



PLANNING COMMISSION AGENDA

**JANUARY 13, 2015
7:00 PM
CITY HALL**

- A. Roll Call**
- B. Approval of December 9, 2014 Minutes**
- C. Old Business: (None)**
- D. New Business: (None)**
- E. City Business Items:**
 - 1. PH 2015-008 Consideration of amending Article XIII of the 2012 City of Peachtree Corners Zoning Resolution by adding 'Liquor Store' as a Special Use within C-2, C-3, and M-1 zoning districts.**
 - 2. Discussion concerning transportation planning.**
 - 3. City of Peachtree Corners 2033 Comprehensive Plan Work Program review.**
 - 4. Winters Chapel Rd. Area Study – project scope**
- F. Comments by Staff and Planning Commissioners.**
- G. Adjournment.**

CITY OF PEACHTREE CORNERS
PLANNING COMMISSION
DECEMBER 9, 2014

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 - Absent
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 NOVEMBER 12, 2014 PLANNING COMMISSION.

By: Mark Willis

Seconded by: Alan Kaplan

Vote: Passed 4-0 (Willis, Kaplan, Houser, Metts)

OLD BUSINESS: (None)

NEW BUSINESS: (None)

CITY BUSINESS ITEMS:

Town Center LCI Study update

Mr. Matt Cherry of Lord, Aeck and Sargent gave a brief update on the Town Center LCI. Mr. Cherry discussed, among other items, traffic issues, aging housing, millennial housing, and how to integrate housing.

Continued Review and Discussion of City Entryway Features Design Concepts.

Mr. Eric Ames from Pond and Company presented revised designs for the proposed City Entryway Features. The Commission responded that they liked the design but would like Mr. Ames to revisit the look of the verbiage on the

entryway feature to make sure it is visible, and does not present visual clutter.

Discussion concerning transportation plan.

This item will be discussed at the January 2015 meeting.

City of Peachtree Corners 2033 Comprehensive Plan Work Program review.

This item will be discussed at the January 2015 meeting.

Update on Holcomb Bridge Road Corridor Study and Winters Chapel Road Area Study.

Mrs. Diana Wheeler, Community Development Director, informed the Commission that this is a streetscape project which will include, among other things, incorporating common street furniture.

Review of 2015 Planning Commission Calendar

Mrs. Diana Wheeler, Community Development Director, presented the Commission with the 2015 Planning Commission Meeting Calendar. There are no conflicts this upcoming year with holidays; therefore, the meetings will take place, as posted, on the second Tuesday of each month, at 7:00 PM.

The Planning Commission meeting concluded at 9:20 PM.

Approved,

Attest:

Matt Houser, Chairman

Kym Chereck, City Clerk

PH 2015-008

**Liquor Store Zoning
Code Amendment**

AN ORDINANCE TO AMEND ARTICLE XIII OF THE 2012 CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY ADDIDNG 'LIQUOR STORE' AS A SPECIAL USE WITHIN C-2,C-3, AND M-1 ZONING DISTRICTS; REPEALING CONFLICTING REGULATIONS; 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 current zoning resolution;

NOW THEREFORE, the Council of the City of Peachtree Corners hereby ordains, as follows:

Section 1: (words ~~struck through~~ are deleted and words underlined are added)

1. ARTICLE XIII, USE PROVISIONS

Section 1315. Activity Center / Corridor Overlay District Requirements.

Section 1308 C-2 , General Business District

E. 11. Liquor Store

- (a) Liquor stores must be located at least 300 ft. from churches and 600 ft. from schools. This distance shall be measured from the front door of the liquor store to the front door of the church or front door of the nearest school building as measured along pedestrian walkways.
- (b) Liquor stores must be located at least 300 ft. from parks. This distance shall be measured from the front door of the liquor store to the nearest portion of the park property.
- (c) Liquor stores must operate in free standing buildings of at least 5,000 sq.ft. in size and no greater than 10,000 sq. ft. in size. .
- (d) Liquor stores must be located on property that is a minimum of one-half acre in size with a minimum of 200 ft. of frontage on a state highway or major street.
- (e) A liquor store shall not be located closer than 3000 ft. to another liquor store.
- (f) Liquor store buildings shall comply with Overlay Design regulations.
- (g) Liquor store deliveries shall be made at the rear of the store building and all loading areas, dumpsters, recycling bins, and compactors shall be screened from ground view.
- (h) Liquor store properties shall have no outdoor storage including the storage of shopping carts.
- (i) Liquor stores shall not sell lottery tickets, magazines, or tobacco products (except quality cigars.)

Section 1308A C-3 , Highway Business District

~~A. 53. Liquor Store~~

E. 3. Liquor Store (with conditions listed in C-2 E.11)

Section 1310 M-1 , Light Industry District

Special Uses

Liquor Store (with conditions listed in C-2 E.11)

Section 2

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Effective this _____ day of _____, 2015.

Approved by:

Mike Mason, Mayor

Kym Chereck, City Clerk

SEAL

LIQUOR STORE - 3000 FT. RADIUS CIRCLES : DISTANCE LIMITATIONS



City of Peachtree Corners
Zoning Map
 February, 2014

City Council
 Mayor: Mike Mason
 Post 1: Phil Sadd
 Post 2: James Lowe III
 Post 3: Alex Wright
 Post 4: Jeanne Aulbach
 Post 5: Lorri Christopher
 Post 6: Weare Gratwick

