



CITY COUNCIL MEETING & PUBLIC HEARING AUGUST 25, 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. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 8/18/2025)**
Consideration of approval of the City Council meeting minutes from the meeting of August 18, 2025.
 - B. **Contract Approval: Chrisally Events Contract**
Consideration of approval of the contract with Chrisally Events, provider for Wills Park Boo Bash for the Recreation Division of Recreation, Parks & Cultural Services and with authorization for the Mayor to execute all necessary documents.
 - C. **Financial Management Report (Month Ending June 30, 2025)**
Consideration of approval of the Financial Management Report for the month ending June 30, 2025.
5. **PUBLIC HEARING**
 - A. **Announcement of Public Hearing Procedures**
 - B. **MP-25-09/CU-25-12 Dominique Dawes Gymnastics & Ninja Academy**
Consideration of a master plan amendment and conditional use to allow a 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. A master plan amendment is requested to the North Point Mall Master Plan to add 'Recreation Facilities, Indoor' as conditional use and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. The property is located at 380 North Point Circle and is legally described as being located in Land Lots 741 & 742, 1st District, 2nd Section, Fulton County, Georgia.
 - C. **CU-25-11/V-25-21 Perfekttouch LUXE**
Consideration of a conditional use and variance to allow 'Spa Services' for Perfekttouch LUXE. A conditional use is requested to allow 'Spa Services' for Perfekttouch LUXE and a variance is requested to Unified Development Code (UDC) Section 1.4 Definitions to reduce the distance requirement for comparable 'Spa Services' businesses. The property is located at 1115 Upper Hembree Road, Suite B and is legally described as being located in Land Lot 550, 1st District, 2nd Section, Fulton County, Georgia.
 - D. **Z-25-06/V-25-13 KAO Land Group/272 & 276 Thompson Street**
Consideration of a rezoning and variance to allow a 16-lot 'For-Sale single-family subdivision, consisting of nine 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.
 - E. **V-25-14 Hampton Hall – 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 0 Blake Road and is legally described as being located in Land Lot 917, 1st District, 2nd Section, Fulton County, Georgia.

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

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.

G. PH-25-13 Unified Development Code Text Amendments – Vertiport

Consideration of text amendments to Section 1.4 Definitions and Section 2.2 Permitted Use Districts and Regulations of the Unified Development Code to add definitions related to Vertiports and to assign Vertiport as a permitted or conditional use in certain zoning districts.

H. Ordinance: Budget Amendment (Jail Operations)

FIRST READING

Consideration of an Ordinance to adopt a Mid-Year Fiscal 2026 Budget Amendment (Jail Operations) for certain funds of the City of Alpharetta, Georgia, appropriating the amounts shown in each budget as expenditures, adopting the item of revenue anticipation, prohibiting expenditures to exceed appropriations, and prohibiting expenditures to exceed actual funding available.

I. Ordinance: Alcohol Ordinance Text Amendments

FIRST READING

Consideration of adoption of an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, referred to as the Alcohol Ordinance; to provide for effective dates; and for other purposes.

J. THE FOLLOWING ITEMS HAVE BEEN DEFERRED:

1. MP-25-08/CU-25-13/V-25-17 Hanover Windward Park/Windward MP Pod 66

This item has been deferred by the Applicant until October 2, 2025. It will not be considered at this meeting.

Consideration of a master plan amendment, conditional use, and variances to allow 326 'Dwelling, 'For-Rent' units on 47.65 acres in the Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66 to add 'Dwelling, 'For-Rent', as well as other modifications to the Windward Park mixed-use development. A conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 2.7.0(b)(1) to increase the distance to/from the off-street parking to the door of the residential unit; UDC Subsection 2.7.0(b)(2)(i) to reduce the ratio of outdoor amenity space; UDC Subsection 2.7.0(b)(3) to allow ground floor dwellings on storefront streets and to allow first floor dwelling units on more than 2 sides of the building; UDC Subsection 2.7.0(b)(4) to reduce the minimum floor area of required balconies; UDC Subsection 2.7.0(b)(6) to reduce the first floor minimum ceiling height; and UDC Subsection 2.7.0(b)(9) to eliminate the requirement for a neighborhood grocery. The property is located at 0 North Point Parkway and 0 Dryden Road and is legally described as being located in Land Lots 1112, 1177 & 1188, 2nd District, 2nd Section, Fulton County, Georgia.

6. NEW BUSINESS

A. Resolution: Alpharetta Adult Activity Membership Fee

Consideration to adopt a Resolution establishing the Adult Activity Membership and Annual Membership Fee for the Alpharetta Adult Activity Center and Preston Ridge Community Center.

7. PUBLIC COMMENT

8. REPORTS

9. EXECUTIVE SESSION (IF NECESSARY)

10. ADJOURNMENT