



PLANNING COMMISSION MEETING
OFFICIAL MINUTES
JULY 9, 2026
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. CALL TO ORDER

2. ROLL CALL

A. Commissioner's Present:

1. Francis Kung'u, Chair
2. Jill Reynolds, Vice Chair
3. D.C. Aiken
4. Dennis Mitchell
5. William Perkins
6. Karen Richard

B. Staff Present:

1. Kathi Cook, Director of Community Development
2. Michael Woodman, Planning & Development Services Manager
3. George Doyle, Transportation Engineer
4. Elle Taylor, Planning & Zoning Coordinator

3. APPROVAL OF MEETING MINUTES

a. Approve Planning Commission Meeting Minutes of 6-4-26

- ❖ Commissioner Perkins offered a motion to approve.
 - Commissioner Richard seconded the motion.
 - The motion carried (6-0)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. MP-26-08 5905 Windward Parkway Restaurant/Windward MP Pod 14

This item was deferred by the applicant. It was not considered at this meeting.

Consideration of a master plan amendment to allow a free-standing 'Restaurant (no drive-thru)' on 3.75 acres in Windward. A master plan amendment is requested to the Windward Master Plan Pod 14A to allow a free-standing 'Restaurant (no drive-thru)' as a principal use on the property. The property is located at 0 Windward Parkway and is legally described as being located in Land Lot 1113, 2nd District, 1st Section, Fulton County, Georgia.

b. Announcement of Public Hearing Procedure

Elle Taylor, Planning & Zoning Coordinator read the procedure.

c. MP-26-09/CU-26-08/V-26-13 Onelife Fitness/Delta Credit Union MP

Michael Woodman Planning & Development Services Manager presented consideration of a master plan amendment, conditional use, and variance to allow for the construction of a 2 story, 55,000 square foot building to be used by One Life

Fitness on 6.25 acres in the North Point Overlay. A master plan amendment is requested to the Delta Credit Union Master Plan to add 'Athletic Facility' as a conditional use and a conditional use is requested to allow One Life Fitness to operate an 'Athletic Facility' on the subject property. Variances are requested to Unified Development Code (UDC) Subsection 2.10.3(B) to allow parking between the building and the street and to increase the maximum building setback from Haynes Bridge Road and Rock Mill Road, and UDC Subsection 2.10.6(A)(3) to allow the impervious area of surface parking stalls to exceed the impervious area of the building. The property is located at 0 North Fulton

Expressway and is legally described as being located in Land Lots 753, 754, 797 & 798, 1st District, 2nd Section, Fulton County, Georgia.

- **Current Zoning O-I.**
 - **Delta Community Master Plan 2006 Approval.**
 - **Site Plan.**
 - **Proposed Plan.**
 - **UDC Parking Regulations.**
 - **North Point Overlay amenity space and civic space requirements.**
 - **Trees.**
 - **Tree Saves .**
 - **GA 400 Buffer.**
 - **Renderings.**
 - **Ecodistrict.**
 - **Traffic.**
 - **Standards for Master Plan Amendment.**
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- The applicant's proposal to allow an 'Athletic Facility' is consistent with the development of adjacent and nearby properties, which are similarly developed with retail uses. Also, the proposed retail service use is similar to the previous approval on the property which allows an indoor and outdoor pickleball facility.
 - The proposal would not adversely affect the existing use of adjacent or nearby properties, which are similarly developed with retail uses. Also, the proposed retail service use is similar to the previous approval on the property which allows an indoor and outdoor pickleball facility.
 - The proposed development would not have significant impacts on the natural environment. The applicant's site plan depicts a tree save area along Haynes Bridge Road and trees will be saved in the Georgia 400 buffer.
 - The purpose of the North Point Overlay is to create a live-work-play district featuring a balanced mix of uses that complement the City's overall mix. The zoning proposal to allow an 'Athletic Facility' represents a similar retail service use as the current approval on the property. The applicant's proposal is consistent with the vision for the North Point area and would bring services closer to where people live, work and play.
 - The proposal to allow an 'Athletic Facility' is similar to the previous approval on the property of an indoor and outdoor pickleball facility and would not have significant impacts on public facilities and services.
 - The proposal reflects a reasonable balance. The proposed use is similar to the previous approval on the property of an indoor and outdoor pickleball facility.
 - The zoning proposal is supported by the comprehensive land use plan designation of the property, which is 'Corporate Office'.

- **Conditional Use Review Criteria.**

- The proposed development has access from Rock Mill Road. In an effort to improve walkability in the area, the developer will be responsible for installing larger sidewalks along Rock Mill Road and Haynes Bridge Road. In addition, a condition is recommended requiring the applicant to provide an enhanced pedestrian crossing on Rock Mill Road at Haynes Bridge Road and at the entrance to the Fulton County Schools maintenance facility. The proposed use would not have significant impacts on vehicular and pedestrian safety.
- The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are similarly developed with commercial uses.
- The nearest 'Athletic Facility' is ATL Fitness 24/7 Alpharetta located at 970 North Point Drive, which is approximately 0.25 miles to the south of the applicant's proposed location. There are no conflicting uses in the area.

- **Variance Review Criteria**

- The property has exceptional conditions pertaining to its unusual shape. The building's front entrance is located on the long side of the rectangular building, which makes it difficult to pull the building closer to Haynes Bridge Road due to the limited amount of street frontage on that side of the property.
- The application of the ordinance would create an unnecessary hardship. The variance to allow the property to be overparked is appropriate given the observed high-demand parking needs at other athletic facilities and health clubs operating in and around the City.

- **Citizen Participation Plan.**

- **Community Zoning Information Meeting.**

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment, conditional use, and variance. The applicant's proposal to allow an 'Athletic Facility' is consistent with the development of adjacent and nearby properties, which are similarly developed with retail uses. The property is located in the North Point Overlay, which seeks to create a live-work-play district featuring a balanced mix of uses that complement the City's overall mix. The proposal to allow an 'Athletic Facility' is similar to the previous approval on the property of an indoor and outdoor pickleball facility and would not have significant impacts on public facilities and services. The applicant's proposal is consistent with the vision for the North Point area and would bring services closer to where people live, work and play.

The property has exceptional and peculiar conditions related to its unusual shape and road frontage on three (3) sides. The building's front entrance is located on the long side of the rectangular building, which makes it difficult to pull the building closer to Haynes Bridge Road due to the limited amount of street frontage on that side of the property. The variance to allow the property to be overparked is appropriate given the observed high-demand parking needs at other athletic facilities and health clubs operating in and around the City. Site access from Rock Mill Road is limited to the midpoint between the Haynes Bridge Road and Rock Mill Road intersection and the adjacent property's site driveway, which significantly limits a site layout with the building pulled up to Rock Mill Road and parking to the sides and rear. If approved, conditions are recommended requiring a North Point EcoDistrict monument or district threshold at the corner of Haynes Bridge Road and Rock Mill Road.

STAFF RECOMMENDATION:

Approve MP-26-09/CU-26-08/V-26-13 Onelife Fitness/Delta Community Credit Union MP, subject to

the following conditions:

1. The 6.25-acre property shall be developed substantially as depicted on the plan prepared by Paradigm, dated 6/18/26, except for modifications required to comply with these conditions.
2. 'Athletic Facility' shall be added as a conditional use in the Delta Community Credit Union Master Plan.
3. 'Athletic Facility' shall be limited to Onelife Fitness. No other 'Athletic Facility' of subleasing shall be permitted.
4. Architecture shall be developed substantially similar to the submitted renderings, except for modifications required to comply with these conditions, subject to final approval by DRB. Building shall have 4-sided architecture, materials and details and shall be consistent with the North Point Overlay building design regulations and North Point Overlay District Design Guidelines, with final approval by DRB.
5. Parking shall be permitted between Rock Mill Road and the building as depicted on the site plan prepared by Paradigm, dated 6/18/26. Parking lot shall be screened from Haynes Bridge Road and Rock Mill Road with native and/or drought-tolerant shrubs or grasses, with final approval by DRB.
6. Outdoor amenity space shall be screened from Rock Mill Road with screen walls, fencing, and/or landscaping, with final approval by DRB.
7. Minimum 1.15 acres of open space shall be reserved and improved substantially as depicted on the site plan prepared by Paradigm, dated 6/18/26. Property owner shall be responsible for the maintenance of all open space areas.
8. Minimum 0.81 acres of civic space shall be developed as depicted on the site plan prepared by Paradigm, dated 6/18/26, and shall include decorative hardscape, landscape, gathering area, walking trails, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Civic space improvements, including monument or district threshold, shall be maintained by the property owner.
9. EcoDistrict points shall be substantially similar to the description provided in the EcoDistrict Points letter prepared by Paradigm, dated 6/15/26, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
10. Green stormwater design techniques shall be utilized to address run-off reduction, as approved by Staff.
11. Developer shall improve the Haynes Bridge Road streetscape as follows: minimum 6' planter planted with street trees, minimum 8' concrete sidewalk and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
12. Developer shall improve the Rock Mill Road streetscape as follows: minimum 6' planter planted with street trees, minimum 6' concrete sidewalk and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
13. Developer shall provide an enhanced pedestrian crossing across Rock Mill Road at Haynes Bridge Road and at the entrance to the Fulton County Schools maintenance facility, which shall include the North Point EcoDistrict leaf pattern pavement markings. Enhanced crossing shall be eligible for impact fee credits, as approved by Staff.
14. Trees shall be preserved as depicted on the site plan prepared by Paradigm, dated 6/18/26. Tree save areas shall be thinned out, cleaned up and replanted with native and/or drought-tolerant landscaping materials (not additional trees), as approved by Staff. The CRZ of trees in the 60' Georgia 400 buffer shall not be impacted more than 20%, as approved by Staff.

15. Retaining walls visible from the street shall be faced with brick or stone, with final approval by DRB. Retaining walls over 16' shall be terraced with a minimum 5' wide landscaped area between terraces. Trees, shrubs, and vines shall be planted along the wall to soften the appearance, as approved by DRB.
16. Developer shall be responsible to implement the recommendations in the traffic study, as approved by Staff.

There was discussion from the Commission:

- Traffic Study.
- Condition #14.

The Applicant gave a brief presentation.

- Variance Request.
 - Site Plan.
 - Amenity Space.
 - There was more discussion from the Commission.
 - Concept.
 - Traffic Study Incorrect on signalization. Agree with George Doyle, Transportation Engineer.
 - Trees.

There was more discussion from the Commission;

- Concept change from Pickleball to Fitness Center.

There was no public comment.

- ❖ Vice-Chair Reynolds offered a motion to approve with Staff recommended conditions.
 - Commissioner Aiken seconded the motion.
 - The motion carried (6-0)

d. CU-26-07 St. Thomas Aquinas Catholic Church Columbarium

Michael Woodman Planning & Development Services Manager presented consideration of a conditional use to allow 'Cemetery' use at St. Thomas Aquinas Catholic Church on 48.06 acres. A conditional use is requested to allow 'Cemetery' for a columbarium/memorial garden. The property is located at 535 Rucker Road and is legally described as being located in Land Lots 1241, 1279 & 1280, 2nd District, 2nd Section, Fulton County, Georgia.

- Location Map.
- Definition of a columbarium.
- Site Plan
- Street view pictures of the Site.
- Proposed Location.
- Renderings.
- Conditional Use Review Criteria
- The STACC property has access from Rucker Road. The proposed use would not have significant impacts on vehicular and pedestrian access as the use is a low traffic generator.
- The proposal would not have significant impacts on surrounding properties, which are developed as single-family subdivisions. The proposed columbarium is very small, and neighboring properties will not be negatively impacted.
- The nearest similar use (church with a columbarium or memorial garden) is located at St. Brigid

Catholic Church at 3400 Old Alabama Rd in Johns Creek and St. Benedict Catholic Church at 11085 Parsons Road in Johns Creek, which are located approximately nine (9) miles to the east. The proposed conditional use is very small and will function as an accessory use to the church.

- Citizen Participation Plan.
- Community Zoning Information Meeting.

Staff reviewed the applicant's proposal in consideration of the review criteria for a conditional use. The proposal would not have significant impacts on surrounding properties, which are developed as single-family subdivisions. The proposed columbarium is very small and will function as an accessory use on a property that has existed as a church since 1972. Also, there are examples of columbaria in conjunction with a church in nearby jurisdictions, including St. Brigid Catholic Church and St. Benedict Catholic Church in Johns Creek

STAFF RECOMMENDATION:

Approve CU-26-07 St. Thomas Aquinas Catholic Church Columbarium, subject to the following conditions:

1. 'Cemetery' shall be added as a permitted use at 535 Rucker Road and limited to the submitted site plan prepared by Smith Boland Architects.
2. 'Cemetery' use shall be limited to a columbarium with the size, location, wall height, and design substantially as depicted on the submitted site plan prepared by Smith Boland Architects and submitted renderings, with final approval by Staff.
3. Applicant shall install evergreens along the western property line at the fenceline where gaps exist in the area adjacent to the proposed columbarium, as approved by Staff.

There was discussion from the Commission:

- No other columbaria in the City.
- Wall height.
- Stormwater.

Applicant gave a presentation:

- Columbaria niches.
- No full body burial.
- Examples of Columbaria Designs.
- Aerial View of Site.
- Proposed location.
- Current View from Rucker Rd.
- Aerial View of Columbarium.
- Architecture to blend with existing church.
- Materials.
- Interior View.
- Height of Wall is 8'.
- Columbaria is Metro Atlanta.

There was more discussion from the Commission:

- No services will be held inside the Columbarium.

Public Comment

In Opposition :

1. Sarah Bullard, 225 Welford Trace, Alpharetta, GA
 - Concerns;
 - Lighting.
 - Security.
 - Noise.
 - Exact Footprint.

There were other members of the Wellford Trace neighborhood present.

In Favor:

1. Dulce Garcia, 900 Bridgepoint Ct, Alpharetta, GA

Reason:

1. Would like to put her husband's ashes there as it has been their church since 1998.

Applicant gave a brief rebuttal:

- No amplification of sound.
- No overhead or flood lighting.
- Low pathway lighting.
- Lighting washes down face plates of the niches.
- No viable lighting outside the Columbarium.
- Footprint is tied to the Site Plan, which is already a condition.
- Agreeable to planting an Evergreen Buffer along the closest property line.

There was discussion from the Commission:

- Gaps in Evergreen Buffer
- Trees planted would probably be a minimum size of 5' to 6' tall.
- City Arborist will work with the Applicant to identify locations along the property line.
- Site Plan
- Night Sky Ordinance is sufficient..
- Lighting.

❖ Vice-Chair Reynolds offered a motion to approve with Staff Conditions.

- Commissioner Aiken seconded the motion.
- The motion carried (6-0)

- e. **PH-26-04 Unified Development Code Text Amendments - Business & Recreational Vehicles** Michael Woodman Planning & Development Services Manager presented consideration of text amendments to Unified Development Code (UDC) Subsection 1.4 and UDC Subsection 2.5.4(B) to assign definitions and amend the locational parking requirements for business and recreational vehicles in residential zoning districts.

Staff recommends text amendments to Unified Development Code (UDC) Section 1.4 Definitions, to assign definitions for 'Business Vehicle' and 'Recreational Vehicle', and to UDC Subsection 2.5.4(B) Location of Required Parking in Residential Districts, to amend the locational parking requirements for business and recreational vehicles in residential zoning districts. The proposed text amendments are related to recent Code Enforcement cases involving the parking of a vehicle with a towing capacity of one-and-one-half (1 ½) tons on a residential property. In one case, the judge ruled against the City due to the lack of a definition for a business or recreational vehicle. In another case, a homeowner sought an administrative

appeal from the Board of Zoning Appeals (BZA) because a variance to the recreational vehicle parking regulation was not permitted due to the use being prohibited in the UDC.

The amendments to UDC Subsection 2.5.4 Locational Criteria for Parking clarify that business and recreational vehicles may only be parked on a residential property when they are parked or stored in an area that is not visible from the street. Regulations are proposed allowing City Council to grant variances to the parking or storage of recreational vehicles when certain conditions are met, including support from neighbors and a determination that the variance would not cause a substantial detriment to the public good.

There was no public comment.

After presentation and discussion of Business Vehicle definition:

- ❖ Vice-Chair Reynolds offered a motion to defer.
 - Commissioner Aiken seconded the motion.
 - The motion carried (6-0)

7. ADJOURNMENT

Chair Kung'u adjourned the meeting at 8:01 p.m.