



PLANNING COMMISSION MEETING SUMMARY APRIL 1, 2021

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

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by the Planning Commission, but not quoted or paraphrased. This document includes limited presentation by the Planning Commission and invited speakers in **summary** form.*

- I. CALL TO ORDER
- II. ROLL CALL

Members

- Francis Kung'u (Chair)
- Fergal Brady (Vice-Chair) (Absent)
- Dana Davis
- William Perkins
- Candy Waylock
- Martine Zurinskas
- Valerie Manley (Alternate)
- Larry Attig (Absent)
- Jamie Bendall (Alternate)(Absent)

Staff Present

- Kathi Cook, Director of Community Development
- Michael Woodman, Senior Planner
- Ben Kern, Planner, GIS Specialist
- Kiersten Van Horn, Assistant City Clerk
- Elicia Taylor Planning and Zoning Coordinator
- Adam Montgomery, Information Technology

- Arick Furr, Public Safety

III. APPROVAL OF MEETING MINUTES

a. March 4, 2021 Meeting Minutes

Approved

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-20-05/CU-20-09/V-20-14 Alcovy Condominiums 82/92 Thompson Street

Consideration of a rezoning from O-P (Office-Professional) and R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) to allow for the construction of 12 'For-Sale' condominium units on 1.13 acres in the Downtown. A conditional use is requested to increase the residential density to 10.62 dwelling units per acre and a variance to allow a stream buffer encroachment. The property is located at 82 and 92 Thompson Street and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

Denied

b. MP-21-01/CLUP-21-02/Z-21-03/CU-21-02/V-21-04 The Bailey/Northwinds

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use and variances to allow a 238,017 square foot wellness center, a 119-room boutique hotel, 37 'For-Sale' condominium units and 35,400 square feet of retail/restaurant use. A master plan amendment to the Northwinds Master Plan is requested to add 'Dwelling, 'For-Sale', Attached' to Pod A. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use', as well as a rezoning from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' as a permitted use in the MU district. Variances are requested to reduce the minimum lot size in the MU district; to increase the maximum impervious area; to reduce the minimum open space; and to reduce landscape strips. The property is located at 2650 Northwinds Parkway and is legally described as being located in Land Lots 799, 805 and 806, 1st District, 2nd Section, Fulton County, Georgia.

Denied

c. CU-21-03 Enriched Events/4150 Old Milton Parkway

Consideration of a conditional use to allow a 'Special Event Facility' in a 5,520 square foot suite in The Shops at Old Milton. A conditional use is requested to allow a 'Special Event Facility' for Enriched Events. The property is located at 4150 Old Milton Parkway, Suites 212, 213, 214 and 215 and is legally described as being located in Land Lot 90, 1st District, 1st Section, Fulton County, Georgia.

Approved with Conditions

VII. ADJOURNMENT

DRAFT