



City Council Meeting & Public Hearing

APRIL 13, 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
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services

- Pete Sewczwicz, Director of Public Works
- Trent Lindgren, Chief of Police
- Tom Harris, Director of Finance
- Charlie Jewell, Director of Economic Development
- Deanna McKay, Public Communication & Engagement Coordinator
- Michael Woodman, Planning and Development Services Manager
- Brett Schroeder, Code Enforcement Manager

3. PLEDGE TO THE FLAG

4. CONSENT AGENDA

A. City Council Special Called Meeting Minutes (Meeting of 3/23/2026)

Consideration and approval of the City Council special called meeting minutes from the special called meeting of March 23, 2026.

B. City Council Meeting Minutes (Meeting of 3/23/2026)

Consideration and approval of the City Council meeting minutes from the meeting of March 23, 2026.

C. Financial Management Report (Month Ending January 31, 2026)

Consideration and approval of the Financial Management Report for the month ending January 31, 2026.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the consent agenda.
 - Mayor Pro Tem 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. CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road

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.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, McKinley Homes, is requesting a comprehensive land use plan amendment, rezoning and variance to allow a mixed-use development consisting of 110 'For-Sale' condominium units, 207,000 square feet of office (existing), and 5,000 square feet of retail/restaurant use on 14.976 acres in the Windward Parkway and Highway 9 Strategic Master Plan. The proposed density is 7.35 dwelling units per acre. 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 reduce the minimum lot size in the MU district and reduce the minimum commercial percentage in the MU district. The property is located at 12725 and 12735 Morris Road at the southwest corner of Old Morris Road and Morris Road. This item was considered at the March 5, 2026 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 7-0.
- Staff recommends that Mayor and Council approve CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road, subject to the following conditions:
 1. The 14.976-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan prepared by PEC, revised 3/30/26, except for changes 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.

2. The comprehensive land use plan designation shall be 'Mixed Use'.
3. Maximum residential density shall be limited to no more than 7.35 dwelling units per acre.
4. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with the conditions below, subject to final approval by DRB. Condominium building shall have 4-sided architecture, materials and details, as approved by DRB. Parking deck shall have materials and details that are compatible with the condominium building, as approved by DRB.
5. Development regulations shall be as follows:
 - a. 110 'For-Sale' condominium units shall be permitted in a building with a maximum height of 3-stories. Minimum 30% of units shall be 1-bedroom and no units shall have more than 2 bedrooms. No more than 10% of units shall be rented as stated in the Condominium documents.
 - b. Retail/Restaurant – Maximum 5,000 square feet shall be permitted in the ground floor of an office building, not including outdoor dining areas. A restaurant shall include outdoor dining areas. No drive-through restaurants shall be permitted.
 - c. Office – Maximum 212,000 square feet and maximum building height of 4 stories shall be permitted.
6. Master Plan shall be limited to the following uses and further restricted by conditions of zoning:
 - a. Office
 - b. Retail
 - c. Restaurant (no drive-through)
 - d. 'For-Sale' Residential
7. Retail uses shall be limited to the following:
 - a. Art Gallery

- b. Bakery
 - c. Barber Shop and Beauty Shop
 - d. Book Store
 - e. Brewery
 - f. Dry Cleaning Pick-up Station
 - g. Fitness Studio
 - h. Florist, Retail without Greenhouse
 - i. Grocery Store (not to exceed 5,000 SF)
 - j. Office Supply Store (not to exceed 3,000 SF)
 - k. Print Shop
 - l. Restaurant (no drive-through)
 - m. Retail Establishment
8. Internal drive aisles shall be private.
 9. Sidewalk along east side of condominium building shall connect to the public sidewalk along Morris Road.
 10. Minimum building setbacks/landscape strips shall be 10' on the side and rear property lines.
 11. Developer shall save trees as depicted on the plans prepared by Root Zone Tree Consultants, dated 11/5/25. Construction near Tree 2195 shall be under the supervision of the project arborist with a comprehensive tree care plan tailored to offset any impacts to this tree and provide basic care, as approved by Staff.
 12. Minimum 4.26 acres of open space shall be provided within the development, substantially as depicted on site plan prepared by PEC, revised 3/30/26. Central amenity space at main project entrance of Morris Road shall be enhanced with seating/gathering amenities, hardscape and landscaping and shall be connected to the internal sidewalk system, as approved by Staff.
 13. Developer shall submit a traffic impact study (TIS) with methodologies and analyses to be coordinated with, reviewed, and approved by Staff prior to LDP. If applicable,

any geometric, traffic control, and/or signal improvements identified and evaluated in the updated TIS to mitigate unacceptable levels-of-service (LOS) operations shall also be coordinated with and approved by Staff and implemented by the developer. To safely accommodate vehicular movements entering or exiting the public right-of-way at the studied intersections, applicable existing left turn lane or right turn lane storage and taper lengths shall also be improved to the minimum lengths needed, as identified and approved by Staff.

Design Conditions:

14. Condominium building shall address Morris Road, including ground floor units with individual walkouts and front yards defined by a decorative low wall, hedge with decorative columns or decorative fence located outside of the required landscape strip, as approved by DRB.
15. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.
16. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff. Developer shall install a pond aerator and perimeter decorative landscaping, where feasible, as approved by Staff.
17. Developer shall provide at least 2 original focal point features (sculptures, murals or monument) located at prominent locations within the development, with final approval by the Cultural Arts Commission. Construction of 1 sculpture, mural shall be required concurrent with the first CO and all sculptures, murals shall be completed prior to final CO.
18. Corner of Morris Road and Old Morris Road shall be designed with a minimum 5,000 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.

19. Project entrances off Morris Road and Old Morris Road shall be designed with a minimum 2,500 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.
20. Developer shall remove westernmost existing driveway on Morris Road and shall extend the sidewalk to connect to the existing sidewalk. Landscape strip shall be planted in the area of the removed driveway.
21. Provide detailed street planting for Morris Road and Old Morris Road. Landscape plan shall be approved by DRB prior to submission of an LDP.
22. Developer shall dedicate a public access easement and construct a minimum 12' concrete, accessible multi-use trail connection as depicted on site plan prepared by PEC, revised 3/30/26, with final alignment, design and materials approved by Staff and construction completed prior to the first CO. Trail shall be laid out and constructed with the least impact to existing trees. Low impact construction techniques shall be used to minimize impacts to the CRZ of the trees to be conserved, as approved by the City Arborist. Property owner shall allow a future secondary trail connection (at the south end of the lake) to the multi-use trail for the properties to the west. Multi-use trail connection shall include seating/gathering areas, lighting, landscaping, and trailhead amenities consistent with the Windward Parkway and Highway 9 Strategic Master Plan. Wayfinding signage shall be provided at key location(s) along the trail, as approved by Staff. Condominium association shall be responsible for maintenance of the trail. Multi-use trail connection shall be eligible for impact fee credits.
23. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
24. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. Bicycle facilities shall be provided throughout the development.
25. Prior to LDP, the applicant shall submit for approval a document titled 'McKinley Homes/Morris Road Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches,

trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document shall address entrance treatment details for the Morris Road entrance.

26. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from the street. Parapet walls shall be used, as needed, to screen roof-top mechanical equipment and views.

27. Prior to LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:

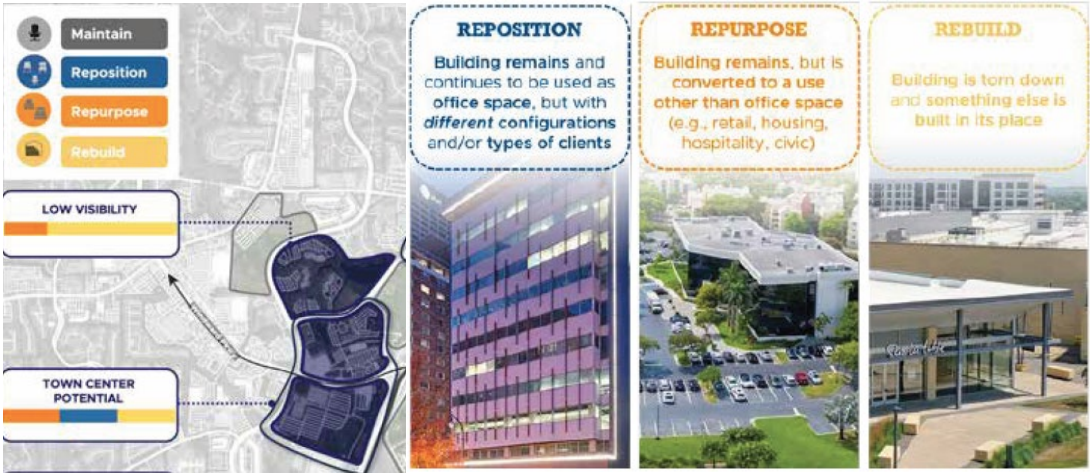
- a. Approved specifications and standards identified for each use within the total development.
- b. Pedestrian network.
- c. Overall planned open space areas.

28. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road".

- The submitted request, if approved, would allow a mixed-use development consisting of 110 'For-Sale' condominium units, 207,000 square feet of office (existing), and 5,000 square feet of retail/restaurant use on 14.976 acres in the Windward Parkway and Highway 9 Strategic Master Plan. The proposed residential density is 7.35 dwelling units per acre. 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 reduce the minimum lot size in the MU district and reduce the minimum commercial percentage in the MU district. The property is located at 12725 and 12735 Morris Road at the southwest corner of Old Morris Road and Morris Road.
- The property is zoned O-I and is developed with two (2), four (4) story office buildings and an 828-space surface parking lot known as Deerfield Point. Surrounding properties

are zoned C-2 (General Commercial) to the south, O-1 and C-2 to the west, City of Milton to the north, and AG (Agriculture) and C-1 (Neighborhood Commercial) to the east. The Windward Plaza shopping center is located to the south, LA Fitness and Courtyard by Marriott Hotel are located to the west, Verizon office buildings are located to the north, and Morris Cemetery, Hampton Inn & Suites, and an undeveloped commercial property are located to the east. The comprehensive land use plan designation of the property is 'Corporate Office' and is located in the Windward Parkway and Highway 9 Strategic Master Plan.

- The Windward Parkway and Highway 9 Strategic Master Plan was updated in 2024 in coordination with the City of Alpharetta, the City of Milton, and the TrueNorth 400 CID. The plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. Construction of higher-density housing ('For-Sale' townhomes and large-scale multi-family) integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area.



- As shown in the images below, a connection is depicted through the subject property and Windward Plaza shopping center connecting Windward Parkway to Morris Road. The connection is envisioned to promote pedestrian scaled redevelopment of the shopping center and would provide access to the residential area of Deerfield. A trail connection is also depicted along Old Morris Road with the intent of providing a connection to the MARTA Park-and-Ride. The trail connection is likely to be placed on the east side of Old Morris Road, which is not adjacent to the subject property. The property is also located just south of the City of Milton's future Deerfield Lake Loop,

which is a one (1) mile recreational loop around an existing lake and adjacent to the Verizon campus. A private trailhead is depicted on the subject property and would provide access to the Deerfield Lake Loop, as well as a secondary trail connection to the properties to the west. As shown on the following page, trailhead amenities were contemplated in the Plan to create an identity and promote use of the trail system.

Windward Pkwy/Morris Rd Connection

Deerfield Lake Loop



Trailhead Amenities



- The Windward Parkway & Highway 9 Strategic Master Plan also identifies a key site in the City of Milton, which is an eight (8) acre undeveloped property on the north side of Morris Road, which sits between the Verizon corporate campus and a seven (7) acre lake. The Plan suggests that the site be developed with public amenities (public park) and event facilities with restaurant that take advantage of the adjacent lake.



- Variances are requested to reduce the minimum lot size in the MU district from 25 acres to 14.976 acres and to reduce the minimum commercial percentage from ten percent (10%) to 1.5%. The proposed mixed-use development would include approximately 63.5% office, 35% residential, and 1.5% commercial. There is approximately 259,376 SF of commercial uses in the adjacent Windward Plaza shopping center, as well as two (2) adjacent hotels with approximately 257 hotel rooms. The proposed mixed-use development would be supported by the future and existing commercial uses in the immediate vicinity of the property.
- The submitted site plan depicts the two (2) existing office buildings (212,000 square feet) to remain and a new three (3) story, 110-unit 'For-Sale' condominium building and parking deck added in the existing parking lot on the west side of the property. A central amenity area with parking is situated between the three (3) buildings at the main project entrance off Morris Road. 5,000 square feet on the ground floor of the north office building is depicted to be converted to commercial use. The 'For-Sale' condominium building is pulled up to Morris Road with a three (3) level parking deck connected at the south end of the building. The westernmost curb cut on Morris Road will be removed, and the remaining two (2) curb cuts on Morris Road and curb cut on Old Morris Road will be utilized for the development.
- A 35' setback is depicted on Morris Road and Old Morris Road, 50' setback on the west side of the property, and 25' setback on the south side of the property and adjacent to Morris Cemetery. Building setbacks, landscape strips, and planters are variable along the primary drive aisle running through the property. Five-foot (5') sidewalks have been added to the primary drive aisle, which will function as a street providing vehicular and

pedestrian connectivity between Morris Road and Windward Parkway through the proposed development and the Windward Plaza shopping center. Sidewalks have also been added to provide connections to the office buildings and converted commercial space. The existing sidewalks along Morris Road and Old Morris Road are depicted to remain. A ten-foot (10') multi-use trail is depicted on the west side of the development, which is located between the condominium building and the lake. The trail provides connectivity between Morris Road and Windward Parkway and would connect to the future eight (8) acre public park/event facility on the north side of Morris Road in the City of Milton.

- A three (3) level parking deck with 210 spaces is depicted attached to the south end of the condominium building. The parking deck has access from the main drive aisle on the east side of the condominium building. An additional 612 surface parking spaces will serve the property. As shown in the table below, the UDC parking regulations require 811 parking spaces for the proposed development, which includes a 25% shared parking reduction. The applicant submitted a parking analysis showing that the three (3) uses have different peak periods of demand. The parking study demonstrates that the amount of parking provided within the development will exceed the parking demand.
- The open space plan depicts 4.26 acres of open space, which includes 1.49 acres of civic space and 2.77 acres amenity space. The MU district requires a minimum ten percent (10%) civic space, as well as one (1) acre of open space per 100 population generated by residential uses. 2020 U.S. Census data reflects 2.52 persons per household in the City, of which the proposed development would generate a population of approximately 277 residents. Therefore, 2.77 acres of open space and 1.49 acres of civic space (4.26 acres total) is required for the development. The site plan depicts civic space to include a multi-use trail connection. Amenity space is depicted to include a pool/amenity area, courtyards, lobby/amenity area, central amenity area, yards, balconies, landscaped areas, entry features, and outdoor seating areas.
- Because the property is already developed, natural tree areas are limited to the perimeter of the property. All other trees on the property would have been planted at the time the property was developed. Existing perimeter trees will remain, except where the pedestrian trail is depicted on the west side of the property. A shared detention pond

(lake) serving the subject property and Windward Plaza shopping center is located on the west side of the property and extends onto the adjacent property to the west.

- The total trip generation for the applicant's proposal is estimated in the table below, which would add 110 'For-Sale' condominium units and convert 5,000 square feet of the approximate 212,000 square feet of existing office use to commercial use. The trip generation report estimates that the combined uses would generate approximately 317 AM Peak Hour trips and 323 PM Peak Hour trips. Based on the current use of the property as an office development, the applicant's proposal would result in an estimated increase of 60 AM Peak Hour trips and 82 PM Peak Hour trips.
- The Windward Parkway and Highway 9 Strategic Master Plan recommends implementing new roadway or trail network improvements through the proposed site. Since Fall 2025, Staff has coordinated with their counterpart at the City of Milton and has determined that the Plan's trail network improvements are most beneficial for the subject site. The applicant's site plan depicts a ten-foot (10') pedestrian trail connection through the site.
- The submitted traffic impact study analyzed seven (7) intersections in the Windward Plaza area, three (3) of which are proposed site driveways. The mixed-use development is proposed to be constructed in a single phase in 2027. The study concludes that no changes or improvements are recommended to the existing driveway configurations due to the impact of site traffic aside from closing the full-access site driveway on Morris Road. The results of the submitted traffic operations analysis for future conditions indicate all signalized study intersections will continue operating at an overall level of service (LOS) "D" or better, except for the signalized intersections of Windward Parkway at Deerfield Parkway/Westside Parkway and Windward Parkway at HP Driveway/Windward Plaza Drive. Currently submitted analyses indicate these intersections will operate at an overall LOS "E" in the PM peak hour, with a marginal increase in delay due to the impact of site generated traffic. All stop-controlled approaches at the unsignalized intersections will continue operating as LOS "B" or better with the impact of site generated traffic.
- Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their

standard calculation to distinguish 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 1 – 32 school age children. All three schools are shown to be below capacity.

- The Citizen Participation Plan Report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no public comments were received, except for those received at the CZIM.
- The Community Zoning Information Meeting was held on November 12, 2025. There was one (1) public comment with concerns over protecting the tree canopy.
- Staff has reviewed the applicant's proposal against the review criteria for a comprehensive land use plan amendment, rezoning and variance. The proposal is consistent with the Windward Parkway and Highway 9 Strategic Master Plan, which envisions the property as part of a town center development. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area. The proposed mixed-use development is consistent with land use, housing and economic development strategies in the comprehensive plan, which encourage mixed use patterns that create activity nodes in appropriate areas near or within existing suburban office developments, emphasize diversifying housing options and expanding "Missing Middle" housing choices, and encourages investment in office districts with amenities that attract highly skilled employees. In addition, the proposed development would not have significant impact on public facilities and services.
- The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. The City's MU zoning district did not contemplate retrofitting and connecting existing development(s) to create mixed-use environments, which could occur on smaller properties. The request to reduce the minimum commercial percentage is supported by the approximately 259,376 SF of existing commercial uses in the adjacent Windward Plaza shopping center.

- The applicant, Kenneth Wood, Planners & Engineers Collaborative, came forward to present on behalf of the application.

