



CITY COUNCIL MEETING & PUBLIC HEARING JULY 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. **BOARDS & COMMISSIONS**
 - A. **Planning Commission Appointment by Council Member Brady and Swearing In**
5. **PUBLIC HEARING**
 - A. **Announcement of Public Hearing Procedures**
 - B. **CLUP-25-03/Z-25-05/V-25-18 Wooten Tract Townhomes**

Consideration of a comprehensive land use plan amendment, rezoning, and variance to allow 67 'For-Sale' townhomes on 10.19 acres in a gated subdivision. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). A variance is requested from Unified Development Code (UDC) Subsection 2.10.4(A)(5) to allow a private street to be gated. The property is located at 0 North Fulton Expressway and is legally described as being located in Land Lot 609, 1st District, 2nd Section, Fulton County, Georgia.
 - C. **MP-25-06/CU-25-10 Sandbox VR/City Center MP**

Consideration of a master plan amendment and conditional use to allow 'Recreation Facility, Indoor' for Sandbox VR in the City Center mixed-use development. A master plan amendment is requested to the City Center Master Plan to add 'Recreation Facility, Indoor' as a conditional use and a conditional use is requested to allow 'Recreation Facility, Indoor' for Sandbox VR. The property is located at 2001 Commerce Street, Suite 6HJK and is legally described as being located in Land Lots 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.
 - D. **PH-25-11 Delman Circus/North Point Mall MP**

Consideration of a request to allow a temporary use for a circus in the parking lot of North Point Mall. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 688, 689, 700, 701, 702, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.
 - E. **PH-25-07 Unified Development Code Text Amendments – Parking**

FIRST READING
Consideration of text amendments to Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading and Section 2.5 Parking and Loading of the Unified Development Code to amend certain parking ratios for properties over a certain distance from a public parking facility in the Downtown and to amend parking ratios for an elementary and middle school.
 - F. **PH-25-03 Unified Development Code Text Amendments – Zoning Districts and Permitted Use Districts and Regulations**

FIRST READING
Consideration of text amendments to Section 2.1 Zoning Districts and Section 2.2 Permitted Use Districts and Regulations of Article II of the Unified Development Code to clean up zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan.
 - G. **THE FOLLOWING ITEMS HAVE BEEN POSTPONED:**

1. Z-25-06/V-25-13 KOA Land Group/272 & 276 Thompson Street

POSTPONED: This item has been postponed by Staff to the August 25, 2025 City Council Meeting and Public Hearing.

Consideration of a rezoning and variance to allow a 16-lot 'For-Sale single-family subdivision, consisting of 9 detached homes and seven townhome units on 2.03 acres in the Downtown. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to reduce the right-of-way width of a local street residential and from UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to eliminate the 20' recess requirement for a street-facing garage on a single-family detached home in the Downtown. The property is located at 272 & 276 Thompson Street and is legally described as being located in Land Lots 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.

2. V-25-14 Hampton Hall – Waiting Period Variance

POSTPONED: This item has been postponed by Staff to the August 25, 2025 City Council Meeting and Public Hearing.

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 0 Blake Road and is legally described as being located in Land Lot 917, 1st District, 2nd Section, Fulton County, Georgia.

3. PH-25-10/E-25-07 Hampton Hall – Change of Condition & Exception

POSTPONED: This item has been postponed by Staff to the August 25, 2025 City Council Meeting and Public Hearing.

Consideration of a change to conditions of zoning and exception related to a 9-lot single-family detached subdivision. The requested changes to conditions of zoning relate to landscape buffers, lighting, and streetscape standards. A variance is requested from Unified Development Code (UDC) Subsection 3.2.8(B)(3) to allow a fence in a buffer. 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.

6. NEW BUSINESS

A. Request For Proposals 25-116: Comprehensive Plan Update

Consideration of approval of the award of Request For Proposals 25-116 and a contract to MKSK and with authorization for the Mayor to execute all necessary documents.

B. Purchase Approval: Data Center Infrastructure to Carahsoft Technology Corp.

Consideration of approval of the issuance of a purchase order to Carahsoft Technology Corp. as the vendor to provide the refresh of data center infrastructure, using the Georgia state contract for an amount not to exceed \$463,638.78 and with authorization for the Mayor to execute all necessary documents.

C. Purchase Approval: Cloud Infrastructure Services to SHI International, Inc

Consideration of approval of the issuance of a purchase order to SHI International, Inc., as the vendor to provide annual cloud infrastructure services in an amount not to exceed \$320,000.00 and with authorization for the Mayor to execute all necessary documents.

D. Purchase Approval: Remote Meeting Management and Streaming to Granicus

Consideration of approval of the procurement of a remote meeting management and streaming agreement with Granicus for three years, which is renewed annually, with first-year costs of \$115,823.46, and with authorization for the Mayor to execute all necessary documents.

E. Request For Proposals 25-1005: Alpharetta Park Improvements for City of Alpharetta

Consideration of approval of the award of a contract for RFP 25-1005 to Integrated Construction and Nobility, LLC for construction of the Alpharetta Park Improvements in an amount totaling \$17,020,895.58, of approval of The F.A. Bartlett Tree Expert Company's proposal for specimen tree care in an amount totaling \$306,932.00, of approval to allocate \$238,228.94 for utility relocation/connections and additional costs, and with authorization for the Mayor to execute all necessary documents.

- F. Contract Approval: North Park Concession and Restroom Building Design/Build**
Consideration of approval to award a contract to Prime Contractors, Inc. under the State of Georgia convenience contract (#99999-S20200901) for the complete development cycle including design and buildout of North Park Concession and Restroom Building, as well as, the demolition of the existing structure and related work, in an amount totaling \$794,916.68 and with authorization for the Mayor to execute all necessary documents.
- G. Intergovernmental Agreement: November 5, 2025 General Election and December 2, 2025 Runoff Election**
Consideration of approval of an Intergovernmental Agreement for the Provision of Election Services between Fulton County, Georgia and City of Alpharetta, Georgia and with authorization for the Mayor to execute all necessary documents.
- H. Resolution: Fiscal Year 2026 City Council Priorities**
Consideration of adoption of a resolution adopting the Fiscal Year 2025 City Council Priorities and Annual Action Plan.
- I. Resolution: Appointment of Hearing Examiner for Alcohol License Hearings**
Consideration of adoption of a resolution appointing a hearing examiner for the purpose of alcoholic beverage license hearings.
- 7. PUBLIC COMMENT**
- 8. REPORTS**
- 9. EXECUTIVE SESSION (IF NECESSARY)**
- 10. ADJOURNMENT**