



# CITY COUNCIL MEETING & PUBLIC HEARING MARCH 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. **CONSENT AGENDA**
  - A. **City Council Special Called Meeting Minutes (Meeting of 3/2/2026)**  
*Consideration and approval of the City Council special called meeting minutes from the special called meeting of March 2, 2026.*
  - B. **City Council Meeting Minutes (Meeting of 3/2/2026)**  
*Consideration and approval of the City Council meeting minutes from the meeting of March 2, 2026.*
  - C. **Ratification of Emergency Procurement Declaration: Encore Road Bridge**  
*Consideration of approval of the ratification of an emergency procurement declaration in order to assess and repair apron damage to the Encore Road Bridge.*
  - D. **Ratification of New National Opioids Settlement - Six Remnant Defendants**  
*Consideration and approval of the Mayor's ratification of opting in to the New National Opioids Settlement: Six Remnant Defendants by executing the Combined Subdivision Participation and Release Form.*
  - E. **Premises Use Agreement: Alpharetta Methodist Church and the City of Alpharetta**  
*Consideration and approval of the Premises Use Agreement between the City of Alpharetta and Alpharetta Methodist Church located at 69 N. Main Street, permitting the use of the parking lot for Taste of Alpharetta 2026.*
  - F. **Premises Use Agreement: Alpharetta Methodist Church and the City of Alpharetta**  
*Consideration and approval of the Premises Use Agreement between the City of Alpharetta and Alpharetta Methodist Church located at 69 N. Main Street, permitting the use of the parking lot for Wire & Wood 2026.*
5. **PUBLIC HEARING**
  - A. **Announcement of Public Hearing Procedures**
  - B. **MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16**  
*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.*
  - C. **Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street**  
*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.*

**D. PH-26-06 Resolution: Alpharetta Annual Capital Improvement Element (CIE) Update**  
*Consideration and approval of a resolution authorizing transmittal of the Annual CIE Update for Fiscal Year 2025 to the Atlanta Regional Commission as part of the City's Impact Fee Program.*

**E. The following items have been deferred or withdrawn and will not be considered during this meeting:**

**1. MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton Pkwy/Camden Pond**

**DEFERRED: This request has been deferred by the applicant to the May 18, 2026 City Council meeting and will not be considered at this meeting.**

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and variance in order to construct 207 'For-Sale' townhomes on 29.2 acres. A master plan amendment is requested to the Camden Pond Master Plan to allow for the proposed change in development mix. A comprehensive land use plan amendment is requested from 'Professional Business Office' to 'High Density Residential' and a rezoning is requested from CUP (Community Unit Plan) to R-10M (Dwelling, 'For-Rent' or 'For-Sale' Residential). A variance is requested to Unified Development Code (UDC) Subsection 2.2.9(D) to reduce the front setback from 35' to 25'. The property is located at 3842 Old Milton Parkway and is legally described as being located in Land Lots 2, 3, 44, 45 & 49, 1<sup>st</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.

**2. PH-26-04 Unified Development Code Text Amendments – Commercial Vehicles**

**DEFERRED: This request has been deferred by Staff and will not be considered at this meeting.**

Consideration of text amendments to Unified Development Code (UDC) Subsection 2.5.4(B) to amend the locational parking requirements for commercial vehicles in residential zoning districts.

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

**DEFERRED: This request has been deferred by the applicant to the April 13, 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, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

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

**DEFERRED: This request has been deferred by the applicant and will not be considered at 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.

**5. 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 at this 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, 1st District, 2nd Section, Fulton County, Georgia.

**6. NEW BUSINESS**

**A. Purchase Approval for Managed Security Services Renewal**

*Consideration and approval of a managed security services renewal agreement through Verinext Corp., in the amount of \$94,234.74, and with authorization for the Mayor to execute all necessary documents.*

**B. Contract and Purchase Approval: Webb Bridge Road Phase 3 Shrubs/Groundcover**

*Consideration and approval of the award of a contract and purchase approval to Russell Landscape for Webb Bridge Road Phase 3 Shrub/Groundcover planting in an amount not to exceed \$104,261.33 for the purchase, installation, and watering of shrubs, groundcovers, and sod at the newly constructed Webb Bridge Road corridor improvements (Alpharetta High School to Greenway Access Point), and with authorization for the Mayor to execute all necessary documents.*

**C. Request For Proposal 26-111: Mid Broadwell Road Culvert and Sidewalk Construction**

*Consideration and approval of the award of RFP 26-111 to Summit Construction & Development for Mid Broadwell Road Culvert and Sidewalk Construction with a contract term of three hundred and thirty (330) calendar days, and with authorization for the Mayor to execute all necessary documents.*

**D. Request For Proposal 26-109: North Park Lighting Project with Land and Water Conservation Fund Grant Funding**

*Consideration and approval of the award of RFP 26-109: North Park Lighting Project with LWCF Grant Funding to PSG Energy Services, LLC in an amount totaling \$739,809.41 for pole and light replacement on North Park rectangular fields 1-4, NMML field, and tennis/pickleball courts, and with authorization for the Mayor to execute all necessary documents.*

**E. Resolution: Condemnation of Parcel 5 of the Mid Broadwell Road Culvert and Sidewalk Project**

*Consideration and approval of a Resolution to condemn property interest in Tax Parcel No. 22 433012030406 at 1285 Mid Broadwell Road, Alpharetta, GA 30004 (Parcel Owners: Eric Sean Abercrombie and Alisan Jeanine Abercrombie) of the Mid Broadwell Road Culvert and Sidewalk Project (Parcel No. 5); estimated just and adequate compensation: \$2,550.00 for 435.80 square feet of Temporary Construction Easement; and, One (1) Driveway Easement, and with authorization for the Mayor to execute all necessary documents.*

**F. Resolution: Condemnation of Parcel 6 of the Mid Broadwell Road Culvert and Sidewalk Project**

*Consideration and approval of a Resolution to condemn property interest in Tax Parcel No. 22 433012030349 at 1325 Mid Broadwell Road, Alpharetta, GA 30009 (Parcel Owners: Wesley Burton McDaniel, Jr. and Judith M. McDaniel) of the Mid Broadwell Road Culvert and Sidewalk Project (Parcel No. 6); estimated just and adequate compensation: \$5,750.00 for 621.22 square feet of Permanent Easement for the Construction and Maintenance of Drainage and Slopes; 5,714.79 square feet of Temporary Construction Easement; and One (1) Driveway Easement, and with authorization for the Mayor to execute all necessary documents.*

**G. Resolution: Condemnation of Parcel 8 of the Mid Broadwell Road Culvert and Sidewalk Project**

*Consideration and approval of a Resolution to condemn property interest in Tax Parcel No. 22 433012021116 at 1066 Gramercy Lane, Alpharetta, GA 30004 (Parcel Owner: Gramercy Park Neighborhood Association, Inc.) of the Mid Broadwell Road Culvert and Sidewalk Project (Parcel No. 8); estimated just and adequate compensation: \$4,450.00 for 607.72 square feet of Permanent Easement for the Construction and Maintenance of Drainage and Slopes; and, 1,518.91 square feet of Temporary Construction Easement, and with authorization for the Mayor to execute all necessary documents.*

7. PUBLIC COMMENT
8. REPORTS
9. EXECUTIVE SESSION (IF NECESSARY)
10. ADJOURNMENT