



# PLANNING COMMISSION MEETING JANUARY 8, 2026

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

1. **CALL TO ORDER**
  - a. **Election of Chair and Vice Chair 2026**
2. **ROLL CALL**
  - a. **Welcome Karen Richard as Commissioner**
3. **APPROVAL OF MEETING MINUTES**
  - a. **Approve Meeting Minutes of December 4, 2025**
  - b. **Approve Meeting Minutes of November 6, 2025**
  - c. **Approve Meeting Minutes of October 2, 2025**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
  - a. **CLUP-25-04/Z-25-13/V-25-30 PowerBuild Construction/North Main Street**

**This item has been withdrawn by the Applicant and will no longer be considered.**

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 25 'Dwelling, 'For-Sale' Detached' homes on 4.33 acres in the Downtown. A comprehensive land use plan amendment is requested from 'Commercial' to 'Mixed Use Live Work' and a rezoning is requested from C-2 (General Commercial) and O-P (Office-Professional) to DT-LW (Downtown Live-Work). Variances are requested to Unified Development Code (UDC) Appendix A Subsection 2.3.3(G) to modify the Local Street Residential streetscape requirements, UDC Appendix A Subsection 2.4.6(C) to eliminate the 20' recess requirement for a street-facing garage, UDC Appendix A Subsection 3.7.4(B) to reduce the side separation between structures, and UDC Subsection 3.3.2(D) to reduce the impervious setback associated with a non-perennial stream buffer. The property is located at 379, 415, 479 & 487 North Main Street and is legally described as being located in Land Lots 1124, 1125, 1180 & 1181, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
  - 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 January 8, 2026 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. **CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road**

**This request has been deferred by the applicant and will not be considered at the January 8, 2026 Planning Commission meeting.**

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 110 'Dwelling, 'For-Sale' Attached' condominiums on a 15-acre property, which

includes 2 existing office buildings that will remain. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A variance is requested to Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum lot size and reduce the minimum amount of commercial use in the MU zoning district. The property is located at 12725 & 12735 Morris Road and is legally described as being located in Land Lot 1118, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

**d. Z-25-15/V-25-34 Madewell/Milton Avenue**

Consideration of a rezoning and variance to allow for the construction of 1 'For-Sale' single-family detached home on a 1.34-acre property in the Downtown. A rezoning is requested from SU (Special Use) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 3.3.2(D)(1)(b) to reduce a perennial stream buffer from 150' to 75' and UDC Subsection 2.2.5(D) to reduce the front setback from 65' to 24'. 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**