



City Council Meeting & Public Hearing

JUNE 1, 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
- Brooke Lappin, Director of Courts
- Trent Lindgren, Chief of Police
- Tom Harris, Director of Finance
- Brad Dekinger, Fire Chief
- Charlie Jewell, Director of Economic Development
- Deanna McKay, Public Communication & Engagement Coordinator
- Shawn Mitchell, Budget & Procurement Manager
- Michael Woodman, Planning & Development Services Manager
- Bret Shroeder, Code Enforcement Manager

3. PLEDGE TO THE FLAG

4. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 05/18/2026)

Consideration and approval of the City Council special called meeting minutes from the special called meeting of May 18, 2026.

B. Resolution: 2025 Edward Byrne Justice Assistance Grant (JAG) Program Award

Consideration and adoption of a Resolution approving the City's participation in the 2025 Edward Byrne Memorial Justice Assistance Grant (JAG) Program, and with authorization for the Mayor to execute all necessary documents.

C. Agreement: Assignment, Assumption and Release Agreement Regarding Alpharetta Conference Center and the Hotel at Avalon, as well as an Estoppel Certificate, Consent to Assignment, Agreement of Ground Lessor, Consent to Assignment

Consideration of approval of an Assignment, Assumption and Release Agreement Regarding Alpharetta Conference Center and the Hotel at Avalon, as well as an Estoppel Certificate (Conference Center), Consent to Assignment (Master Development Agreement), Agreement of Ground Lessor (Conference Center), Consent to Assignment (ACVB), related

to the sale of the Hotel at Avalon and transfer of the Conference Center lease, with authorization for the Mayor to execute all necessary documents.

D. Agreement: Alpharetta Recreation, Parks & Cultural Services Volunteer & Education Supervisory Services FY 2027

Consideration of approval of the FY 2027 agreement with Kristen Orr d/b/a Orr Contracting, LLC for the provision of Volunteer and Education Coordination Services for the Community Agriculture & Sustainability Services Division of Recreation, Parks & Cultural Services, in an amount not to exceed \$65,000, and with authorization for the Mayor to execute all necessary documents.

E. Resolution: Reappointment of Code Enforcement Board Members

Consideration of approval of a Resolution to Reappoint Fred Smith and Wayne Rand to the Code Enforcement Board.

F. Agreement: Fulton County Land Division Indemnification, Maintenance, and Land Use Agreement for Private Improvement at Farm House Heritage Park

Consideration of approval of the Fulton County Land Division Indemnification, Maintenance, and Land Use Agreement for Private Improvement and the Georgia Department of Transportation Bonding Requirements for Encroachment Permits, and with authorization for the Mayor to execute all necessary documents.

PUBLIC COMMENTS:

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

5. BOARDS & COMMISSIONS

A. Appointment of Design Review Board Member by Council Member Brady

- Council Member Brady appointed Jennifer Sprayberry to the Design Review Board.

B. Swearing In of Board Members by Mayor Gilvin

- Mayor Gilvin swore in Jennifer Sprayberry to the Design Review Board and Fred Smith and Wayne Rand to the Code Enforcement Board.

6. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

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

B. PH-26-11 Nightmare Cirque/North Point Mall MP

Consideration of a request to allow a temporary use for a circus, Nightmare Cirque, in the parking lot of North Point Mall. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 688, 689, 700, 701, 702, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.

- Planning & Development Services Manager, Michael Woodman, came forward to present this item.
- Staff recommends that Mayor and Council Approve PH-26-11 Nightmare Cirque – North Point Mall MP, subject to the following conditions:
 1. Temporary use approval of a circus shall be granted to Nightmare Cirque and shall not be transferrable.
 2. Nightmare Cirque shall be permitted to operate in the North Point Mall parking lot as depicted on the submitted site plan for a period not to exceed 15 days, which shall include 11 days of showtimes, setup, and breakdown.
 3. Nightmare Cirque shall employ at a minimum 2 police officers for each show.
 4. The sale or serving of alcohol shall not be permitted.
- The applicant, Delman Circus, is requesting consideration of a temporary use for a circus. Unified Development Code (UDC) Subsection 2.3.2 (J) requires City Council approval of a circus, carnival, or fair on property zoned and used for non-residential use. The applicant proposes utilizing the surface parking lot between JC Penney and the former Sears for Nightmare Cirque. The subject property is located at 1000 North Point Circle.
- North Point Mall and the surrounding area is zoned PSC (Planned Shopping Center) and MU (Mixed Use). The area is commercial and there are no residential uses in the

immediate vicinity. Unified Development Code (UDC) Subsection 2.3.2 (J) allows a carnival, circus or fair on property zoned or used for non-residential use, subject to City Council approval. Site shall meet adequate parking, safety, access, noise, and security concerns and limiting impacts to surrounding properties.

- Nightmare Cirque, which is age-restricted to seventeen (17) years old and up, is described in the application as an all-human show with performers wearing Halloween-style costumes and skilled in acrobatics, clown arts, juggling, dancing, and dare devil feats. Nightmare Cirque provides its own concessions which include offerings similar to a movie theater and there will be no alcoholic beverages.
- The applicant provided a site plan depicting the circus in the surface parking lot between JC Penney and the former Sears. Parking for the circus will be located in the adjacent parking lots surrounding North Point Mall. The proposed circus is scheduled to take place between June 19, 2026 – June 29, 2026, with setup beginning on June 16th and breakdown concluding on June 30th. There will be one (1) showtime at 7:30 PM on Monday, Thursday, and Friday; and two (2) showtimes at 5:30 PM and 8:30 PM on Saturday and Sunday. The circus tent has a maximum seating capacity of 600 seats. Circus staff will serve as security personnel, which will be in addition to two (2) police officers at each showtime. The applicant also provided a safety plan to protect the safety of the audience.
- The City's Public Safety Department was consulted regarding the applicant's request. The Department recommends that at least two (2) police officers be present at paid public events with 500 people or more.
- The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.
- The Community Zoning Information Meeting was held on May 13, 2026. There were two (2) public comments with one (1) in support and one (1) having concerns over traffic.
- Staff has reviewed the application and supports the applicant's request for a temporary circus. Adequate parking is available at this location to support both the circus and North Point Mall parking needs. In addition, the circus is appropriately located in a commercial area, minimizing impacts to surrounding properties. The State Fire Marshal

will be responsible for all safety inspections. If approval is considered, it is recommended that at least two (2) police officers be present at each show to support the applicant's safety and security plan.

- The Applicant, Esther J. Marquez, Manager of Delman Circus, came forward to speak on behalf of this application.
- Mario Morales, General Manager of North Point Mall, came forward to address any questions.
- The Applicant came forward for rebuttal.

CITY COUNCIL DISCUSSION:

- Council Member Reeves asked staff if there has ever been a similar circus that was approved. She further asked staff to confirm that the circus is for age restricted.
- Council Member Hipes asked the applicant if there is any nudity of any type in the performance.
 - Mr. Morales responded that the mall negotiated that there would be no R-rated material at the circus, and the R-rated advertising on the website was accidentally left up.
- Council Member Brady asked the applicant about the difference between Delman Circus and Nightmare Cirque. He further asked when Nightmare Cirque was started.
- Council Member DeRito asked the applicant to explain the age restriction and the content of the show.
- Mayor Pro Tem Merkel asked Mr. Morales if the movie theater at the mall shows R-rated and PG-13-rated films.
- Council Member Reeves asked the applicant if the age restriction will be posted in the advertising.

PUBLIC COMMENTS:

- Marlene Sidon, 125 McBride Court, Roswell, GA, came forward to speak in opposition to the application.
- Melisa Thompson, 2080 Bethany Spring Trace, Cumming, GA, came forward to speak in opposition to the application.

- ❖ Mayor Pro Tem Merkel made a motion to approve PH-26-11 Nightmare Cirque – North Point Mall MP, subject to the following conditions:
 1. Temporary use approval of a circus shall be granted to Nightmare Cirque and shall not be transferrable.
 2. Nightmare Cirque shall be permitted to operate in the North Point Mall parking lot as depicted on the submitted site plan for a period not to exceed 15 days, which shall include 11 days of showtimes, setup, and breakdown.
 3. Nightmare Cirque shall employ at a minimum 2 police officers for each show.
 4. The sale or serving of alcohol shall not be permitted.
- Council Member Hipes seconded the motion.
- The following discussion occurred during the motion:
 - Council Member Reeves commented that she just wants to ensure the show is for 13 and older, accompanied by an adult.
- The motion was approved unanimously (7-0).

C. CU-26-03/V-26-04 7Brew Coffee/11378 State Bridge Road

Consideration of a conditional use and variance to allow a 'Restaurant w/Drive-Thru Window' for 7Brew Coffee. A conditional use is requested to allow 'Restaurant w/Drive-Thru Window' in the C-1 (Neighborhood Commercial) zoning district and a variance is requested to Unified Development Code Subsection 2.2.14(D) to reduce the front building setback. The property is located at 11378 State Bridge Road and is legally described as being located in Land Lot 129, 1st District, 1st Section, Fulton County, Georgia.

- Planning & Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, WJ Bev StandCo 24, LLC, is requesting a conditional use and variance to allow 7 Brew Coffee to operate a 'Restaurant w/Drive-Thru Window' on a 0.70-acre site including a 510 square foot building and two (2) drive-through lanes. A conditional use is requested to allow 'Restaurant w/Drive Thru Window' for 7 Brew Coffee and a variance is requested to Unified Development Code (UDC) Subsection 2.2.14(D) to

reduce the front building setback. The subject property is located at 11378 State Bridge Road near the northeast corner of Kimball Bridge Road and State Bridge Road.

- This item was considered at the April 2, 2026 Planning Commission meeting. There was one (1) public comment in opposition with concerns over the proximity of the drive-through egress to State Bridge Road. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 5-2.
- Based on concerns from Planning Commissioners and the adjacent property owner regarding drive-through egress, the applicant revised the site plan to move the drive-through exit further from State Bridge Road. If the revised site plan is preferred, condition of zoning #1 should be amended to reflect a site plan revision date of 4.30.26.
- Staff recommends that Mayor and Council Approve CU-26-03/V-26-04 7 Brew Coffee/11378 State Bridge Road, subject to the following conditions:
 1. The site shall be developed substantially similar to the site plan prepared by E&A, dated 2.2.26, as approved by Staff.
 2. 'Restaurant w/Drive-Thru Window' shall be added as a permitted use at 11378 State Bridge Road and limited to a building with no more than 510 square feet (not including accessory buildings) and a 2-lane drive-through.
 3. Conditional use approval shall be limited to 7 Brew Coffee; no additional 'Restaurant w/Drive-Thru Window' use or subleasing shall be permitted on the property.
 4. Hours of operation for the business shall be Sunday – Thursday 5:30 AM – 10:00 PM, and Friday – Saturday 5:30 AM – 11:00 PM.
 5. Minimum building setback along State Bridge Road shall be 35'.
 6. Building shall be substantially similar to the submitted renderings, labeled Exhibit A – Updated Renderings, with final approval by DRB. Neon lighting shall not be permitted on the building.
 7. Foundation plantings shall be required on the north, west and south sides of the building, as approved by DRB.

8. Minimum 20' landscape strip along State Bridge Road shall include a minimum 2' high berm and/or decorative knee wall, with trees and shrubs, as approved by DRB. Berm/knee wall and shrubs shall screen the drive-through lanes and parking from the State Bridge Road.
 9. All landscape strips shall be exclusive of easements and utilities, except as approved by Staff.
 10. Developer shall improve the State Bridge Road streetscape to include a minimum 5' sidewalk, and pedestrian lighting, as approved by Staff.
 11. Sidewalk connection shall be provided between State Bridge Rd and the building, as approved by Staff.
 12. Developer shall submit a supplemental vehicle queuing estimation memo at LDP that analyzes and validates the proposed drive-thru lanes are designed with enough storage length to accommodate peak hour site traffic, as coordinated with and approved by the City Transportation Engineer.
 13. Developer shall provide 'Don't Block the Box' pavement markings and signage in the driveway across from the drive-through exit lane, with final approval by Staff.
 14. Dumpster enclosure shall be designed with materials and colors that are similar to the primary building and dumpster shall have an opaque decorative metal gate, as approved by DRB.
 15. Outside speakers for the drive-through shall not be audible from off-site properties.
- The property is zoned C-1 (Neighborhood Commercial) and is developed with a one (1) story, 3,508 square foot medical office building previously used by the Georgia Clinic. There is an existing billboard on the southwest corner of the property, which will remain. A 'Restaurant w/Drive-Thru Window' is a permitted use in the C-2 (General Commercial) and LI (light Industrial) zoning districts and a conditional use in the CUP (Community Unit Plan), O-I (Office-Institutional), C-1, and PSC (Planned Shopping Center) zoning districts. Surrounding properties are zoned C-1 to the north, east, south and west. Shell Gas Station is located to the north, U-Store storage facility is located to

the east, Kimball Plaza retail center is located to the south, and Chick-fil-A is located to the west. The comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's request.

- 7 Brew Coffee has more than 500 locations across 38 states. There are two (2) nearby locations in Johns Creek at 5813 State Bridge Road and in Milton at 12875 Highway 9. In addition, there are five (5) additional locations in the Atlanta metro area, including Buford, Lilburn, Snellville, and two (2) locations in Mableton. Piedmont Beverage Company currently operates three (3) locations in Greer and Greenville, South Carolina and is actively expanding in the Southeast. The business model is a coffee drive-through only concept with no interior dining space. Customers are also able to walk up to place an order; however, the applicant does not anticipate a significant walk-up business at this location. 7 Brew offers a wide variety of handcrafted beverages, including coffee drinks, teas, energy drinks, smoothies, lemonades, and shakes. Hours of operation are proposed to be Sunday through Thursday 5:30 AM – 10:00 PM and Friday and Saturday 5:30 AM – 11:00 PM. The applicant anticipates approximately eight (8) employees working in a shift.
- The site plan depicts a one (1) story, 510 square foot building and attached cooler building pulled up to State Bridge Road with a two (2) lane drive-through and parking lot located behind the building. The building is depicted with a 35' setback and twenty-foot (20') landscape strip along State Bridge Road. Access to the property is depicted from the existing shared right-in and right-out driveway on State Bridge Road located on the north end of the property. Interparcel access is provided to the properties to the east, which will also remain. Ten (10) employee parking spaces, a dumpster enclosure and stormwater management facility are depicted on the east side of the property. UDC parking regulations require six (6) parking spaces for the proposed use.
- The applicant submitted a trip generation report for the proposed use. The proposed development is expected to generate 88 AM Peak Hour trips, and 30 PM Peak Hour trips.
- Staff analyzed the applicant's proposed drive-through and determined that sufficient stacking is provided on the property. The applicant's proposed site layout and stacking

plan provides a two (2) lane drive-through that accommodates a total twelve (12) car stacking length, six (6) cars in each drive-through lane.

- Staff observed the circulation pattern during the AM Peak Hour at the Johns Creek 7 Brew location, which has a total fourteen (14) car stacking length in its two (2) lane drive-through. It was noted that at this location, the maximum vehicular queue observed during the AM peak hour totaled eight (8) cars, as shown in the photograph below. On average, vehicular queues observed at this location were sporadic across the AM Peak Hour but generally did not exceed five (5) cars. There were also long spans of time within the AM Peak Hour when zero (0) cars were present in either drive-through lane. Staff observed the drive-through services operated with approximately six (6) employees: two (2) cashiers located outside for each drive-through lane, three (3) baristas inside the building managing and making orders, and one (1) floater that helped outside with drive-through services if there were ever more than three (3) cars in a drive-through lane. Finally, Staff observed that only four (4) of the fourteen (14) on-site parking spaces were continuously utilized during the AM Peak Hour.
- The Citizen Participation Plan was submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that comments were received at the CZIM regarding traffic impacts, number of employees, walk-up traffic, and neutral building colors are preferred. Staff met with the adjacent property owner to the south (Kimball Plaza) to discuss their concerns over traffic impacts and parking.
- The Community Zoning Information Meeting was held on March 11, 2026. There were no public comments on the sign-in sheet.
- Staff has reviewed the applicant's proposal against the review criteria for a conditional use and variance. The subject property is located along a commercial corridor with nearby properties similarly developed with restaurants with drive-throughs. The property has direct access from State Bridge Road, as well as secondary access to State Bridge Way and Kimball Bridge Road by way of interparcel access to the properties to the east. In addition, Staff analyzed the applicant's proposed drive-through and observed the drive-through operations at the 7 Brew location in Johns Creek and determined that

sufficient vehicular stacking is provided on the property. The proposed use would not have significant impacts on vehicular and pedestrian access.

- The property has exceptional and peculiar conditions related to its shape and access. The reduced front setback would allow the building to be situated between the street and the drive-through lanes and parking, screening the vehicular areas from the street. The Kimball Plaza retail center, located to the south, was approved with the same front setback variance in order to screen vehicular areas from State Bridge Road.
- Attorney Ethan Underwood, Underwood Scoggins, came forward to speak on behalf of the applicant.
- The Applicant, David Moore, Piedmont Beverage, came forward to speak on behalf of the application.

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked staff about the directionality of the building and if the direction the signage is facing on the renderings is the intended location of the signage.
- Mayor Pro Tem Merkel asked staff about directionality of the building and the intended location of the dumpster.
- Council Member Reeves asked staff about the sidewalk on the site plan leading from State Bridge to the building.
- Council Member Hipes asked staff if the design of the building can be left to DRB.
- Council Member Hipes asked the applicant about the “second story” and if it is functional or for appearances only, and if the “second story” could be located on the other end of the building, so that it looks like the front of the building is facing the street.
- Council Member Brady commented that the design that faces the street needs to be enhanced, and asked if it was doable for the applicant to mirror the “second story” on the street facing side of the building.

