



PLANNING COMMISSION MEETING SEPTEMBER 1, 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 the meeting minutes of August 4, 2022

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

- a. CLUP-22-03 / Z-22-11 / V-22-20 / Mid Broadwell Residential

DEFERRED: This item has been deferred by the applicant to the October 6, 2022 Planning Commission meeting. It will not be heard or considered during the September 1, 2022 Planning Commission meeting.

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 23 'For-Sale' single-family detached homes and 20 'For-Sale' townhomes on 10.77 acres. A comprehensive land use plan amendment is requested from Commercial and Medium Density Residential to Medium Density Residential and a rezoning is requested from C-2 (General Commercial), O-I (Office-Institutional) and R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential) to R-4A/D (Dwelling, 'For-Sale', Attached/Detached, Residential – Medium Density). Variances are requested to reduce the minimum width of townhomes, reduce front setbacks along internal streets, reduce rear setback, increase maximum coverage by principal buildings and reduce an undisturbed buffer. The property is located at 510 Mid Broadwell Road and 0 Broadwell Road Rear and is legally described as being located in Land Lots 1248 & 1249, 2nd District, 2nd Section, Fulton County, Georgia.

- b. Z-22-13 / V-22-25 / Grand Communities / 2325 Old Milton Parkway

Consideration of a rezoning and variances to allow for the construction of 24 'For-Sale' townhomes on approximately 6.15 acres. A rezoning is requested from O-I (Office-Institutional) and R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) and variances are requested to reduce stream buffers, allow some townhomes to be front loaded, modify streetscape standards, and reduce undisturbed buffers. The property is located at 2325 Old Milton Parkway, 0 Norcross Street, and 210 Norcross Street and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

- c. PH-22-10 / Unified Development Code (UDC) Text Amendment - Banner Signs

Consideration of text amendments to the Unified Development Code related to banner signs and allowing the Director of Community Development to approve an extension to the period of time that a business may display a banner sign when the business has frontage on a road that is under construction.

VII. ADJOURNMENT