



# PLANNING COMMISSION MEETING OCTOBER 2, 2025

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
  - a. **Approve Meeting Minutes of September 4, 2025**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
  - a. **Public Hearing Procedure**
  - b. **Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street**

**This request has been deferred by the applicant and will not be considered at the October 2, 2025 Planning Commission meeting.**

Consideration of a rezoning and variance to allow for the construction of 9 'For-Sale' single-family dwelling units, including 5 detached homes and 4 semi-detached homes, on 1.12 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a variance is requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3 to modify streetscape requirements along Roswell Street, Marietta Street and Cotton Alley. The property is located at 75 & 91 Roswell Street and is legally described as being located in Land Lot 1269, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
  - c. **MP-25-08/CU-25-13/V-25-17 Hanover Windward Park/Windward MP Pod 66**

**This request has been deferred by the applicant and will not be considered at the October 2, 2025 Planning Commission meeting.**

Consideration of a master plan amendment, conditional use, and variances to allow 320 'Dwelling, 'For-Rent' units on 47.65 acres in the Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66 to add 'Dwelling, 'For-Rent', as well as other modifications to the Windward Park mixed-use development. A conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 2.7.0(b)(1) to increase the distance to/from the off-street parking to the door of the residential unit; UDC Subsection 2.7.0(b)(2)(i) to reduce the ratio of outdoor amenity space; UDC Subsection 2.7.0(b)(3) to allow ground floor dwellings on storefront streets and to allow first floor dwelling units on more than 2 sides of the building; UDC Subsection 2.7.0(b)(4) to reduce the minimum floor area of required balconies; UDC Subsection 2.7.0(b)(6) to reduce the first floor minimum ceiling height; and UDC Subsection 2.7.0(b)(9) to eliminate the requirement for a neighborhood grocery. The property is located at 0 North Point Parkway and 0 Dryden Road and is legally described as being located in Land Lots 1112, 1177 & 1188, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
  - d. **Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street**

**This request has been deferred by the applicant and will not be considered at the October 2, 2025 Planning Commission meeting.**

Consideration of a rezoning, parking special exception, and variance to allow a 4-story building including a rooftop restaurant on 0.714 acres in the 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. Variances are requested to Unified Development Code (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 and north sides of the property. The property is located at 21 North Main Street and is legally described as being located in Land Lot 1268, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

**e. MP-25-05/CU-25-07 Northwinds Summit Vertiport**

Consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

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

Consideration of a rezoning, conditional use, and variances to allow for 195 'Dwelling, 'For-Rent' units and approximately 35,000 square feet of retail/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) Subsection 1.4.2 and Subsection 3.2.2 to allow utilities in a required landscape strip, Subsection 3.2.8(D) to reduce the landscape strip along Marietta Street, Subsection 3.2.8(K) to remove trees within the building setback along Marietta Street, Appendix A Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements for Marietta Street, Appendix A Subsection 2.4.4 to allow a parking structure to front on an arterial and a collector street without ground-floor active uses, and Appendix A Subsection 3.5.5 to increase the maximum building footprint and increase maximum building height. 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, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

**g. Z-25-09/PH-25-15 41 Milton Avenue**

Consideration of a rezoning and parking in-lieu fees to allow for the conversion of basement storage space to useable space for an office, retail, restaurant, or residential dwelling. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core). Parking in-lieu fees are requested for up to three (3) parking spaces. The property is located at 41 Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

**7. ADJOURNMENT**