PUBLIC COMMENTS:

- There were no public comments.
- Mayor Pro Tem Merkel made a motion to approve CU-26-03/V-26-04 7 Brew Coffee/11378 State Bridge Road, subject to the following conditions:

1. The site shall be developed substantially similar to the site plan prepared by E&A, dated 4.30.26, as approved by Staff.
2. 'Restaurant w/Drive-Thru Window' shall be added as a permitted use at 11378 State Bridge Road and limited to a building with no more than 510 square feet (not including accessory buildings) and a 2-lane drive-through.
3. Conditional use approval shall be limited to 7 Brew Coffee; no additional 'Restaurant w/Drive-Thru Window' use or subleasing shall be permitted on the property.
4. Hours of operation for the business shall be Sunday – Thursday 5:30 AM – 10:00 PM, and Friday – Saturday 5:30 AM – 11:00 PM.
5. Minimum building setback along State Bridge Road shall be 35'.
6. Building shall be substantially similar to the submitted renderings, labeled Exhibit A – Updated Renderings, with final approval by DRB. Neon lighting shall not be permitted on the building. Elevation fronting State Bridge Road shall appear as a front façade and shall have a tower feature that is currently depicted on the opposite elevation with the final approval by DRB.
7. Foundation plantings shall be required on the north, west and south sides of the building, as approved by DRB.
8. Minimum 20' landscape strip along State Bridge Road shall include a minimum 2' high berm and/or decorative knee wall, with trees and shrubs, as approved by DRB. Berm/knee wall and shrubs shall screen the drive-through lanes and parking from the State Bridge Road.
9. All landscape strips shall be exclusive of easements and utilities, except as approved by Staff.
10. Developer shall improve the State Bridge Road streetscape to include a minimum 5' sidewalk, and pedestrian lighting, as approved by Staff.
11. Sidewalk connection shall be provided between State Bridge Rd and the building, as approved by Staff.

12. Developer shall submit a supplemental vehicle queuing estimation memo at LDP that analyzes and validates the proposed drive-thru lanes are designed with enough storage length to accommodate peak hour site traffic, as coordinated with and approved by the City Transportation Engineer.
 13. Developer shall provide 'Don't Block the Box' pavement markings and signage in the driveway across from the drive-through exit lane, with final approval by Staff.
 14. Dumpster enclosure shall be designed with materials and colors that are similar to the primary building and dumpster shall have an opaque decorative metal gate, as approved by DRB.
 15. Outside speakers for the drive-through shall not be audible from off-site properties.
 16. If a traffic problem is observed by the City, the applicant shall provide a traffic plan to resolve the problem, which may include additional employees to manage the drive-through operations, as approved by Staff.
 17. Applicant acknowledges that there is a billboard sign located on the property subject to CU-26-03. Applicant agrees that all maintenance of the billboard sign on the property at 11378 State Bridge Road will be accomplished from the approximately 0.697 acres subject to CU-26-03, unless otherwise allowed by an agreement with the affected property owner. No vehicles or equipment used in the maintenance of the billboard sign will be allowed to locate, park or otherwise use any adjoining property before, during, or after all maintenance of the billboard sign without the consent of the affected property owner.
- Council Member Hipes 7-0 seconded the motion.
 - The motion was approved unanimously (7-0).

D. PH-26-05 Unified Development Code Text Amendments – Pickleball Courts

SECOND 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.

- City Attorney, Molly Esswein, read the ordinance title aloud.

- Director of Community Development, Kathi Cook, came forward to present this item.
- Consideration of text amendments to the Unified Development Code (UDC) to amend Article I and II related to pickleball courts.
- This item was considered at the May 7, 2026 Planning Commission meeting. There were several public comments with four (4) in favor and two (2) in opposition. Generally, those providing comments appreciated that the City was adding regulations for pickleball courts due to the noise impacts on public health and hoped that HOAs would follow the City's lead. One commentator indicated that HOAs should regulate pickleball courts and asked for clarification whether the ordinance was retroactive. After discussion, the Planning Commission recommended approval subject to a few changes including, changing the prohibited zone from 350' or less to 250' or less and clarifying that pickleball nets may be attached or unattached to the court. Vote 7-0.
- Staff recommend text amendments to Unified Development Code (UDC) Section 1.4 Definitions, to add definitions and Section 2.7 Miscellaneous Regulations, to add regulations pertaining to siting requirements and design standards for pickleball courts. The proposed text amendments are intended to balance the demand for pickleball courts, neighborhood compatibility concerns, and legal risk.
- There have been no changes since the first reading on May 18, 2026.