CITY COUNCIL DISCUSSION:

- Council Member Reeves asked staff about the detention pond and if there is a water feature that keeps the water moving.
- Council Member Reeves asked staff about the private drive that goes from Windward Plaza and if it would become a public road.
- Council Member DeRito asked the applicant about the removal of parking spaces and the addition of a parking deck.
- Council Member Brady asked the applicant about who is going to live in the condos, square footage, target demographic, the price point, etc.
- Council Member Reeves asked the applicant about the private drive becoming a public road/walkway.
- Council Member Hipes asked the applicant about the traffic flow after the elimination of the exit onto Morris Road.
- Council Member Hipes asked staff about the traffic flow after the elimination of the exit onto Morris Road.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel made a motion to approve CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road, with the following conditions:
 1. The 14.976-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan prepared by PEC, revised 3/30/26, except for changes 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.
 2. The comprehensive land use plan designation shall be 'Mixed Use'.
 3. Maximum residential density shall be limited to no more than 7.35 dwelling units per acre.

4. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with the conditions below, subject to final approval by DRB. Condominium building shall have 4-sided architecture, materials and details, as approved by DRB. Parking deck shall have materials and details that are compatible with the condominium building, as approved by DRB.
5. Development regulations shall be as follows:
 - a. 110 'For-Sale' condominium units shall be permitted in a building with a maximum height of 3-stories. Minimum 30% of units shall be 1-bedroom and no units shall have more than 2 bedrooms. No more than 10% of units shall be rented as stated in the Condominium documents.
 - b. Retail/Restaurant – Maximum 5,000 square feet shall be permitted in the ground floor of an office building, not including outdoor dining areas. A restaurant shall include outdoor dining areas. No drive-through restaurants shall be permitted.
 - c. Office – Maximum 212,000 square feet and maximum building height of 4 stories shall be permitted.
6. Master Plan shall be limited to the following uses and further restricted by conditions of zoning:
 - a. Office
 - b. Retail
 - c. Restaurant (no drive-through)
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7. Retail uses shall be limited to the following:
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 - e. Brewery
 - f. Dry Cleaning Pick-up Station

- g. Fitness Studio
 - h. Florist, Retail without Greenhouse
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8. Internal drive aisles shall be private.
 9. Sidewalk along east side of condominium building shall connect to the public sidewalk along Morris Road.
 10. Minimum building setbacks/landscape strips shall be 10' on the side and rear property lines.
 11. Developer shall save trees as depicted on the plans prepared by Root Zone Tree Consultants, dated 11/5/25. Construction near Tree 2195 shall be under the supervision of the project arborist with a comprehensive tree care plan tailored to offset any impacts to this tree and provide basic care, as approved by Staff.
 12. Minimum 4.26 acres of open space shall be provided within the development, substantially as depicted on site plan prepared by PEC, revised 3/30/26. Central amenity space at main project entrance of Morris Road shall be enhanced with seating/gathering amenities, hardscape and landscaping and shall be connected to the internal sidewalk system, as approved by Staff.
 13. Developer shall submit a traffic impact study (TIS) with methodologies and analyses to be coordinated with, reviewed, and approved by Staff prior to LDP. If applicable, any geometric, traffic control, and/or signal improvements identified and evaluated in the updated TIS to mitigate unacceptable levels-of-service (LOS) operations shall also be coordinated with and approved by Staff and implemented by the developer. To safely accommodate vehicular movements entering or exiting the public right-of-way at the studied intersections, applicable existing left turn lane or right turn lane storage and

taper lengths shall also be improved to the minimum lengths needed, as identified and approved by Staff.

Design Conditions:

14. Condominium building shall address Morris Road, including ground floor units with individual walkouts and front yards defined by a decorative low wall, hedge with decorative columns or decorative fence located outside of the required landscape strip, as approved by DRB.
15. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.
16. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff. Developer shall install a pond aerator and perimeter decorative landscaping, where feasible, as approved by Staff.
17. Developer shall provide at least 2 original focal point features (sculptures, murals or monument) located at prominent locations within the development, with final approval by the Cultural Arts Commission. Construction of 1 sculpture, mural shall be required concurrent with the first CO and all sculptures, murals shall be completed prior to final CO.
18. Corner of Morris Road and Old Morris Road shall be designed with a minimum 5,000 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.
19. Project entrances off Morris Road and Old Morris Road shall be designed with a minimum 2,500 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.
20. Developer shall remove westernmost existing driveway on Morris Road and shall extend the sidewalk to connect to the existing sidewalk. Landscape strip shall be planted in the area of the removed driveway.

21. Provide detailed street planting for Morris Road and Old Morris Road. Landscape plan shall be approved by DRB prior to submission of an LDP.
22. Developer shall dedicate a public access easement and construct a minimum 12' concrete, accessible multi-use trail connection as depicted on site plan prepared by PEC, revised 3/30/26, with final alignment, design and materials approved by Staff and construction completed prior to the first CO. Trail shall be laid out and constructed with the least impact to existing trees. Low impact construction techniques shall be used to minimize impacts to the CRZ of the trees to be conserved, as approved by the City Arborist. Property owner shall allow a future secondary trail connection (at the south end of the lake) to the multi-use trail for the properties to the west. Multi-use trail connection shall include seating/gathering areas, lighting, landscaping, and trailhead amenities consistent with the Windward Parkway and Highway 9 Strategic Master Plan. Wayfinding signage shall be provided at key location(s) along the trail, as approved by Staff. Condominium association shall be responsible for maintenance of the trail. Multi-use trail connection shall be eligible for impact fee credits.
23. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
24. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. Bicycle facilities shall be provided throughout the development.
25. Prior to LDP, the applicant shall submit for approval a document titled 'McKinley Homes/Morris Road Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document shall address entrance treatment details for the Morris Road entrance.
26. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from the street. Parapet walls shall be used, as needed, to screen roof-top mechanical equipment and views.

27. Prior to LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:

- a. Approved specifications and standards identified for each use within the total development.
- b. Pedestrian network.
- c. Overall planned open space areas.

28. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road".

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

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

DEFERRED: The 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.

6. OLD BUSINESS

A. MP-26-02 Lakeview Park MP/Traton Homes

DEFERRED: This item has been deferred by the Applicant to the June 1, 2026 City Council meeting and will not be considered at this meeting.

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

7. NEW BUSINESS

A. Purchase Approval: FY2026 Police Fleet Replacement

Consideration and approval of the purchase of seven (7) 2026 Ford Police Interceptor Utility vehicles from Hardy Automotive under State Contract 99999-SPD-SPD0000183-0002 for a total vehicle cost of \$313,705, the upfitting for these vehicles from the City's chosen vendor, Dana Safety Supply, Inc., for a total of \$156,864.75, for an overall project cost totaling \$470,569.75, and with authorization for the Mayor to sign all necessary documents.

- Chief of Police, Trent Lindgren, came forward to present this item.
- This agenda item requests consideration and approval to purchase seven (7) 2026 Ford Police Interceptor Utility vehicles from Hardy Automotive under State Contract 99999-SPD-SPD0000183-0002 at a total vehicle cost of \$313,705. The required upfitting for these vehicles totals \$156,864.75, bringing the overall project cost to \$470,569.75.
- Our Ford service provider continues to meet expectations for service quality and timeliness, consistently completing repairs efficiently. Ford vehicles have demonstrated improvements in both quality and reliability, and the hybrid powertrain option is anticipated to reduce fuel costs over the vehicle lifecycle.
- Officer vehicle preferences vary. Some officers prefer the Ford Police Interceptor Utility for its smaller size and improved maneuverability. Others—particularly larger or taller officers, officers assigned additional equipment, or those responsible for Police K9 operations—require the larger Chevrolet Tahoe to ensure adequate space, comfort, and functionality.
- For this procurement, staff obtained State Contract pricing from two authorized vendors. Hardy Automotive quoted \$313,705 for seven (7) 2026 Ford Police Interceptor Utility vehicles, while Wade Ford submitted a quote of \$333,235 for the same units. Hardy's pricing is the lowest available under the State Contract and confirms the competitiveness of the selected vendor.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Driskell offered a motion to approve the purchase of seven (7) 2026 Ford Police Interceptor Utility vehicles from Hardy Automotive under State Contract

99999-SPD-SPD0000183-0002 for a total vehicle cost of \$313,705, the upfitting for these vehicles from the City's chosen vendor, Dana Safety Supply, Inc., for a total of \$156,864.75, for an overall project cost totaling \$470,569.75, and with authorization for the Mayor to sign all necessary documents.

- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (7-0).

B. Agreement: One Day in Paris Sidewalk Encroachment Agreement

Consideration and approval of a Sidewalk Encroachment Agreement with One Day in Paris, LLC located at 35 Milton Avenue, and with authorization for the Mayor to execute all necessary documents.

- Code Enforcement Manager, Bret Schroeder, came forward to present this item.
- OnedayinParis, LLC is a restaurant planning to open at 35 Milton Avenue which is connected to the Hamilton Hotel. They plan to be open Monday - Thursday from 7 am - 10 pm and weekends until 12 pm and they are requesting approval from the city to allow outdoor seating within the right-of-way.
- The city entered into a Permanent Maintenance and Infrastructure Placement Easement with the Hamilton Hotel in December of 2019 that covers the area where the outdoor seating is requested. However, the city attorney suggested creating a separate right-of-way license for retailers and restaurants that request seating or displays within the right-of-way. The restaurant plans to remove shrubs and install pavers in the area while maintaining the street trees.
- The applicant's outdoor furniture choices have been approved by the Design Review Board and they plan to open the end of April. The License requires the applicant to keep a 5' pedestrian access open at all times and to keep the area clear of debris. The City has the authority to revoke the license.

CITY COUNCIL DISCUSSION:

- Council Member Reeves asked staff if other similar agreements were in place with other establishments in the downtown area.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve a Sidewalk Encroachment Agreement with One Day in Paris, LLC located at 35 Milton Avenue, and with authorization for the Mayor to execute all necessary documents.
- Council Member Hipes seconded the motion.
- The motion was approved unanimously (7-0).

C. Agreement: Sky Elements Drone Display

Consideration and approval of an Agreement with Sky Elements, LLC for drone display services on July 3, 2026 for the City's extended 2026 Fourth of July celebration, in an amount not to exceed \$60,000.00, and with authorization for the Mayor to execute all necessary documents.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- 2026 marks the 250th anniversary of the signing of the Declaration of Independence and the birth of the United States of America. In an effort to memorialize the 250th anniversary of this important event, the City is extending the typical Fourth of July celebration to include extra events on July 3, 2026.
- If approved, this drone display will provide an exciting and engaging coordinated aerial performance in which hundreds of illuminated drones will create choreographed patriotic imagery, red-white-and-blue animations, and thematic aerial formations. Each drone acts as a single point of light, and together they form large scale images, patterns, animations, and symbols that can be seen from a great distance. This event would create an enhanced and memorable Fourth of July celebration for the community.

COUNCIL DISCUSSION:

- Council Member Hipes asked staff if any other North Fulton cities are planning a similar type of event.
- Council Member Reeves asked staff if the Historic Society is involved in the creation of the show.
- Council Member Brady asked staff if the length of the performance could be extended.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve an Agreement with Sky Elements, LLC for drone display services on July 3, 2026 for the City's extended 2026 Fourth of July celebration, in an amount not to exceed \$60,000.00, and with authorization for the Mayor to execute all necessary documents.
- Council Member Reeves seconded the motion.
- The motion was approved unanimously (7-0).

D. Agreement: RCS Productions

Consideration and approval of an Agreement with RCS Productions for a July 3rd concert at Brooke Street Park, in an amount not to exceed \$23,638.00, and with authorization for the Mayor to execute all necessary documents.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- 2026 is the 250th anniversary of the signing of the Declaration of Independence for what would become the United States of America. To mark this special milestone for our country, the proposed concert would allow the celebration for July 4, 2026, to begin on July 3rd. If approved, this contract would include lighting, sound and talent for the concert. The lighting and stage would have a patriotic theme. The large American Flag (used during the Annual Memorial Day Celebration) would be hung from City Hall. The proposed performing act is a high-energy, visually appealing group called "Party On The Moon." The two-hour concert would begin at approximately 7:30 p.m.
- The City asked for proposal from the two production teams we work with throughout the year. RCS Productions provided the most complete and lowest proposal for a total cost of the concert, talent and production of \$23,638.00.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve an Agreement with RCS Productions for a July 3rd concert at Brooke Street Park, in an amount not to exceed \$23,638.00, 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. Appointment of Alternate Natural Resources Commission Member

Consideration and approval of the appointment of Nivedita Ranade to replace Dana Davis as an Alternate Member of the Natural Resources Commission.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- The Natural Resources Commission has requested that the City Council appoint Nivedita Ranade as an Alternate Member of the Natural Resources Commission to replace current Alternate Member Dana Davis.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the appointment of Nivedita Ranade to replace Dana Davis as an Alternate Member of the Natural Resources Commission.
- Council Member DeRito seconded the motion.
- The motion was approved unanimously (7-0).

8. WORK SESSION ITEMS

A. TSPLOST III

Discussion of TSPLOST III Project List.

- Public Works Director, Pete Sewczwicz, presented the discussion on the updated TSPLOST III project list based off recommendations from the public as well as Council Members. The final vote for the project list is June 2, 2026. Construction costs have increased, which has affected the costs for several projects. City-wide maintenance costs were reduced to provide funds for additional projects.

Tier I (\$60.8M):

- Maintenance (citywide) - \$30.8M
 - Milling and Resurfacing
 - Traffic Striping and Signage
 - Bridge and Guardrail

- Includes flagstone walls on WWP Bridges
- Traffic Calming
- Traffic Signal/Control Equipment
- Traffic Signal Pole Maintenance
- Sidewalks
- Street Lights – New installations as well as general repair/maintenance (Note, any new installations will have an impact on the operating budget)
- Brookside Corridor- \$8M
 - 8' and 12' wide sidewalks
 - 6' planting area for trees, shrubs, and lighting
 - Vehicular lane in each direction with a landscaped median
- Hembree Road Corridor- \$7M
 - Wills Road to Morrison Parkway
 - Looking to split costs with Roswell 50-50 and a contribution from True North 400
 - True North 400 has allocated \$200k towards surveying and preparing concept plans
- Mayfield Road Improvements - \$5.0M
- Alpharetta Elementary School to Canton St - \$5.0M
 - Add sidewalk on north side
 - Add left turn lane from WB Mayfield into the school
 - Add additional EB lane Mayfield from the school to Canton Street
- Northwinds Alpha Loop - \$3.5M
 - Kimball Bridge Road to existing HAWK signal
 - 10-12' wide sidewalk with a 0-2' planting strip
- Westside Alpha Loop - \$6M

- Westside Fitness Park, across the HAWK, and along AVALON to Webb bridge Road
- 12' sidewalk
- 4' – 6' planting area
- Windward Parkway Sidewalk - \$4M
 - Union Hill Road to McGinnis Ferry
 - 8' sidewalk to provide connectivity to greenway via the new pedestrian bridges
 - 0'-2' planting area

Tier II (\$10.7M)

- Kimball Bridge Sidewalk (Waters to City Limits)- \$8M
 - 10' sidewalk on the south side
 - 8' sidewalk on the north side
 - Planting width varies along corridor
- Milton Ave Sidewalk - \$2.7M
 - 6' sidewalk on the south side
 - 0-4' planting area

Tier III (\$10.7M)

- Canton St Sidewalk (Mayfield to Vaughan)- \$9.5M
 - 6' sidewalk on both sides
 - 5' planting area
 - Roundabout at Vaughan Drive
- Charlotte Mini-Roundabout - \$0.5M
- Debt Payment - \$0.7M

Other Projects:

- Big Creek Greenway Boardwalk (south of Mansell Road) - \$7.5M
- Academy Street Corridor Improvements (Haynes Bridge Road to FS 81)- \$6.0M

- Haynes Bridge at Mansell Intersection Improvements- \$2.0M
- Kimball Bridge Road Widening (Northwinds Parkway to Westside Parkway) - \$12.0M
- Only Sidewalks on the north side - \$4.75M
- Need to design the corridor for widening
- Need to obtain the necessary ROW for the sidewalk, based on the road being widened.
- Mansell Improvements (GA 400 to Old Roswell Road) - \$3.5M
- Traffic Calming - \$5.0M (Dollar amount is an allocation, a defined scope has not been developed)
- Douglas Road
- Henderson Parkway
- Southlake Drive

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked staff if a map of the locations for the proposed projects could be provided.
- Council Member Reeves asked about the “Other Projects” and if there is anything that precludes any of the items from being elevated due to safety concerns.
- Council Member DeRito asked about other accidents that have occurred at Douglas Road.
- Council Member DeRito asked about moving the Kimble Bridge Road Sidewalk from Northwinds to Westside Parkway item up.
- Council Member Brady asked about the safety of the City’s crosswalks and the visual impact of adding color to crosswalks.
- Council Member Brady asked about where price pressures are in terms of maintenance.

9. PUBLIC COMMENT

- There were no public comments.

10. REPORTS

- Council Member Hipes announced that a series of Town Hall meetings called “Talk About Town” are taking place to provide community information.
- Council Member Reeves announced that a community meeting is taking place to provide opportunity for discussion on the TSPLOST III project list and explain the process for identifying projects and obtain input from the community.

11. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Mayor Pro Tem Merkel offered a motion to recess the meeting.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin recessed the meeting at 8:04 p.m. for the purposes of litigation and real estate.
- ❖ Council Member DeRito offered a motion to reconvene the meeting.
 - Council Member Reeves seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin reconvened the meeting at 8:35 p.m.
- ❖ Mayor Pro Tem Merkel offered a motion to amend the agenda to add the approval of a settlement agreement with GEICO Insurance Company and Clay Philip Preusse in the amount of \$25,000 and a Disbursal Statement for fees due to Neville Law, LLC.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

12. EXECUTIVE SESSION ITEMS

A. Settlement Agreement: City of Alpharetta v. Clay Philip Preusse

- City Administrator, Chris Lagerbloom, came forward to present this item.
- This item is for a General Release and Agreement between the City of Alpharetta, GEICO Insurance Company, and Clay Philip Preusse relating to the release of claims by the City of Alpharetta arising from an accident on Davis Road resulting in damage to a City owned fire hydrant, and a Disbursal Statement detailing the fees due to Neville Law, LLC for its representation of the City of Alpharetta. This release is a settlement of

all claims against GEICO Insurance Company and Clay Philip Preusse by the City of Alpharetta with consideration in the amount of \$25,000, less \$3,814.68 due to Neville Law, LLC, with the net total due to the City being \$21,185.32.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the General Release and Agreement as presented by City Administrator, Chris Lagerbloom.
 - Council Member DeRito seconded the motion.
 - The motion was approved (7-0).

13.ADJOURNMENT

- ❖ Council Member Brady offered a motion to adjourn the meeting.
 - Council Member Hipes 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 8:38 p.m.

Respectfully submitted,



Grace Orehosky, Acting City Clerk