PLANNING COMMISSION MEETING
AUGUST 4, 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. July 13, 2016 Minutes

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-16-08/V-16-22 Old Rucker Rd/Garrett
Consideration of a request to rezone approximately 3.5 acres from AG (Agricultural) to R (Dwelling 'For-Sale', Residential) in order to develop 3 single-family detached homes on minimum one (1) acre lots. Variances from UDC Section 2.2.3 (D) to reduce the front yard setback from 50' to 35', reduce the side yard setback from 25' to 15' and reduce the rear yard setback from 50' to 25' are requested. The property is located at 825 Old Rucker Road and is legally described as being located in Land Lot 1243, 2nd District, 2nd Section, Fulton County, Georgia.

b. MP-16-05/CLUP-16-05/Z-16-06 Duke Land Group/Preston Ridge
This item has been deferred by the Applicant. It will not be heard on August 4, 2016.
Consideration of a request to rezone approximately 13.4 acres from O-I (Office-Institutional) and CUP (Community Unit Plan) to CUP (Community Unit Plan) in order to develop 73 townhomes and a 48,000 square foot office building. An amendment to the Preston Ridge Master Plan Pod H to add 'Dwelling, 'For-Sale' Attached' to the list of permitted uses is requested, as well as, a change to the Comprehensive Land Use Plan from 'Corporate Campus Office' to 'Mixed Use'. The property is located at the southwest corner of Webb Bridge Road and Morris Road and is legally described as being located in Land Lots 909, 1262 & 1263, 1st/2nd District, 2nd Section, Fulton County, Georgia.

c. CLUP-16-06/Z-16-07/V-16-17 Westside DayCare Center
Consideration of a request to rezone approximately 1.8 acres from R-10M ('For-Rent' or 'For-Sale', Residential) to O-P (Office-Professional) in order to develop a day care center. A change to the Comprehensive Land Use Plan from 'High Density Residential' to 'Professional Business Office' is requested, as well as, a variance to UDC Section 2.3.5 (A) to eliminate the required 50' undisturbed buffer. The property is located at the southwest corner of Webb Bridge Road and Westside Parkway and is legally described as Land Lots 1263 & 1264, 2nd District, 2nd Section, Fulton County, Georgia.

d. MP-16-07 William & Reed Academy
Consideration of a request to amend the Windward Master Plan Pod 21B to add 'School, Academic' to the list of permitted uses in order to allow a private school, grades K-12. The property is located at 1600 Union Hill Road and is legally described as Land Lot 1049, 2nd District, 1st Section, Fulton County, Georgia.

e. **Z-16-05/V-16-21 Aycock/Thompson St Downtown - Live Work**
Consideration of a request to rezone approximately 1 acre from O-P (Office-Professional) to DT-LW (Downtown Live-Work) in order to develop 7 single-family detached homes. A variance from UDC Appendix A, Section 3.7.3 to reduce the minimum lot size for detached homes and a variance from UDC Section 2.5.5 (D) to allow for crushed stone to be used for internal private streets is requested. The property is located on the north side of Thompson Street east of Haynes Bridge Road and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

f. **CU-16-07/V-16-20 European Wax Center**
Consideration of a request for a conditional use to allow 'Spa Services' use to allow for a skin, nail, hair treatments, and hair removal/waxing business. A variance to UDC Section 1.4.2 to reduce the 2,000 feet separation requirement between similar 'Spa Services' uses is requested. The property is located at 2685 Old Milton Parkway, Suite 140 (The Atwater) and is legally described as Land Lots 801 & 802, 1st District, 2nd Section, Fulton County, Georgia.

g. **MP-16-06/V-16-16 Academy Sports**
This item has been deferred by the Applicant until September 7, 2016. It will not be heard on August 4, 2016
Consideration of a request to amend the North Point Business Center Master Plan Pod 1 to add additional stand-alone retail density in order to develop a 62,943 square foot Academy Sports retail building. A variance to UDC Section 3.7.2 (2) to reduce the minimum 25% clear glass on a commercial building requirement along roadway facades is requested. The property is located on the north side of North Point Drive west of Haynes Bridge Road and is legally described as Land Lots 743 & 754, 1st District, 2nd Section, Fulton County, Georgia.

h. **MP-16-09 Odyssey Escape Game/Windward**
Consideration of a request to amend the Windward Master Plan Pod 56 to add 'Recreation Facilities, Indoor' to the list of permitted uses to allow for a team-building entertainment business. The property is located at 1111 Alderman Drive, Suite 210 and is legally described as Land Lot 1047, 2nd District, 1st Section, Fulton County, Georgia.

VII. WORKSHOP

a. **Existing Approved SPA and Massage Locations**

VIII. ADJOURNMENT