



PLANNING COMMISSION MEETING JULY 10, 2025

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

1. **CALL TO ORDER**

- a. **Recognition for Commissioner Jeremy Scott.**

2. **ROLL CALL**

3. **APPROVAL OF MEETING MINUTES**

- a. **Approval of June 5, 2025 Meeting Minutes.**

4. **ITEMS FROM BOARD MEMBERS**

5. **ITEMS FROM STAFF**

6. **PUBLIC HEARING**

- a. **Public Hearing Procedure**

b. **Z-25-06/V-25-13 KOA Land Group/272 & 276 Thompson Street**

This request has been deferred by Staff and will not be considered at the July 10, 2025 Planning Commission meeting.

Consideration of a rezoning and variance to allow a 16-lot 'For-Sale single-family subdivision, consisting of 9 detached homes and seven townhome units on 2.03 acres in the Downtown. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to reduce the right-of-way width of a local street residential and from UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to eliminate the 20' recess requirement for a street-facing garage on a single-family detached home in the Downtown. The property is located at 272 & 276 Thompson Street and is legally described as being located in Land Lots 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.

c. **MP-25-06/CU-25-10 Sandbox VR/City Center MP**

Consideration of a master plan amendment and conditional use to allow 'Recreation Facility, Indoor' for Sandbox VR in the City Center mixed-use development. A master plan amendment is requested to the City Center Master Plan to add 'Recreation Facility, Indoor' as a conditional use and a conditional use is requested to allow 'Recreation Facility, Indoor' for Sandbox VR. The property is located at 2001 Commerce Street, Suite 6HJK and is legally described as being located in Land Lots 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.

d. **CLUP-25-03/Z-25-05/V-25-18 Wooten Tract Townhomes**

Consideration of a comprehensive land use plan amendment, rezoning, and variance to allow 67 'For-Sale' townhomes on 10.19 acres in a gated subdivision. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). A variance is requested from Unified Development Code (UDC) Subsection 2.10.4(A)(5) to allow a private street to be gated. The property is located at 0 North Fulton Expressway and is legally described as being located in Land Lot 609, 1st District, 2nd Section, Fulton County, Georgia.

e. **PH-25-07 Unified Development Code Text Amendments – Parking**

Consideration of text amendments to Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading and Section 2.5 Parking and Loading of the Unified Development Code to amend certain parking rates for properties over a certain distance from a public parking facility in the Downtown and to amend parking rates for schools.

f. PH-25-03 Unified Development Code Text Amendments – Zoning Districts and Permitted Use Districts and Regulations

Consideration of text amendments to Section 2.1 Zoning Districts and Section 2.2 Permitted Use Districts and Regulations of Article II of the Unified Development Code to clean up zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan.

7. ADJOURNMENT