



PLANNING COMMISSION MEETING

OFFICIAL MINUTES

JULY 11, 2024

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

6:30 PM

1. CALL TO ORDER

Chair Kung'u called the meeting to order at 6:30 p.m.

2. ROLL CALL

A. Commissioners Present

- o Francis Kung'u, Chair
- o Martine Zurinkas, Vice-Chair
- o D.C. Aiken
- o William Perkins
- o Todd Stratton
- o Jill Reynolds
- o Jeremy Scott

B. Staff present:

- o Kathi Cook, Director of Community Development & Economic Development
- o Michael Woodman, Planning + Development Services Manager
- o Elle Taylor Planning & Zoning Coordinator
- o George Doyle, Traffic Engineer

3. APPROVAL OF MEETING MINUTES

a. Approve Meeting Minutes of June 6, 2024

- ❖ Commissioner Perkins offered a motion to approve.
- Commissioner Aiken seconded the motion.
- Motion carried (7-0-2) (Reynolds, Zurinkas)

4. ITEMS FROM BOARD MEMBERS
5. ITEMS FROM STAFF
6. PUBLIC HEARING

a. **MP-24-05/CU-24-08 Sixers Cricket Academy/Windward MP Pod 14**

Michael Woodman, Planning & Development Manager, presented consideration of a master plan amendment and conditional use to allow Sixers Cricket Academy to occupy approximately 10,000 square feet in an existing building. A master plan amendment is requested to the Windward Master Plan Pod 14 to add 'Recreation Facilities, Indoor' as a conditional use and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Sixers Cricket Academy. The property is located at 2855 Marconi Drive and is legally described as being located in Land Lots 1114 & 1175, 2nd District, 1st Section, Fulton County, Georgia.

The applicant, Purush Raja, is requesting a master plan amendment and conditional use to allow 'Recreation Facilities, Indoor' for Sixers Cricket Academy in a 10,000 square foot suite in the Marconi Forest 300 Building. Sixers Cricket Academy is an indoor cricket training facility with accessory retail sales. A master plan amendment is requested to add 'Recreation Facilities, Indoor' to Windward Master Plan Pod 14 and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Sixers Cricket Academy.

The submitted request, if approved, would allow 'Recreation Facilities, Indoor' for Sixers Cricket Academy in a 10,000 square foot suite in the Marconi Forest 300 Building. Sixers Cricket Academy is an indoor cricket training facility with accessory retail sales. A master plan amendment is requested to add 'Recreation Facilities, Indoor' to Windward Master Plan Pod 14 and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Sixers Cricket Academy. The subject property is located at 2855 Marconi Drive, Suite 310 on the west side of Marconi Drive and south of Windward Parkway.

The property is zoned CUP (Community Unit Plan) and is subject to the Windward Master Plan Pod 14. The property is developed with a one (1) story, 46,323 square foot office/warehouse building. Surrounding properties are zoned CUP. Marconi Forest 200 Building is located to the north, Global Payments is located to the west, The Offices at Windward is located to the south, and 3000 Marconi Building is located to the east. The comprehensive land use plan designation of the property is 'Corporate Office', which allows the applicant's proposed use. Marconi Forest 300 Building is located on a 4.3-acre property developed with a one (1) story, 46,323 square foot office/warehouse building with 172 parking spaces. Businesses operating in the building include Jekyll Brewing (manufacturing, office and tap room).

The Windward Master Plan was approved in 1980 with a substantial update in 1993 (MP-92-03) for a 3,000+ acre planned community, including residential, commercial, office, industrial and recreational uses. Windward Pod 14 has a land use designation of 'Business Center', which allows office-institutional, research and development, office-professional, light industrial, and hotel/conference center. The Master Plan has been amended on a few occasions, including non-residential master plan amendments.

- Location Map
- Floor Plan
- Table of Windward POD 14 Amendments
- Hours of Operation
- Standards for Master Plan Amendment
- Conditional Use Criteria
- Citizen Participation Plan

Staff's recommendation is to approve MP-24-05/CU-24-08 Sixers Cricket Academy/Windward Master Plan Pod 14, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be listed as a conditional use in Windward Master Plan Pod 14.
2. 'Recreation Facilities, Indoor' shall be added as a conditional use at 2855 Marconi Drive, Suite 310 and limited to no more than 10,000 square feet.
3. Conditional use approval shall be limited to Sixers Cricket Academy; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
4. 'Recreation Facilities, Indoor' shall be limited to cricket training services and accessory retail sales.

Hours of operation shall be Monday – Friday 4:00 PM – 10:00 PM and Saturday – Sunday 8:00 AM – 11:00 PM.

The Applicant, Parush Raja presented.

- Background of business.
- Demand for Cricket.
- International Coaches.
- Pro- Shop.
- 1st Location in Alpharetta.
- 4 Locations in Metro Atlanta.

There was discussion from the Commission:

- Description of the sport.
- Late hours on the weekends for tournaments.
- Jekyll Brewery Office Administration was notified.
- Noise protection in building wall.
- Need for the sport in Alpharetta.

There was no public comment.

- ❖ Vice-Chair Zurinkas offered a motion to approve as presented by Staff.
- Commissioner Aiken seconded the motion.
- Motion carried (7-0)

b. PH-24-04/MP-24-07/Z-24-12 Epic Design & Build Upper Hembree Townhomes

This request was deferred by the applicant and was not considered at this meeting.

Consideration of a comprehensive land use plan amendment, master plan amendment, and

rezoning to allow 8 'For-Sale' townhome units on 1.127 acres. A master plan amendment is requested to the George Oswald Jr. Master Plan to add 'Dwelling, 'For-Sale', Attached' as a permitted use. A comprehensive land use plan amendment is requested from 'Professional Business Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R- 8A/D (Dwelling, 'For-Sale', Attached/Detached, Residential). The property is located at 0 Upper Hembree Road and is legally described as being located in Land Lot 550, 1st District, 2nd Section, Fulton County, Georgia.

7. **ADJOURNMENT**

Chair Kung'u adjourned the meeting to order at 6:52 p.m.