Legend

- City Limits
- Neighborhood
- Overlay District
- Lake / Ponds
- Streams

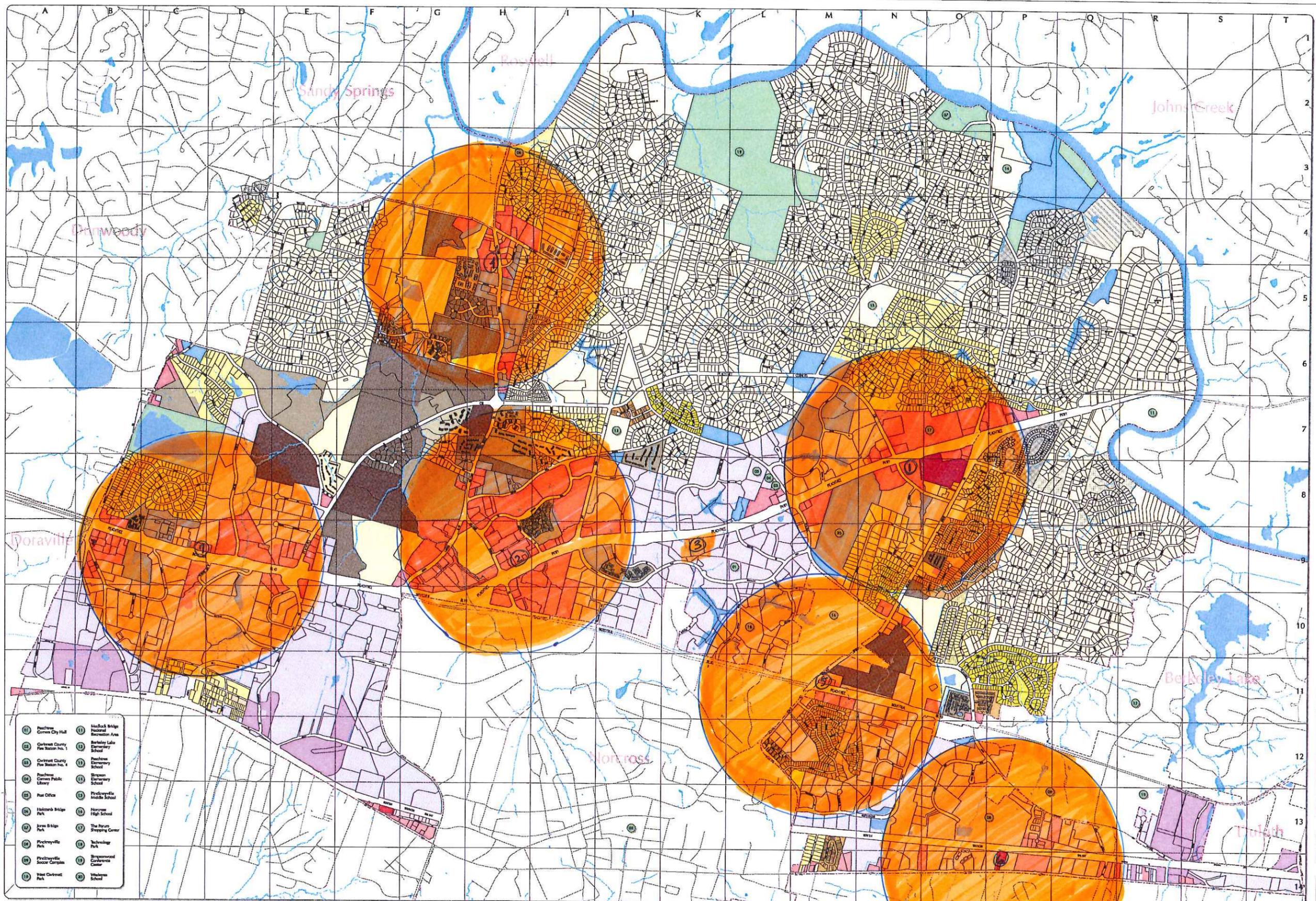
Zoning Districts

Commercial Zoning	Residential Zoning
C-1 Neighborhood Business	RA-200 Agriculture Residences
C-2 General Business	R-100 Single Family Residences
C-3 Highway Business	R-100 CUD Conservation Subdivision Overlay Single Family Residences
I-1 Light Industry	R-100 MCD Medium Density Single Family Residences
I-2 Heavy Industry	R-75 Single Family Residences
O-1 Office - Business Park	R-60 Single Family Residences
O-2 Office - Institutional	R-45 Single Family Residences
R-100 Single Family Residences	R-30 Single Family Residences
R-150 Single Family Residences	R-15 Single Family Residences
R-20 Single Family Residences	RM-100 Mobile Home / Manufactured Home Residences
R-30 Single Family Residences	MH-1 Mobile Home Park
R-45 Single Family Residences	MUD Mixed Use Development
R-60 Single Family Residences	MUD Mixed Use Development

NOTES:
 1. The City of Peachtree Corners is a city and is not a county. The City of Peachtree Corners is located within the County of Gwinnett, Georgia.
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Graphic Scale: 1" = 500'
 Map Edition: Version 2014.02.27
 Map Publication Date: February 27, 2014
 Map Sheet: 1
 Sheet 1 of 1

01 Peachtree Corners City Hall	11 Mulford Bridge National Recreation Area
02 Gwinnett County Fire Station No. 1	12 Berkeley Lake Elementary School
03 Gwinnett County Fire Station No. 4	13 Peachtree Elementary School
04 Peachtree Public Library	14 Simpson Elementary School
05 Post Office	15 Peachtreeville Middle School
06 Mulford Bridge Park	16 Norcross High School
07 Iron Bridge Park	17 The Forum Shopping Center
08 Peachtreeville Park	18 Technology Park
09 Peachtreeville Soccer Complex	19 Simpsonville Conference Center
10 West Creek Park	20 Wesleyan School



Comprehensive
Plan Work Program
Review

COMMUNITY WORK PROGRAM

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
Goal 1: Build and strengthen a unified and family-friendly multicultural community.									
G1.1	Establish a volunteer, 'Traditions Committee' to establish a 'Cultural Master Plan' in order to identify and implement projects that create community identity and help establish community traditions including projects related to special events, the arts, and branding, as well as projects that enrich community life such as efforts that enhance outdoor activities and nightlife.	√					n/a	Staff	City
G1.2	Promote identity programs with local neighborhoods (e.g. street signs with neighborhood names).		√				n/a	Community	UPCCA
G1.3	Investigate incentives for the redevelopment of housing, especially multi-family housing that fall below community standards. Request ARC assistance to identify economically viable redevelopment options.		√				n/a	Staff/ARC	City/ARC-Community Choices Program
G1.4	Set up a "special attention" citizen committee to investigate the potential of necessary services and agency coordination for underserved populations.	√					n/a	Staff	City
G1.5	Draft and adopt specialized design standards within the Overlay District to promote architectural design and appearance appropriate to location.		√				\$30,000	General Fund	City
G1.6	Work with the Gwinnett County Police Department to establish neighborhood watch programs.	√					n/a	Community	UPCCA
G1.7	Prepare a wayfinding master plan study(Phase I) and implement a signage and wayfinding program using the Peachtree Corners logo and identity (Phase II).		√				\$40,000 (Phase I)	General Fund	City
G1.8	Create an Arts & Culture Task Force to pursue opportunities to introduce the performing and visual arts to the community.		√				n/a	Community	City
G1.9	Study use of universal symbols on signage for commercial businesses and community activities such as festivals, market days, and special events (aids in cross cultural communication).			√			\$15,000	Community	City

Table 2. Community Work Program Table



COMPLETED



SOME WORK DONE

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
Goal 2: Maintain a high-quality natural and cultural environment.									
G2.1	Draft recreational and open space standards and incentives for all new development and redevelopment.		√				\$15,000	General Fund	City
G2.2	Develop a map identifying underutilized open space using GIS analysis and coordinate with a map showing greenway development opportunities on private property.	√					n/a	Staff/ARC	City/ARC-Community Choices Program
G2.3	Create an Arts Council to organize events and recruit artists' galleries, theaters, and studios to the City.			√			n/a	n/a	City, City Council
G2.4	Establish a Green Council to recommend best practices for energy efficiency, rainwater harvesting and other environmentally friendly development efforts on public facilities and property and to make recommendations to City Council.		√				n/a	General Fund	City, County
G2.5	Institute a "community planting" day similar to or coordinated with Trees Atlanta "Neighborwoods Program" to work with citizens on tree planting and dedication or Arbor Day celebration.	√	√	√	√	√	~ \$250/tree	City, Gwinnett Clean and Beautiful	City, County
G2.6	Study existing stream buffer regulations and investigate the impact of increasing stream protection buffers to community, property owners and environment and codify changes as needed.	√					\$15,000	City, Gwinnett Clean and Beautiful	City/Soil Conservation District
G2.7	Explore the interest and costs in establishing a museum or attraction at the Mechanicsville School House.		√				Unk.	Staff	City
G2.8	Modify land development regulations to require that large-scale new development or redevelopment of properties on the Chattahoochee River provide public access to the river and planned greenways.	√					n/a	Staff	City
G2.9	Coordinate with neighboring jurisdictions about the possibility of a jointly-acquired open space.		√				n/a	Staff	City
G2.11	Communicate with Mechanicsville residents about their needs and determine their interest in protecting the historic identity of the neighborhood (Phase I). If desired create overlay district (Phase II).	√		√			n/a (Phase I) \$30,000 (Phase II)	Staff/General Fund/DCA	City/DCA

