



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
March 21, 2023
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on March 21, 2023. The meeting was held at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Alan Kaplan, Chairman, Post A
Shanga White, Post B
Mark Willis, Post C
Lance Campbell, Post D
Jim Blum, Post E
James Kucik, Non-voting Alternate
Joshua Stephens, Non-voting Alternate

Staff: Diana Wheeler, Community Development Director
Jeff Conkle, Planning and Zoning Administrator
Rocio Monterrosa, Assistant City Clerk

City Council: Weare Gratwick, Post 6

Comprehensive Plan Consultant Team: Alan Chapman, Atlas
Vince Edwards, Atlas
Jon Tuley, Kimley-Horn

MINUTES:

**MOTION TO APPROVE THE MINUTES FROM THE JANUARY 17, 2023
PLANNING COMMISSION MEETING.**

By: Lance Campbell

Seconded: Mark Willis

Vote: 4-0-1 (Campbell, Willis, Kaplan, White) (Abstain: Blum)

Action: Minutes Approved

CITY BUSINESS:

PH2022-004 2045 Comprehensive Plan Update. Second public hearing and review of existing goals and policies for the City of Peachtree Corners 2045 Comprehensive Plan update.

Diana Wheeler introduced the topic and the consultant team to the Planning

Commission and City Council member who together serve as the steering committee.

The consultant team, led by Alan Chapman and Jon Tuley, gave an overview of the results of the Community Meeting held on February 23, 2023. This meeting was well-attended and provided feedback on a range of topics, including land use, transportation, housing, and city goals and policies.

The meeting was then opened for public comment. Five members of the audience spoke, all related to the topic of changing the character area for the LifeTime Fitness property located off of Peachtree Corners Circle in the Peachtree Forest area.

First, Steve Osbaldeston stated that the property was better suited to the suburban residential character area than the current village residential designation. Next, Meredith Walker spoke about the traffic issues that exist in proximity to the property and that suburban residential character is better suited to the property so as not to exacerbate traffic issues with additional development. Fred Schodd stated that anything other than suburban residential would be too dense and out of character with the surrounding homes. Next, Rita Collier spoke with similar concerns about the context of denser development not being appropriate adjacent to existing single-family homes. Finally, James Feeley noted that increased development on the site could lead to runoff in the private lake in the neighborhood.

After the public hearing, the consultant team presented the current comprehensive plan's goals and policies documents and discussed potential changes with the steering committee.

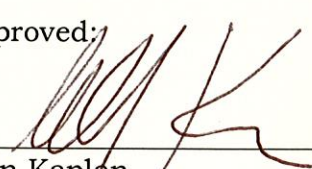
There was discussion about the era in which the goals and policies were originally written. It was agreed that the city has changed and that updates to the goals and policies were needed. The committee agreed to work on a proposal which they will bring back to the team at a future date.

COMMENTS BY STAFF AND PLANNING COMMISSION:

Staff noted that there will be a meeting on April 18, 2023.


The Planning Commission meeting concluded at 8:26 PM.

Approved:



Alan Kaplan
Chairman

Attest:



Rocio Monterrosa
Assistant City Clerk

