



Planning Commission Workshop

August 4, 2022

Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA

5:30 PM

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I. CALL TO ORDER

- Chairman Kung'u called the workshop to order at 5:33 p.m.

II. ROLL CALL

- **Planning Commissioners present:**
 - Francis Kung'u (Chair)
 - Fergal Brady (Vice-Chair)
 - Jill Reynolds
 - Todd Stratton
 - Karen Richard
 - William Perkins
 - Martine Zurinkas
- **Planning Commissioners Absent**
 - Jamie Bendall (Alternate)
 - Valerie Manley (Alternate)
- **Staff present:**
 - Kathi Cook, Director of Community Development & Economic Development
 - Michael Woodman, Planning + Development Services Manager
 - Eric Graves, Senior Engineer, Development Services
 - Alexandra Callum, Planning + Zoning Coordinator

III. WORKSHOP

- Director Cook came forward to discuss the item.
 - Regarding the open space calculations, the number changed from 18 acres to 19.1 acres.
 - Originally, there was 11.4 acres of civic space, and it has now changed to 11.9 acres.
 - There would be 6.6 acres of amenity space.

- The bike lane is 10 feet in width.
- Director Cook explained the changes in conditions.
- We are in favor of the examples shown for signage at the entrance.
- The Planning Commission discussed the following:
 - Can Staff control when entrance signs are done, or would you like for us to add a condition? I would like to hear from the applicant on when they plan on adding signage. I would hope it's during phase 1 so people can see that something has changed.
 - Can you talk about the decrease in the food hall space? We looked at other food halls, and 6,000 square feet seems to be a more appropriate number. They will probably still go up to 15,000 square feet.
 - Are we expecting the pedestrian road and bike lanes to be given in phase 1? I would recommend that for phase 2.
 - Is the road completely closed on Haynes Bridge during construction? No, North Point Drive would remain open at all times.
 - What is the plan moving forward for the intersection at the ring road? There are no traffic lights there. We haven't studied that, but it is something we will look in to.
 - In addition to the 2 foot separator, there's also a buffer and a pedestrian trail.
 - Are you moving tenants while construction occurs and then move them back in? we don't have the exact construction plan yet, but we've already started some upgrades to the mall.
 - When the entire development is done, am I going to even be thinking of the old mall, or will it feel like a totally new experience? It will have a totally new feel. We can't control what is inside the stores, but the interior and the updated outside will be completely new.
- The applicant came forward to discuss the item.
 - We would install new signage in the first phase. We are already looking at some designs and upgrading the existing signage in a contemporary design with new branding.
 - There will be 10 foot wide sidewalks around the stormwater park. There will be an internal trail.
 - The plan is to highlight at the major intersections with green paint and graphics to help with pedestrians.
 - We think it's vital for the mall to maintain a quality that matches one another. We want the existing parts of the mall to have a modern, eclectic feel.
 - Completion of phase one would be Q1 of 2026. Construction wouldn't begin until Q3 of 2024.
 - We found 20 projects where multifamily has been proposed or is under construction. Our proposal is the second lowest. The 900 units seems to be in line with other areas around the country.
 - We want to make sure we're taking care of our customers and making them feel welcome, not like they're entering a construction zone.

IV. ADJOURNMENT

- Chairman Kung'u adjourned the meeting at 6:19 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator