



City Council Meeting & Public Hearing

MARCH 23, 2026

OFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

OFFICIAL MINUTES

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the video recording for said meeting is a matter of public record and is available to be viewed at the City Clerk's office during normal business hours or viewed online at <https://www.youtube.com/user/alpharettagov>.

1. CALL TO ORDER

- Mayor Gilvin called the meeting to order at 6:30 p.m.

2. ROLL CALL

• Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- T. Kirk Driskell
- Katie Reeves
- Douglas J. DeRito
- John Hipes
- Fergal M. Brady

• Staff

- Chris Lagerbloom, City Administrator
- John Robison, Assistant City Administrator
- Molly Esswein, City Attorney
- Grace Orehosky, Municipal Records Officer
- Adam Montgomery, Director of Information Technology
- Kathi Cook, Director of Community Development

- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Trent Lindgren, Chief of Police
- Deanna McKay, Public Communication & Engagement Coordinator
- Michael Woodman, Planning and Development Services Manager
- George Doyle, Transportation Engineer

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 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 the 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.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the consent agenda.
 - Council Member Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

5. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

- City Attorney, Molly Esswein, read the public hearing procedures aloud.

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, 2nd District, 1st Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Spirit of God Church, is requesting a master plan amendment and conditional use to operate a 'Church, Synagogue' in an existing 18,207 square foot office/industrial building. 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 Spirit of God Church to operate a 'Church, Synagogue' on the subject property. The subject property is located at 145 Nobel Court.
- This item was considered at the February 5, 2026 & March 5, 2026 Planning Commission meetings. There were public comments in favor and in opposition at the two (2) meetings. Those in opposition had concerns over parking, compatibility of

church use with existing businesses, and security concerns. At the February 5th meeting, the Planning Commission deferred the applicant's request to the March 5, 2026 Planning Commission meeting. Vote 7-0. At the March 5th meeting, the Planning Commission recommended approval of the applicant's request subject to the staff recommended conditions. Vote 4-3.

- Staff recommends that Mayor and Council approve MP-26-01/CU-26-01 Spirit of God Church/Windward Master Plan Pod 16, subject to the following conditions:
 1. 'Church, Synagogue' shall be added as a conditional use in Pod 16 of the Windward Master Plan.
 2. 'Church, Synagogue' shall be an approved use by the City of Alpharetta at 145 Nobel Court with a maximum seating capacity of no more than 124 seats in the primary sanctuary of the church. Seating capacity is based on a total of 62 parking spaces on the property. If parking spaces are removed, an equivalent amount of seating capacity shall be reduced in compliance with the City's parking requirements.
 3. There shall be no 'Church, Synagogue' permitted on the subject property, except for a 'Church, Synagogue' operated by Spirit of God Christian Church, Inc. In the event that a 'Church, Synagogue' is not operated by the Spirit of God Christian Church, Inc., then the City may initiate appropriate application to terminate the Conditional Use Permit for said operation and any zoning condition amendments consistent with such action, and the City shall comply with all necessary procedural requirements of the City's Unified Development Code and the state Zoning Procedures Law.
 4. There shall be no day care center or academic school operated on the property.
 5. In an effort to avoid traffic and parking conflicts between the church's operations, office/industrial tenant operations on the subject property, and business operations on surrounding and nearby properties, the church's primary worship service(s) in the sanctuary shall be limited to Saturday and Sunday. Additional weekday church activities, except for the operations of church administrative offices and minor worship and church activities, shall be scheduled at 5 PM or after if needed to avoid conflict with parking and traffic constraints to the

maximum extent practicable. Nothing contained herein shall preclude special events, such as Easter, Christmas, or other seasonal activities or worship services.

6. If the existing loading dock will be utilized, the 2 parking spaces in the loading dock area and the 3 parking spaces directly south of the loading area shall be marked with signage stating, "No Parking on the Weekday", as approved by Staff.
 7. Property owner shall replace missing landscaping, such as trees in parking lot tree island, if there are no utility conflicts, as approved by Staff.
 8. Church/applicant shall hire an off-duty officer to control traffic, if required by the City due to traffic impacts during services.
 9. Dumpster shall be located in a masonry enclosure with opaque metal gate, with final approval by Staff.
 10. Outside speakers shall be prohibited. For purposes of this condition, a speaker shall mean a non-portable device which is capable of producing or reproducing sound, such as music or a person's voice, from an amplified or combined sound source and is projected out to an audience.
- The submitted request, if approved, would allow Spirit of God Church to operate a 'Church, Synagogue' in an existing 18,207 square foot office/industrial building. 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 Spirit of God Church to operate a 'Church, Synagogue' at the subject property. The subject property is located at 145 Nobel Court.
 - The 1.62-acre property is zoned CUP (Community Unit Plan) and is subject to the Windward Master Plan Pod 16. The two (2) story building was developed in 2000 as an office/industrial space. The subject property and surrounding properties are zoned CUP with a Business Center land use designation in the Windward Master Plan. Sierra-Cedar is located to the west, an undeveloped parcel is located to the north and west, Georgia Power is located to the east, and Chemence Corporate Headquarters and 400

North Business Park are located to the south. The comprehensive land use plan designation of the property is 'Corporate Office'.

- The Windward Master Plan was approved in 1980 with a substantial update in 1993 (MP-92-03) for a 3,000+ acre planned community, including residential, commercial, office, industrial and recreational uses. Windward Pod 16 consists of nineteen (19) acres and has a land use designation of 'Business Center', which allows office, research and development, and light industrial (distribution and light manufacturing) uses. The Master Plan has been amended on several occasions, including Pods 56 and 66 for 'Church, Synagogue' use.
- According to the application, Spirit of God Church is a non-denominational Christian church with a congregation of approximately 200 members, of which approximately 60% attend services virtually. The church is currently holding worship services at the Doubletree Hotel in Roswell. The church proposes to occupy approximately 2,000 square feet of the existing building and lease up to 16,000 square feet of the building to an office/industrial user. The applicant proposes an assembly area with a maximum seating capacity of 128 seats to be utilized for worship services. According to the applicant, the church will be open on Sundays from 9:00 AM to 3:00 PM with one (1) worship service at 10:00 AM, and church hours on the weekdays from 9:00 AM to 9:00 PM. Church staff will include five (5) to ten (10) employees. The applicant states that improvements to the property will include interior renovations to the building for a worship center and fellowship hall, re-stripe the parking lot, and upgrades to the landscaping.
- The Unified Development Code (UDC) requires one (1) parking space for each two (2) seats in the primary assembly room for a church, or 64 spaces for the 128-seat church. The remaining portion of the building (up to 16,000 square feet) to be leased to an office/industrial user requires one (1) parking space per 250 square feet for professional office space and one (1) parking spaces per 1,000 square feet for industrial use, or approximately 40 parking spaces. Office/industrial uses will operate during the weekday with church worship service primarily held on Sundays. The property is developed with 62 parking spaces. Therefore, the church should be limited to no more than 124 seats in the primary assembly room in order to comply with the City's minimum parking requirements.

- Church worship services will be on Sundays when surrounding businesses are not operating and will not have significant impacts on the surrounding road network. The subject property is currently approved for office/industrial use; therefore, there would be no change to the current peak hour trips generated by those uses.
- The Citizen Participation Plan Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received. Staff received correspondence from surrounding properties with concerns over insufficient public notification; church use conflicts with Windward Business Center Association Declaration of Covenants, Conditions, and Restrictions; negative impact on surrounding property values; security concerns at surrounding properties; insufficient parking at church property; overflow parking on surrounding properties; and irregularities and errors in the applicant's application and staff report. In addition, the Windward Business Center Association, Inc. provided a letter requesting that Planning Commission defer the applicant's request to allow impacted parties sufficient time to evaluate the applicant's request.
- Community Zoning Information Meeting was held on January 14, 2026. There were no public comments on the sign-in sheet.
- Staff reviewed the applicant's proposal in consideration of the review criteria for a master plan amendment and conditional use. The applicant's proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with office/industrial uses. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation, and the use is supported by sufficient on-site parking. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation. If approved, the dumpster should be housed in an enclosure, and the church should be limited to no more than 124 seats in order to comply with the City's minimum parking requirements.
- The applicant's attorney, Wendy Kraby, came forward to present on behalf of the applicant.
- The applicant, Pastor Randall Knighton, came forward to present on behalf of the application.

- The applicant's attorney, Wendy Kraby, came forward for rebuttal.

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked staff, based upon the presented diagram, where the dumpster would go and if that is something the applicant would need to resolve with staff or would staff look to the Council for how they want it handled.
- Council Member Hipes asked the applicant about their current circumstances – where they are currently holding services and how many people can be accommodated at that location.
- Council Member Hipes asked the applicant about the event that they outgrow this proposed space and the limited parking.
- Council Member DeRito asked staff about the list of MP amendments over the years provided in the staff report and what the difference is between the two prior MP amendments for churches and this request for amendment.
- Council Member Hipes asked staff about the parking requirements for the square footage of the building and what recourse the City has if there are violations of zoning conditions.
- Council Member Hipes asked the applicant about parking contingencies regarding the tenants.

PUBLIC COMMENTS:

- Darrell Thompson, 405 Ridgewood Way, Alpharetta, GA, came forward to speak in favor of the application.
- Joshua Scoggins and Jessica Cantrell, Underwood Scoggins, 202 Tribble Gap, Cumming, GA, came forward to speak on behalf of Sierra-Cedar and Alderman Drive Holdings in opposition of the application.
- Georgia Barrow, 1580 Spinnaker Drive, Alpharetta, GA, came forward to speak in opposition of the application.
- Brian Fees, 3695 Schooner Ridge, Alpharetta, GA (owner of 1255 Alderman Drive) came forward to speak in opposition of the application.