PUBLIC COMMENTS:

- Matt Christensen, 550 Eberly Place, Alpharetta, GA came forward to speak in support of the item.
- Naseem Rezvanpour, 12330 Clairmonte Avenue, Alpharetta, GA, came forward to speak in support of the item.
- ❖ Mayor Pro Tem Merkel made a motion to approve 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, and with authorization for the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The following discussion occurred during the motion:

- Council Member DeRito thanked the community and staff for their efforts and he hopes that HOA Boards will do their part to mitigate the impacts of existing pickleball courts.
- Mayor Pro Tem Merkel commented that the City is not anti-pickleball, and everyone worked hard to find a solution to mitigate the impacts of converting tennis courts to pickleball courts, but that preexisting pickleball courts will not be impacted by the new ordinance.
- COUNCIL MEMBER Reeves commented that she's proud of all the work of the community and the City have done to bring about this resolution.
- The motion was approved unanimously (7-0).

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

SECOND READING

Consideration of text amendments to Unified Development Code (UDC) Section 2.7 Miscellaneous Regulations and Code of Ordinances Section 10-432 Definitions to provide clarification to the definition of short-term rental and add zoning districts allowing a short-term rental as a permitted or conditional use.

- City Attorney, Molly Esswein, read the ordinance title aloud.
- Director of Community Development, Kathi Cook, came forward to present this item.
- 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.
- This item was considered at the May 7, 2026 Planning Commission meeting. There were no public comments. After discussion, the Planning Commission recommended approval. Vote 7-0.

- Staff recommend text amendments to 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.
- Staff is also recommending allowances for short-term rentals in the PSC (Planned Shopping Center) and Downtown zoning districts. These districts were left out of the previous advertising and not included. UDC Article II Table 2.2 List of Permissible and Conditional Uses to add 'Short-term Rental' as a conditional use the PSC zoning districts; UDC Subsection 2.7.1 to amend the short-term rental regulations to allow a short-term rental as a permitted use in the DT-C (Downtown Core), DTMU (Downtown Mixed-Use), DT-LW (Downtown Live-Work), and DT-R (Downtown Residential) zoning districts and as a conditional use in the PSC zoning district; and UDC Appendix A Alpharetta Downtown Code Section 3.4 Uses Allowed by District to add short-term rental as a permitted use in the DT-C, DT-MU, DT-LW, and DT-R zoning districts
- There have been no changes since the first reading on May 18, 2026.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel made a motion to approve 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, and with authorization for the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (7-0).

F. Fiscal Year 2027 Budget and Millage Rate Levy

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.

- Director of Finance, Tom Harris, came forward to present this item.
- The Fiscal Year 2027 Budget was distributed electronically to the City Council on April 29, 2026, and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency sites powered by ClearGov (FY 2027 budget as well as historical budget/actual revenue/expenditure trend data) and OpenGov (FY 2027 budget line-item detail).
- City Council Budget Workshops were held on May 4, 2026, and May 18, 2026.
- Changes to the FY 2027 Budget since the May 18th Budget Workshop include:
 - Operations: Reallocation of \$195,345 from personnel expenses to General Fund capital contribution (increase from \$475,000 to \$670,345) related to the school crossing guard function which will now be funded through the Fulton County School Board. As such, the City has removed 8 part-time positions (4 full-time equivalents) from its position count. This change impacts the Capital Project Fund (non-allocated capital account increased by \$195,345 going from \$2,419,023 to \$2,614,368) and Risk Management Fund (minor reduction in workers compensation charge allocations).
 - Capital Initiatives: none
- In addition to the FY 2027 Budget changes noted above, the future planning years of the CIP (2028-2031) were updated to reflect the current tentative TSPLOST 3 projects as well as corrections and adjustments to CIP plan revenue and project timing. These changes have no effect on the FY 2027 Operating and Capital Budget.
- Tonight is the first of three public hearings and the first of two votes on the FY 2027 Budget and Millage Rate Levy.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ No formal action was taken on this item.

G. Ordinance Amendments: Chapter 20, Fire Prevention and protection

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

FIRST READING

Consideration of an ordinance to amend Chapter 20, titled "Fire Prevention and Protection," of the Code of the City of Alpharetta, Georgia to amend provisions related to adoption of state minimum fire safety standards; definitions; appeals from decisions of the fire department; storage of explosives, blasting agents, and liquified petroleum gases; sprinkler installation requirements; outdoor burning regulations; emergency access for gated communities; emergency responders radio coverage and testing; special fire services and public safety plans; fire watch personnel and fire safety officer requirements; permit requirements for certain assembly events, temporary events, or planned activities; fire and life safety record retention; records reporting system requirements through the use of third-party inspection reporting software programs; compliance reporting; enforcement provisions; and for other purposes.

7. OLD BUSINESS

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

WITHDRAWN: This application has been withdrawn by the Applicant and will no longer be considered.

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.

8. NEW BUSINESS

A. Fiscal Year 2027 Millage Rate Ordinance

FIRST READING

Consideration of adoption of the City of Alpharetta's Fiscal year 2027 Millage Rate Ordinance.

- Director of Finance, Tom Harris, came forward to present this item.
- The Fiscal Year 2027 Budget was distributed electronically to the City Council on April 29, 2026, and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency sites powered by

ClearGov (FY 2027 budget as well as historical budget/actual revenue/expenditure trend data) and OpenGov (FY 2027 budget line-item detail).

- City Council Budget Workshops were held on May 4, 2026, and May 18, 2026.
- Tonight is the first of three public hearings and the first of two votes on the FY 2027 Budget and Millage Rate Levy with the schedule as follows:
 - June 1, 2026: Public Hearing, City Council Meeting 1st reading of Budget & Millage Ordinances.
 - June 15, 2026: Public Hearing
 - June 15, 2026 (6:30 p.m.): Public Hearing, City Council Meeting 2nd reading of Budget & Millage Ordinances.

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked staff when the last time the millage rate was higher than 5.7.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Brady offered a motion to approve the first reading of the Fiscal Year 2027 Millage Rate Ordinance.
 - Council Member Reeves seconded the motion.
 - The motion was approved unanimously (7-0).

B. Fiscal Year 2027 Budget Ordinance

FIRST READING

Consideration of adoption of the City of Alpharetta's Fiscal Year 2027 Budget Ordinance.

- Director of Finance, Tom Harris, came forward to present this item.
- The Fiscal Year 2027 Budget was distributed electronically to the City Council on April 29, 2026, and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency sites powered by ClearGov (FY 2027 budget as well as historical budget/actual revenue/expenditure trend data) and OpenGov (FY 2027 budget line-item detail).

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CITY COUNCIL DISCUSSION:

- Council Member Reeves asked Mr. Harris about the merit increase versus the market adjustment for personnel and commented that in the last several years, a market adjustment seems to have occurred in a good number of years.
 - Mayor Gilvin responded to Council Member Reeves' inquiry by saying that over the last several years the Council has set a goal of ensuring the City's employees are in the top 20% of their competitive labor market in order to maintain quality staff.
- Council Member Brady asked Mr. Harris if he has seen any growth in the tax digest in the commercial sector.
- Council Member Reeves asked Mr. Harris about the tax digest and if there is any way for it to be more current.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Brady offered a motion to approve the first reading of the Fiscal Year 2027 Budget Ordinance.
 - Council Member DeRito seconded the motion.
 - The following discussion occurred during the motion:
 - Council Member Hipes shared that Alpharetta is a city of quality not quantity, and the most important thing he does as a Council Member in any given year is to vote

on the budget, and that the challenge is to balance planned and unplanned expenditures with the operating budget.

- Council Member DeRito commented that he wants to see the data behind the merit and market increases to better understand the suggested number in the budget.
- The motion was approved unanimously (7-0).

C. Invitation To Bid: 26-011 Street Sweeping

Consideration and approval of the award of ITB 26-011 for Street Sweeping to Watt Commercial Sweeping, Inc., for an amount not to exceed \$52,708.14 and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- The award of this contract is for street sweeping services along designated routes along main and arterial roadways in the city and City-owned parking garages. The contract will include 4 sweepings per year (quarterly), two heavy sweepings and two regular sweepings. These sweepings will remove leaves, trash, and general debris located within the curb line and roadway. Heavy sweepings will occur in the fall of the year with the other occurring in the winter to accommodate cleaning of debris due to winter weather treatment. Parking decks will be swept bi-weekly for a total of 24 sweeps per year per deck. The contract term is for 1 year with the option to renew for up to 4 additional 1-year terms.
- The selected Contractor is responsible for sweeping and disposal of all debris collected during each sweeping event for the designated routes. Each sweeping will consist of up to 210 miles of curb, median, or edge of roadway. This includes both parking garages twice monthly based on the square footage totaling 249,779.
- The city posted ITB 26-011 on March 16th, 2026. Bids were due April 13th, 2026. Three bids were received.
 - Watt Commercial Sweeping, Inc. - \$52,708.14
 - Sweeping Corporation of America - \$102,597.98
 - Pateco Services, LLC – Incomplete submission

- Watt Commercial Sweeping, the apparent low bidder, has completed these services for the City for the last 5 years. Public Works staff has been satisfied with Watts Commercial Sweeping, Inc. and has no issues moving forward.
- Therefore, Public Works recommends award of ITB 26-011 to Watt Commercial Sweeping, Inc.
- ❖ Council Member Reeves offered a motion to Award ITB 26-011 to Watt Commercial Sweeping, Inc. for parking garage and street sweeping services in an amount not to exceed \$52,708.14, 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).

