

**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION**  
**APRIL 14, 2015**

The City of Peachtree Corners held a Planning Commission meeting. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D  
Alan Kaplan, Post A  
Mark Middleton, Post B  
Mark Willis, Post C  
Italia Metts, Post E

Staff: Diana Wheeler, Community Development Director  
Kym Chereck, City Clerk

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE MARCH 10,  
2015 PLANNING COMMISSION MEETING.**

**By: Alan Kaplan**

**Seconded by: Mark Willis**

**Vote: Passed 5-0 (Kaplan, Willis, Houser, Middleton, Metts)**

**OLD BUSINESS:** (None)

**NEW BUSINESS:**

**1. SUP2015-002/CIC2015-001**

Request Special Use Approval for a Liquor Store and a Change in Condition pursuant to condition 1A of Gwinnett County case CIC-08-021 for a .67 acre lot located at 5242 Peachtree Parkway (Corner of Peachtree Parkway and Peachtree Corners Circle); 6<sup>th</sup> District; Land Lot 301; Parcel 31.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The request is for a Change in Conditions and a Special Use Permit on a .677-acre parcel, zoned C-2 (General Business District) Conditional, to allow for the construction of a liquor store. The subject property is located on the east side of Peachtree Parkway to the northeast of its intersection with Peachtree Corners Circle. Liquor stores are currently prohibited on the property under Change in Conditions case number

CIC-08-021, which was approved in 2008 by the Gwinnett County Board of Commissioners before the incorporation of the City of Peachtree Corners. Additionally, the City's Zoning Resolution requires liquor stores to obtain a Special Use Permit to operate in C-2 zoning districts. Site plans and proposed conditions were provided in the Commission's packets and can be obtained at the City Clerk's office. Mrs. Wheeler informed the Commission that after review of the applicant's proposal and other relevant information, it is recommended that SUP2015-002 and CIC2012-001 be approved subject to the following Gwinnett County conditions (which are copied and / or modified as shown from CIC-08-021 with additions in **Bold** and Deletions in ~~strikethrough~~) followed by Peachtree Corners specific conditions:

1. To restrict the use of the property as follows:

- A. All uses and special uses permitted within the C-1 zoning district. All uses permitted within the C-2 zoning district, except for the following: animal hospitals or veterinary clinics; tattoo and piercing parlors, adult bookstores or entertainment, drive-thru fast food service, automotive car wash, automotive parts store; billboards (as provided in Section 1113. 1); building, electrical or plumbing contractors; funeral homes or mausoleums; furniture rental establishments; convenience food stores with or without fuel pumps, emission inspection stations, equipment rental, hotels and motels, on-site laundry or dry cleaning establishments, self-service or coin-operated laundries; ~~liquor stores~~, mobile buildings, parking lots and garages, plant nursery sales facility, recreation facilities which exceed 3500 square feet (but may be up to 4000 square feet for a Spa Sydell-type use), recovered materials processing facility, taxidermist, yard trimmings composting facility, clubs, lodges, fraternal institutions and meeting halls, caretaker or watchman quarters, auto body repair shops, auto repair shops or tire stores, automotive service stations with or without fuel pumps, building material sales with outdoor storage, contractors offices or the outside storage of equipment or materials, heavy equipment and farm equipment sales and service and truck rental, mini-warehouse storage facilities, mobile home or mobile building leasing or sales lots, taxi cab or limousine services, and outdoor storage of any type; pest control businesses; pet shops or grooming establishments; lounges; and any temporary uses.
- B. Project shall be developed in general conformity with the building elevations submitted with the application package for SUP2015-002 / CIC2015-001, and shall be developed as a forum/avenues-style development and shall include elements similar in "look and feel" to the existing development immediately across Peachtree Parkway from the subject property currently known as "The Forum", and shall be developed in general conformity with the site plan prepared by Wakefield, Beasley & Associates and the site plan prepared by LAI Engineering dated January 20, 2015. The landscape plan and architectural plans shall be submitted to the Peachtree Corners

Director of Planning and Development prior to any building permits being issued.

- C. Drive-through businesses shall be prohibited, except for banks/financial institutions which may include a drive-through facility as an integrated part of the primary banking operation if the following provisions are met. Any such drive-through facility shall be structurally attached to the bank/financial institution building. Any person-to-person communication shall be conducted only through a sealed (non-operable) window (which may include an associated bank deposit tray and/or tube) and speaker system. The volume control for the speaker system shall be set so that sound shall not be audible more than 10-feet from any such speaker. Any in-person "reach-through" opening and/or the passing of food through such opening shall be prohibited. To the extent that any allowed structure ceases to be used as a bank/financial institution, then the drive-through facility associated therewith shall be demolished.
  - D. Abide by all Overlay District requirements.
  - E. The dimensions of any bank/financial institution drive-through facility shall be constructed in general conformity with the site plan prepared by Wakefield Beasley and Associates, dated October 17, 2008, and submitted for the record at the Planning Commission's October 21, 2008 meeting. Specifically, the drive aisle width at the drive-through entrance and exit shall be a maximum width of 2 feet and shall taper in accordance with the configuration depicted in the aforementioned site plan.
  - F. Liquor stores shall conform to all state and local alcohol regulations.
2. To satisfy the following site development considerations:
- A. Provide shared inter-parcel access and implement shared parking agreements with adjacent properties.
  - B. Provide a 50-foot-wide natural buffer adjacent to residential zoning. The developer shall be allowed to grade 20-feet into the buffer in order to reduce/eliminate retaining walls in accordance with the three buffer plan drawings prepared by Bilson and Associates, dated September 9, 2008, and submitted for the record at the Planning Commission's October 21, 2008 meeting. The graded area of the buffer shall be replanted in accordance with the buffer plan drawings with native Georgia trees including Tulip Poplar, Maple, Cryptomeria and Pine trees in equal distribution to provide an effective visual screen. In no event will there be less than a 75-foot setback adjacent to the stream depicted on the site plan. The developer shall place the portion of the subject property within the stream buffer in a conservation easement.

- C. Provide bike racks within the development in accordance with the overlay standards.
- D. Provide internal access to any outparcel development. No direct access to Peachtree Parkway other than the shopping center entrance per Department of Transportation approval.
- E. Entrance/exits shall be allowed onto Peachtree Corners Circle per Department of Transportation approval.
- F. No billboards shall be permitted.
- G. Dumpsters shall be screened by an opaque decorative wall, at least six (6) feet in height, which will coordinate with the building architecture, and with a gated entry. Pick-up for dumpsters shall be limited to between the hours of 8:00 a .m. and 6:00 p.m.
- H. Buildings shall be finished with architectural treatments containing a mixture of glass, brick, stone and/or stucco. All sides shall have a 32-inch or greater water table of brick or stone, except where full length glass or doors are located. The elevations of the buildings shall be in general conformity with the ~~materials presented at the October 16, 2007 meeting~~ **plans presented to and approved by the City Council at its May 19, 2015 meeting**. All mechanical appurtenances and equipment and/or ductwork shall be screened from view. Screening shall coordinate with building architecture.
- I. Provide landscaped islands throughout the parking area, including a minimum ten-foot-wide landscaped island at the end of each parking bay and a minimum six-foot-wide landscaped island for each 225 feet of continuous by length, or alternate plan as may be approved by the Director of Planning and Development.
- J. Provide or relocate and reconstruct sidewalks, as required, a minimum of five feet in width adjacent to Peachtree Parkway (U.S. Hwy. 141) and Peachtree Corners Circle. Sidewalks may meander along these roads where feasible and per DOT approval. Provide internal sidewalks connecting office, retail, and outparcel development. Submit pedestrian access plan for review and approval of the Director of Planning and Development.
- K. 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 nor to create a hazard for passing automobile traffic. Any lights located on the rear of the building must be directed downward.

- L. Multi-tenant buildings shall be limited to wall signage only. Project signage shall be limited to one monument sign per road frontage except for one subdivision entrance sign and one primary ground sign adjacent to Peachtree Parkway. Monument signs shall coordinate with building architecture.
- M. Any detention ponds shall be visibly screened with landscape plantings to be approved by the Director of Planning and Development.
- N. No outside speakers shall be allowed other than on a bank usage, if any, or a Muzak system may be allowed provided no shrill or excessive noise and vibrations, amplified live entertainers, outside paging systems, phone bells, or loudspeakers will be allowed. Any Muzak system shall have downward-facing speakers and shall be inaudible ten feet from the speakers.
- O. Business hours are to be limited to Monday through Thursday from 7:00 a.m. to 12:00 midnight and Friday through Sunday from 7:00 a.m. to 2 a.m. Business hours for a coffee/bagel shop and any specialty gourmet food store(s) shall be 6:00 a.m. to 2 a.m. seven days a week.
- P. All food service facilities on the property, including outparcels, shall install odor scrubbers which remove 95% of cooking odors as determined by the Director of Community Development.
- Q. Developer shall provide a temporary 20-foot natural buffer, except for utility crossings, along the right-of-way of Peachtree Parkway and Peachtree Corners Circle. Temporary buffer may be removed upon issuance of a building permit.
- R. Truck delivery **shall be made at the rear of the building** and limited to the hours of 8:00 a.m. to 10:00p.m.
- S. No overnight parking or idling of delivery trucks shall be allowed.
- T. Operation of parking lot cleaning machinery or other maintenance equipment that emits noise shall be limited to the hours of 8:00 a.m. to 9:30 p.m.
- U. Prior to any grading or clearing, all buffers shall be clearly marked with bright orange tree save fencing to ensure that no improper or accidental buffer intrusions occur.

**V. Building Elevations shall be approved subject to the following:**

- 1. Exterior building materials shall be primarily brick or stone on all building sides.**

**2. Appearance of the buildings shall substantially conform to the drawings prepared by Wakefield Beasley and Associates dated 2/27/15.**

**3. Planters with vegetation approved by the City Arborist shall be placed along the building exterior or, as an alternate, climbing plant material shall be installed at the base of the buildings or next to trellises or arbors.**

**4. Roof parapets shall be the same height along the entire roof line and all mechanical equipment (roof top and on the ground) shall be screened from ground view.**

The applicant, Mr. Gerald Davidson, stated that he had no problem with Staff's conditions.

Chairman Houser opened the floor for public comment. There was no public comment

**MOTION TO APPROVE SUP2015-001 WITH STAFF CONDITIONS AS PRESENTED.**

**By: Mark Willis**

**Seconded: Italia Metts**

**Vote: (5-0) (Willis, Metts, Houser, Kaplan, Middleton)**

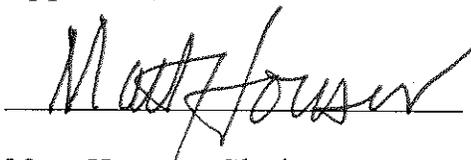
**CITY BUSINESS ITEMS:**

Holcomb Bridge Road Corridor Study overview presented by Lord, Aeck + Sargent.

Mr. Matt Cherry of Lord, Aeck + Sargent gave a brief overview of the Holcomb Bridge Road Corridor Study. After discussion Commissioner Alan Kaplan suggested that the study be expanded to include the area from Holcomb Bridge Road to Winters Chapel Road (Spalding Drive), and to consider connectivity from the Winters Chapel Road area to Holcomb Bridge Road.

The Planning Commission meeting concluded at 8:10 PM.

Approved,



Matt Houser, Chairman

Attest:



  
Kymberly Chereck, City Clerk

