



PLANNING COMMISSION MEETING
OFFICIAL MINUTES
JUNE 6, 2024
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. CALL TO ORDER

Chair Kung'u called the meeting to order at 6:32 p.m.

2. ROLL CALL

A. Commissioners Present

- o Francis Kung'u, Chair
- o D.C. Aiken
- o William Perkins
- o Todd Stratton
- o Valerie Manley
- o Katie Reeves

B. Commissioners Absent

- o Martine Zurinkas, Vice-Chair
- o Jeremy Scott
- o Jill Reynolds

C. Staff present:

- o Kathi Cook, Director of Community Development & Economic Development
- o Michael Woodman, Planning + Development Services Manager
- o Nikisha Mistry, GIS Specialist/Planner
- o Elle Taylor Planning & Zoning Coordinator
- o George Doyle, Traffic Engineer

3. APPROVAL OF MEETING MINUTES

- ❖ Commissioner Perkins offered a motion to approve.
 - Commissioner Stratton seconded the motion.
 - Motion carried (5-0-1 (Manley))

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. Z-24-08/V-24-08/E-24-05 306 Thompson Street

Michael Woodman, Planning and Development Manager, presented consideration of a rezoning, variance, and exception to allow for the construction of 2 'For-Sale' single-family detached homes on 1.148 acres in the Downtown Overlay. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested to Unified Development Code (UDC) Appendix A Subsection 2.4.6 to allow parking between the building and the street and to eliminate the requirement for a street-facing garage to be recessed at least 20' behind the front building façade, and an exception is requested to Appendix A Subsection 2.8.7 to allow a contemporary architectural style for the proposed homes. The property is located at 306 Thompson Street and is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

- Proposed Density of 1.74 units per acre.
- Current size of home on property 918 sf
- Site Plan
- Requested Variances
- Open Space
- Location of Alpha Loop within the proposed development.
- Tree Saves.
- Stormwater Management.
- Traffic
- Renderings.
- Standards for Zoning Changes
- Variance Review Criteria
 - Application of the ordinance would require that the applicant utilize an approved architectural style in the Downtown Code, which would not create an unnecessary hardship. However, the long, narrow shape of the property contributes to the variances related to parking configuration on Lot 1 and garage configuration on Lot

• Academy Park Requested Conditions:

1.Stormwater runoff infiltration/detention system shall be designed and installed so that the Post-Development Discharge from the subject property shall not exceed the Pre-Development Discharge for the 1 year through 100-year storm events and with a 10% reduction in existing release rates. The owner shall be required to perform annual stormwater/detention facility inspections that will be submitted to the City and made public for viewing by surrounding property owners.

2.Prior to a land disturbance permit on property, developer shall hire and pay for a licensed registered professional engineer(s) to conduct a photo journal of downstream

water bodies located within 500' of the property to determine baseline conditions. Developer shall fund a post-development photo journal by the same engineer(s), to be conducted within 90 days following the recording of the final plat for the last

phase of the development. Developer shall remediate any siltation found by the photo journal over and above the predevelopment baseline that is caused by the development of the property and that is not the result of siltation that would have otherwise occurred absent the development of the property.

3. Developer shall install evergreen landscape material along Alpha Loop, with no impacts to existing trees, with final approval by Staff.

4. In order to address security concerns, the Developer shall install an 8' tall decorative fence with maintenance access gate along the common boundary of the subject property and Academy Park.

- Applicant's Revisions to Staff Conditions #2, #5, 11 and addition of Conditions 14 through 19..

There was discussion from the Commission:

- Academy Park Condition 3
- Future Land Use Plan
- Driveway for 2nd Lot going through Chiswick development.
- Tree Recompense Requirements.
- Timing issue with Alpha Loop.
- Fence in Condition #4 relation to HOA Insurance.
- Maintenance of detention ponds.
- Impact of Windshear.

Ethan Underwood presented for the Applicant:

- Renderings.
- Site Plan with requested variances.
- Landscape Plan.
- Location of AlphaLoop.
- Condition # 3. – cannot agree to “with no impacts to existing trees” at this time. Doesn't know what Arborist will require.
- Access to Empire Homes.
- Handouts of updates to requested conditions.

There was discussion from the Commission:

- Construction Timeline.
- Rectangular shape of lot..
- Footprint.
- Design of Lots.
- Chiswick will not be gated.
- Condition # 14 Chiswick recommended Condition. Developer is willing to match the City standards for private streets.
- Construction Issues – access, damage concession, hours of operation, safety issues.
- Modern Architecture not consistent with Downtown Overlay.

- Architect was not present.
- Stormwater runoff.
- Development of Lots.
- Access from Lot 1 to Lot 2.
- Possibly Striking Condition #11.

Applicant gave a rebuttal:

- Rectangular lot is a more efficient use of space.
- Stormwater management plan.
- Drainage plan is path of least resistance.
- Erosion mediation.
- Tree removal tables.
- Code requirements.
- Meet onsite density.
- Landscape Plan.
- If architectural variance is not granted, Applicant will not build.

Public Comment:

1. Khri Agassandian 2580 Milford Lane, Alpharetta, GA
2. Mark Robertson 2420 Loxford Lane, Alpharetta, GA
3. Russ & Rita Brier 11720 Dancliff Trace, Alpharetta, GA
4. Tim Dunning 11725 Dancliff Trace, Alpharetta, GA
5. Brian Cole, 116 N. Main Street
6. Kim Jager, 2505 Milford Lane, Alpharetta, GA
7. Pam Fowler, 11710 Dancliff Trace, Alpharetta, GA
8. Karen Richard, 11680 Dancliff Trace

Concerns:

- Tree removal impacting Academy Park
- Fence adjacent to Academy Park
- Streambank erosion
- Enhanced stormwater controls
- 4 conditions recommended by Academy Park
- Development should accommodate stormwater pipe for development to the west
- Academy Park bearing costs of redevelopment along Thompson St.
- Do not want Alpha Loop through the subject property
- No hardship for architecture variance.

There was discussion from the Commission:

- Applicant wants to strike Condition #2.
- Issues with Trees, Stormwater and Erosion.
- Dislike of proposed architectural style.
- This plans, 2 single-family homes are less intrusive than what could be allowed there.
- Erosion Control Measures.

- Tree recompense - Improbable to replace all trees.
- Academy Park residents' Safety concerns.

❖ Commissioner Reeves offered a motion to deny the application and variance.

- There was not a second.
- Motion failed.

❖ Commissioner Straton offered a motion to approve supporting the Staff's recommendation and deny the variance request related to the downtown architectural style subject to the conditions as read by Mr. Woodman, and I would just offer up that we keep #11 in place because I agree with Commissioner Reeves that if I were living in Chiswick that I would not want construction equipment going through my neighborhood for a year or to or however long it takes. I don't think that is reasonable as well. Now on the other conditions, I am going to glance over at Micheal as well. Now we had Academy Park Conditions. Do I need to refer to Academy Park Conditions as well?

During the motion Mr. Woodman commented on Conditions #14 -19 (Applicant's Conditions)

So, to continue that motion, approving that project, but denying the variance to the downtown architectural style and then adding the conditions #14-19 and strikeout or in addition as provided by Staff.

After clarification that conditions 1-13 as read by Staff would be unchanged,

- Commissioner Manley seconded the motion.

There was discussion during the motion that the Applicant could come back to City Council and request a change to Condition #11 at that time.

- Motion carried (5-0-1) (Reeves)

1. The site, consisting of approximately 1.15 acres, shall be rezoned to DT-LW and developed substantially similar to the site plan prepared by Engineering 303, dated 5/1/24, except for modifications required to comply with the conditions below. However, lot yield depicted is subject to meeting all City code requirements and conditions of zoning.
2. Architecture of the 2 homes shall comply with the Downtown building design regulations, subject to final approval by DRB.
3. Parking layout on Lot 1 and garage layout on Lot 2 shall be permitted as depicted on the site plan prepared by Engineering 303, dated 5/1/24.
4. Thompson Street streetscape shall be improved generally as follows: 30' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 8' planter, 10' travel lane and decorative pedestrian lighting, with final approval by Staff.
5. Minimum 6" caliper shade trees shall be planted in the 8' planter along Thompson Street and behind the sidewalk in the 10' landscape strip as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by Staff.
6. Amenity space shall be developed substantially as depicted on the site plan prepared by Engineering 303, dated 5/1/24.

7. Developer shall make efforts to save trees within the 5' landscape strips along the east and west property lines, as approved by Staff. Developer shall install landscaping substantially as depicted on the landscape plan prepared by Frawley Associates, LLC, dated 5/3/24, except for modifications required to comply with the conditions of zoning, with final approval by DRB.
8. Developer shall preserve the northern 30' on Lot 2 as a tree save area and dedicate a minimum twenty-foot (20') trail easement for the Alpha Loop, with easement dedicated to the City prior to the first CO.
9. Fences and walls shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be substantially as depicted on the site plan prepared by Engineering 303, dated 5/1/24, including maximum height of 4'.
10. Unfinished wood fences and decks shall not be visible from the public right-of-way.
11. Construction access for both homes shall be from Thompson Street. There shall be no construction access through the neighboring Chiswick subdivision.
12. Per mutual agreement, developer shall install 8' fence with no gate adjacent to Academy Park.
13. No more than 1 of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
14. The developer at 306 Thompson Street shall be responsible for full development and perpetual maintenance of the Lot 2 access from western edge of existing Chiswick Circle (private street).
15. The developer at 306 Thompson Street shall be responsible for full design and replacement of the 3 existing parking spaces and storm/sewer structures on Chiswick Circle. The 3 existing parking spaces are exclusively for the use of the Chiswick Homeowners Association and are not to be used for the 306 Thompson Street property. This shall include the installation of required pervious pavers and under drains within the parking area as well as modifications to the stormwater management pond access serving the Chiswick community.
16. Provided Mr. Farat's property is provided access to all utilities in Chiswick (i.e., power, storm, sewer, water, telephone, cable, etc.), the developer at 306 Thompson Street shall be responsible for the removal and replacement of any irrigation and landscaping materials and making any other utility relocations to including streetlights, gas, electrical and communications impacted during the completion of 306 Thompson Street site improvements, including but not limited to existing mature trees affected by the design.
17. Upon the sale from developer/builder to an owner, the Lot 2 owner on the 306 Thompson Street property shall be responsible for an annual contribution to the Chiswick Homeowners Association in the amount of \$500, subject to an annual escalation of not more than 3%. An agreement shall be entered into between the 306 Thompson Street developer, its successors and assigns, and the Chiswick Homeowners Association (Chiswick HOA) allowing the Chiswick HOA to enforce payment of annual contributions with lien rights over the Lot 2 owner/parcel.
18. Stormwater runoff infiltration/detention system shall be designed and installed so that the Post-Development Discharge from the subject property shall not exceed the Pre-Development Discharge for the 1 year through 100-year storm events and with a 10% reduction in existing release rates. The owner shall be required to perform annual stormwater/detention facility inspections that will be submitted to the City and made public for viewing by surrounding property owners.
19. Prior to a land disturbance permit on property, developer shall hire and pay for a licensed registered professional engineer(s) to conduct a photo journal of downstream water bodies located within 500' of the property to determine baseline conditions. Developer shall fund a post-development photo journal by the same engineer(s), to be conducted within 90 days following the recording of the final plat for the last phase of the development. Developer shall remediate any siltation found by the photo journal over and above the predevelopment baseline that is caused by the development of the property and that is not the result of siltation that would have otherwise occurred absent the development of the property.

Chair Kung'u called a 5-minute recess at 8:30 p.m.

Chair Kung'u reconvened the meeting at 8:37 p.m.

b. Z-24-10 Chapman/152 Marietta Street

Michael Woodman, Planning and Development Manager, presented consideration of a rezoning to allow for the construction of a 2-story mixed-use building on 0.45 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). The property is located at 152 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, would allow for the construction of a mixed-use building with one (1) 'For-Sale' condominium unit and approximately 4,000 square feet of medical office and retail space on 0.45 acres in the Downtown. The proposed density is 2.22 dwelling units per acre. The applicant proposes to rezone the property from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use)

The property is developed with two (2) structures previously used as single-family detached dwellings, including a one (1) story, 2,002 square foot building at the front of the property and a one (1) story, 1,103 square foot building at the back.

The comprehensive land use plan designation of the property is 'Mixed Use', which allows the proposed zoning and uses.

Site plan depicts a two (2) story mixed-use building, including approximately 4,000 square feet of medical office and retail space on the 1st floor and one (1) 'For-Sale' condominium unit on the 2nd floor. The building is oriented to and has vehicular access from Marietta Street. A twenty-foot (20') building setback and ten-foot (10') landscape strip are depicted along Marietta Street.

- UDC requires 12 parking spaces for the proposed building. Site plan shows 13 spaces.
- DT-MU Zoning requirements of 5% are exceeded.
- Tree Saves.
- Stormwater Management.
- Provided New Renderings.
- Traffic.

