

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND THE 2012 ZONING RESOLUTION, AS AMENDED, BY MODIFYING ARTICLE III, DEFINITIONS AND ARTICLE XIII, USE PROVISIONS IN ORDER TO AMEND SECTION 1307, C-1 NEIGHBORHOOD BUSINESS DISTRICT, SECTION 1308, C-2 GENERAL BUSINESS DISTRICT AND SECTION 1308A, C-3 HIGHWAY BUSINESS DISTRICT, IN ORDER TO ADD DEFINITIONS AND REGULATIONS FOR CONVENIENCE STORES WITH OR WITHOUT FUEL PUMPS; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

WHEREAS, pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning; and

WHEREAS, the Mayor and Council desire to amend the 2012 Zoning Resolution, as amended;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia as follows:

Section 1: The City of Peachtree Corners 2012 Zoning Resolution shall be amended by adding (underlined words) and deleting (~~struck through words~~) to Article III, Definitions, Article XIII, Use Provisions, Sec. 1307, C-1 Neighborhood Business District, Sec. 1308, C-2 General Business District, and Section 1308A, C-3 Highway Business District, as follows:

ARTICLE III. - DEFINITIONS

...

Convenience Store. A facility that offers for sale, prepackaged food items and tangible consumer goods, primarily for self-service by the consumer. This facility may be associated with the sale of gasoline products but does not include automotive service stations or vehicle repair shops.

...

ARTICLE XIII. – USE PROVISIONS

...

SECTION 1307 C-1 NEIGHBORHOOD BUSINESS DISTRICT

...

Permitted Uses. Only the following permitted uses shall be allowed in the C-1 Neighborhood Business District and no structures shall be erected, structurally altered or enlarged for any use other than a use permitted hereunder with the exception of a) uses lawfully established prior to the effective date of this amendment; b) special uses as listed hereunder; c) accessory uses as defined in Article III, Definitions; d) other uses which are clearly similar to and consistent with the purpose of this district.

A. *Retail and Service Uses.*

1. Antique Shops.
2. Art and school supply stores.
3. Art Galleries.
4. Bakeries.
5. Banks or financial institutions, and automatic teller machines.
6. Barber and beauty shops.
7. Book or stationery stores.
8. ~~Convenience food stores with or without fuel pumps.~~
9. Custom dressmaking and sewing shops.

...

Special Uses. Within the C-1 Neighborhood Business District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the Director of Planning and Development and Planning Commission and after a Public Hearing:

1. ~~Automated car wash as accessory to convenience stores with fuel pumps.~~
2. Bicycle shops.
3. Camera/photographic supply stores.

...

Other Provisions.

1. Within the C-1 Neighborhood Business District, automobile parking is permitted within the front yard setback provided a minimum ten-(10)-foot landscaped strip and curb is provided adjacent to the right-of-way so that no automobile can back into the bordering street.
2. ~~Within the C-1 Business District, fuel pumps are permitted within the front yard setback provided they are located:~~
 - a. ~~Not closer than 15 feet to the road right of way; and~~
 - b. ~~Not closer than the existing setback of any residential structure on abutting lots on either the frontage or a side street.~~
3. No outdoor storage is permitted within the C-1 Neighborhood Business District.
4. Indoor storage shall not exceed 25 percent of gross floor area.

...

SECTION 1308 C-2 GENERAL BUSINESS DISTRICT

...

Permitted Uses. Only the following permitted uses shall be allowed in the C-2 General Business District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of a) uses lawfully established prior to the effective date of the amendment; b) special uses as permitted herein; or c) accessory uses defined in Article III, Definitions; or d) other uses which are clearly similar to and consistent with the purpose of this District.

A. Retail and Service Uses.

...

15. Business college or business schools operated as a business enterprise.
16. Clothing sales or rental stores.
- ~~17. Convenience food stores with or without fuel pumps.~~
18. Custom dressmaking and sewing shops.
19. Dance studios

....

Special Uses. Within the C-2 General Business District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the Director of Planning and Development and Planning Commission and after a Public Hearing:

- ~~4. Automotive sales lots new or used and associated service facilities. (Minimum lot size 1.5 acres for used.)~~
- ~~54.~~ Automotive service stations, with or without fuel pumps.
- ~~65.~~ Building materials sales with outdoor storage.
76. Contractor's offices or the outside storage of equipment or materials.
7. Convenience stores with or without fuel pumps, provided that all convenience stores shall be subject to the following requirements:

(1) Minimum lot size shall be one (1) acre.

(2) Storefronts along a public street shall allow views into the building interior for a depth of at least five feet.

8. Crematories, as an accessory to a funeral home

...

SECTION 1308A. C-3 HIGHWAY BUSINESS DISTRICT

...

Permitted Uses. Only the following uses shall be permitted in the C-3 Highway Business District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of a) uses lawfully established prior to the effective date of

this amendment; b) special uses as permitted herein; or c) accessory uses as defined in Article III, Definitions; or d) other uses which are clearly similar to and consistent with the purpose of this district:

...

- 21. Clothing sales or rental stores.
- 22. Contractor's offices with outdoor storage of equipment or materials, provided the storage or equipment areas are screened with a six-foot high, 100 percent opaque fence.
- 23. Convenience ~~food~~ stores with or without fuel pumps. provided that all convenience stores shall be subject to the following requirements:
 - (1) Minimum lot size shall be one (1) acre.
 - (2) Storefronts along a public street shall allow views into the building interior for a depth of at least five feet.
- 24. Custom dressmaking and sewing shops

....

Section 2. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SO ORDAINED AND EFFECTIVE, this 17th day of December, 2024.

ATTEST:

APPROVED:



(SEAL)

Kym Chereck, City Clerk

Mike Mason, Mayor

