



# CITY COUNCIL MEETING & PUBLIC HEARING FEBRUARY 23, 2026

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: Alpharetta All-Star Georgia State Championship Baseball Teams**
  - B. **Presentation: Cambridge High School AG Business Students**
  - C. **Presentation: Atlanta Regional Commission Award to the City of Alpharetta for Old Rucker Farm**
  - D. **Presentation: SR 400 Express Lanes Project**
5. **CONSENT AGENDA**
  - A. **City Council Planning Retreat Day #1 Minutes (Meeting of 1/16/2026)**  
*Consideration and approval of the City Council Planning Retreat Day #1 minutes from the meeting of January 16, 2026.*
  - B. **City Council Planning Retreat Day #2 Minutes (Meeting of 1/17/2026)**  
*Consideration and approval of the City Council Planning Retreat Day #2 minutes from the meeting of January 17, 2026.*
  - C. **City Council Meeting Minutes (Meeting of 1/28/2026)**  
*Consideration and approval of the City Council meeting minutes from the meeting of January 28, 2026.*
  - D. **City Council Meeting Minutes (Meeting of 2/2/2026)**  
*Consideration of approval of the City Council meeting minutes from the meeting of February 2, 2026.*
  - E. **Warranty Deed and Trail Easement Dedication: 306 Thompson Street**  
*Consideration of approval of acceptance of a trail easement and right-of-way warranty deed associated with the 306 Thompson Street Development.*
  - F. **Right of Way and Stormwater Easements and Agreement and Private Development Agreement: Charlotte Drive Verdant Development**  
*Consideration of approval of acceptance of the dedication of right of way construction easement and stormwater easement, right of way agreement, and sidewalk extension private development agreement associated with the Charlotte Drive Verdant Development.*
6. **PUBLIC HEARING**
  - A. **Announcement of Public Hearing Procedures**
  - B. **MP-26-02 Lakeview Park MP/Traton Homes**  
*Consideration of a master plan amendment to exchange 200,000 square feet of office for 25 'For-Sale' single-family detached homes and 27 'For-Sale' townhomes in the Lakeview Park Master Plan. A master plan amendment is requested to the Lakeview Park Master Plan to allow for the change in development mix. The property is located at 0 Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.*

**C. The following items have been deferred or withdrawn and will not be considered during this meeting:**

**1. MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West**

**DEFERRED: This request has been deferred to the March 23, 2026 City Council meeting and will not be considered during this meeting.**

*Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning and variances to allow for the redevelopment of a 5 story, 130,828 square foot office building with 104 'For-Sale' townhomes on 8.77 acres in the Brookside Master Plan. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). Variances are requested from Unified Development Code (UDC) Subsection 2.2.10(d) to reduce the front setback along Brookside Parkway from 65' to 20' and reduce the minimum dwelling unit width from 20' to 18', UDC Subsection 3.2.8(B)(1)(a) to modify the 50' undisturbed buffer to a 15' planted buffer, and UDC Subsection 2.5.4 to reduce the minimum parking requirements for townhomes. The property is located at 3650 Brookside Parkway and is legally described as being located in Land Lots 43 & 44, 1<sup>st</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.*

**2. MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16**

**DEFERRED: This request has been deferred by the Planning Commission to the March 23, 2026 City Council meeting and will not be considered during this meeting.**

*Consideration of a master plan amendment and conditional use to allow an existing building to be re-used for a church. A master plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow 'Church, Synagogue' for Spirit of God Church. The property is located at 145 Nobel Court and is legally described as being located in Land Lot 1047, 2<sup>nd</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.*

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

**DEFERRED: This request has been deferred by the applicant to the March 23, 2026 City Council meeting and will not be considered during this 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, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.*

**4. MP-26-04/CLUP-26-02/Z-26-02/CU-26-02 Moon Valley/Regent Partners MP**

**WITHDRAWN: This request has been withdrawn by the Applicant and will not be considered during this or a future meeting.**

*Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and conditional use to allow a 'Greenhouse, Nursery' for Moon Valley. A master plan amendment is requested to the Regent Partners Master Plan to add 'Greenhouse, Nursery' as a conditional use. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Commercial' and a rezoning is requested from O-I (Office-Institutional) to C-2 (General Commercial) and a conditional use is requested to allow 'Greenhouse, Nursery' for Moon Valley. The property is located at and is legally described as being located in Land Lots 753, 754, 797 & 798, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.*

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

**WITHDRAWN: This request has been withdrawn by the Applicant and will not be considered during this or a future 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, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

**7. NEW BUSINESS**

**A. Resolution: Fleet Maintenance and Replacement Policy for the City of Alpharetta**

*Consideration of adoption of a resolution to approve the attached Fleet Maintenance and Replacement Policy that provides a comprehensive, citywide framework for managing Alpharetta's vehicle and equipment fleet in a manner that promotes public safety, service reliability, and fiscal responsibility.*

**B. Grant Agreement Amendment: Community Development Block Grant Program**

*Consideration of an Amendment to Community Development Block Grant Program Agreement between Fulton County and City of Alpharetta related to grant funding for ADA accessibility improvements to the Adult Activity Center Parking Lot and with authorization for the Mayor to execute all necessary documents.*

**C. iCan Shine & City of Alpharetta 2026 iCan Bike Host Agreement**

*Consideration and approval of the iCan Bike Host Agreement between the City of Alpharetta and iCan Shine for the June 22-26, 2026, iCan Bike Program.*

**D. Grant Agreement: Arts Alpharetta and Bi-Yearly Outdoor Sculpture Exhibit / Art On-Loan Project**

*Consideration of approval of a grant agreement between the City of Alpharetta and Arts Alpharetta for the creation and implementation of the Bi-Yearly Outdoor Sculpture Exhibit / Art On-Loan Project and with authorization for the Mayor to execute all necessary documents.*

**E. Ordinance: Fiscal Year 2026 Budget Amendment**

**SECOND READING**

**The first reading of this Ordinance occurred during the February 2, 2026 City Council meeting.**

*Consideration of an Ordinance to adopt a Fiscal Year 2026 Budget Amendment for certain funds of the City of Alpharetta, Georgia, appropriating the amounts shown in each budget as expenditures, adopting the items of revenue anticipation, prohibiting expenditures to exceed appropriations, and prohibiting expenditures to exceed actual funding available.*

**F. Contract Approval: Alpharetta Strategic Plan**

*Consideration of approval of a Memorandum of Agreement between the City of Alpharetta and The University of Georgia Research Foundation, Inc. for the purposes of the Carl Vinson Institute of Government to prepare a Strategic Plan for the City of Alpharetta and with authorization for the Mayor to execute all necessary documents.*

**G. Resolution: Appointment of Hearing Examiner for Alcohol License Hearings**

*Consideration of adoption of a resolution appointing a hearing examiner for the purpose of alcoholic beverage license hearings.*

**8. PUBLIC COMMENT**

**9. REPORTS**

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

**11. ADJOURNMENT**