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
Goal 3: Integrate transportation and accessibility into development decisions.									
G3.1	Work with Gwinnett Village CID on implementation projects within Peachtree Corners including Jimmy Carter Boulevard at Buford Highway intersection improvements.	√	√				n/a	Gwinnett Village CID	Gwinnett Village CID
G3.2	Work with Gwinnett Village CID on implementation of sidewalk connection and transit access improvements along Buford Highway from DeKalb County to Jimmy Carter Boulevard.	√	√				n/a	Gwinnett Village CID	Gwinnett Village CID
G3.3	Develop a gateway master plan for major entrances to the City for the "Six Gates of Peachtree Corners"(Phase I). Coordinate implementation (Phase II).		√				\$12,000 (Phase I)	General Fund	City
G3.4	Develop preferred roadway cross-section for Peachtree Parkway, including landscaping and public art. Explore alternatives to widening the road with other interventions like signal timing and extended turn lanes.		√				n/a	Transportation Funds	County
G3.5	Develop preferred roadway cross-section for Holcomb Bridge Road, including landscaping and public art.		√				n/a	Transportation Funds	County
G3.6	Work with developers to create a safe pedestrian crossing from The Forum to the future development site across Peachtree Parkway.	√	√	√			n/a	Transportation Funds, private	City, GDOT
G3.7	Modify zoning to require new developments to connect and/or provide easements to any identified pedestrian linkages as part of development approval.		√				n/a	Staff	City
G3.8	Complete a Safe Routes to School study to pursue funding for pedestrian and bicycle facilities near Peachtree Elementary, Simpson Elementary, and Pinckneyville Middle.			√			\$20,000	General Fund	City
G3.9	Pursue ARC livable centers initiative (LCI) grant (Phase I) to develop a corridor master plan for Holcomb Bridge Road to enhance connectivity and quality of life. Create Corridor Master Plan (Phase II).					√	\$0 (Phase I) \$30,000 (Phase II)	Staff/ARC	City

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
Goal 4: Enable redevelopment and capture high-quality new development.									
G4.1	Update zoning ordinance/subdivision regulations to include comprehensive plan recommendations. Investigate rezoning property to more accurately reflect existing uses.		√				\$100,000	General Fund	City
G4.2	Create specific redevelopment plan for the Holcomb Bridge Road corridor and then market the plan to the development community.			√			\$80,000	General Fund, Grants	City
G4.3	Complete a redevelopment plan for the Transitional Growth area.			√			\$50,000	General Fund	City
G4.4	Implement the selected plan for the property across from The Forum.	√	√	√	√	√	n/a	Joint DDA/ private	Private
Goal 5: Emerge as the most desirable and advantageous community in the Atlanta region.									
G5.1	Develop an incentive program for the redevelopment of aging office parks and buildings.			√			n/a	Staff	City
G5.2	Investigate the establishment of Opportunity Zones within areas of the City that qualify.		√				n/a	Staff	City
G5.3	Identify major employers and determine their needs with the goal of enhancing retention efforts.		√	√			n/a	Staff	City
G5.4	Coordinate with Partnership Gwinnett to develop marketing materials for the Governor's Lake Parkway area and provide to developers.	√	√	√			n/a	Staff/DDA	City, Partnership Gwinnett
YEARLY ACTION ITEMS: Actions required yearly by City Staff and Community members to maintain excellence									
G1.Y1	Monitor regional and U.S. Census Bureau estimates of the City's population.	√	√	√	√	√	n/a	Staff	City
G1.Y2	Maintain data on issuance of housing starts (building permits) for estimates of population and housing.	√	√	√	√	√	n/a	Staff	City
G1.Y3	Encourage neighborhood organizations to engage in community-building activities.	√	√	√	√	√	n/a	Staff	City
G1.Y4	Maintain a strong relationship with the Gwinnett County Board of Education through Peachtree Corners's local representative.	√	√	√	√	√	n/a	Community	Homeowners' Associations, Gwinnett County Board of Education
G1.Y5	Build education coalitions with parents, teachers, and school councils to communicate school needs to Gwinnett County Schools.	√	√	√	√	√	n/a	Community	City
G1.Y6	Engage the Gwinnett County Police Department in safety partnerships that strive for crime prevention and community engagement.	√	√	√	√	√	n/a	Community	City