- ❖ Council Member DeRito offered a motion to extend the presentation and public comment time for two additional minutes.
- ❖ Council Member Driskell offered a motion to approve MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16, as presented by staff.
 - Motion failed due to lack of a second.
- ❖ Council Member Reeves offered a motion to deny MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-1). Driskell against.

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, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Chris Owens on behalf of Diversified Investment Group, LLC, is requesting a rezoning and variances to allow for the construction of eight (8) 'For-Sale' single-family dwellings consisting of four (4) semi-detached units and four (4) detached homes on 1.119 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and variances are requested to modify Downtown streetscape standards. The subject property is located at 75 & 91 Roswell Street at the northwest corner of Marietta Street and Roswell Street.
- This request was considered at the March 5, 2026 Planning Commission meeting. There was one (1) public comment in favor of the request, which was based on changes to the site access to address concerns from Victoria Square. After discussion, the

Commission recommended approval subject to the staff recommended conditions. Vote 7-0.

- Staff recommends that Mayor and Council approve Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street, subject to the following conditions:
 1. The site, consisting of approximately 1.119 acres, shall be rezoned to DT-C and developed substantially similar to site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning. Uses shall be limited to 'Dwelling, 'For-Sale', Detached and Attached.
 2. Architecture and materials shall be developed substantially similar to the renderings prepared by A Classical Studio, labeled Exhibit A, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Each detached home shall have a unique elevation, and all homes shall have 4-sided architecture, materials and details, as approved by DRB.
 3. Density shall not exceed 7.15 dwelling units/acre.
 4. Homes along Roswell Street and Cotton Alley shall be oriented to those streets with vehicular access limited to the new alley. Front yards shall be framed with a decorative low wall, metal fencing, or hedge with brick or stone columns, as approved by DRB.
 5. Minimum building setbacks shall be: Front – 10' (Roswell St and Cotton Alley), Side – 0', and Rear – 3'.
 6. Developer shall improve Roswell Street streetscape with a minimum 4' planter (planted with street trees), minimum 6' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around trees shall be planted with evergreen ornamental grasses, groundcover and/or shrubs. Street trees and landscape strip trees shall alternate both sides of the sidewalk, as approved by DRB.

7. Developer shall improve Marietta Street streetscape with decorative pedestrian lighting, as approved by Staff.
8. Developer shall improve Cotton Alley streetscape with a planter (planted with a row of shrubs) decorative pedestrian lighting, with final approval by Staff. Cotton Alley streetscape on the developer's property shall be maintained by the HOA.
9. Brick wall along Cotton Alley shall be retained, except that the developer may reconstruct portions of the wall where necessary to allow for the proposed development, as approved by Staff.
10. Non-access easement shall be recorded on the final plat where the alley terminates near the property line along Cotton Alley, as approved by Staff.
11. Developer shall restripe the crosswalk markings at the Orchid Lane at Marietta Street and the Cotton Alley at Marietta Street intersections.
12. Developer shall install Alpha Loop special emphasis crosswalk green tips at the existing crosswalk at Roswell Street at Marietta Street, as approved by Staff. Improvement shall be eligible for impact fee credits.
13. Private alley shall be developed substantially as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26 and shall include pedestrian lighting, with final approval by Staff. A decorative barrier, such as timber guard rail, brick or stone wall, etc. shall be required at the terminus of the alley, as approved by DRB. If a wall is used as a barrier, it shall be covered with creeping or climbing landscaping, as approved by DRB. Maintenance of the private alley shall be addressed in the HOA covenants.
14. Project entrance shall include a decorative paver entrance (minimum 20' deep with concrete banding on each end), as approved by Staff.
15. Landscape strips along Roswell Street and Cotton Alley shall be planted with an even mix of overstory shade trees and understory trees, as approved by DRB. Overstory trees shall be offset a minimum 15' from the face of homes and a minimum 15' from overhead utilities.

16. Existing power lines along Roswell Street frontage shall be relocated or placed underground, as noted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26.
17. Minimum 5' buffer, except where brick wall and sidewalk encroach, shall be provided along the north property line and shall be planted with a row of evergreen and deciduous trees, as approved by DRB.
18. Project entrance shall include decorative landscaping, low walls or hedge with brick or stone columns, as approved by DRB. HOA shall be responsible for regular maintenance of entrance improvements.
19. Open space shall be developed substantially as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26. Open space shall be developed with decorative landscape and hardscape. Landscape shall include plant selections promoting the historic Downtown. Improvements shall be maintained by the HOA.
20. Developer shall save trees as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26. Any streetscape improvements shall be installed using specific construction techniques, such as a floating sidewalk, to limit impacts to saved trees, as approved by the City Arborist.
21. Encroachment into the critical root zone (CRZ) of off-site saved trees shall be limited to no more than 20%, subject to final approval by Staff. Off-site tree removal resulting from CRZ encroachments exceeding 20% shall require written approval from the property owner.
22. Fences and walls visible from the public right-of-way or City-owned property shall be decorative. Fences shall be metal, and walls shall be brick, stone, or similar material and shall be covered in creeping landscape material, as approved by DRB.
23. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way or City-owned property.
24. Garbage pickup shall be accommodated from within the development.
25. Construction parking and staging shall be prohibited on Cotton Alley. A construction staging plan and traffic control plan shall be provided with the LDP, subject to final approval by Staff.

26.No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA’s declarations and covenants.

- The submitted request, if approved, would allow for the construction of eight (8) ‘For-Sale’ single-family dwellings consisting of four (4) semi-detached units and four (4) detached homes on 1.119 acres in the Downtown. The proposed density is 7.15 dwelling units per acre. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and variances are requested to modify Downtown streetscape standards. The subject property is located at 75 & 91 Roswell Street at the northwest corner of Marietta Street and Roswell Street.
- The property at the corner of Roswell Street and Marietta Street (91 Roswell Street) is undeveloped and the northern property (75 Roswell Street) is developed with a residential structure which has been converted to an office. The property was approved in 2023 to allow a two (2) story, 23,200 square foot office building with 2,500 square foot restaurant. Surrounding properties are zoned R-10M (Dwelling, ‘For-Rent’ and ‘For-Sale’, Residential) to the north and west and C-2 to the south and east. Victoria Square is located to the west, Pure Taqueria to the south, 62 and 88 Roswell Street to the east, and Roswell Street Commons and the Roswell Street City Parking Lot to the north. The property has a comprehensive land use plan designation of ‘Central Business District’, which supports the proposed rezoning.
- As shown in the table below, the applicant requests variances to modify Downtown Overlay streetscape standards. The property has an unusual triangular shape and has road frontage on three (3) sides.

UDC Section	Applicant’s Request	Notes
UDC Appendix A: Alpharetta Downtown Code – Subsection 2.3.3 Street Types	Modify streetscape standards along Cotton Alley, Marietta Street, and Roswell Street.	The applicant requests to maintain the existing streetscapes, including a 2’ planter and 6’ sidewalk on Roswell Street, a 2’ planter and 5’ sidewalk on Marietta Street, and 2’ planter and 5’ sidewalk on Cotton Alley.

- The submitted site plan depicts eight (8) single-family lots consisting of four (4) detached homes and four (4) semi-detached units with access depicted from a private alley off Roswell Street. Five (5) homes are oriented to Roswell Street, and three (3) homes are oriented to Cotton Alley. Lots range in size from 2,599 to 4,329 square feet, with an average lot size of 3,153 square feet. Detached homes have an average lot width of

approximately 37' and semi-detached homes have an average lot width of approximately 33'. Both product types are proposed to be three (3) stories over basement. District regulations, including minimum building setbacks, lot size, and lot width are consistent with the DT-C development standards.

- Ten-foot (10') building setbacks and landscape strips are depicted along Roswell Street and Cotton Alley. The corner of property at Marietta Street is depicted as a tree save area. The site plan depicts maintaining the existing streetscapes along Roswell Street, Marietta Street, and Cotton Alley, of which the applicant has requested a variance to allow. Two-foot (2') planters are provided along all street frontages with five-foot (5') sidewalks on Marietta Street and Cotton Alley and a six-foot (6') sidewalk on Roswell Street. A note on the site plan indicates that the existing overhead power lines, pole and guy wires along Roswell Street will be relocated in order to remove a conflict with the required landscape strip.
- Each home and semi-detached unit will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. The Downtown Code requires twenty (20) parking spaces for the proposed subdivision, of which 32 spaces are proposed.
- The site plan depicts 5,000 square feet, or 10.3% amenity space within the proposed development. The DT-C district requires a minimum five percent (5%) amenity space for property less than five (5) acres. Amenity space is proposed to include a pocket park with tree save area at the corner of Roswell Street and Marietta Street.
- The submitted tree survey and arborist assessment identifies three (3) specimen trees on the property, including a Water Oak, American Holly, and Southern Magnolia. The site plan depicts four (4) tree saves at the corner of Marietta Street, including a 26" Water Oak, 19" Magnolia, 23" Pecan, and ten-inch (10") Magnolia. Stormwater management is depicted as an underground facility located in the middle of the property. A portion of the facility is depicted within the alley; however, the applicant has indicated that the facility, as depicted on the site plan, includes the required ten-foot (10') access easement to allow for maintenance. However, the applicant has stated an intention to seek an agreement with Victoria Square to provide stormwater management in their stormwater pond located approximately 1,000' to the northwest.

- According to the applicant's architect, the proposed renderings reflect the Tudor Eclectic architectural style. Exterior materials include brick, stone and half-timbering. The City's Downtown Consultant reviewed the submitted renderings and believes that they generally comply with the Downtown design regulations. Additional documentation and details are necessary during the Design Review Board process to complete a comprehensive architectural review.
- The applicant provided the trip generation report below, which estimates that the subdivision would generate six (6) AM Peak Hour trips and eight (8) PM Peak Hour trips. The change of use from office and restaurant to residential would result in a reduction of approximately 53 AM Peak Hour trips and 48 PM Peak Hour trips.
- Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate.
- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 7 school age children. Numbers provided by Fulton County Schools show that all three (3) schools have enrollments that are under capacity.
- The Citizen Participation Plan Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant received public feedback regarding traffic, access, construction staging, guest parking, price points, and architecture. Staff received correspondence from a resident in Victoria Square who supported residential use on the property but has concerns over access to the property through Victoria Square. The resident believed that access should be from Roswell Street or the commercial property to the north. In addition, it was requested that construction staging be prohibited on Cotton Alley.
- The Community Zoning Information Meeting was held on September 10, 2025. There were public comments with concerns over access through Victoria Square, construction staging on Cotton Alley, removal of bollards at Cotton Alley and City parking lot, landscaping on Cotton Alley, remove bamboo, and incorporation into Victoria Square. Staff has reviewed the applicant's proposal against the established review criteria for a

rezoning and variance. The zoning proposal is consistent with the vision of the Downtown Master Plan and future land use designation of the property and surrounding area. The area is envisioned to redevelop into a mix of residential, office and commercial uses. The proposed residential use is compatible with Victoria Square and access to the property has been moved from Cotton Alley to Roswell Street in an effort to limit impacts on Victoria Square. In addition, the proposal would have less impact on transportation facilities as compared to the office and restaurant uses previously approved on the property.

- The property has exceptional conditions due to its size, shape and topography, and the property has road frontage on three (3) sides. The Downtown streetscape requirements would impact the tree save area at the corner of Marietta Street, as well as the existing brick sidewalk and wall along Cotton Alley. The Cotton Alley sidewalk is a relatively short segment of sidewalk primarily used by Victoria Square residents, which terminates at the back of the City's Roswell Street parking lot.
- Staff provided a markup of the conditions provided by the applicant.
- The applicant, Chris Owens on behalf of Diversified Investment Group, LLC, came forward to present on behalf of the applicant.

CITY COUNCIL DISCUSSION:

- Mayor Pro Tem Merkel asked staff about stormwater plans being contingent upon approval from the abutting neighborhood.
- Council Member Brady asked staff about the sidewalk location and the reasoning behind moving it.
- Council Member Hipes asked staff if the "pocket park" shown on the landscape plan was to be open to the public or enclosed for the development.
- Council Member Brady asked the applicant what the width of the sidewalk currently is, where the street lights will be placed, and if the pocket park will be landscaped.
- Council Member Reeves asked the applicant if the conditions, as written, are what they want as it relates to the sidewalk.

PUBLIC COMMENTS:

- Francene Taylor, 2017 Hidden Alley, Alpharetta, GA, came forward to speak in favor of the application.
- ❖ Mayor Gilvin offered a motion to extend the presentation and public comment time for two additional minutes.
- ❖ Mayor Pro Tem Merkel offered a motion to approve Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street, subject to the following conditions:
 1. The site, consisting of approximately 1.119 acres, shall be rezoned to DT-C and developed substantially similar to site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning. Uses shall be limited to 'Dwelling, 'For-Sale', Detached and Attached.
 2. Architecture and materials shall be developed substantially similar to the renderings prepared by A Classical Studio, labeled Exhibit A, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Each detached home shall have a unique elevation, and all homes shall have 4-sided architecture, materials and details, as approved by DRB.
 3. Density shall not exceed 7.15 dwelling units/acre.
 4. Homes along Roswell Street and Cotton Alley shall be oriented to those streets with vehicular access limited to the new alley. Front yards shall be framed with a decorative low wall, metal fencing, or hedge with brick or stone columns, as approved by DRB.
 5. Minimum building setbacks shall be: Front – 10' (Roswell St and Cotton Alley), Side – 0', and Rear – 3'.
 6. Developer shall improve Roswell Street streetscape with a minimum 4' planter, minimum 6' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around trees shall be planted with evergreen ornamental grasses, groundcover and/or shrubs. Street trees and landscape strip trees shall alternate both sides of the sidewalk, as approved by DRB.

7. Developer shall improve Marietta Street streetscape with decorative pedestrian lighting, as approved by Staff.
8. Developer shall maintain existing Cotton Alley streetscape planter and sidewalk. Landscape improvements in this area shall be subject to final approval by Staff. Cotton Alley streetscape on the developer's property shall be maintained by the HOA.
9. Brick wall along Cotton Alley shall be retained, except that the developer may reconstruct portions of the wall where necessary to allow for the proposed development, as approved by Staff.
10. Non-access easement shall be recorded on the final plat where the alley terminates near the property line along Cotton Alley, as approved by Staff.
11. Developer shall restripe the crosswalk markings at the Orchid Lane at Marietta Street and the Cotton Alley at Marietta Street intersections.
12. Developer shall install Alpha Loop special emphasis crosswalk green tips at the existing crosswalk at Roswell Street at Marietta Street, as approved by Staff. Improvement shall be eligible for impact fee credits.
13. Private alley shall be developed substantially as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26 and shall include pedestrian lighting, with final approval by Staff. A decorative barrier, such as timber guard rail, brick or stone wall, etc. shall be required at the terminus of the alley, as approved by DRB. If a wall is used as a barrier, it shall be covered with creeping or climbing landscaping, as approved by DRB. Maintenance of the private alley shall be addressed in the HOA covenants.
14. Project entrance shall include a decorative paver entrance (minimum 20' deep with concrete banding on each end), as approved by Staff.
15. Landscape strips along Roswell Street and Cotton Alley shall be planted with an even mix of overstory shade trees and understory trees, as approved by DRB. Overstory trees shall be offset a total of 24' from the face of homes and overhead utilities.

16. Existing power lines along Roswell Street frontage shall be relocated horizontally, as noted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26.
17. Minimum 5' buffer, except where brick wall and sidewalk encroach, shall be provided along the north property line and shall be planted with a row of evergreen and deciduous trees, as approved by DRB.
18. Project entrance shall include decorative landscaping, low walls or hedge with brick or stone columns, as approved by DRB. HOA shall be responsible for regular maintenance of entrance improvements.
19. Open space shall be developed substantially as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26. Open space shall be developed with decorative landscape and hardscape. Landscape shall include plant selections promoting the historic Downtown. Improvements shall be maintained by the HOA.
20. Developer shall save trees as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26. Any streetscape improvements shall be installed using specific construction techniques, such as a floating sidewalk, to limit impacts to saved trees, as approved by the City Arborist.
21. Encroachment into the critical root zone (CRZ) of off-site saved trees shall be limited to no more than 20%, subject to final approval by Staff. Off-site tree removal resulting from CRZ encroachments exceeding 20% shall require written approval from the property owner.
22. Fences and walls visible from the public right-of-way or City-owned property shall be decorative. Fences shall be metal, and walls shall be brick, stone, or similar material and shall be covered in creeping landscape material, as approved by DRB.
23. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way or City-owned property.
24. Garbage pickup shall be accommodated from within the development.
25. Construction parking and staging shall be prohibited on Cotton Alley. A construction staging plan and traffic control plan shall be provided with the LDP, subject to final approval by Staff.

26. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

- Council Member Brady seconded the motion.
- The motion was approved unanimously (7-0).

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.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- Transportation Engineer, George Doyle, came forward to present this item.
- The Georgia Planning Act of 1989 (The Act) requires that local governments keep their Comprehensive Plans current as a pre-requisite for maintaining Qualified Local Government status, a requirement for eligibility for receipt of State of Georgia funds. The Act requires that local governments provide annual updates to their Capital Improvement Element (CIE), prepared in accordance with the Minimum Planning Standards and Procedures and the Development Impact Fee Compliance Requirements.
- The CIE is designed to provide insight into key infrastructure and public improvement projects being undertaken and completed by local jurisdictions. The Annual Report details on an annualized basis the collection and use of funds derived from impact fees. Together these documents provide a means of tracking local government performance and serve as a tool for measuring progress with respect to achieving community goals as outlined in the Comprehensive Plan.
- The City of Alpharetta is required to transmit its annual update of the CIE to the Atlanta Regional Commission for review prior to Council Adoption.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve PH-26-06 Resolution: Alpharetta Annual Capital Improvement Element (CIE) Update.
- Council Member DeRito seconded the motion.

- The motion was approved unanimously (7-0).

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, 1st District, 1st 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, 2nd District, 2nd 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, 1st District, 1st 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-1 (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.

- Director of Information Technology, Adam Montgomery, came forward to present this item.
- Pursuant to Georgia codes 50-18-72 and 50-14-3, some of the cybersecurity details do not require public release or discussion. The attached quote has portions redacted to protect the cybersecurity details and plans of the City.
- The Department of Information Technology recommends a renewal of a service agreement with our managed security service provider, through Verinext Corp. in the amount of \$94,234.74.
- Our managed security service provider currently provides Managed Detection and Response (MDR), monthly concierge meetings with their team, and an Incident Response (IR) retainer. They are leaders in the MDR and IR space and are most often used by cyber insurance companies when a breach occurs. We have been customers of this provider for a year now. This service has proven to have increased our ability to detect, respond, and prepare for cybersecurity events by providing a single log collection location, sophisticated log analysis, human and artificial intelligence threat hunting, and incident planning.
- This is the first renewal of this agreement. Last year's cost was \$88,917.43, which represents an increase of \$5,317.31. The current renewal price of \$94,234.74 is within the current budget.

- Last year, we conducted a competitive process with Verinext Corp., winning the business. The managed security provider has designated Verinext Corp. as the preferred pricing for this agreement and renewal.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the 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.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

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.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Tree planting at Phase 3 of the Webb Bridge Road corridor improvements is complete and ready for the next phase of landscape installation, which includes planting shrubs, groundcovers and limited sod areas. Planting locations include the beauty strips beginning just west of the Alpharetta High School entrance and continuing eastward to the Greenway access point west of Westwind Lane. A significant right-of-way area behind the sidewalk in front of the Eastgate subdivision is also included.
- The proposed Phase 3 Shrub/Groundcover planting project includes:
 - Installation of 811 shrubs in 3-gallon containers
 - Installation of 1,074 groundcovers in 1-gallon and 4" containers
 - Installation of 15 tree-form hollies
 - Installation of 494 ornamental grasses in 1-gallon containers

- Installation of 6 pallets of Tiftuf Bermuda sod in the drainage area in front of East Gate
- The planting will take place from April 1–30, 2026, in accordance with the City's landscape specifications. Deciduous and evergreen plants have been selected, including many native species. Plant selections were based on their planting environments, aesthetic value, and historical data such as best species performance on similar City projects.
- The Department of Public Works prepared landscape plans and specifications requiring the plant stock to comply with the American Standard for Nursery Stock (ANSI Z60.1-2014). Specifications also include detailed watering requirements and a one-year warranty for plants. ANSI standards and well-defined watering requirements help ensure a successful and high-quality landscape product for Alpharetta residents and visitors.
- The work proposals were provided in accordance with the City's On-Call Landscape Installation Contract with Russell Landscape (#22-104/22-105). Pricing has been reviewed by City staff and is found to be competitive based on current market conditions and in comparison with FY2025 landscape project costs. Watering per City specifications is included for all plants within the project. Maintenance of the new landscape is accounted for in the existing Citywide Landscape Maintenance contract.
- The City's Urban Forestry Program Manager will act as the City's project manager throughout all phases of the project, including installation, watering and warranty period. All planting is scheduled to be completed by April 30, 2026. Russell Landscape is required to acquire Payment & Performance Bonds for the contract.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Reeves offered a motion to approve 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.

- Council Member Brady seconded the motion.
- The motion was approved unanimously (7-0).

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.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This agenda item is for consideration to award RFP 26-111 for Mid Broadwell Road Culvert and Sidewalk Construction. The procurement method selected is a Request for Proposals (RFP). The recommended vendor is Summit Construction & Development.
- The Mid Broadwell Road culvert currently conveys a tributary of Foe Killer Creek (Tributary 7.1) and is located immediately west of Jennifer Oaks Drive. The culvert is in poor condition and does not meet the City's desired level of service. Previous hydraulic modeling indicates that the existing culvert provides capacity only for a 2-year storm event. Multiple repairs have been performed on the existing culvert, including lining the pipe with shotcrete, repeated repairs to the rubble headwall, remediation of multiple sinkholes caused by infiltration, and addressing severe downstream scour and erosion. The culvert was identified for replacement in the City's 2021 Stormwater System Assessment prepared by Lowe Engineers. Additionally, sidewalk gaps currently exist along Mid Broadwell Road between Bethany Road and the Mid Broadwell Road culvert. To improve pedestrian safety and provide safer access to Mid Broadwell Park, it is recommended that sidewalks be completed along Mid Broadwell Road between Jennifer Oaks Drive and Bethany Road.
- On July 29, 2024, RFP 24-123 was awarded to Moffatt & Nichol for design services associated with the Mid Broadwell Road culvert replacement and sidewalk improvements. Upon completion of the project design, the Public Works Department initiated acquisition of the necessary easements and right-of-way required for

construction. The construction procurement process, as described below, has recently been completed, allowing the project to proceed to construction award. Construction funding for this project will be provided through TSPLOST 2.

- The Evaluation Committee recommends award of RFP 26-111 to Summit Construction & Development as the high-scoring proposal. The Evaluation Committee met with Summit Construction & Development on Monday March 9, 2026 to go over the project scope and the proposed Best and Final Offer (BAFO), and to ensure that city's expectations are clear for this project's construction. Summit Construction & Development has successfully completed multiple projects similar in scope to this project. The firm has performed culvert replacements both with and without road closures and has consistently reopened roadways to traffic ahead of designated deadlines established by the respective agencies. Summit Construction and Development articulated in their proposal as well as in their interview how their firm completed similar projects with similar time constraints and was very confident they could deliver a quality product given the schedule constraints associated with the project.
- For this project, Mid Broadwell Road will be closed from May 26, 2026 through July 26, 2026, to facilitate the culvert replacement. This schedule has been discussed with Summit, and the contractor understands the urgency and importance of reopening the roadway no later than July 26, 2026, to ensure normal traffic operations prior to the start of the school year. Based on Summit's experience and successful performance on similar projects, the Evaluation Committee is confident that Summit will complete the culvert replacement and reopen Mid Broadwell Road to traffic before schools are back in session. The cost proposed by Summit is considered reasonable and aligns with the construction cost estimate previously prepared for the City by the design consultant, Moffatt & Nichol.

