



PLANNING COMMISSION MEETING

ACTION SUMMARY

DECEMBER 5, 2024

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

6:30 PM

1. CALL TO ORDER

Chair Zurinkas called the meeting to order at 6:58 p.m.

2. ROLL CALL

A. Commissioners Present

- Martine Zurinkas, Chair
- D.C. Aiken
- William Perkins
- Todd Stratton

Commissioners Absent

- Francis Kung'u, Chair
- Jeremy Scott

B. Staff present:

- Kathi Cook, Director of Community Development & Economic Development
- Michael Woodman, Planning + Development Services Manager
- Elle Taylor Planning & Zoning Coordinator
- George Doyle, Traffic Engineer
- Adam Montgomery, Director of Information Technology

3. APPROVAL OF MEETING MINUTES

a. Approve November 7, 2024 Meeting Minutes

Approved with Conditions.

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. Public Hearing Procedure

b. CLUP-24-05/Z-24-17/PH-24-20 Mayfair on Haynes Bridge

This item was deferred and was considered at the December 5, 2024 Planning Commission meeting.

Consideration of a comprehensive land use plan amendment, rezoning, change of conditions, and public hearing to allow for a 2nd phase of a residential development including 10 single-family detached homes on 1.53 acres in the Downtown. A comprehensive land use plan amendment is requested from Medium Density Residential to High Density Residential and a rezoning is requested from O-I (Office-Institutional) to DT-R (Downtown Residential). Changes to conditions of zoning is requested for the adjoining 2.83-acre property (Phase 1) approved for a single-family residential subdivision. A public hearing is requested to bring the subject property into the Downtown Overlay. The property is located at 0 Norcross Street and is legally described as being located in Land Lot 747, 1st District, 2nd Section, Fulton County, Georgia.

c. Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street

This item was deferred and was not considered at the December 5, 2024 Planning Commission meeting.

Consideration of a rezoning, parking special exception, exception and variance to allow a 5-story mixed-use building on 1 acre in Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a parking special exception is requested to allow off-site parking. An exception is requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5(A) to increase the building height from 4 to 5 stories and variances are requested to UDC Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and UDC Subsection 3.2.8(D) Landscape Strips to eliminate the landscape strip on the east side of the property. The property is located at 21 North Main Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

d. PH-24-25/Z-24-18 Wexler/172 & 182 Marietta Street

Consideration of a change to conditions of zoning and rezoning to allow a detached garage with accessory dwelling on 0.58 acres in the Downtown. A change to conditions of zoning is requested at 182 Marietta Street and a rezoning is requested from C-2 (General Commercial) to DT-R (Downtown Residential) at 172 Marietta Street. The property is located at 172 & 182 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia.

Approved with Conditions.

e. Z-24-15 McManus/350 Brady Place

Consideration of a rezoning to allow an existing commercial building to be re-used for a single-family residence or an office in the future. A rezoning is requested from O-I (Office-Institutional) to DT-MU(Downtown Mixed-Use). The property is located at 350 Brady Place

and is legally described as being located in Land Lot 693, 1st District, 2nd Section, Fulton County, Georgia.

f. Z-24-16/V-24-25 Hampton Hall/Southvine Homes

Consideration of a rezoning and variance to allow 9 'Dwelling, 'For-Sale', Detached' lots on 5.05 acres in the Hampton Hall subdivision. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.5(D) R-15 District Regulations to reduce lot widths and reduce building setbacks.

The property is located at 0 Blake Road and is legally described as being located in Land Lot 917, 1st District, 2nd Section, Fulton County, Georgia.

Approved with Conditions.

g. PH-24-24 Unified Development Code Text Amendments – 'Recreation Facilities, Indoor', Historic Preservation Incentive Flag Lots, and Procedures

Consideration of text amendments to Subsection 2.2.14(C) C-1 Neighborhood Commercial, Conditional Uses and Table 2.2 List of Permissible and Conditional Uses of Article II of the Unified Development Code (UDC) to add 'Recreation Facilities, Indoor' as a conditional use in the C-1 zoning district. Consideration of text amendments to Subsection 2.3.1(E) General Exemptions, Flag Lots and Subsection 2.9.5 Incentives Available to Historic Properties Following Designation of Article II of the UDC to add regulations allowing flag lots as an incentive for saving a historic structure.

Consideration of text amendments to Article IV Procedures of the UDC to amend various fees associated with the public hearing process and general clean up.

Approved with Conditions.

7. ADJOURNMENT

Chair Zurinkas adjourned the meeting at