removed trees were sent late today, so the arborist hasn't had a chance to look
 - Regarding the word primarily in Condition 3, would you be open to have us quantify that? I would not have a problem with that. It may take some guess work when it comes back to Staff, but more than likely it would be around 75%.
 - Some of the detention pond suggestions were not captured in condition 9. Do we need to worry about that now and condition that, or do we let that be handled by the DRB? If you would like to address some concerns that were noted in the letter today, I have drafted a change to conditions 9 and 10. I also drafted two new conditions related to fencing and the hazardous trees.
 - In the previous conditions, we talked about a road access to the stormwater basin for maintenance, and I'm concerned on how we would access if something went wrong. The applicant shows the access coming between lots 3 and 4.
 - Has there been a hydrology study done? Nothing has been submitted to the city.
 - Regarding the Webb Bridge Road project, are there any concerns with the design regarding the median or the right of way? The applicant is showing the potential right of way impact to their property. I don't believe there will be conflicts.
 - Have there been any traffic studies done in terms of left turns done at the property? Our traffic engineer did not find anything, and the applicant was not required to study that.
 - If the applicant is saying he can only save 7 trees, wouldn't it be reasonable to assume that the hazardous tree won't be there? I don't believe that's one of the trees that will be saved. The developer made an agreement that he will remove that tree for the resident.
 - Regarding the reduction and tree saves, the arborist has not reviewed the request. No, we don't know Staff's view on changing the condition. It can be done quickly, but without that knowledge, it would be best to leave the condition as is for now.
 - Do you have any objections to Staff's conditions? We are comfortable with most everything. The biggest issue is the question about the trees that would be affected. The first one is out by the road which would be taken out by the Webb Bridge Road project.
 - Have you done a hydrology study yet? No – that would be the next step.
 - Do you have objections to making the pond aesthetically pleasing? No. we will work with Staff.
 - Is the well a control system? There will be some occasional runoff. There is a natural crease in the land, which will make the water meander through. I believe it will meet a lot of people's concerns.
 - Regarding condition 10, what method will you use to reduce runoff? It's a big detention area. It's raised on all sides. The water will primarily soak into the ground.
 - If the condition regarding the aesthetically pleasing pond gets detailed, are you okay with following Staff on this? Yes.
 - You're okay with the 25-foot undisturbed buffer? Yes, based off the clarification I received.
 - Someone in the letter said something about the shape of the pond – are you opposed to changing the

- shape. We're willing to work with Staff
- There is a precedent in the area to use horse fence around the detention pond.
- What was your intent primarily on condition 3? I don't think that falls in line with everything I want to do. Stucco is becoming popular, and I'd like to be able to introduce some of that material.

Public Comment:

- Amber Brannon – 510 Cambridge Court
 - I would be looking directly into the detention pond, which is why we are requesting the 25-foot buffer.
 - I have had an arborist come to understand the condition of the hanging tree.
 - The resident provided pictures to the Board of the various trees.
- Sandra Bacharach – 121 Westchester Way
 - The biggest concern is that the pond be aesthetically pleasing.
 - We would like clarification and language added to define "aesthetically pleasing"
 - The Bridges residents won't see the pond, but we will.
- George Strain - 251 Churchill Heights
 - Condition 6 called for a stream determination in 2019, but that wasn't listed in the current conditions proposed.
- Applicant Rebuttal:
 - Related to the large water oak tree, it is 17.5 % into the critical root zone.
 - Regarding the aesthetics, we want to make it look as good as possible, and we will work with residents.
 - The houses are designed to be self-contained, but we know that it is in a community, so we want it to look good.
 - We are okay with the clarifying language.
 - Can you tell us the basis for removing the four additional trees? The road widening will affect the critical root zone.
- The Planning Commission discussed the following:
 - I think it would be helpful if we had a little more specificity regarding aesthetically pleasing.
 - Can you answer the resident's question regarding condition 6? Staff has been to the stream and made the determination. It's the buffers that impact.
 - Regarding the detention pond and screening, could we specify minimum height and density of the screening? Yes, if you want to go beyond what code requires.
 - If the tree is gone today because of the suggested impact, then the tree is gone. I'm not really concerned about the two trees the applicant is wanting to remove.
 - In condition 1, at what point does staff work with conditions and the hydrology study to determine the shape? This is a conceptual plan. It is not set in stone, but the official plan should be very similar to this one. We would not approve a site plan that included additional lots.
- ❖ Commissioner Reynolds offered a motion to approve the item, with the conditions as stated by the Chairman, as stated, and recommended by Staff, and the following changes:
 1. The site, consisting of approximately 7.83 acres, shall be zoned R and developed substantially similar to site plan prepared by Travis Pruitt & Associates, Inc., revised 5/9/2022, 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. Subdivision shall be gated, subject to final approval by Staff.
 3. Homes visible from Webb Bridge Road shall be primarily brick or stone, as approved by Staff. Home elevations shall be substantially similar to the submitted photograph, labeled Exhibit A, with final approval by Staff. Homes shall have 3-sided architecture and materials, except those rear elevations visible from Webb Bridge Road shall have similar architectural details and materials as the front façade, as approved by Staff. Homes shall be primarily 75% or more brick or stone, as approved by Staff.

