



# CITY COUNCIL MEETING & PUBLIC HEARING NOVEMBER 17, 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 11/3/2025)**  
*Consideration and approval of the City Council meeting minutes from the meeting of November 3, 2025.*
5. **NEW BUSINESS**
  - A. **PH-25-17 North Point Development Plan and Tax Allocation District**  
**The first public hearing for this item occurred during the November 3, 2025 City Council meeting.**  
*Consideration of adoption of a resolution to approve and adopt a Redevelopment Plan to create Tax Allocation District #3 - Alpharetta North Point Activity Center.*
  - B. **Purchase Approval: Wireless Access Point Replacement with MGT Impact Solutions, LLC**  
*Consideration of approval of an agreement with MGT Impact Solutions, LLC under state contract as the reseller to provide wireless access points, and associated implementation services, in the amount of \$118,353.50, and with authorization for the Mayor to execute all necessary documents.*
  - C. **Purchase Approval: Renewal of Novacoast Inc.**  
*Consideration of approval of an agreement with Novacoast Inc. under U.S. General Services Administration contract GS-35F-246BA for asset management and vulnerability mitigation software in the amount of \$113,000.00, and with authorization for the Mayor to execute all necessary documents.*
  - D. **Professional Services Agreement and Purchase Approval: Carahsoft Technology Corporation**  
*Consideration and approval of a Professional Services Agreement between the City of Alpharetta and Carahsoft Technology Corporation for grant management software in the amount of \$45,120.00, and with authorization for the Mayor to execute all necessary documents.*
  - E. **Ordinance: Massage and Spa Establishment Text Amendments**  
**SECOND READING**  
**The first public hearing occurred during the November 3, 2025 City Council meeting.**  
*Consideration of an ordinance proposing modifications to Chapter 10, Article IX of The Code of the City of Alpharetta regarding requirements and procedures governing background checks; to clarify requirements for applications for licensing and permitting; to provide for relevant definitions; to repeal conflicting ordinances; and for other purposes.*
6. **PUBLIC HEARING**
  - A. **Z-25-14/V-25-31 10235 Waters Road**  
*Consideration of a rezoning and variance to allow for the subdivision of a 0.841-acre property into 2 'For-Sale' single-family detached lots. A rezoning is requested from CUP (Community Unit Plan) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.5(D) to reduce the front and rear setbacks. The property is located at 10235 Waters Road and is legally described as being located in Land Lot 58, 1<sup>st</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.*

**B. Z-25-12 Herdee/302 North Main Street**

*Consideration of a rezoning to allow an existing 2-story building to be used for an office, certain commercial uses subject to a conditional use, and a single-family dwelling unit on 0.357 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work). The property is located at 302 North Main Street and is legally described as being located in Land Lot 1197, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.*

**C. CU-25-16 Golf Envy/Windward MP Pod 4**

*Consideration of a conditional use to allow 'Recreation Facilities, Indoor' for Golf Envy in the Terraces at Windward shopping center. The property is located at 3070 Windward Plaza, Suite Q & R and is legally described as being located in Land Lots 1048, 1107 & 1108, 2<sup>nd</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.*

**D. The following items have been deferred or withdrawn and will not be considered during this meeting.**

**1. E-25-09 Activate Games Sign Exception**

**DEFERRED: This item has been deferred to the December 1, 2025 City Council Meeting and will not be considered during this meeting.**

*Consideration of a sign exception to allow an additional wall sign for Activate Games. An exception is requested to Unified Development Code (UDC) Subsection 2.6.12(E) to allow a third wall sign. The property is located at 3020 Windward Plaza and is legally described as being located in Land Lots 1048, 1107 & 1108, 2<sup>nd</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.*

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

**DEFERRED: This item has been deferred by the applicant to the December 8, 2025 City Council Meeting and will not be considered during this 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, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.*

**3. PH-25-18 Hudson Park – Change of Condition**

**DEFERRED: This request has been deferred and will not be considered at the November 17, 2025 City Council meeting.**

*Consideration of a request to change previous conditions of zoning related to the Weatherford House. The proposed change would allow for the construction of a replica of the Weatherford House instead of restoration of the existing structure. The property is located at 193 Canton Street and is legally described as being located in Land Lots 1197 & 1252, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.*

**4. Z-25-11 O'Neal/322 North Main Street**

**WITHDRAWN: This request has been withdrawn by the applicant and will not be considered at this City Council Meeting.**

*Consideration of a rezoning to allow an existing structure to be used for a dentist office and a single-family dwelling unit on 0.353 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work). The property is located at 322 North Main Street and is legally described as being located in Land Lot 1197, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.*

**7. PUBLIC COMMENT**

**8. REPORTS**

**9. EXECUTIVE SESSION (IF NECESSARY)**

**10. ADJOURNMENT**