COUNCIL DISCUSSION:

- Mayor Gilvin asked staff if both lanes were to be closed at the same time.
- Council Member Hipes asked staff how the road closure will impact traffic patterns.

PUBLIC COMMENTS:

- There were no public comments.

- ❖ Council Member Reeves offered a motion to approve 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 in an amount not to exceed \$1,547,878.50, and with authorization for the Mayor to execute all necessary documents.
- Council Member DeRito seconded the motion.
- The motion was approved unanimously (7-0).

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.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- Due to the age and quality of the lights on the fields included in the scope, and age and condition of the existing wooden poles on fields 1-4, the City of Alpharetta requested RFP 26-109 North Park Lighting Project with LWCF Grant Funding proposals from contractors qualified to provide lighting upgrades to the athletic facilities at certain fields within the City's North Park, located at 13450 Cogburn Road, Alpharetta, GA.
- The project includes replacement of poles (24) and lights (228 fixtures) on North Park softball fields 1-4, and lights on multipurpose turf field, Miracle League Adaptive Field, and tennis/pickleball courts; to replace existing wooden light poles with concrete pole system and to upgrade lighting fixtures to LED. The project scope addresses removal and disposal of existing wooden poles, installing new concrete poles, and updating the current lighting to LED fixtures to no less that Class IV lighting level. Required design and permitting should also be included.

- This project detail in RFP 26-109 is funded (in part) with Land and Water Conservation Fund (LWCF) grant funds, requiring the awarded contractor to adhere to all qualifying requirements through the project duration.
- PSG Energy Services, LLC put forth a proposal that scored highest out of the two submitted, and is therefore recommended to be the service provider for requested RFP 26-109 North Park Lighting Project with LWCF Grant Funding.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve 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, with the City's portion not to exceed \$369,905, 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.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (7-0).

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.

- City Attorney, Molly Esswein, read the Resolution title aloud and presented this item.
- The City of Alpharetta has determined that it is necessary for the City to exercise its powers of eminent domain to acquire certain interests in this parcel in furtherance of the Mid Broadwell Road Culvert and Sidewalk Project.

- Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property identified as Parcel 5 of this Project in order to ensure the timely completion of the Mid Broadwell Road Culvert and Sidewalk Project. The estimated just and adequate compensation: \$2,550.00 for 435.80 sq. ft. of Temporary Construction Easement; and One (1) Driveway Easement.
- Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve 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.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

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.

- City Attorney, Molly Esswein, read the Resolution title aloud and presented this item.
- The City of Alpharetta has determined that it is necessary for the City to exercise its powers of eminent domain to acquire certain interests in this parcel in furtherance of the Mid Broadwell Road Culvert and Sidewalk Project.
- Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property identified as Parcel 6 of this Project in order to ensure the timely completion of the Mid Broadwell Road Culvert and Sidewalk Project. The estimated just and adequate compensation: \$5,750.00 for 621.22 sq. ft. of Permanent Easement for the Construction and Maintenance of Drainage and Slopes; 5,714.79 sq. ft. of Temporary Construction Easement; and One (1) Driveway Easement.
- Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve 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.
- Council Member Hipes seconded the motion.
- The motion was approved unanimously (7-0).

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.

- City Attorney, Molly Esswein, read the Resolution title aloud and presented this item.
- The City of Alpharetta has determined that it is necessary for the City to exercise its powers of eminent domain to acquire certain interests in this parcel in furtherance of the Mid Broadwell Road Culvert and Sidewalk Project.
- Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property identified as Parcel 8 of this Project in order to ensure the timely completion of the Mid Broadwell Road Culvert and Sidewalk Project. The estimated just and adequate compensation: \$4,450.00 for 607.72 sq. ft. of Permanent Easement for the Construction and Maintenance of Drainage and Slopes; and 1,518.91 sq. ft. of Temporary Construction Easement.
- Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve 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.

- Council Member Driskell seconded the motion.
- The motion was approved unanimously (7-0).

7. PUBLIC COMMENT

- There were no public comments.

8. REPORTS

- There were no reports.

9. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

10. ADJOURNMENT

- ❖ Mayor Pro Tem Merkel offered a motion to adjourn the meeting.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 9:03 p.m.

Respectfully submitted,



Grace Orehosky, Acting City Clerk