



City Council Meeting & Public Hearing

JANUARY 28, 2026

OFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 2 PARK PLAZA | 5:00 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 5:00 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
 - Lauren Shapiro, City Clerk
 - Brad Denkinger, Fire Chief

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

3. PLEDGE TO THE FLAG

4. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

- City Attorney, Molly Esswein, announced the public hearing procedures.

B. Z-25-15/V-25-34 Madewell/Milton Avenue

Consideration of a rezoning and variance to allow for the construction of 1 'For-Sale' single-family detached home on a 1.34-acre property in the Downtown. A rezoning is requested from SU (Special Use) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 3.3.2(D)(1)(b) to reduce a perennial stream buffer from 150' to 75' and UDC Subsection 2.2.5(D) to reduce the front setback from 65' to 24'. The property is located at 0 Milton Avenue and is legally described as being located in Land Lots 1251 & 1270, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning & Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Madewell, is requesting a rezoning and variances to allow for the development of one (1) single-family detached lot on 1.34-acres in the Downtown. A rezoning is requested from SU (Special Use) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the front building setback and reduce a stream buffer and impervious setback for a perennial stream. The subject property is located at 0 Milton Avenue on the north side of Milton Avenue between 249 Milton Avenue and 265 Milton Avenue.
- This item was considered at the January 8, 2026 Planning Commission meeting. There was one (1) public comment with concerns over downstream flooding from impacts to

the creek. After discussion, the Commission recommended approval subject to the staff recommended conditions and adding condition #14 (vote 7-0).

- Staff recommends that Mayor and Council approve Z-25-15/V-25-34 Madewell/Milton Avenue, subject to the following conditions:
 1. The site, consisting of approximately 1.34 acres, shall be rezoned to R-15 and developed substantially similar to site plan submitted by OnSite Civil Group, dated 11/18/25, 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. Architecture and materials shall be developed substantially similar to the rendering prepared by Diana Bolivar, dated 11/17/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB.
 3. Density shall not exceed 0.75 dwelling units per acre.
 4. Front building setback shall be a minimum 24'.
 5. Front yard shall be framed with a decorative low wall, metal fencing, or hedge with masonry columns, as approved by DRB.
 6. Developer shall improve the Milton Avenue streetscape as follows: 6' planter (planted with street trees) and 8' sidewalk, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Developer shall dedicate right-of-way or a public access easement for the sidewalk improvements.
 7. Minimum 5' landscape strip shall be provided along the east and west property lines of the 1.34-acre property and planted with a mix of evergreen and shade trees, as approved by DRB.
 8. Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be substantially as depicted on the grading and drainage plan prepared by OnSite Civil Group, dated 11/18/25, and in compliance with building setbacks. Walls

shall be clad with decorative material and walls over 7' tall shall be tiered with a minimum 5' wide planted landscape bed between, as approved by DRB.

9. Unfinished wood fences and decks shall not be visible from the street.
10. Developer shall save trees as depicted on the Tree Protection & Mitigation Plan prepared by RHF, dated 11/24/25. Encroachments into the CRZ of saved trees shall not exceed 20%, as approved by Staff.
11. Perennial stream buffer shall be at least 50' with an additional 25' of impervious setback for a total of 75'.
12. To mitigate stream buffer encroachments, developer shall comply with one or a combination of the following measures, as approved by Staff:
 - a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.
 - b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment /impact. These can include removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
 - c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
 - d. Or alternative mitigation measures, as approved by Staff.
13. HVAC and similar equipment shall not be visible from the public right-of-way.
14. Developer/owner agrees to develop a long-term maintenance agreement for the mitigation of the stream buffer.
- The undeveloped, wooded property has a perennial stream, which is a tributary of Foe Killer Creek, running along its north side which has stream buffers and impervious setback covering much of the property. The applicant recently purchased the property from Fulton County Schools in order to extend a sewer connection to the property located at 249 Milton Avenue, which the applicant also owns. Surrounding properties are zoned SU to the north and east and R-15 (Dwelling, 'For-Sale', Residential) to the east,

south, and west. Innovation Academy is located to the north and east, unplatted, single-family detached lots are located to the east and west, and Park Lane subdivision is located to the south. The proposal is consistent with the comprehensive land use plan designation of the property, which is 'Low Density Residential'.

- The applicant is requesting variances from Unified Development Code (UDC) Subsection 2.2.6(D) to reduce the front building setback from 65' to 24'. In addition, the applicant requests a variance to UDC Subsection 3.3.2(D)(1)(b) to reduce the perennial stream buffer and impervious setback from 150' to 75'. According to the applicant, the variances are necessary due to the stream buffer encumbering much of the property.
- Stream buffer mitigation was submitted by the applicant in an effort to offset impacts to the stream from the reduced buffer and impervious setback. The applicant proposes a buffer mitigation area equivalent to two times (2x) the encroachment area, or 0.84 acres, to be planted with buffer enhancement landscape material, recompense trees, and live stakes on streambanks. The buffer mitigation area is depicted primarily on the residential lot, as well as on the Innovation Academy property. The buffer mitigation area on the Innovation Academy property is proposed to be a bee-friendly sanctuary habitat. The City's Stormwater Engineer believes the proposed stream buffer encroachment has been minimized by the applicant and can be mitigated through a combination of additional runoff reduction, buffer enhancement, and/or alternative mitigation efforts, which will be determined during the land disturbance permit process.
- The site plan depicts one (1) single-family detached lot on the 1.34-acre property with access from Milton Avenue. The home has a side-loaded garage that will accommodate at least two (2) side-by-side parking spaces within the garage and a Code-compliant driveway accommodating at least two (2) additional cars.
- Downtown streetscape regulations require a minimum six-foot (6') planter and eight-foot (8') sidewalk along the property's frontage, which is depicted on the site plan. The ten-foot (10') landscape strip required along Milton Avenue is referenced on the site plan. The tree protection and mitigation plan depicts a sanitary sewer easement straddling the proposed 50' stream buffer line and running through the north end of the lot. According to a note on the plan, the sanitary sewer will be installed using a jack and bore method to limit impacts to the stream buffer.

- One (1) tree of quality (#201 – 23" Red Maple) is required and depicted to be saved in the front setback along Milton Avenue. Of the six (6) specimen trees referenced on the tree protection plan, only one (1) is depicted to be removed. An additional eighteen (18) trees of quality and smaller trees are depicted to be saved, which include Pines, Magnolias, Oaks, and Sweet Gum. Two (2) underground stormwater vaults are proposed on the north and east sides of the home.
- According to the applicant's architect, the proposed rendering reflects the Tudor Eclectic architectural style. The home is depicted as two (2) stories with steep pitched rooftops and a stone exterior. The City's Downtown Consultant reviewed the submitted renderings and believes that the design generally complies with the Downtown Design Guidelines for Tudor Eclectic. However, the Downtown Consultant felt that the design is quite modern and simple when compared to classic Tudor Eclectic designs. It does not reflect some of the most character-defining elements typical to the style, specifically:
 1. The general form would have to be considered unusual for any Tudors, even an authentic, historic Tudor structure. The prominent auto court on the front is unusual but not inappropriate for a modern adaptation of the design.
 2. There is no large cross gable roof form, connecting the front gables together. While it has a crossing roof form, it is well in the rear of the house, and I cannot see if the strong side gables are expressed at all.
 3. There are no prominent chimneys at all. For a building form this complex, that is an element that I believe would add to the overall design.
 4. There is no hint of half-timbering. Again, not essential, but a very common feature that could be helpful in dealing with the rather unusually high proportion of exterior wall-to-interior floor ratio. I didn't calculate it. That is just an impression I got from the drawing.
- Staff estimates that the one (1) single-family detached lot would generate one (1) AM Peak Hour trip and one (1) PM Peak Hour trip.
- The applicant's Citizen Participation Plan Report indicates that property owners within 500' were contacted regarding the applicant's request and intent. The report states that no public comments were received.

- The Community Zoning Information Meeting was held on December 10, 2025. There were no public comments.
- Staff has reviewed the zoning proposal against the review criteria for a rezoning and variance. The zoning proposal is consistent with the comprehensive land use plan designation of the property and would be suitable as it relates to the use and development of adjacent or nearby properties, which are similarly developed as single-family detached lots. The proposed density is less than surrounding properties and the maximum density (three (3) dwelling units per acre) supported by the future land use designation of the property.
- The applicant, Tori Young, Madewell, came forward to speak on behalf of this application.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve Z-25-15/V-25-34 Madewell/Milton Avenue, subject to the following conditions:
1. The site, consisting of approximately 1.34 acres, shall be rezoned to R-15 and developed substantially similar to site plan submitted by OnSite Civil Group, dated 11/18/25, 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. Architecture and materials shall be developed substantially similar to the rendering prepared by Diana Bolivar, dated 11/17/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB.
 3. Density shall not exceed 0.75 dwelling units per acre.
 4. Front building setback shall be a minimum 24'.
 5. Front yard shall be framed with a decorative low wall, metal fencing, or hedge with masonry columns, as approved by DRB.

6. Developer shall improve the Milton Avenue streetscape as follows: 6' planter (planted with street trees) and 8' sidewalk, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Developer shall dedicate right-of-way or a public access easement for the sidewalk improvements.
7. Minimum 5' landscape strip shall be provided along the east and west property lines of the 1.34-acre property and planted with a mix of evergreen and shade trees, as approved by DRB.
8. Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be substantially as depicted on the grading and drainage plan prepared by OnSite Civil Group, dated 11/18/25, and in compliance with building setbacks. Walls shall be clad with decorative material and walls over 7' tall shall be tiered with a minimum 5' wide planted landscape bed between, as approved by DRB.
9. Unfinished wood fences and decks shall not be visible from the street.
10. Developer shall save trees as depicted on the Tree Protection & Mitigation Plan prepared by RHF, dated 11/24/25. Encroachments into the CRZ of saved trees shall not exceed 20%, as approved by Staff.
11. Perennial stream buffer shall be at least 50' with an additional 25' of impervious setback for a total of 75'.
12. To mitigate stream buffer encroachments, developer shall comply with one or a combination of the following measures, as approved by Staff:
 - a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.
 - b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment /impact. These can include removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.

- c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
- d. Or alternative mitigation measures, as approved by Staff.

13.HVAC and similar equipment shall not be visible from the public right-of-way.

14.Developer/owner agrees to develop a long-term maintenance agreement for the mitigation of the stream buffer.

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

C. PH-26-03/MP-25-05/CU-25-07/V-26-01 AC Hotel and Vertiport/Northwinds Summit

Consideration of a change of condition, master plan amendment, conditional use, and variance related to a 'Vertiport' and hotel in the Northwinds Summit mixed-use development. A change of conditions is requested to increase the maximum height of a hotel from 6 to 7 stories and to increase the maximum number of hotel rooms from 140 to 165. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. A variance is requested to Unified Development Code (UDC) Subsection 2.10.8(D) to allow EIFS as an exterior building material on a hotel. The property is located at 1000 and 2000 Summit Place and is legally described as being located in Land Lots 752, 753, 798 & 799, 1st District, 2nd Section, Fulton County, Georgia.

- Prior to the start of this item, Mayor Pro Tem Merkel requested that this item be split into to items for motion purposes, one for the AC Hotel and one for the Vertiport.
 - City Attorney, Molly Esswein, shared that she would need to look into this while the item was being presented.
- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicants, Pope and Land and Brian Nettles, are requesting a master plan amendment, change of condition, conditional use and variance to allow a 'Vertiport' and a seven (7) story, 165-room AC Hotel in the Northwinds Summit mixed-use development. The Vertiport and AC Hotel are proposed on parcels at the entrance to

the development off Haynes Bridge Road and along Summit Place. A master plan amendment is requested to add 'Vertiport' to the Northwinds Summit Master Plan and a conditional use is requested to allow 'Vertiport' for the applicant's proposal. A change of condition is requested to increase the height of the AC Hotel building from six (6) to seven (7) stories and to increase the number of hotel rooms from 140 to 165. A variance is requested to the North Point Overlay to allow EIFS as a permitted exterior material on the hotel building. The subject properties are located at 1000 and 2000 Summit Place on the east side of Haynes Bridge Road at the intersection with Summit Place.

