



City Council Meeting & Public Hearing

JUNE 22, 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 Pro Tem Merkel called the meeting to order at 6:30 p.m.

2. ROLL CALL

- Council Members

- Mayor Pro Tem Dan Merkel
- T. Kirk Driskell
- Katie Reeves
- Douglas J. DeRito (arrived after the Pledge of Allegiance)
- John Hipes
- Fergal M. Brady

- Absent

- Mayor Jim Gilvin

- Staff

- Chris Lagerbloom, City Administrator
- John Robison, Assistant City Administrator
- Molly Esswein, City Attorney
- Grace Orehosky, Municipal Records Officer

- Deanna McKay, Public Communication & Engagement Coordinator
- Adam Montgomery, Director of Information Technology
- Kathi Cook, Director of Community Development
- Pete Sewczwicz, Director of Public Works
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Trent Lindgren, Chief of Police
- Brad Dekinger, Fire Chief
- Tom Harris, Director of Finance
- Michael Woodman, Planning & Development Services Manager
- George Doyle, Traffic Engineer

3. PLEDGE TO THE FLAG

4. CONSENT AGENDA

A. Right-of-Way Deed Agreement: Canton on Mayfield Development

Consideration of approval of a Right-of-Way Dedication Agreement between the City of Alpharetta and Mayfield Canton Development Group, LLC, for the Canton on Mayfield Development and with authorization for the Mayor to execute all necessary documents.

B. Intergovernmental Agreement with Fulton County and Private Development Agreement: Continuum Development

Consideration of approval of an Intergovernmental Agreement between the City of Alpharetta and Fulton County and Private Development Agreement for utility infrastructure at the Continuum Site, a Southwest Value Partners Development, and with authorization for the Mayor to execute all necessary documents.

PUBLIC COMMENTS:

- There were no public comments.
- Council Member Hipes requested to remove Item A, Right-of-Way Deed Agreement: Canton on Mayfield Development, from the Consent Agenda to the New Business portion of the agenda for staff presentation.

- Council Member Brady offered a motion to approve the Consent Agenda.
 - Council Member Reeves seconded the motion.
 - The motion was approved unanimously (6-0).

5. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

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

B. PH-26-AL-06 Resolution: Alpharetta Annual Capital Improvement Element (CIE) Adoption

Consideration of a resolution adopting the Fiscal Year 2025 Capital Improvement Element and Annual Report.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- Transportation Engineer, George Doyle, came forward to present this item.
- The Georgia Planning Act of 1989 (The Act) requires that local governments keep their Comprehensive Plans current as a pre-requisite for maintaining Qualified Local Government status, a requirement for eligibility for receipt of State of Georgia funds. The Act requires that local governments provide annual updates to their Capital Improvement Element (CIE), prepared in accordance with the Minimum Planning Standards and Procedures and the Development Impact Fee Compliance Requirements.
- The CIE is designed to provide insight into key infrastructure and public improvement projects being undertaken and completed by local jurisdictions. The Annual Report details on an annualized basis the collection and use of funds derived from impact fees. Together these documents provide a means of tracking local government performance and serve as a tool for measuring progress with respect to achieving community goals as outlined in the Comprehensive Plan.
- City Council approved a resolution authorizing Staff to transmit the CIE to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) on March 23, 2026. ARC notified the City on May 11, 2026 that the Georgia Department of Community Affairs issued a finding of fact that the Capital Improvement Element adequately address the Local Planning Requirements.

PUBLIC COMMENTS:

- There were no public comments.
- Council Member Hipes offered a motion to approve a Resolution Adopting the Fiscal Year 2025 Capital Improvement Element (CIE) and Annual Report with authorization for the Mayor to execute all necessary documents.
- Council Member Brady seconded the motion.
- The motion was approved unanimously (6-0).

C. MP-26-07/CU-26-06 The Honey Hall/Preston Ridge MP

Consideration of a master plan amendment and conditional use to allow a 'Special Event Center' in an existing retail strip building. A master plan amendment is requested to the Preston Ridge Master Plan Pod I to add 'Special Event Facility' as a conditional use and a conditional use is requested to allow a 'Special Event Facility' for the Honey Hall. The property is located at 3055 North Point Parkway, Suite 800 & 900 and is legally described as being located in Land Lot 1261, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.
- The applicant, Jullina Wilkins, is requesting a master plan amendment and conditional use to operate a 'Special Event Facility' in a 3,120 square foot suite within Preston Ridge Commons. A maximum capacity of up to 145 people is requested. A master plan amendment is requested to add 'Special Event Facility' as a conditional use to Pod I of the Preston Ridge Master Plan and a conditional use is requested to allow a 'Special Event Facility' for The Honey Hall. The subject property is located at 3055 North Point Parkway, Suites 800 & 900 at the southwest corner of Webb Bridge Road and North Point Parkway.
- This item was considered at the June 4, 2026 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 6-0.
- Staff recommends that Mayor and Council approve MP-26-07/CU-26-06 The Honey Hall Event Center/Preston Ridge MP, subject to the following conditions:
 1. 'Special Event Facility' shall be added as a conditional use in Pod I of the Preston Ridge Master Plan.

