



PLANNING COMMISSION MEETING OFFICIAL MINUTES FEBRUARY 5, 2026

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

1. CALL TO ORDER
 - a. Welcome Alternate, Chris Godfrey.
2. ROLL CALL
 - A. Commissioner's Present:
 1. Francis Kung'u
 2. William Perkins
 3. Dennis Mitchell
 4. Jill Reynolds
 5. Karen Richard
 6. Valerie Manley
 7. Chris Godfrey
 - B. Staff Present:
 1. Kathi Cook, Director of Community Development
 2. Michael Woodman, Planning & Development Services Manager
 3. Joel Carnow, GIS Specialist / Special Projects Planner
 4. Elle Taylor, Planning & Zoning Coordinator
3. APPROVAL OF MEETING MINUTES
 - a. Approve Meeting Minutes from January 8, 2026
 - ❖ Vice-Chair Reynolds offered a motion to approve the updated Minutes that were sent.
 - Commissioner Perkins seconded the motion.
 - The motion carried (7-0)
4. ITEMS FROM BOARD MEMBERS
5. ITEMS FROM STAFF
6. PUBLIC HEARING
 - a. Public Hearing Procedure
 - b. MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16

Michael Woodman, Planning & Development Services Manager presented consideration of a master plan amendment and conditional use to allow an existing building to be re-used for a church. A master

plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow 'Church, Synagogue' for Spirit of God Church. The property is located at 145 Nobel Court and is legally described as being located in Land Lot 1047, 2nd District, 1st Section, Fulton County, Georgia.

- Location Map
- Windward Master Plan Amendment Table.
- Background on Spirit of God Church.
- Hours of Operation.
- Proposed improvements to property.
- Parking.
- Trip Generation.
- Two Objection Letters.
- Public Notification Process.
- Letter received from Janet Bozeman.
- Master Plan Amendment Criteria:
 - The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with flex office/warehouse buildings. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.
 - The proposal should not have significant impacts on the natural environment. The applicant proposes to re-use an existing building and there are no impacts to trees.
 - The subject property is approved for office/industrial use. The church's peak trip generation will be on Sundays when surrounding properties are not operational. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation.
 - The proposal should not have significant impacts on public facilities and services. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.
- Conditional Use Criteria:
 - There are no 'Church, Synagogue' uses in the immediate area and there are no conflicting uses.

Staff reviewed the applicant's proposal in consideration of the review criteria for a master plan amendment and conditional use. The applicant's proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with office/industrial uses. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation, and the use is supported by sufficient on-site parking. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation.

Staff's recommendation was to approve MP-26-01/CU-26-01 Spirit of God Church/Windward Master Plan Pod 16, subject to the following conditions:

1. 'Church, Synagogue' shall be added as a conditional use in Pod 16 of the Windward Master Plan.
2. 'Church, Synagogue' shall be an approved use at 145 Nobel Court with a maximum seating capacity of no more than 128 seats in the worship center.
3. Conditional use approval of a 'Church, Synagogue' shall be limited to Spirit of God Church; no additional 'Church, Synagogue' use or subleasing for a 'Church, Synagogue' shall be permitted within the approved space. Up to 16,000 square feet of the building may be leased to a professional office/industrial user.
4. 'Church, Synagogue' shall be limited to worship services, professional offices, and other church group meetings outside of Sunday services.
5. Sunday worship services shall be limited to 9:00 AM – 3:00 PM and weekday hours shall be limited to 9:00 AM to 9:00 PM.
6. Property owner shall replace missing landscaping, such as trees in parking lot tree island, if there are no utility conflicts, as approved by Staff.
7. Church/applicant shall hire an off-duty officer to control traffic, if required by the City due to traffic impacts during services.
8. There shall be no outside speakers or broadcasts, including music which is audible from outside the building or off the property.

The Applicant gave a brief presentation.

21 years in the City of Alpharetta.

Worship Services to take place when most businesses are not open.

Primarily virtual services at present.

Intent is to purchase the property.

Requested that start time be changed to 7:00 a.m. to accommodate set up.

Requested same hours for Saturday.

Process for Zoning vs. process for Windward Business Association Covenants,

There was discussion from the Board:

City does not enforce Private Deed Restrictions.

