



CITY COUNCIL MEETING & PUBLIC HEARING DECEMBER 8, 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. **Service Recognition: City Council Member Donald F. Mitchell**
5. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 12/1/2025)**
Consideration and approval of the City Council meeting minutes from the meeting of December 1, 2025.
 - B. **Partnered Athletic Association's Annual Agreement Renewals**
Consideration and approval of the renewal of annual agreements as partnered athletic associations with the City of Alpharetta's Recreation, Parks, and Cultural Services Department: Alpharetta Ambush Youth Soccer Club, Inc., Alpharetta Youth Baseball Association, Inc., Alpharetta Youth Girls Softball Association, Inc., and North Atlanta Football League, Inc
 - C. **Financial Management Report (Month Ending October 31, 2025)**
Consideration of approval of the Financial Management Report for the month ending October 31, 2025.
6. **PUBLIC HEARING**
 - A. **Announcement of Public Hearing Procedures**
 - B. **Z-25-17 Sharma/12975 Cogburn Road**
Consideration of a rezoning to allow a 1.35-acre property to be subdivided into 2 'For-Sale' single-family detached lots. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential). The property is located at 12975 Cogburn Road and is legally described as being located in Land Lot 1050, 2nd District, 2nd Section, Fulton County, Georgia.
 - C. **Z-25-16 Madewell/204 Marietta Street**
Consideration of a rezoning to allow a 1.18-acre property to be subdivided into 2 'For-Sale' single-family detached lots in the Downtown. A rezoning is requested from O-P (Office-Professional) to DT-R (Downtown Residential). The property is located at 204 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia.
 - D. **The following items have been deferred or withdrawn and will not be considered during this meeting:**
 1. **Z-25-07/CU-25-15/V-25-20 Alpharetta District Places**
DEFERRED: This item has been deferred by the applicant to the January 26, 2026 City Council Meeting and will not be considered during this meeting.
Consideration of a rezoning, conditional use, and variances to allow for 60 'Dwelling, 'For-Sale' condominium units, 60 'Dwelling, 'For-Rent' units, and approximately 35,000 square feet of retail/restaurant on 3.02 acres in the Downtown. The applicant states that the 60 'For-Rent' units will be converted to 'For-Sale' condominium units after 5 years and seeks the ability to convert 25,000 square feet of residential use to office use. 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) Subsection 1.4.2 and Subsection 3.2.2 to allow utilities in a required landscape strip, Subsection 3.2.8(D) to reduce the landscape strip along Marietta Street, Subsection 3.2.8(K) to remove trees within the building setback along Marietta Street, Appendix A Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements for Marietta Street, and Appendix A 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. CLUP-25-04/Z-25-13/V-25-30 PowerBuild Construction/North Main Street

DEFERRED: This request has been deferred by the applicant to the February 2, 2026 City Council meeting and will not be considered at this meeting.

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 25 'Dwelling, 'For-Sale' Detached' homes on 4.33 acres in the Downtown. A comprehensive land use plan amendment is requested from 'Commercial' to 'Mixed Use Live Work' and a rezoning is requested from C-2 (General Commercial) and O-P (Office-Professional) to DT-LW (Downtown Live-Work). Variances are requested to Unified Development Code (UDC) Appendix A Subsection 2.3.3(G) to modify the Local Street Residential streetscape requirements, UDC Appendix A Subsection 2.4.6(C) to eliminate the 20' recess requirement for a street-facing garage, UDC Appendix A Subsection 3.7.4(B) to reduce the side separation between structures, and UDC Subsection 3.3.2(D) to reduce the impervious setback associated with a non-perennial stream buffer. The property is located at 379, 415, 479 & 487 North Main Street and is legally described as being located in Land Lots 1124, 1125, 1180 & 1181, 2nd District, 2nd Section, Fulton County, Georgia.

3. CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road

DEFERRED: This application has been deferred by Staff to the February 2, 2026 City Council meeting and will not be considered at this meeting.

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 110 'Dwelling, 'For-Sale' Attached' condominiums on a 15-acre property, which includes 2 existing office buildings that will remain. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A variance is requested to Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum lot size and reduce the minimum amount of commercial use in the MU zoning district. The property is located at 12725 & 12735 Morris Road and is legally described as being located in Land Lot 1118, 2nd District, 2nd Section, Fulton County, Georgia.

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

WITHDRAWN: This item has been withdrawn by staff and will not be considered at this 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.

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

WITHDRAWN: This application has been withdrawn by the applicant and will not be considered at this 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.

7. NEW BUSINESS

A. City of Alpharetta & Johns Creek Parks Without Borders Memorandum of Understanding Renewal

Consideration for approval of the renewal of the Memorandum of Understanding with the City of Johns Creek for Parks without Borders.

B. Municipal Court Chief Judge and Associate Judge Employment Extension Agreements

Consideration of approval of Extension to Employment Agreements with Chief Municipal Court Judge David C. Will and Associate Municipal Court Judge Jamie Bendall and with authorization for the Mayor to execute all necessary documents.

C. Substitute Municipal Court Judge Employment Agreement

Consideration of approval of an Employment Agreement by and between the City of Alpharetta, Georgia and Jared Mitnick, as Substitute Municipal Court Judge and with authorization for the Mayor to execute all necessary documents.

D. Substitute Solicitor Employment Agreements

Consideration of approval of Employment Agreements by and between the City of Alpharetta, Georgia and Kianna Chennault, Kenneth Mitchell, Jr., and Thomas Elijah Francis to serve as Substitute City Solicitors.

E. Resolution: Condemnation of Parcel 1 of the Alpha Loop - Devore Road Project

Consideration and adoption of a Resolution to condemn property interest in Tax Parcel No. 12 258206960725 at 11700 Haynes Bridge Road (Parcel Owner: QuikTrip Corporation) of the Alpha Loop - Devore Road Project (Parcel No. 1); estimated just and adequate compensation: \$7,800.00 for 0.002 Acres (65.500 Square Feet) of Fee Simple Right of Way; 2,107.611 Square Feet of Temporary Construction Easement; and One (1) Driveway Easement.

F. Ordinance: Professional Bondsman Text Amendments

SECOND READING

The first reading and public hearing for this item occurred during the December 1, 2025 City Council meeting.

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.

G. Ordinance: Insurer License Fees Text Amendments

SECOND READING

The first reading and public hearing for this item occurred during the December 1, 2025 City Council meeting.

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.

H. Ordinance: Mobile Food Vendors and Pawnshops Text Amendments

SECOND READING

The first reading and public hearing for this item occurred during the December 1, 2025 City Council meeting.

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.

8. WORK SESSION

A. Power Installation: Alpha Loop

Discussion regarding power installation on the Alpha Loop for Lights on the Loop and other projects.

9. PUBLIC COMMENT

10. REPORTS

11. EXECUTIVE SESSION (IF NECESSARY)

12. ADJOURNMENT