D. TSPLOST III Project List

Consideration and approval of the City's Transportation Special Purpose Local Option Sales Tax (TSPLOST) III project list, and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- TSPLOST is three quarters of a cent added to the County's sales tax dedicated for transportation projects. We are currently in TSPLOST II, and it expires March 31, 2027. TSPLOST III would then start on April 1, 2027, if approved in a referendum later this year in November. Between now and this summer, cities in Fulton County need to develop a project list, conduct public meetings, and approve a MOU between all the Cities and the County. Below is a timeline and the necessary items that need to be completed to make the November ballot:
 - January: Sales tax projections distributed
 - January – May: Municipalities develop their project list and hold public meetings
 - May 31st: Project lists submitted by each Municipality are due to the County
 - Public Works contacted Fulton County and since we did not have a council meeting at the end of May, due to Memorial Day, we were informed we can have the TSPLOST III vote occur at the June 1st Council Meeting.

- June: Final Master list for the entire County is developed and sent to all Municipalities
 - July: IGA discussed and agreed by all 14 Municipalities
 - August: Resolution signed by County to call for a referendum and forwarded to Election Superintendent
 - August – November: Voter information education period
 - November 3rd: Vote by citizens
- It is anticipated Alpharetta will receive approximately \$71.6M. Projects are divided into 3 tiers. Tier I makes up 85% of the dollars, Tier II encompasses 15%, and Tier III projects are an additional 15%. The project list below and the project costs are preliminary estimates. Below is the proposed Tier List of Projects for TSPLOST III and attached is a detailed description of the projects.
 - Tier I (\$60.8M):
 - Maintenance (citywide) - \$30.8M
 - Academy Street Sidewalk Improvements (North Side Presbyterian Church to FS 81)- \$6.0M
 - Brookside Corridor Enhancements - \$4.0M
 - Clubhouse at Douglas Intersection Improvement - \$0.75M
 - Hembree Road Corridor Improvements (Wills Road to Morrison Parkway) - \$3.5M
 - Kimball Bridge Road Sidewalk (North Side Northwinds Pkwy to Westside Pkwy) - \$5.0M
 - Mansell Improvements (GA 400 to Old Roswell Road) - \$3.25M
 - Northwinds Alpha Loop - \$3.5M
 - Windward Sidewalk - \$4M
 - Tier II (\$10.7M)
 - Alpha Loop: Various Sections and Intersection Crossings - \$5M
 - Charlotte Mini-Roundabout - \$0.5M

- Haynes Bridge at Mansell Improvements- \$2.5M
- Milton Ave Sidewalk - \$2.7M
- Tier III (\$10.7 M)
 - Canton St Sidewalk (Mayfield to Vaughan)- \$9.5M
 - Debt Payment - \$1.2M

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked staff about the addition of the proposed Kimball Bridge Road sidewalk and road widening project.

PUBLIC COMMENTS:

- Ashlynn Hutton, Esq., 1075 Peachtree Road # 1500, Atlanta, GA, here on behalf of Kristen Colby, 212 Canton Street, Alpharetta, GA, to oppose the inclusion of the Mayfield Road as Tier I project.
- ❖ Council Member Reeves offered a motion to approve the TSPLOST III Project List, and with authorization for the Mayor to execute all necessary documents.
- Council Member DeRito seconded the motion.
- The motion was approved unanimously (7-0).

9. WORK SESSION ITEMS

A. PH-26-04 UDC Amendments Business & Recreational Vehicles

Discussion of text amendments to Unified Development Code (UDC) Subsection 1.4 and UDC Subsection 2.5.4(B) to assign definitions and amend the locational parking requirements for business and recreational vehicles in residential zoning districts.

- Code Enforcement Manager, Bret Schroeder, came forward to present the proposed amendments to Unified Development Code (UDC) Subsection 1.4 and UDC Subsection 2.5.4(B)

CITY COUNCIL DISCUSSION:

- Council Member Reeves asked staff about the inclusion of AG residential property in the proposed amendments.

10. PUBLIC COMMENT

- There were no public comments.

11. REPORTS

- Mayor Gilvin shared that he is very grateful for the wonderful Memorial Day service that took place.

12. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

13. ADJOURNMENT

- ❖ Mayor Pro Tem offered a motion to adjourn the meeting.
 - Council Member Brady 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 8:40 p.m.

Respectfully submitted,



Grace Orehosky, Acting City Clerk