



CITY COUNCIL MEETING & PUBLIC HEARING OCTOBER 27, 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 10/20/2025)

Consideration and approval of the City Council meeting minutes from the meeting of October 20, 2025.

5. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

B. Z-25-09/PH-25-15 41 Milton Avenue

Consideration of a rezoning and parking in-lieu fees to allow for the conversion of basement storage space to useable space for an office, retail, restaurant, or residential dwelling. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core). Parking in-lieu fees are requested for up to three (3) parking spaces. The property is located at 41 Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

C. The following items have been deferred and will not be considered during this meeting.

1. Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street

This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

Consideration of a rezoning, parking special exception, and variance to allow a 4-story building including a rooftop restaurant on 0.714 acres in the 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. Variances are requested to Unified Development Code (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 and north sides 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.

2. PH-24-16 Road Abandonment – Manning Street

This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

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.

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

This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

Consideration of a master plan amendment, conditional use, and variances to allow 320 '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.

4. Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street

This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

Consideration of a rezoning and variance to allow for the construction of 9 'For-Sale' single-family dwelling units, including 5 detached homes and 4 semi-detached homes, on 1.12 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a variance is requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3 to modify streetscape requirements along Roswell Street, Marietta Street and Cotton Alley. The property is located at 75 & 91 Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

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

This request has been deferred by the applicant to the November 17, 2025 City Council meeting and will not be considered at the October 27, 2025 City Council meeting.

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.

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

This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council Meeting.

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.

D. The following item has been withdrawn and will not be considered during this meeting.

1. PH-25-19 Resolution: Alpharetta Capital Improvement Element (CIE) Amendment

This item has been withdrawn by Staff and will no longer be considered.

Consideration and adoption of a resolution transmitting a draft CIE Amendment to the Atlanta Regional Commission and the Georgia Department of Community Affairs as part of the City's Impact Fee Program Update, authorizing the Mayor to sign all necessary documents.

6. NEW BUSINESS

A. Public Works Fleet Replacements ITB 26-007 and 26-008

Consideration of the purchase of (2) 2025-2026 Ford Ranger Crew Cab 4WD XLT 2.7K Trucks in an amount totaling \$99,006 to Billy Howell Ford for and purchase of a 2024 Ford 6.7L V8 4WD Crew Cab F-550 XL Truck an amount totaling \$92,056.00 to Wade Ford through State Contract 99999-SPD-SPD0000155-0006 and authorize the Mayor to execute all necessary documents.

B. Contract and Purchase Approval: Fiscal Year 2026 Tree Planting

Consideration and approval of the award of a contract and purchase approval to Russell Landscape for Fiscal Year 2026 tree planting in an amount not to exceed \$190,645.11 for the purchase, installation, and watering of trees at the newly constructed Webb Bridge Road corridor improvements (Alpharetta High School to Westwind Lane), and for tree replacement at Rucker Road, and authorize the Mayor to execute all necessary documents.

C. Invitation To Bid 26-006: Repair and Maintenance of Bridges and Guardrails

Consideration and approval of the award of a contract and purchase approval for Invitation to Bid 26-006 to Massana Construction, Inc for repair and maintenance of multiple bridges and guardrails in an amount not to exceed \$615,854.00 and with authorization for the Mayor to execute all necessary documents.

D. Invitation to Bid 26-009: Fiscal Year 2025 Police & Fire Fleet Replacements

Consideration and approval of the award of a contract and purchase approval for Invitation to Bid 26-009 for Fiscal Year 2025 Police & Fire Fleet Replacements to Hardy Chevrolet Buick GMC, Inc., The Sewell Family of Companies, and Wild Rose Chevrolet for replacement of twenty-four (24) vehicles in the amount of \$1,105,374.20. Consideration and approval of the upfit of twenty-four (24) vehicles from Dana Safety Supply through the City's On-Call Public Safety Vehicle Upfitting contract for a total of \$376,368.15, and with authorization for the Mayor to execute all necessary documents.

E. Purchase Approval: Police Taser Replacements

Consideration and approval of the purchase of and the award of a contract to Axon Enterprise, Inc. for replacement tasers, associated equipment, advanced training, and extended warranty through the Axon Taser 10 Certification Program, at a total cost of \$810,912 over a five-year term (FY 2026–FY 2030), and with authorization for the Mayor to execute all necessary documents.

F. Contract Approval: Juganu Smart Lighting

Consideration and approval of a five-year sales order agreement between Comcast Cable Communications Management, LLC, and the City of Alpharetta for purchase of Juganu Smart Lighting Hardware for installation on Georgia Highway 9 from Academy Street to Marietta Street with an annual cost of \$27,827.40.

G. Resolution: Temporarily Suspending Bondsmen Permit Requirement

Consideration and adoption of a resolution temporarily suspending the enforcement of the permit requirement for bondsmen under Section 10-367 of the City Code of Ordinances; providing for the acceptance of bail from bondsmen approved in accordance O.C.G.A. § 17-6-50 by the Fulton County Sheriff and for other purposes.

7. **PUBLIC COMMENT**
8. **REPORTS**
9. **EXECUTIVE SESSION**
10. **ADJOURNMENT**