



# PLANNING COMMISSION MEETING SEPTEMBER 2, 2021

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
  - a. Approval of the Planning Commission meeting minutes from August 5, 2021.
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
  - a. PH-20-07 Horizon 2040 Alpharetta Comprehensive Plan - Transmittal Hearing  
Consideration of a request to transmit the Horizon 2040 Comprehensive Plan draft plan to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for review.
  - b. MP-21-01/V-21-04 The Bailey/Northwinds  
Consideration of a master plan amendment and variance to allow a 156,400 square foot wellness center, 53,000 square foot of office use, a 100-room boutique hotel, and 24,700 square feet of retail/restaurant use on 4.72 acres. A master plan amendment to the Northwinds Master Plan is requested to amend development standards, such as building setbacks, building heights and building coverage. A variance is requested to increase the maximum impervious area in the O-I district. The property is located at 2650 Northwinds Parkway and is legally described as being located in Land Lots 799, 805 and 806, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
  - c. Z-21-06/V-21-17 Kimball 154  
*DEFERRED: This item has been deferred by the Applicant and will not be heard until October 7, 2021. The item will not be heard or discussed during this evening's meeting.*  
Consideration of a rezoning and variances to allow for a 3-story, 120,000 square foot office building and re-use of 2 existing buildings for office use and amenities on 4.44 acres. A rezoning is requested from SU (Special Use) to O-P (Office-Professional). Variances are requested to reduce parking, increase lot coverage, reduce front building setback, increase building height and reduce minimum driveway separation. The property is located at 154 Kimball Bridge Road and is legally described as being located in Land Lot 801, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
  - d. Z-21-07 / V-21-24 236 / 244 North Main Street  
Consideration of a rezoning from O-I (Office-Institutional) to DT-LW (Downtown Live-Work) and a variance to reduce the side setback between structures from 10' to 6' in order to allow for the construction of 11 single-family detached homes in the Downtown. The property is located at 236 and 244 North Main Street and is legally described as being located in Land Lot 1197, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
  - e. Z-21-08 / CU-21-11 Mayfair on Main / 217 South Main Street  
Consideration of a rezoning from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use) and a conditional use to increase the density above 10 dwelling units per acre to allow for the construction of a 24-unit 'For-Sale' townhome development in the Downtown. The property is located at 217 South Main Street and is legally described as being located in Land Lot 694, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
  - f. PH-21-14 UDC Text Amendments - Permitted and Conditional Uses and Temporary Uses  
Consideration of text amendments to Unified Development Code (UDC) Article II, Use of Land

**and Structures and Appendix A: Alpharetta Downtown Code to amend permitted and conditional uses in several zoning districts, as well as amendments to temporary uses.**

- g. PH-21-16 UDC Text Amendments - Medical Marijuana Production and Dispensary Use**  
**Consideration of text amendments to the Unified Development Code (UDC) to add a definition and regulations addressing medical marijuana production and dispensary use.**

**VII. ADJOURNMENT**