



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
MARCH 15, 2016 @ 7:00PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. An audible copy of the meeting is available from the City Clerk's office. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	Post 2 - Vacant
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Julian Jackson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Bill Riley
City Attorney	Joe Leonard
Public Works Director	Greg Ramsey
Comm. Director	Judy Putnam
Finance Director	Brandon Branham

Council Member Sadd attended via telephone conference call, but was not permitted to vote.

PLEDGE OF ALLEGIANCE: Mayor Mason led the Pledge of Allegiance.

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE FEBRUARY 16, 2016 COUNCIL MEETING.

By: Council Member Christopher
Seconded by: Council Member Gratwick
Vote: (5-0) (Christopher, Gratwick, Mason, Wright, Aulbach)

MOTION TO APPROVE THE MINUTES FROM THE FEBRUARY 28, 2016 SPECIAL CALLED COUNCIL MEETING.

By: Council Member Christopher
Seconded by: Council Member Gratwick
Vote: (5-0) (Christopher, Gratwick, Mason, Wright, Aulbach)

PUBLIC COMMENT: There was no public comment.

CONSENT AGENDA:

APH 2015-09-029

Consideration of Approval of an Alcoholic Beverage License Application for Consumption on Premise, Wine & Malt Beverage License for Pub Ten Inc. at 5270 Peachtree Pkwy, Ste 118B, Peachtree Corners, GA 30092.

MOTION TO APPROVE APH 2015-09-29.

By: Council Member Wright
Seconded: Council Member Christopher
Vote: (5-0) (Wright, Christopher, Mason, Aulbach, Gratwick)

APH 2015-09-030

Consideration of Approval of an Alcoholic Beverage License Application for Consumption on Premise, Wine & Malt Beverage License for PK International Food Merchant Inc DBA: Royal Bistro at 6365 Spalding Dr, Ste A, Peachtree Corners, GA 30092.

MOTION TO APPROVE APH 2015-09-30.

By: Council Member Wright
Seconded: Council Member Christopher
Vote: (5-0) (Wright, Christopher, Mason, Aulbach, Gratwick)

APH 2015-09-031

Consideration of Approval of an Alcoholic Beverage License Application for Retail/Package, Wine & Malt Beverage License for Express Point 2, LLC DBA: Express Food Mart at 3426 Holcomb Bridge Road, Peachtree Corners, GA 30092.

MOTION TO APPROVE APH 2015-09-31.

By: Council Member Wright

Seconded: Council Member Christopher

Vote: (5-0) (Wright, Christopher, Mason, Aulbach, Gratwick)

PRESENTATIONS AND REPORTS:

P2016-03-12 Proclamation for James Lowe

Mayor Mason presented a proclamation to James Lowe. Mr. Lowe was the first Council Member for Post two, and resigned to seek election for State Representative. The Mayor recognized Mr. Lowe's accomplishments and thanked him for his contributions.

P2016-03-11 Proclamation for Arbor Day

Mayor Mason presented a proclamation declaring March 19, 2016 as Arbor Day. Mayor Mason invited everyone to the Arbor Day Celebration on Saturday, March 19, 2016 at 11:00 AM, at Simpsonwood Park.

Staff Activity Report – Community Development

Mrs. Diana Wheeler, Community Development Director, provided her report on staff activities that occurred during the period of February 22, 2016 – March 11, 2016. These activities included, among other items, meetings with a consultant to discuss the Multi-Family Housing Redevelopment Strategies Study, meeting with the Attorney to discuss the Town Center contract extension, meeting with the Festival Committee to discuss booth setup, and preparing a preliminary department budget.

Staff Activity Report – Public Works

Mr. Greg Ramsey, Public Works Director, provided his report on staff activities that occurred in the period ending with March 15, 2016. These activities included, among other items, attending a meeting for the Peachtree Parkway sewer extension, attending a meeting with the Bridge Committee, attending a meeting concerning pedestrian crossings with GCDOT, and attending a GCDOT Comprehensive Transportation Plan Stakeholder Meeting.

OLD BUSINESS:

O2016-02-66

Second Read and Consideration of an Ordinance to amend the City of

Peachtree Corners Zoning Map pursuant to RZ2016-001/ SUP2016-001, South Old Peachtree Rd. Auto Repair, request to rezone and approve a special use permit for an auto repair and storage facility on 6.89 acres at 4285 South Old Peachtree Rd., in District 6, Land Lots 259 and 268, Parcels 016, 373 and 374, Peachtree Corners, GA.

MOTION TO APPROVE O2015-02-66 WITH 14 CONDITIONS.

By: Council Member Aulbach

Seconded: Council Member Gratwick

Vote: (5-0) (Aulbach, Gratwick, Mason, Wright, Christopher)

Approved Conditions for O2015-02-66

- 1) *Vehicle storage shall not be located within the front yard.*
- 2) *Vehicle storage shall be screened by a solid wood fence, masonry wall, or slatted chain-link fence at least eight (8) feet high.*
- 3) *Vehicle storage shall be limited to one automobile per parking space. All vehicles must be parked in designated spaces and no 'tandem' or 'valet' parking shall be permitted. A parking plan shall be submitted to Staff for approval.*
- 4) *No inoperable (junk/salvage) vehicles shall be stored outdoors.*
- 5) *No vehicles shall be located on unpaved surfaces.*
- 6) *Vehicles or materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.*
- 7) *All vehicle maintenance and mechanical work shall be conducted within an enclosed building.*
- 8) *The existing magnolia trees at the front of the property shall be preserved and no new parking spaces shall be constructed between the existing office structure and South Old Peachtree Road.*
- 9) *No billboards shall be permitted on the property.*
- 10) *Dumpsters shall not be located in front of the existing office structure and shall be screened by an opaque decorative wall, at least six (6) feet in height, which will coordinate with the building architecture.*

- 11) *Outdoor lighting shall be contained in cutoff-type luminaries and shall be directed inward toward the property so as not to reflect into adjacent properties or to create a hazard for passing automobile traffic.*
- 12) *Permanent freestanding project signage shall be limited to one monument sign to be located at the front of the property.*
- 13) *Any outside speakers shall not be audible from adjacent properties.*
- 14) *All conditions must be met before a business license can be issued.*

O2016-02-67

Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2015-006 / SUP 2015-005 / V2016-002 Twin Lakes, Request to rezone ten parcels in District 6 of Peachtree Corners, Georgia, to allow commercial, multi-family, and trail development and approve a special use permit for a liquor store and associated variances on a total of 38.73 acres, as follows:

- Parcel #1 Rezone from M-1, Light Industry, to TO, Trails and Open Space, an 8.87 acre tract located in LL284, parcel 015 at 3550 Engineering Dr.
- Parcel #2 Rezone from M-1, Light Industry, to C2, Commercial, a 1.9 acre tract LL284, parcel 016 and 018 on Peachtree Parkway at Engineering Dr.
- Parcel #3 Rezone from M-1, Light Industry, to C2, Commercial, and approve a special use permit for a liquor store on a 4.7 acre tract located in LL284, parcel 018 on Peachtree Parkway at Engineering Dr.
- Parcel #4 Rezone from M-1, Light Industry, to C2, Commercial, and TO, Trails and Open Space, a 1.23 acre tract located in LL 285, parcel 056 on Technology Parkway near Westech Dr.
- Parcel #5 Rezone from M-1, Light Industry, to TO, Trails and Open Space, a .73 acre tract located in LL284, parcel 040 on Technology Pkwy. near Westech Dr.
- Parcel #6 Rezone from M-1, Light Industry, to TO, Trails and Open Space, a .35 acre tract located in LL284, parcel 041 on Technology Pkwy. near Westech Dr.
- Parcel #7 Rezone from M-1, Light Industry, to TO, Trails and Open Space, a 4.33 acre tract located in LL285, parcel 010 on Technology Pkwy. near Westech Dr.
- Parcels #8, #9, #10 Rezone from M-1, Light Industry, to RM-13, Multi-Family Residence, three tracts consisting of 14.03 acres located in LL272, parcels 061, 062, and 064 on Peachtree Industrial Blvd. and 510 and 520 Guthridge Ct.

