



# CITY COUNCIL MEETING & PUBLIC HEARING MAY 18, 2026

ALPHARETTA CITY HALL  
COUNCIL CHAMBERS  
2 PARK PLAZA  
6:30 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **BOARDS & COMMISSIONS**
  - A. **Appointment of Design Review Board Member by Council Member Brady**
5. **CONSENT AGENDA**
  - A. **City Council Meeting Minutes (Meeting of 05/04/2026)**  
*Approval of the City Council meeting minutes from the meeting of May 4, 2026.*
  - B. **Correcting Agenda Item: Request For Proposal 26-113: Design/Build: Wills Park Field Artificial Turf Conversion**  
*Consideration and approval of a correction to the April 27, 2026, award of RFP 26-113, Design/Build: Wills Park Field Artificial Turf Conversion, to Sprinturf, LLC to clarify the correct contract amount of \$564,286.00, and with authorization for the Mayor to execute all necessary documents.*
  - C. **Financial Management Report (Month Ending March 31, 2026)**  
*Consideration and approval of the Financial Management Report for the month ending March 31, 2026.*
6. **PUBLIC HEARING**
  - A. **Announcement of Public Hearing Procedures**
  - B. **V-26-05 DeBacco/12385 Charlotte Drive**  
*Consideration of a variance request to allow a fence in a landscape strip along Charlotte Drive. A variance is requested to Unified Development Code (UDC) Subsection 2.3.6(B) to eliminate the 5' setback of a fence from a landscape strip and to allow the fence on the front property line. The property is located at 12385 Charlotte Drive and is legally described as being located in Land Lot 1205, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.*
  - C. **PH-26-10 Portman Brookside Change of Condition/Brookside MP**  
*Consideration of a public hearing request to change conditions of zoning related to the Portman Brookside mixed-use development located in Pod A of the Brookside Master Plan. Changes to conditions of zoning are requested to amend the site plan, to increase restaurant use from 32,000 SF to 40,000 SF, to modify roadway section plans, and to delete a condition related to access to the retail area. The property is located at 3625 & 3655 Brookside Parkway and is legally described as being located in Land Lots 2, 3, & 44, 1st District, 1st Section, Fulton County, Georgia.*
  - D. **PH-26-09 2045 Alpharetta Comprehensive Plan – Transmittal Hearing**  
*Consideration of a request to transmit the 2045 Alpharetta Comprehensive Plan draft plan to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for review.*
  - E. **PH-26-05 Unified Development Code Text Amendments – Pickleball Courts**  
**FIRST READING**  
*Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions and UDC Section 2.7 Miscellaneous Regulations to add definitions and regulations pertaining to pickleball courts.*

**F. PH-26-07 Unified Development Code Text Amendments – Short-term Rentals**

**FIRST READING**

*Consideration of text amendments to the Unified Development Code (UDC) and Code of Ordinances related to short-term rentals. Amend UDC Article II and Code of Ordinances Article XV to add clarification regarding the use of a single-family dwelling unit and accessory dwelling unit as a short-term rental and amend UDC Article II and Appendix A: Alpharetta Downtown Code to add certain zoning districts permitting short-term rentals as a permitted use and conditional use and update the List of Permissible and Conditional Uses tables.*

**G. The following items have been deferred and will not be considered at this meeting:**

**1. Z-26-04/V-26-06 1425 Mayfield Road**

*This request was deferred by the Planning Commission to the June 4, 2026 Planning Commission meeting and will not be considered at this meeting.*

*Consideration of a rezoning and variances to allow for the construction of a six (6) lot single-family detached subdivision on 4.57 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale') and variances are requested from Unified Development Code (UDC) Subsection 3.5.2(A) to reduce the minimum width of a local street from 50' to 44'. The property is located at 1425 Mayfield Road and is legally described as being located in Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.*

**2. Ordinance: Alcohol Ordinance Text Amendments**

**DEFERRED: This item has been deferred by staff to the June 15, 2026 City Council meeting.**

*Consideration and adoption of an Ordinance to amend Chapter 4 of the Code of the City of Alpharetta, referred to as Alcoholic Beverages, to amend the provisions related to definitions; inspections of licensed establishments; condition of premises; licensing qualifications; excise taxes; renewal of licenses; transfer of licenses; purchases from wholesalers; revocation, suspension or other penalties; hearing and appeal procedures; hours of sale; and for other purposes.*

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

**DEFERRED: This item has been deferred by the applicant to the June 22, 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 202 '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 2.2.10(D) to reduce the front setback from 65' to 50'. 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.*

**7. NEW BUSINESS**

**A. Invitation to Bid 26-012: Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road**

*Consideration and approval of the award of ITB 26-012 for Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road to Ohmshiv Construction in an amount not to exceed \$1,891,097.20, and with authorization for the Mayor to execute all necessary documents.*

**B. Crabapple Government Building Roof Replacement**

*Consideration and approval of the award of the Crabapple Government Building Roof Replacement project to Hopewell Roofing & Restoration in an amount not to exceed \$64,559.56, and with authorization for the Mayor to execute all necessary documents.*

**C. Invitation To Bid 26-010: ADA Alpharetta Active Adult Center Parking Lot Improvements (CDBG)**

*Consideration and approval of the award of ITB 26-010 to Summit Construction & Development LLC for ADA Alpharetta Active Adult Center Parking Lot Improvements (CDBG) in an amount not to exceed \$262,350.40, and with authorization for the Mayor to execute all necessary documents.*

**D. Ordinance: Offenses and Miscellaneous Provisions Ordinance Text Amendments**

**SECOND READING: The first reading of this item occurred during the April 27, 2026 City Council meeting.**

*Consideration and approval of an Ordinance to amend Chapter 30, referred to as Offenses and Miscellaneous Provisions, of the Code of the City of Alpharetta to amend provisions regarding the discharge of firearms; to amend provisions regarding urban camping and the improper use of property; to regulate the discharge of bows and crossbows; to prohibit interference of a city officer; to prohibit false representations to a city officer; to prohibit loitering and prowling; to prohibit trespass; to prohibit street racing and reckless driving exhibitions; to prohibit vandalism; to prohibit aggressive panhandling; to prohibit public drunkenness; to provide for traffic violations for disobeying or avoiding an official traffic control device; to prohibit public urination or defecation; to prohibit creating a disturbance at schools; to provide for enforcement; to provide for penalties for violations; to repeal conflicting ordinances; and for other purposes.*

**8. WORK SESSION**

**A. Fiscal Year 2027 Budget**

*Discussion of the upcoming FY 2027 budget.*

**9. PUBLIC COMMENT**

**10. REPORTS**

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

**12. ADJOURNMENT**