



# PLANNING COMMISSION MEETING SEPTEMBER 4, 2025

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

1. **CALL TO ORDER**

- a. **Recognition of Katie Reeves Service to the City of Alpharetta**

2. **ROLL CALL**

3. **APPROVAL OF MEETING MINUTES**

- a. **Planning Commission Minutes July 10, 2025**

4. **ITEMS FROM BOARD MEMBERS**

5. **ITEMS FROM STAFF**

6. **PUBLIC HEARING**

- a. **Public Hearing Procedure**

b. **Z-25-07/CU-25-15/V-25-20 Alpharetta District Places**

**This request has been deferred by the applicant to the October 2nd Planning Commission meeting. This request will not be considered at the September 4th Planning Commission meeting.**

Consideration of a rezoning, conditional use, and variances to allow for 195 'Dwelling, 'For-Rent' units, 20,000 square feet of retail, and 10,000 square feet of restaurant on 3.02 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements and Subsection 3.5.5 to increase the maximum building footprint. The property is located at 0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

c. **CU-25-14 Image Studios – Windward MP**

Consideration of a conditional use to allow 'Spa Services' for Image Studios. The property is located at 3070 Windward Plaza and is legally described as being located in Land Lots 1048, 1107 & 1108, 2nd District, 1st Section, Fulton County, Georgia.

d. **Z-25-04/V-25-07 Madewell/Milton Avenue Tract**

Consideration of a rezoning and variance to allow for a 1.34-acre property to be subdivided into 2 single-family detached lots. A rezoning is requested from SU (Special Use) to R-12 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.6(D) to reduce the front and side building setbacks and UDC Subsection 3.3.2 to reduce the stream buffer and impervious setback required for a perennial stream. The property is located at 0 Milton Avenue and is legally described as being located in Land Lots 1251 & 1270, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

7. **ADJOURNMENT**