



PLANNING COMMISSION MEETING SEPTEMBER 3, 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. **Approve Meeting Minutes of July 30, 2026**
 - b. **Approve Meeting Minutes of August 6, 2026**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. **Announcement of Public Hearing Procedure**
 - b. **Z-26-07/V-26-15 350 Wills Lane**

This request has been deferred by the applicant and will not be considered at the September 3, 2026 Planning Commission meeting.

Consideration of a rezoning and variances to allow for the subdivision of a 4.98-acre property into 3 single-family detached lots. A rezoning is requested from AG (Agriculture) to R (Dwelling, 'For-Sale', Residential). Variances are requested to Unified Development Code (UDC) Subsection 2.2.3(D) to reduce the side setback from 25' to 15' and UDC Subsection 3.5.2 to modify the local street section to allow for no curb or sidewalks. The property is located at 350 Wills Lane and is legally described as being located in Land Lots 597, 598, and 599, 1st District, 2nd Section, Fulton County, Georgia.
 - c. **MP-26-08 Windward Hall/Windward MP Pod 14**

This request has been deferred by the applicant and will not be considered at the September 3, 2026 Planning Commission 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.
 - d. **MP-26-13/CU-26-11 Royal 400 Data Center**

This request has been deferred by Staff and will not be considered at the September 3, 2026 Planning Commission meeting.

Consideration of a request for master plan amendment and conditional use to allow a Georgia Power substation in conjunction with an expansion of an existing data center on 38.8 acres in the Royal 400 Master Plan. The applicant requests to amend the Royal 400 Master Plan to add 'Utility Substation' as a conditional use and a conditional use is requested to allow a 'Utility Substation' at the applicant's property. The property is located at 4905 North Point Parkway and is legally described as being located in Land Lots 850, 851, 858 & 859, 1st District, 2nd Section, Fulton County, Georgia.
 - e. **PH-26-04 Unified Development Code – Amendments Business & Recreational Vehicles**

This item has been deferred by Staff. It will not be considered at the September 3, 2026 Planning Commission Meeting.

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.

f. MP-26-12/CU-26-10 Veterinary Dental Specialist of Atlanta/Windward MP Pod 4

Consideration of a master plan amendment and conditional use to allow Veterinary Dental Specialist of Atlanta to operate in a 4,257 square foot suite in the Terraces at Windward shopping center. A master plan amendment is requested to the Windward Master Plan Pod 4 to add 'Animal Hospital, Small Animal' as a conditional use and a conditional use is requested to allow 'Animal Hospital, Small Animal' for Veterinary Dental Specialist of Atlanta. The property is located at 3070 Windward Plaza, Suites G & H-I and is legally described as being located in Land Lots 1048, 1107, and 1108, 2nd District, 1st Section, Fulton County, Georgia.

7. ADJOURNMENT