- The master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development was considered at the October 2, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 6-0
- After the Planning Commission meeting, the property owners added a request for change of condition and variance related to the AC Hotel. That request has been incorporated with the master plan amendment and conditional use request to allow a 'Vertiport' at Northwinds Summit.
- Staff recommends that Mayor and Council approve MP-25-05/PH-26-03/CU-25-07/V-26-01 AC Hotel & Vertiport/Northwinds Summit, subject to the following conditions:
 - Vertiport Parcel:
 1. 'Vertiport' shall be added as a conditional use in the Northwinds Summit Master Plan.
 2. 'Vertiport' shall be added as a conditional use at 1000 Summit Place and limited to the submitted plans depicting a Vertiport on the top level of a parking deck.
 3. Developer shall submit a fire risk assessment in accordance with NFPA 418 Section 4.1.2, which shall be approved by the local Authority Having Jurisdiction (AHJ).
 4. Developer shall provide evidence of compliance with FAA standards for planning, design, and construction of the proposed facility.
 - AC Hotel Parcel

5. Site shall be developed substantially similar to site plan sheets ZS-1.0 and ZS-1.1 prepared by HGA, revised 11/3/25.
 6. The following condition shall replace condition #2 related to file # PH-17-32 Northwinds Summit/Pope & Land: One (1) boutique or full-service hotel shall be permitted with a maximum of 165 rooms and 7 stories. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 32,800 SF of office for 41 additional hotel rooms. Hotel shall not be an extended stay facility.
 7. Architecture and materials shall be developed substantially similar to the building elevations prepared by Reese Vanderbilt & Associates, revised 11/3/25, subject to final approval by DRB.
 8. EIFS shall be permitted as an exterior finish material on the hotel and limited to the areas as depicted on the hotel building elevations prepared by Reese Vanderbilt & Associates, revised 11/3/25, with final approval by DRB.
- The submitted request, if approved, would allow a 'Vertiport' and a seven (7) story, 165-room AC Hotel in the Northwinds Summit mixed-use development. The Vertiport and AC Hotel are proposed on parcels located at the entrance to the development off Haynes Bridge Road and along Summit Place. A master plan amendment is requested to add 'Vertiport' to the Northwinds Summit Master Plan and a conditional use is requested to allow a 'Vertiport' for the applicant's proposal. A change of condition is requested to increase the height of the AC Hotel building from six (6) to seven (7) stories and to increase the number of hotel rooms from 140 to 165. A variance is requested to the North Point Overlay to allow EIFS as a permitted exterior material on the hotel building. The subject properties are located at 1000 and 2000 Summit Place on the east side of Haynes Bridge Road at the intersection with Summit Place.
 - The property is zoned MU (Mixed Use) and is subject to the Northwinds Summit Master Plan. Surrounding properties are zoned O-I (Office-Institutional) to the north, east, and south and MU to the west. Fairfield Inn & Suites and two (2) office buildings are located to the north, Jackson Healthcare is located to the east, Georgia 400 and a small O-I property are located to the south, and Lakeview Park mixed-use development is located

to the west. The comprehensive land use plan designation of the property is 'Mixed Use'.

- Northwinds Summit is a 24.55-acre mixed-use development improved with a 140-unit 'For-Rent' building with ground floor retail and restaurant uses, a two (2) story, 32,520 square foot office building, as well as a 32-unit 'For-Sale' Condominium building, which is currently under construction. In addition, the mixed-use development is approved for a 140-room hotel, 30,000 square feet of retail/restaurant, and approximately 1,200,000 square feet of office.
- A 'Vertiport' is associated with Advanced Air Mobility (AAM), which refers to the transport of passengers and cargo short- to medium-range distances using new and emerging aircraft technologies, such as electric vertical takeoff and landing aircrafts (eVTOL). A 'Vertiport' is defined in the City's Unified Development Code (UDC) as "An Advanced Air Mobility (AAM) station consisting of takeoff and landing facilities, and may also include charging, fueling, storage, and maintenance facilities for use by electric vertical takeoff and landing aircraft (eVTOL). A Vertiport shall not be used by helicopters." A 'Vertiport' is permitted with a conditional use in the AG (Agriculture), CUP (Community Unit Plan), O-I (Office-Institutional), PSC (Planned Shopping Center), LI (Light Industrial), SU (Special Use) and MU (Mixed-Use) zoning districts. The Resurgens Park Master Plan lists 'Heliport/Vertiport' as a permitted use and several master plans allow 'Heliport, Public/Private', as a permitted or conditional use, including Preston Ridge, Oxford Green, Mansell Ridge, and Sanctuary Park.
- The applicant requests to increase the number of hotel rooms from 140 to 165 and increase the height of the hotel from six (6) to seven (7) stories. According to the application, this request is necessary to meet market demand and position the hotel to be economically feasible due to current market conditions that have seen increases in development and construction costs. The applicant requests the following changes to conditions of zoning related to PH-17-32 Northwinds Summit/Pope & Land (applicant's requested changes depicted below in RED text):

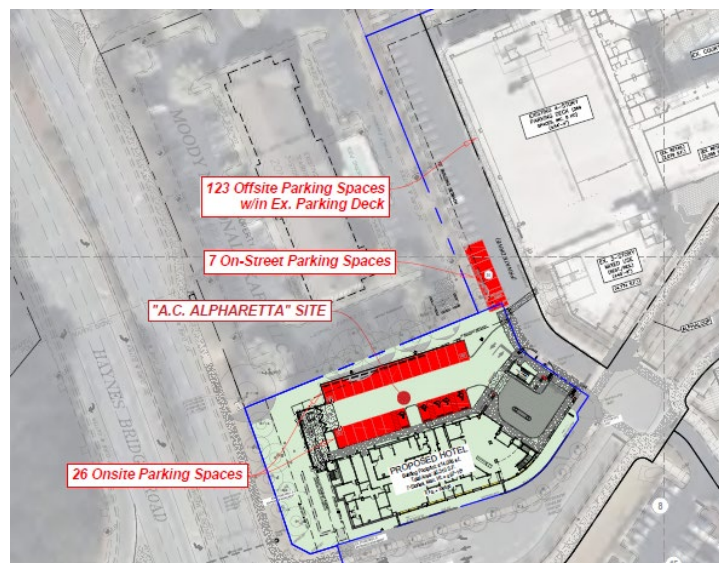
2. One (1) boutique or full-service hotel shall be permitted with a maximum of ~~140~~ 165 rooms and ~~6~~ 7 stories. Hotel entitlement shall be deducted from the existing Northwinds

Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel shall not be an extended stay facility.

