



1. CALL TO ORDER

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

- a. Recognition for Commissioner Jeremy Scott.

2. ROLL CALL

A. Commissioners Present:

- o Francis Kung'u -Chair
- o William Perkins
- o Jeremy Scott
- o Todd Stratton
- o Katie Reeves
- o Valerie Manley

B. Staff Present:

- o Kathi Cook, Director of Community Development
- o Michael Woodman, Planning + Development Services Manager
- o George Doyle, Transportation Engineer
- o Erin Cobb, Administrative Office Manager

3. APPROVAL OF MEETING MINUTES

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

- o Commissioner Perkins offered a motion to approve meeting minutes from June 5, 2025.
  - o Commissioner Manley seconded the motion.
  - o The motion was approved (4-0-2)(Scott, Stratton).

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 was deferred by Staff and was not 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**

Michael Woodman, Planning & Development Services Manager, presented 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.

The submitted request, if approved, would allow Sandbox VR to operate a 'Recreation Facilities, Indoor' use in a 4,393 square foot suite in the City Center mixed-use development. A master plan amendment is requested to add 'Recreation Facilities, Indoor' as a conditional use in the City Center Master Plan and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Sandbox VR. According to the application, Sandbox VR is an immersive, location-based virtual reality (VR) entertainment venue offering group-oriented, interactive VR adventures.

Presented Location Map showing the property is zoned MU (Mixed Use) subject to the City Center Master Plan. The 25-acre City Center mixed-use development was approved in 2015 and is developed with 'For-Rent' residential, 'For-Sale' residential, office, retail, restaurant, Alpharetta City Hall, Fulton County Library, and a variety of park spaces. The property is developed as a mixed-use development, including retail, office, residential and open space. Surrounding properties are zoned MU (Mixed Use). Vitality Bowl is located to the west, City Center parking deck is located to the south, Natural Body Spa is located to the north, and Al's Alpharetta Barber Shop is located to the east. The comprehensive land use plan designation of the property is 'Central Business District', which supports the applicant's proposal.

According to the application, Sandbox VR is an immersive, location-based virtual reality (VR) entertainment venue offering group-oriented, interactive VR adventures. The business blends cutting-edge VR technology with full-body motion tracking to transport guests into cinematic worlds. Groups of two (2) to six (6) people participate in a "holodeck"-style (fictional room-sized holographic simulator) gameplay within private rooms. The entertainment experience is geared toward families, kids, tourists, and corporate team building. The business has several locations around the world including two (2) locations in Atlanta at The Battery Atlanta and Interlock Midtown. Hours of operation are proposed to be Monday – Thursday 12:00 PM – 9:00 PM, Friday 12:00 PM – 11:00 PM, Saturday 10:00 AM – 11:00 PM, and Sunday 11:00 AM – 9:00 PM. The applicant anticipates approximately five (5) to six (6) employees.

- **Site Plan**

- **Traffic**

- **Standards for Master Plan Amendments:**

- *The proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. The*

*proposed entertainment use would draw customers to existing businesses in City Center and Downtown.*

- *The property is approved for retail and restaurant uses. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.*
  - *The proposal would not have significant impacts on public facilities and services. The proposed use would not generate any more vehicular trips than the approved retail and restaurant uses.*
  
  - *The proposal reflects a reasonable balance and would be compatible with surrounding uses and other locations for this business type, which are primarily developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.*
  - *The zoning proposal is consistent with the comprehensive land use plan designation of the property, which is 'Central Business District'.*
- **Conditional Use Review Criteria:**
    - *The property has multiple points of access from Highway 9, Academy Street and Haynes Bridge Road. The proposed use would not impact vehicular and pedestrian safety.*
    - *Loading and service areas, off street parking, and buffers and screening are provided on the property*
    - *The proposal would not impede the normal and orderly development of surrounding properties, which are developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.*
    - *The nearest similar business is Immersive Gamebox located at 3920 1<sup>st</sup> Street in Avalon, which is located approximately one (1) mile to the east of the applicant's proposed location. There are no conflicting uses in the area.*

Staff reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. Allowing an entertainment use at City Center would draw additional customers benefiting the existing businesses in Downtown.