2. 'Special Event Facility' shall be added as a permitted use at 3055 North Point Parkway, Suites 800 & 900 and limited to no more than 3,120 square feet.
 3. Conditional use approval shall be limited to The Honey Hall; no additional 'Special Event Facility' use or subleasing shall be permitted within the approved space.
 4. Special event facility shall be limited to no more than 145 people, with the final maximum occupancy subject to Fire Marshall approval.
 5. Hours of operation shall be limited to 8:00 AM – 11:00 PM, 7 days/week.
 6. Applicant shall designate with signage and/or pavement markings a ride share pick-up and drop-off zone on the north side of the retail center, as depicted on the submitted parking plan prepared by A. Woodward Architecture, Inc., dated 5/8/26.
 7. If a parking problem is identified by the City, The Honey Hall shall be required to correct the problem by reducing the capacity of events, providing an off-site parking agreement for parking within 500' of the facility, and/or providing valet services, as approved by Staff.
 8. Overflow shared parking shall be provided for the business substantially as depicted on the parking plan prepared by A. Woodward Architecture, Inc., dated 5/8/26. Prior to the issuance of a business license for the applicant's proposed use, the applicant shall provide the City with a copy of the recorded parking agreement.
- The submitted request, if approved, would allow The Honey Hall event center to operate a 'Special Event Facility' in a 3,120 square foot suite within Preston Ridge Commons. A maximum capacity of up to 145 people is requested. A master plan amendment is requested to add 'Special Event Facility' as a conditional use to Pod I of the Preston Ridge Master Plan and a conditional use is requested to allow a 'Special Event Facility' for The Honey Hall. The subject property is located at 3055 North Point Parkway, Suites 800 & 900 at the southwest corner of Webb Bridge Road and North Point Parkway.
 - Preston Ridge Commons is approximately 6.34 acres and is developed with a 14,286 square foot retail strip center at the corner of Webb Bridge Road and North Point

Parkway and twelve (12), two (2) story office buildings (159,110 square feet) to the west and south of the retail center. Businesses occupying the retail strip center include Cactus Cantina, Quest Diagnostics, Signature Nail Spa, Subway, Elite Cleaners, and Dolce Mia. The retail strip center is developed with 89 parking spaces with an additional 720 parking spaces available for the adjacent office buildings. The property owner provided a parking plan designating an overflow parking area behind the retail center which includes an additional 57 parking spaces. Preston Ridge Commons has sufficient parking available to serve the existing and proposed uses.

- The Honey Hall is a new business offering professionally managed reservation-only boutique special event space. The applicant's business would occupy Suites 800 & 900, which are located at the north end of the building. A maximum capacity of 145 people is requested for the 3,120 square foot space. According to the application, the facility would accommodate executive/employee experience events, corporate training, professional workshops and seminars, client meetings and presentations, professional networking receptions, small brand activations and launch events, boutique weddings and wedding receptions, private milestone celebrations (birthdays and anniversaries). Hours of operation will be 8:00 AM – 11:00 PM, seven (7) days per week. The applicant will be the sole employee for the special event facility. Catering services may include serving alcohol, but there will be no alcohol sales permitted.
- Traffic related to a special event facility is based on the capacity of the facility. The use does not always generate trips during the AM or PM Peak Hour. Using the applicant's maximum capacity of 145 people and an average vehicle occupancy of two-and-a-half (2.5) people per car, it is estimated that an event at full capacity would generate 58 vehicles. Staff reviewed the hours of operation of existing businesses in the retail center at Preston Ridge Commons and found that two (2) of the five (5) businesses have hours of operation that end by 6:30 PM, increasing the available parking at the center for evening events. In addition, users of event facilities often utilize ride share as a means of transportation. The applicant's parking plan identifies a ride share pick-up and drop-off zone on the north side of the retail center immediately adjacent to the applicant's suite.

- The Citizen Participation Plan report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that several public comments were received in support of the applicant's request.
- The Community Zoning Information Meeting was held on May 13, 2026. There were two (2) public comments in support of the applicant's request.
- Staff reviewed the applicant's proposal in consideration of the review criteria for a master plan amendment and conditional use. The proposal should not have significant impacts on surrounding properties, which are primarily developed with retail and office uses. In addition, there is sufficient parking available in the center and the use should improve synergy with other businesses operating in the center and nearby. If approved, a condition is recommended requiring that the business remediate any parking problems identified by the City.
- The applicant, Jullina Wilkins, came forward to present on behalf of the application.

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- There were no public comments.
- Council Member Hipes offered a motion to approve MP-26-07/CU-26-06 The Honey Hall Event Center/Preston Ridge MP, subject to the following conditions:
 1. 'Special Event Facility' shall be added as a conditional use in Pod I of the Preston Ridge Master Plan.
 2. 'Special Event Facility' shall be added as a permitted use at 3055 North Point Parkway, Suites 800 & 900 and limited to no more than 3,120 square feet.
 3. Conditional use approval shall be limited to The Honey Hall; no additional 'Special Event Facility' use or subleasing shall be permitted within the approved space.
 4. Special event facility shall be limited to no more than 145 people, with the final maximum occupancy subject to Fire Marshall approval.
 5. Hours of operation shall be limited to 8:00 AM – 11:00 PM, 7 days/week.

