



PLANNING COMMISSION MEETING

MAY 10, 2017

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
 - a. April 12, 2017 Meeting Minutes
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - a. Z-17-03 Thompson Street/Burnett Circle/DT-LW
Consideration of a request to rezone 5.78 acres from R-12 (Dwelling, 'For-Sale' Residential) and R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) to allow for the construction of 44 'For-Sale' Townhomes. The property is located on the north side of the Thompson Street and Westside Parkway intersection and is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.
 - b. PH-17-12 Design Review Board Ordinance and Design Guidelines Amendments
Consideration of amendments to the Design Review Board Ordinance and Design Guidelines with regard to sign regulations.
- VII. ADJOURNMENT



*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Planning Commission, but not quoted or paraphrased. This document includes limited presentation by The Planning Commission and invited speakers in **summary** form. **This is not an official record** of the Alpharetta Planning Commission Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

II. ROLL CALL

- Commission Members Present
 - Francis Kung'u (Chairman)
 - Rob Partee
 - John Hipes
 - Larry Attig
 - Karen Richard
 - John Goss
 - Fergal Brady
- Commission Members Absent
 - Kyle Caswell
- Staff Members Present
 - Kathi Cook, Community Development Director
 - James Drinkard, Assistant City Administrator
 - Michael Woodman, Senior Planner
 - Eric Graves, Senior Traffic Engineer
 - Elle Taylor, Planning and Zoning Coordinator

Commission Member Burnett was present in the audience.

III. APPROVAL OF MEETING MINUTES

a. March 2, 2017 Meeting Minutes

❖ **Commission Member Richard offered a motion to approve**

- The motion received a second from Commission Member Attig
- The motion passed by vote (7-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. CLUP-15-01/MP-15-01/Z-15-01/V-15-01 KB400 Master Plan/1699 Land CO. LLC

Kathi Cook presented consideration of a request to rezone approximately 12.4 acres from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential) in order to develop 61 'For-Sale' detached homes in a gated community. A master plan amendment to the KB400 Master Plan Pod A is requested to add 'Dwelling, 'For-Sale' Detached' to the list of permitted uses.

A Comprehensive Land Use Plan amendment is requested to change the designation of the property from 'Corporate Office' to 'High Density Residential'. Variances are requested to reduce the minimum lot width and setbacks. The property is located at the southwest corner of Kimball Bridge Road and North Point Parkway and is legally described as being located in Land Lots 807, 808, 849 & 850, 1st District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, will allow 61 'For-Sale' single-family detached lots on 12.46 acres, with a density of 4.90 dwelling units per acre. The property is subject to the KB400 Master Plan Pod A and the west side of the property is located within the North Point Activity Center LCI. The undeveloped property is heavily wooded with a stream on the southwest side of the property and is located at the southwest corner of North Point Parkway and Kimball Bridge Road.

The property and surrounding properties are zoned O-I, with the exception of the SU (Special Use) property to the south. The applicant proposes to rezone the property to R-8A/D. Surrounding properties include Verizon to the north, Royal 400 South office park to the east, North Point Park office condominiums to the west, Wells Fargo Bank to the southwest and New Prospect Elementary School to the south. The comprehensive land use plan designation of the property is Corporate Office, which allows office and accessory office uses. Surrounding properties are also designated Corporate Office, except for New Prospect Elementary School which is designated Public, Institutional, Education. The applicant requests a comprehensive land use plan amendment to High Density Residential. The interchange at Haynes Bridge Road and Georgia 400 is within a ½-mile of the property.

The applicant is requesting a variance to reduce the minimum lot width in the R-8A/D district from 50' to 40'. A variance is also requested to reduce the front setback along North Point Parkway and Kimball Bridge Road from 65' to 20' and from 35' to 10' on internal local roads. Side setbacks are proposed to be reduced from 5' to 0' and rear setbacks from 20' to 10'.

The nearest similar 'For-Sale' residential development is located to the south in Kimball Farms and The Palisades at Milton Park, as well as to the north in the Braeden subdivision. Kimball Farms is developed as single-family detached lots with an average lot size of approximately 14,000 square feet and a density of 1.59 dwelling units per acre. The Palisades is developed as single-family detached lots with a minimum lot size of 4,500 square feet and a density of 3.39 dwelling units per acre. Pulte/John Weiland is developing the Braeden subdivision on the northeast side of Kimball Bridge Road at Northwinds Parkway. The Braeden subdivision was approved for 130 townhomes and single-family detached lots at a maximum density of 4.9 dwelling units per acre.

The 27-acre KB400 Master Plan was approved in 1999 and allows office use with accessory retail. A master plan

amendment (MP-06-10) was approved for Pod A in 2007 to allow for a maximum of 144,000 square feet of office with accessory retail use. However, a building permit was not issued by 4/23/2008 and Pod A reverted to the original master plan and conditions. Pod B is developed as a Wells Fargo Bank and Pod C is developed as the North Point Park office condominiums.

The City's vacant office available (for lease) rate has been steadily declining since 2013. At the end of the 2nd quarter of 2016, the City's vacant office available rate was 9.30%, which is one of the lowest office vacancy rates in the Atlanta metro area. According to the development community, spec office is typically developed when office vacant available rates drop below 10.00%. Hines and Cousins Properties, Inc. are currently developing a spec office building at Avalon. As shown in the table below, over 700,000 square feet of office is currently under construction within the City.

Office Development – Under Construction

Project Name	Location	Building Area (SF)	Status
Avalon Bldg. 8000	Avalon Boulevard	268,405 SF	Under Construction
Avalon Outparcel Office	2700 Old Milton Pkwy	40,000 SF	Under Construction
The Gates at North Point 2	Webb Bridge Rd	40,000 SF	Under Construction
North Point Park Phase 3	5755 North Point Pkwy	48,240 SF	Under Construction
East Village	Old Milton Pkwy & Westside Pkwy	18,000 SF	Under Construction
Teasley Place	50 Canton Street	7,596 SF	Under Construction
Liberty Hall	33 South Main St	12,000 SF	Under Construction
Providence Group Office	2425 Old Milton Pkwy	30,000 SF	Under Construction
Old Milton Office	2845 Old Milton Pkwy	4,500 SF	Under Construction
The Edison	Edison Drive	218,000 SF	Under Construction
City Center	City Center	40,000 SF	Under Construction
TOTAL		726,741 SF	

The submitted site plan depicts 61 single-family detached lots, with lots adjacent to North Point Parkway and Kimball Bridge Road oriented to those roads. Single-family detached lots are proposed to have minimum lot widths of 40' and minimum lot sizes of 4,500 square feet. Homes are depicted as rear entry, except that Lots 4-21 will be front entry. The development will be a gated community with private streets. The applicant proposes the following building setbacks:

- North Point Parkway and Kimball Bridge Road – 20'
- Side & Rear (Boundary) – 10'
- Front (Internal) – 10'
- Side (Internal) – 0' (10' between buildings)
- Rear (Internal) – 10'

Access to the site is depicted from driveways on North Point Parkway and Kimball Bridge Road. An eight-foot (8') sidewalk is depicted along North Point Parkway; however, sidewalks are not shown along the internal roadways and alleys. The sidewalk along Kimball Bridge Road shall be expanded to comply with the City's project design for the Kimball Bridge Road improvements.

The Unified Development Code (UDC) requires a 50' undisturbed buffer on non-residential properties adjacent to residential. Since the school property is already developed and the applicant is requesting a change in use from non-residential to residential, a buffer is recommended on the applicant's property. The site plan depicts a 10' building setback along the south property line, with no landscape buffer or landscape strip. Staff recommends a minimum 15' undisturbed or replanted buffer to provide a transition between the school and the subdivision.

2.09 acres, or 16%, of the property is depicted as open space. A 12,600 square foot civic space with hardscape and

benches is provided at the corner of North Point Parkway and Kimball Bridge Road. Two (2) small open space areas are depicted internal to the site between lots 47 and 48 and in front of Lots 53-57. A 1.11-acre open space is depicted on the west side of the property along the stream. The KB400 Master Plan requires a trail be developed through the property as part of the City's Greenway system. The applicant's site plan depicts a sidewalk and benches along the stream and provides connectivity to the proposed subdivision, North Point Parkway and New Prospect Elementary School.

According to the applicant, homes will be approximately 2,400 square feet with prices starting in the \$500,000's. Photographic examples were provided depicting the proposed single-family detached product. The photographs depict brick front elevations with brick detailing and side elevations consisting of siding. Staff recommends conditions requiring 4-sided brick and architectural details on all homes.

City staff calculated trip generation figures for the existing entitlement and the proposed project. As shown in the table below, the proposed use would reduce the PM Peak Hour traffic in the area by approximately 249 trips as compared to the property being developed under office use.

With no access to Rock Mill Road, staff recommends that the development continue to provide access from both North Point Parkway and Kimball Bridge Road. By doing so, traffic from the development is distributed between the two (2) drives, reducing the impact on the surrounding roadway system. Restricting the site access to just the North Point Parkway driveway would require trips between the development and New Prospect Elementary School, Ocee Park and other points east to travel through the North Point Parkway/Kimball Bridge Road intersection multiple times, potentially creating a more significant impact.

Eric Graves, Senior Traffic Engineer discussed the access to the development. He discussed the curve on North Point Parkway with regard to concerns about site distance and mitigation by creating that driveway to be a right in right out. Another option would be to adjust the driveway further to the south. On Kimball Bridge Road, the City has plans to modify the intersection of North Point Pky and Kimball Bridge Rd continuing on to Waters Road. City will do a design review for this.

Director Cook stated that Applicant has had discussions with school for an access point.

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 14 – 58 school age children. Numbers provided by Fulton County Schools show that New Prospect Elementary School and Alpharetta High School have capacity; however, Webb Bridge Middle School is currently over capacity.

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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.

Response: KB400 Master Plan Pod A was designated for office use, which is consistent with the development pattern along North Point Parkway. The intersection of Kimball Bridge Road and North Point Parkway is not an appropriate location for a residential development as reflected on the City's Comprehensive Land Use Plan.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: KB400 Master Plan Pod A was designated for office use, which is consistent with the development pattern along North Point Parkway. The intersection of Kimball Bridge Road and North Point Parkway is not an appropriate location for a residential development as reflected on the City's Comprehensive Land Use Plan.

Staff has reviewed the applicant's proposal and finds that it cannot support the request for master plan amendment, comprehensive land use plan amendment, rezoning and variance. The property remains a viable office parcel at the intersection of Kimball Bridge Road and North Point Parkway. The proposed change in use from office to residential would have a greater impact on parks and schools than the permitted office use; however, traffic impacts would be less.

The subject property is located within a ½-mile of the interchange at Georgia 400 and Haynes Bridge Road. Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area and over 700,000 square feet of office is currently under construction in the City. As parcels zoned for office uses are developed or rezoned for other uses, the result will be less opportunity for growth once the office market picks up. Therefore, it can be justified that the subject property remains a viable office parcel.

Pulte/John Weiland is currently developing the Braeden subdivision, which is zoned R-8A/D, on the northeast side of Kimball Bridge Road at Northwinds Parkway. The Braeden subdivision was approved for 130 townhomes and single-family detached at a maximum density of 4.9 dwelling units per acre. If approval is considered, staff recommends that the residential density be capped at no more than 4.9 dwelling units per acre. In addition, architectural and site standards are recommended as conditions to ensure a quality product, promote connectivity and protect natural features.

As identified in the Comprehensive Plan, the subject property is located in the Kimball Bridge Activity Center character area. The vision for the Kimball Bridge Activity Center is to continue to evolve as a job center and hub for major businesses. Residential options in this Activity Center are appropriate near the Downtown. The Comprehensive Plan describes the Kimball Bridge Activity Center in the following way:

“PRESERVE and ENHANCE corporate campuses, businesses, parks and shopping areas as well as connectivity to neighborhoods, corridors and other communities with vehicular, pedestrian, bicycle and public transportation improvements. CREATE development and redevelopment that incorporates a variety of businesses, employment opportunities, retail and commercial services as well as residential options, particularly near Downtown.”

“Future development should emphasize connectivity and accommodate the unique needs of corporate campuses and business parks, as well as commercial and residential areas. Focus should be on expanding the street network, enhancing public transportation service, creating a pedestrian-friendly environment by adding sidewalks, and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community.”

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received in response to the mailed letters. The applicant met with Kimball Farms HOA and concerns were raised regarding traffic and access from Kimball Bridge Road.

The City has received correspondence from many area residents and business owners objecting to the proposed development due to concerns over high density and traffic. The President of the Kimball Farms HOA cited the following concerns:

1. Entrance onto Kimball Bridge will be one way. That means folks may decide to use Rock Mill by the pre-school and New Prospect for a turnaround. More traffic by the children is never good and then there is the extra traffic at the light from turning around.
2. I believe that turning left onto Northpoint Parkway from that proposed driveway will be hazardous, enough so, that someone could get seriously hurt. The builder said it would be hard to make a left during rush hour. I told

him I believe it would be worse to try and make it on what I feel is a blind curve when cars are traveling at 40-50 miles per hour during non-rush hour times.

Don Rolader presented overview of project for the Applicant. He discussed overview of project, less traffic impact than O/I Zoning, precedence from other developments. He discussed talks with School Board over access issue with regard to difference in value of the property. He suggested that City get involved in the discussion.

Warren Jolly and Alex Tetterton discussed proposed homes. There was discussion of alley fed homes, examples on 5-lane road, entrance examples.

Frank Tetterton, Applicant, explained process beginning in June 2015 of attempting to buy property from the School Board.

Don Rolader discussed Applicant's Response to Staff Recommended Conditions.

There was discussion from the Board that HOA would be responsible for Gates.

Chairman Kung'u opened the floor to Public Comment at 7:27 p.m.

In Favor: None

In Opposition:

1. Eric Kern, 240 Seale Ln
2. Leslie Misch, 4096 White Hall Way
3. Victor Hawa, 4150 Park Brooke Dr.
4. Gina Brown, 805 Mashburn Dr.
5. Jennifer Gardner, 815 Mashburn Dr.
6. Gao Xingbo, 1355 Seale Dr.

Reasons:

1. Traffic
2. Need Access from Rock Mill Road
3. Spot Zoning
4. Density
5. Failure of Gates
6. Front Facing Units lower property values
7. Inability to make a left out of subdivision
8. Pedestrian Safety

Chairman Kung'u closed Public Comment at 7:48 p.m.

Ralph Edwards, Property Owner, gave a rebuttal. He gave history of attempts to sell the property.

Don Rolader discussed proposed Condition for Rock Mill Rd. access.

There was discussion from the Board:

1. Vacancy Rate for Office in COA
2. No case to change from Office to Residential
3. Too many changes to Master Plan, Comprehensive Land Use Plan
4. Need to update Master Plan, Comprehensive Land Use Plan due to market changes

5. Less traffic with residential use than with O/I
6. Market may not be conducive to Office at this location
7. Disappointment with School Board

❖ **Commission Member Richard offered a motion to deny**

- The motion received a second from Commission Member Goss
- The motion passed by vote (6-1)(Brady)

b. MP-17-04/V-17-09 AdvancED

Consideration of a request for master plan amendment to the Cousins Westside Master Plan Pod Q to allow for the construction of a 40,000 square foot office building. A variance is requested to reduce the required amount of parking. The property is located at 9115 Westside Parkway and is legally described as being located in Land Lot 690, 1st District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, will allow a 3-story, 40,000 square foot office building on a 5.5-acre property. The proposed office density is 18,500 square feet per acre. The subject property is owned by AdvancED and is currently developed with a 3-story, 60,000 square foot office building. Cousins Westside Master Plan Pod Q is zoned CUP (Community Unit Plan) and is approved for office use at a density of 12,000 square feet per acre. The subject property is located at 9115 Westside Parkway on the east side of Westside Parkway, just north of Maxwell Road.

Surrounding properties are zoned CUP and are subject to the Cousins Westside Master Plan, except for the Honda property located to the east is zoned LI (Light Industrial). Master Plan pods surrounding the property include Westside Villas to the west, vacant land and the Westside City Park to the south and North Point Research Park to the north. The vacant land to the south, which is also part of Pod Q, is approximately five (5) acres and is owned by AdvancED. The Comprehensive Land Use Plan designation of the property is Corporate Office, which allows the proposed office use.

A master plan amendment (MP-09-03) was approved on April 27, 2009 for Cousins Westside Pod Q to allow a 60,000 square foot office building for AdvancED on 5.5 acres. Pod Q was originally entitled for a 223,400 square foot community center. A parking variance was granted allowing for a parking reduction of 10% or from 240 to 216 parking spaces. Conditions of zoning required that a park be improved and dedicated to the City on the south side of the applicant's property. The applicant requests the following changes to the Cousins Westside Master Plan Pod Q conditions of zoning:

1. Office use shall be added as a Primary Use to the northern 5.5 acres of Pod 'Q' and density shall be limited to ~~12,000~~ 18,500 square feet per acre, subject to the issuance of a Land Disturbance Permit and commencement of construction of the proposed AdvancED building by 04/27/2011. If this development does not occur, then property uses shall be limited to those in effect for Pod 'Q' prior to this approval.
2. Northern building site plan shall be developed substantially similar to site plan submitted prepared by Warren Epstein & Associates, dated 1/20/2017, with limited parking between Westside Parkway and the building.

The applicant requests a variance from UDC Section 2.5 Parking and Loading, to reduce the required number of parking spaces from 376 to 182 spaces. The UDC requires one (1) parking space per 250 square feet of office use. Therefore, the proposed office building would require an additional 160 parking spaces. The use of the subject property is unique and does not function as a typical office building. The majority of users of the facilities are transported to the property by way of shuttle service and do not drive to the property. Staff has conducted several site visits at various times of the day and has found the utilization of the existing parking lot to be approximately 30%.

AdvancED is a school accreditation business and represents 34,000 public and private schools and district across the nation and worldwide. AdvancED is a non-profit organization that conducts rigorous, on-site external reviews of Pre-

K – 12 schools and school systems to ensure that students realize their full potential. The applicant states that the new office building will be LEED Gold Certified to match the existing building.

The applicant's site plan depicts the existing 60,000 square foot AdvancED office building, as well as a 3-story, 40,000 square foot new office building at the rear of the site within the existing parking lot. An aerial bridge crossing is proposed to connect the two (2) office buildings at the 3rd level. 18 parking spaces will be provided underneath the new office building. However, 34 existing parking spaces will be displaced by the new office building and a rain garden at the southeast corner of the property. Previous conditions of zoning required a 15' setback and undisturbed buffer at the rear of the property adjacent to Honda. The applicant's site plan maintains the undisturbed buffer at the rear of the property. An aerial walkway will connect the two buildings.

