



PLANNING COMMISSION MEETING OCTOBER 6, 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 September 1, 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

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of seventeen (17) 'For-Sale' single-family detached homes and 26 '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 and rear setbacks, increase maximum building coverage, and reduce undisturbed buffers. 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. CU-22-08 Pavlova by Marian/302 North Main Street

Consideration of a conditional use to allow a 'Restaurant', 'Bakery' and 'Coffee Shop' for Pavlova by Marian in an existing building in the Downtown. The property is located at 302 North Main Street and is legally described as being located in Land Lot 1197, 2nd District, 2nd Section, Fulton County, Georgia.

c. CU-22-07 / Peachtree Immediate Care / 870 North Main Street

Consideration of a conditional use to allow a 'Clinic' for Peachtree Immediate Care in an existing building. The property is located at 870 North Main Street and is legally described as being located in Land Lot 1112, 2nd District, 2nd Section, Fulton County, Georgia.

d. MP-21-10 / Z-21-12 / CU-21-14 / Continnum

Consideration of a master plan amendment, rezoning, conditional use and variances to allow for a mixed-use development consisting of 1,325,299 SF of office (517,399 SF is existing), 73,800 SF of retail/restaurant use, 98 'For-Sale' townhome units, 280 'For-Rent' units, and open space on 51.9 acres. A master plan amendment is requested to the Oxford Green Master Plan Phase 2 to modify master plan development regulations and to add Dwelling, 'For-Rent', Residential and Dwelling, 'For-Sale' Attached. 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' and 'Dwelling, 'For-Sale' Attached'. Variances are requested to reduce the minimum percentage of commercial use, modify various landscape strip requirements, reduce stream impervious setback, and reduce parking. 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.

VII. ADJOURNMENT