Staff's recommendation:

**Approve MP-25-06/CU-25-10 SANDBOX VR/City Center MP, subject to the following conditions:**

1. 'Recreation Facilities, Indoor' shall be added as a conditional use at 2001 Commerce Street, Suite 6HJK and limited to no more than 4,393 square feet.
2. 'Recreation Facilities, Indoor' shall be added as a conditional use in the City Center Master Plan.
3. Conditional use approval shall be limited to Sandbox VR; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.

4. 'Recreation Facilities, Indoor' shall be limited to an indoor active entertainment virtual reality experience.
5. Hours of operation shall be Monday – Thursday 12:00 PM – 9:00 PM, Friday 12:00 PM – 11:00 PM, Saturday 10:00 AM – 11:00 PM, and Sunday 11:00 AM – 9:00 PM.

There was discussion from the Commission:

- Use
- Floor Plan
- Noise attenuation measures.

The Applicant gave a brief presentation:

- Noise Attenuation.
- Types of Activities.
- 35-40 people max in space at a time.
- Peak Hours.
- Target Audience of Families and Adults.
- Requires Reservation.

There was discussion from the Commission:

- Youth being accompanied by adults – Cost prohibitive to average teenager.
- Noise on outside of building.
- Sound accentuation on vertical walls.
- Ceiling Height.
- Noise complaints at other locations – none.
- Parking.

**Public Comment:**

**In Favor:**

1. Whitney Spangler, Commercial Leasing Agent, City Center

Reason:

1. The business would complement and benefit existing businesses in City Center.

After discussion by the Commission:

❖ Commissioner Reeves offered a motion to approve MP-25-06/CU-25-10 Sandbox VR/City Center MP, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be added as a conditional use at 2001 Commerce Street, Suite 6HJK and limited to no more than 4,393 square feet.
2. 'Recreation Facilities, Indoor' shall be added as a conditional use in the City Center Master Plan.
3. Conditional use approval shall be limited to Sandbox VR; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the

approved space.

4. 'Recreation Facilities, Indoor' shall be limited to an indoor active entertainment virtual reality experience.
5. Hours of operation shall be Monday – Thursday 12:00 PM – 9:00 PM, Friday 12:00 PM – 11:00 PM, Saturday 10:00 AM – 11:00 PM, and Sunday 11:00 AM – 9:00 PM.
6. Noise attenuation measures shall be added to the ceiling within the suite, with final approval by Staff.

- Commissioner Stratton seconded the motion.
- The motion was approved unanimously (6-0)

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

Michael Woodman, Planning & Development Services Manager, presented 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, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

The submitted request, if approved, would allow for the development of 67 'For-Sale' townhomes on 10.19 acres in the North Point Overlay. The proposed density is 6.58 dwelling units per acre. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'High Density Residential' and a rezoning is requested from O-I to R-10M. A variance is requested to allow a private street to be gated. The subject property is located at 0 North Fulton Expressway in the southeast quadrant of Georgia 400 and Mansell Road.

The undeveloped property is zoned O-I. The property was previously subject to the Gateway Master Plan, but the master plan has since expired. Surrounding properties are zoned O-I to the north and east. Georgia 400 is located to the west, an undeveloped Georgia Power property is located to the north, Beaver Creek Park (connection to the Big Creek Greenway) is located to the east, and Big Creek and City of Roswell are located to the south. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'High Density Residential' to allow the applicant's proposed residential development.

The Gateway Center Master Plan was approved on the subject property in 2006 and allows 16,635 square feet per acre of office with a maximum building height of twelve (12) stories or 225'. A condition of zoning required reconsideration of the master plan by Planning Commission and City Council if no construction activity occurs by 1/31/2012. Therefore, the Gateway Center Master Plan has expired.

The applicant requests a variance from Unified Development Code (UDC) Subsection 2.10.4(A)(5) to allow a private street to be gated.