6. Applicant shall designate with signage and/or pavement markings a ride share pick-up and drop-off zone on the north side of the retail center, as depicted on the submitted parking plan prepared by A. Woodward Architecture, Inc., dated 5/8/26.
 7. If a parking problem is identified by the City, The Honey Hall shall be required to correct the problem by reducing the capacity of events, providing an off-site parking agreement for parking within 500' of the facility, and/or providing valet services, as approved by Staff.
 8. Overflow shared parking shall be provided for the business substantially as depicted on the parking plan prepared by A. Woodward Architecture, Inc., dated 5/8/26. Prior to the issuance of a business license for the applicant's proposed use, the applicant shall provide the City with a copy of the recorded parking agreement.
- Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

D. Z-26-04/V-26-09 1425 Mayfield Road

Consideration of a rezoning and variances to allow for the construction of a five (5) lot single-family detached subdivision on 4.57 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale') and a variance is 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.

- Planning & Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Mayfield Development Services, LLC, is requesting a rezoning and variances to allow for the construction of a five (5) lot 'For-Sale' single-family detached gated subdivision on approximately 4.56 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale' Residential) and a variance is requested to reduce the local street right-of-way width from 50' to 44' and allow sidewalk on one

side of the street. The subject property is located at 1425 Mayfield Road on the south side of Mayfield Road between Crabapple Trace and Alpharetta Estates subdivisions.

- This request was considered at the May 7, 2026 Planning Commission meeting. There were two (2) public comments in opposition with concerns over stormwater runoff, tree removal, impact on wildlife, and too many changes to the site layout. After discussion and at the request of the applicant, Planning Commission deferred the applicant's request to the June 4, 2026 Planning Commission meeting. Planning Commission asked the applicant to re-look at the recommended minimum lot size, provide a compliant tree save plan, and meet with an adjacent neighbor to try to address their concerns.
- This item was considered at the June 4, 2026 Planning Commission meeting. There was one (1) public comment in opposition with concerns over impacts to the tree canopy, stormwater runoff, 4-lot plan is better, and hold the developer accountable to the conditions. After discussion, the Commission recommended approval subject to the staff recommended conditions and accepting additional conditions to address the neighbor's concerns. Vote 6-0.
- Staff recommends that Mayor and Council approve Z-26-04/V-26-06 1425 Mayfield Road, subject to the following conditions:
 1. The site, consisting of approximately 4.56 acres, shall be rezoned to R-22 and developed substantially similar to site plan prepared by Kimley Horn, dated 5/22/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Minimum lot size shall be 30,000 square feet.
 3. Home style and materials shall be substantially similar to the submitted photographs in the Amended Application, with final approval by Staff. The primary exterior material (more than 50% of the exterior wall surface area) on all homes shall be brick, stone or stucco. Homes shall have 3-sided architecture, materials and details, as approved by Staff.
 4. Subdivision shall be gated as depicted on the site plan prepared by Kimley Horn, dated 5/22/26, except for modifications required to comply with the

conditions below. Gated subdivision shall include vehicle stacking for a minimum 4 passenger vehicles, or 80', as well as a U-turn area with sufficient turning radii for a delivery truck to make an uninterrupted U-turn, with final approval by Staff. Gated entrance (gate, wall, columns, landscaping) shall be decorative similar to surrounding subdivisions, with final approval by Staff. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6.

5. Developer shall improve Mayfield Road frontage with a 6' planter planted with street trees, minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
6. Local street shall have a minimum 44' right-of-way width, including a minimum 6' planter and minimum 5' sidewalk on one side of the street. All lots shall include a sidewalk along their street frontage. Local street shall be private and maintained by the HOA.
7. Minimum 10' decorative landscape strip (located outside of utility easements) shall be provided along Mayfield Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include a berm or decorative brick or stone wall (similar to Gransley or Harrington Falls), and landscaping shall include a mix of evergreen and deciduous material.
8. As depicted on the site plan prepared by Kimley Horn, dated 5/22/26, a minimum 10' landscape strip planted to buffer standards shall be provided along the south and east property lines and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Minimum 15' landscape strip planted to buffer standards shall be provided along the west property line and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Existing trees shall be saved in the buffers where not in conflict with site balancing and utility installation.
9. Minimum 10' landscape strip along the east side of the new local street shall be planted with medium or large canopy trees, shrubs, ornamental grasses, and/or groundcover with a medium-to-large canopy tree planted in each front yard, as approved by Staff.

10. Entrance median shall be planted with large canopy trees, shrubs, ornamental grasses, groundcover, etc. (no sod), as approved by Staff.
11. Unfinished wood fences and decks shall not be visible from Mayfield Road.
12. Lot 1 home and driveway shall be situated on the lot with the least impact to tree #290, 291, 292, and 293. If this cannot be accomplished, all reasonable efforts, including the construction of low walls, shall be made to preserve at least 2 of the 4 Oaks on Lot 1. Root bridging shall be allowed in the construction of the home and or driveway to minimize the impacts to the critical root zones of these trees, as approved by Staff. Developer shall make reasonable efforts, including the construction of low walls, to save Tree #302 in the median of the cul-de-sac, as approved by Staff. Reasonable efforts shall be made to save good quality trees on each lot, as approved by Staff.
13. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
14. Developer shall remove exotic and invasive trees and shrubs within tree save areas and replant where sparse, as approved by Staff.
15. If an at-grade release is required, the point of release shall be sufficiently setback from the property line to mimic sheet flow before leaving the property, as approved by Staff.
16. Utility structures, headwalls, etc. shall be finished with decorative brick or stone, if visible from off-site, as approved by Staff.
17. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
18. Subject to any necessary approvals, the Applicant shall:
 - a. Construct a 6-foot, opaque privacy fence along the western boundary of the Subject Property where it abuts 1355 Bethany Court (PID 22 448011030686) and 1365 Bethany Court (PID 22 448011030694) (the "Screening Fence"). Installation of said fence shall commence once tree removal is completed on the Subject Property and be finished prior to the start of vertical construction.

- b. Remove tree 298, as shown on the Tree Survey, dated May 22, 2026 and submitted with the application, as approved by the City Arborist.
 - c. Require in the Homeowners' Association documents that the proposed underground detention be inspected and maintained on an annual basis, and that said maintenance include mosquito control.
 - d. Require that the trees planted in the "minimum 15' landscape strip planted to buffer standards...along the western property line" referenced in Zoning Condition No. 9 shall where possible be planted on the western property line adjacent to 1355 Bethany Court (PID 22 448011030686) as a staggered double row (the "Partial Western Buffer"), said trees to be planted in the Partial Western Buffer shall be installed as soon as is commercially reasonable, taking into account seasonal conditions, weather events and drought restrictions, and trees planted in the Partial Western Buffer that die within 12 months of planting shall be replaced.
 - e. Liability, if any, for stormwater runoff from the detention pond or for damage to border trees shall be governed by applicable law and is not modified by these conditions.
- The submitted request, if approved, will allow for the construction of a five (5) lot 'For-Sale' single-family detached gated subdivision on 4.56 acres. The proposed density is 1.09 dwelling units per acre. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale' Residential) and a variance is requested to reduce the local street right-of-way width from 50' to 44' and allow sidewalk on one side of the street. The subject property is located at 1425 Mayfield Road on the south side of Mayfield Road between Crabapple Trace and Alpharetta Estates subdivisions.
 - The property is developed with a one (1) story, 1,682 square foot single-family detached home. Surrounding properties are zoned AG to the north and west, and R-15 (Dwelling, 'For-Sale', Residential) to the east, south, and west. Unplatted residential lots are located to the north, east, and west, Crabapple Trace subdivision is located to the west, and Alpharetta Estates subdivision is located to the south. The comprehensive land use plan designation of the property is 'Very Low Density Residential', which supports the applicant's proposed rezoning. Adjacent residential lots have an average lot size of

1.43 acres, with platted subdivision lots having an average lot size of 0.96 acres and the smallest lot size being 0.6921 acres.

- A variance is requested to reduce the local street right-of-way width from 50' to 44' and to allow sidewalk on one side of the street. The proposed 44' right-of-way width matches the width of the local street in the Gransley and Mayfield Estates subdivisions. Homes are only depicted on the east side of the local street. Elimination of the sidewalk on the west side of the street allows the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, of which a buffer is not required by Code but would help screen the proposed development.
- The submitted site plan depicts a 4.56-acre property subdivided into five (5) single-family detached lots in a gated subdivision. Access to the property is proposed from Mayfield Road. All lots are oriented to a private local street, which has a paved width of 28' with a five-foot (5') sidewalk and six-foot (6') planter along the east side of the street. The street terminates in a cul-de-sac with center median located between Lots 4 and 5. Lots range in size from 24,602 square feet to 25,194 square feet with an average lot size of 24,735 square feet. Although the applicant is requesting a minimum lot size of 22,000 square feet, staff recommend minimum 30,000 square feet lots which is similar to surrounding lots. Approval subject to minimum 30,000 square foot will cause a reduction in lots.
- A 65' setback and ten-foot (10') landscape strip are depicted along Mayfield Road and a 35' front setback and ten-foot (10') landscape strip are depicted along the local street. The landscape strip on the west side of the local street is depicted to be planted to buffer standards to screen the street from adjacent properties. Although buffers are not required between residentially zoned properties, a ten-foot (10') landscape strip planted to buffer standards is proposed along the east and south property lines and a fifteen-foot (15') landscape strip planted to buffer standards is proposed along the west property line.
- Each home will have a minimum of two (2) side-by-side parking spaces in a garage, as well as a code-compliant driveway with two (2) additional spaces. Also, the 28' paved width of the private local street will allow for guest parking on one (1) side of the street.
- There are a significant number of trees on the property, consisting primarily of hardwoods. Based on the submitted information, there are nineteen (19) specimen trees

on the property. The tree survey depicts two (2) specimen trees to be saved, including a 19" Japanese Maple and 28" White Oak, as well as a grouping of smaller Oak trees being saved in the middle of the property. A note on the site plan states that, "The linear geometry of the site and narrow road frontage limits opportunities to save existing trees on the site. A reasonable effort will be made to save existing trees on the perimeter of the site as shown and within the traffic circle." The City Arborist identified and recommended specific specimen tree saves, as well as requiring additional tree groupings and trees of quality to be identified and saved, with final approval by Staff. An underground stormwater management facility is depicted at the south end of the subdivision and is proposed to serve as an 11,000 square foot pocket park. A mail kiosk is provided adjacent to the pocket park in the cul-de-sac.

- The applicant submitted photographic examples depicting the typical architectural style and materials of the six (6) homes. The primary exterior materials depicted in the photographs are brick, stone, and stucco with home styles representative of traditional English and European architectural influence.
- The proposed subdivision, consisting of five (5) single-family detached homes, would generate approximately four (4) AM Peak Hour and five (5) PM Peak Hour net new trips.
- Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 9 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School and Milton High School are currently over capacity.
- The Citizen Participation Plan report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that public comments were received with concerns including increased traffic, tree removal, density, and stormwater runoff. The applicant also provided several letters of support.

- On May 27, 2026, the Developer met with two (2) neighbors who spoke in opposition at the May 7, 2026 Planning Commission meeting. Topics of discussion included stormwater pond design, stormwater discharge, specific tree removal request, request of a detail of the 15' landscape strip planted to buffer standards, request for six-foot (6') privacy fence along the west boundary of the property, and request for additional trees between the neighbor's properties and the proposed cul-de-sac. The applicant agreed to draft conditions to address the neighbor's concerns and present them at the next Planning Commission meeting.
- Staff received correspondence from nearby property owners in opposition to the applicant's request with concerns over disruptions during construction, increased traffic, financial burden from increased property taxes, tree removal, loss of greenspace, timing of CZIM, density, loss of privacy and buffering, stormwater runoff, sewer and utility impacts, applicant is not the builder, and impacts to wildlife.
- Community Zoning Information Meeting was held on April 8, 2026. There were several public comments with concerns over variances, change in zoning, too many homes, stormwater runoff, tree removal, and reduced setback on Mayfield Road.
- Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The R-22 zoning district matches the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet. If approved, minimum lot size should be 30,000 square feet in order to be compatible with the surrounding development pattern.
- The property has exceptional and peculiar conditions related to its long, narrow shape. The requested variance to reduce the local street width would allow the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, which is not required by Code. In addition, the proposed reduced right-of-way width matches the width of the local street approved in the Gransley and Mayfield Estates subdivisions.
- Denn Webb, Smith Gambrell & Russell, LLP, came forward to present on behalf of the applicant.

- The applicant, Mayfield Development Services, LLC, came forward to present on behalf of the application.
- Denn Webb, Smith Gambrell & Russell, LLP, came forward for rebuttal.

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- Gibbs Frazeur, 1355 Bethany Court, Alpharetta, GA, came forward to speak in opposition to the application.
- Bill Lawler, 1365 Bethany Court, Alpharetta, GA, came forward to speak in opposition to the application.
- Council Member Driskell offered a motion to approve Z-26-04/V-26-06 1425 Mayfield Road, subject to the following conditions:
 1. The site, consisting of approximately 4.56 acres, shall be rezoned to R-22 and developed substantially similar to site plan prepared by Kimley Horn, dated 5/22/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Minimum lot size shall be 30,000 square feet.
 3. Home style and materials shall be substantially similar to the submitted photographs in the Amended Application, with final approval by Staff. The primary exterior material (more than 50% of the exterior wall surface area) on all homes shall be brick, stone or stucco. Homes shall have 3-sided architecture, materials and details, as approved by Staff.
 4. Subdivision shall be gated as depicted on the site plan prepared by Kimley Horn, dated 5/22/26, except for modifications required to comply with the conditions below. Gated subdivision shall include vehicle stacking for a minimum 4 passenger vehicles, or 80', as well as a U-turn area with sufficient turning radii for a delivery truck to make an uninterrupted U-turn, with final approval by Staff. Gated entrance (gate, wall, columns, landscaping) shall be

- decorative similar to surrounding subdivisions, with final approval by Staff. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6.
5. Developer shall improve Mayfield Road frontage with a 6' planter planted with street trees, minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
 6. Local street shall have a minimum 44' right-of-way width, including a minimum 6' planter and minimum 5' sidewalk on one side of the street. All lots shall include a sidewalk along their street frontage. Local street shall be private and maintained by the HOA.
 7. Minimum 10' decorative landscape strip (located outside of utility easements) shall be provided along Mayfield Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include a berm or decorative brick or stone wall (similar to Gransley or Harrington Falls), and landscaping shall include a mix of evergreen and deciduous material.
 8. As depicted on the site plan prepared by Kimley Horn, dated 5/22/26, a minimum 10' landscape strip planted to buffer standards shall be provided along the south and east property lines and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Minimum 15' landscape strip planted to buffer standards shall be provided along the west property line and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Existing trees shall be saved in the buffers where not in conflict with site balancing and utility installation.
 9. Minimum 10' landscape strip along the east side of the new local street shall be planted with medium or large canopy trees, shrubs, ornamental grasses, and/or groundcover with a medium-to-large canopy tree planted in each front yard, as approved by Staff.
 10. Entrance median shall be planted with large canopy trees, shrubs, ornamental grasses, groundcover, etc. (no sod), as approved by Staff.
 11. Unfinished wood fences and decks shall not be visible from Mayfield Road.

12. Lot 1 home and driveway shall be situated on the lot with the least impact to tree #290, 291, 292, and 293. If this cannot be accomplished, all reasonable efforts, including the construction of low walls, shall be made to preserve at least 2 of the 4 Oaks on Lot 1. Root bridging shall be allowed in the construction of the home and or driveway to minimize the impacts to the critical root zones of these trees, as approved by Staff. Developer shall make reasonable efforts, including the construction of low walls, to save Tree #302 in the median of the cul-de-sac, as approved by Staff. Reasonable efforts shall be made to save good quality trees on each lot, as approved by Staff.
13. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
14. Developer shall remove exotic and invasive trees and shrubs within tree save areas and replant where sparse, as approved by Staff.
15. If an at-grade release is required, the point of release shall be sufficiently setback from the property line to mimic sheet flow before leaving the property, as approved by Staff.
16. Utility structures, headwalls, etc. shall be finished with decorative brick or stone, if visible from off-site, as approved by Staff.
17. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
18. Subject to any necessary approvals, the Applicant shall:
 - a. Construct a 6-foot, opaque privacy fence along the western boundary of the Subject Property where it abuts 1355 Bethany Court (PID 22 448011030686) and 1365 Bethany Court (PID 22 448011030694) (the "Screening Fence"). Installation of said fence shall commence once tree removal is completed on the Subject Property and be finished prior to the start of vertical construction.
 - b. Remove tree 298, as shown on the Tree Survey, dated May 22, 2026 and submitted with the application, as approved by the City Arborist.

- c. Require in the Homeowners' Association documents that the proposed underground detention be inspected and maintained on an annual basis, and that said maintenance include mosquito control.
 - d. Require that the trees planted in the "minimum 15' landscape strip planted to buffer standards...along the western property line" referenced in Zoning Condition No. 9 shall where possible be planted on the western property line adjacent to 1355 Bethany Court (PID 22 448011030686) as a staggered double row (the "Partial Western Buffer"), said trees to be planted in the Partial Western Buffer shall be installed as soon as is commercially reasonable, taking into account seasonal conditions, weather events and drought restrictions, and trees planted in the Partial Western Buffer that die within 12 months of planting shall be replaced.
 - e. Liability, if any, for stormwater runoff from the detention pond or for damage to border trees shall be governed by applicable law and is not modified by these conditions.
- The motion failed for lack of a second.
 - Council Member Hipes offered a motion to deny Z-26-04/V-26-06 1425 Mayfield Road.
 - Council Member DeRito seconded the motion.
 - The motion was approved (5-1). Council Member Driskell in opposition.

E. V-26-10 Truck & Tap Stage

Consideration of a variance to eliminate the rear setback to allow for the construction of a covered music performance stage on 0.129 acres in the Downtown. A variance is requested from Unified Development Code (UDC) Subsection 2.2.15(D) to eliminate the 10' rear setback, The property is located at 30 Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning & Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Mitchel Jaffe, is requesting a variance to eliminate the ten-foot (10') rear setback to allow for the construction of a covered music performance stage on the rear

property line on a 0.129-acre property in the Downtown. The subject property is located at 30 Milton Avenue between Highway 9 and Roswell Street.

- Staff recommends that Mayor and Council approve of V-26-10 Truck & Tap Stage Variance, subject to the following conditions:
 1. A covered performance stage shall be permitted on the subject property with a 0' rear setback, as depicted on the submitted site plan labeled A2.0, dated 4/1/2026.
 2. Stage location, dimensions, and materials shall be developed substantially similar to the submitted elevations, as depicted on the plans labeled A3.0, A4.0, and A5.0, with final approval by Staff.
 3. Property owner shall plant a row of shrubs and/or vining landscape material, such as Confederate Jasmine, along the base of the rear side of the stage facing the City's public parking lot, with final approval by Staff.
 4. Food trucks shall not encroach upon the pedestrian access easement on the east side of the property.
 5. Truck & Tap shall coordinate music events with the City's Recreation, Parks, & Cultural Services Department to avoid conflicts during City special events, such as Food Truck Alley.
- The submitted request, if approved, would allow for the construction of a covered music performance stage on the rear property line on a 0.129-acre property in the Downtown. A variance is requested to eliminate the ten-foot (10') rear setback to allow for the stage to be placed on the rear property line. The subject property is located at 30 Milton Avenue between Highway 9 and Roswell Street.
- Truck & Tap has been hosting live musical performances since 2020. Currently, the applicant utilizes a small modular performance stage temporarily located at the rear of the property in the food truck service area. Staff consulted Code Enforcement regarding any past noise complaints regarding the applicant's business. According to Code Enforcement, there have been no complaints registered.
- The property is zoned C-2 (General Commercial) and is developed as a 20,000 square foot free-standing building. Surrounding properties are zoned C-2, except the property

