



PLANNING COMMISSION MEETING

MARCH 3, 2016

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

a. Planning Commission Meeting of 1/7/2016

b. Planning Commission Meeting of 2/4/2016

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-15-09/V-15-27 Providence Group/DT-LW

This item was deferred by the Applicant until April 13, 2016

Consideration of a request to rezone approximately 7 acres from R-12 and O-I to DT-LW (Downtown Live-Work) to construct "for-sale" attached residential and an office building. A variance is requested to allow a gated entrance to the residential portion and a variance to allow front entry homes on the lots 13-27. The property is located on the south side of Old Milton Parkway and east of Haynes Bridge Road. The property is legally described as being located in Land Lots 748 & 749, 1st District, 2nd Section, Fulton County, Georgia.

b. PH-15-26 Update to the Downtown Master Plan Map

This item was tabled on January 7, 2016

Consideration of a map revision to the Downtown Master Plan Map to incorporate additional land along Canton Street.

c. CLUP-16-01/Z-16-02 Lehigh Homes/130 Cumming Street

Consideration of a request to rezone approximately 3 acres from R-15 to DT-R (Downtown Residential) to construct 9 "for sale" detached homes as well as a request to change the Comprehensive Land Use Plan from "Low Density Residential" to "Medium Density" Residential. The property is located on 130 Cumming Street. The property is legally described as being located in Land Lots 1253 and 1254, 2nd District, 2nd Section, Fulton County, Georgia.

d. Z-15-12/V-16-05 Old Milton Holdings/DT-LW

Consideration of a request to rezone approximately 2 acres from O-P and R-12 to DT-LW (Downtown-Live-Work) to construct 10 "for sale" detached homes and 7 "for-sale" attached townhomes. Variances are requested for the 40' height limit to build 42' single family homes and 45' townhomes. The property is located on the south side of Thompson Street and east of Haynes Bridge Road. The property is legally described as being located in Land Lot 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.

e. Z-15-19/CU-15-15/V-15-34 Old Milton Medical Office/Avitas

Consideration of a request to rezone approximately 2 acres from R-12 and R-10M to DT-LW (Downtown Live-Work) in order to develop a medical office. Conditional uses are also requested to allow a "Clinic", medical office use, and an "Accessory retail" use up to 25% of the floor area of an office building as well as a "restaurant" use. Variances are requested for a reduced rear yard setback from 3' to 0', to reduce the 50' transitional buffer to 0', to eliminate the requirement for a 10' wide landscape strip between parking bays, sign variance and variance to parking for more than 120% of the required spaces to be impervious. The property is located on 2505, 2525, and 2545 Old Milton Parkway. The property is legally described as being located in Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia.

f. MP-16-01/V-16-03 Parkway 400

Consideration of a request to change the condition of zoning from 131 rooms to 132 rooms on MP-14-09 Parkway 400 Hotel. Variances are requested for a reduced side yard setback from 10' to 0' to allow the parking deck to be continuous from Phase 1 to Phase 2 and a variance to the front setback along Kimball Bridge Road from 65' to 25' to allow the parking deck to be closer to the road. The property is located south of Old Milton Parkway across from Avalon. The property is legally described as being located in Land Lot 804, 1st District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT