



COMMUNITY ZONING INFORMATION MEETING

JULY 8, 2026

ALPHARETTA CITY HALL
2 PARK PLAZA
6:00 PM

1. Council Chambers - Presentation 6:00 p.m. to 7:00 p.m.

a. MP-26-06/Z-26-05/CU-26-04/V-26-08 North Point Sports & Entertainment District

Consideration of a master plan amendment, rezoning, conditional use and variances to allow for the redevelopment of North Point Mall with a mixed-use development consisting of a 20,000-seat hockey arena, 4,000-seat music hall and performing arts center, 2,000-seat community hockey rink, 500-seat movie theater, 45,000 square foot hotel conference center, 400-room full-service hotel, 300-room hybrid hotel, 150-room select service hotel, 750,000 square feet of office, 907,000 square feet of retail/restaurant, 1,385 'For-Rent' dwelling units, and 22 acres of public parks, plazas and multi-use trails on 98.58 acres in the North Point Overlay. A master plan amendment is requested to the North Point Mall Master Plan to allow for the proposed mixed-use development. A rezoning is requested from PSC (Planned Shopping Center) to MU (Mixed Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' use, to increase residential density, and to increase non-residential building height. Variances are requested to Unified Development Code (UDC) Subsection 2.2.20(B)(4) to reduce the minimum percentage of office, UDC Subsection 2.5.2 to increase the shared parking reduction, UDC Subsection 2.10.3 to modify streetscape requirements, UDC Subsection 2.10.4 to modify block and access requirements, UDC Subsection 2.10.3(D) to increase residential building height, and UDC Subsection 3.2.2 to allow an encroachment into the Georgia 400 Tree Buffer, UDC. The property is located at 0 North Point Drive, 0 Rock Mill Road, 1000 North Point Parkway, and 2000, 4000, 4500, 5000 & 6000 North Point Circle and is legally described as being located in Land Lots 687, 688, 689, 700, 701, 702, 742, and 743, 1st District, 2nd Section, Fulton County, Georgia.

2. Community Room - Drop-in Meeting from 6:00 p.m. to 7:00 p.m.

a. E-26-01 Howard Capital Sign Exception

Consideration of a sign exception to allow for an additional wall sign. An exception is requested from Unified Development Code Subsection 2.6.12(C) to allow an additional wall sign. The property is located at 415 South Broad Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

b. PH-26-14 Verdant Gated Subdivision

Consideration of a request for public hearing to allow a gated subdivision with private streets for a 41-lot subdivision currently under construction. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.