- There are approximately 31 hotels operating in the City, with most being limited-service hotels and only four (4) being full-service or boutique hotels (Hamilton Hotel, Hotel Avalon, Hilton Windward and Marriott Windward). The applicant proposes a full-service AC Hotel, which is under the Marriott brand and is considered an upscale four (4) star hotel. Information on the AC Hotel Marriott website describes the hotel as perfectly precise with purposeful design, flexible spaces, and signature moments. There are seven (7) AC Hotels in Georgia with five (5) locations in Atlanta, one (1) in Savannah, and one (1) in Columbus. According to the applicant, the proposed Alpharetta AC Hotel will include a full-service restaurant/bar focused on breakfast and dinner, fitness room, 2nd floor terrace with outdoor restaurant/bar seating, lounge and gathering areas, small and large meeting rooms, conference room, and covered pickup/drop-off area. Based on the hotel's location in a mixed-use development, the applicant anticipates that the hotel will serve as a hub for local residents of Northwinds Summit.
- The applicant is requesting a variance from Unified Development Code (UDC) Subsection 2.10.8(D)(1) to allow for the use of EIFS (Exterior Insulation and Finish System) on portions of the building. The North Point Overlay limits exterior finish materials on walls visible from a street or civic space to brick, manufactured stone, architectural block, natural stone, cement-based panels, and/or hard coat stucco, except that glass and metal curtain wall systems are allowed to be used on all building stories above the second. According to the applicant, the building has been designed to utilize exterior materials permitted in the North Point Overlay, including brick, metal panel system, glass and stucco. The applicant requests to replace the portions of the building shown to be stucco with EIFS. The submitted elevations depict EIFS primarily on the east and west elevations of the building, which are the narrow sides of the building. The applicant states the following reasons why EIFS is superior to stucco: (a) EIFS provides superior building envelope moisture control and water proofing; (b) EIFS provides for a much improved building energy efficiency and more readily meets the new energy codes; (c) the manpower and the expertise to properly install EIFS as opposed to stucco is much more readily available; (d) the long term maintenance of EIFS

over stucco (particularly in southeastern climates) is more economical and long lasting; (e) repairs required to EIFS are much easier and less costly to execute than repairs to stucco; (f) there is a much lower potential for unsightly cracking in EIFS than in stucco, and; (g) there are cost savings benefits for the initial installation and ongoing maintenance of EIFS as opposed to stucco.

- Vertiport: The site plan depicts a Vertiport on the top level of a future parking deck located at the southeast corner of Haynes Bridge Road and Summit Place. A 10,000 square-foot retail building is situated opposite the parking deck along Summit Place. The parking deck includes three (3) levels. The 1st level is for retail and office parking, the 2nd level is controlled access parking, and the 3rd level is for the Vertiport. The Vertiport includes four (4) Vertiport landing pads, as well as a 10,800 square foot Vertiport terminal.
- AC Hotel: The site plan depicts a seven (7) story, 165-room AC Hotel at the northeast corner of Summit Place and Haynes Bridge Road. The Alpha Loop runs along the hotel's frontage on Summit Place. A pickup and drop-off area is depicted on the east side of the hotel, which has access from a 26-space parking lot located on the north side of the hotel building. As shown in the exhibit below, an additional 123 parking spaces are located in the adjacent parking deck, of which the 369-space parking deck is shared with the adjacent For-Rent building. An additional seven (7) surface parking spaces along the access road between the hotel and the parking deck are allocated to the hotel.



- Parking provided for the hotel, For-Rent building, and ground floor retail/restaurants uses exceed the minimum parking requirements for those uses.
- The Citizen Participation Plan Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The Community Zoning Information Meeting was held on April 9, 2025 and December 10, 2025. There were no public comments.
- Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment, conditional use, change of condition and variance. The proposed Vertiport and AC Hotel would be compatible with the surrounding properties, which are primarily developed and approved as office buildings. A boutique or full-service hotel was approved in the Northwinds Summit mixed-use development in 2017, and hotel use has been an allowable use in Northwinds since the initial master plan was approved in 1986. The request, if approved, would add to the full-service hotel offerings in the City and would provide certainty on the hotel brand and ensure, at a minimum, a 4-star hotel. Vertiports, like Heliports are similarly located at airports, on building rooftops, on parking decks, as well as at grade. In addition, 'Vertiports' serve electric vertical takeoff and landing aircrafts (eVTOL), which utilize technology that is quieter than a helicopter. In addition, the Resurgens Park Master Plan allows a Vertiport as a permitted use and several master plans allow 'Heliport, Public/Private' as a permitted or conditional use.
- Application of the ordinance would create an unnecessary hardship as it relates to the variance request to allow EIFS on the hotel building. EIFS is a more durable material than stucco and will require less maintenance. In addition, the applicant has primarily limited the use of EIFS to the east and west elevations of the building, which are the narrowest sides of the hotel building.
- Mayor Gilvin announced that the City Attorney has determined that because this application was advertised as one item, the Council cannot separate this application as two separate items for motion purposes.
- Kerry Armstrong with Pope & Land came forward to speak on behalf of the applicant and application and provided a handout from the AC Hotel Design Team, which is attached hereto as "Exhibit A."

- Glenn Herring, Gabriel Herring, and Brian Nettles from Keriioth Corporation came forward to speak as the hotelier on behalf of this application.

CITY COUNCIL DISCUSSION:

- Council Member Brady asked about the overall height of the building, future flight patterns, and number of flights at once.
- Mayor Pro Tem Merkel asked the applicant if they would be comfortable with the term vertistop instead of vertiport (concerned with storage, fuel, etc.).
- Council Member Hipes asked about the size of largest conference/meeting room within the hotel, about the criteria for ranking a hotel (number of stars), and about the choices of exterior materials.
- Council Member Reeves asked about the occupancy rate and hotel demand in this area.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to extend the presentation time and public comment time for 5 additional minutes.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).
- ❖ Mayor Pro Tem Merkel offered a motion to approve PH-26-03/MP-25-05/CU-25-07/V-26-01 AC Hotel and Vertiport/Northwinds Summit, subject to the following conditions:
 - Vertiport Parcel:
 1. 'Vertiport' shall be added as a conditional use in the Northwinds Summit Master Plan.
 2. 'Vertiport' shall be added as a conditional use at 1000 Summit Place and limited to the submitted plans depicting a Vertiport on the top level of a parking deck.
 3. Developer shall submit a fire risk assessment in accordance with NFPA 418 Section 4.1.2, which shall be approved by the local Authority Having Jurisdiction (AHJ).

4. Developer shall provide evidence of compliance with FAA standards for planning, design, and construction of the proposed facility.
- AC Hotel Parcel
5. Site shall be developed substantially similar to site plan sheets ZS-1.0 and ZS-1.1 prepared by HGA, revised 11/3/25.
 6. The following condition shall replace condition #2 related to file # PH-17-32 Northwinds Summit/Pope & Land: One (1) boutique or full-service hotel shall be permitted with a maximum of 165 rooms and 7 stories. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 32,800 SF of office for 41 additional hotel rooms. Hotel shall not be an extended stay facility.
 7. Architecture and materials shall be developed substantially similar to the building elevations prepared by Reese Vanderbilt & Associates, revised 11/3/25, subject to final approval by DRB.
 8. EIFS shall be permitted as an exterior finish material on the hotel and limited to the areas as depicted on the hotel building elevations prepared by Reese Vanderbilt & Associates, revised 11/3/25, with final approval by DRB.
- Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-1 ; with Council Member Hipes in opposition).
 - There was the following discussion during the motion:
 - Council Member Hipes shared that he would be in support of the vertiport part of this item and would deny the hotel request.
 - Mayor Pro Tem Merkel shared that he is not caught up in the materials to be used, but he is looking at a project that went through the approval process nine years ago, and that this application makes it a better property.
 - Council Member Brady shared that EIFS is a superior product compared to stucco and this hotel style with these type of amenities fits into the Northwinds area perfectly.

- Council Member Driskell asked about the number of rooms permitted by right in the Northwinds Master Plan area (600 hotel rooms in the initial master plan in 1986) and believes that the vertiport is very innovative.
- Council Member Reeves shared that she is interested to know what a vertiport would look like.
- City Administrator, Chris Lagerbloom, shared that this vote tonight would be just for the approved use, not the specifics regarding a future vertiport application and such an application could be approved with conditions.
- Council Member DeRito shared that this is a unique opportunity and would support a vertiport.
- Mayor Gilvin shared that he does support the project.
- City Attorney, Molly Esswein, shared that there could be additional requirements added to the Unified Development Code as it comes to licensing and/or permitting Vertiports.

5. PUBLIC COMMENT

- Ryan Hinson (2748 Ashley Lane, Alpharetta, GA 30004) is currently attending the Public Safety Citizen's Academy and wanted to thank the Council for everything they are doing to make this a great city to live in.

6. REPORTS

- Council Member DeRito shared that we may want to think about enhancing the definition of Vertiport and consider adding a definition of Vertistop to put some guardrails around this in Alpharetta. Additionally, I wanted to thank our department heads, employees, and City Administrator, Chris Lagerbloom, for helping and keeping us updated during the recent ice storm.
- Council Member Hipes shared that The Spotlight Stage has been a great success and we now have Matilda's at the Spotlight and will have their first performance this Saturday, January 31, 2026 and there will be other opportunities to see them at The Spotlight.

7. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Council Member Merkel offered a motion to recess the meeting for Executive Session.

- Council Member Brady seconded the motion.
- The motion was approved unanimously (7-0).
- Mayor Gilvin recessed the meeting at 6:44 p.m. for the purposes of litigation.
- ❖ Mayor Pro Tem Merkel offered a motion to recess the meeting.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin reconvened the meeting at 7:15 p.m.
- ❖ Council Member Reeves offered a motion to amend the agenda to add to discuss settlement agreement and full and final release of claims with Phillips Brothers Hospitality Group.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

8. EXECUTIVE SESSION ITEMS

A. Settlement Agreement and Full and Final Release of Claim in Phillips Brothers Hospitality Group v. City of Alpharetta

- City Attorney, Molly Esswein, came forward to present the item.
- This item is for a settlement agreement and full and final release of claims between the City of Alpharetta and Phillips Brothers Hospitality Group (dba Mercantile Social) relating to the pending federal lawsuit and settlement of that claim related to denial of their alcohol license.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the settlement agreement, as presented by City Attorney, Molly Esswein, with full release of claims.
 - Council Member Reeves seconded the motion.
 - The motion was approved (6-1; with Mayor Gilvin in opposition).

9. ADJOURNMENT

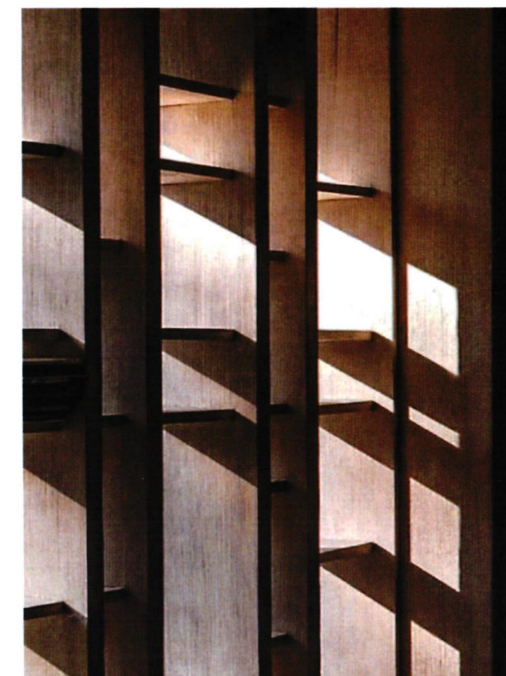
- ❖ Council Member Hipes offered a motion to adjourn the meeting.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 7:18 p.m.

Respectfully submitted,

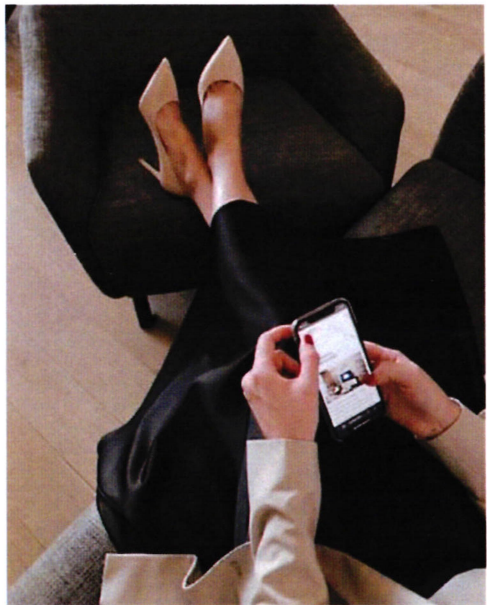


Lauren Shapiro, City Clerk

EXHIBIT A



DESIGN NARRATIVE

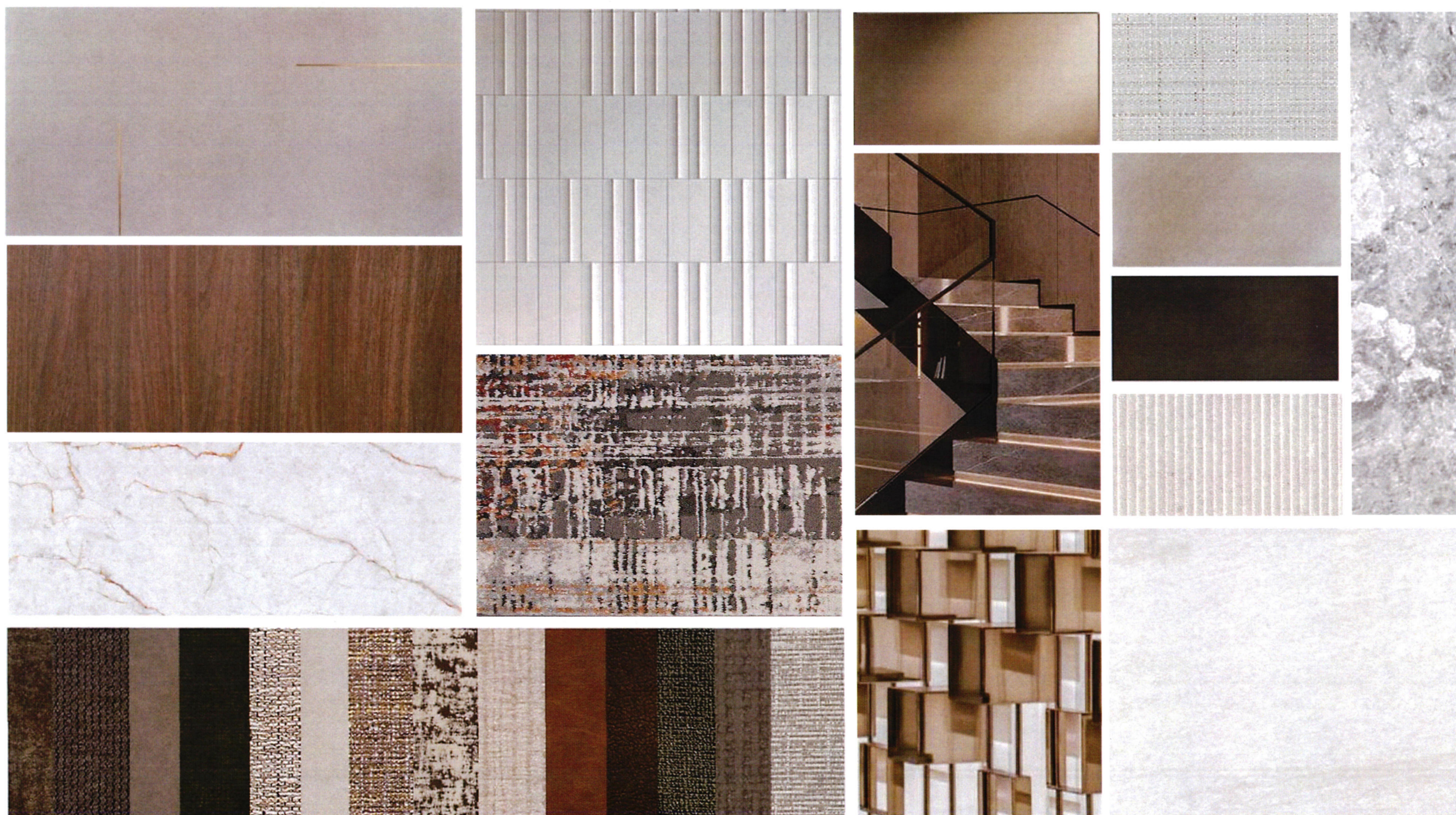


The AC Hotel by Marriott located in Alpharetta, Georgia, blends a contemporary aesthetic with a comfy functionality, catering to both business travelers and tourists alike. Located within the mixed-use development, The Northwinds, the hotel integrates seamlessly within a modern, blended offering of residential, commercial and recreational spaces.

