



PLANNING COMMISSION MEETING

MARCH 2, 2023

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

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MEETING MINUTES**
 - a. Meeting Minutes From 1-5-2023
 - b. Meeting Minutes From 2-2-2023
- IV. **ITEMS FROM BOARD MEMBERS**
- V. **ITEMS FROM STAFF**
- VI. **PUBLIC HEARING**
 - a. **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 19 '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 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.
 - b. **PH-23-04 South Main Street Livable Centers Initiative (LCI)**

Consideration of adoption of the South Main Street Livable Centers Initiative (LCI).
 - c. **CLUP-23-01/Z-23-05/V-23-02 133 Cumming Street**

Consideration of a comprehensive land use plan amendment, rezoning and variance to allow for the subdivision of a 1.76 acre property into 2 'For-Sale' single-family detached lots. A comprehensive land use plan amendment is requested from 'Low Density Residential' to 'Downtown Residential Density' and a rezoning is requested from R-15 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Residential). Variances are requested to reduce stream buffers and reduce a rear building setback. The property is located at 133 Cumming Street and is legally described as being located in Land Lots 1253 & 1254, 2nd District, 2nd Section, Fulton County, Georgia.
 - d. **PH-23-01 - Unified Development Code (UDC) Text Amendment - Crabapple Overlay**

Consideration of text amendments to the Unified Development Code (UDC) to create an overlay district for the Crabapple area and applicable regulations.
- VII. **ADJOURNMENT**