The property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts. The requested rezoning is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'.

Citizenship Participation Plan

CZIM was held on May 8, 2024. There were four (4) public comments with one (1) in support and concerns that the building is not consistent with other buildings in the area, building height, and parking.

Staff's recommendation is to approve Z-24-10 Chapman/152 Marietta Street, subject to the following conditions:

- 1. Site consisting of approximately 0.45 acres shall be rezoned to DT-MU and developed substantially similar to site plan prepared by Woodruff Design Associates, revised 3/25/24,**

except for modifications required to comply with the conditions below. Property shall be limited to no more than 1 'For-Sale' condominium unit and 4,000 square feet of medical office and retail space. Retail space shall be limited to retail service uses.

2. Building architecture and materials shall be substantially similar to Exhibit A – Updated Renderings, except to comply with the conditions below. Building shall have a residential character, header shall be extended above windows, and storefront windows shall have a framed, angled awning with black and white strips and scalloped edge, with final approval by DRB.
3. A decorative low wall, metal fencing or hedge with columns shall frame the front yard.
4. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required along Marietta Street, with final approval by DRB.
5. Developer shall improve Marietta Street frontage with a 6' planter planted with street trees, 6' sidewalk and decorative pedestrian lighting, as approved by DRB.
6. Landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
7. Tree save area (open space) shall be set aside as depicted in the site plan prepared by Woodruff Design Associates, revised 3/25/24. Tree save area shall include decorative landscape appropriate for planting under tree canopies and seating area, with final approval by DRB.
8. Fences and walls visible from the public right-of-way shall be decorative. Fences shall be metal, and walls shall be brick, stone, or similar material and shall be covered in creeping vines, as approved by DRB.
9. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way.
10. Developer shall provide creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.

There was discussion from the Commission:

- Clarification on Condition #2 changes from original.

Jean Chapman, Applicant made a brief presentation.

Sarah Spencer, Landscape Architect, clarification on Condition # 5 and 6. Staff stated that these are code conditions. Staff will work with Applicant prior to City Council meeting.

There was no public comment.

There was more discussion from the Commission:

- Building looks a little bit out of character. Needs to correspond to the neighborhood. It will be approved by DRB.
- Possible development of other buildings in the neighborhood at a later date.
- Sinkhole remediation addressed by Applicant.

❖ **Commissioner Reeves offered a motion to approve with conditions as outlined by Staff.**

- **Commissioner Perkins seconded the motion.**
- **Motion carried (6-0)**

c. MP-24-04/CU-24-06 SEV Laser/North Point Commons Master Plan Pod B

Michael Woodman, Planning and Development Manager, presented consideration of a master plan amendment and conditional use to allow SEV Laser to occupy a 1,546 square foot suite in the Stone

Walk at North Point shopping center. A master plan amendment is requested to the North Point Commons Master Plan Pod B to add 'Spa Services' as conditional use and a conditional use is requested to allow 'Spa Services' for SEV Laser. The property is located at 970 North Point Drive, Suite B-130 and is legally described as being located in Land Lots 754, 755, 796 & 797, 1st District, 2nd Section, Fulton County, Georgia.

- Location Map.
- Site Plan.
- Map with Locations of Spas in the City.
- SEV Locations – 1 in GA at Lenox Mall as well as locations in Texas, Illinois, Minnesota, Nevada, Maryland, Florida, California, Idaho, Pennsylvania, and New York.
- Standards for Master Plan Amendments.
- Citizen Participation Plan.
- CZIM.

Staff's recommendation is to approve MP-24-04/CU-24-06 SEV Laser/North Point Commons MP Pod B, subject to the following conditions:

1. Spa Services' shall be added as a conditional use in North Point Commons Master Plan Pod B.
2. 'Spa Services' shall be added as a conditional use at 970 North Point Drive, Suite B-130 and limited to no more than 1,546 square feet.
3. Conditional use approval shall be limited to SEV Laser; no additional 'Spa Services' use or subleasing shall be permitted within the approved space.
4. 'Spa Services' shall be limited to hair removal, skin tightening and injectables.
5. Hours of operation shall be Monday – Saturday 10:00 AM – 7:00 PM.
Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.

There was discussion on conditions #1 and 2.

Applicant gave a brief presentation and agreed to Staff's conditions.

There was no public comment.

