



PLANNING COMMISSION MEETING JANUARY 9, 2025

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

1. **CALL TO ORDER**

- a. **Election of Chair and Vice Chair for 2025**

2. **ROLL CALL**

3. **APPROVAL OF MEETING MINUTES**

- a. **Approval of Meeting Minutes December 5, 2024**

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 at Haynes Bridge**

This item has been deferred by the Applicant to February 6, 2025. It will not be considered on January 9, 2025.

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-25-01/CU-25-01 The Shipping Post/312 North Main Street**

Consideration of a rezoning and conditional use to allow for the re-use of an existing structure for a shipping and printing store on a 0.59-acre property in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work) and a conditional use is requested to allow 'Print Shop' for The Shipping Post. The property is located at 312 North Main Street and is legally described as being located in Land Lot 1197, 2nd District, 2nd Section, Fulton County, Georgia.

- d. **CU-25-02 Kids Avenue/Stonewood Village**

Consideration of a conditional use to allow a children's event venue business in an existing shopping center. A conditional use is requested to allow 'Recreation Facilities, Indoor' for Kids Avenue. The property is located at 670 North Main Street, Suite 115B and is legally described as being located in Land Lots 1110 & 1123, 2nd District, 2nd Section, Fulton County, Georgia.

- e. **PH-25-02 Unified Development Code Text Amendments – Third Party Inspections and Plan Review**

Consideration of text amendments to Section 4.4 Development Permitting and Construction of Article IV of the Unified Development Code (UDC) to add regulations pertaining to third party inspections and plan review.

7. **ADJOURNMENT**