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: There are no extraordinary or exceptional conditions pertaining to the subject property with regard to its size, shape or topography. However, the applicant's use does not function like a traditional office use and requires much less parking. The applicant could develop the office building and/or parking on the adjacent 5-acre parcel to the south, but they would likely impact many of the trees on that property.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The applicant could provide the required parking on the adjacent 5-acre property to the south. However, the applicant's use does not generate the need for the Code-required parking and would result in the removal of trees and a significant increase to the overall impervious area of the site.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The applicant's use does not function like a traditional office use and requires much less parking. The applicant could develop the office building and or parking on the adjacent 5-acre parcel to the south, but they would likely impact many of the trees on that property.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval will not cause substantial detriment to the public good, if conditions are in place requiring land be set aside for future parking needs.

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment and variance. The applicant's use does not operate like a traditional office use and therefore, requires less parking. The applicant states that the majority of employees/visitors are transported to the site via shuttle service and do not drive to the property. Staff has conducted several site visits at various times of the day and has found the utilization of the existing parking lot to be approximately 30%. Construction of parking spaces deemed to be unnecessary would result in the removal of several trees on the 5-acre property to the south, as well as a significant increase in the overall impervious area. The applicant proposes parking underneath the proposed office building, which helps minimize the overall impervious area. If approved, staff recommends that land be set aside to accommodate future parking needs should the use change or if a parking shortage is identified.

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

There was discussion from the Board:

1. Condition # 5 addresses if building were sold
2. LEED Certification Incentives
3. Number of Parking Spaces
4. Easement

❖ **Commission Member Brady offered a motion to approve with conditions**

- The motion received a second from Commission Member Partee
- The motion passed by vote (7-0)

1. Office density in Cousins Westside Pod Q shall be limited to 18,500 square feet per acre.
2. Property shall be developed substantially in accordance with submitted plan prepared by Warren Epstein & Associates, dated 1/20/2017.
3. Building elevations shall be substantially similar to the existing office building and shall be designed and constructed to meet LEED standards.
4. Applicant shall make an effort to determine if any existing landscaping (ornamental trees and shrubs) can be spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.
5. Applicant shall set aside sufficient land within the undeveloped wooded area to accommodate 160 parking spaces. At such time that the use of the building(s) change to a traditional office use or City Staff identifies a parking shortage, the property owner shall construct the necessary parking spaces to support the use of the property as determined by Staff.
6. Replace any dead, dying or missing landscape material in required landscape strips and landscape islands.

VII. PH-17-12 UDC TEXT AMENDMENTS

Michael Woodman, Senior Planner, presented consideration of text amendments to the Unified Development Code addressing 'Hotel' definitions and associated modifications to the list of permitted uses, reduce front setback requirements for certain North Main Street properties, Site Grading and Land Disturbance, as well as other miscellaneous amendments.

Hotels:

Staff proposes adding a definition and use category for 'Boutique Hotel', as well as amending the definition of 'Hotel'. The proposed text amendments are in response to an over-abundance of Limited- and Select-Service hotels in the City.

North Main Street – Front Setback:

Staff proposes amendments to the front building setback in the O-P, O-I and C-1 zoning districts to reduce the front setback for properties along North Main Street from 65' to 20'. GDOT's Main Street project will impact several properties along North Main Street. These properties are already constrained due to the shallow depth of the properties, as well as the 50' undisturbed buffer requirement at the rear of these properties. The proposed front setback reduction is consistent with the Downtown zoning district front setbacks, which range from 0' to 10'.

Outdoor Dining Areas:

Staff proposes amendments to Subsection 2.3.5. Buffers and Landscape Requirements to add regulations for outdoor dining areas requiring landscape and decorative barriers in order to define and shade the space.

Land Development Activities:

Section 3.1 of the UDC establishes procedures and standards pertaining to land disturbance and the control of soil erosion and sedimentation. In compliance with Georgia Code 12-7-4, the proposed text amendments maintain consistency between the City's UDC and the State Code, which was recently updated.

Section 3.3 of the Unified Development Code establishes procedures and standards for stormwater management. The proposed text amendment clarifies the intent of the City's stream buffer regulations by including ponds in the definition of 'Impervious Cover'.

Alpharetta Downtown Code – DT-R: Downtown Residential:

Appendix A, Section 3.8 of the UDC establishes the development standards in the DT-R zoning district. Staff has identified conflicting front setback requirements in Subsection 3.8.4. The minimum front setback in the DT-R district should be ten (10) feet, not three (3) feet.

- ❖ Commission Member Brady offered a motion to divide the question by separating the hotel item and the setback item from the other items under consideration
 - The motion received a second from Commission Member Partee
 - The motion passed by vote (7-0)
- ❖ Commission Member Brady offered a motion to approve with items outdoor dining areas, land development activities, downtown development code DT-R
 - The motion received a second from Commission Member Partee
 - The motion passed by vote (7-0)
 -

James Drinkard, Assistant City Administrator, explained that the remaining items may be considered individually or in a single motion.

There was discussion:

1. Hotel Definitions needs to be revisited
2. Desire to go to properties on North Main St. to see how 20' setbacks would affect them.

There was discussion on whether to table or defer.

- ❖ Commission Member Brady offered a motion to table Hotel definitions and reduction of front setback requirements for certain North Main Street properties
 - The motion received a second from Commission Member Richard
 - The motion passed by vote (7-0)

There was discussion of boundaries of Downtown Overlay after the motion.

VIII. ADJOURNMENT

Chairman Kung'u adjourned the meeting at 9:48 p.m.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-17-03 THOMPSON STREET & BURNETT CIRCLE/DT-LW

PLANNING COMMISSION: MAY 10, 2017

CITY COUNCIL: MAY 22, 2017

II. RECOMMENDATION:

Approve Z-17-03 Thompson Street & Burnett Circle/DT-LW request for rezoning, subject to the following conditions:

1. The site, consisting of approximately 5.722 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 4/24/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Residential units along Thompson Street shall be single-family detached lots.
3. The residential density shall be limited to no more than 7.51 dwelling units per acre.
4. Minimum building setbacks shall be: 10' on Thompson Street and 20' on Westside Parkway.
5. A minimum 15' transitional, planted buffer shall be provided adjacent to the proposed City Park to the north, as shown on plan.
6. Final streetscape shall match the approved Thompson Street streetscape standards and include decorative pedestrian lighting as approved by Staff.
7. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, if feasible, as approved by Staff.
8. Setback along Thompson Street shall be developed with a park like setting with heavy decorative landscape. The landscape shall tie into existing corner landscape and include plant selections promoting the entrance to the historic district. Area to be maintained by the HOA.
9. A stacked stone, brick or granite wall shall be constructed between homes and front landscape area. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be provided by Staff.
10. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
11. Development shall not be gated.
12. Townhome architecture and materials shall be developed in compliance with the Alpharetta Downtown Code subject to approval by Staff. 4-sided architecture and materials shall be required.
13. In exchange for city-owned land and in lieu of payment for abandoned Burnett Circle right-of-way, the developer shall construct and dedicate a 0.98-acre City Park as depicted on the exhibit submitted by Site Solutions, including all depicted improvements. Trash in the stream at the northwest corner of the property shall be picked up by hand. City Park and Alpha Loop improvements shall be eligible for park impact fee credits. There shall be no credits for land value.
14. The greenspace amenity area between Units 5-10 and Units 33-38 shall link the Alpha Loop to the Thompson Street sidewalk through a pedestrian/bicycle connection. Connection shall be an 8' concrete accessible path and incorporated within a 10' pedestrian access easement dedicated to the City. Easement documents shall address maintenance responsibilities and remedies. The Decorative entrance signage with arch approved by Staff shall be provided in order to delineate public use of the Alpha Loop. Design to be approved by Staff in order to ensure uniform design. Trail shall be maintained by the HOA.
15. Developer shall also construct the Alpha Loop through the City Fitness Park property and receive parks impact fee credits.
16. Parking areas and internal driveways shall be heavily screened from Westside Parkway, Thompson Street and proposed City Park.
17. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
18. All buildings shall have connectivity to the sidewalk system.

19. Fencing visible from the street, Alpha Loop and City Fitness Park shall be decorative as approved by Staff.
20. Existing trees shall be preserved as depicted on Sheet Z5 zoning plan prepared by PEC, revised 4/24/2017. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.
21. Remove exotic and invasive trees and shrubs within open space/tree save areas and within City Park area and replant where sparse as approved by Staff.
22. Street trees shall be required along Westside Parkway within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed along Westside Parkway. Street Trees along Thompson Street shall follow the Thompson Street Standards or as approved by Staff.
23. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
24. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
25. Decorative paver aprons shall be required at the driveway as approved by Staff.
26. Landscape, hardscape, fences and walls shall compliment materials used along Thompson Street, as approved by Staff.
27. Developer shall provide easement to allow for a future connection between the subject property and the property to the west.
28. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
29. The developer shall procure and install a fence along the north side of the property adjacent to Academy Park, with input from Academy Park as to the location, type and height, final approval by Staff.

III. REPORT IN BRIEF:

The applicant, Residential South Partners, is requesting a rezoning on 5.722 acres from R-12 (Dwelling, 'For-Sale' Residential) and R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) to allow for the construction of 43 'For-Sale' townhome units. The subject property is located on the north side of the Thompson Street/Westside Parkway intersection.

DISCUSSION

The submitted request, if approved, will allow Residential South Partners to construct 43 'For-Sale' townhome units on 5.722 acres with a residential density of 7.51 dwelling units per acre. The property is located on the north side of the Thompson Street/Westside Parkway intersection.

The subject property consists of 14 parcels of land zoned R-12 and R-15. Surrounding properties are zoned MU and R-15 to the east, R-4A to the north, MU to the south and R-12 to the west. These properties include a detached home to the west, Old Milton Holdings (A.K.A. East Village) and Avalon to the south, Academy Park to the north and Avalon and City Fitness Park to the east. The property has a comprehensive land use plan designation of Mixed Use Live Work, which permits the proposed townhome use.

The properties are currently developed with ten (10) single-family detached homes and two (2) City-owned parcels. Many of the private properties on Burnett Circle have received Code violations over the years, including violations for inoperable vehicles, dilapidated structures, trash, unmaintained fences, and overgrown vegetation.

The applicant proposes a land swap whereby 0.62 acres of City-owned land would be provided to the applicant's development in exchange for a 0.98-acre improved City Park. The applicant also proposes the abandonment of the Burnett Circle right-of-way. If approved, the applicant will incorporate the abandoned right-of-way into the proposed development. New internal roads will be private and maintained by the HOA established for the subdivision.

As reflected in the table below, a total of 280 townhomes have been approved in the Downtown Overlay, including 111 along the Thompson Street corridor. For comparison, 156 single-family detached (SFD) units and 90 condominium units have been approved in the Downtown Overlay, including 94 SFD and 66 condominium units along Thompson Street. The Downtown Master Plan, which was approved in February 2015, included a Market

Study (see table below) indicating that the Downtown area could absorb 185-210 townhome units over the next five (5) years.

'For-Sale' Residential Approved within the Downtown Overlay

Development	Downtown Area	Number*
Edward Andrews Homes	Thompson St	23 TH/17 SFD
Thompson St Flats	Thompson St	24 C
Southerton	Thompson St	3 SFD
Old Milton Holdings	Thompson St	25 SFD/88 TH/42 C
Hedgewood (Voysey)	Thompson St	42 SFD
Aycock	Thompson St	7 SFD
East of Main	Academy St	41 SFD/42 TH
Lehigh Homes	Cumming St	9 SFD
Twelve on Canton	Canton St	12 SFD
Teasley Place	Canton St/Academy St	24 C
Chelsea Walk	Old Milton Pkwy	49 TH
Perling (Devore & South Main)	South Main St	78 TH
Total		156 SFD/280 TH/90 C

*SFD = Single Family Detached, TH = Townhome, C = Condominium

Downtown Master Plan 5-Year Market Study (Approved February 2015)

Housing Type	Number of Units
Townhomes	185 – 210
Single-Family Detached	40 – 45
High-end Condominium	45 – 50
Entry-mid Priced Condominium	220 – 250
For-Rent Apartments	315 - 340

Residential densities vary along Thompson Street, as shown in the table below. The applicant's proposed density is 7.51 dwelling units per acre, which is consistent with other densities approved on Thompson Street.

Thompson Street – Residential Densities

Development Name	Type	Acres	Density
Southerton/Aycock	10 SFD	1.232 acres	8.1 units/acre
Hedgewood (Voysey)	42 SFD	25 acres	8.0 units/acre
Edward Andrews	40 TH	5.85 acres	6.8 units/acre
Old Milton Holdings/Notting Hill	25 SFD, 89 TH, 42 Condo	23.89 acres	6.53 units/acre
Thompson Street Flats	24 Condo	2.39 acres	10 units/acre
Thompson St/Burnett Circle	43 TH	5.722 acres	7.51 units/acre

SITE PLAN

The submitted site plan depicts 43 townhome units in nine (9) buildings. Each building is proposed to be three (3) stories or 40'. Townhome buildings along Thompson Street and Westside Parkway are oriented to those streets. 20 visitor parking spaces are depicted at various locations throughout the development, which complies with the Downtown Code requirement of 0.15 parking spaces per residential unit. One (1) project driveway is depicted on Thompson Street. 8' sidewalks are proposed along Thompson Street and Westside Parkway. Minimum building setbacks are shown as follows:

- Westside Parkway – 20'
- Thompson Street – 10'
- Internal (Side) Setbacks – 0'
- Internal (Rear) Setbacks – 10' (alley), 3' (No alley)

A 0.98-acre linear park is depicted along the north side of the property, including a 12' path (Alpha Loop), overlook of the stream, seating, landscape and green space with connection to the City Fitness Park to the east. An eight-foot (8') path is provided through the development connecting the Alpha Loop on the north side of the property to the sidewalk along Thompson Street. The park is proposed in conjunction with a land swap for city-owned properties along Westside Parkway and Thompson Street.

There are several trees on the subject property, consisting mainly of Hardwoods (Oak, Poplar, Maple and Dogwood). Staff had concerns with the applicant's initial site plan, which did not save many trees. However, staff encouraged the applicant to re-examine the proposed site plan and the applicant's revised site plan now incorporates several tree save areas throughout the site.

BUILDING ELEVATIONS & ARCHITECTURE

The applicant submitted the elevation below, which is described as Farmhouse Vernacular. Farmhouse Vernacular is not currently an approved architectural style in the Alpharetta Downtown Code. As depicted in the rendering below, the townhome buildings are proposed to be brick and stone accented with limited use of wood siding. Units 22, 32 and 39 have side elevations that could be visible from Westside Parkway. The applicant's architect provided the following description of the Farmhouse Vernacular style:

"The Farmhouse Vernacular is inspired by the iconic old farmsteads, the style offers a new or fresh look, capturing nostalgic memories, and blending with the spirit of modernism. It has classic, elegant and simple, but finer crafted exterior detailing. Exteriors feature porches, balconies and courtyards, which are accessed by Modern glass windows, French doors as well as sliding glass doors. Exterior materials are modern with the use of Brick and Stone accented with limited uses of wood siding, minimal cornice details and simply detailed wood columns. Color is the most basic element of farmhouse style with white being the predominate color of the past, todays modern farmhouse style will include touches of color using light beige or light gray."





The City’s Downtown Architect reviewed the proposed building elevations and finds that the proposed architectural style is not an approved style in the Alpharetta Downtown Code. The Farmhouse Vernacular style is consistent with the architecture historically common in rural areas. The Downtown Architect believes that this style is compatible with the approved architectural styles in the Alpharetta Downtown Code and supports adding this style to the Code. Staff will bring this style to Council for consideration in June. If the style is not approved, the applicant will be required to adhere to the existing architectural styles.

According to the applicant, townhome units will range in size from approximately 2,700 to 3,250 square feet, with an anticipated price points ranging from \$675,000 to \$800,000.

TRAFFIC

The applicant submitted trip generation figures for the proposed project showing that the proposed 43 townhome units would generate 30 PM Peak Hour trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 43 Townhome Units

School	Single Family Average #
Manning Oaks Elementary School	2 to 11 students
Hopewell Middle School	0 to 4 students
Alpharetta High School	2 to 8 students
TOTAL	4 to 23 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 4 – 23 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- 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.

Response: The development proposal is consistent with the Downtown Master Plan and Comprehensive Plan. In addition, the proposed residential use is compatible with surrounding properties that are developed or being developed with residential uses.

- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, as the proposed use is compatible with surrounding properties.

- c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposed development will have impacts on the natural environment. However, the applicant has worked with staff to save several existing specimen and trees of quality throughout the site.

- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property could be developed under the current zoning. However, the applicant's proposal is consistent with the Mixed Use Live Work comprehensive land use plan designation of the property and the existing zoning would not allow for a site layout that promotes a walkable downtown environment.

- e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal would result in an increased demand on public facilities and services. The applicant's proposal will result in a net increase of 33 residential units. Ten (10) single-family detached units currently exist on the subject property. However, the applicant's property is located within a walkable, mixed-use environment and has the necessary infrastructure to support the development. In addition, the applicant is developing a 1-acre City Park and a portion of the Alpha Loop.

- f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The subject property is located within the Downtown Overlay in an area designated Mixed Use Live Work. Therefore, the proposed use is consistent with this designation.

- g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The rezoning request reflects a reasonable balance as the proposed use complements other approved developments along the Thompson Street corridor.

- h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property could be developed under the current zoning. However, the applicant's proposal is consistent with the Mixed Use Live Work comprehensive land use plan designation of the property and the existing zoning would not allow for a site layout that promotes a walkable downtown environment.

- i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal meets the Comprehensive Land Use Plan designation of the property, which is Mixed Use Live Work.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the request for rezoning. The proposal will result in a residential development that is consistent with the Downtown Master Plan and Comprehensive Land Use Plan. In addition, the proposed City Park would represent an expansion of the City Fitness Park and Alpha Loop. While staff has concerns over the number of townhomes approved in the Downtown Overlay, the applicant's proposal will result in the redevelopment of several properties and further facilitate the Alpha Loop project. Staff recommends conditions requiring single-family detached units along Thompson Street, which is consistent with the Old Milton Holdings and Edward Andrews Homes developments along Thompson Street.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The applicant held two (2) community meetings on February 2, 2017 and on April 17, 2017. According to the applicant's public participation report, there were no concerns from surrounding residents.

IV. ATTACHMENTS:

- Site Plan
- Building Elevations/Renderings

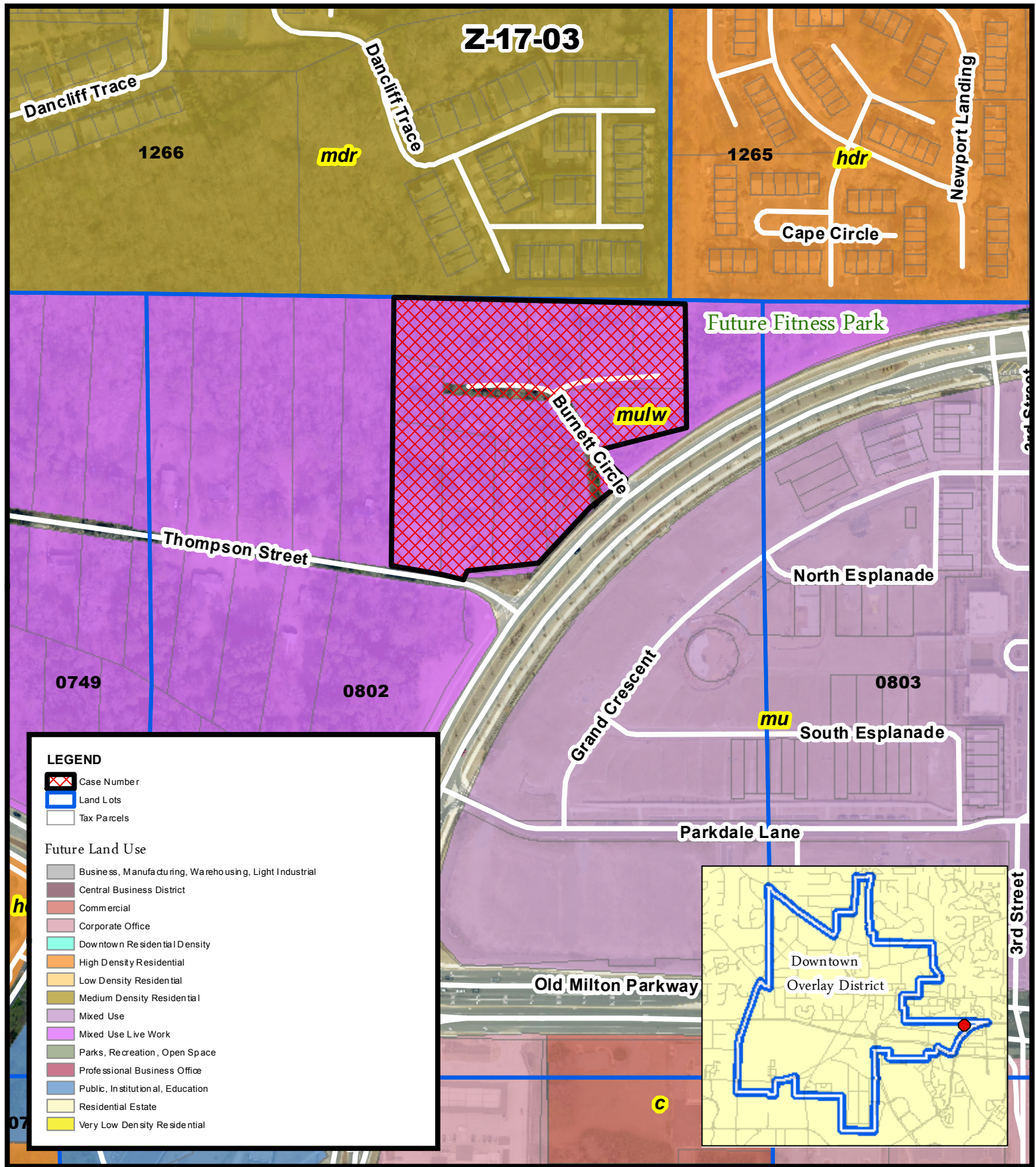


Aerial Map **Thompson St @ Burnett Circle**

Z-17-03
D/LL: 1/2/802
PC Date: 3/02/17
CC Date: 3/27/17

Location Map Provided by:
Community Development - GIS



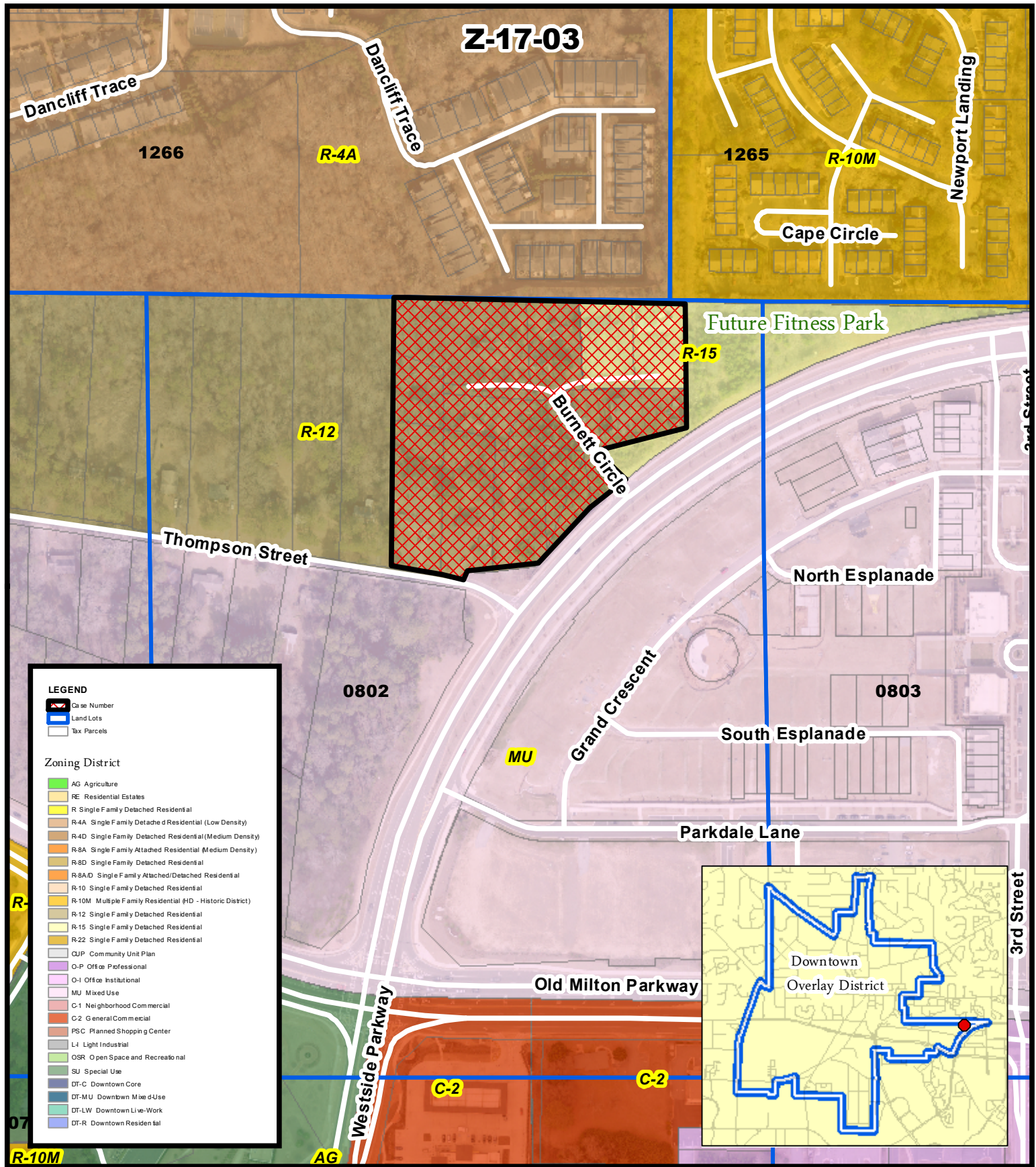


Future Land Use
Thompson St @ Burnett Circle

Z-17-03
D/LL: 1/2/802
PC Date: 3/02/17
CC Date: 3/27/17

Location Map Provided by:
Community Development - GIS



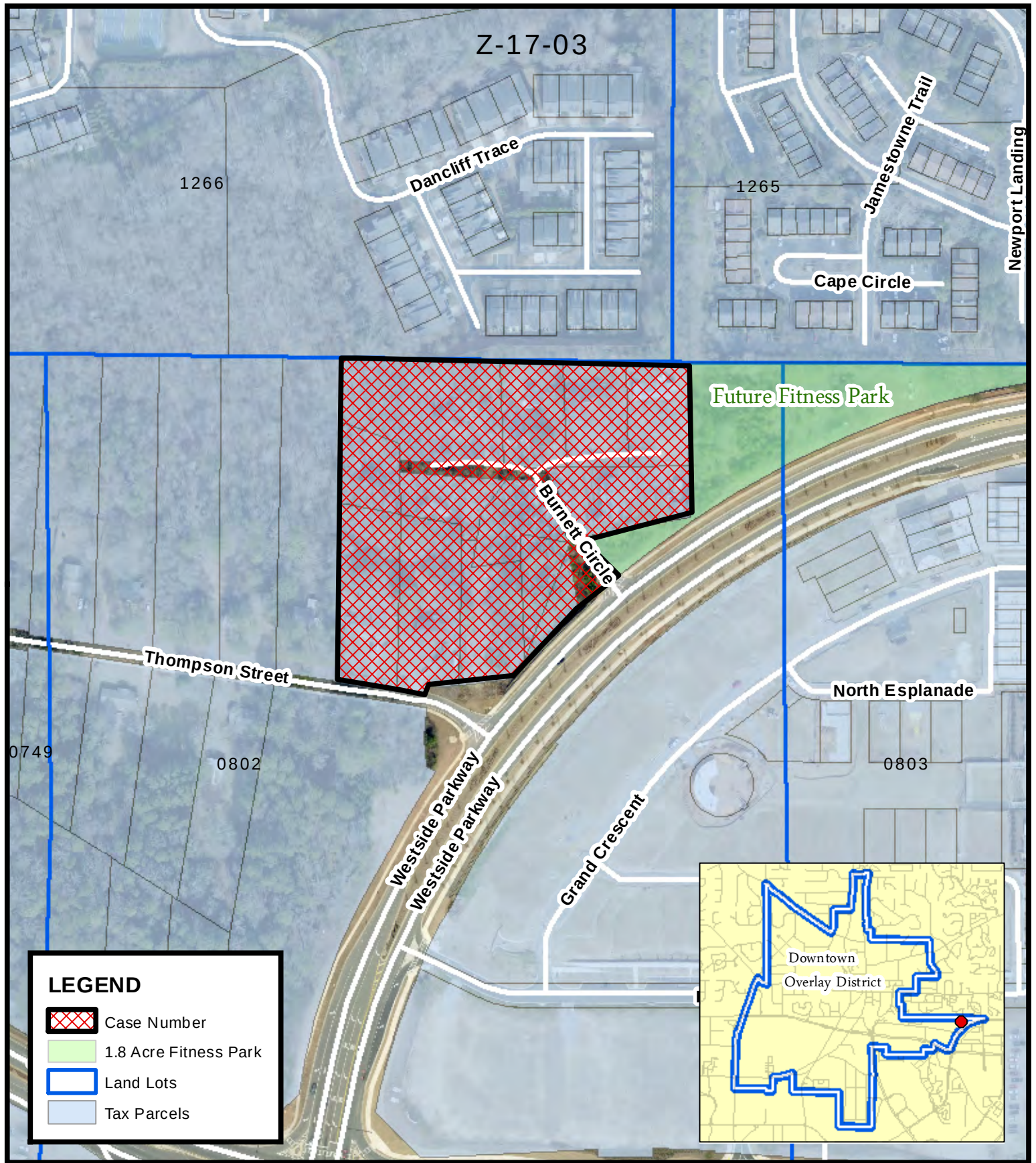


Zoning Map **Thompson St @ Burnett Circle**

Z-17-03
D/LL: 1/2/802
PC Date: 3/02/17
CC Date: 3/27/17

Location Map Provided by:
Community Development - GIS



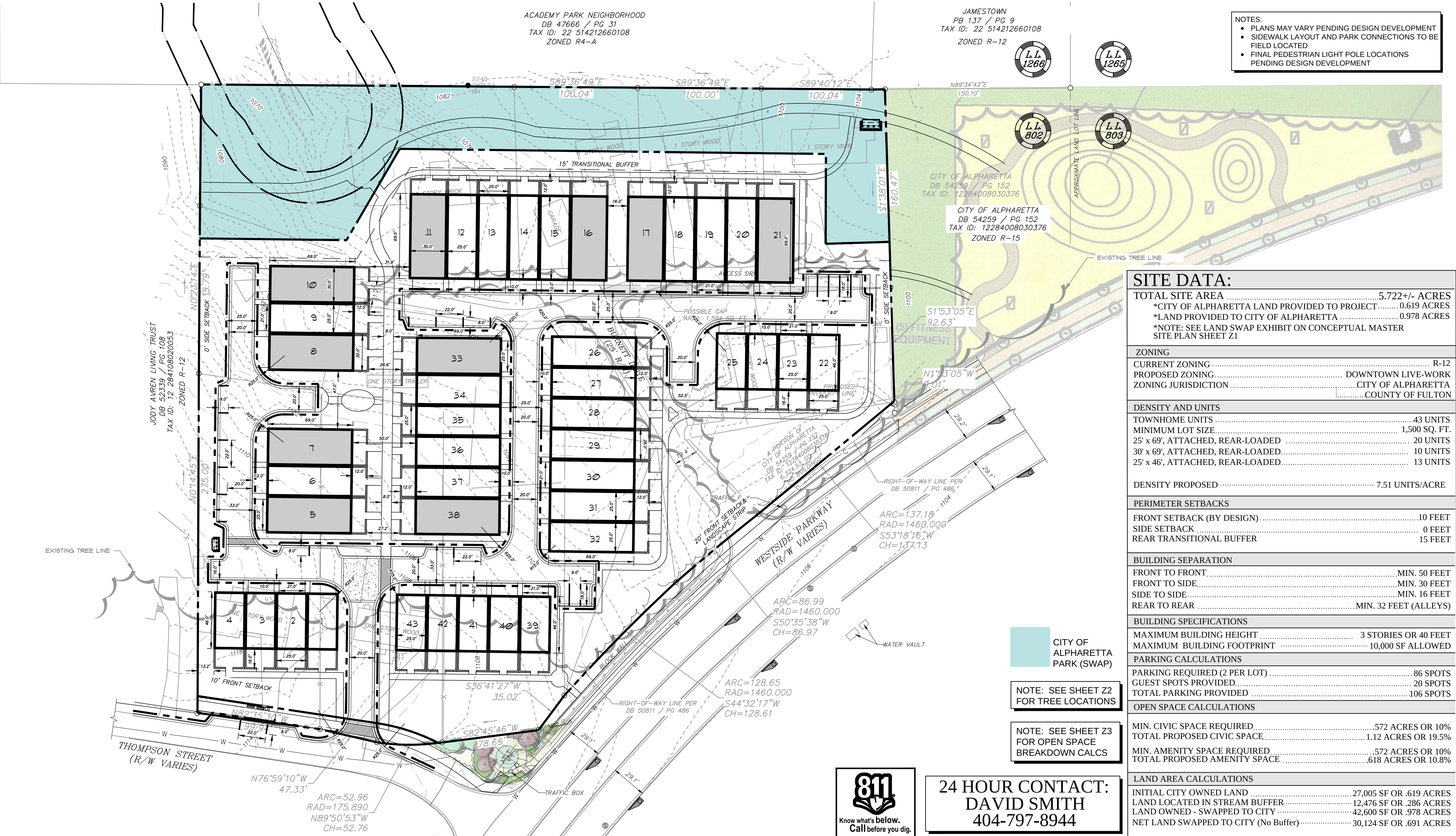
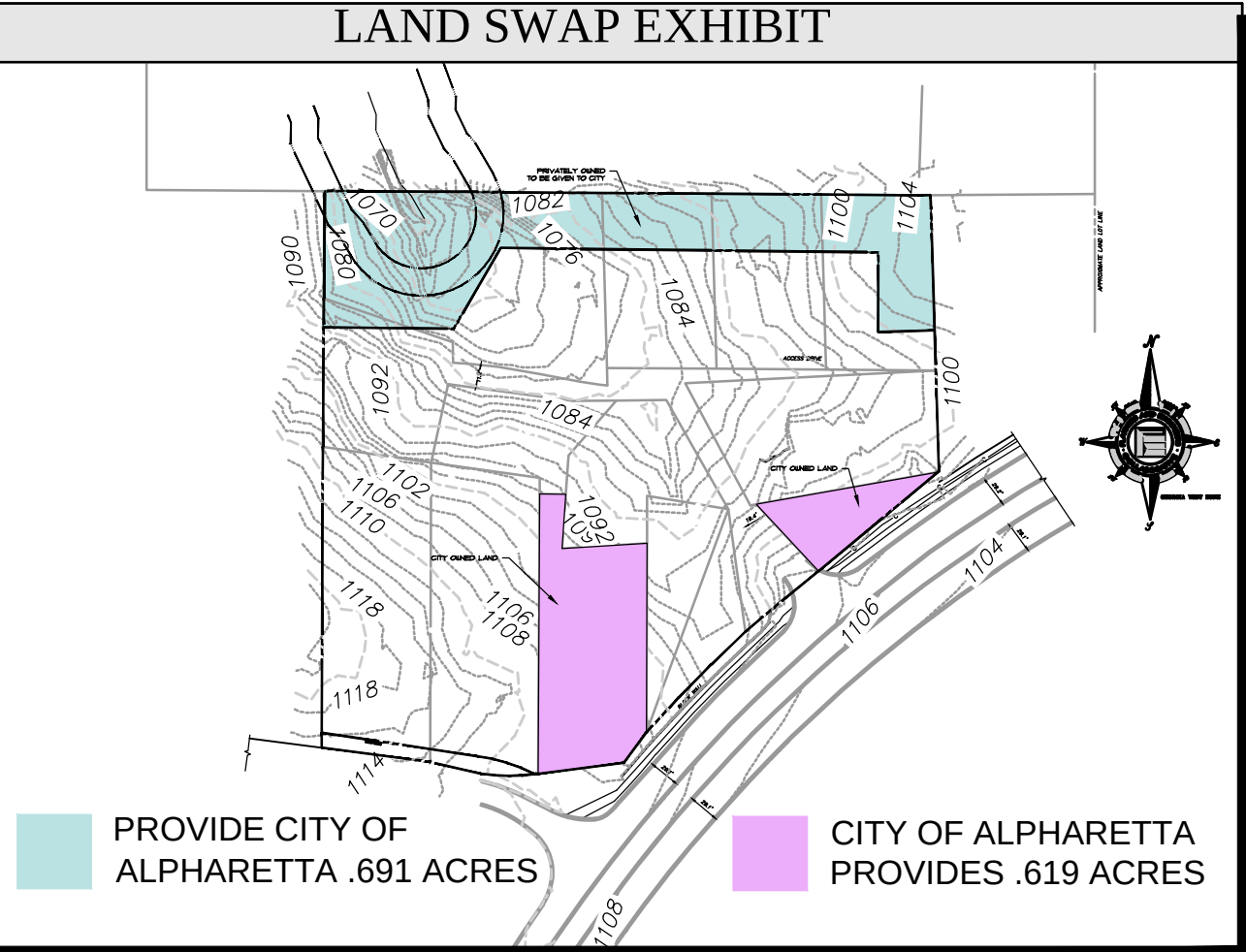
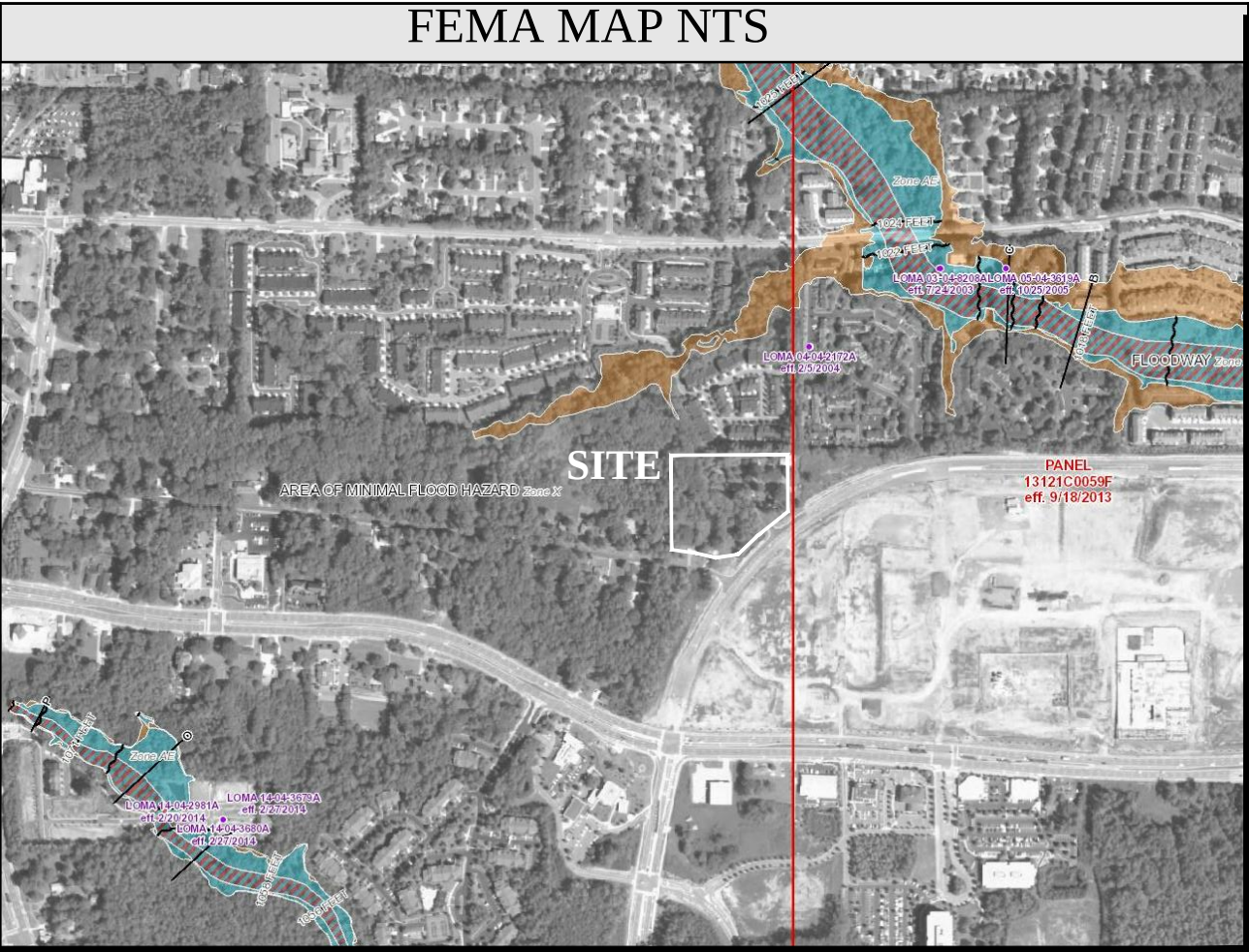
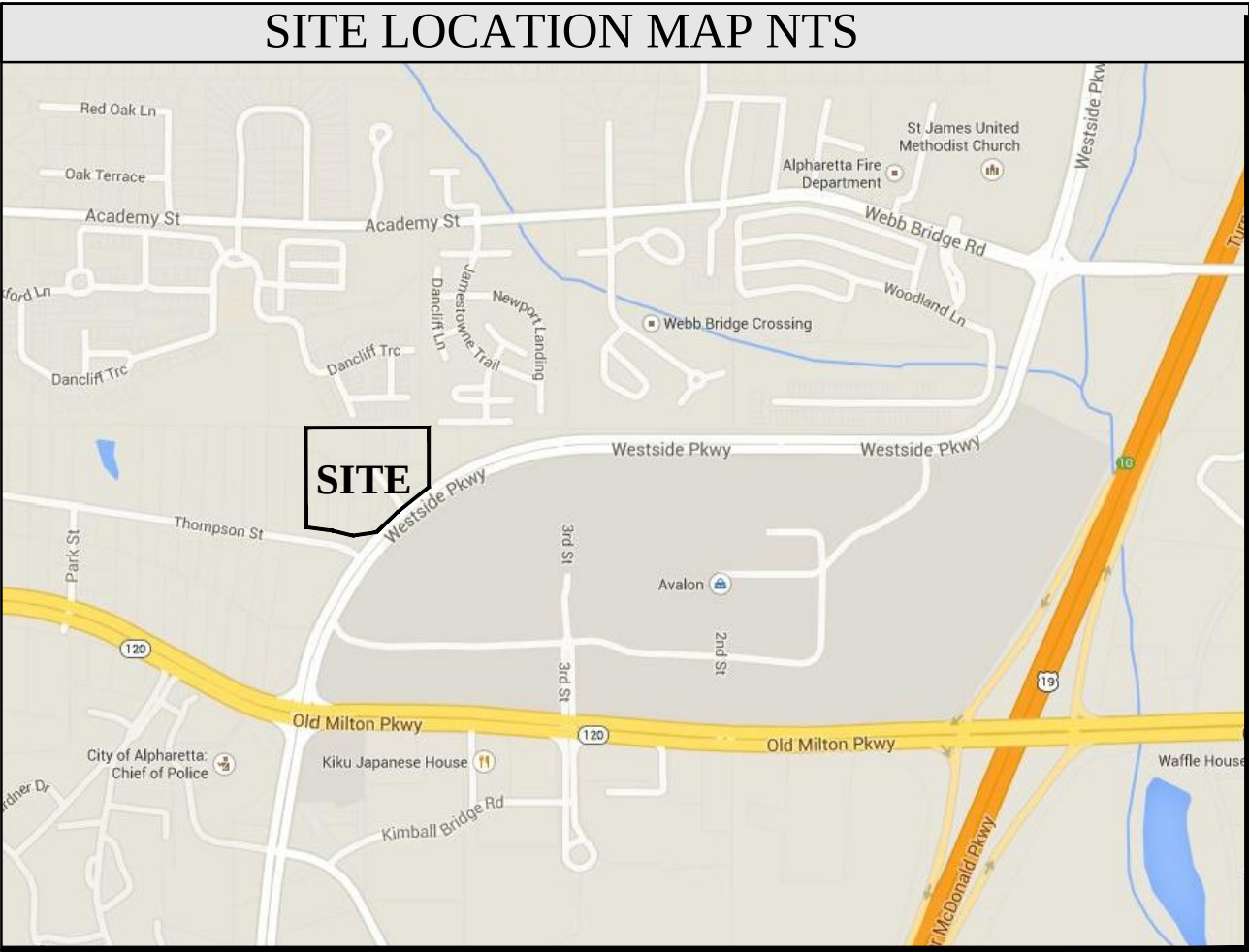


Location Map Thompson St @ Burnett Circle

Z-17-03
 D/LL: 1/2/802
 PC Date: **5/10/17**
 CC Date: **5/22/17**

Location Map Provided by:
 Community Development - GIS





THOMPSON STREET at BURNETT CIRCLE
A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
BURNETT CIRCLE, LLC

5825 GLENRIDGE DRIVE
BLDG. 2, SUITE 210
ATLANTA, GA 30328
PHONE: 404-797-8944

CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA

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REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	3-16-2016	360	SITE PLAN CHANGES
2	4-24-2017	360	ZONING PLAN RES.

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TECHNICAL SITE PLAN

SCALE: 1" = 40'

DATE: JULY 12, 2016

PROJECT: 16182.00

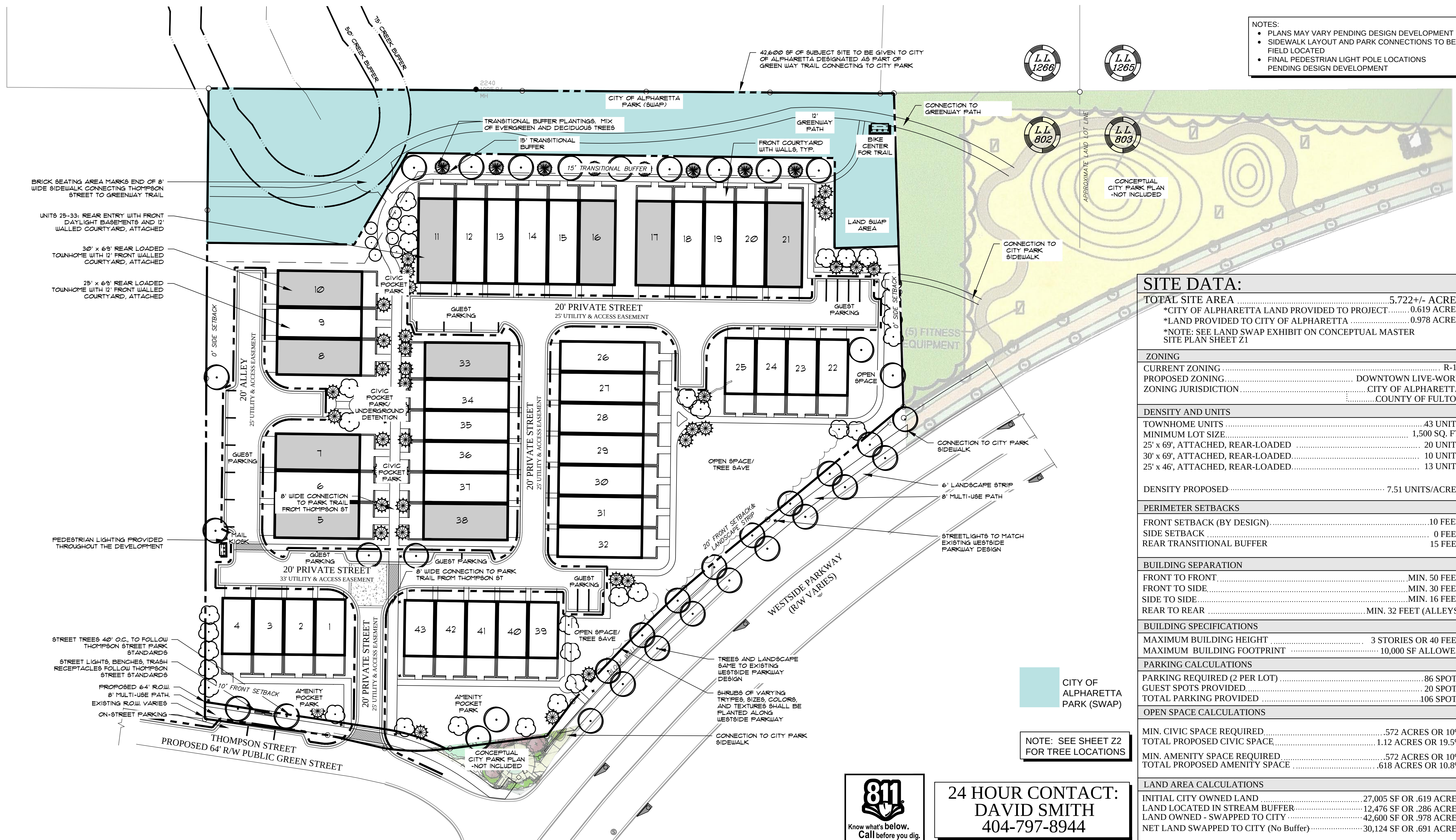
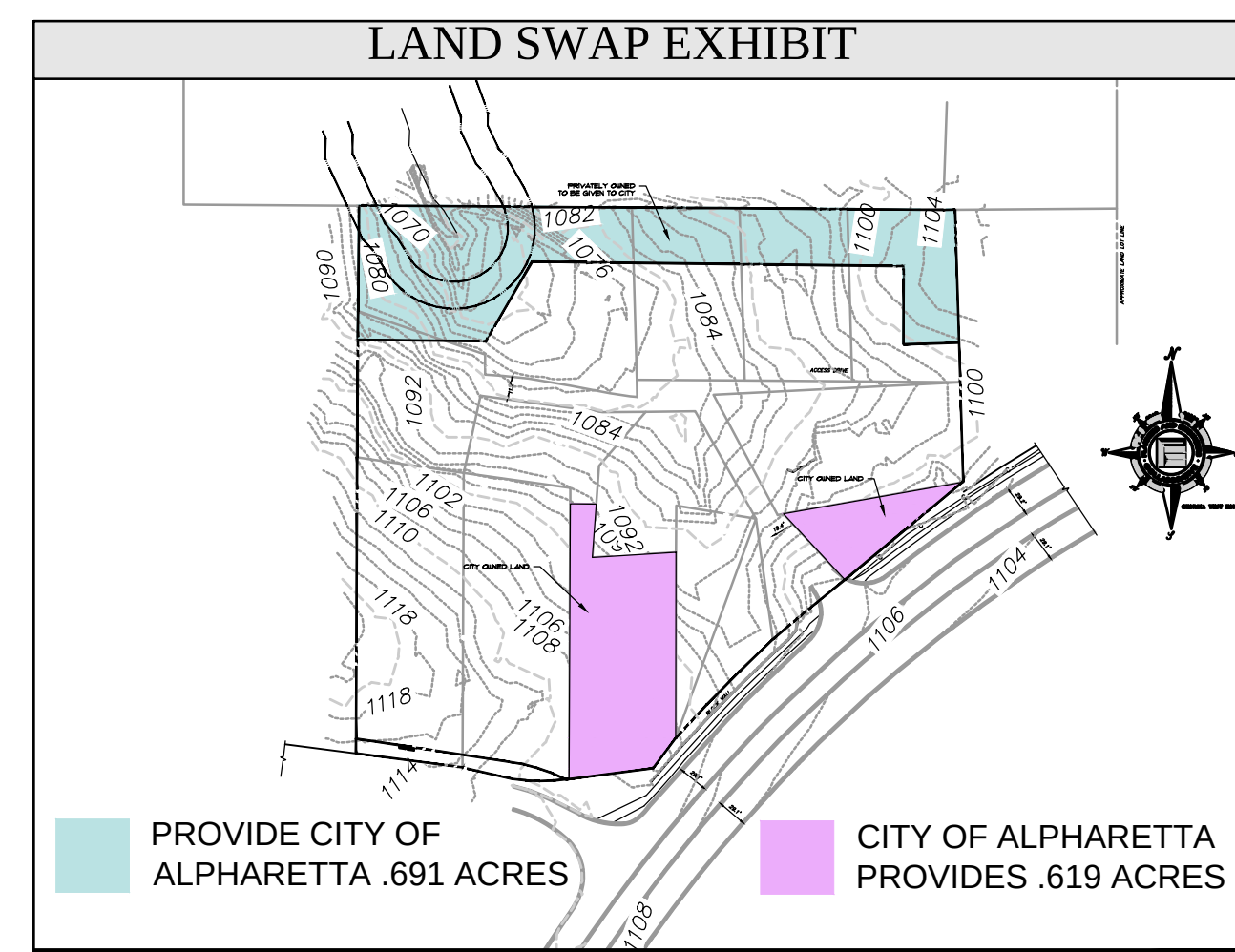
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA
REGISTERED
ENGINEER
KENNETH J. WOOD
No. 34393
PROFESSIONAL

4-24-2017

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018

Z1
SHEET

[illegible]

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SCALE: 1" = 40'
DATE: JULY 12, 2016
PROJECT: 16182.00