to the north is zoned DT-C (Downtown Core). The Hamilton Hotel is located to the north, Argentis Gluten-Free Bakery and Ceviche are located to the west, the Old Roswell Street City Parking Lot is located to the south, and the Waters Building is located to the east. The comprehensive land use plan designation of the property is 'Central Business District'.

- The applicant requests a variance to Unified Development Code (UDC) Subsection 2.2.15(D) to reduce the rear setback from ten-foot (10') to zero-foot (0') to allow for the construction of a covered performance stage on the rear property line. The applicant cites the small size of the property as the hardship contributing to the requested variance. The proposed location of the stage adjacent to the rear property line would avoid encroachments into the rear service area for food trucks.
- The site plan depicts a sixteen-foot (16') wide by twelve-foot (12') deep by ten-foot (10') tall, covered performance stage at the rear of the property with a zero-foot (0') rear setback. The stage faces the rear of the Truck & Tap building, directing noise from musical performances to the rear patio and rear of the building and away from adjacent properties. The rear of the property is paved, and the proposed stage would not add any impervious area to the property. A screen wall is proposed on the backside of the stage to match the existing rooftop deck screen wall.
- The Citizen Participation Plan report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- Community Zoning Information Meeting was held on May 13, 2026. There were public comments in support of the applicant's request and one (1) with concerns over traffic, noise, and security.
- Staff have reviewed the applicant's proposal against the established review criteria for a variance. The property has exceptional and peculiar conditions related to its size. The property is only 0.129 acres, which leaves limited space for accessory structures, such as a performance stage. Enforcement of the ten-foot (10') rear setback would likely result in the stage facing off-site properties which could result in unintended noise impacts.
- The applicants, Mitch Jaffe & Cliff Crider, came forward to present on behalf of the application.

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- There were no public comments.
- Council Member Hipes offered a motion to approve V-26-10 Truck & Tap Stage Variance, subject to the following conditions:
 1. A covered performance stage shall be permitted on the subject property with a 0' rear setback, as depicted on the submitted site plan labeled A2.0, dated 4/1/2026.
 2. Stage location, dimensions, and materials shall be developed substantially similar to the submitted elevations, as depicted on the plans labeled A3.0, A4.0, and A5.0, with final approval by Staff.
 3. Property owner shall plant a row of shrubs and/or vining landscape material, such as Confederate Jasmine, along the base of the rear side of the stage facing the City's public parking lot, with final approval by Staff.
 4. Food trucks shall not encroach upon the pedestrian access easement on the east side of the property.
 5. Truck & Tap shall coordinate music events with the City's Recreation, Parks, & Cultural Services Department to avoid conflicts during City special events, such as Food Truck Alley.
- Council Member Brady seconded the motion.
- The motion was approved unanimously (6-0).

F. PH-26-09 2045 Alpharetta Comprehensive Plan – Adoption Hearing

Consideration of a request to adopt the 2045 Alpharetta Comprehensive Plan.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- Planning & Development Services Manager, Michael Woodman, came forward to present this item.
- State regulations require that community comprehensive plans be prepared, adopted, and updated on a regular basis in order to ensure compliance with regional plans and maintain eligibility for grants and other funding. Council authorized Staff to transmit the

draft Plan to the Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) for review on May 18, 2026. DCA and ARC have completed their review of the 2045 Comprehensive Plan and determined that the Update complies with the applicable State requirements.

- Council authorized Staff to transmit the draft Alpharetta 2045 Comprehensive Plan to the Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) for review on May 18, 2026. DCA and ARC have completed their review of the 2045 Comprehensive Plan and determined that the Update complies with the applicable State requirements. The final approval letter from the DCA and ARC has not yet been received.

PUBLIC COMMENTS:

- There were no public comments.
- Council Member Hipes offered a motion to approve the Resolution adopting the 2045 Alpharetta Comprehensive Plan with authorization for the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

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

1. MP-26-08 5905 Windward Parkway Restaurant/ Windward MP Pod 14

DEFERRED: This item has been deferred by Staff to the July 9, 2026, Planning Commission meeting and will not be considered at this meeting.

Consideration of a master plan amendment to allow a free-standing 'Restaurant (no drive-thru)' on 3.75 acres in Windward. A master plan amendment is requested to the Windward Master Plan Pod 14A to allow a free-standing 'Restaurant (no drive-thru)' as a principal use on the property. The property is located at 0 Windward Parkway and is legally described as being located in Land Lot 1113, 2nd District, 1st Section, Fulton County, Georgia.

