



CITY COUNCIL MEETING & PUBLIC HEARING DECEMBER 1, 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. **PRESENTATIONS & PROCLAMATIONS**
 - A. **Proclamation: Wreaths Across America**
 - B. **Award Presentation: Georgia Recreation and Parks Association's Recreation Programming Network Distinguished Support Staff to Stacey Shirley**
5. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 11/17/2025)**
Consideration and approval of the City Council meeting minutes from the meeting of November 17, 2025.
6. **PUBLIC HEARING**
 - A. **Announcement of Public Hearing Procedures**
 - B. **E-25-09 Activate Games Sign Exception**
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, 2nd District, 1st Section, Fulton County, Georgia.
 - C. **Ordinance: Professional Bondsman Text Amendments**
FIRST READING
Consideration and adoption of an Ordinance to amend Article XII of Chapter 10 of the Code of the City of Alpharetta to amend requirements for applications for permitting, to provide for renewal applications, to amend regulations regarding the denial or revocation of a permit, to provide for requirements and procedures governing bondsmen, to provide for bond posting and forfeiture, to repeal conflicting ordinances, and for other purposes.
 - D. **Ordinance: Insurer License Fees Text Amendments**
FIRST READING
Consideration of an Ordinance to amend Article II of Chapter 42 (Insurer License Fees) of the Code of the City of Alpharetta, Georgia; To Provide for Effective Dates; To Repeal All Ordinances in Conflict Herewith; and for Other Purposes.
 - E. **Ordinance: Mobile Food Vendors and Pawnshops Text Amendments**
FIRST READING
Consideration of an ordinance to amend Article X of Chapter 10, titled "Mobile Food Vendors" and Article XI of Chapter 10, titled "Pawnshops" of The Code of the City of Alpharetta, Georgia.
 - F. **The following items have been deferred and will not be considered during this meeting.**
 1. **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 December 1, 2025 Council meeting.
Consideration of a master plan amendment, conditional use, and variances to allow 315 '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 residential unit; 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 2.5.1(A) to reduce the 'For-Rent' residential parking requirement. 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.

2. PH-25-18 Hudson Park – Change of Condition

This request has been deferred by Staff and will not be considered at the December 1, 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 disassembling and reassembling 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, 2nd District, 2nd Section, Fulton County, Georgia.

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

This request has been deferred by Staff and will not be considered at the December 1, 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.

7. NEW BUSINESS

A. Fiscal Year 2026 HVAC Replacements

Consideration of approval to award a HVAC Replacment to AComfort for an amount of \$65,595.14 for the removal of existing HVAC equipment, purchase of new HVAC equipment, and installation of the new HVAC Equipment at the Crabapple gym and with authorization for the Mayor to execute all necessary documents.

B. Request For Proposals (RFP) 26-101 – Design/Build: Farm House Heritage Park

Consideration of approval of the award of a contract for RFP 26-101 to Hasbun Construction, LLC for the design/build of the Farm House Heritage Park in an amount totaling \$1,898,860.00, and with authorization for the Mayor to execute all necessary documents.

C. Request For Proposals (RFP) 26-102 - Design/Build: Wills Park Baseball Field 5 Artificial Turf Conversion

DEFERRED: This item has been deferred by Staff and will not be considered during this meeting.

Consideration of approval of the award of a contract for RFP 26-102 to Sprinturf, LLC for the design/build conversion of Wills Park Baseball Field 5 to an artificial turf field in an amount totaling \$712,765.00, accepting the funding and associated payment terms from the Alpharetta Youth Baseball Association in an amount totaling \$356,382.50 (50% of project cost), and with authorization for the Mayor to execute all necessary documents.

D. Yellow Playground Structure at Wills Park

Consideration of approval of the design and build services through Sourcewellll contract #010521 with Playground Creations a division of Architectural Design Specialties, Inc., as authorized representative of Landscape Structures, in an amount totaling \$73,356.18. The contract is for the design and construction of improvements to a portion of the Wills Park "Yellow" Playground, located adjacent to the Wills Park Recreation Center at 11925 Wills Road, Alpharetta, GA 30009.

- E. Memorandum of Understanding: City of Alpharetta and Northside Hospital, Inc.**
Consideration of approval of the Memorandum of Understanding between the City of Alpharetta and Northside Hospital, Inc. to renew the partnered sponsorship program focusing on the Health and Wellness aspects of the City's Parks and Programs and to authorize the Mayor to execute all related documents.
- F. Resolution: Fiscal Year 2025 Body-Worn Camera Policy and Implementation Program (BWCPPI) Grant Application**
Consideration of adoption of a Resolution authorizing the submission of the 2025 Body-Worn Camera Policy and Implementation Program (BWCPPI) Grant Application to the Bureau of Justice Assistance, U.S. Department of Justice.
- G. Approval Directing the City Administrator to Negotiate with Other North Fulton Cities Regarding the Future Use of the Alpharetta Jail**
Consideration of approval of a motion to direct the city administrator to discuss and negotiate future Intergovernmental Agreements with the cities of Johns Creek, Milton and Roswell for future use of the newly opened Alpharetta Jail and to bring agreements back to the City Council for consideration.
- H. Resolution: Declaring Results of the 2025 General Municipal Election**
Consideration of adoption of a Resolution declaring the results of the Non-Partisan General Municipal Election Held on November 4, 2025.

8. WORK SESSION ITEMS

- A. Discussion of Smart Streetlight Fixtures Installed on Highway 9**

9. PUBLIC COMMENT

10. REPORTS

11. EXECUTIVE SESSION (IF NECESSARY)

12. ADJOURNMENT