



PLANNING COMMISSION MEETING FEBRUARY 2, 2017

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
 - a. January 5, 2017
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - a. CLUP-15-01/MP-15-01/Z-15-01/V-15-01 KB400 Master Plan/1699 Land CO. LLC
This item has been deferred by the Applicant until Thursday, March 2, 2017.
Consideration of an amendment to the KB400 Master Plan to add 'Dwelling, 'For-Sale' Attached and Detached' as permitted uses in order to allow for 25 'For-Sale' townhome units and 57 single-family detached lots in a gated community on 12.46 acres. The applicant also requests a rezoning of the property from O-I (Office-Institutional) to CUP (Community Unit Plan), as well as a change to the Comprehensive Land Use Plan from 'Corporate Campus Office' to 'High Density Residential'. A variance is requested to reduce the minimum 100-acre lot size in the CUP district.
 - b. MP-17-03/CU-17-02 Cutter's Cigar Emporium
This item was tabled by the Planning Commission on January 5, 2017. It must be removed from the Table for consideration.
Consideration of a request for a conditional use permit and master plan amendment to add 'Smoke Shop and Tobacco Store' as a conditional use in Pod A of the Fulton Greens Master Plan to allow a cigar store in a 3,258 square foot suite located at 4915 Windward Parkway, Suite 100 (Sydney Center on Windward).
 - c. CLUP-17-01/Z-17-02/V-15-05 GRBK Academy, LLC/Ben Manning House
Consideration of a request to rezone approximately 0.39 acres from R-8A/D (Dwelling, 'For-Sale' Attached/Detached Residential) to DT-LW (Downtown Live-Work) in order to allow a historic residential structure to be used for an office or residential use. A change to the Comprehensive Land Use Plan designation from 'Downtown Residential Density' to 'Mixed Use Live Work' and a variance to reduce the buffer requirement between residential and non-residential uses is requested. The property is located at the northwest corner of Academy Street and Cricket Lane (Haynes Bridge Road extension) at 94 Academy Street.
 - d. PH-17-03 Update to Comprehensive Land Use Plan - Downtown Residential Development
Consideration of an amendment to the 2035 Comprehensive Plan to add language to the Downtown Activity Center and Kimball Bridge Activity Center character areas in order to clarify the vision for redevelopment of existing residential neighborhoods.
 - e. PH-17-05 UDC Changes - Text Amendments - Signs & Downtown Parking
Consideration of amendments to the Unified Development Code (UDC) Section 2.6.12 (C)(2) to increase the maximum wall sign area permitted in industrial and office parks from 156 square feet to 240 square feet and delete a provision in UDC Appendix A, Section 2.4 (C)(3) Downtown Parking Code.
- VII. ADJOURNMENT