MOTION TO APPROVE THE ORDINANCE PROVIDED WITH “RED LINES” WITH THE ADDITION OF COUNCIL MEMBER AULBACH’S CONDITION NUMBER 30, WHICH STATES THAT THE APPLICANT WILL JOIN THE MULTI-FAMILY CRIME FREE PREVENTION PROGRAM; AND, ADDING IN CONJUNCTION WITH THE TRANSFERS, THE PROPERTY OWNER SHALL CAUSE \$41,250.00 TO BE CONTRIBUTED TO AN ACCOUNT DESIGNATED BY THE CITY OF PEACHTREE CORNERS (AS STATED IN THE CONDITIONS BELOW).

By: Council Member Christopher

Seconded: Council Member Aulbach

Vote: (5-0) (Aulbach, Gratwick, Mason, Wright, Christopher)

Approved Conditions for O2015-02-67

With regard to Parcels #1, 6, and 7 as shown on ‘Attachment A’, Property Zoning Map, dated 1/2/16:

- 1. These properties shall be rezoned T-O, Trails and Open Space*
- 2. Prior to the issuance of the first Certificate of Occupancy on Parcels zoned C-2 or RM-13, Parcels #1, 6 and 7 shall be deeded to the City of Peachtree Corners Downtown Development Authority. In conjunction with the transfers, the property owner shall cause \$41,250.00 to be contributed to an account designated by the City of Peachtree Corners which funds shall be used by the City (or its designee) to construct a multi-use trail (and/or related infrastructure such as a lake dock) between the termination of the Engineering Drive extension and Technology Park lake (within Parcel 7).*
- 3. Pursuant to Ordinance 2015-11-59, Trails and Open Space, the 13.55 acres attributed to the T-O zoned parcels shall be assigned 13 multi-family density unit credits per acre for a total of 176 density units. 113 of the 176 total density units shall be allocated to the multi-family residential development shown on Parcels #8, #9, and #10. The remaining 63 surplus density units shall be credited to an account established for the property owner.*

With regard to Parcels #2, 3, 4 and 5 as shown on ‘Attachment A’, Property Zoning Map, dated 1/2/16:

- 4. The properties shall be rezoned C-2, commercial and shall be developed in general conformity with the submitted site plan prepared by Planners and Engineers Collaborative dated 11/15/15 (except as noted in condition #11).*
- 5. A Special Use Permit shall be approved on Parcel #3 for a Liquor Store use.*

6. *The property owner or subsequent developer shall construct an 8' wide paved path along the Engineering Drive extension. The paved path shall be completed prior to the issuance of the first Certificate of Occupancy for the first building constructed on the C-2 zoned parcels.*
- 6.5. *For the portion of the property which is developed to accommodate the commercial pads, the landscape strip adjoining the paved path shall be planted with hardwood trees which are a minimum of 10 feet tall at the time of planting and are spaced on 25 foot centers in order to create a boulevard effect along Engineering Drive. The entire C-2 development shall have a cohesive landscape plan which shall be approved by staff.*
7. *If the City's Multi-Use Trail winds around back of the convenience store, the right-in only driveway shall be designed to accommodate a trail crossing.*
8. *The property owner or subsequent developer shall be responsible for all traffic and roadway improvements required to construct a new intersection at Engineering Drive and Peachtree Parkway and to extend Engineering Drive to Technology Parkway. These improvements shall include, but not be limited to: traffic light, crosswalks, the paved path referenced in Condition 6, bike lane, and, where necessary, deceleration lanes.*
9. *Development parcels shall be designed to mitigate the amount of impervious surface associated therewith as is reasonably possible in order to retain as much of the existing topography, trees, and stream as reasonably practicable. Retaining walls shall be built to minimize the footprint of the commercial buildings and parking areas. Setback requirements may be reduced if doing so benefits the preservation of trees or stream. However, the landscape strip along Peachtree Parkway required by Overlay Design Standards (and as modified by Condition 10) shall be provided.*
10. *Prior to an issuance of the Certificate of Occupancy for each building, an enhanced landscape strip shall be planted along the entire frontage of the property frontage along Peachtree Parkway. This enhanced landscape strip shall consist of, at a minimum, double staggered rows of evergreen plants, to be at least 3 feet at maturity, sufficient to prevent, within one year of planting, the view of all pavement surrounding the gas pumps and buildings by passengers in vehicles traveling along Peachtree Parkway. Said landscape strip shall be approved by the Community Development Director and maintained for this purpose at all times by the property owner.*
11. *To retain as many of the natural features at the rear of the properties, surface parking spaces shall be located to the front and sides of the buildings.*

12. *Architectural elevations for the gas station and liquor store shall be substantially similar to the drawings submitted via letter and dated 1/29/16. The gas pump canopy columns shall be clad in masonry and the design and material approved by the Director of Community Development.*
13. *Stream setback requirements shall be waived in order to accommodate the developments on C-2 zoned properties. Piping of the stream shall be permitted provided that only the least amount of piping that can be demonstrated to be reasonably necessary is installed.*
14. *The property owner or subsequent developer shall be responsible for median landscaping (installation and maintenance) in Peachtree Parkway for the length of the median contiguous to the application property. Landscaping plans shall be subject to Staff's approval.*
15. *Sanitary Sewer line relocation shall be accomplished in the manner that will have the least environmental impact to the site.*
16. *Detention ponds visible from roadways shall be screened with landscape plantings to be approved by Staff.*

With regard to Parcels #8, #9, and #10 as shown on 'Attachment A', Property Zoning Map, dated 1/2/16:

17. *The property owner or subsequent developer shall be responsible for all traffic and roadway improvements required at Peachtree Industrial Boulevard and Guthridge Ct. and along Guthridge Ct in connection with the development of the subject property for millennial housing.*
18. *The property owner or subsequent developer shall make every reasonable effort to acquire a pedestrian / bicycle access easement between the Guthridge Ct. residential development and Technology Parkway South. The residential development shall include a dedicated pedestrian / bicycle access at the closest point of the easement.*
19. *Millennial housing development shall not exceed 295 units. The units shall be limited to one and two bedroom floor plans. Two bedroom plans shall be limited to a maximum of 30% of the units.*
20. *Site development shall be substantially similar to plans prepared by Planners and Engineers Collaborative dated 11/18/15 except that buildings located along Guthridge Ct. and Peachtree Industrial Boulevard shall maintain a 10 ft. setback from the property line and that 10 ft. strip shall be landscaped with plant material approved by Staff.*

21. *The owner or subsequent developer shall landscape and maintain the right-of-way immediately in front of the millennial housing project along Peachtree Industrial Boulevard.*
22. *Site amenities shall include: pedestrian / bike trail; fitness facility, a dog park, an electric car recharge station, and a lake dock; No children's playground equipment shall be permitted.*
23. *A central mail kiosk and a trash and recycling station shall be designed to match the main buildings and shall be located near Guthridge Ct.*
24. *Every reasonable effort shall be made to preserve specimen trees near the lakes.*
25. *Building designs shall incorporate features that are compliant with Peachtree Corners' Green Building Ordinance wherever practical.*
26. *Interior features for residential units shall be in general conformity with the pictures presented to the Planning Commission on February 9, 2016 and include:*
 - *Stainless appliances*
 - *Gourmet kitchens with granite countertops*
 - *Designer ceramic tile back splashes*
 - *Wood cabinets*
 - *Upscale plank or engineered wood flooring*
 - *Designer lighting*
 - *Granite countertops and ceramic tile tub surrounds in bath*
 - *Nine foot ceilings*
 - *Ceiling fans in primary living space*
 - *Generous closets*
 - *Connections for full size, stackable washer/dryer units*
 - *Walkout balconies*
27. *Community features for millennial housing shall be in general conformity with the pictures presented to the Planning Commission on February 9, 2016 and include:*
 - *Resort-style pool and courtyard with tanning deck*
 - *Dock with aquatic amenities (i.e. paddle boards and kayaks)*
 - *Expansive clubhouse with cyber café / wi-fi and business center*
 - *Outdoor grilling and entertainment space with fireplace and bocce ball court*
 - *State-of-the-art fitness center*
28. *Prior to the issuance of the first Certificate of Occupancy on Parcels zoned RM-13, the property owner shall deed a 25' wide strip along the subject*