Adequate Parking for Special Events.

Plan for Growth of the Church.

Responsibilities of being a landlord.

Willingness to discuss with property owners in opposition.

Public Comment:

In Opposition:

1. Jessica Cantrell, Attorney for Sierra Cedar and Alderman Drive Holdings, 202 Tribble Gap Rd., Ste 200, Cumming, GA, 30040
2. Brian Fees, 3695 Schooner Ridge, Alpharetta, GA., Business owner at 1255 Alderman Drive.

Concerns:

1. Against the Declaration of Covenants, Conditions and restrictions for Windward Business Center.
2. Parking.
3. Compatibility of existing businesses.
4. Security of surrounding data centers.

There was more discussion from the Board:
Notification process followed normal procedure.
Applications for churches submitted previously.
Federal law allowing churches in LI Zoning District.
Parking Spaces.
Condition

- ❖ Commissioner Reynolds offered a motion to defer until March 5, 2026.
 - Commissioner Perkins seconded the motion.
 - The motion carried (7-0)

c. MP-26-02 Lakeview Park MP/Traton Homes

Michael Woodman, Planning & Development Services Manager presented consideration of a master plan amendment to exchange 200,000 square feet of office for 25 'For-Sale' single-family detached homes and 27 'For-Sale' townhomes in the Lakeview Park Master Plan. A master plan amendment is requested to the Lakeview Park Master Plan to allow for the change in development mix. The property is located at 0 Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1st District, 2nd Section, Fulton County, Georgia.

Current Zoning.
Current proposal vs. previously approved MP Amendments on the property.
Aerial view from roundabout.
Site Plan.
Lakeview Park Master Plan.
Renderings.
Traffic.
Standards for Master Plan Amendments:

The zoning proposal would permit 'For-Sale' residential uses, which are already allowed in the Lakeview Park Master Plan. The proposed density is below the maximum density permitted in the MU district and less than the density approved with the 2017 master plan amendment on the property. The proposed development mix complies with the minimum use percentages in the MU district.

The zoning proposal would not adversely affect the existing use of adjacent or nearby properties. The proposed master plan amendment would permit additional 'For-Sale' residential uses, which are already allowed in the Lakeview Park Master Plan. The proposed density is below the maximum density permitted in the MU district and less than the density approved with the 2017 master plan amendment

on the property. The proposed development mix complies with the minimum use percentages in the MU district.

The 6.46-acre parcel proposed for residential development was cleared and graded with the initial installation of infrastructure for the mixed-use development. Trees saved along Lakeview Parkway will not be impacted by the applicant's proposal.

The 6.46-acre parcel is approved for 200,000 square feet of office. With the requested amendment, 430,080 square feet of office would be permitted, of which approximately 262,000 square feet already exists. The master plan remains compliant with the minimum 25% office requirement in the MU zoning district.

The proposal would not have significant impacts on public facilities and services. The applicant's proposal would increase the demand on recreation and parks. However, the proposed development includes amenities and open space for its residents, which is in addition to the 32 acres of open space in the Lakeview Park mixed-use development. The proposal would have significantly less impact on traffic than the current approval of the property.

The zoning proposal would bring additional housing to the area, bringing people closer to goods and services and where they work.

The proposal reflects a reasonable balance by adding to the walkable, connected environment in the Lakeview Park mixed-use development. The zoning proposal would bring additional housing to the area, bringing people closer to goods and services and where they work without significant impacts on public facilities and services.

The 6.46-acre parcel is approved for 200,000 square feet of office. With the requested amendment, there would remain 430,080 square feet of office, of which approximately 262,000 square feet is existing. The master plan remains compliant with the minimum 25% office requirement in the MU zoning district.

The comprehensive land use plan designation of the subject property is 'Mixed Use', which supports the applicant's request.

