

**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION**  
**September 8, 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 - Absent

Staff: Diana Wheeler, Community Development Director  
Jennifer Davis, Deputy City Clerk

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE AUGUST 11,  
2015 PLANNING COMMISSION MEETING.**

**By: Mark Willis**

**Seconded by: Alan Kaplan**

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

**OLD BUSINESS:** (None)

**NEW BUSINESS:**

**1. SUP2015-004/RZ2015-003**

**Request to rezone from M-1, Light Industry, to C-2, Commercial, and approve a Special Use Permit for automobile sales on a 4.01 acre site located at 4805 Buford Hwy. in District 6, Land Lot 257, Parcel 7**

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is seeking to rezone 4.01 acres on the north side of Buford Highway from M-1 (Light Industry District) to C-2 (General Business District), along with a Special-Use Permit, in order to allow for a used car dealership. The property is currently used for heavy equipment rentals. The City's Zoning Resolution requires that used car dealerships obtain a Special Use Permit to operate in C-2 zoning districts.

Surrounding properties are primarily zoned M-1. This would be a down zoning, however, the zoning would be more conforming to the surrounding area. The applicant has not provided a proposed site plan. His intent is to sell the property to an auto dealership.

Diana Wheeler gave a brief overview of the property including existing buildings on the property, parking, paved and non-paved areas, and the location of the stream. She noted that there should be no adverse effect to nearby properties. In the Comprehensive Plan, the property is located within the Industrial Corridor Character Area. The rezoning does not violate the Comprehensive Plan.

Therefore, after review of the applicant's proposal and other relevant information, it is recommended that RZ2015-004 and SUP2015-004 be approved with the following conditions:

1. Inventory shall be limited to one automobile per parking space. All vehicles must be parked in designated spaces and no 'tandem' or 'valet' parking shall be permitted.
2. No inventory shall be located on unpaved surfaces.
3. No new parking spaces shall be constructed between the existing office structure and Buford Highway.
4. Any public infrastructure upgrades that will be necessary to construct this project shall be the responsibility of the property owner/developer including the construction of a minimum five-foot-wide sidewalk along the public right-of-way along Buford Highway.
5. The site shall be brought into compliance with current stream buffer regulations, including a 50-foot undisturbed stream buffer and additional 25-foot impervious surface setback.
6. No billboards shall be permitted on the property.
7. All vehicle maintenance and mechanical work shall be conducted within an enclosed building.
8. No inoperable vehicles shall be stored outdoors.
9. Dumpsters shall not be located in front of the existing office structure and shall be screened by an opaque decorative wall, at least six (6) feet in height, which will coordinate with the building architecture.
10. Pursuant to Zoning Code Overlay Regulations, new 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. All mechanical appurtenances and equipment and/or ductwork shall be screened from view from the public right-of-way. Screening shall coordinate with building architecture. Final plans shall require approval by the Community Development Director.
11. Landscaped islands shall be provided 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 parking area by length. The Planning Commission may approve an alternate landscape plan.
12. 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 or to create a hazard for passing automobile traffic.
13. Permanent freestanding project signage shall be limited to one monument sign that shall coordinate with building architecture.

- 14. Any detention ponds shall be visibly screened with landscape plantings to be approved by the Planning Commission.
- 15. Outside speakers shall not be audible from adjacent properties.
- 16. 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.
- 17. All conditions must be met before a business license can be issued.

The applicant, Mr. Cecil E. Tucker, stated that he had no objections to the 17 conditions.

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

**MOTION TO APPROVE SUP2015-004/RZ2015-003 WITH STAFF CONDITIONS AS PRESENTED.**

**By: Alan Kaplan**

**Seconded: Mark Willis**

**Vote: (4-0) (Kaplan, Willis, Houser, Middleton)**

**CITY BUSINESS ITEMS:**

**1. Peachtree Parkway Bridge Discussion – TY Lin Engineers**

Chuck Deeb and Thomas Ziegler from TY Lin Engineers gave a presentation of the Peachtree Parkway Bridge project. They provided background information of TY Lin Engineers as well as examples of bridge designs from previous projects and possible bridge design concepts for Peachtree Corners.

**2. Multi-Use Trail Discussion – Lord, Aeck, Sargent and ALTA**

Matt Cherry from Lord, Aeck, Sargent gave a presentation of the Multi-Use Trail project. He spoke about a Central Business District Trail Network and Phase I Trail Design (Peachtree Parkway to Medlock Bridge Road).

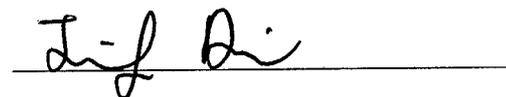
The Planning Commission meeting concluded at 8:43 PM.

Approved,



Matt Houser, Chairman

Attest:



Jennifer Davis, Deputy City Clerk