property's western boundary and the area of the property beginning 25' from the top of the lake bank and extending to the property line within the lake to the City of Peachtree Corners Downtown Development Authority. Prior to such transfer, the property owner and/or developer shall install a 12' wide multi-use trail and lake dock within said area.

29. *If there are any material changes to the site plans and/or architectural elevations, as applicable, for the C-2 and/or RM-13 components of the development, then the property owner and/or developer shall submit such revised site and architectural plans to the Planning Commission for approval.*
30. *The millennial housing development shall participate in the crime-free multi-family housing program.*

O2016-02-68

Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to V2016-001, Town Center, Request for a stream buffer variance (in conjunction with SUP2015-003 approved 6/9/2015) for a portion of a 19.6 acre property located at Peachtree Parkway near Forum Dr. in District 6, Land Lot 301, Parcel 183, Peachtree Corners, GA.

MOTION TO APPROVE O2015-02-68.

By: Council Member Gratwick

Seconded: Council Member Aulbach

Vote: (5-0) (Gratwick, Aulbach, Mason, Wright, Christopher)

Approved Conditions for O2015-02-68.

- 1) *An encroachment into the 50 ft. undisturbed buffer and 75 ft. impervious stream setback line shall be permitted for the improvements planned along a portion of the southern property line as shown on the submitted Hanes Gibson and Associates drawings dated 1-22-16.*
- 2) *The face of the Gabion retaining wall shall be vegetated as shown on the submitted Hanes Gibson and Associates drawings dated 1-22-16.*

O2016-01-64

Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Resolution Article XII, pursuant to PH2015-008 by amending Sec. 1310, M-1, Light Industry District, in order to limit permitted uses within the Central Business District.

MOTION TO APPROVE O2015-02-64.

By: Council Member Gratwick

Seconded: Council Member Aulbach

Vote: (5-0) (Gratwick, Aulbach, Mason, Wright, Christopher)

O2016-02-65

Second Read and Consideration of an Ordinance to amend the Code of Ordinances of the City of Peachtree Corners, Georgia, Article II, Sec. 42-24, Noise, to limit the hours of operation for lawn maintenance equipment and trash hauling vehicles, and extend construction hours.

MOTION TO APPROVE O2015-02-65.

By: Council Member Aulbach

Seconded: Council Member Christopher

Vote: (5-0) (Aulbach, Christopher, Mason, Wright, Gratwick)

NEW BUSINESS:

R2016-03-58

Consideration of a Resolution to Approve and Participate in the Georgia Municipal Association Defined Compensation Plan for the City of Peachtree Corners and for Other Purposes.

MOTION TO APPROVE R2016-03-58.

By: Council Member Gratwick

Seconded: Council Member Aulbach

Vote: (5-0) (Gratwick, Aulbach, Mason, Wright, Christopher)

R2016-02-56

Consideration of a Resolution for a call of Election, to announce qualifying dates and fees, and to appoint Election Officials.

MOTION TO APPROVE R2016-02-56.

By: Council Member Wright

Seconded: Council Member Christopher

Vote: (5-0) (Wright, Christopher, Mason, Aulbach, Gratwick)

ACTION ITEM

Consideration of Awarding a Multi-Family Housing Redevelopment Study for the Holcomb Bridge Road Corridor to Bleakley Advisory Group.

MOTION TO AWARD A MULTI-FAMILY HOUSING REDEVELOPMENT STUDY FOR THE HOLCOMB BRIDGE ROAD CORRIDOR TO BLEAKLY ADVISORY GROUP.

