



PLANNING COMMISSION MEETING

APRIL 14, 2022

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

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **SWEARING-IN OF MARTINE ZURINSKAS, FRANCIS KUNG'U, FERGAL BRADY, WILLIAM PERKINS, DANA DAVIS, + VALERIE MANLEY**
- IV. **APPROVAL OF MEETING MINUTES**
 - a. **Approval of Meeting Minutes from March 3, 2022**
- V. **ITEMS FROM BOARD MEMBERS**
- VI. **ITEMS FROM STAFF**
- VII. **PUBLIC HEARING**
 - a. **E-22-01 / 63 South Main Street Parking Special Exception**

Consideration of a parking special exception to allow approximately fourteen (14) off-site parking spaces on a nearby property in order to satisfy minimum parking requirements. The property is located at 63 South Main Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.
 - b. **Z-22-03 / V-22-02 / Toll Brothers / Kimball Bridge Road**

Consideration of a rezoning and variance to allow for a 43-lot 'For-Sale' single-family detached subdivision on 22.7 acres. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the front setback on interior roads and reduce the setback along Kimball Bridge Road. The property is located at 0 Kimball Bridge Road and is legally described as being located in Land Lot 93, 1st District, 1st Section, Fulton County, Georgia.
 - c. **Z-22-02 / V-22-08 / 116 + 126 North Main Street**

Consideration of a rezoning and variances to allow for 2, 4-story mixed-use buildings on 1.43 acres. The mix of uses includes 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and 4 'For-Sale' condominium units. A rezoning is requested from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed Use) and variances are requested to reduce setbacks for a dumpster enclosure and to eliminate stream buffers. The property is located at 0 Christine Drive and 116/126 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.
 - d. **CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04 / Alcovy Haynes Bridge Road + Jon Scott Drive**

Consideration of a comprehensive land use plan amendment, rezoning, public hearing, and variance to allow 10 'For-Sale' single-family detached homes, 4 'For-Sale' semi-detached units, and 5 'For-Sale' townhome units on 2.84 acres. A comprehensive land use plan amendment is requested on a portion of the property from 'Medium Density Residential' to 'Downtown Residential Density' and a rezoning is requested from C-2 (General Commercial) and R-12 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Residential). A public hearing is requested to bring the Haynes Bridge Road property into the Downtown Overlay. Variances are requested to reduce an undisturbed buffer and modify streetscape standards. The property is located at 0 Haynes Bridge Road and

340/350/360 Jon Scott Drive and is legally described as being located in Land Lots 696 & 747, 1st District, 2nd Section, Fulton County, Georgia.

e. MP-22-01 / Bridge Road Holdings LLC

Consideration of a master plan amendment to add a 2.45-acre property to the Preston Ridge Master Plan Pod M to allow for a 2-story, 19,000 square foot retail and medical office building and a 1-story, 1,950 square foot medical office building. The property is located at 0 Old Milton Parkway and 11505 Morris Road and is legally described as being located in Land Lots 855 & 856, 1st District, 2nd Section, Fulton County, Georgia.

DEFERRED: This item has been deferred. It will not be heard or considered during tonight's Planning Commission meeting.

VIII. ADJOURNMENT