



CITY COUNCIL MEETING & PUBLIC HEARING SEPTEMBER 22, 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. **Wills Park Update Prior to Construction**
City Council review and discussion of the construction and improvement plans for Wills Park.
 - B. **Wills Park Equestrian Center Update**
City Council review and discussion of the planned improvements for the Wills Park Equestrian Center.
5. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 9/8/2025)**
Consideration of approval of the City Council meeting minutes from the meeting of September 8, 2025.
 - B. **Ratification of a New National Opioid Settlement**
Consideration of council ratification of the settlement opt-in for a New National Opioid Settlements with Secondary Manufacturers Settlements and with authorization for the Mayor to execute all necessary documents.
 - C. **Financial Management Report (Month Ending July 31, 2025)**
Consideration of approval of the Financial Management Report for the month ending July 31, 2025.
 - D. **Consent Order and Final Judgment: Cumming Street - Parcel 9**
Consideration and approval of the ratification of a Final Order and Judgment in the amount of \$43,000 for Tax Parcel No. 22 498212540108 / Parcel 9 of the Cumming Street Project (Parcel Owner: Richard Skuse and Ashleigh Skuse).
 - E. **Public Access Easement Agreement: Dogwood Square**
Consideration of approval of acceptance of a Public Access Easement Agreement between CSHF of Georgia, Inc., Dogwood Square, and the City of Alpharetta for a future Alpha Loop connection across Janis Lane to Old Milton Parkway and with authorization for the Mayor to execute all necessary documents.
6. **PUBLIC HEARING**
 - A. **CU-25-14 Image Studios – Windward MP Pod 4**
Consideration of a conditional use to allow 'Spa Services' for Image Studios. The property is located at 3070 Windward Plaza and is legally described as being located in Land Lots 1048, 1107 & 1108, 2nd District, 1st Section, Fulton County, Georgia.
 - B. **PH-25-14 Spirit of God Church – Change of Condition**
Consideration of changes to conditions of zoning related to Spirit of God Church. The requested changes to conditions of zoning related to site layout, building design, retaining walls, tree removal, and stormwater. The property is located at 1200 Upper Hembree Road and is legally described as being located in Land Lots 552 & 553, 1st District, 2nd Section, Fulton County, Georgia.
 - C. **V-25-19 Tesla EV Charging Stations at Kroger Shopping Center**
Consideration of a setback variance to allow Tesla EV charging stations in the Kroger shopping

center parking lot. A variance is requested to Unified Development Code (UDC) Subsection 2.2.15(D) to reduce the front setback along Windward Parkway to allow for Tesla EV charging stations and associated equipment. The property is located at 12870 Highway 9 and is legally described as being located in Land Lots 1049 & 1112, 2nd District, 2nd Section, Fulton County, Georgia.

D. Z-25-04/V-25-07 Madewell/Milton Avenue Tract

This request has been withdrawn by the applicant. The request will not be considered at the September 22, 2025 City Council meeting.

Consideration of a rezoning and variance to allow for a 1.34-acre property to be subdivided into 2 single-family detached lots. A rezoning is requested from SU (Special Use) to R-12 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.6(D) to reduce the front and side building setbacks and UDC Subsection 3.3.2 to reduce the stream buffer and impervious setback required for a perennial stream. The property is located at 0 Milton Avenue and is legally described as being located in Land Lots 1251 & 1270, 2nd District, 2nd Section, Fulton County, Georgia.

E. THE FOLLOWING ITEMS HAVE BEEN DEFERRED:

1. Z-25-07/CU-25-15/V-25-20 Alpharetta District Places

DEFERRED: This item has been deferred by staff to the October 27, 2025 City Council Meeting. This item will not be heard or considered.

Consideration of a rezoning, conditional use, and variances to allow for 195 'Dwelling, 'For-Rent' units, 20,000 square feet of retail, and 10,000 square feet of restaurant on 3.02 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements and Subsection 3.5.5 to increase the maximum building footprint. The property is located at 0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

2. MP-25-05/CU-25-07 Northwinds Summit Vertiport

DEFERRED: This item has been deferred by staff to the October 27, 2025 City Council Meeting. This item will not be heard or considered.

Consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

7. NEW BUSINESS

A. Resolution: City of Alpharetta Arts & Culture Master Plan

Consideration of adoption of a resolution to approval the Arts & Culture Master Plan.

B. Intergovernmental Agreement: Fulton County Schools for Participation in Community Agricultural Programming

Consideration of approval of an Intergovernmental Agreement between the City of Alpharetta and Fulton County Schools on behalf of Cambridge High School, Alpharetta High School, Milton High School, and Innovation Academy for Community Agricultural Programming and with authorization for the Mayor to execute all necessary documents.

C. Invitation to Bid 26-003: Pine Shavings

Consideration to approve the award of Invitation to Bid 26-003 to Queen Wood Products for Pine Shavings at the Equestrian Center in an amount totaling \$123,000.00 and authorize the Mayor to execute all necessary documents.

D. Resolution: Development Impact Fee Advisory Committee Appointments

Consideration of adoption of a resolution approving appointments for a Development Impact Fee

Advisory Committee as part of the City's Impact Fee Program Update and authorize the Mayor to sign all necessary documents.

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