By: Council Member Wright

Seconded: Council Member Christopher

Vote: (5-0) (Wright, Christopher, Mason, Aulbach, Gratwick)

ACTION ITEM

Consideration of an Intergovernmental Agreement between the City of Peachtree Corners and the Gwinnett County Board of Registrations and Elections for City Elections Using Election Equipment.

MOTION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF PEACHTREE CORNERS AND THE GWINNETT COUNTY BOARD OF REGISTRATIONS AND ELECTIONS FOR CITY ELECTIONS USING ELECTION EQUIPMENT.

By: Council Member Gratwick

Seconded: Council Member Aulbach

Vote: (5-0) (Gratwick, Aulbach, Mason, Wright, Christopher)

ACTION ITEM

Consideration of Awarding a Task Order from the On Call Consulting Contract for a Comprehensive Transportation Plan.

MOTION TO AWARD POND AND COMPANY THE CONTRACT FOR A COMPREHENSIVE TRANSPORTATION PLAN.

By: Council Member Christopher

Seconded: Council Member Gratwick

Vote: (5-0) (Christopher, Gratwick, Mason, Wright, Aulbach)

ACTION ITEM

Consideration of Awarding a Construction Contract for installation of landscaping in the Peachtree Parkway Median from Medlock Bridge Road to the Chattahoochee River.

MOTION TO AWARD A CONSTRUCTION CONTRACT TO RUSSELL LANDSCAPING FOR INSTALLATION OF LANDSCAPING IN THE PEACHTREE PARKWAY MEDIAN FROM MEDLOCK BRIDGE ROAD TO THE CHATTAHOOCHEE RIVER.

By: Council Member Gratwick

Seconded: Council Member Aulbach

Vote: (5-0) (Gratwick, Aulbach, Mason, Wright, Christopher)

ACTION ITEM

Nomination and Election of Mayor Pro tem.

Council member Wright nominated Council Member Gratwick for Mayor Pro tem.

VOTE FOR COUNCIL MEMBER GRATWICK AS MAYOR PRO TEM.

Vote: 5-0 (Wright, Mason, Aulbach, Christopher, Wright)

WORK SESSION:

Discussion concerning Community Theater.

Council Member Wright informed the Council that he requested Staff to conduct preliminary research into the components and logistics of a community theater. After discussion it was determined that the City would form an Arts Council. It was requested that the Mayor and each Council member select two members to be appointed to the Arts Council, and for Staff to search for a professional consultant.

Discussion on Traffic Study for SR 141/Peachtree Parkway intersections.

Mr. Greg Ramsey, Public Works Director, informed the Mayor and Council that the ARC will be starting their traffic study, which is managed by GDOT, for State Road 141 and Peachtree Parkway intersections.

Update on Town Center Financing

Mr. Julian Jackson, City Manager, informed the Mayor and Council that the financing for the town center is due on May 13, and that Ameris Bank has agreed to extend the financing for another year at the at the same interest rate.

Discussion on Posting Guidelines for Social Media and Community Calendar.

Mrs. Judy Putnam, Communications Director, presented the Mayor and Council posting guidelines for the Community Calendar and Social Media. After discussion it was determined that this item would come before the Mayor and Council at the next meeting in the form of a Resolution.

Update on Multi-Family Housing

Mr. Brandon Branham, Finance Director, gave a brief update of the apartment inspections. Mr. Branham stated that the inspections will be completed in May 2016 and he will give a final report in June 2016.

Update on GIS database

Mr. Brandon Branham, Finance Director, gave a presentation on our current GIS database and gave an option for an advanced, user friendly GIS database. It was determined that a RFQ would be released for a GIS user interface.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOTION TO ADJOURN AT 9:54 PM.

By: Council Member Gratwick

Seconded by: Council Member Christopher

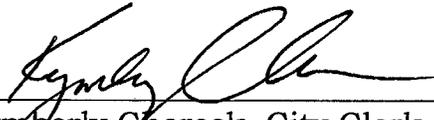
Vote: (5-0) (Gratwick, Christopher, Mason, Wright, Aulbach)

Approved,

Attest:



Mike Mason, Mayor



Kymberly Chereck, City Clerk
(Seal)