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
G2.Y7	Coordinate with Gwinnett County on the implementation of the Gwinnett County Greenways Master Plan.	√	√	√	√	√	n/a	Staff	City, County
G2.Y8	Coordinate with Gwinnett County on the implementation of the Gwinnett County Parks & Recreation Master Plan.	√	√	√	√	√	n/a	Staff	City, County
G3.Y9	Coordinate with Gwinnett County Department of Transportation on project within the City and regarding additional studies and improvements. Specifically proposed changes to Holcomb Bridge Road and Peachtree Parkway.	√	√	√	√	√	n/a	Staff	City, County
G3.Y10	Coordinate with Gwinnett Village CID on projects in the City.	√	√	√	√	√	n/a	staff	City, County
G3.Y11	Work with Gwinnett County to identify sidewalks that are in need of replacement, extension or repair.	√	√	√	√	√	n/a	Staff	City, County
G3.Y12	Investigate the potential for outside funding sources to further develop pedestrian connections and bike facilities.	√	√	√	√	√	n/a	Staff	City
G3.Y13	Investigate the potential for state/federal funding for pedestrian/bicycle enhancements on Peachtree Parkway and Peachtree Industrial Boulevard.	√	√	√	√	√	n/a	Staff	City
G3.Y14	Utilize findings of ARC's Bike/Ped Task Force to generate new ideas for bike/ped provisions.	√	√	√	√	√	n/a	Staff	City
G3.Y15	Coordinate with Gwinnett County to assist where possible to improve access, ingress, and egress to outdated retail centers and upgrade surrounding road networks.	√	√	√	√	√	n/a	Staff	City, County
G3.Y16	Work with Gwinnett County to prioritize road resurfacing projects, drainage projects, and sidewalk projects.	√	√	√	√	√	n/a	Staff	City, County
G3.Y17	Work with Gwinnett County, GDOT, and the Atlanta Regional Commission to prioritize the need for traffic calming and integrate traffic calming projects.	√	√	√	√	√	n/a	Staff	City, County
G4.Y18	Pursue the possibility of developing a Tax Allocation District (TAD) or Community Improvement District (CID) to implement public system improvements in a timely manner.	√	√	√	√	√	n/a	Staff	City
G4.Y19	Investigate downtown development grant programs for application in the Central Business District.	√	√	√	√	√	n/a	Staff	City
G4.Y20	Pursue county-administered CDBG funds for redevelopment efforts.	√	√	√	√	√	n/a	Staff	City
G4.Y21	Work with Partnership Gwinnett on other economic development efforts and resources, such as assistance for small businesses and entrepreneurs.	√	√	√	√	√	n/a	Staff	City
G4.Y22	Communicate with businesses via electronic newsletter to keep them informed of developments in the City.		√	√	√	√	n/a	Staff	City, PCBA
G4.Y23	Encourage revitalization of properties along the Buford Highway corridor.	√	√	√	√	√	n/a	GVCID	DDA, Planning Commission
G4.Y24	Protect the industrial area and preserve its viability by discouraging incompatible, adjacent land uses.	√	√	√	√	√	n/a	GVCID	DDA, Planning Commission