- Site Plan
- Parking Requirements

- North Point Overlay Amenity Space and Civic Space Requirements.
- Tree Survey and Assessment.
- Stormwater management and Bioretention Area on south end of property.
- Renderings.
- Reason for request of R-10M Zoning.
- EcoDistrict Measures.
- Traffic.
- Schools.
- CLUP Review Criteria.
  - *The property is located within the North Point Overlay, which includes a vision to create a mixed-use, walkable environment with an emphasis on sustainability, greenspace, and connectivity.*
  - *The applicant's proposal is consistent with goals and policies in the City's 2040 Comprehensive Plan which promotes a walkable, mixed-use environment in the North Point area.*
  - *The proposed change in use from office to residential would likely generate significantly fewer vehicular trips.*
- Standards for Zoning Changes.
  - *The property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. The zoning proposal would permit a use that is suitable given the development and use of surrounding properties, including Georgia 400, Georgia Power utility substation, Big Creek Park and the Big Creek Greenway.*
  - *The zoning proposal would not adversely affect the existing use or usability of adjacent properties, which are developed and/or used as Georgia 400, Georgia Power utility substation, Big Creek Park and the Big Creek Greenway.*
  - *The zoning proposal would not adversely affect the natural environment. The site was previously cleared and there are limited opportunities to save trees outside of required buffers.*
  - *There are substantial reasons why the property cannot be used as currently zoned. The property's location at the dead-end of Beaver Creek Road lacks the visibility necessary for commercial use*
  - *The proposed change in use from office to residential would produce fewer vehicular trips, reducing traffic impacts in the vicinity of the property. However, the change to allow residential use would have a greater impact on public facilities and services, such as parks and schools.*
  - *The property was approved for an office tower, which at the time was thought to be the best use for the property given the close proximity to the interchange at Mansell Road and Georgia 400. Despite the visibility from Georgia 400 that the property offers, the property has not been developed.*
  - *The request to change the use of the property from office to residential reflects a reasonable*

*balance, if conditions are included that further the concepts of an EcoDistrict.*

- *The applicant requests an amendment to the future land use designation of the property from 'Mixed Use' to 'High Density Residential'.*
- Variance Review Criteria
  - *The property does not have exceptional conditions related to its size, shape, or topography which contribute the requested variance to gate a private street. However, the property is located at the end of a cul-de-sac and is bound by Georgia 400, Beaver Creek Park, and the Big Creek which is the jurisdiction boundary of the City. The need for a future connection through the subject property is very unlikely. In addition, gating the property would deter users of the Big Creek Greenway from parking in the subdivision.*
  - *The application of the Ordinance would not allow the residential subdivision to be gated.*
  - *The property has peculiar conditions related to its location at the end of Beaver Creek Road and at the City's jurisdictional boundary. Future connections through the subject property are extremely unlikely.*
  - *Staff reviewed the applicant's proposal against the review criteria for a comprehensive land use plan amendment and rezoning. The property is located in the North Point Overlay where walkability, mix of uses, site design and EcoDistrict measures are key components to a successful development. The proposal to allow residential use would add to the mix of uses in the North Point area, bringing people closer to where they shop, work and live. Additionally, a residential use would produce significantly fewer vehicular trips on the surrounding roadway network and the property is immediately adjacent to Beaver Creek Park and the Big Creek Greenway.*
  - *The property is located at the end of a cul-de-sac and is bound by Georgia 400, Beaver Creek Park, and the Big Creek which is the jurisdiction boundary of the City. The need for a future connection through the subject property is very unlikely. In addition, gating the property would deter users of the Big Creek Greenway from parking in the subdivision.*

Staff's recommendation is to Approve CLUP-25-05/Z-25-05/V-25-18 Wooten Tract Townhomes, subject to the following conditions:

1. The 10.19-acre property shall be rezoned to R-10M and shall be developed substantially as depicted on the site plan prepared by LJA Engineering, revised 6/12/25, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be 'High Density Residential'.
3. Use of the property shall be limited to 'Dwelling, 'For-Sale', Attached' with a maximum density of 6.58 dwelling units per acre.
4. Architecture and materials shall be developed substantially similar to the submitted renderings, subject to final approval by Staff. Rear and side elevations shall have the same level of materiality and details as the front elevations, as approved by Staff.
5. Subdivision shall be permitted to be gated substantially as depicted on the site plan by LJA Engineering, revised 6/12/25. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6. Median at gated access shall be planted with decorative landscape material, as approved by Staff.
6. EcoDistrict points shall be substantially similar to the description provided on the site plan prepared by LJA Engineering, revised 6/12/25, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.

7. Minimum 4.02 acres of open space, as depicted on the site plan prepared by LJA Engineering, revised 6/12/25, shall be improved within the development, including decorative hardscape, landscape, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Hardscape, landscape and monument/district threshold shall be maintained by the HOA.
8. Green stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
9. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way or Greenway connection.
10. Townhomes shall have connectivity to the public sidewalk system.
11. New internal street (not including alleys) shall be developed with a minimum 4' planter planted with street trees and 5' sidewalk, as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.
12. Developer shall investigate the possibility of adding on-street parallel parking to Beaver Creek Road and/or the cul-de-sac. If feasible, design shall include on-street parking, planters planted with street trees, and sidewalk, with final design approved by Staff. If a design is approved, developer shall construct streetscape improvements in exchange for impact fee credits in conjunction with a development agreement. The cost of improvements shall not exceed impact fee credits generated by the development.
13. At a minimum, a row of evergreen trees shall be planted in the 10' landscape strip on the north side of the entrance street between Beaver Creek Road and Unit 67 to screen billboard access easement.
14. Georgia 400 buffer shall be replanted, where sparse. If it's determined that GDOT will not construct a sound barrier along the property as part of the expansion project, the developer will take measures to install a sound barrier on their property between the billboard and the screening landscaping, as approved by Staff.
15. Billboard in Georgia 400 buffer shall be screened from the residential subdivision with a minimum 25' buffer. This condition shall be removed if the billboard is removed.
16. Billboard access shall be separated from the residential development as depicted on the site plan prepared by LJA Engineering, revised 6/12/25. Billboard access easement shall be maintained as a sodded area. This condition shall be removed if the billboard is removed.
17. Landscape strips and buffers shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
18. Pedestrian amenities including paths, lighting, and benches shall be included throughout the development.
19. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

There was discussion from the Commission:

- Possibility of additional parking.
- Implications of Widening at GA 400.

Chair Kung'u called a recess at 7:17 p.m.

Chair Kung'u reconvened the meeting at 7:25 p.m.

There was discussion from the Commission:

- Stormwater.
- Condition # 14.
- Billboard.

The Applicant gave a brief presentation:

- Aerial View of Property.
- Gated Entry.
- Central Amenity Area.
- Southside Passive Amenity Area.

- Stormwater Bioretention Area.
- Floodplain.
- Billboard:
  - 25'buffer.
  - Not owned by Bleakley Homes.
- Noise Barriers on GA 400
- Elevations

There was discussion from the Commission:

- Site Plan
- Owner of Billboard is not willing to sell to Bleakley Homes.
- Billboard will be disclosed to buyers in development.

There was no Public Comment:

- ❖ Commissioner Manley offered a motion to approve CLUP-25-05/Z-25-05/V-25-18 Wooten Tract Townhomes, with all conditions as specified by Staff with the exception of rewording of Condition # 14 to read as follows: Georgia 400 buffer shall be replanted, where sparse. If it's determined that GDOT will not construct a sound barrier along their property as part of the expansion project, the developer will take measures to install one on their property between the billboard and the screening landscaping, as approved by Staff.
  - Commissioner Perkins seconded the motion.
  - The motion was approved unanimously (6-0)

Final Conditions:

1. The 10.19-acre property shall be rezoned to R-10M and shall be developed substantially as depicted on the site plan prepared by LJA Engineering, revised 6/12/25, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be 'High Density Residential'.
3. Use of the property shall be limited to 'Dwelling, 'For-Sale', Attached' with a maximum density of 6.58 dwelling units per acre.
4. Architecture and materials shall be developed substantially similar to the submitted renderings, subject to final approval by Staff. Rear and side elevations shall have the same level of materiality and details as the front elevations, as approved by Staff.
5. Subdivision shall be permitted to be gated substantially as depicted on the site plan by LJA Engineering, revised 6/12/25. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6. Median at gated access shall be planted with decorative landscape material, as approved by Staff.
6. EcoDistrict points shall be substantially similar to the description provided on the site plan prepared by LJA Engineering, revised 6/12/25, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
7. Minimum 4.02 acres of open space, as depicted on the site plan prepared by LJA Engineering, revised 6/12/25, shall be improved within the development, including decorative hardscape, landscape, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Hardscape, landscape and monument/district threshold shall be maintained by the HOA.
8. Green stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
9. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way or Greenway connection.

