



PLANNING COMMISSION MEETING SEPTEMBER 7, 2023

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ELECTION OF VICE CHAIRMAN**
4. **APPROVAL OF MEETING MINUTES**
 1. Meeting Minutes August 3, 2023
5. **ITEMS FROM BOARD MEMBERS**
6. **ITEMS FROM STAFF**
7. **PUBLIC HEARING**

1. **Z-23-08/V-23-13 10355 Waters Road Tract**

Consideration of a rezoning and variance to allow for the construction of 2 'For-Sale' single-family detached homes on 1.5 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale', Residential) and a variance is requested to reduce front setbacks. The property is located at 10355 Waters Road and is legally described as being located in Land Lots 35 & 36, 1st District, 1st Section, Fulton County, Georgia.

2. **Z-23-09/V-23-15 2325 Old Milton Parkway Tract**

Consideration of a rezoning and variance to allow for the construction of 24 'For-Sale' townhomes on 4.9 acres. A rezoning is requested from O-I (Office-Institutional) and R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested to reduce stream buffers, modify streetscape standards and reduce landscape strips. The property is located at 2325 Old Milton Parkway and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

3. **PH-23-11 Unified Development Code (UDC) Text Amendments – Signs, Parking, Multi-Use Trails, Downtown Architecture and Tree Preservation**

Consideration of text amendments to the Unified Development Code (UDC). Amend Section 2.3 Supplementary Regulations to address fence and wall regulations along multiuse trails. Amend Section 2.5 Parking and Loading to address the different levels of electric vehicle charging stations. Amend Section 2.6 Signs to prohibit face illuminated channel letter signs, require master sign plans for all commercial shopping centers and extend time period for banner signs for new businesses after DRB submittal. Amend Section 3.2 Tree Conservation, Landscape and Buffer Requirements to remove pines as a specimen or tree of quality and to allow homeowner's associations to review certain requests for tree removal within the front yard. Amend Section 3.5 Installation of Street to add regulations pertaining to the installation of multi-use trails. Amend Appendix A: Alpharetta Downtown Code, Section 2.8 Building Design to address applicability of architectural style requirements.

8. **ADJOURNMENT**