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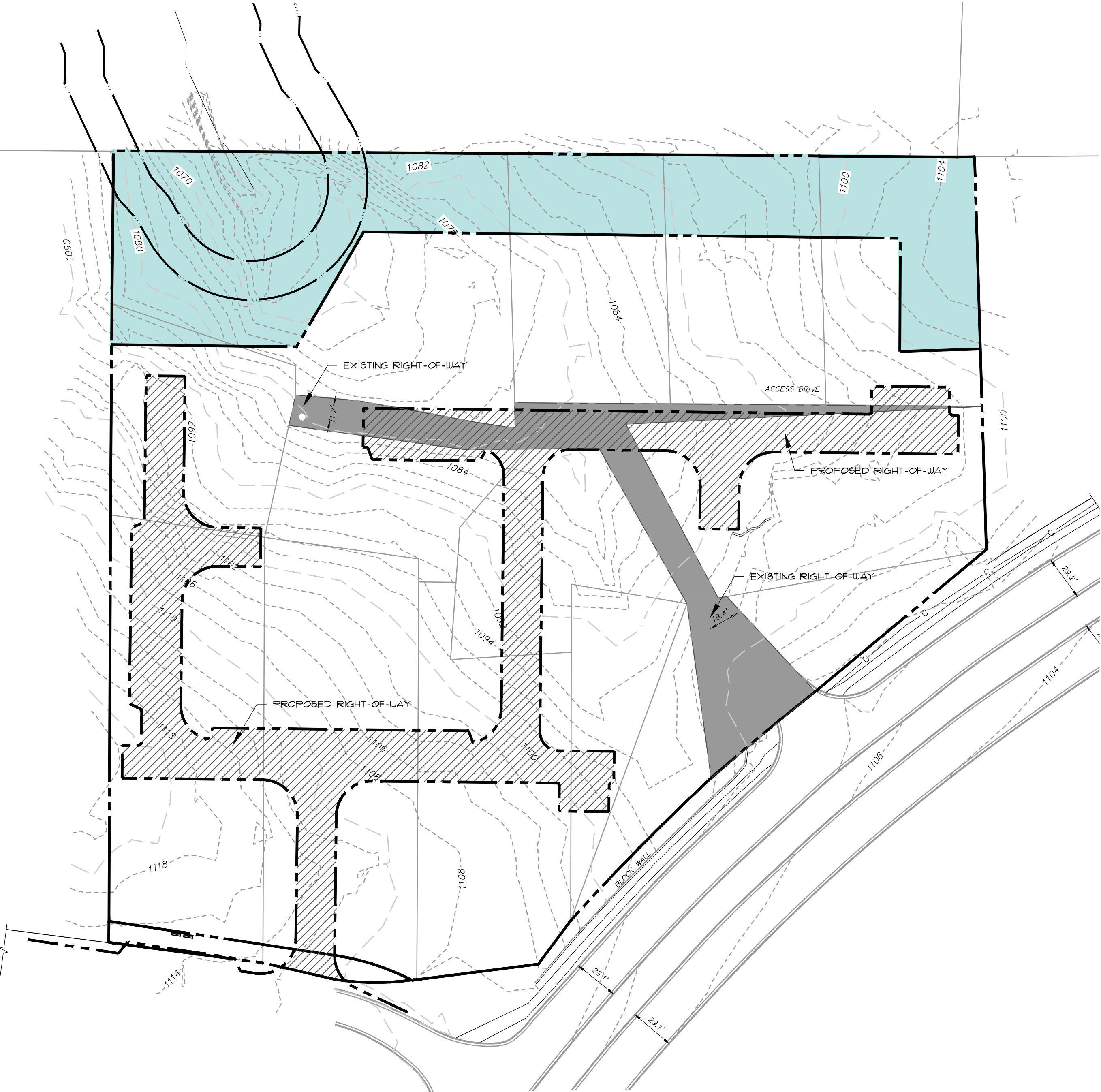


AMENITY SPACE PROPOSED: 10.8% OF TOTAL SITE AREA
(.618 ACRES OR 26,962 SF)

Z3

SHEET

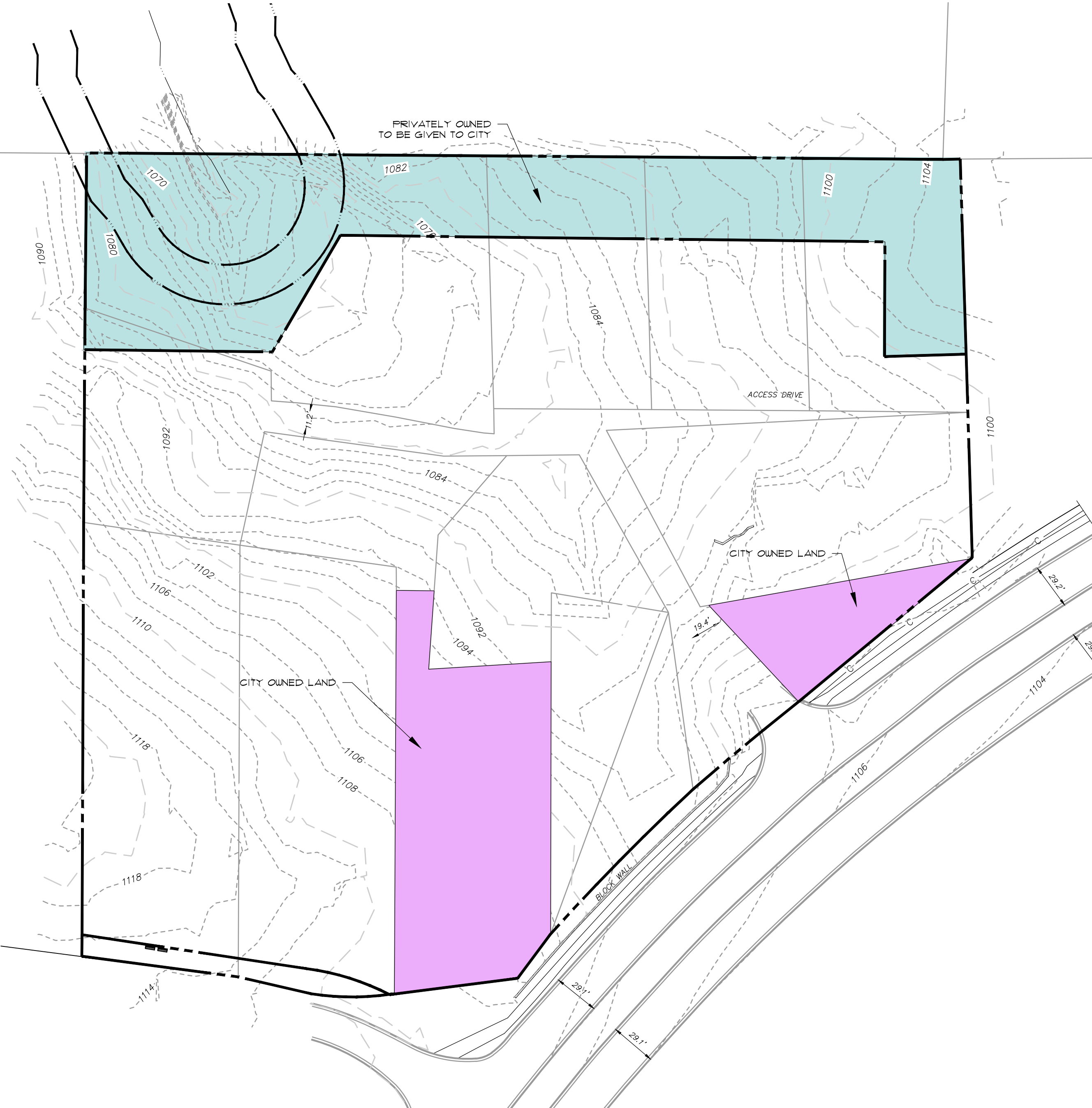
RIGHT-OF-WAY DELINEATION



PROPOSED ROW PER ZONING SITE PLAN

EXISTING RIGHT-OF-WAY

LAND SWAP



PROVIDE CITY OF ALPHARETTA .691 ACRES

CITY OF ALPHARETTA PROVIDES .691 ACRES

LAND SWAP

INITIAL CITY OWNED LAND _____ 27,005 SF OR .619 ACRES

LAND LOCATED IN STREAM BUFFER ____ 12,476 SF OR .286 ACRES

LAND OWNED - SWAPPED TO CITY ____ 42,600 SF OR .978 ACRES

NET SWAPPED TO CITY (No Buffer) ____ 30,124 SF OR .691 ACRES

THOMPSON STREET at BURNETT CIRCLE
A MASTER PLANNED RESIDENTIAL COMMUNITY

BURNETT CIRCLE, LLC

5825 GLENRIDGE DRIVE
BLDG. 2, SUITE 210
ATLANTA, GA 30328
PHONE: 404-797-8944

CITY OF ALPHARETTA
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REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	3-16-2016	360	SITE PLAN CHANGES
2	4-24-2017	360	ZONING PLAN RES.

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SHEET TITLE

SITE EXHIBITS



SCALE: 1" = 50'

DATE: JULY 12, 2016

PROJECT: 16182.00

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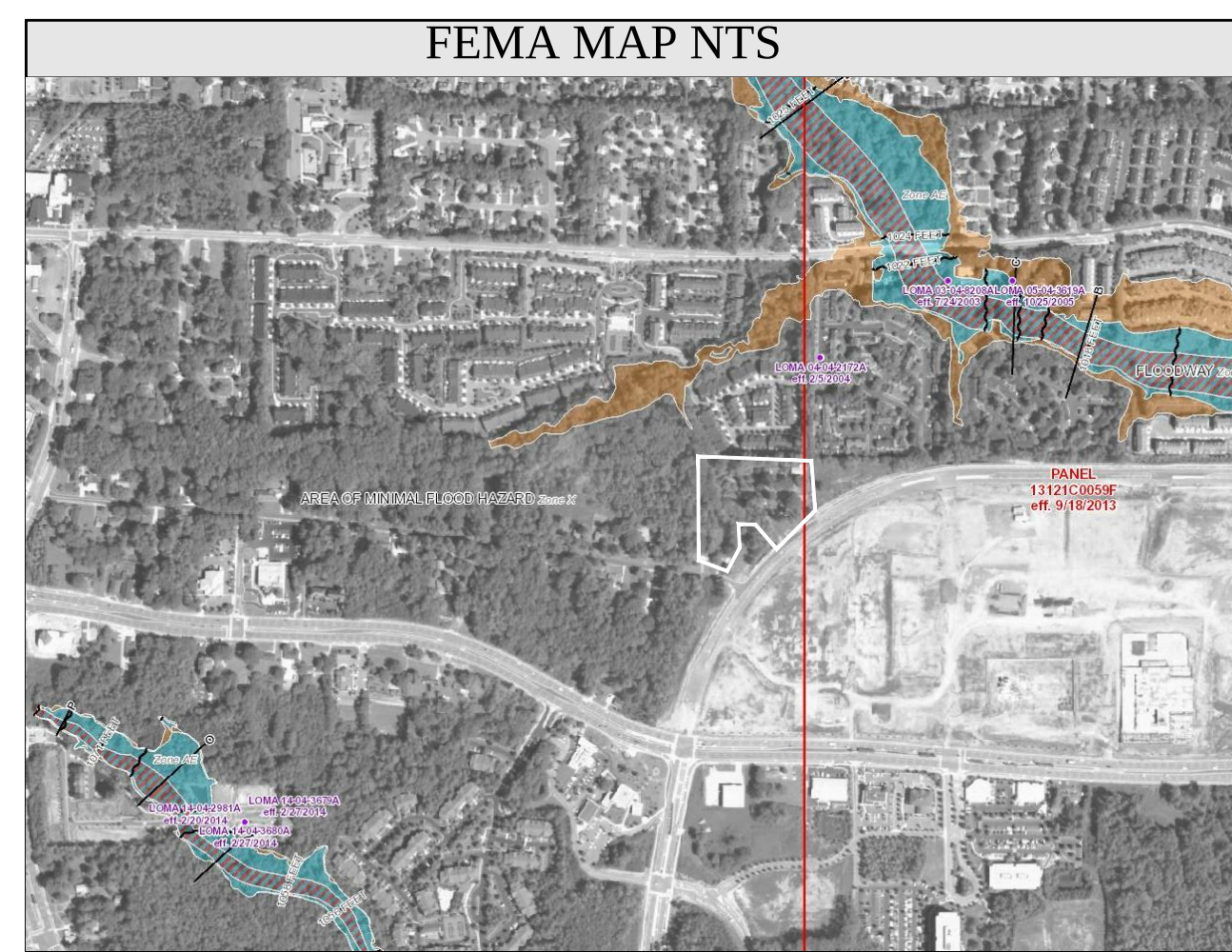
4-24-2017

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018



Z4

SHEET



TREE PROTECTION FENCE SHOWN IS
CONCEPTUAL, AND IS SUBJECT TO
CHANGE PENDING DESIGN
DEVELOPMENT AND GRADING PLANS

THOMPSON STREET at BURNETT CIRCLE
FOR
A MASTER PLANNED RESIDENTIAL COMMUNITY
BURNETT CIRCLE, LLC
5907E CLERMONT DRIVE

LAND LOT(S) 802
12th DISTRICT

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REVISIONS:

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SHEET TITLE

MASTER ZONING PLAN

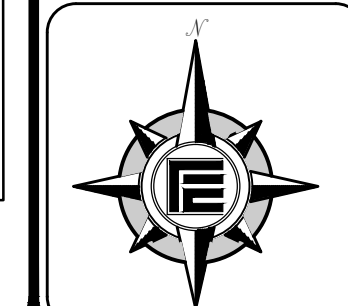


SCALE: 1" = 40'
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PROJECT: 16182.00

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AND DATED WITH AN ORIGINAL SIGNATURE.