Staff's recommendation is to:

Approve MP-26-02 Traton Homes/Lakeview Park MP, subject to the following conditions:

1. The following conditions shall replace conditions #3a (office) and #3c (For-Sale Residential) related to File # MP-19-07/Z-19-04/CU-19-09 TPA Group / 360 Tech Village:
 - a. 3a. Office – Maximum of 430,080 square feet. Building height shall be limited as depicted on the site plan prepared by Nelson, revised 12/6/2019.
 - b. 3c. 'For-Sale' Residential – Up to 87 townhome units and 25 single-family detached homes shall be permitted with a height not to exceed 3-stories. No more than 10% of homes and townhomes shall be permitted to be rented, as recorded in the development covenants.
2. The 6.46-acre site shall be developed substantially similar to the site plan prepared by PEC, revised 1/8/26, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

3. Architectural style and materials of townhome buildings and homes shall be substantially similar to submitted renderings prepared by Caldwell Cline, as approved by Staff. Townhomes and homes shall have 4-sided architecture, materials and details, as approved by Staff. Townhome buildings shall have chimneys on each end of the building and minimum 50% of detached homes shall have chimneys.
4. The side of Lots 1, 11, 12, 19, 20, 29, 30, 38, 39, and 52 that directly abut a street shall be heavily landscaped, as approved by Staff.
5. Subdivision shall not be gated.
6. EcoDistrict measures shall be incorporated into the 6.46-acre subdivision, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
7. Minimum 1.3 acres of open space, as depicted on the site plan prepared by PEC, revised 1/8/26, shall be improved within the development, including decorative hardscape, landscape, amenities, and unique EcoDistrict sculpture. EcoDistrict sculpture shall require approval by the Cultural Arts Commission. Hardscape, landscape and sculpture shall be maintained by the HOA.
8. Green stormwater design techniques shall be utilized to address runoff reduction, as approved by Staff.
9. Privacy fences and unfinished wood decks shall not be visible from the right-of-way.
10. Townhomes and homes shall have connectivity to the public sidewalk system.
11. Developer shall complete the streetscape along the western portion of Lake Street adjacent to the 6.46-acre site, which shall include planter, sidewalk, on-street parking, as approved by Staff.
12. New internal streets (where sidewalk is depicted adjacent to the street) shall be developed with a minimum 6' planter planted with street trees and minimum 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.
13. Landscape strips 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.
14. Developer shall plant bare areas of the 20' landscape strip along Lakeview Parkway with trees and shrubs, as approved by Staff.
15. Pedestrian amenities including sidewalks, lighting, and benches shall be included within the development.
16. Cul-de-sac/turnaround near the mail kiosk shall meet the turning requirements of a fire apparatus, as approved by the Fire Marshal.
17. Developer shall be responsible for the maintenance of the sidewalk along Lakeview Parkway.

There was discussion from the Board:

- Schools.
- Stormwater Management.
- No gating in North Point Overlay.
- Condition # 17.
- 2019 Site Plan.
- Public Access.
- Public Parking.
- Guest Parking.
- Street parking not included in calculation.
- Alpha Loop construction.
- Location of Retail.
- Walkability.

The Applicant gave a presentation:

- Previously Approved Master Plan.

- Aerial Photo.
- Traffic Reduction.
- Price Points.
- Architectural Images.
- Greenspace.
- Elevations.
- Amenity Space.
- Stormwater.

There was discussion from the Board:

Stormwater.

Estimate of time for construction.

Lake Management.

Master HOA.

Parking.

Existing Office Building owned by Colonial Pipeline.

Condition identifying openness to designating 15 parking spaces along Lake Street to Alpha Loop Visitors.

Traton Homes experience in building in Alpharetta.

- ❖ Commissioner Perkins offered a motion to approve with Staff's conditions and as noted by Staff in Number 11. "Developers shall complete the streetscape along the western portion of Lake Street adjacent to the 6.46 acre site, which shall include planters, sidewalk, on street parking as approved by Staff, including 15 spaces with Alpha Loop access and appropriate signage."
 - Commissioner Richard seconded the motion.
 - The motion carried (7-0)

Final Conditions:

Approve MP-26-02 Traton Homes/Lakeview Park MP, subject to the following conditions:

1. The following conditions shall replace conditions #3a (office) and #3c (For-Sale Residential) related to File # MP-19-07/Z-19-04/CU-19-09 TPA Group / 360 Tech Village:
 - a. 3a. Office – Maximum of 430,080 square feet. Building height shall be limited as depicted on the site plan prepared by Nelson, revised 12/6/2019.
 - b. 3c. 'For-Sale' Residential – Up to 87 townhome units and 25 single-family detached homes shall be permitted with a height not to exceed 3-stories. No more than 10% of homes and townhomes shall be permitted to be rented, as recorded in the development covenants.
2. The 6.46-acre site shall be developed substantially similar to the site plan prepared by PEC, revised 1/8/26, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
3. Architectural style and materials of townhome buildings and homes shall be substantially similar to submitted renderings prepared by Caldwell Cline, as approved by Staff. Townhomes and homes shall have 4-sided architecture, materials and details, as approved by Staff. Townhome buildings shall have chimneys on each end of the building and minimum 50% of detached homes shall have chimneys.
4. The side of Lots 1, 11, 12, 19, 20, 29, 30, 38, 39, and 52 that directly abut a street shall be heavily landscaped, as approved by Staff.
5. Subdivision shall not be gated.

6. EcoDistrict measures shall be incorporated into the 6.46-acre subdivision, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
7. Minimum 1.3 acres of open space, as depicted on the site plan prepared by PEC, revised 1/8/26, shall be improved within the development, including decorative hardscape, landscape, amenities, and unique EcoDistrict sculpture. EcoDistrict sculpture shall require approval by the Cultural Arts Commission. Hardscape, landscape and sculpture shall be maintained by the HOA.
8. Green stormwater design techniques shall be utilized to address runoff reduction, as approved by Staff.
9. Privacy fences and unfinished wood decks shall not be visible from the right-of-way.
10. Townhomes and homes shall have connectivity to the public sidewalk system.
11. Developer shall complete the streetscape along the western portion of Lake Street adjacent to the 6.46-acre site, which shall include planter, sidewalk, on-street parking, as approved by Staff. 15 on-street parking spaces shall be designated for Alpha Loop access and shall include signage, as approved by Staff.
12. New internal streets (where sidewalk is depicted adjacent to the street) shall be developed with a minimum 6' planter planted with street trees and minimum 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.
13. Landscape strips 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.
14. Developer shall plant bare areas of the 20' landscape strip along Lakeview Parkway with trees and shrubs, as approved by Staff.
15. Pedestrian amenities including sidewalks, lighting, and benches shall be included within the development.
16. Cul-de-sac/turnaround near the mail kiosk shall meet the turning requirements of a fire apparatus, as approved by the Fire Marshal.
17. Developer shall be responsible for the maintenance of the sidewalk along Lakeview Parkway.

d. MP-26-04/CLUP-26-02/Z-26-02/CU-26-02 Moon Valley/Regent Partners MP

This request was withdrawn by the Applicant and was not considered.

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and conditional use to allow a 'Greenhouse, Nursery' for Moon Valley. A master plan amendment is requested to the Regent Partners Master Plan to add 'Greenhouse, Nursery' as a conditional use. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Commercial' and a rezoning is requested from O-I (Office-Institutional) to C-2 (General Commercial) and a conditional use is requested to allow 'Greenhouse, Nursery' for Moon Valley. The property is located at and is legally described as being located in Land Lots 753, 754, 797 & 798, 1st District, 2nd Section, Fulton County, Georgia.

e. CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road

This request was deferred and was not considered.

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, 2nd District, 2nd Section, Fulton County, Georgia.

f. **MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West**

This request was deferred and was not considered.

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning and variances to allow for the redevelopment of a 5 story, 130,828 square foot office building with 104 'For-Sale' townhomes on 8.77 acres in the Brookside Master Plan. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). Variances are requested from Unified Development Code (UDC) Subsection 2.2.10(d) to reduce the front setback along Brookside Parkway from 65' to 20' and reduce the minimum dwelling unit width from 20' to 18', UDC Subsection 3.2.8(B)(1)(a) to modify the 50' undisturbed buffer to a 15' planted buffer, and UDC Subsection 2.5.4 to reduce the minimum parking requirements for townhomes. The property is located at 3650 Brookside Parkway and is legally described as being located in Land Lots 43 & 44, 1st District, 1st Section, Fulton County, Georgia.

7. **ADJOURNMENT**

Chair Kung'u adjourned the meeting at 8:22.p.m.