



PLANNING COMMISSION MEETING OCTOBER 3, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
 - a. **Approve Meeting Minutes of September 5, 2024**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. **Announcement of Public Hearing Procedure**
 - b. **Z-24-14/V-24-22 Pinnacle Pg LLC/Karen Drive** **This item has been deferred by the applicant and will not be considered at the October 3, 2024 Planning Commission meeting.**

Consideration of a rezoning and variances to allow for the construction of 14 'For-Sale' single-family detached homes on 2.68 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) and C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to modify local street residential streetscape standards, UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to allow a street-facing garage without the required 20' setback from the front façade of the home, and UDC Subsection 3.2.8(D) to reduce the landscape strip requirement along a new local street. The property is located at 0, 297 & 315 Karen Drive and is legally described as being located in Land Lots 693 & 696, 1st District, 2nd Section, Fulton County, Georgia.
 - c. **CU-24-13 The Tox/210 South Main Street**

Consideration of a conditional use to allow 'Massage Therapy' for The Tox in an existing building in the Downtown. The Tox provides lymphatic drainage massage services. The property is located at 210 South Main Street, Suite D and is legally described as being located in Land Lots 694, 695 & 696, 1st District, 2nd Section, Fulton County, Georgia.
 - d. **PH-24-17 Unified Development Code (UDC) Text Amendments – Short Term Rentals** **This item has been deferred by Staff and will not be considered at the October 3, 2024 Planning Commission meeting.**

Consideration of text amendments to Section 1.4 Definitions and Section 2.3 Supplementary Regulations of the Unified Development Code (UDC) to add a definition and regulations pertaining to Short Term Rentals.
 - e. **PH-24-18 Unified Development Code (UDC) Text Amendments – Signs**

Consideration of text amendments to Section 2.6 of the Unified Development Code (UDC) to amend regulations pertaining to Signs.
7. **ADJOURNMENT**