



PLANNING COMMISSION MEETING NOVEMBER 4, 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 Planning Commission meeting minutes from October 7, 2021.
- IV. **PUBLIC HEARING**
 - a. **MP-21-07/CLUP-21-04/Z-21-09/V-21-23 Empire Communities/KB/400 Partners**
Consideration of a comprehensive land use plan amendment, master plan amendment, rezoning and variances to allow for 90 'For-Sale' single-family detached homes to be constructed on approximately 14 acres in the North Point Overlay. A comprehensive land use plan amendment is requested from 'Corporate Office' and 'Public, Institutional, Education' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) and SU (Special Use) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). A master plan amendment is requested to add 'Dwelling, 'For-Sale', Detached' to Pod A of the KB/400 Partners Master Plan and variances are requested to modify North Point Overlay site design and streetscape standards, reduce setbacks and lot widths, eliminate block requirements with stub-out streets and vehicular cross-access, eliminate minimum driveway spacing, reduce landscape strip along new private road and allow a stream buffer encroachment for new entry road off Rock Mill Road. The property is located at the southwest corner of Kimball Bridge Road and North Point Parkway and is legally described as being located in Land Lots 807, 808, 849 & 850, 1st District, 2nd Section, Fulton County, Georgia.
 - b. **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 13 'For-Sale' single-family detached homes and 11 'For-Sale' townhomes in the Downtown. The property is located at 217 South Main Street and is legally described as being located in Land Lot 694, 2nd District, 2nd Section, Fulton County, Georgia.
 - c. **MP-21-09/CLUP-21-05/V-21-25 Cousins Westside Pod A/Empire Communities**
Consideration of a comprehensive land use plan amendment, master plan amendment and variances to allow 58 'For-Sale' townhomes on 7.35 acres. A comprehensive land use plan amendment is requested from 'Business, Manufacturing, Warehousing, Light Industrial' to 'High Density Residential' and a master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' as a permitted use in Pod A of the Cousins Westside Master Plan. Variances are requested to modify North Point Overlay site design and streetscape standards, amend block requirements, and eliminate landscape strip requirements along the new internal street. The property is located at 3000 Hembree Road and is legally described as being located in Land Lot 691, 1st District, 2nd Section, Fulton County, Georgia.
 - d. **PH-21-18 Code of Ordinances Text Amendments – Alcoholic Beverages, Distance Requirements and Ancillary Tasting License**
Consideration of text amendments to the Code of Ordinances to add and amend regulations related to ancillary tasting license and to add a distance requirement between retail package sales establishments.

- e. PH-21-17 Unified Development Code (UDC) Text Amendments – Downtown Sign Code
Deferred: This item has been deferred until the December 2, 2021 Planning Commission meeting. This item will not be heard or considered during tonight's agenda.
Consideration of text amendments to the Unified Development Code (UDC) to add regulations for signage in the Downtown Overlay.

V. ITEMS FROM BOARD MEMBERS

VI. ITEMS FROM STAFF

VII. ADJOURNMENT