



PLANNING COMMISSION MEETING JANUARY 5, 2023

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. SWEARING-IN CEREMONY
- IV. ELECTION OF CHAIRMAN & VICE CHAIRMAN
- V. APPROVAL OF MEETING MINUTES
- VI. ITEMS FROM BOARD MEMBERS
- VII. ITEMS FROM STAFF
- VIII. PUBLIC HEARING

a.

Z-23-01/V-23-03 KJ Luxury Homes/1580 Mayfield Road

Consideration of a rezoning and variances to allow for the construction of 7 'For-Sale' single-family detached homes on 5.66 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the right-of-way width of a local street from 50' to 44' and to have a sidewalk on 1 side of the street. The property is located at 1580 Mayfield Road and is legally described as being located in Land Lots 1057 and 1104, 2nd District, 2nd Section, Fulton County, Georgia.

b. Z-23-02/V-23-01 92 Thompson Street Condominiums

Consideration of a rezoning and variance to allow for the construction of a 5-unit 'For-Sale' condominium building on 1.13 acres. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) and O-P (Office-Professional) to DT-LW (Downtown Live-Work) and variances are requested to allow a stream buffer encroachment and to allow hardscape within the 10' landscape strip along Thompson Street. The property is located at 82 & 92 Thompson Street and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

c. MP-23-01/V-23-04 META/Windward Park

Consideration of a master plan amendment and variance to amend development regulations and to amend the remaining residential development mix to allow 100 'For-Sale' townhomes and 130 'For-Rent' units. A variance is requested to eliminate the neighborhood grocery requirement. The property is located at 0 North Point Parkway and 0 Dryden Road and is legally described as being located in Land Lots 1112, 1177, 1188, and 1189, 2nd District, 1st/2nd Section, Fulton County, Georgia.

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

Consideration of a comprehensive land use plan amendment, rezoning, conditional use and variances to allow for the construction of 20 'For-Sale' single-family detached homes 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 above 8 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.

IX. ADJOURNMENT