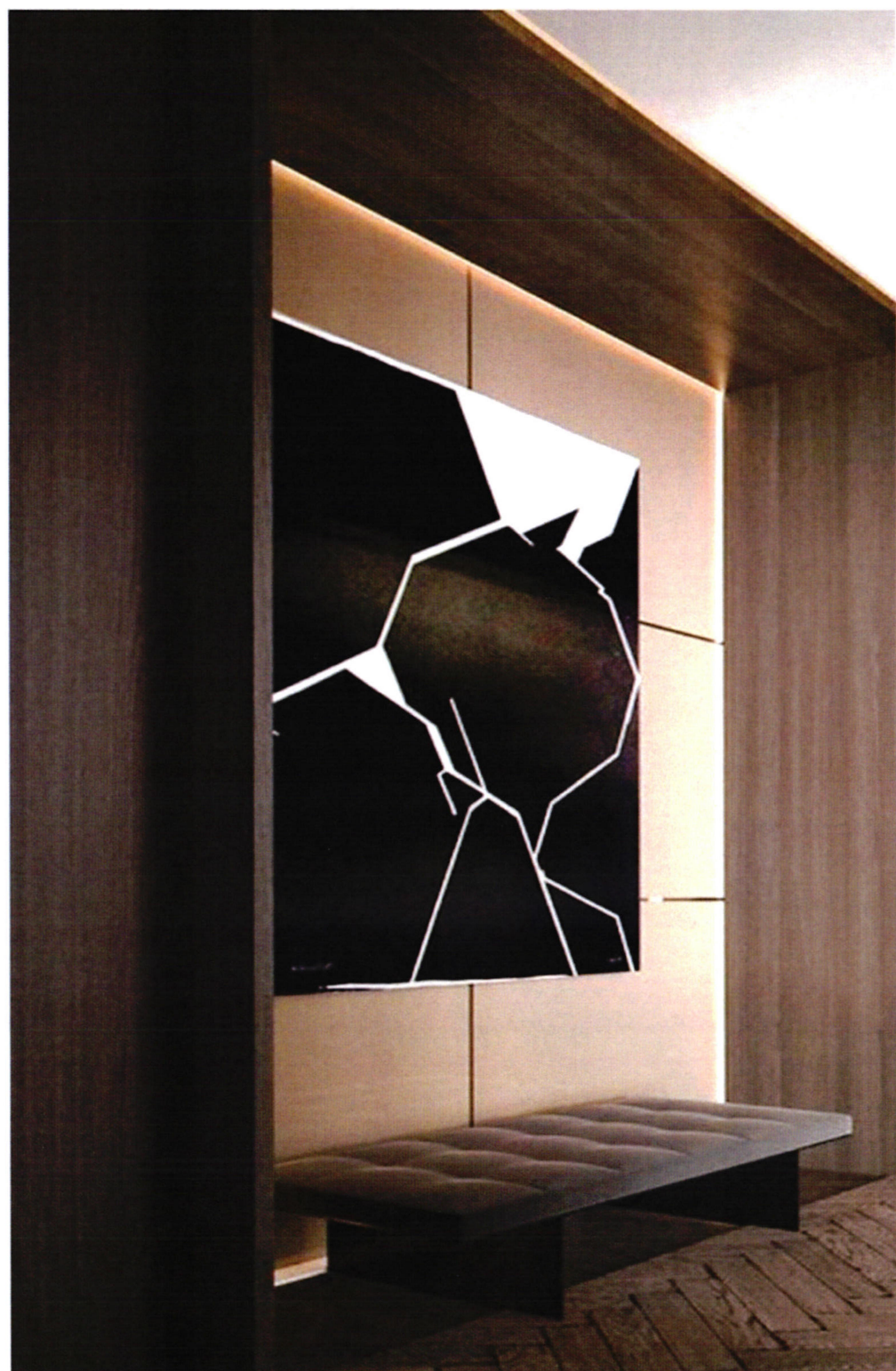
The hotel interiors will showcase a neutral, earthy color palette, with an airy lobby, a feature staircase and modern furnishings. Artwork will be locally procured, reflecting the culture and natural surroundings. Well appointed meeting spaces, equipped with state-of-the-art technology and flexible seating will accommodate various business needs, while the stylish AC Bar and outdoor terrace creates a memorable guest experience.

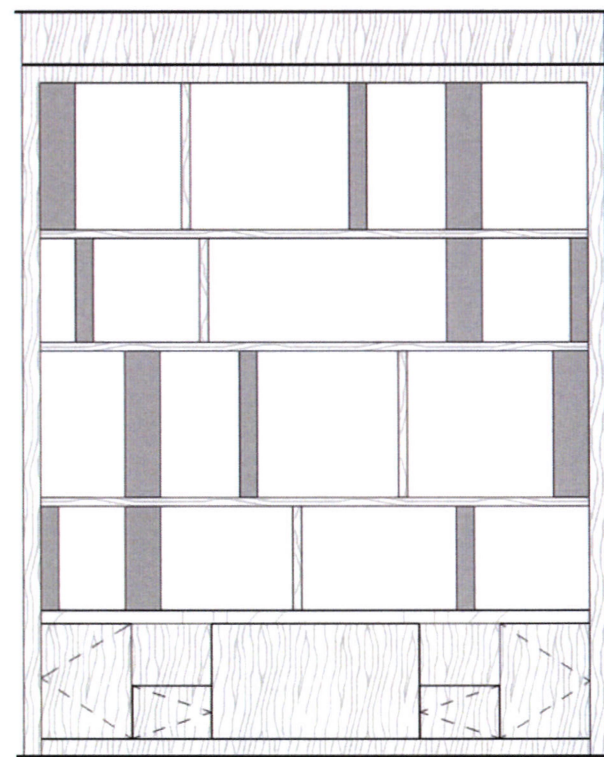
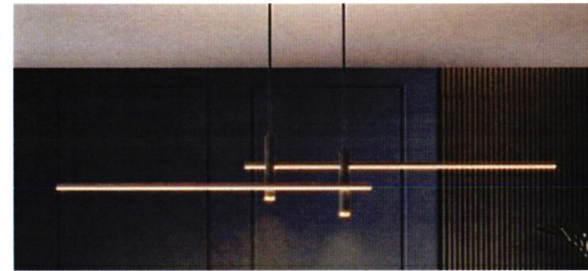