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
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G4.Y25	Explore the possibility of using the Downtown Development Authority to initiate redevelopment of multifamily housing in Transitional Growth area.	√	√	√	√	√	n/a	DDA	
G4.Y26	Further develop, refine, and implement land use recommendations for character areas.	√	√	√	√	√	n/a	City	Staff
G5.Y27	Encourage office parks to provide connections to greenways for employees and visitors.	√	√	√	√	√	n/a	Staff	City
G5.Y28	Encourage large-scale new development that incorporates any type of community gathering space or open space to provide Wi-Fi and other technological enhancements.	√	√	√	√	√	n/a	Staff	City
G5.Y29	Facilitate communication between Tech Park owners, businesses, Board of Directors, and the City in order to coordinate planning and redevelopment efforts.	√	√	√	√	√	n/a	Staff	City
G5.Y30	Identify and pursue businesses that are needed, but not well represented in the City such as movie theaters, grocery stores, specialty restaurants and businesses that enhance night life and recreation.		√	√	√	√	n/a	Staff	City
G5.Y31	Encourage marketing office properties with natural, outdoor amenities, not just those that are in the building.	√	√	√	√	√	n/a	Staff	Private
G5.Y32	Collaborate with Partnership Gwinnett on other office marketing efforts.	√	√	√	√	√	n/a	Staff	City, Partnership Gwinnett
G5.Y33	Stay involved in regional discussions.	√	√	√	√	√	n/a	Staff	City
G5.Y34	Continue to effectively communicate the development process, and advocate for streamlining where opportunities exist.	√	√	√	√	√	n/a	Staff	City
G5.Y35	Monitor the provision of municipal services and their ability to meet the growing population and workforce.	√	√	√	√	√	n/a	Staff	City
G5.Y36	Periodically revisit and update intergovernmental service agreements.	√	√	√	√	√	n/a	Staff	City
G5.Y37	Facilitate partnerships with the Georgia Hispanic Chamber of Commerce to support local Hispanic businesses and business owners.	√	√	√	√	√	n/a	Staff	City
G5.Y38	Work with Gwinnett County to identify where sanitary sewer systems are needed in the City.		√	√	√	√	n/a	Staff	City

Winters Chapel Road
Area Study –
project scope



October 23, 2014

Diana Wheeler, Director
Community Development, City of Peachtree Corners
147 Technology Parkway, Suite 200
Peachtree Corners, GA 30092

RE: Planning and Zoning Services (revised)

Dear Diana:

Pond & Company (Pond) is pleased to submit this revised fee proposal for planning services, related to preparing regulations for common design standards along the City of Peachtree Corners and City of Dunwoody shared border. Pond understands that the Cities of Peachtree Corners and Dunwoody intend to pursue this effort as a joint project, but that you will be the point of contact for project administration.

In accordance with your correspondence with Michelle Alexander, Pond has prepared the following:

SCOPE OF WORK

Task 1: Technical Assessment

- PM meeting #1: Kick Off (City of Dunwoody and City of Peachtree Corners staff, and Pond)
- Establish project & contract management
- Compare each jurisdiction development standards & zoning code, by zoning district
- Review existing Commercially zoned property zoning conditions
- Assess existing infrastructure, utility and ROW dimensions (GIS)
- Identify current property maintenance code enforcement and public works responsibilities
- Deliverables: Summary to address all above items; Summary of Key Findings; Assessment diagram

Task 2: Recommendations

- Develop common design standards for lighting, street furniture, landscaping, sidewalks, screening, access (curb cuts), and bike lanes (as appropriate).
- Prepare recommended re-zoning review process
- Identify locations for shared amenities (open space, park)
- Develop a maintenance plan and schedule for landscaping and areas around sidewalks

Time Frame	Phase/Task
November	Contract execution
Late November	Kick-Off and Assessment
December - January	Recommendations
February - March	Draft and Adoption Process

FEE

Pond proposes to complete the planning services tasks for a lump-sum fee of \$25,100.00 (Twenty-five thousand one hundred dollars).

Please find attached Pond's standard agreement (Pond Form 100), hereby incorporated within this proposal. If the terms of this letter proposal are acceptable, please sign two originals of this letter and the attached Pond Form 100 and return to Pond for final execution.

Pond appreciates this opportunity to offer services to the City of Peachtree Corners. If you have any questions, please do not hesitate to contact me at 404.748.4810 or Michelle Alexander at 404.345.6970.

Best regards,

POND & COMPANY



R. Brian Bolick, PE
Vice President

Accepted by:

CITY OF PEACHTREE CORNERS


Authorized Signature

MIKE MASON
Printed Name

MAYOR
Title

11/13/14
Date

CITY OF DUNWOODY


Authorized Signature

Billy GROGAN
Billy Grogan

ACTING CITY MANAGER
Title: Interim City Manager

11-4-14
Date