2. MP-26-05/CLUP-26-03/Z-26-03 Empire Old Milton Pkwy/Camden Pond

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

Consideration of a master plan amendment, comprehensive land use plan amendment, and rezoning 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). The property is located at 3842 Old Milton Parkway and is legally described as being located in Land Lot 2, 3, 44, 45 & 49, 1st District, 1st Section, Fulton County, Georgia.

3. PH-26-08 Unified Development Code Text Amendments – Signs

DEFERRED: This item has been deferred by Staff to the September 3, 2026, Planning Commission meeting and will not be considered at this meeting.
Consideration of text amendments to Unified Development Code (UDC) Section 2.6 Signs to add sign regulations pertaining to signs permitted on sports stadiums and arenas.

6. NEW BUSINESS

A. Stormwater Repair Contract 24-122 Fiscal Year 2027 Task Order #1

Consideration and approval of the Stormwater Repair Contract 24-122 Fiscal Year 2027 Task Order #1, and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Peter Sewczwicz, came forward to present this item.
- This request is for the approval of funding for FY 27 task order one related to stormwater infrastructure improvements. The City of Alpharetta Public Works Department issued an RFP on May 2nd, 2024 for the maintenance of stormwater infrastructure. A contract for that RFP was awarded to CSTE, Inc. on July 29th, 2024.
- The work below will be assigned on a task order basis, meaning not all the work will be authorized at once. In addition, all task order proposals will be reviewed by staff to ensure unit prices and quantities are correct. The contractor will be paid based on the unit price in the contract. Public Works' goal is to be as proactive as possible in identifying issues before they cause major problems. Stormwater projects tend to identify themselves after a complete or partial failure of the system. These failures do not always

provide any type of warning and require fast action to minimize damage to property and critical infrastructure. The requested funds will allow CSTE, Inc. to resolve these issues along with the projects listed below that have already been identified.

- Westside parkway Grate inlet repair.
 - Hembree Road Grate inlet repair.
 - Sherry Drive culvert pipe replacement and poured in place headwall.
 - Drainage correction behind Fire station headquarters.
 - Curb and gutter replacement task order throughout the City.
 - Throat and top replacements throughout the City.
 - Mid Broadwell Culvert clearing/cleaning.
 - Kimball Crest sinking sidewalk repair and structure sealing.
- The City of Alpharetta received pricing from all submitting vendors when we issued the original RFP. We have included the pricing breakdown from all submitting vendors according to their pricing provided in the submitted schedule of items. CSTE, Inc. would be the cheapest submitting vendor to perform the referenced work above according to the pricing provided in the original schedule of items included in the RFP submittal. The pricing breakdown is attached to this agenda for reference.

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- There were no public comments.
- Council Member Reeves offered a motion to approve task order #1 for the award of funds in an amount not to exceed \$730,973.93 to CSTE, Inc. to complete multiple stormwater infrastructure maintenance repairs pursuant to the August 12th, 2024 contract 24-122 Stormwater Repair Unit Price Contract for fiscal year 2027 task order # 1 with authorization for the Mayor to execute all necessary documents.
- Council Member Brady seconded the motion.
- The motion was approved unanimously (6-0).

B. Right-of-Way Deed Agreement: Canton on Mayfield Development

Consideration of approval of a Right-of-Way Dedication Agreement between the City of Alpharetta and Mayfield Canton Development Group, LLC, for the Canton on Mayfield Development and with authorization for the Mayor to execute all necessary documents.

- This item was removed from the Consent Agenda by Council Member Hipes for staff presentation.
- George Doyle, Traffic Engineer, came forward to present this item.
- The developer for the Canton on Mayfield development seeks to deed to the city 0.111-acres of right of way adjacent to their property frontage on Canton Street at Mayfield Road. The deeded right of way would ensure new city infrastructure including any new street curbing, streetlights, intersection improvements, and/or sidewalk are held on publicly owned land.
- This dedication of right-of-way from Mayfield Canton Development Group, LLC was a condition of the zoning approval that required this right-of-way to be dedicated to the City to become public right-of-way.

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- There were no public comments.
- Council Member Hipes offered a motion to approve a Right-of-Way Dedication Agreement between the City of Alpharetta and Mayfield Canton Development Group, LLC, with authorization for the Mayor to execute all necessary documents.
 - Council Member Reeves seconded the motion.
 - The motion was approved unanimously (6-0).

7. PUBLIC COMMENT

- There were no public comments.

8. REPORTS

- Council Member Hipes announced that Alpharetta will have live music and a drone show in downtown Alpharetta above City Hall and on the Town Green Friday, July 3rd, on Saturday, July 4th there will be a 4th of July fireworks show at Wills Park, and in the Rotunda at City Hall there will be original art from Peter Max on display.

9. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

10. ADJOURNMENT

- ❖ Council Member DeRito offered a motion to adjourn the meeting.
 - Council Member Reeves seconded the motion.
 - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Pro Tem Merkel adjourned the meeting at 8:00 p.m.

Respectfully submitted,



Grace Orehosky, Acting City Clerk