4. Minimum 20' decorative landscape strip shall be provided along Webb Bridge Road, consisting of trees, shrubs and ground cover, as approved by Staff. Existing tree groupings and trees of quality shall be saved in the landscape strip, as approved by Staff.
5. Minimum 10' landscape strip shall be provided along new private street, consisting of trees, shrubs and ground cover, as approved by Staff.
6. Project entrance shall include decorative ornamental plantings, as approved by Staff.
7. Common area on the south side of the private street shall be planted with a mix of deciduous and evergreen landscape materials and shall meet the minimum planting requirements of the 10' landscape strip, 6' planter and 5' perimeter landscape strip, as approved by Staff.
8. Per the original conditions (Z-19-01 Walker/4360 Webb Bridge Road), minimum 25' undisturbed buffer, replanted where sparse with evergreen trees and shrubs, shall be provided along the common property line with the adjacent Broadlands subdivision.
9. Stormwater management facility shall be an amenity to the development. The developer shall work with adjacent neighbors to make the stormwater management facility aesthetically pleasing (no walls, earthen bank) and screened (with evergreens), with final approval by Staff. At a minimum, an aesthetically pleasing stormwater facility shall include:
 - a. A variety of water loving vegetation planted in and around the pond;
 - b. A pond design that is attractive when empty, no muddy areas that would promote mosquitos and unpleasant smells;
 - c. A natural organic shape to the pond; and
 - d. Dragonfly attracting plans shall be utilized around the pond as a means of mosquito control.
10. As agreed to by the developer, the rate of stormwater runoff shall be slowed by 10% over the current flow, if feasible, from the pond to neighboring properties.
11. Developer shall dedicate necessary right-of-way to accommodate the City's Webb Bridge Road improvements.
12. Developer shall improve the new private street with a minimum 5' sidewalk (one side of the street), minimum 6' planter planted with street trees, and decorative pedestrian lighting, as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.
13. Fencing visible from Webb Bridge Road shall be a continuation of the existing 5-board horse fence. Unfinished wood fences and decks shall not be visible from Webb Bridge Road.
14. Home footprints shall be laid out to minimize impacts to the existing tree canopy, as approved by Staff.
15. Specimen trees shall be preserved as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., revised 5/9/2022.
16. Developer shall identify and save additional tree groupings and/or trees of quality outside of required stream buffers, as approved by Staff.
17. Drainage easement rock swale material shall require final approval by Staff. Drainage swale shall be maintained by the HOA.
18. Developer shall make reasonable efforts to obtain easements to tie stormwater pond outfall through a pipe directly into a downstream structure rather than releasing at-grade, as approved by Staff. If tie in is not possible, measures shall be used to prevent concentrated flow at the property line, as approved by Staff.
19. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from the Broadlands subdivision, as approved by Staff.
20. No more than 10% of the residential units, or 1 dwelling unit, shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
21. If fencing is utilized around the stormwater facility, fencing shall be five-board horse fence to match the fence required along Webb Bridge Road.
22. As agreed to by the developer, the developer shall remove the large hazardous tree leaning

towards 121 Westchester Way.

- Commissioner Stratton seconded the motion.
- The motion was approved unanimously (6-0).

B. MP-21-11 / Bridge Road Holdings, LLC

- Manager Woodman came forward to present this item.
 - The applicant, Bridge Road Holdings, LLC, is requesting a master plan amendment to allow for the construction of a 2-story, 19,000 square foot medical office over retail building and a 1-story, 1,950 square foot medical office building on 2.45-acres. An amendment is requested to the Preston Ridge Master Plan to add the property to Pod M, which allows office-institutional and accessory retail uses. The subject property is located at 11505 Morris Road and 0 State Bridge Road, near the southwest corner of Old Milton Parkway and Morris Road.
 - The property is zoned O-I (Office-Institutional) and is mostly undeveloped. Morris Road was extended through the south end of the property for the Inspired Living development to the southwest and a small parking lot with eleven (11) parking spaces was constructed on the property for the adjacent Waffle House. Surrounding properties are zoned O-I to the east and west, CUP (Community Unit Plan) to the south, and C-2 (General Commercial) to the north. Quik Trip gas station is located to the north; Waffle House, Shell gas station and Life Hope Alpharetta are located to the east; floodplain to the west; and an undeveloped property to the south.
 - Preston Ridge Master Plan was approved in 1987 as a 500-acre mixed-use development. Pod M, which is approximately eight (8) acres, was approved for office-institutional and accessory retail uses with a maximum non-residential density of 18,000 square feet per acre. There is no limitation on the percentage of retail use as it relates to the overall development. Outside of the master plan, O-I limits the percentage of retail use to no more than 25% of the overall building area. The subject property abuts the west side of Pod M and has access through the pod by way of the Morris Road extension.
 - The site plan depicts a 2-story, 19,000 square foot 'L-shaped' building (Building A) with office over retail along Old Milton Parkway and a 1-story, 1,950 square foot office building (Building B) on the south end of the 2.45-acre property. Building A is served by 91 parking spaces, of which 12 spaces are shared with Waffle House, and Building B is served by eight (8) parking spaces.
 - Two (2) tree saves areas are depicted in the parking lot near Building A and several tree saves are depicted near Building B. Underground stormwater facilities are depicted in the parking lot north of Morris Road and a walled stormwater pond is depicted at the south end of the property near Building B.
 - The CZIM was held on February 9, 2022. There were no public comments.
 - Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a master plan amendment. The proposed use would be compatible with the office-institutional and accessory retail uses approved in Preston Ridge Master Plan Pod M and other locations for this business type, which are similarly situated along commercial corridors and in office parks. It should be noted that without the master plan amendment, development of the property under the current zoning would limit retail uses to no more than 25% of the overall building area. If approved, it is recommended that retail uses be limited to accessory retail uses that support nearby office and institutional uses.
 - Approve MP-21-11 Bridge Road Holdings, LLC/Preston Ridge, subject to the following conditions:
 1. The 2.45-acre property shall be added to Pod M of the Preston Ridge Master Plan and limited to medical and professional office and no more than 9,500 square feet of accessory retail, limited to the following uses:
 - a. Animal Hospital, Small Animal
 - b. Bakery
 - c. Bank

- d. Barber Shop
 - e. Beauty Shop
 - f. Dry-Cleaning, Pick-Up Station
 - g. Fitness Studio
 - h. Florist, Retail
 - i. Laboratory, Research Commercial
 - j. Laundry, Self-Serve, Pick-Up
 - k. Pet Day Care
 - l. Pet Grooming
 - m. Print Shop
 - n. Restaurant
 - o. School, Commercial (Beauty, Business)
2. Site shall be developed substantially as depicted on the submitted site plan, labeled Exhibit A, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
 3. Trees shall be saved as depicted on the submitted site plan, labeled Exhibit A, as approved by Staff.
 4. Building A shall have a minimum 20' height along Old Milton Parkway. Exterior building materials shall be comparable to the materials on nearby Preston Ridge office buildings, with final approval by DRB.
 5. Developer shall construct a 6' sidewalk along the east side of the Old Morris Road right-of-way connecting the Old Milton Parkway sidewalk to the Morris Road sidewalk. Existing sidewalk along Morris Road shall be removed and area shall be planted with street trees.
 6. Buildings shall connect to the public sidewalk system.
 7. Developer shall coordinate with the City and GDOT to provide the required landscape material in the 20' landscape strip along Old Milton Parkway.
 8. Walls signs visible from Old Milton Parkway shall be limited to signage permitted for an office building and shall be for an office tenant.
 9. Property owner shall dedicate Morris Road to the City as public right-of-way.
- The applicant, David Belle Isle, came forward to speak on behalf of this application.
 - We have asked to be a part of the Preston Ridge Master Plan Amendment.
 - The Planning Commission discussed the following:
 - On the wall sign, how is the applicant going to make the sign visible? This site would be permitted a monument sign along Old Milton. Building A has the wall sign.
 - The office building would have certain sign allowances.
 - How visible will the unit be from the street? Signage would still be on the bottom floor for retail and would be visible from Morris, but not Old Milton.
 - I think it's a wonderful plan. The topography is challenging, but you've done a good job of working with it.
 - I like all the tree saves.

Public Comment:

- There were no public comments for this item.
 - ❖ Commissioner Perkins offered a motion to approve the motion, subject to the conditions as stated by Staff, which include:
 1. The 2.45-acre property shall be added to Pod M of the Preston Ridge Master Plan and limited to medical and professional office and no more than 9,500 square feet of accessory retail, limited to the following uses:
 - a. Animal Hospital, Small Animal