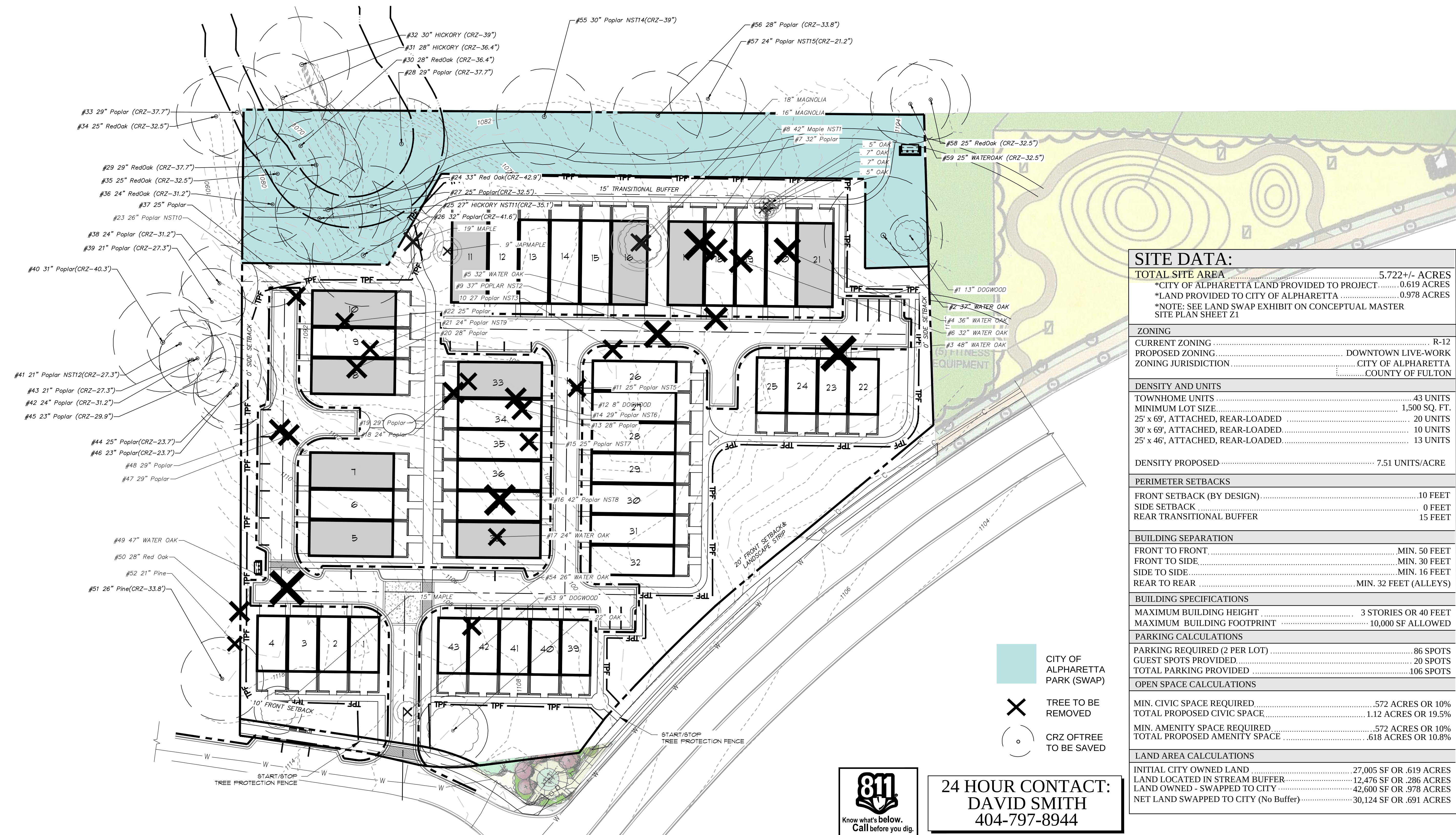


4-24-2017



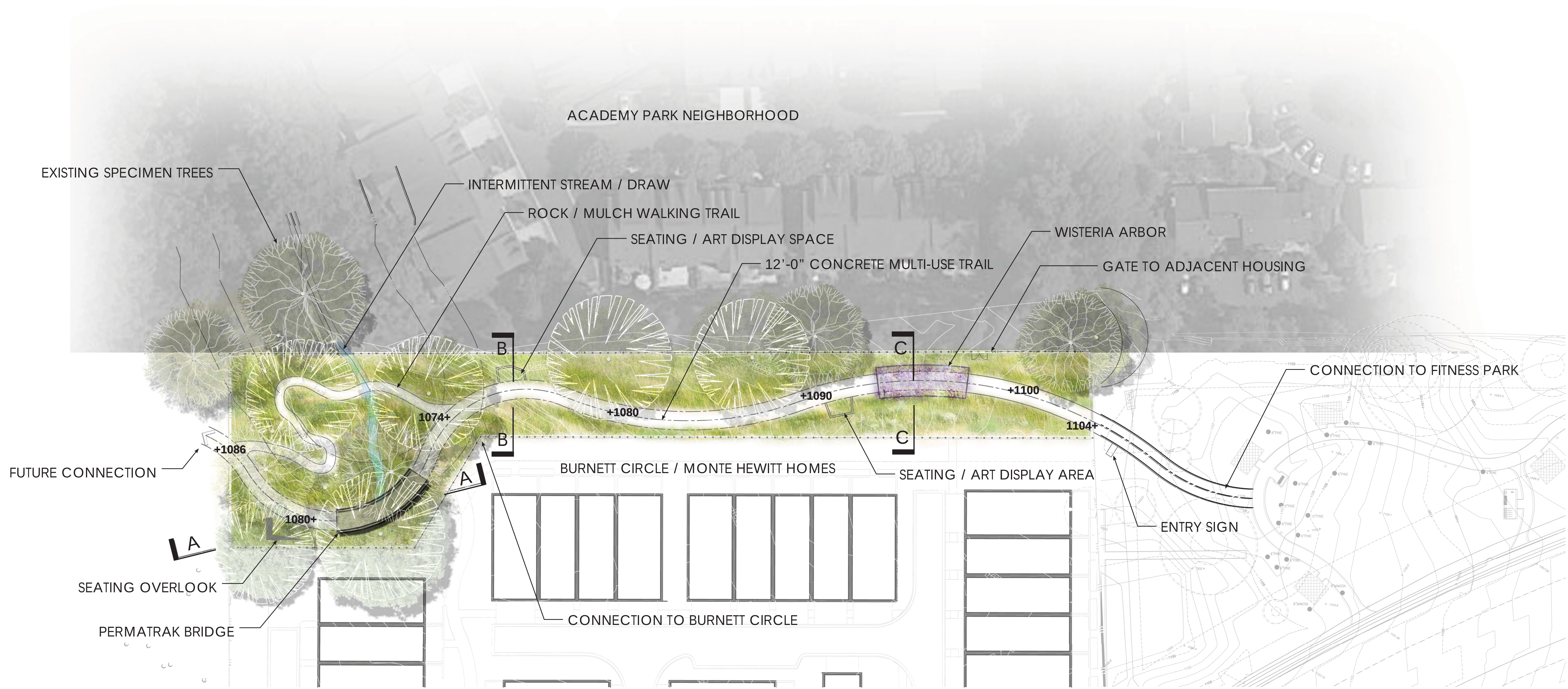
Z5

SHEET



**24 HOUR CONTACT:
DAVID SMITH
404-797-8944**



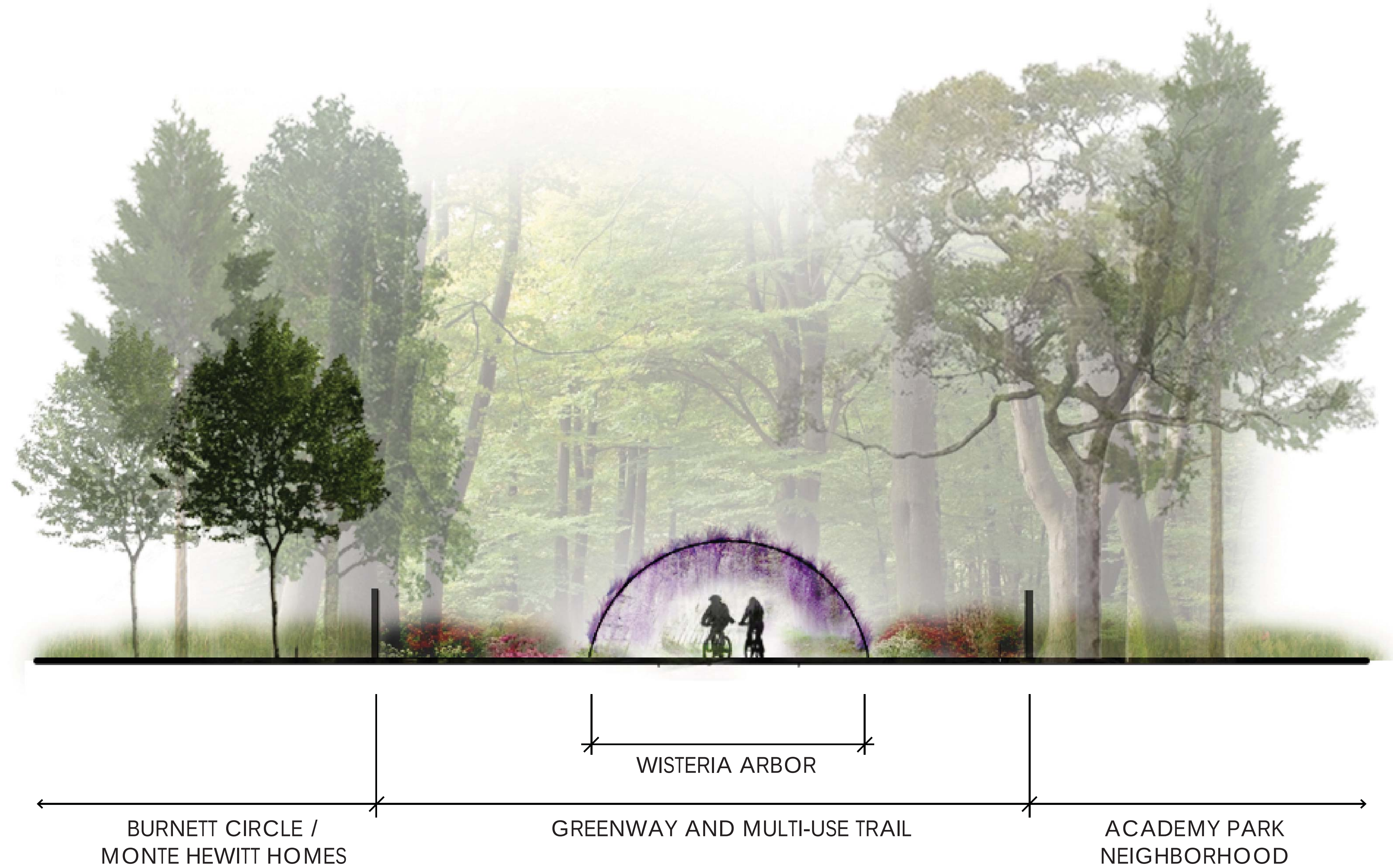




A ELEVATION 'A'



SECTION 'B'



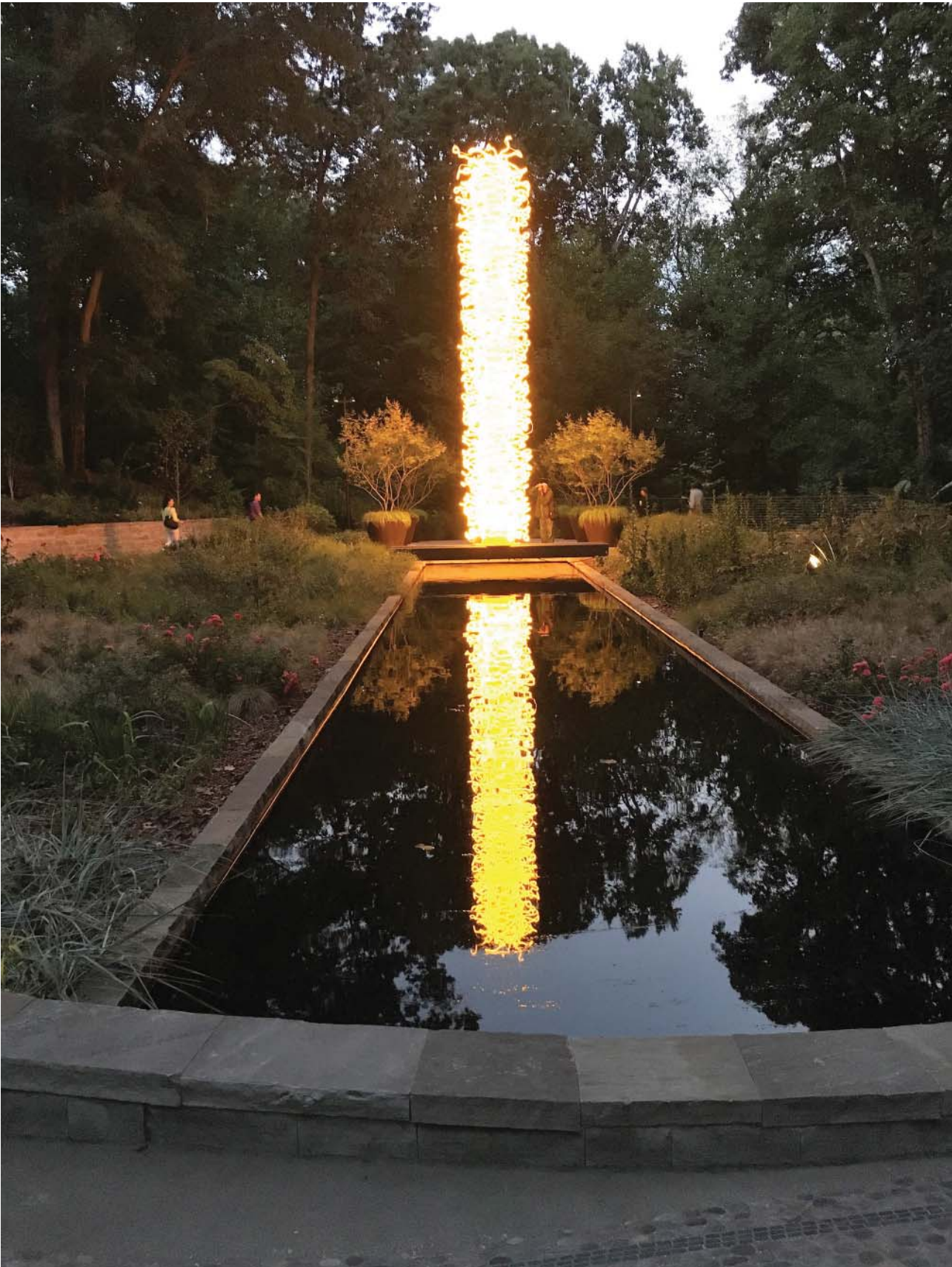
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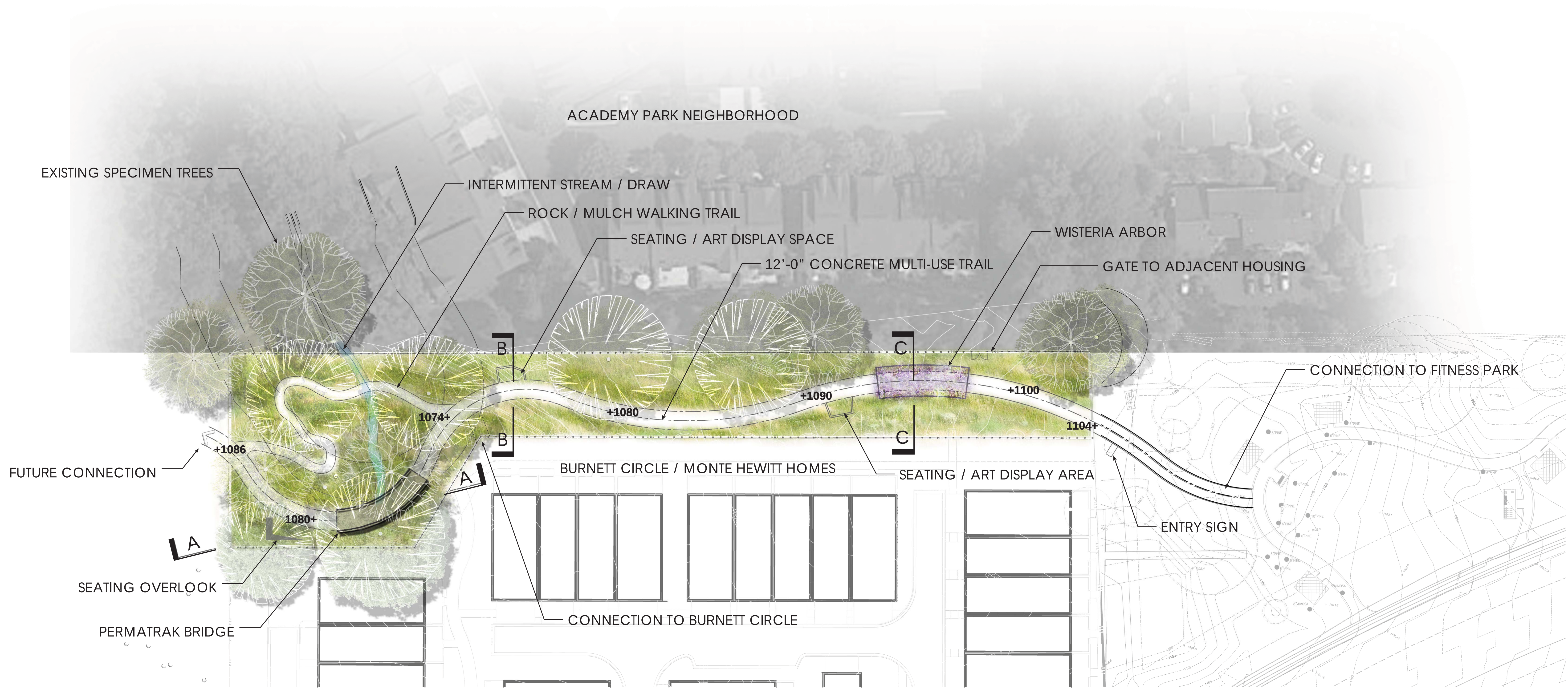
BRIDGE THROUGH THE
WOODS



WISTERIA ARBOR



INTERMITTENT SCULPTURES

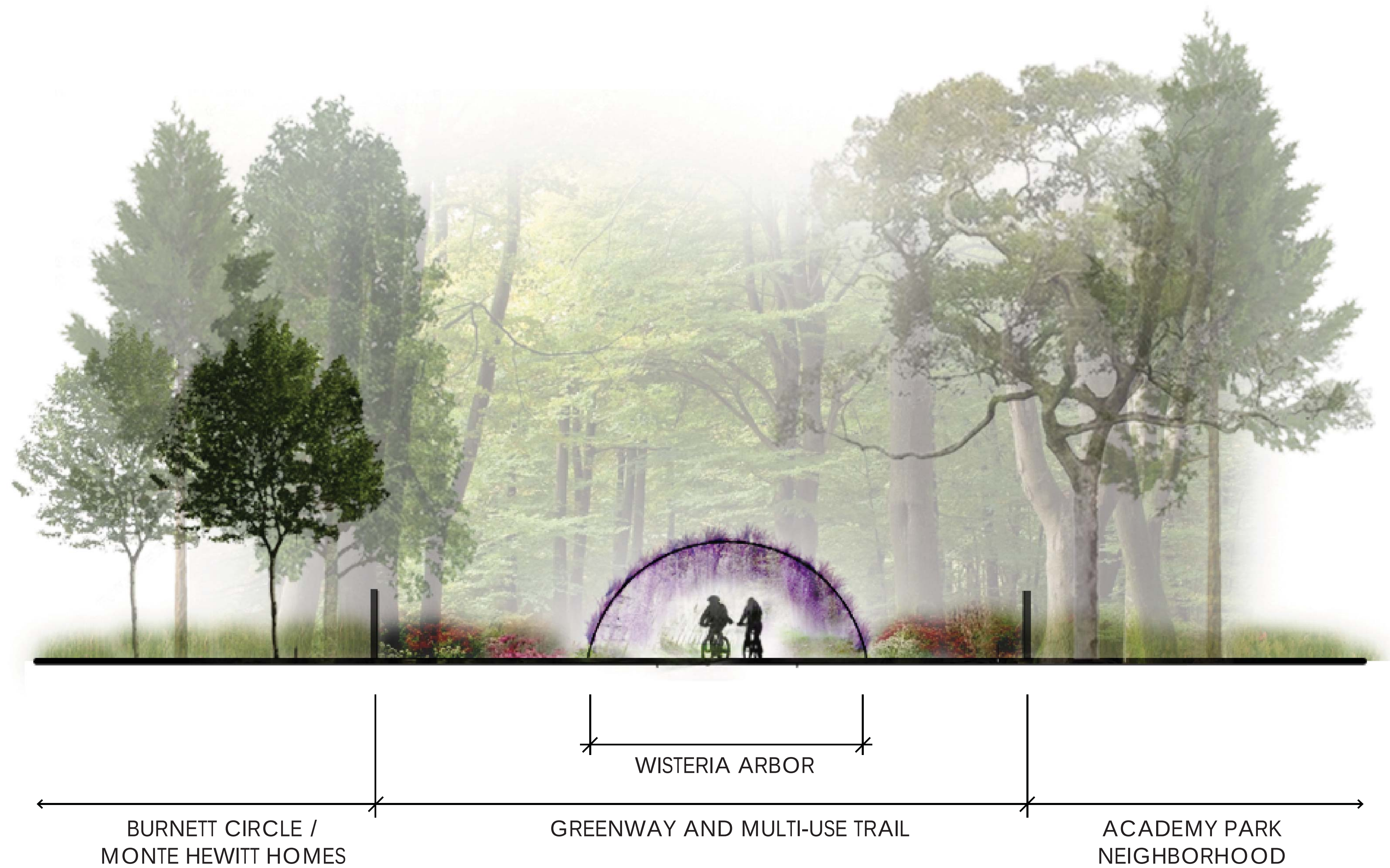




A ELEVATION 'A'



SECTION 'B'



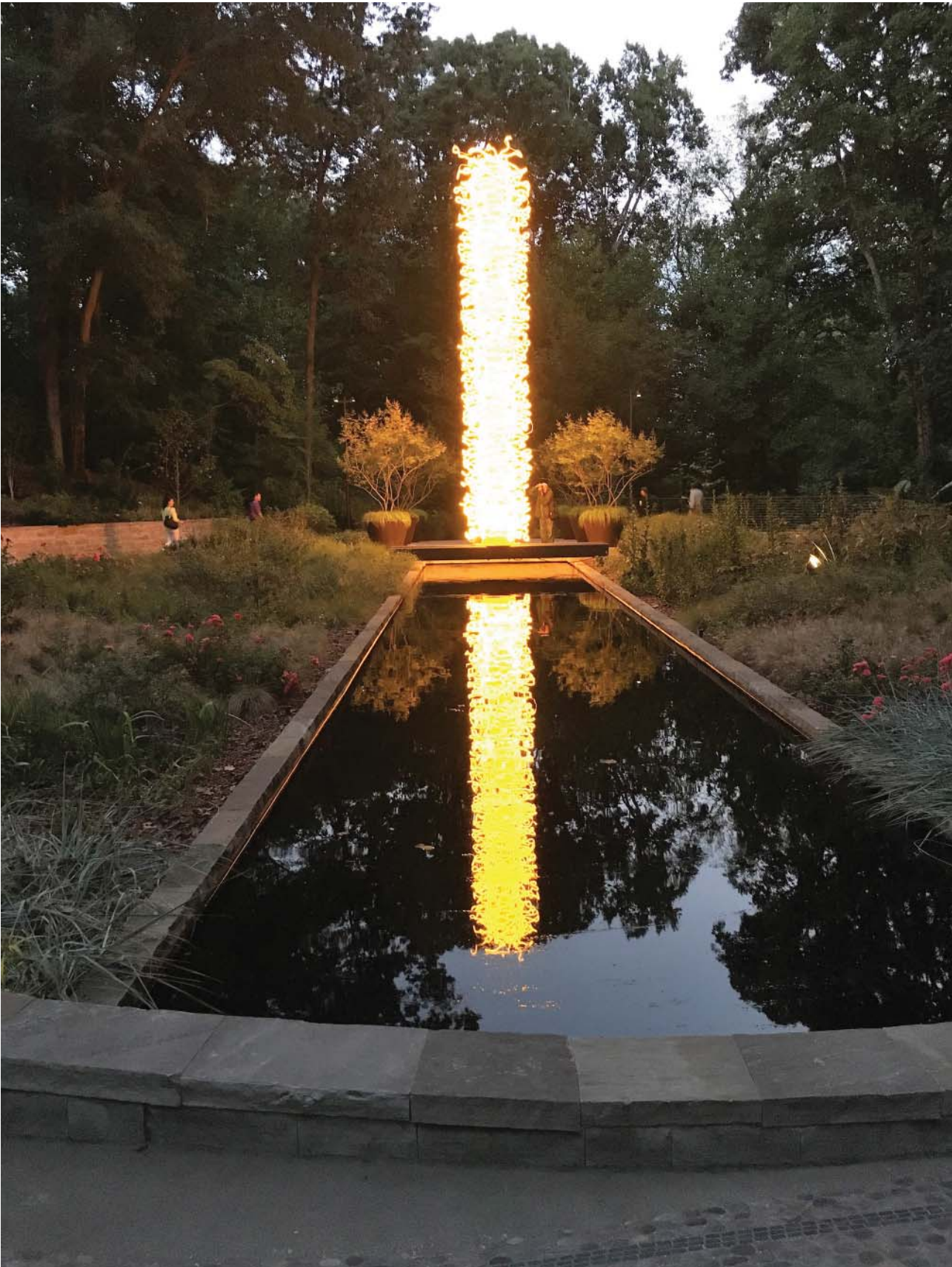
© SECTION 'C'



BRIDGE THROUGH THE
WOODS



WISTERIA ARBOR



INTERMITTENT SCULPTURES

CALL
DESIGNS, L.L.C.



