



PLANNING COMMISSION MEETING JUNE 9, 2022

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 meeting minutes of June 2, 2022**
- IV. **ITEMS FROM BOARD MEMBERS**
- V. **ITEMS FROM STAFF**
- VI. **PUBLIC HEARING**
 - a. **PH-22-04 / Z-22-04 / The Bridges Alpharetta / Webb Bridge Road**

Consideration of a change to conditions of zoning and rezoning to allow for a 6-lot 'For-Sale' single-family detached subdivision on 8.1 acres. A change to conditions of zoning is requested to reconfigure the site layout and a rezoning is requested from CUP (Community Unit Plan) to R (Dwelling, 'For-Sale', Residential, Minimum 1 acre) on 2.22 acres. The property is located at 0 Webb Bridge Road and 4430 Webb Bridge Road and is legally described as being located in Land Lot 125, 1st District, 1st Section, Fulton County, Georgia.
 - b. **MP-21-11 / 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.
 - c. **Z-22-08 / V-22-12 / South of Wills Park**

Consideration of a rezoning and variance to allow for 55 'For-Sale' townhome units on 5.5 acres in the Downtown Overlay. A rezoning is requested from C-1 (Neighborhood Commercial) and L-1 (Light-Industrial) to DT-MU (Downtown Mixed-Use) and variances are requested to allow townhomes to be accessed from a street and not an alley, reduce driveway length, reduce undisturbed buffers and allow encroachments on undisturbed buffers, reduce subdivision monument sign setback, reduce landscape strips, and allow the subdivision to be gated. The property is located at 0 State Highway 9 and is legally described as being located in Land Lot 645, 1st District, 2nd Section, Fulton County, Georgia.
 - d. **MP-22-06 / CLUP-22-01 / Z-22-07 / V-22-11 / Beazer Homes**

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning and variance to allow for 43 'For-Sale' townhome units on 6.2 acres in the North Point Overlay. A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to the Delta Credit Union Master Plan. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached / Detached Residential – High Density). Variances are requested to modify North Point Overlay site regulations and block and access regulations. The property is located at 0 North Fulton Expressway and 2025 Rock Mill Road and is legally described as being located in Land Lots 753, 754, 797 & 798, 1st District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT