



CITY COUNCIL MEETING & PUBLIC HEARING

APRIL 28, 2025

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **WORK SESSION ITEMS**
 - A. **City Council Fiscal Year 2026 Priorities**
Discussion on the City Council priorities and work plan as a result of the annual retreat.
5. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 4/14/2025)**
Consideration of approval of the City Council meeting minutes from the meeting of April 14, 2025.
 - B. **Wills Overlook Subdivision Pedestrian Access Easement**
The Developer for Wills Overlook subdivision seeks to dedicate An Access Easement to the city connecting South Main Street with Wills Park through the development.
 - C. **Agreement Approvals: Youth Athletic Associations (Ambush Soccer, AYBA, and AYSA)**
Consideration of approval of the renewal of revised annual agreements as partnered athletic associations with the City of Alpharetta's Recreation, Parks and Cultural Services Department: Alpharetta Ambush Youth Soccer Club, Inc., Alpharetta Youth Baseball Association, Inc., Alpharetta Youth Girls Softball Association, Inc. and with authorization for the Mayor to execute all necessary documents.
6. **PUBLIC HEARING**
 - A. **V-25-06 DRB Group/Charlotte Drive – Waiting Period Variance**
Consideration of a variance to Unified Development Code Subsection 4.2.1(C) to reduce the waiting period for City Council consideration of a request for zoning change affecting the same property from 12 months to 6 months. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.
 - B. **PH-25-08 DRB Group/Charlotte Drive – Change of Condition**
Consideration of a change to condition of zoning to remove a requirement for curb and gutter along Charlotte Drive. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.
 - C. **PH-25-04 John C. Weatherford House/193 Canton Street – Historic Designation**
FIRST READING
Consideration of a request to designate the John C. Weatherford House as historic. The property is located at 193 Canton Street and is legally described as being located in Land Lots 1197 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.
 - D. **MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Holdings/Brookside MP Pod A**
Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance to allow for the redevelopment of two (2) office buildings with a mixed-use development consisting of 335 'For-Rent' units, 75 'For-Sale' townhomes, 130,000 square feet of office, and 60,000 square feet of commercial on 19.68 acres in the Brookside. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed mixed-use development scheme. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use).

A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'For-Sale' and variances are requested to Unified Development Code (UDC) Subsection 2.2.20(D) to reduce the minimum area of the mixed-use development, UDC Subsection 2.5.2 to increase the maximum 25% shared parking reduction, UDC Subsection 3.2.8(D)(1) to reduce the landscape strip along Old Milton Parkway from 20' to 10', and UDC Section 3.5.2(G) to reduce the minimum separation between driveway curb cuts on arterial and collector streets. The property is located at 3625 & 3655 Brookside Parkway and is legally described as being located in Land Lots 02, 03, & 44, 1st District, 1st Section, Fulton County, Georgia.

E. MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R

DEFERRED: This item has been deferred by the applicant to the June 23, 2025 City Council Meeting and Public Hearing. This item will not be heard or considered by the Council during this meeting.

Consideration of a master plan amendment and conditional use to allow a 'School, Academic' to re-use an existing office building on a 4.48-acre property in the North Point Overlay. A master plan amendment is requested to add 'School, Academic' to the Cousins Westside Master Plan Pod R and a conditional use is requested to allow 'School, Academic' for Fulton Science Academy. The property is located at 8995 Westside Parkway and is legally described as being located in Land Lot 691, 1st District, 2nd Section, Fulton County, Georgia.

7. NEW BUSINESS

A. Collaborative Agreement: Pillar EMS Academy

Consideration of approval of a Collaborative Agreement between the City of Alpharetta and Pillar EMS Academy, LLC for public safety employee training from 2025 through 2027 and with authorization for the Mayor to execute all necessary documents.

B. Purchase Approval: 2024 Ford F-550 Dump Truck for Recreation, Parks and Cultural Services

Consideration of approval to purchase a 2024 Ford F-550 Dump Truck from Billy Howell Ford for an amount totaling \$86,754.00 and authorize the Mayor to execute all necessary documents.

C. Ordinance: City Code Text Amendments - Massage and Spa Establishments

SECOND READING

The first reading of this item occurred during the April 14, 2025 City Council Meeting and Public Hearing.

Consideration of adoption of an ordinance to modify Chapter 10, Article IX of The Code of the City of Alpharetta to require enhanced identification and fingerprint background checks; to provide for additional requirements for applications for licensing and permitting; to provide for renewal applications; to amend regulations to authorize the denial of a license or permit; to repeal conflicting ordinances; and for other purposes.

D. Ordinance: City Code Text Amendments - Recreation Commission

SECOND READING

The first reading of this item occurred during the April 14, 2025 City Council Meeting and Public Hearing.

Consideration of adoption of an ordinance to modify Chapter 2, Article III and Chapter 32, Article II of The Code of the City of Alpharetta regarding the creation, powers, duties, and obligations of the Recreation Commission; to repeal conflicting ordinances; and for other purposes.

8. EXECUTIVE SESSION

9. OLD BUSINESS

A. Resolution to Condemn - Parcel 1 of Cumming Street Corridor Improvements Project

This item was first considered and deferred during the April 14, 2025 City Council Meeting.

Consideration of adoption of a Resolution to condemn property interest in Tax Parcel No. 22 498212540439 (Parcel Owner: Jill Bernard) of the Cumming Street Corridor Improvements Project (Parcel No. 01) and with authorization for the Mayor to execute all necessary documents.

10. PUBLIC COMMENT

11. REPORTS

12. ADJOURNMENT