



# PLANNING COMMISSION MEETING MAY 7, 2026

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
  - a. **Approval of Meeting Minutes of 4-2-26**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
  - a. **Public Hearing Procedure**
  - b. **PH-26-09 2045 Alpharetta Comprehensive Plan – Transmittal Hearing**

Consideration of a request to transmit the 2045 Alpharetta Comprehensive Plan draft plan to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for review.
  - c. **MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton Pkwy/Camden Pond**

**DEFERRED: This item has been deferred by the applicant to the June 7, 2026 Planning Commission meeting and will not be considered at this meeting.**

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and variance in order to construct 202 'For-Sale' townhomes on 29.2 acres. A master plan amendment is requested to the Camden Pond Master Plan to allow for the proposed change in development mix. A comprehensive land use plan amendment is requested from 'Professional Business Office' to 'High Density Residential' and a rezoning is requested from CUP (Community Unit Plan) to R-10M (Dwelling, 'For-Rent or 'For-Sale' Residential. A variance is requested to Unified Development Code (UDC) Subsection 2.2.10(D) to reduce the front setback from 65' to 50'. The property is located at 3842 Old Milton Parkway and is legally described as being located in Land Lots 2, 3, 44, 45 & 49, 1st District, 1st Section, Fulton County, Georgia.
  - d. **Z-26-04/V-26-06 1425 Mayfield Road**

Consideration of a rezoning and variance to allow for the construction of a six (6) lot single-family detached gated subdivision on 4.57 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale') and a variance is requested from Unified Development Code (UDC) Subsection 3.5.2(A) to reduce the minimum width of a local street from 50' to 44' and allow for sidewalk on one side of the street. The property is located at 1425 Mayfield Road and is legally described as being located in Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.
  - e. **PH-26-05 Unified Development Code Text Amendments – Pickleball Courts**

Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions and UDC Section 2.7 Miscellaneous Regulations to add definitions and regulations pertaining to pickleball courts.
  - f. **PH-26-07 Unified Development Code Text Amendments – Short-term Rentals**

Consideration of text amendments to Unified Development Code (UDC) Section 2.7 Miscellaneous Regulations and Code of Ordinances Section 10-432 Definitions to provide clarification to the definition of short-term rental and add zoning districts allowing a short-term rental as a permitted or conditional use.
7. **ADJOURNMENT**

