



# CITY COUNCIL MEETING & PUBLIC HEARING DECEMBER 16, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **CONSENT AGENDA**
  - A. **City Council Meeting Minutes (Meeting of 12/2/2024)**  
*Consideration of approval of the City Council meeting minutes from the meeting of December 2, 2024.*
  - B. **Financial Management Report (Month Ending October 31, 2024)**  
*Consideration of approval of the Financial Management Report for the month ending October 31, 2024.*
  - C. **Conflict Waiver: Jarrard & Davis, LLP for North Fulton SWAT Team Memorandum of Understanding**  
*Consideration of approval of a Waiver of Conflict regarding legal representation by Jarrard & Davis, LLP in representing the City of Alpharetta and the City of Milton for the purposes of entering into a new Memorandum of Understanding related to the North Fulton SWAT Team and with authorization for the Mayor to execute all necessary documents.*
  - D. **Ratification of Consent Order and Final Judgment: Parcel 66A of McGinnis Ferry Road Widening Project**  
*Council ratification of Consent Order and Final Judgment (CAFN:2022CV363849) in the total amount of \$61,150.00 regarding Parcel #66A of the McGinnis Ferry Road Widening Project (Owners: Ricardo R. Victorio and Victoria P. Victorio).*
5. **PUBLIC HEARING**
  - A. **CLUP-24-05/Z-24-17/PH-24-20 Mayfair on Haynes Bridge**  
**DEFERRED: This item has been deferred by Staff to the January 27, 2025 City Council Meeting. This item will not be heard or considered on December 16, 2024.**  
*Consideration of a comprehensive land use plan amendment, rezoning, change of conditions, and public hearing to allow for a 2<sup>nd</sup> phase of a residential development including 10 single-family detached homes on 1.53 acres in the Downtown. A comprehensive land use plan amendment is requested from Medium Density Residential to High Density Residential and a rezoning is requested from O-I (Office-Institutional) to DT-R (Downtown Residential). Changes to conditions of zoning is requested for the adjoining 2.83-acre property (Phase 1) approved for a single-family residential subdivision. A public hearing is requested to bring the subject property into the Downtown Overlay. The property is located at 0 Norcross Street and is legally described as being located in Land Lot 747, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.*
  - B. **PH-24-16 Road Abandonment – Manning Street**  
**DEFERRED: This item has been deferred by Staff to the February 24, 2025 City Council Meeting. This item will not be heard or considered on December 16, 2024.**  
*Consideration of a request for road abandonment of Manning Street. The property is located within the Manning Street right-of-way and is legally described as being located in Land Lots 1253 & 1268, 2nd District, 2nd Section, Fulton County, Georgia.*
  - C. **Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street**  
**DEFERRED: This item has been deferred by Staff to the February 24, 2025 City Council**

**Meeting. This item will not be heard or considered on December 16, 2024.**

*Consideration of a rezoning, parking special exception, exception and variance to allow a 5-story mixed-use building on 1 acre in Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a parking special exception is requested to allow off-site parking. An exception is requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5(A) to increase the building height from 4 to 5 stories and variances are requested to UDC Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and UDC Subsection 3.2.8(D) Landscape Strips to eliminate the landscape strip on the east side of the property. The property is located at 21 North Main Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.*

**D. Announcement of Public Hearing Procedures**

**E. Z-24-15 McManus/350 Brady Place**

*Consideration of a rezoning to allow an existing commercial building to be re-used for a single-family residence or an office in the future. A rezoning is requested from O-I (Office-Institutional) to DT-MU (Downtown Mixed-Use). The property is located at 350 Brady Place and is legally described as being located in Land Lot 693, 1st District, 2nd Section, Fulton County, Georgia.*

**F. PH-24-23/Z-24-18 Wexler/172 & 182 Marietta Street**

*Consideration of a change to conditions of zoning and rezoning to allow a detached garage with accessory dwelling on 0.58 acres in the Downtown. A change to conditions of zoning is requested at 182 Marietta Street and a rezoning is requested from C-2 (General Commercial) to DT-R (Downtown Residential) at 172 Marietta Street. The property is located at 172 & 182 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia.*

**G. Z-24-16/V-24-25 Hampton Hall/Southvine Homes**

*Consideration of a rezoning and variance to allow 9 'Dwelling, 'For-Sale', Detached' lots on 5.05 acres in the Hampton Hall subdivision. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.5(D) R-15 District Regulations to reduce lot widths and reduce building setbacks. The property is located at 0 Blake Road and is legally described as being located in Land Lot 917, 1st District, 2nd Section, Fulton County, Georgia.*

**H. PH-24-24 Unified Development Code Text Amendments – 'Recreation Facilities, Indoor', Historic Preservation Incentive Flag Lots, and Procedures**

**FIRST READING**

*Consideration of text amendments to Subsection 2.2.14(C) C-1 Neighborhood Commercial, Conditional Uses and Table 2.2 List of Permissible and Conditional Uses of Article II of the Unified Development Code (UDC) to add 'Recreation Facilities, Indoor' as a conditional use in the C-1 zoning district. Consideration of text amendments to Subsection 2.3.1(E) General Exemptions, Flag Lots and Subsection 2.9.5 Incentives Available to Historic Properties Following Designation of Article II of the UDC to add regulations allowing flag lots as an incentive for saving a historic structure. Consideration of text amendments to Article IV Procedures of the UDC to amend various fees associated with the public hearing process.*

**I. PH-24-18 Unified Development Code (UDC) Text Amendments – Signs**

**SECOND READING: The first reading of this item occurred during the December 2, 2024 City Council Meeting.**

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

**J. PH-24-17 Unified Development Code (UDC) Text Amendments – Short Term Rentals**

**SECOND READING: The first reading of this item occurred during the December 2, 2024 City Council Meeting.**

*Consideration of text amendments to Section 1.4 Definitions of Article I, Table 2.2 List of Permissible and Conditional Uses of Article II, Section 2.7 Miscellaneous Regulations of Article II, and Section*

4.5.5 Exceptions of Article IV of the Unified Development Code (UDC) to add regulations pertaining to Short Term Rentals.

**K. The Code of the City of Alpharetta Text Amendments – Short Term Rental Regulations and Licensing**

**SECOND READING: The first reading of this item occurred during the December 2, 2024 City Council Meeting.**

*Consideration of text amendments to the Code of the City of Alpharetta to establish a Short-term Rental Ordinance. The proposed Short-term Rental Ordinance will regulate properties otherwise authorized for short-term rental, to include appointment of a registered agent; to impose certain requirements and restrictions regarding the use of properties for short-term rental; to establish an annual licensing system and a fee for same; to provide for enforcement and penalties for violations; to repeal conflicting ordinances; and for other purposes.*

**6. NEW BUSINESS**

**A. Contract Approval: On-Call Arboricultural Services**

*Consideration of approval of the award of the On-Call Arboricultural Services Contract to Bartlett Tree Experts and with authorization for the Mayor to execute all necessary documents.*

**B. Resolution and Contract Approval: North Point Parkway Right of Way Acquisition**

*Consideration of adoption of a resolution authorizing the City to enter into and execute a contract with GDOT for the acquisition of right of way from Encore Parkway to Haynes Bridge Road for the North Point Parkway Project, approval of a proposal by Atkins to assist the City with right of way acquisition in an amount not to exceed \$396,250, and with authorization for the Mayor to execute all necessary documents.*

**C. Memorandum of Understanding: North Fulton SWAT Team**

*Consideration of approval of a Memorandum of Understanding between the City of Alpharetta, City of Roswell, City of Milton, and the City of Johns Creek as it relates to the Unified SWAT and Crisis Negotiation Team (the "North Fulton SWAT Team") and with authorization for the Mayor to execute all necessary documents.*

**D. Resolution: First Responder Post Traumatic Stress Disorder Coverage Benefit**

*Consideration of adoption of a resolution to add membership in a fund of Georgia Interlocal Risk Management Agency and authorize the City's participation in the Post Traumatic Stress Disorder policy offered by the Georgia Municipal Association for the benefit of Alpharetta first responders and with authorization for the Mayor to execute all necessary documents.*

**E. Grant Application: Federal Environmental Protection Agency Solid Waste Infrastructure For Recycling**

*Consideration of approval and authorization for the Community Agriculture & Sustainability Services Division to apply for a Solid Waste Infrastructure For Recycling (SWIFR) Grant Program for Political Subdivisions of States and Territories Grant from the Environmental Protection Agency (EPA) in order to implement recommendation C-1 in the City Agriculture Plan, "Explore Community Composting Models and Pilot a Community Program" and with authorization for the Mayor to execute all necessary documents.*

**F. Resolution: Authorizing the Use of Eminent Domain for Parcel 6 Old Milton Parkway Project**

*Consideration of adoption of a resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire a property interest in Tax Parcel # 11 – 0010-0002-1084 (Parcel Owners: RealtiCorp 528, LLC) of the Old Milton Parkway Improvement Project and with authorization for the Mayor to execute all necessary documents.*

**G. Resolution: Authorizing the Use of Eminent Domain for Parcel 22 for Old Milton Parkway Project**

*Consideration of adoption of a resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire a property interest in Tax Parcel # 11 – 0260-0120-0361 (Parcel Owners: H&M Alpharetta, LLC, Farmers and Merchants Bank of Long Beach, and Publix Super Markets, Inc. (tenant)) of the Old Milton Parkway Improvement Project with authorization for the Mayor to execute all necessary documents.*

**H. Resolution: Supporting General Assembly Local Delegation to Amend the City Charter Regarding Elections**

*Consideration of adoption of a resolution supporting the local delegation to the General Assembly in amending the City Charter by amending the provision related to election by majority vote.*

- 7. PUBLIC COMMENT**
- 8. REPORTS**
- 9. EXECUTIVE SESSION (IF NECESSARY)**
- 10. ADJOURNMENT**