Thompson Street Townhome-Exterior Study



MONTE HEWETT
HOMES

CALL
DESIGNS, L.L.C.



Thompson Street Townhome-Exterior Study



MONTE HEWETT
HOMES

5/2/2017

Michael Woodman
City of Alpharetta
2 Park Plaza
Alpharetta, GA 3009

Re: **Academy Park Meeting Summary**
Thompson St @ Burnett Circle
Planners and Engineers Collaborative, Inc. Project No. 16182.00

Dear Mr. Woodman and Staff,

On May 17, 2017, Planners and Engineers Collaborative, Inc. along with Residential South Partners and Monte Hewett Homes provided a neighborhood meeting with Academy Park residents. Our meeting was to discuss our potential plans to develop a single family residential subdivision. This was our second meeting with the neighborhood and at this meeting we had an estimated 40 people in attendance. In the meeting there was discussion on the following items:

- Buffer in the back and what it will look like with some existing trees remaining.
- The limits of the property and if there will be fencing along the back line with gates from Academy Park to the trail.
- The size of the trail, its location, and the trail along Thompson. Why so many was question.
- The adjacent Park was discussed in detail.
- Product type and price points for Monte product was talked about.
- Stormwater management and the desire for the pond to be underground for aesthetics and volume. Protection in erosion of their stream, hydrology volume.
- The distance between homes and the existing home on the site.
- The open space design and tree save.
- Connectivity to park, Avalon, and the trails.
- Sanitary Sewer tie in location

At the end of the meeting we were able to answer all the questions that were brought forth. The neighbors all talked to us at the end and said they were pleased with the design and attention to detail with the park and homes facing common area. It was a productive and positive supportive meeting from them. We stayed around for few minutes after to answer any questions left, but ended the conversation that it was very positive and supportive.

Sincerely,
Planners and Engineers Collaborative, Inc.

A handwritten signature in blue ink, appearing to read 'Ken Wood', is written over a horizontal line.

Kenneth J. Wood, P.E., LEED AP
For the Firm
kjw/dp

ACADEMY PARK SIGN-IN SHEET

Project: 16182.00 Thompson St @ Burnette Cir

Meeting Date: April 17, 2017 @ 7:00PM

Facilitator: PEC, Residential South Partners & Monte Hewett

Place/Room: Academy Park Clubhouse

Name	Phone	E-Mail
Kenneth Wood	7-380 5969	
DAN MITNICK	404-936-4200	
MARK ROBERTSON	770 289 6963	MARKRJCGA@GMAIL.COM
Kimberly Jeger	770 761 1768	Jeger.Kimberly@gmail.com
GARIEL & Sue Burchett	770 619-9429	guburchett@outlook.com
Joan Cooney	678-620-3309	jcc262@att.net
Diane Macieik	770-772-0828	dmacieik@yahoo.com
RUSS & MYRNA GIBBS	470-336-7524	randm53@gmail.com
Derek Niece	678 983 9680	derek@niece.net
Gale Kipper	415 264-3888	GALEDFRIENDLYKENDER.COM
Cathy Bortwright	724-344-5543	mrsboat@aol.com
MARC ROSNER	7-789-6024	MISTER531@YAHOO.COM
Russ + Rita Breier	770 378 9836	russduss@hotmail.com
Scott Harrison	678-472-7417	sharrisw@yahoo.com
PATRY & GORDON HAGLER	678 595 4328	PAT HAGLER1@GMAIL.COM
Dianne Weaver	770 778 6879	rhsdinny45@comcast.net
Nancy Scott	7-569-8300	RT_NHScott@comcast.net
NANCY Stone	678-548-6312	stonen6@gmail.com
Kathy Good	616-813-4123	kathygood171@gmail.com

Name	Phone	E-Mail
Sidney Koemer	404-406-4530	SRAJR@ATT.NET
JAIME E. SAUERTEIG	404-909-5652	enrique.sauerteig@outlook.net
Peggy S. ASHER	770-789-9447	ASHER.peggy@att.net
J.P. GARDNER	770-664-0886	JPGD@Comcast.net
IAN BAMBER	678-393-8760	ibamber@mindspring.com
GORDON HAGLER	484-354-0976	GWHAGLER3@Gmail.com
Alexander Williamson	770-475-3534	Beenda2@bellsouth.net
STEVE STOLLE	978-618-6264	SDSTOLLE@Hotmail.com
MICHAEL GUE	678-429-6529	m.gue@att.net
Ken Meyers	770-235-9752	KMeyers167@bellsouth.net
Ron Pepper	678-366-1827	Ron.Pepper@Comcast.net
Nancy Hutchison	678-277-9978	nancyzhutchison3@gmail.com
Sue Jacques	908 240 8111	sue.jacques@att.net
JAnne Cleland	770-855-1545	janne_cleland@comcast.net
Stuart Walton	7-362-9401	wakeForest82@gmail.com
Lloyd Whittall	303-638-6417	lcwii@me.com
David+Mary Hartman	678-427-9959	maryhartman ⁵¹ @outlook.com
* Richard Bondur	770-891-3816	rbondur@bellsouth.net

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Thompson Street @ Burnett Circle

Contact Name: Kenneth J. Wood

Telephone: 678-684-6206

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

The citizens that did attend were just curious on the development; there were no concerns. A follow up email was sent to the

attendees the following day (attached).

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|---|---|
| ☐ Letter | ☐ Personal Visits |
| ☐ Telephone | ☒ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

Date: 2/9/11

Print Form

CITIZEN PARTICIPATION SIGN-IN SHEET

Project: 16182.00 Thompson St. @ Burnette Cir

Meeting Date: February 2, 2017 @ 6:00PM

Facilitator: Kenneth J. Wood (PEC), David Smith (RSP)

Place/Room: Harry Norman Realtors

[illegible]

Dianne Pathammavong

From: Dianne Pathammavong
Sent: Friday, February 03, 2017 10:31 AM
To: 'damicieik@yahoo.com'; 'michaelwright131@yahoo.com'
Subject: FW: 16182.00 Thompson St @ Burnett Cir - Neighborhood Meeting

All,

Thank you for attending last night's meeting regarding the proposed development above. If you should have further questions or comments regarding this property, please let me know and I will be able to assist you.

Thank you,
Dianne Pathammavong
Executive Assistant
Planners & Engineers Collaborative, Inc.
350 Research Ct
Peachtree Corners, GA 30092
D: 678.684.6219 | C: 678.704.6210
dianne@pecatl.com | www.pecatl.com



Dianne Pathammavong

From: MAILER-DAEMON@yahoo.com
Sent: Friday, February 03, 2017 10:31 AM
To: Dianne Pathammavong
Subject: Delivery failure

Message from yahoo.com.

Unable to deliver message to the following address(es).

<damicieik@yahoo.com>:

This user doesn't have a yahoo.com account (damicieik@yahoo.com) [0]

--- Original message follows.

The original message is over 5K. Message truncated.

Return-Path: <Dianne@pecatl.com>

Received-SPF: pass (domain of pecatl.com designates 198.199.199.231 as permitted sender)

X-YMailISG: FKE0Sq0WLDt28Idyeb5zBTZ82nybHMAV2WGHTDwXJuUWrUJE
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X-Originating-IP: [198.199.199.231]

Authentication-Results: mta1290.mail.ne1.yahoo.com from=pecatl.com; domainkeys=neutral (no sig);
from=pecatl.com; dkim=neutral (no sig)

Received: from 127.0.0.1 (EHLO pec-mail.pecatl.com) (198.199.199.231)
by mta1290.mail.ne1.yahoo.com with SMTPS; Fri, 03 Feb 2017 15:30:46 +0000

Received: from pec-mail.pecatl.com (10.27.10.13) by pec-mail.pecatl.com

(10.27.10.13) with Microsoft SMTP Server (TLS) id 15.0.775.38; Fri, 3 Feb 2017 10:30:45 -0500
Received: from pec-mail.pecatl.com (::1) by pec-mail.pecatl.com (::1) with mapi id 15.00.0775.031; Fri, 3 Feb 2017 10:30:45 -0500
From: Dianne Pathammavong <Dianne@pecatl.com>
To: "damiecieik@yahoo.com" <damiecieik@yahoo.com>, "michaelwright131@yahoo.com" <michaelwright131@yahoo.com>
Subject: FW: 16182.00 Thompson St @ Burnett Cir - Neighborhood Meeting
Thread-Topic: 16182.00 Thompson St @ Burnett Cir - Neighborhood Meeting
Thread-Index: Adj+MjinQRTrvYBcSveLvd3ocQ9fkAAADQFA
Date: Fri, 3 Feb 2017 15:30:44 +0000
Message-ID: <d92f19799a534009b4025a9fd3be093e@pec-mail.pecatl.com>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
x-originating-ip: [10.27.1.83]
Content-Type: multipart/related;
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 type="multipart/alternative"
MIME-Version: 1.0

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*** MESSAGE TRUNCATED ***



Planning ■ Landscape Architecture ■ Civil
Engineering ■ Land Surveying ■ Water Resources
"WE PROVIDE SOLUTIONS"

1/18/2017

Re: **Thompson St. @ Burnett Circle ± 5.7777 Acres**

Dear Neighbors,

In an effort to foster community accord among neighbors, Planners and Engineers Collaborative, Inc. and RSP Burnett, LLC (the "Applicant") would like to inform interested property owners that a rezoning application has been submitted to the City of Alpharetta to rezone approximately 5.777 acres located on Thompson St @ Burnette Cir. We are seeking to rezone the property from R-12 Single Family Detached Residential to DT-R for the purpose of developing a residential development.

I have enclosed for your convenience a conceptual site plan, which illustrates our proposal. Additional information about this application can be found on the City of Alpharetta's website.

A public participation meeting will be held on **February 2, 2017 at 6:00PM at 7855 North Point Pkwy, Suite 100, Alpharetta, GA 30022**. This meeting is not the public hearing. Its purpose is to provide neighbors and interested parties with the opportunity to meet with my team, ask questions, and voice any concerns.

We are committed to keeping the public informed during the process of this application. If you have any questions, comments, or concerns, please contact me.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
For the Firm

kjw/dp

Name	Address	City	State
Avalon Land LLC	2200 Avalon Blvd	Alpharetta	GA
MJH Homes LLC	5775 Glenridge Dr, Bldg B, Suite 100	Atlanta	GA
Jane and Andrew McCullough	872 3rd Street	Alpharetta	GA
Lisa Mallon	874 3rd Street	Alpharetta	GA
Laura Stallings	876 3rd Street	Alpharetta	GA
Leigh Anne and John Brunetti	878 3rd Street	Alpharetta	GA
Joan and Edward Pollock	960 3rd Street	Alpharetta	GA
Greg Farbolin	962 3rd Street	Alpharetta	GA
Justin and Ellen Lim	964 3rd Street	Alpharetta	GA
Brenda and Charles Patterson	966 3rd Street	Alpharetta	GA
Syeda and Muhammad Haider	968 3rd Street	Alpharetta	GA
Linn Creek Capital Investment LLC	970 3rd Street	Alpharetta	GA
Jamestowne Homeowners Association	1338 Jamestowne Trl	Alpharetta	GA
Alice Young	3100 Cape Circle	Alpharetta	GA
Fatemeh and Saeid Sedghi	3110 Cape Circle	Alpharetta	GA
Federal National Mortgage Association	3115 Cape Circle	Alpharetta	GA
Katie Navarro	3120 Cape Circle	Alpharetta	GA
Danyelle and Brian Guy	3125 Cape Circle	Alpharetta	GA
Cristina Niculau	3130 Cape Circle	Alpharetta	GA
Carolyn and Robert Mueller	3135 Cape Circle	Alpharetta	GA
Nancy Motes and Andrea Laucella	3140 Cape Circle	Alpharetta	GA
Heather Hunter	3145 Cape Circle	Alpharetta	GA
David Hicks	3150 Cape Circle	Alpharetta	GA
Rahele Motahari	3155 Cape Circle	Alpharetta	GA
Ariela and Amit Cohen	3160 Cape Circle	Alpharetta	GA
Gloria Sibbo	3165 Cape Circle	Alpharetta	GA
Laura Mastey	3170 Cape Circle	Alpharetta	GA
Jean Potter	3175 Cape Circle	Alpharetta	GA
Charise Burns	3180 Cape Circle	Alpharetta	GA
Carl Murphy	3185 Cape Circle	Alpharetta	GA
Tali and Klein Czarnowicki	3190 Cape Circle	Alpharetta	GA
Laura Finnell	3195 Cape Circle	Alpharetta	GA
Aaron Bilger	3200 Cape Circle	Alpharetta	GA
Sue Padgett	3205 Cape Circle	Alpharetta	GA
Nancy Moon	3210 Cape Circle	Alpharetta	GA
Mitch Ferguson	3215 Cape Circle	Alpharetta	GA
Charlotte and Clark Richards	3220 Cape Circle	Alpharetta	GA
Marie Gervais and Saturne Sionard	3225 Cape Circle	Alpharetta	GA
Shirley Millicans	3230 Cape Circle	Alpharetta	GA
Sara Matteson	3235 Cape Circle	Alpharetta	GA
Judith Herak	3240 Cape Circle	Alpharetta	GA
Debra Pompilio	3245 Cape Circle	Alpharetta	GA
Marina and Esponzoza Reyes	3250 Cape Circle	Alpharetta	GA

Zsolt Kira	3260 Cape Circle	Alpharetta	GA
Erica Steed	3270 Cape Circle	Alpharetta	GA
Hagi and Shabtai Yehudai	3280 Cape Circle	Alpharetta	GA
Jo Allen	3290 Cape Circle	Alpharetta	GA
Academy Park Neighborhood Association	1465 Northside Dr NW Ste 128	Atlanta	GA
Academy Park Neighborhood Association	PO Box 87363	Atlanta	GA
Sherry Lynn Krnasky	11680 Dancliff Trace	Alpharetta	GA
Richard and Roberta Conte	11690 Dancliff Trace	Alpharetta	GA
John Shaw	11700 Dancliff Trace	Alpharetta	GA
Nathan and Lisa Harrison	11710 Dancliff Trace	Alpharetta	GA
Angelia Ray	11715 Dancliff Trace	Alpharetta	GA
Russell and Rita Breier	11720 Dancliff Trace	Alpharetta	GA
Timothy and Marina Dunning	11725 Dancliff Trace	Alpharetta	GA
Steven Korenke	11735 Dancliff Trace	Alpharetta	GA
Revocable Living Trust of Diane Macieik	11740 Dancliff Trace	Alpharetta	GA
Patrick Felder	11745 Dancliff Trace	Alpharetta	GA
Robin Dasher	11750 Dancliff Trace	Alpharetta	GA
Gary Dewwerd	11760 Dancliff Trace	Alpharetta	GA
David & Joanne Cleland	11770 Dancliff Trace	Alpharetta	GA
Stephen Weirbach and Brenda Peck	11780 Dancliff Trace	Alpharetta	GA
David and Mary Hartman	11785 Dancliff Trace	Alpharetta	GA
Roland and Mary Ritchie	11790 Dancliff Trace	Alpharetta	GA
Richard and Trudy Rainwater	11795 Dancliff Trace	Alpharetta	GA
Metro Tea	11800 Dancliff Trace	Alpharetta	GA
Henry Aldort	11810 Dancliff Trace	Alpharetta	GA
Darrin Norwood	11830 Dancliff Trace	Alpharetta	GA
Tracie Lovell	11840 Dancliff Trace	Alpharetta	GA
Charles & Kathryn Howard	11850 Dancliff Trace	Alpharetta	GA
Eleanor Jones	11860 Dancliff Trace	Alpharetta	GA
Pamela Ann Geisel	11870 Dancliff Trace	Alpharetta	GA
Chian Hui Hua	11880 Dancliff Trace	Alpharetta	GA
Doug and Marion Jerrold	11890 Dancliff Trace	Alpharetta	GA
Jane and Michael Dozier	11900 Dancliff Trace	Alpharetta	GA
Darryl Zick	11910 Dancliff Trace	Alpharetta	GA
Jean and David Vanvliet	11920 Dancliff Trace	Alpharetta	GA
Margaret and Henry Irace	11950 Dancliff Trace	Alpharetta	GA
Thomas and Allison Edwards	11960 Dancliff Trace	Alpharetta	GA
Thomas Byington	11970 Dancliff Trace	Alpharetta	GA
Virginia McDonald	11990 Dancliff Trace	Alpharetta	GA
Jill and Mark Rosner	12000 Dancliff Trace	Alpharetta	GA
Joan and Arthur Cooney	12010 Dancliff Trace	Alpharetta	GA
Christine and George Prattes	12020 Dancliff Trace	Alpharetta	GA