10. Townhomes shall have connectivity to the public sidewalk system.
11. New internal street (not including alleys) shall be developed with a minimum 4' planter planted with street trees and 5' sidewalk, as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.
12. Developer shall investigate the possibility of adding on-street parallel parking to Beaver Creek Road and/or the cul-de-sac. If feasible, design shall include on-street parking, planters planted with street trees, and sidewalk, with final design approved by Staff. If a design is approved, developer shall construct streetscape improvements in exchange for impact fee credits in conjunction with a development agreement. The cost of improvements shall not exceed impact fee credits generated by the development.
13. At a minimum, a row of evergreen trees shall be planted in the 10' landscape strip on the north side of the entrance street between Beaver Creek Road and Unit 67 to screen billboard access easement.
14. Georgia 400 buffer shall be replanted, where sparse. If it's determined that GDOT will not construct a sound barrier along their property as part of the expansion project, the developer will take measures to install one on their property between the billboard and the screening landscaping, as approved by Staff.
15. Billboard in Georgia 400 buffer shall be screened from the residential subdivision with a minimum 25' buffer. This condition shall be removed if the billboard is removed.
16. Billboard access shall be separated from the residential development as depicted on the site plan prepared by LJA Engineering, revised 6/12/25. Billboard access easement shall be maintained as a sodded area. This condition shall be removed if the billboard is removed.
17. Landscape strips and buffers shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
18. Pedestrian amenities including paths, lighting, and benches shall be included throughout the development.
19. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

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

Kathi Cook, Director of Community Development, presented consideration of text amendments to Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading.

Staff explored the current Downtown parking ratios to determine if they are appropriate for all areas of Downtown. An article from the National Parking Association in *PARKING* magazine suggests that parking designers typically use a maximum walking distance of 300' – 600' for retail customers. A buffer map depicting these distances from public parking facilities in the Downtown Overlay reveals that properties north of Mayfield Road, as well as properties south of Old Milton Parkway exceed the retail customer maximum walking distance from a public parking facility. Therefore, it is recommended that properties in the Downtown south of Old Milton Parkway and north of Mayfield Road should be subject to the City-wide parking ratios in UDC Section 2.5 Parking and Loading.

Staff researched parking ratios for elementary and middle schools in response to a concern from City Council that the City's current parking ratio may be insufficient. The UDC requires one (1) parking space per classroom and administrative office, plus five (5) parking spaces for guests for an elementary and middle school. Staff looked at school parking ratios in surrounding jurisdictions, as shown in the table below, and compared those to existing parking ratios at Manning Oaks Elementary School and Hopewell Middle School. It is estimated that Manning Oaks Elementary School has 2.12 parking spaces/classroom and administrative office, and Hopewell Middle School has 1.94 parking spaces/classroom and administrative office. Therefore, it is recommended that two (2) parking spaces per classroom and administrative office be required for elementary and middle schools.

There was no Public Comment.

After discussion from the Commission:

- Parking Agreements.
- Parking Solutions for Downtown.
- Amount of parking available in other cities.
- Amount of parking available in Alpharetta.

- ❖ Commissioner Perkins offered a motion to approve as noted by Staff
  - Commissioner Manley seconded the motion.
  - The motion was approved unanimously (6-0)

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

Kathi Cook, Director of Community Development, presented 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.

Staff recommends text amendments to Unified Development Code (UDC) Article II Section 2.1 Zoning Districts and Section 2.2 to clean up zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan.

Amend UDC Section 2.1, Subsection 2.2.8, Subsection 2.2.8a, and Subsection 2.2.9 to clean up titles and descriptions. Delete UDC Section 2.2a and Table 2.2a Conditional Use Review Criteria which represents a duplicate of information provided in UDC Subsection 4.2.3(B). Amend UDC Subsection 2.2.11 CUP Community Unit Plan, Subsection 2.2.13 O-I Office-Institutional, Subsection 2.2.16 PSC Planned Shopping Center, Subsection 2.2.20 MU Mixed Use, and Table 2.2 List of Permissible and Conditional Uses to clarify that the CUP, O-I, PSC, and MU zoning districts are in accordance with a specific master plan.

There was no public comment.

After discussion:

- ❖ Commissioner Manley offered a motion to approve.
  - Commissioner Perkins seconded the motion.
  - The motion was approved unanimously (6-0)

**7. ADJOURNMENT**

With there being no further items to consider or discuss, Chairman Kung'u adjourned the meeting at 7:41 pm.