



PLANNING COMMISSION MEETING DECEMBER 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

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-22-14 / CU-22-08 / V-22-27 / North Fulton Pharmacy / 2385 Old Milton Parkway

Consideration of a rezoning, conditional use and variances to allow for the construction of an 8,000 SF office over retail building and 8 'For-Sale' townhomes on 1.31 acres in the Downtown. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) and a conditional use is requested to allow a 'Drug Store (Pharmacy)' and 'Restaurant' to allow a coffee shop. A variance is requested to allow front loaded townhome units. The property is located at 2385 Old Milton Parkway and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

b. CU-22-11 Jean-Claude Salon/312 Maxwell Road, Suite 500

Consideration of a conditional use to allow a 'Barber/Beauty Shop' for Jean-Claude Salon in a 1,100 square foot suite in the Colony Park Offices on South Main. The property is located at 312 Maxwell Road, Suite 500 and is legally described as being located in Land Lot 693, 1st District, 2nd Section, Fulton County, Georgia.

c. CLUP-22-05/Z-22-15/CU-22-12/V-22-29 Story Book Builders/31 & 51 Thompson Street

DEFERRED: *This item has been deferred by the applicant to the January 5, 2023 Planning Commission meeting. This item will not be heard, presented, or discussed during this meeting.*

Consideration of a comprehensive land use plan amendment, rezoning, conditional use and variances to allow for the construction of 18 'For-Sale' single-family detached homes and 4 'For-Sale' townhomes on 2.23 acres in the Downtown. A comprehensive land use plan amendment is requested from 'Commercial' to 'Mixed Use Live Work' and a rezoning is requested from C-2 (General Commercial) and DT-LW (Downtown Live-Work) to DT-LW. A conditional use is requested to increase density from 8 to 10 dwelling units per acre and variances are requested to eliminate interparcel connectivity, reduce minimum separation between a driveway and intersection, and reduce the planter strip along Thompson Street. The property is located at 31 and 51 Thompson Street and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

d. PH-22-15 Unified Development Code (UDC) Text Amendments – Tree Conservation, Landscape, and Buffer Requirements

Consideration of text amendments to the Unified Development Code related to tree preservation in the Downtown Overlay. Regulations are proposed requiring that specimen trees and trees of quality be conserved if they are located within building setbacks along certain roads, including Academy Street, Canton Street, Church Street, Cumming Street, Marietta Street, Mayfield Road, Milton Avenue, and Roswell Street.

VII. ADJOURNMENT