- b. Bakery
 - c. Bank
 - d. Barber Shop
 - e. Beauty Shop
 - f. Dry-Cleaning, Pick-Up Station
 - g. Fitness Studio
 - h. Florist, Retail
 - i. Laboratory, Research Commercial
 - j. Laundry, Self-Serve, Pick-Up
 - k. Pet Day Care
 - l. Pet Grooming
 - m. Print Shop
 - n. Restaurant
 - o. School, Commercial (Beauty, Business)
2. Site shall be developed substantially as depicted on the submitted site plan, labeled Exhibit A, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
 3. Trees shall be saved as depicted on the submitted site plan, labeled Exhibit A, as approved by Staff.
 4. Building A shall have a minimum 20' height along Old Milton Parkway. Exterior building materials shall be comparable to the materials on nearby Preston Ridge office buildings, with final approval by DRB.
 5. Developer shall construct a 6' sidewalk along the east side of the Old Morris Road right-of-way connecting the Old Milton Parkway sidewalk to the Morris Road sidewalk. Existing sidewalk along Morris Road shall be removed and area shall be planted with street trees.
 6. Buildings shall connect to the public sidewalk system.
 7. Developer shall coordinate with the City and GDOT to provide the required landscape material in the 20' landscape strip along Old Milton Parkway.
 8. Walls signs visible from Old Milton Parkway shall be limited to signage permitted for an office building and shall be for an office tenant.
 9. Property owner shall dedicate Morris Road to the City as public right-of-way.
 - o Commissioner Zurinkas seconded the motion.
 - o The motion was approved unanimously (6-0).

Chairman Kung'u adjourned the meeting for a short recess at 8:09 p.m.

Chairman Kung'u called the meeting to order at 8:15 p.m.

C. Z-22-08 / V-22-12 / South of Wills Park

- Manager Woodman came forward to present this item.
 - o The applicant, AAI South Main St, LLC, is requesting a rezoning and variances to allow for the construction of 55 'For-Sale' townhomes on 5.54 acres in the Downtown. A rezoning is requested from C-1 (Neighborhood Commercial) and LI (Light Industrial) to DT-MU (Downtown Mixed-Use) and variances are requested to allow 15 townhome units to be front loaded, reduce minimum driveway length on 17 townhome units, allow encroachments into the undisturbed buffers, allow a 0' setback for a subdivision sign, and eliminate and reduce landscape strips along South Main Street and new private streets. The subject property is located at 0 State Highway near the southeast corner of Highway 9 (South Main Street) and Wills Road. The proposed density is 9.93 dwelling units per acre.

- The undeveloped property is wooded. Surrounding properties are zoned C-1 and DT-MU to the north, and C-2 (General Commercial) to the west and east. Xavier and Sons Auto Body & Paint is located to the north and west, City of Roswell to the west, Public Storage to the east, Georgia Power (City of Roswell) to the south and Atlanta Saddlery, Autobrite Car Wash and The Porch on South Main are located to the north. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed townhomes and density.
- The property is situated between three (3) commercial properties, has multiple road frontages and has significant topography. In addition, the Wills Road right-of-way is setback approximately 60' from the existing curb line of the road.
- The submitted site plan depicts 55, three (3) and four (4) story 'For-Sale' townhomes with gated access from a new driveway off Wills Road. A network of private streets and alleys are depicted on the site plan. Most townhomes, 40 units, are rear loaded with the remaining to be front loaded. Five (5) townhome units will be 24' wide and the remaining units will be 26' wide.
- Each townhome unit will have two (2) side-by-side parking spaces within a garage and 38 of the 55 units will have a Code-compliant driveway accommodating two (2) additional cars. 24 on-street, guest parking spaces are provided in close proximity to the seventeen (17) units without the minimum eighteen-foot (18') driveways. The Downtown Code requires 138 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 210 parking spaces are provided on the site plan.
- The site plan depicts 1.19 acres, or 21.5% of open space within the proposed development. Amenity space is proposed to include a clubhouse and pool near the entrance to the development and a central green with sidewalks.
- Twelve (12) trees are depicted to be saved on the site plan, of which all are hardwoods.
- A site plan depicts an underground stormwater management facility under an amenity space and private street.
- The applicant submitted renderings depicting the townhomes along Wills Road and South Main Street. The submitted renderings depict three (3) and four (4) story townhome buildings with rooftop decks designed in the Federal and Greek Revival styles. Units will range in size from 2,600 to 4,000 square feet and will all be three (3) bedrooms. Façade materials will combine brick, stone, and stucco. The applicant's letter of intent indicates that price points will be between \$850,000 to \$1,000,000. According to the City's Downtown Consultant, the proposed renderings generally comply with the design regulations in the Downtown Overlay.
- The applicant provided a trip generation report, which estimates that the proposed 55 townhome units would generate 24 AM Peak Hour trips and 29 PM Peak Hour trips.
- CZIM was held on May 11, 2022. There were public comments with concerns over traffic, guest parking, GDOT project impacts, and safety issues with pedestrians crossing at South Main Street over to Wills Park.
- Approve Z-22-08/V-22-12 South of Wills Park and Deny variance request to eliminate the landscape strip along South Main Street, subject to the following conditions:
 1. Approximately 5.5 acres shall be zoned DT-MU and developed substantially similar to site plan prepared by Pond, dated 5/10/22, 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, dated 5/5/22, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Townhomes shall have 4-sided architecture, materials and details.
 3. Density shall not exceed 9.93 dwelling units per acre.
 4. Building heights shall not exceed 4 stories and 50'.
 5. Townhomes shall have direct vehicular access from a street or alley, as depicted on the site plan prepared by Pond, dated 5/10/22.

6. Courtyards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
7. Developer shall improve the Wills Road streetscape as follows: minimum 6' planter planted with street trees, 6' 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.
8. Streets and alleys shall be developed as depicted on the site plan prepared by Pond, dated 5/10/22, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.
9. Landscape strips shall be required in areas behind the sidewalk along both sides of internal streets, not including alleys. Landscape strips shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
10. Landscape strips along South Main Street and Wills 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 and overhead utilities, as approved by Staff. Subdivision decorative fencing and columns may be placed within the landscape strip along South Main Street, as approved by Staff.
11. Developer shall provide an enhanced pedestrian crossing at South Main Street and Wills Road, which shall include color pavement markings and signage, as approved by GDOT and Staff. Enhanced pedestrian crossing shall be eligible for impact fee credits, as approved by Staff.
12. Undisturbed buffers, replanted where sparse, shall be provided as depicted on the site plan prepared by Pond, dated 5/10/22. Evergreen trees and shrubs shall be planted along the south and east property lines and along the property line north of Units 6-13, as approved by Staff.
13. Property owner acknowledges that redevelopment of the properties to the north, east and south with non-residential uses shall not require a buffer adjacent to the subject property.
14. Project entrance shall be gated and shall include a decorative paver apron, landscaping, brick wall and fencing with columns substantially similar to the submitted renderings, dated 5/5/22.
15. Subdivision sign shall be substantially similar to the submitted renderings, dated 5/5/22, and shall have a 0' setback along Wills Road, as approved by Staff.
16. Open space shall be developed substantially similar to the site plan prepared by Pond, dated 5/10/22, except that the optional bicycle path in the civic space shall be removed and stairs shall accommodate a bicycle wheel path, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape shall include plant selections promoting the historic Downtown.
17. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
18. Developer shall save trees as depicted on the site plan prepared by Pond, dated 5/10/22. Tree saves shall be limited to trees in fair to good condition and with CRZ impacts of no more than 30% which may be subject to tree care, as approved by Staff. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings, as approved by Staff.
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.
20. HVAC and similar equipment shall not be visible from the public right-of-way.
21. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
22. Stormwater management facilities may be placed underground within the private street as depicted on the site plan prepared by Pond, dated 5/10/22, with final approval by Staff. Stormwater facilities shall be indicated on the recorded final plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. Maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and homeowners of the development.

23. Garbage pickup shall be from within the development.

24. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

- The applicant, Kathy Zickert, came forward to speak on behalf of this application.
 - We need to reach out to Roswell to see about widening the sidewalk that lines up to their border.
 - There will be a connection even if we can't improve the sidewalk.
 - We have a minimum of 7 EcoPoints in the project in preparation for the LCU Study results.
 - There are 28 guest parking spots on site.
- The Planning Commission discussed the following:
 - Should we anticipate that the owners with homes next to the auto body shop be concerned about noise? I don't think so. We have noise ordinances.
 - What options are there to enforce the 10% rental rule? Requiring it to be in HOA covenants helps with this. We're not getting complaints of there being more than 10%.
 - In Condition 1, did GDOT not have a crosswalk planned? Yes, there will be. We are looking for different colored paint. The Atley has a piano key crosswalk, but they are adding green paint at the end of the white keys. It helps pedestrians feel a little more comfortable and alerts drivers.
 - The sidewalk improvement is only for the front of the property, correct? Yes, there is some existing offsite sidewalk. We had asked about increasing the width of the sidewalk, but there really are not space requirements available.
 - On the site plan, it has required variances, but are we okay with this? Yes, that is not unusual.
 - Eliminating the proposed stairs, is that in the conditions? Yes – condition 16.
 - On condition 10, is the applicant still asking for the variance? No.
 - It's a great and beautiful product, and good job for working with Staff on 24 conditions.

Public Comment:

- There were no public comments for this item.
 - ❖ Commissioner Stratton offered a motion to approve the item in accordance with the conditions set forth by Staff, which include:
 1. Approximately 5.5 acres shall be zoned DT-MU and developed substantially similar to site plan prepared by Pond, dated 5/10/22, 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, dated 5/5/22, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Townhomes shall have 4-sided architecture, materials and details.
 3. Density shall not exceed 9.93 dwelling units per acre.
 4. Building heights shall not exceed 4 stories and 50'.
 5. Townhomes shall have direct vehicular access from a street or alley, as depicted on the site plan prepared by Pond, dated 5/10/22.
 6. Courtyards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
 7. Developer shall improve the Wills Road streetscape as follows: minimum 6' planter planted with street trees, 6' 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.
 8. Streets and alleys shall be developed as depicted on the site plan prepared by Pond, dated 5/10/22, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.

9. Landscape strips shall be required in areas behind the sidewalk along both sides of internal streets, not including alleys. Landscape strips shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
10. Landscape strips along South Main Street and Wills 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 and overhead utilities, as approved by Staff. Subdivision decorative fencing and columns may be placed within the landscape strip along South Main Street, as approved by Staff.
11. Developer shall provide an enhanced pedestrian crossing at South Main Street and Wills Road, which shall include color pavement markings and signage, as approved by GDOT and Staff. Enhanced pedestrian crossing shall be eligible for impact fee credits, as approved by Staff.
12. Undisturbed buffers, replanted where sparse, shall be provided as depicted on the site plan prepared by Pond, dated 5/10/22. Evergreen trees and shrubs shall be planted along the south and east property lines and along the property line north of Units 6-13, as approved by Staff.
13. Property owner acknowledges that redevelopment of the properties to the north, east and south with non-residential uses shall not require a buffer adjacent to the subject property.
14. Project entrance shall be gated and shall include a decorative paver apron, landscaping, brick wall and fencing with columns substantially similar to the submitted renderings, dated 5/5/22.
15. Subdivision sign shall be substantially similar to the submitted renderings, dated 5/5/22, and shall have a 0' setback along Wills Road, as approved by Staff.
16. Open space shall be developed substantially similar to the site plan prepared by Pond, dated 5/10/22, except that the optional bicycle path in the civic space shall be removed and stairs shall accommodate a bicycle wheel path, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape shall include plant selections promoting the historic Downtown.
17. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
18. Developer shall save trees as depicted on the site plan prepared by Pond, dated 5/10/22. Tree saves shall be limited to trees in fair to good condition and with CRZ impacts of no more than 30% which may be subject to tree care, as approved by Staff. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings, as approved by Staff.
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.
20. HVAC and similar equipment shall not be visible from the public right-of-way.
21. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
22. Stormwater management facilities may be placed underground within the private street as depicted on the site plan prepared by Pond, dated 5/10/22, with final approval by Staff. Stormwater facilities shall be indicated on the recorded final plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. Maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and homeowners of the development.
23. Garbage pickup shall be from within the development.
24. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 - Commissioner Zurinkas seconded the motion.
 - The motion was approved unanimously (6-0).

D. MP-22-06 / CLUP-22-01 / Z-22-07 / V-22-11 / Beazer Homes / Delta Credit Union Master Plan

- Manager Woodman came forward to present this item.

- The applicant, Beazer Homes, is requesting a comprehensive land use plan amendment, master plan amendment, rezoning and variances to allow for the construction of 43 'For-Sale' single-family townhomes on 6.2 acres in the North Point Overlay. A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to the list of permitted uses in the Delta Credit Union Master Plan. A rezoning is requested from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential), as well as a change to the comprehensive land use plan designation from 'Corporate Office' to 'High Density Residential'. Variances are requested to modify North Point Overlay site regulations (setback, sidewalk, planter, building height and other site regulations inconsistent with the plan) and block and access regulations (dead-end streets, vehicular cross access, gating, and other block and access regulations inconsistent with the plan). The subject property is located at 0 North Fulton Expressway at the northeast corner of Haynes Bridge Road and Rock Mill Road. The proposed density is 6.94 dwelling units per acre.
- The undeveloped, wooded property is zoned O-I and is subject to the Delta Credit Union Master Plan. Surrounding properties are zoned O-I to the east, PSC (Planned Shopping Center) to the south and CUP (Community Unit Plan) to the west. Georgia 400 is located to the north, Fulton County Schools North Maintenance Shop is located to the east, North Point Commons shopping center is located to the south and Atlanta Center for Dental Health is located to the west. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' to allow the proposed residential zoning and use.
- The Delta Credit Union Master Plan was originally approved in 2006 with amendments to a reversion clause in 2009 and 2011. The master plan allows 20,480 square feet per acre of office and bank uses with a maximum building height of ten (10) stories or 150' on the subject property.
- The site plan depicts a six-foot (6') sidewalk and six-foot (6') planter on Rock Mill Road and an eight-foot (8') sidewalk and six-foot (6') planter on Haynes Bridge Road. Six-foot (6') sidewalks are depicted throughout the development.
- The submitted site plan depicts 43 'For-Sale' townhome units with gated access from a new driveway off Rock Mill Road. Fourteen (14) townhomes are oriented to Rock Mill Road and the remaining are internally oriented to open space within the development. Townhomes are proposed to be three (3) stories and 42', with a typical footprint of 24' x 51'. Units are rear loaded with access from a new internal street and alleys, which will be private.
- Assuming all townhomes are three (3) bedrooms, the Unified Development Code (UDC) Parking regulations and North Point Overlay requirements would require 103 parking spaces for the 43-unit townhome development.
- Each home is proposed accommodate two (2) side-by-side parking spaces in a garage, as well as two (2) spaces in a code-compliant driveway, for a total of 172 parking spaces. Three (3) guest parking spaces are depicted near the amenity area.
- The North Point Overlay requires a minimum five percent (5%) amenity space and ten percent (10%) civic space, or a total of 0.93 acres of open space. The site plan depicts 1.5 acres, or 24%, of the property as open space. Civic space, consisting of 0.7 acres, is depicted at the corner of Haynes Bridge Road and Rock Mill Road, which will include a tree save area, walking trail, bicycle racks and repair center, North Point monument/focal point feature, and benches. A 0.8-acre amenity area is depicted on the north side of the development, which will include a community garden, fire pit, walking trail, tree save area and mail kiosk.
- The property is wooded, consisting of a mix of hardwoods and pines. Tree saves are depicted along Haynes Bridge Road in an area called out to be civic space, as well as in the amenity area depicted on the north side of the development. A stormwater management facility is depicted in the northeast corner of the property closest to Georgia 400.
- Renderings provided by the applicant depict the townhomes to be three (3) stories with a combination of brick and board and batten exterior materials.

- The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments, of which a minimum seven (7) EcoDistrict points are required. According to the applicant's letter of intent, the development proposes eleven (11) EcoDistrict points. EcoDistrict points are requested for Building Energy Efficiency, Building Water Efficiency, Enhanced Bicycle Amenities, Additional Landscaped Civic Space and Alternative Measure (community garden and nature trail).

EcoDistrict Measures	Available Points	Requested Points
Building Energy Efficiency	3	3
Building Water Efficiency	2	2
Enhanced Bicycle Amenities	1-2	1
Additional Landscaped Civic Space	1-5	1
Alternative Measure – Community Garden	1-3	3
Alternative Measure – Nature Trail	1-3	1
TOTAL	9-18	11

- The applicant provided a trip generation report, which shows that the proposed 43 townhomes would generate approximately 24 AM Peak Hour trips and 29 PM Peak Hour trips.
- The CZIM was held on May 11, 2022. There were public comments and questions with concerns over potential impacts to the property from the Georgia 400 improvements, whether additional townhomes are needed in Alpharetta, traffic, impacts to schools, parking, public safety access, and price points.
- Approve MP-22-06/CLUP-22-01/Z-22-07/V-22-11 Beazer Homes/Delta Credit Union Master Plan, subject to the following conditions:
 1. The 6.2-acre property shall be zoned 'R-8A/D' and shall be developed substantially as depicted on the plan prepared by BGE, dated 5/25/22, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. The Comprehensive Land Use Plan designation of the property shall be 'High Density Residential'.
 3. 'Dwelling, 'For-Sale' Attached' shall be listed as a permitted use in the Delta Community Credit Union Master Plan, with a maximum density of 6.94 dwelling units per acre.
 4. Development shall be gated.
 5. Building setbacks and building separation shall be as depicted on the site plan prepared by BGE, dated 5/25/22.
 6. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A, subject to final approval by Staff.
 7. EcoDistrict points shall be substantially similar to the description provided on the site plan prepared by BGE, dated 5/25/22, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
 8. At a minimum, community garden shall include raised planters, tool shed and irrigation. HOA shall be responsible for the maintenance of the community garden.
 9. Minimum 0.7 acres of civic space shall be developed at the corner of Haynes Bridge Road and Rock Mill Road, which shall include decorative hardscape, landscape, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Hardscape, landscape and monument/district threshold shall be maintained by the HOA.
 10. Minimum 1.5 acres of open space shall be reserved and improved substantially as depicted on the site plan prepared by BGE, dated 5/25/22. HOA shall be responsible for the maintenance of all open space areas.

11. Green stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
 12. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way.
 13. Townhomes shall have connectivity to the public sidewalk system.
 14. New internal street (not including alleys) shall be developed with a minimum 4' planter planted with street trees and 5' sidewalk on one side of the street, as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.
 15. Developer shall improve the Haynes Bridge Road streetscape 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. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
 16. Developer shall improve the Rock Mill Road streetscape as follows: minimum 6' planter planted with street trees, 6' 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. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
 17. Developer shall provide an enhanced pedestrian crossing across Rock Mill Road at Haynes Bridge Road and at the entrance to the Fulton County Schools maintenance facility, which shall include the North Point EcoDistrict leaf pattern pavement markings. Enhanced crossing shall be eligible for impact fee credits, as approved by Staff.
 18. Minimum 25' undisturbed buffer shall be provided along the east property line.
 19. Georgia 400 buffer shall be planted where sparse.
 20. Minimum 10' landscape strip shall be required along Private Road B. Landscape strips and buffers shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
 21. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development.
 22. Trees shall be preserved as depicted on the site plan prepared by BGE, dated 5/25/22. Tree save areas shall be thinned out, cleaned up and replanted, as approved by Staff.
 23. Site plan shall comply with IFC Appendix D, as determined by the Fire Marshal.
 24. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
- The applicant, Julie Sellers, came forward to speak on behalf of this application.
 - Traffic counts are significantly less than an office space.
 - We don't think the site is sufficient for a standalone office space.
 - There would be 43 townhomes.
 - We believe that the goals of the city represent the changes to the comp plan we are presenting.
 - The walking trail is only for the residents.
 - We want to create a sense of place in the EcoDistrict.
 - The Planning Commission discussed the following:
 - There has to be a compelling reason to make an amendment to the CLUP. What would you say this is? I believe we need residential in this area. We haven't been very successful in getting a lot of people living close to the existing retail. We do think it's still a viable office point, but nothing has been

successful.

- The constraints on the property would affect residential more than commercial because of its proximity to GA400.
- What kind of fencing is between GA400 and this community? I'm not aware of any fencing. We don't allow fencing within the buffer.
- Is Staff okay with the changes to conditions? Yes. They're just points of clarification.
- If the exit is on to Rock Mill Road, you can only go right, correct? Yes, there's a median there.
- How does this enhance the walkability along North Point? I'm concerned with how busy Haynes Bridge Road is. Having the sidewalks and landscaping be a comfortable experience enhances it. Piano keys are in terrible condition at Rock Mill. Adding the lead print for the EcoDistrict will be more appealing and will alert drivers. The stairs that go to the BestBuy shopping center provide good enhancement.
- On the stormwater management, can you explain the vision? The intent is for the landscaping to be in the rear area as you go towards the buffer. It will be attractive.
- Would you be open to a walking trail around it? I think that area is a tree save, and we don't want to commit to something the arborist would take issue with.
- I do prefer seeing homes for sale versus apartments or office.

Public Comment:

- There were no public comments for this item.
 - ❖ Commissioner Perkins offered a motion to approve the item subject to the following conditions from Staff, substituting the modifications requested by the applicant:
 1. The 6.2-acre property shall be zoned 'R-8A/D' and shall be developed substantially as depicted on the plan prepared by BGE, dated 5/25/22, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. The Comprehensive Land Use Plan designation of the property shall be 'High Density Residential'.
 3. 'Dwelling, 'For-Sale' Attached' shall be listed as a permitted use in the Delta Community Credit Union Master Plan, with a maximum density of 6.94 dwelling units per acre.
 4. Development ~~shall~~ may be gated.
 5. Building setbacks and building separation shall be as depicted on the site plan prepared by BGE, dated 5/25/22.
 6. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A, subject to final approval by Staff.
 7. EcoDistrict points shall be substantially similar to the description provided on the site plan prepared by BGE, dated 5/25/22, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
 8. At a minimum, community garden shall include raised planters, tool shed and irrigation. HOA shall be responsible for the maintenance of the community garden.
 9. Minimum 0.7 acres of civic space shall be developed at the corner of Haynes Bridge Road and Rock Mill Road, which shall include decorative hardscape, landscape, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Hardscape, landscape and monument/district threshold shall be maintained by the HOA.
 10. Minimum 1.5 acres of open space shall be reserved and improved substantially as depicted on the site plan prepared by BGE, dated 5/25/22. HOA shall be responsible for the maintenance of all open space areas.
 11. Green stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
 12. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way.
 13. Townhomes shall have connectivity to the public sidewalk system.

14. New internal street (not including alleys shown as Roads C and D) shall be developed with a minimum 4' planter planted with street trees and 5' sidewalk on one side of the street, as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.
15. Developer shall improve the Haynes Bridge Road streetscape 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. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
16. Developer shall improve the Rock Mill Road streetscape as follows: minimum 6' planter planted with street trees, 6' 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. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
17. Developer shall provide an enhanced pedestrian crossing across Rock Mill Road at Haynes Bridge Road and at the entrance to the Fulton County Schools maintenance facility, which shall include the North Point EcoDistrict leaf pattern pavement markings. Enhanced crossing shall be eligible for impact fee credits, as approved by Staff.
18. Minimum 25' undisturbed buffer shall be provided along the east property line.
19. Georgia 400 buffer shall be planted where sparse.
20. Minimum 10' landscape strip shall be required along Private Road B. Landscape strips and buffers shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
21. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development.
22. Trees shall be preserved as depicted on the site plan prepared by BGE, dated 5/25/22. Tree save areas shall be thinned out, cleaned up and replanted with landscaping materials (not additional trees), as approved by Staff.
23. Site plan shall comply with IFC Appendix D, as determined by the Fire Marshal.
24. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 - o Commissioner Zurinkas seconded the motion.
 - o The motion was approved unanimously (6-0).

VII. ADJOURNMENT

- Chairman Kung'u adjourned the meeting at 9:38 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator