



PLANNING COMMISSION MEETING

MAY 5, 2022

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. SWEARING-IN OF FRANCIS KUNG'U
- IV. SERVICE AWARD FOR DANA DAVIS
- V. APPROVAL OF MEETING MINUTES
 - a. Approval of meeting minutes from April 14, 2022
- VI. ITEMS FROM BOARD MEMBERS
- VII. ITEMS FROM STAFF
- VIII. PUBLIC HEARING
 - a. **MP-22-02 / CU-22-01 / Bright Path Academy of Georgia**
Consideration of a master plan amendment and conditional use to allow a 'School, Academic' for Bright Path Academy. A master plan amendment is requested to the Immco Inc. Master Plan to add the proposed use and a conditional use to allow a 'School, Academic' for Bright Path Academy. The property is located at 12395 Morris Road and is legally described as being located in Land Lot 1189, 2nd District, 2nd Section, Fulton County, Georgia.
 - b. **MP-21-11 / Bridge Road Holdings**
DEFERRED: This item has been deferred. It will not be heard or considered during the May 5, 2022 Planning Commission meeting.
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 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.
 - c. **MP-21-10 / Z-21-12 / CU-21-14 / V-21-29 / Continuum**
DEFERRED: This item has been deferred. It will not be heard or considered during the May 5, 2022 Planning Commission Meeting.
Consideration of a master plan amendment, rezoning, conditional use and variances to allow for mixed-use development consisting of 1,545,899 SF office (517,399 SF is existing), 77,600 SF of retail/restaurant use, 82 'For-Sale' townhome units, 488 'For-Rent' units, 218-room hotel and parks and greenspace on 51.9 acres. A master plan amendment is requested to the Oxford Green Master Plan Phase 2 to add Dwelling, 'For-Rent', Residential, Dwelling, 'For-Sale' Attached and Hotel. A rezoning is requested from O-I (Office-Institutional) to MU (mixed Use) and a conditional use is requested to allow Dwelling, 'For-Rent' Residential, Dwelling, 'For-Sale' Attached, and Hotel. A variance is requested to reduce and internal landscape strip requirement. The property is located at 5555 Windward Parkway and is legally described as being located in Land Lots 1186, 1187, 1190 & 1191, 2nd District, 2nd Section, Fulton County, Georgia.
- IX. OLD BUSINESS

a. Z-22-02 / V-22-08 / 116 + 126 North Main Street

NOTE: This item was tabled by the Planning Commission on Thursday, April 14, 2022. This item must be removed from the table by a majority vote of the Planning Commission prior to discussion or consideration.

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 O 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.

X. ADJOURNMENT