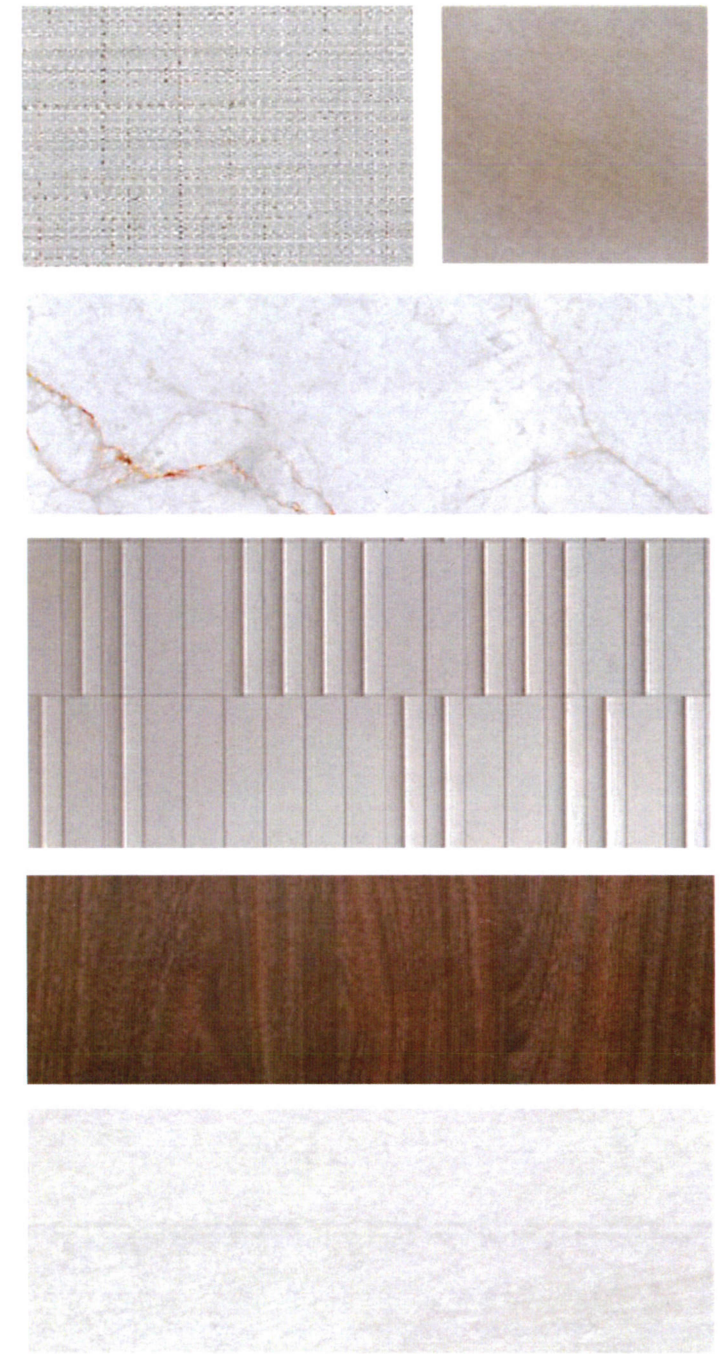


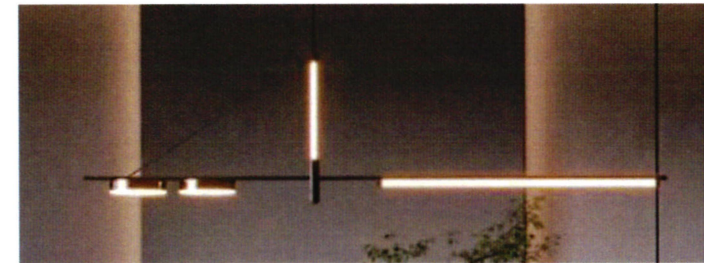




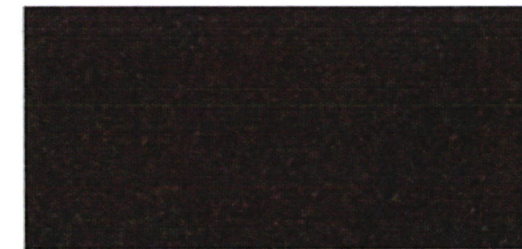
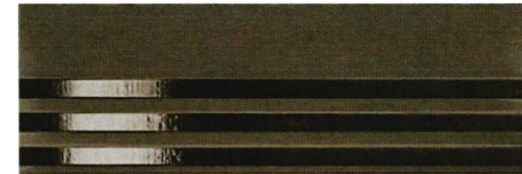
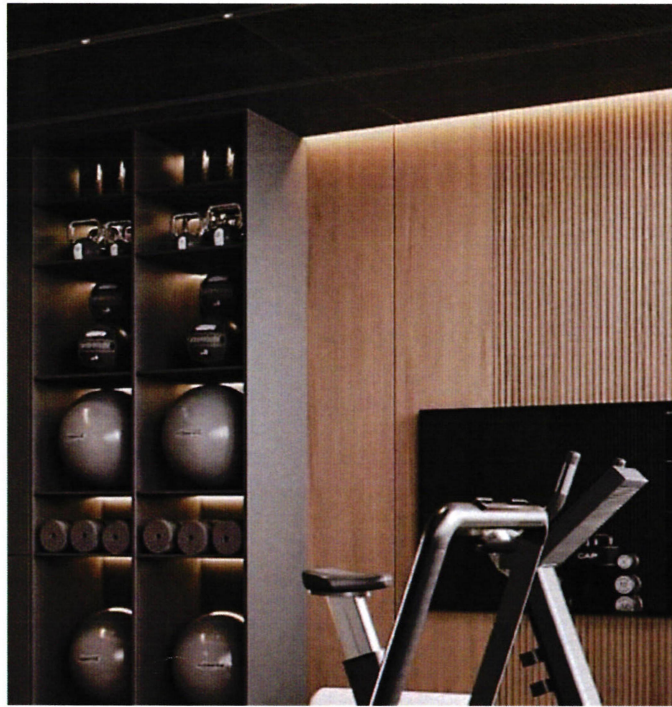




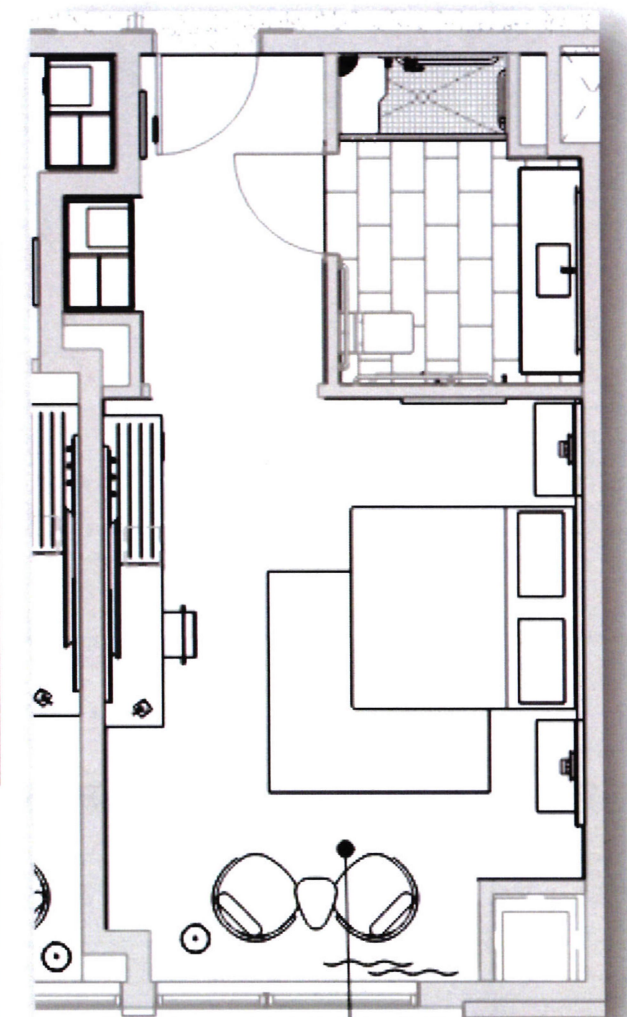








neutrals.



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Color Scheme 02

THANK YOU

