

1. Meeting Documents

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[ZBA_1-28-2025 AGENDA.PDF](#)

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ZONING BOARD OF APPEALS

January 28, 2025

AGENDA

6:30 PM

BOARDWALK MEETING ROOM AT CITY HALL

- A. Roll Call**
- B. Approval of Minutes:**
 - 1. Minutes of May 15, 2024**
 - 2. Minutes of July 17, 2024**
- C. Approval of Agenda**
- D. City Business Items**
- E. Comments by Board Members**
- F. Adjournment.**



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CITY OF PEACHTREE CORNERS
ZONING BOARD OF APPEALS MINUTES

May 15, 2024
7:00PM

The City of Peachtree Corners held a Zoning Board of Appeals meeting. The meeting was held at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Zoning Board of Appeals: Wayne Knox, Post B – *Absent*
Marcia Brandes, Post A
Amreeta Regmi, Post C
Kylie Thomas, Post D
Sherry Ferguson, Post E
Aaron Lupuloff, Voting Alternate
Nanette Freiman, Non-voting Alternate– *Absent*

Staff: Shaun Adams, Com. Dev. Director
Kym Chereck, City Clerk

MINUTES:

Approval of February 21, 2024 Minutes.

MOTION TO APPROVE THE FEBRUARY 21, 2024 MINUTES.

By: Kylie Thomas

Seconded: Amreeta Regmi

Vote: (5-0) (Thomas, Regmi, Brandes, Ferguson, Lupuloff)

NEW BUSINESS:

PH2024-001 John Havriluk. An appel of an administrative decision to Zoning Code Art. XVI, Sec. 1606 regarding exterior lighting at 3930 East Jones Bridge Road in District 6, Land Lot 317, Peachtree Corners, GA.

John Havriluk presented his case noting that the existing exterior lights are not in compliance with the code as he feels the lights are not true cut-off lights, which are required for this site. Mr. Havriluk stated that the requirement for this site is that “outdoor lighting shall be contained in cut-off type luminaires, and shall be directed in toward the property”. Mr. Havriluk stated that the lights are not true cut-off lights and also that some of the lights are facing upward, and not on the building, which is also a condition.

Shaun Adams, Community Development Director, stated that the lights in question are considered a type of cut-off luminaries.

There was discussion concerning whether or not the lights are currently facing the building or facing the sky. It was determined that if some of the lights are not facing the building, and are in fact facing the sky or ground, that Code Enforcement would take photos of the one that are not in compliance and notify the Forum to correct the noncompliant lights.

Members Regmi and Brandes discussed tabling the application in order to allow city staff to conduct an additional site visit to inspect the lights to see if they were broken or installed correctly. After discussion, a motion was made as follows:

MOTION TO TABLE PH2024-001 FOR 30 DAYS.

By: Amreeta Regmi

Seconded: Marcia Brandes

Vote: (Regmi, Brandes) (Ferguson, Thomas, Lupuloff opposed)

Action: (2-3) Motion denied

MOTION TO UPHOLD THE DECISION BY THE CITY THAT THE OUTDOOR LIGHTING COMPLIES WITH THE CONDITIONS SPECIFICALLY 2L OF RZ-99-088.

By: Kylie Thomas

Seconded: Arron Lupuloff

Vote: (Thomas, Lupuloff, Ferguson) (Brandes opposed) (Regmi abstained)

Action: (3-1-1) Motion to uphold the city's decision

CITY BUSINESS ITEMS:

None.

COMMENTS BY BOARD MEMBERS:

None.

AJDOURNMENT:

MOTION TO ADJOURN.

By: Kylie Thomas

Seconded: Sherry Ferguson

Vote: 5-0 (Thomas, Ferguson, Brandes, Regmi, Lupuloff)

MEETING ADJOURNED AT 8:19 PM.

Approved,

Attest:

Marcia Brandes, Acting Chairman

Kym Chereck, City Clerk



CITY OF PEACHTREE CORNERS
ZONING BOARD OF APPEALS MINUTES
July 17, 2024
7:00PM

The City of Peachtree Corners held a Zoning Board of Appeals meeting. The meeting was held at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Zoning Board of Appeals: Wayne Knox, Post B –
 Marcia Brandes, Post A
 Amreeta Regmi, Post C
 Sherry Ferguson, Post E
 Aaron Lupuloff, Non-voting Alternate
 Nanette Freiman, Voting Alternate

Staff: Shaun Adams, Com. Dev. Director
 Kylie Thomas, Planning and Zoning Administrator

MINUTES:

MOTION TO TABLE THE MAY 15, 2024 MINUTES WITH THE REQUEST THAT STAFF REVISE THEM TO REFLECT MORE OF THE BOARD'S DISCUSSION ON THE APPEAL.

By: Amreeta Regmi

Seconded: Marcia Brandes

Vote: (5-0) (Brandes, Ferguson, Freiman, Knox, Regmi)

APPROVAL OF AGENDA

MOTION TO APPROVE JULY 17, 2024 AGENDA.

By: Sherry Ferguson

Seconded: Marcia Brandes

Vote: (5-0) (Brandes, Ferguson, Freiman, Knox, Regmi)

NEW BUSINESS:

V2024-004 7124 Peachtree Blvd. Request to exceed maximum parking requirements in front of a building pursuant to Zoning Code Art. XIII, Sec. 1315 at 7124 Peachtree Blvd., in Dist. 6, Land Lot 277, Peachtree Corners, GA.

Shaun Adams, Community Development Director, presented the application. Staff recommended approval of V2024-004 with two conditions.

Terry Boomer, the Applicant, gave a brief presentation and stated they had no issue with staff's conditions. Mr. Boomer explained why the variance was being requested and explained the existing conditions of the site.

Chairman Knox had questions of the applicant regarding if a sign variance would be needed later. Other Board members had questions regarding the gas station tenant, interparcel access, and proposed landscaping.

Chairman Knox opened the floor for public comment. No one spoke in favor or opposition of the application.

Chairman Knox closed the public hearing and asked for discussion. There was discussion among the Board regarding access, pedestrian improvements, and the current configuration of the property.

After discussion among the board, a motion was made.

MOTION TO APPROVE V2024-004 WITH STAFF CONDITIONS.

By: Marcia Brandes

Seconded: Sherry Ferguson

Vote: (5-0) (Brandes, Ferguson, Freiman, Knox, Regmi)

CITY BUSINESS ITEMS:

Mr. Adams stated the Board needed to appoint a Vice Chair and asked the board members for nominations. Member Regmi nominated Member Brandes and all members were in favor.

MOTION TO ADJOURN.

By: Sherry Ferguson

Seconded: Marcia Brandes

Vote: (5-0) (Brandes, Ferguson, Freiman, Knox, Regmi)

The Zoning Board of Appeals meeting concluded at 8:05 PM.

Approved,

Attest:

Wayne Knox, Chairman

Kym Chereck, City Clerk