❖ **Commissioner Manley offered a motion to approve with the following conditions 1-6 as put forth by Staff..**

- **Commissioner Perkins seconded the motion.**
- **Motion carried (6-0)**

d. MP-24-02/CU-24-05/V-24-13 Tractor Supply Company/North Point Business Center Master Plan Pod 7

Michael Woodman, Planning and Development Manager, presented consideration of a master plan amendment, conditional use, and variance to allow for the re-use of the 34,313 square foot former Ethan Allen building for Tractor Supply Company on 4.6 acres in North Point. A master plan amendment is requested to the North Point Business Center Master Plan Pod 7 to add 'Retail Establishment, Mixed Sales' as a conditional use and a conditional use is requested to allow 'Retail Establishment, Mixed Sales' for Tractor Supply Company. A variance is requested to Unified Development Code (UDC) Section 2.5 Parking and Loading, to reduce parking requirements. The property is located at 6800 North Point Parkway and is legally described as being located in Land

- Location Map.
- Current Zoning PSC.
- North Point Business Center Master Plan.
- 'Retail Establishment (Mixed Sales)' definition.
- North Point Overlay vision to become a walkable, live-work-play district.
 - Balanced mix of uses will contribute to successful redevelopment efforts in the Overlay, including adding residential uses to the area. The North Point Overlay depicts the property as being located in a priority area for residential density and the North Point LCI market analysis shows a demand for approximately 540 to 651 residential units in the study area.
 - North Point's current focus as a national brand retail center, the market analysis identified a relatively small demand for future retail uses, which included a local grocery store, pharmacy, and local hardware store/niche store with neighborhood goods. This is consistent with shifting consumer preferences that, according to the LCI, desire memorable and authentic retail markets, a true sense of design and sense of place, and a balanced mix of national brands and local boutiques.
- Site Plan
- Northpoint LCI Residential Priority Areas.
- Renderings.
- Standards for Master Plan Amendments
 - The property is located in the North Point Overlay, which has a vision to become a walkable, live-work-play district. The applicant's proposal is for a national brand retailer, which would further contribute to the imbalance between national and local brands.
 - The property is located in the North Point Overlay, which is envisioned in past planning studies to become a walkable, live-work-play district. The applicant's proposal would further the existing imbalance between national brand retailers and local boutiques. In addition, the property is depicted in the North Point Overlay as a priority area for residential density.
 - The proposal generates more vehicular trips and would increase impacts on public facilities and services, such as transportation facilities. The proposed use is auto centric and would not benefit from its close proximity to the Big Creek Greenway.
 - The proposal does not reflect a reasonable balance and there a variety of uses permitted on the property. The proposal would further the imbalance between national brand retailers and local boutiques and would generate more vehicular trips than the previous use of the property as a furniture store.
- Conditional use Criteria:
 - The proposed use is auto centric and would generate more vehicular trips than the previous use of the property as a furniture store. Given the location of the property being adjacent to the City's North Point Park Greenway access, the proposed use would impact pedestrian safety.
 - The proposal could adversely affect the existing use or usability of adjacent or nearby properties, which are developed or planned to be developed with park, recreation, and open space uses. The proposed use would generate more vehicular trips than the previous use of the property which would impact pedestrian safety. In addition, insufficient parking on the Tractor Supply property may result in customers utilizing the parking at the adjacent North Point Park greenway access reducing

spaces for those accessing the greenway.

- The proposal could impact the City's maintenance cost associated with North Point Park greenway access. North Point Park and the subject property have a shared access driveway off North Point Parkway. If sufficient parking is not available for Tractor Supply, customers may utilize the parking at the North Point Park greenway access reducing spaces for those accessing the greenway.
 - The location and character of the proposed use is inconsistent with the vision of the North Point Overlay to become a walkable, live-work-play district. The applicant's proposal would further the existing imbalance between national brand retailers and local boutiques and the property is identified in the North Point Overlay as a priority area for residential density.
 - North Point is primarily developed as a retail center with national brand retailers. However, the vision for the area is to find a balance between national retailers and local boutiques. The applicant's request would add to the current imbalance.
- Variance Review Criteria:
 - The property has an unusual shape; however, this condition does not represent a hardship in support of the variance to reduce minimum parking requirements. The request to reduce parking by approximately 25% is in addition to the twenty percent (20%) parking reduction required in the North Point Overlay. The applicant points to similar parking ratios at nearby locations such as Ethan Allen, Haverty's, Rooms To Go, and American Backyard. However, those locations are all furniture stores which have large portions of the sales area dedicated to showroom or display, which is not similar to the applicant's proposed use. Also, there are concerns that the North Point Park greenway access could be utilized for overflow parking by the applicant's customers during peak times for the proposed business.
 - Application of the ordinance would not create an unnecessary hardship. The request is related to re-using the existing conditions on the site for the proposed business.
 - The exceptional conditions on the property do not represent a hardship in support of the requested parking variance. The request is related to re-using the existing conditions on the site for the proposed business.

Staff's recommendation is to deny MP-24-02/CU-24-05/V-24-13 Tractor Supply Company/North Point Business Center Master Plan Pod 7 request for master plan amendment, conditional use, and variance.

If approval is considered, the following conditions are recommended:

1. 'Retail Establishment (Mixed Sales)' shall be listed as a conditional use in the North Point Business Center Master Plan Pod 7.
2. 'Retail Establishment (Mixed Sales)' shall be added as a conditional use at 6800 North Point Parkway and limited to no more than 34,313 square feet.
3. Conditional use approval shall be limited to Tractor Supply Company; no additional 'Retail Establishment (Mixed Sales)' use or subleasing shall be permitted within the approved space.
4. Hours of operation shall be Monday – Saturday 8:00 AM – 9:00 PM and Sunday 9:00 AM – 7:00 PM.
5. Site shall be developed substantially similar to the site plan prepared by Oxford Architecture, dated 1/24/24. Site shall be limited to 'Retail Establishment (Mixed Sales)' use only.

6. Building exterior shall be substantially similar to the submitted renderings, labeled Exhibit A, except where to comply with the conditions below, with final approval by DRB. There shall be no primary colors used on the exterior of the building, including on walls, awnings, signs, or the like. Exterior materials shall be similar to materials/colors depicted in the North Point Overlay District Design Guidelines.
7. There shall be no outdoor storage on the property. All outdoor displays shall be limited to the trailer and equipment display area on the west side of the property.
8. Permanent trailer and equipment display area shall be covered with a permanent roof structure and opaque screening material on 3 sides, as approved by DRB. The trailer/equipment display area shall be screened from view of the public right-of-way and Big Creek Greenway, with final approval by DRB.
9. Property owner shall assess site landscaping and replace missing, dead, or dying landscape material, with final approval by DRB. New landscape material shall be sustainable (native and/or drought-tolerant) landscaping, with final approval by DRB.
10. In order to screen the parking lot and trailer/equipment display area from North Point Parkway, property frontage shall be planted with a double row of shrubs (native and/or drought-tolerant, min. 2' tall at planting) maintained at a minimum height of 3', as approved by DRB.
11. Dumpster shall be contained in a masonry enclosure with painted metal doors to complement the primary building, as approved by DRB.
12. Planter along North Point Parkway shall be planted with a row of shrubs or grasses that are native and/or drought-tolerant, as approved by DRB.
13. Property owner shall post signage in the parking lot indicating 'No Parking' at the adjacent North Point Park Greenway access, as approved by Staff.

William Diehl presented for the Applicant.

- Aerial Site Plan.
- Access to Greenway.
- Large size of building.
- Free Standing Retail is a permitted use in POD 7 Master Plan.
- Display Area.
- Plaza Area near Greenway entrance.
- Revised Elevation.
- Proposed Mural on Greenway side.
- Removed fenced area.
- Covered Outdoor Area Display
- Local vs. National Brand.
- City Center spaces/uses.
- Parking Variance.
- Big Creek Greenway Access.
- Topography will discourage parking there.

There was discussion from the Commission:

- Merchandise sold at Tractor Supply.
- Locations in Metro Area.
- Target Customer
- Applicant chose location due to demographics of Alpharetta.
- Scaled down version less emphasis on landscaping, outdoor storage.
- Northpoint LCI vision.

There was no public comment.

There was more discussion from the Commission:

- Building Constraints.
- Topography.

- Office or Freestanding Retail.
- Priority Area.
- Theatres, Entertainment Uses.
- Residential density.
- Balance of uses.
- North Point Overlay takes precedence.
- LCI process.
- Hardware Store definition
- Live, Work, Play & Stay vision.
- Housing shortage.
- Standards not met for this project.

❖ Commissioner Perkins offered a motion to deny.

- Commissioner Stratton seconded the motion.
- Motion carried (5-1) (Reeves)

7. ADJOURNMENT

Chair Kung'u adjourned the meeting at 10:04 p.m.