Juan and Ann Salleras	12110 Dancliff Trace	Alpharetta	GA
Judy and Jeffrey Allen	12120 Dancliff Trace	Alpharetta	GA
Dianna and Scott Smeal	12130 Dancliff Trace	Alpharetta	GA
Hodson Living Trust	12140 Dancliff Trace	Alpharetta	GA
Patrice Green	12150 Dancliff Trace	Alpharetta	GA
Jaime and Irene Sauerteig	12160 Dancliff Trace	Alpharetta	GA
Patricia Shanahan	1285 Jamestowne Trail	Alpharetta	GA
Jennifer Stancil	1290 Jamestowne Trail	Alpharetta	GA
Michaela Delk	1295 Jamestowne Trail	Alpharetta	GA
Jerry Pate	1300 Jamestowne Trail	Alpharetta	GA
Belinda and Leslie Ganson	1305 Jamestowne Trail	Alpharetta	GA
John Mobley	1310 Jamestowne Trail	Alpharetta	GA
Steven Barrande	1315 Jamestowne Trail	Alpharetta	GA
Miroslav Radev	1320 Jamestowne Trail	Alpharetta	GA
Maksim Ruban	1325 Jamestowne Trail	Alpharetta	GA
Anna and Sergey Gusalov	1330 Jamestowne Trail	Alpharetta	GA
Patricia Guyton	1335 Jamestowne Trail	Alpharetta	GA
Trevor Wade	1340 Jamestowne Trail	Alpharetta	GA
Karin Barel and Nathalie Mory	1350 Jamestowne Trail	Alpharetta	GA
Elizabeth Mizell	1360 Jamestowne Trail	Alpharetta	GA
Bhartiben and Rajnikant Patel	1370 Jamestowne Trail	Alpharetta	GA
Joyce Grimsley	1380 Jamestowne Trail	Alpharetta	GA
Michael Robinson	1390 Jamestowne Trail	Alpharetta	GA
Old Milton Holdings LLC	2580 Old Milton Parkway	Alpharetta	GA
Old Milton Holdings LLC	2600 Old Milton Parkway	Alpharetta	GA
Old Milton Holdings LLC	2620 Old Milton Parkway	Alpharetta	GA
Richard Zhou	262 Thompson Street	Alpharetta	GA
Sahar Investments LLC	272 Thompson Street	Alpharetta	GA
Old Milton Holdings LLC	275 Thompson Street	Alpharetta	GA
Sahar Investments LLC	276 Thompson Street	Alpharetta	GA
Living Trust of Jody Avren	284 Thompson Street	Alpharetta	GA
Old Milton Holdings LLC	285 Thompson Street	Alpharetta	GA
Michelle Mills	296 Thompson Street	Alpharetta	GA
Shari and Shannon Brandon	304 Thompson Street	Alpharetta	GA
Old Milton Holdings LLC	305 Thompson Street	Alpharetta	GA
Living Trust of Jody Avren	306 Thompson Street	Alpharetta	GA

Residential Condominium/Townhouse (230)

Based upon methodology from ITE's *Trip Generation*, 9th Edition (2012)

Project Land Use	Project Density	Project Trips		
		Total	Inbound	Outbound
Residential Condominium/Townhouse	44 DU			
Daily		315	157	158
AM Peak Hour		27	5	22
PM Peak Hour		31	21	10

CITY OF ALPHARETTA

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

PUBLIC HEARING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Kenneth J. Wood (PEC/David Smith (Residential South Partners)

Telephone: 678-684-6219

Address: 350 Research Ct

Suite: 200

City Peachtree Corners

State: GA

Zip: 30092

Fax: _____

Mobile Tel: 770-380-5969

Email: dianne@pecatl.com

Subject Property Information:

Address: 314, 332, 344, 400 Thompson St, 30, 34 Burnett Dr, 45, 65 20 Burnett Cir

Current Zoning: R-12

District: 1

Section: 2

Land Lot: 802

Parcel ID: Multiple - see attached.

Proposed Zoning: DT-R

Current Use: Single Family Detached Residential

This Application For (Check All That Apply):☐ Conditional Use☐ Master Plan Amendment☒ Rezoning☐ Master Plan Review☐ Variance☐ Public Hearing☐ Comprehensive Plan Amendment☐ Other (Specify): _____

THOMPSON ST @ BURNETT CIRCLE

12 284108020061 (314 Thompson St)
12 2841080202525 (332 Thompson St)
12 284108020780 (344 Thompson St)
12 284108020475 (34 Burnett Dr)
12 284108020830 (35 Burnett Dr)
12 284108020830 (0 Burnett Cir)
12 284108020616 (30 Burnett Dr)
12 284108020467 (45 Burnett Dr)
12 284108020749 (55 Burnett Cir)
12 284108020442 (65 Burnett Cir # Rear)
12 284108020491 (20 Burnett Dr)
12 284108020772 & 12 284108020764 (400 Thompson St)
12 284108020624 (0 Burnett Dr)

THOMPSON ST @ BURNETT CIRCLE

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The proposed use of the property is to construct high end townhomes in a urban setting that can feel spacious with large product, master down product, be as extension of Avalon, and tie into the new city park vision and trail. The project has many different reasons and ideas for why the use of the property should be this townhome design. The builder for the site has constructed to great success directly across the street in Avalon and is wanting to bring the similar product type to this development to offer the master down option with front courtyard. The site proposed is all for sale attached residential. The way we approached the site and the plan is to provide the city with a green park that would connect the greenway to the new fitness park across from Avalon. Our project would be dedicating extra land in a swap to provide this connection. The townhomes are all designed to engage the new green park and greenway trail as well as provide pocket park throughout the developments like Avalon to enhance the stye of the townhomes and provide a walkable community to both Avalon as well as the proposed downtown developments.

Applicant's Request (Please itemize the proposal):

1. we are requesting to zone the site from its current single family zoning which are older homes that are struggling in the area to the new DT-R downtown residential district to provide a high end quality housing choice to compliment Avalon and downtown transformation of Thompson Street
2. We are dedicating and reconfiguring city land to provide a continuous green belt and new greenway trail from the edge of our property all the way across the north side of the property to the city new fitness park being proposed.
3. We are providing residential housing choices that are larger townhomes and unique in style that has been very popular across the street and will provide a mixture of housing types including master on the main.
4. We are requesting to save trees in the northern green belt to enhance the section of the project and face homes to the green belt.
5. We do not have any known variances at this time.

Applicant's Intent (Please describe what the proposal would facilitate):

The intent is to provide high quality housing to compliment the transformation of this area. We are looking to specifically do three main intents for this project. The first is to provide high quality housing to go along with the housing that Avalon has provided and the housing that is being provided along Thompson Street toward downtown. The second is to provide a green continuous belt from the edge of our property through the north side all the way across to tie into the new fitness park. This would include the new greenway trail and provide a great amenity for the area. The third proposal for this site is to provide the streetscape and housing choices to further compliment the area. The site ties into the downtown corridor and district and our site is the entrance to Thompson Street.

Our site would facilitate the entrance to Thompson Street, the trail, green space, and transition from Avalon to Thompson with a high end residential community that is urban in nature but with green qualities of design.

THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DAVID Y WONG / Christine R Wong Telephone: 908-418-8969
 Address: 314 Thompson St. Suite: _____
 City: Alpharetta State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewitt Homes Telephone: 404-797-8944
 Address: 5825 Glenridge Dr. Suite: 2-210
 City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: _____

Date: 12/30/2016

Notary: _____

Notary Signature: _____

Date: 12/30/16

Samuel S. Mend
Notary Expires July 7, 2020

THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Eric Mond Telephone: 404 784 1368

Address: 332 Thompson ST Suite: _____

City: Alpharetta State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewitt Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr. Suite: 2-210

City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: [Signature] / Holly Colvard Date: 12/15/16
Eric Mond / Holly Colvard
 Notary: Lisa H. Aldren 12-15-16

Notary Signature: Lisa H. Aldren Date: 12/15/2016

THOMPSON ST @ BURNETT CIRCLE PROPERTY OWNER AUTHORIZATION

Property Owner Information:Contact Name: Barbara A. WallerTelephone: 770-772-4519Address: 34 Burnett CircleSuite: -City: AlpharettaState: GaZip: 30009-3714**Authorization:**

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation☐ Special Use☒ Rezoning☐ Conditional Use☐ Variance☐ Master Plan☐ Land Use Application☐ Other _____**Identify Authorized Applicant:**

Name of Authorized Applicant:

Residential South Partners &
Monte Hewitt HomesTelephone: 404-797-8944Address: 5825 Glenridge Dr.Suite: 2-210City: AtlantaState: GAZip: 30328**So Sworn and Attested:**

Owner Signature:

Barbara A. WallerDate: 12-9-16**Notary:**

Notary Signature:

Patricia L. Wood
Notary Expires July 7, 2020Date: 12-9-16

THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: JOSHUA AVREN Telephone: 404-987-6408

Address: 35 BURNETT CIRCLE Suite: _____

City: ALPHARETTA State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewitt Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr. Suite: 2-210

City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: Joshua Avren Date: 12-09-16

Notary:

Notary Signature: Paula L. Mead Date: 12-9-16

Notary Expires July 7, 2020

THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: MARK AVREN Telephone: 404 409 7715
Address: 30 Burnett Circle Suite: _____
City: Alpharetta State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewitt Homes Telephone: 404-797-8944
Address: 5825 Glenridge Dr. Suite: 2-210
City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: [Signature] Date: 12-9-16

Notary:

Notary Signature: [Signature] Date: 12-9-16
Notary Expires July 7, 2020

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name:

Telephone:

Address:

Suite:

City:

State:

Zip:

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant:

Telephone: 404-797-8944

Address:

Suite: 2-210

City:

State:

Zip:

So Sworn and Attested:

Owner Signature:

Date:

Notary:

Notary Signature:

Date:

JEFFERY W. PALMER
Notary Public, Cobb County, Georgia
My Commission Expires March 31, 2018

THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:Contact Name: RACHID KHARABTelephone: 678-558-7844Address: 55 Burnett Circle

Suite: _____

City AlpharettaState: GaZip: 30009Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation☐ Special Use☒ Rezoning☐ Conditional Use☐ Variance☐ Master Plan☐ Land Use Application☐ Other _____Identify Authorized Applicant:

Name of Authorized Applicant:

Residential South Partners &
Monte Hewitt HomesTelephone: 404-797-8944Address: 5825 Glenridge DrSuite: 2-210City AtlantaState: GAZip: 30328So Sworn and Attested:

Owner Signature: _____

Date: 12/09/16Notary:

Notary Signature: _____

Date: 12/9/16

Janet L. Mead
Notary Expires July 1, 2020

THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Eric Mondri Telephone: 404 784-1368

Address: 65 Burnett Circle Suite: _____

City: Alpharetta State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewitt Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr. Suite: 2-210

City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: [Signature] / [Signature] Date: 12/15/16
Eric Mondri Douglas Brown

Notary: Lisa H. Aldren

Notary Signature: Lisa H. Aldren Date: 12/15/2016

THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Karen Elen Smalley Telephone: 470-509-0716

Address: 20 Burnett Circle Suite: _____

City: Alpharetta, Ga. State: Ga. Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewitt Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr. Suite: 2-210

City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: KESmalley Date: 12/22/16

Notary:

Notary Signature: James L. Mead Date: December 22, 2016
Notary Expires July 7, 2020

THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DOUG AUKEN Telephone: 404 578 6311

Address: parcel #: 12-284108020772 Suite: _____

City: Alpharetta State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewitt Homes Telephone: 404-797-8944

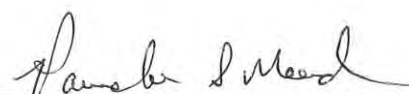
Address: 5825 Glenridge Dr. Suite: 2-210

City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature:  Date: 12.9.16

Notary:

Notary Signature:  Date: 12-9-16

Notary Expires July 7, 2020

THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Doug Auren Telephone: 404 578 6311

Address: parcel #: 12-284108020764 Suite: _____

City: Alpharetta State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewitt Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr. Suite: 2-210

City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: _____

Date: 12.9.16

Notary: _____

Notary Signature: _____

Date: 12-9-16

Notary Expires July 7, 2020

THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Doug + Linda Auren Telephone: 404 5786311

Address: parcel #: 12-284108020 624 Suite: _____

City: Alpharetta State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewitt Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr. Suite: 2-210

City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: _____

[Signature of Doug + Linda Auren]

Date: 9.16

Notary: _____

Notary Signature: _____

[Signature of Pamela L. Mead]
Notary Expires July 7, 2020



[Signature of Christopher D. Mead] Date: 9-16

THOMPSON ST @ BURNETT CIRCLE DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Kenneth J. Wood

Subject Public Hearing Case: Thompson St @ Burnett Cir

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____

Date: _____



1/3/17
1/3/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Its similar upscale and style product to Avalon residential. Its for sale attached product that is across the street in Avalon, behind us to the north and similar but more upscale to product further up Thompson Street. Its compatible with each of those uses and being a high end attached product type will be a great gateway to Thompson Street.

How will this proposal affect the use and value of the surrounding properties?

The intent of these towns are to be upscale similar to Avalon and large so they are able to have master on the main project, we would intend that this would only enhance the value and use of the surrounding properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

No, the property is currently large lot residential detached that exists on a public road that comes off the parkway. Tearing down each of the homes and just rebuilding them does not equal a reasonable economic use since the surrounding uses and Avalon has been developed with such high standards.

What would be the increase to population and traffic if the proposal were approved?

There would be a increase of 34 homes to the project, most of the anticipated buyers would be empty nester or young professionals, so the estimate would be closer to 60-70 people.

What would be the impact to schools and utilities if the proposal were approved?

The design and price point of the homes will mostly attract the empty nester buyer for the low maintenance and access to Avalon, we do not anticipate big impact to schools just as Avalon has not done so.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The Thompson Street corridor and Alpharetta are all catalyst for this project as it shows this corridor for redevelopment of Thompson Street.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

Avalon being developed directly across the street and the builder has had great success within that development. The changes planned for Thompson Street and the downtown area. The approved zonings along Thompson Street and the park project that is going in to northeast of us. All of these factors along with the style of what we are building and the continuation of park and trail system is a great reason to support request along with surrounding changes.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☐ Yes☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes☐ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☐ Yes☐ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☐ Yes☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes☐ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes☐ No

THOMPSON ST @ BURNETT CIRCLE

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Thompson St. @ Burnett Cir.

Contact Name: Kenneth J. Wood

Telephone: 678-684-6206

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Owners of properties within 500 ft of the subject property

Affected government officials

City Officials

Interested parties noted on list provided by the City

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☒ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Interested parties may respond by phone or email.

THOMPSON ST @ BURNETT CIRCLE

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Thompson St. @ Burnett Cir.

Contact Name: Kenneth J. Wood

Telephone: 678-684-6206

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- | | |
|------------------------------------|---|
| ☐ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

David Smith
Signature of Authorized Agent: _____

Date: 1/3/17

Kenneth Wood
Paul Dorc

1/3/17

Print Form



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-13 DESIGN REVIEW BOARD ORDINANCE AND DESIGN GUIDELINES AMENDMENTS

DESIGN REVIEW BOARD: MAY 10, 2017

CITY COUNCIL: MAY 22, 2017

II. RECOMMENDATION:

Approval of various amendments to the Alpharetta Design Review Board Ordinance and Design Guidelines.

III. REPORT IN BRIEF:

Consideration of amendments to the Alpharetta Design Review Board Ordinance and Design Guidelines. Staff proposes to remove the requirement for Design Review Board (DRB) approval of signs and to designate the DRB as the source to appeal administrative decisions on sign permits. The DRB guidelines will still have guidance for sign companies when designing signs and sign packages. The purpose of the proposed amendments is to streamline the sign approval process for businesses.

IV. ATTACHMENTS:

- Strike Through and Underline Edits

SECTION 5.4 - DESIGN REVIEW BOARD

5.4.1 Establishment.

A Design Review Board is hereby established. The Board shall consist of seven (7) members. Members shall be appointed and shall serve in accordance with the City Boards and Commissions Ordinance. No members shall be employed by the City, hold public office in the City, or be a member of another City Board or Commission. At least one member of the board shall be a professional architect.

5.4.2 Proceedings of the design review board.

- A. The Board shall elect a Chairman and a Vice Chairman from its members who shall serve for one year or until their successors are elected. Meetings of the Board shall be held at the call of the chairperson and at such other times as the Board may determine. All meetings of the Board shall be open to the public.
- B. A minimum of four (4) members of the Board shall constitute a quorum. Any act of the Board shall require a majority vote of the Board members at a meeting at which a quorum is present.
- C. A Staff member of the Community Development Department shall serve as a non-voting secretary to the Design Review Board. The Board shall maintain minutes of its proceedings, including the results of all votes taken and shall maintain records of its examinations and other official actions, all of which shall be filed in the office of the Community Development Department as public record.

5.4.3 Powers and duties of the design review board.

- A. The Board shall review applications for:
 - 1. All exterior features of new construction;
 - 2. All exterior features of construction, alteration, restoration, moving, demolition or repair of existing buildings or improvements involving or resulting in a change in the existing structural composition or architectural design or character of such building or improvement;
 - 3. All proposed changes to existing plot plans, site layout, off-street parking areas and other features such as walls, walks, terraces, fences, signs and lights;
 - 4. All proposed screening of dumpsters, satellite antennas, parking lots, and rooftop and other mechanical equipment;
 - 5. All proposed outdoor play yards and/or equipment, and outdoor patios with or without seating.
- B. ~~Review all applications for signs within the Central Business District, the Corridors of Influence and the Interchange District.~~
- C. Grant or deny applications based upon a design review of the proposed development activity for compliance with design standards.
- D. The following shall not be subject to review by the Board:
 - 1. Repainting of a structure to the same color if that color has received previous Board approval;
 - 2. The ordinary maintenance or repair of any exterior elements of any building or structure;
 - 3. The construction, reconstruction, alteration or demolition of any such elements which the authorized City officers shall certify as required for public safety.
- E. Act in an advisory role to other City departments, boards and commissions.
- F. Develop from time to time further design standards consistent with the purposes, intents, and standards established in the Design Review Board Ordinance.

5.4.4 Appeals from decisions.

Decisions of the Design Review Board with respect to applications for design approval are final.