



PLANNING COMMISSION MEETING AUGUST 6, 2026

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

1. **ROLL CALL**
2. **WORK SESSION**
 - a. **CAA/ICON**
 - b. **TAX ALLOCATION DISTRICT**
3. **PUBLIC HEARING**
 - a. **Announcement of Public Hearing Procedure**
 - b. **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 approximately a 20,000-seat hockey arena, 4,000-seat music hall and performing arts center, 2,000-seat team practice facility and community hockey rink, movie theater, 30,000 square foot hotel conference center, 350-room full-service hotel, 300-room hybrid hotel, 750,000 square feet of office, 565,000 square feet of retail/restaurant, 1,385 'For-Rent' dwelling units, and 26 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 2.5.4 to increase the distance requirement for off-site parking, 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. 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.
4. **ADJOURNMENT**