



PLANNING COMMISSION MEETING
OFFICIAL MINUTES
MAY 7, 2026
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. **CALL TO ORDER**

Chair Reynolds called the meeting to order at 6:30 p.m.

2. **ROLL CALL**

Commissioner's Present:

1. Jill Reynolds (Chair)
2. Dennis Mitchell
3. William Perkins
4. Karen Richard
5. Todd Stratton
6. Chris Godfrey
7. Valerie Manley

B. Staff Present:

1. Kathi Cook, Director
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. **Approval of Meeting Minutes of 4-2-26**

- ❖ Commissioner Manley offered a motion to approve.
 - 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. **PH-26-09 2045 Alpharetta Comprehensive Plan – Transmittal Hearing**

Ben Kern, MKSK, presented 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.

There was discussion from the Commission:

- Townhome Housing Information comes from last census.
- Peer Communities. (Woodstock and Suwanee
- North Point Overlay will be in next update.
- Great Analysis.
- Like Tree Canopy
- City to emulate could be Town of Hilston Head, S.C.
- Housing Initiatives.
- Housing Policy 7.2.
- Heat Map.
- Daytime/ Nighttime Population.

There was no public comment.

❖ Commissioner Richard offered a motion to approve the Alpharetta 2045 Comprehensive Plan to authorize transmittal for the Draft Plan to the Department of Community Affairs and to the Atlanta Regional Commission.

- Commissioner Manley seconded the motion.
- The motion carried (7-0)

c. MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton Pkwy/Camden Pond

DEFERRED: This item was deferred by the applicant to the June 7, 2026, Planning Commission meeting and was not 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

Michael Woodman, Planning & Development Services Manager, presented 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.

A variance is requested to reduce the local street right-of-way width from 50' to 44' and to allow sidewalk on one side of the street. The proposed 44' right-of-way width matches the width of the

local street in the Gransley and Mayfield Estates subdivisions. Homes are only depicted on the east side of the local street. Elimination of the sidewalk on the west side of the street allows the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, of which a buffer is not required by Code but would help screen the proposed development.

- Conditions
- Location Map.
- Updated 5 Lot Site Plan.
- Setbacks.
- Trees Information.
- Home Design.
- Traffic.
- Public Comment
- Standards for Zoning Changes.
 - The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, if the minimum lot size is 30,000 square feet. The R-22 zoning district matches the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet
 - The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, if the minimum lot size is 30,000 square feet. The R-22 zoning district matches the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.
 - The applicant's proposal would not have significant impacts on the natural environment, if tree saves are provided on the property. The City Arborist recommends specific tree saves on Lot 1 and in the roundabout, as well as reasonable efforts by the developer to save additional trees of quality and tree groupings throughout the property.
 - As currently zoned, the applicant's property is legal, non-conforming with respect to the minimum lot size in the AG zoning district. The requested rezoning to R-22 is supported by the future land use designation of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.
 - The applicant's proposal would not cause an excessive demand on public facilities and services. The proposal would have minimal impacts on schools and a future public park will be developed on a nearby property within walking distance from the subject property.
 - The zoning proposal reflects a reasonable balance, if the minimum lot size is 30,000 square feet. The R-22 zoning district is supported by the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the

adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet

- As currently zoned, the applicant's property is legal, non-conforming with respect to the minimum lot size in the AG zoning district. The requested rezoning to R-22 is supported by the future land use designation of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.
- The comprehensive land use plan designation of the property is 'Very Low Density Residential', which supports the proposed rezoning.
- Variance Review Criteria
 - The property has exceptional conditions pertaining to its long, narrow shape. The requested variance to reduce the local street width would allow the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, which is not required by Code.
 - The property has peculiar conditions related to its long, narrow shape. The requested variance to reduce the local street width would allow the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, which is not required by Code.
- Citizen Participation Plan

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The R-22 zoning district matches the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet. If approved, minimum lot size should be 30,000 square feet in order to be compatible with the surrounding development pattern.

The property has exceptional and peculiar conditions related to its long, narrow shape. The requested variance to reduce the local street width would allow the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, which is not required by Code. In addition, the proposed reduced right-of-way width matches the width of the local street approved in the Gransley and Mayfield Estates subdivisions.

Staff recommendation is to:

Approve Z-26-04/V-26-06 1425 Mayfield Road, subject to the following conditions:

1. The site, consisting of approximately 4.56 acres, shall be rezoned to R-22 and developed substantially similar to site plan prepared by Kimley Horn, dated 4/21/26, except for

modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

2. Minimum lot size shall be 30,000 square feet.
3. Home style and materials shall be substantially similar to the submitted photographs in the Amended Application, with final approval by Staff. The primary exterior material (more than 50% of the exterior wall surface area) on all homes shall be brick, stone or stucco. Homes shall have 3-sided architecture, materials and details, as approved by Staff.
4. Subdivision shall be gated as depicted on the site plan prepared by Kimley Horn, dated 4/21/26, except for modifications required to comply with the conditions below. Gated subdivision shall include vehicle stacking for a minimum 4 passenger vehicles, or 80', as well as a U-turn area with sufficient turning radii for a delivery truck to make an uninterrupted U-turn, with final approval by Staff. Gated entrance (gate, wall, columns, landscaping) shall be decorative similar to surrounding subdivisions, with final approval by Staff. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6.
5. Developer shall improve Mayfield Road frontage with a 6' planter planted with street trees, minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
6. Local street shall have a minimum 44' right-of-way width, including a minimum 6' planter and minimum 5' sidewalk on one side of the street. All lots shall include a sidewalk along their street frontage. Local street shall be private and maintained by the HOA.
7. Developer shall provide a striped crosswalk connecting the sidewalks on the east and west sides of the street.
8. Minimum 10' decorative landscape strip (located outside of utility easements) shall be provided along Mayfield Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include a berm or decorative brick or stone wall (similar to Gransley or Harrington Falls), and landscaping shall include a mix of evergreen and deciduous material.
9. As depicted on the site plan prepared by Kimley Horn, dated 4/21/26, a minimum 10' landscape strip planted to buffer standards shall be provided along the south and east property lines and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Minimum 15' landscape strip planted to buffer standards shall be provided along the west property line and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Existing trees shall be saved in the buffers where not in conflict with site balancing and utility installation.
10. Minimum 10' landscape strip along the east side of the new local street shall be planted with medium or large canopy trees, shrubs, ornamental grasses, and/or groundcover with a medium-to-large canopy tree planted in each front yard, as approved by Staff.
11. Entrance median shall be planted with large canopy trees, shrubs, ornamental grasses, groundcover, etc. (no sod), as approved by Staff.
12. Unfinished wood fences and decks shall not be visible from Mayfield Road.
13. Lot 1 home and driveway shall be situated on the lot with the least impact to tree #290, 291, 292, and 293. If this cannot be accomplished, all reasonable efforts shall be made to preserve at least 2 of the 4 Oaks. Root bridging shall be allowed in the construction of the home and or driveway to minimize the impacts to the critical root zones of these trees, as approved by Staff. Tree #302 shall be saved in the median of the roundabout. Reasonable efforts shall be made to save good quality trees on each lot, as approved by Staff.
14. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.

15. Developer shall remove exotic and invasive trees and shrubs within tree save areas and replant where sparse, as approved by Staff.
16. If an at-grade release is required, the point of release shall be sufficiently setback from the property line to mimic sheet flow before leaving the property, as approved by Staff.
17. Utility structures, headwalls, etc. shall be finished with decorative brick or stone, if visible from off-site, as approved by Staff.
18. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

There was discussion from the Commission:

- Differences between Staff and Applicant.
- Requirement of Tree Save Plan in Application.
- Local street right of way.
- On Street parking. - not allowed per this Site Plan,
- Condition #2 – compatibility with adjacent properties.
- Condition #14 – Tree Save Plan would have to be approved by Staff.
- Entrance Street – 2 lanes.
- Condition # 9 – Buffer Standards.
- Is Applicant the Builder?

Applicant gave a presentation.

- Reasons why Site Plan was revised.
- Unable to meet 30,000 sf minimum.
- Tree Save Plan was submitted after Staff Report.
- CZIM.
- Roadway width.
- Letters of Support.
- Aerial of Site.
- Density
- Zoning map.
- Property is surrounded by R-15 Developments.
- Progression of Site Plans.
- 1.09 p/acre 5 lot plan.

There was discussion from the Commission:

- Tree Save Plan.
- Tree Survey.
- Condition #13 Markups.
- Street width and parking.
- Staff stated City Standard is 28'.
- Minimum lot size.

Public Comment:

In Opposition:

1. Gibbs Frazier, 1355 Bethany Court

2. William Lawler, 1365 Bethany Court

Concerns:

1. Stormwater Runoff.
2. Tree Removal.
3. Impact on Wildlife.
4. Too many changes to Site Layout.

Applicant rebuttal:

- Tried to engage with neighbors.
- Tried to Improve Plan.
- Requested deferral of 30 days.

There was discussion from the Commission:

- Relook at recommended minimum lot size.
- Provide a compliant tree save plan.
- Meet with adjacent neighbors to try to address concerns.

- ❖ Commissioner Perkins offered a motion to defer to June 4, 2026.
 - Commissioner Richard seconded the motion.
 - The motion carried (7-0)

e. **PH-26-05 Unified Development Code Text Amendments – Pickleball Courts**

Kathi Cook, Director of Community Development, presented 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.

Staff recommend text amendments to Unified Development Code (UDC) Section 1.4 Definitions, to add definitions and Section 2.7 Miscellaneous Regulations, to add regulations pertaining to siting requirements and design standards for pickleball courts. The proposed text amendments are intended to balance the demand for pickleball courts, neighborhood compatibility concerns, and legal risk.

With the growing popularity of pickleball, the City has experienced an uptick in questions and complaints over noise related to pickleball courts. In the Glen Abbey and Clairmonte subdivisions, for example, tennis courts have been converted to pickleball courts resulting in numerous noise complaints to the City's Police Department. Currently, the UDC allows clubhouse, swimming pool, or community recreation facilities serving a subdivision as an accessory use in all residential zoning districts and the UDC does not distinguish among the types of sports courts permitted under community recreation facilities.

The American Planning Association (APA) *Zoning Practice, Managing Pickleball Noise Through Zoning* publication from November 2025 provides a framework for jurisdictions to address emerging issues related to pickleball. The publication identifies the problem (impulsive

noise), tools for mitigating pickleball noise, and zoning ordinance amendments to address the issue. A variety of recommended pickleball noise mitigation strategies are identified, including requiring complete enclosure of courts, distance and setbacks, barriers and walls, quiet equipment, and hours of operation limitations. Zoning ordinance amendments are recommended, including defining pickleball as a distinct use, establishing distances for a three (3) tiered permitting structure (prohibited zone, conditional zone, by-right zone).

In addition to reviewing professional publications, Staff researched surrounding and nearby jurisdictions (Cherokee County, Dunwoody, Forsyth County, Fulton County, Johns Creek, Milton, Roswell, and Sandy Springs) to see if and how they address pickleball courts. None of the jurisdictions listed above currently have requirements specifically regulating pickleball courts. As shown in the table below, jurisdictions around the country are beginning to regulate pickleball courts which in most cases include distance separation requirements from residential properties.

There was discussion from the Commission:

- Applicability of new Ordinance will only apply to new Pickleball courts.
- C-1 Zoning.
- 250 ft distance from residential property.
- Enforcement.
- Reasons for the Ordinance.
- Clarify Retroactiveness.
- More discussion on distance from residential.
- New Construction.
- Conversions.
- Quality of Life.
- Flex Court- change to new construction and the new conversion of existing sports courts.
- Data from other Cities.
- Hours enforced by HOA.

Public Comment:

In Favor:

1. Nasim Rezvanpour, 12330 Clairmonte Ave
2. Matt Christenson, 550 Ebley Place
3. Camie Christensen, 550 Ebley Place.

Reasons:

1. Impacted by noise.
2. Health Impact.

In Opposition:

1. David Buxbaum 120 Clairborne Dr., Clairmonte Subdivision HOA.
2. Jit Saha 12305 Clairmonte Ave

Concerns:

1. Concerned that current use of HOA allowed Pickleball Courts could be read to be retroactive and result in reversing what the HOA Board as determined to be in the best interest neighborhood.
2. Proposed language may effectively kill the growth of Pickleball in Alpharetta.

❖ Commissioner Richard offered a motion to approve with the following adjustments to the initial Draft

1. Under Applicability B1 it should read "This section applies to all new outdoor pickleball courts, including new construction and the new conversion of existing sports courts."
2. C-1 Definitions" Pickleball and Activity where participants utilize a racquet of paddle to strike and volley a hollow plastic ball over a net attached/unattached to a pickleball court.
3. 2nd sentence remains the same.
4. Are prohibited when any portion of the plank surface is within 250' of a dwelling.
5. Conditional Zone is 250' to 800"
6. G. No Variances shall be granted to outdoor courts within the prohibitive zone less than 250'
 - Commissioner Manley seconded the motion.
 - The motion carried 7-0)

f. **PH-26-07 Unified Development Code Text Amendments – Short-term Rentals**

Kathi Cook, Director of Community Development, presented 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.

There was discussion from the Commission:

- Definition of ADU (Accessory Dwelling Unit)

There was no public comment.

After presentation and discussion:

- ❖ Commissioner Perkins offered a motion to approve.
- Commissioner Richard seconded the motion.

- The motion carried (7-0)

7. ADJOURNMENT

Chair Reynolds adjourned the meeting at 9:41

