

CITY OF PEACHTREE CORNERS
PLANNING COMMISSION
October 13, 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 - Absent
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 SEPTEMBER 8, 2015 PLANNING COMMISSION MEETING.

By: Mark Middleton

Seconded by: Mark Willis

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

OLD BUSINESS: (None)

NEW BUSINESS:

1. RZ2015-004 / V2015-009, Jay Bird Alley Townhomes

Request to rezone from M-1, Light Industry, to R-TH, Townhomes, and provide associated variances for the development of a townhouse subdivision on a 15.76 acre site located on Jay Bird Alley at Parkway Lane in District 6, Land Lot 284, Parcel 54.

Mrs. Diana Wheeler, Community Development Director, provided background information regarding the subject property and the applicant's request. The applicant is requesting the rezoning of a 15.76-acre parcel from M-1 (Light Industry District) to R-TH (Single Family Residence Townhouse) in order to construct 100 attached single-family townhomes with a minimum size of 2,400 heated square feet, along with a variance to reduce the 50-foot landscape strip and building setback along Parkway Lane. Mrs. Wheeler informed the Commission that after review of the applicant's proposal and other relevant

information, it is recommended that RZ2015-004/V2015-009 be approved with the following recommended conditions:

1. The site shall be limited to 100 attached single-family townhomes with a minimum of 2,400 square feet of heated floor area.
2. The townhome units shall be developed in general conformance with the site plan submitted with this application and prepared by Watts and Browning Engineers dated 8/24/15 (with revisions to meet these conditions and zoning and development regulations).
3. Development shall include no more than one (1) full-access driveway on Parkway Lane as shown on the submitted site plan.
4. Developer shall construct on-site stormwater detention facilities to meet the standards of the Gwinnett County Stormwater Ordinances.
5. All stormwater facilities shall be owned and maintained by the Homeowner's Association in accordance with the Gwinnett County Stormwater Ordinances.
6. The developer shall provide minimum five-foot-wide publicly accessible sidewalks along the entire right-of-way along Jay Bird Alley and Parkway Lane.
7. The developer shall provide a minimum five-foot-wide internal sidewalk network that provides access from all buildings on the property to the external sidewalk network along Parkway Lane and Jay Bird Alley, along with pedestrian access to the adjacent office parcel to the southeast.
8. The developer shall construct a minimum 10-foot-wide multi-use trail for the entire length of the Colonial Pipeline easement that is located on the developer's property. This path shall include infrastructure for safe bicycle and pedestrian crossing of Parkway Lane, Jay Bird Alley, and the stream in the southern portion of the property. The path shall also include lighting and other trail features identified in a multi-use trail master plan.
9. The developer shall provide a central mail box for the subdivision with adequate parking and pedestrian access.
10. A minimum 18" offset shall be provided between the front building elevations and roof lines of adjoining units. No more than four units within a single building grouping shall have the same front setback or roof line.
11. Front elevation materials and colors shall be varied so that none of the units within a single building grouping repeat the same combination of materials and colors.
12. Building setbacks may be reduced to five feet from the back of the sidewalk, provided that direct pedestrian access is in place between the front of units along the perimeter of the site and Parkway Lane.
13. All townhome units located along Parkway Lane shall face (or be designed to appear to face) Parkway Lane. The backs of units shall not be visible from adjoining roadways.
14. Townhouses and clubhouse building elevations shall consist of at least 80% (excluding window area) brick, stone and/or stucco on all sides.

15. Except at the entryway to the subdivision, all fences shall be made of black wrought iron (or equivalent).
16. A tree survey showing the type and location of specimen trees shall be provided and every effort shall be made to preserve specimen trees.
17. Walking trails located within the undisturbed creek area (not including the cleared easement area) shall consist of soft paths. No heavy equipment shall be used within the undisturbed areas.
18. Construction entrance for the project shall be established on Parkway Lane.

Mr. Mitch Peevy of the Pacific Group represented the applicant. Mr. Peevy informed the Commission that he had no issue with Staff's conditions.

Chairman Houser opened the floor for public comment. Mr. Bob Howard stated that he was in favor of the application and requested that the existing pavement entering the walking trail be removed. Mr. John Rhodes expressed concern with the additional traffic this development would produce and made inquiry to a traffic study. Ms. Jessie Berger expressed concern for the impact on Peachtree Elementary and requested a study to be completed on population growth impacting the local schools. Mr. David Youngman inquired as to whether or not this development would have a positive impact on the business case of the City.

A motion was made after discussion concerning additional traffic that would be produced from this proposed development. It was determined that the proposed use would have a reduction in traffic as opposed to the existing permitted use.

MOTION TO APPROVE RZ2015-004/V2015-009 WITH STAFF'S CONDITIONS.

By: Mark Willis

Seconded: Italia Metts

Vote: (4-0) (Willis, Metts, Houser, Middleton)

2. RZ2015-005, Everland Property

Request to rezone from R-100 to MUD, pursuant to the Town Center development plan, .84 acres of property located at 3775 and 3785 Medlock Bridge Road, in District 6, Land Lot 301.

Mrs. Diana Wheeler, Community Development Director, provided background information regarding the subject property and the applicant's request. The subject property consists of two residential lots located along Medlock Bridge Road. These lots are part of the Town Center project, but are not owned by the City's Downtown Development Authority. When zoning on the DDA's property (surrounding these two lots) was amended to MUD on July 2, 2013, the subject properties were not included. However, when the Town Center plans were developed, these two lots were swept into the design. Over time, the properties' R-100 zoning was overlooked. As the work was being done to prepare the DDA

property for its upcoming sale, the issue of the existing residential zoning on these two lots surfaced. The master plan for the Town Center was adopted on December 16, 2014. The master plan calls for a mixed use project with retail, restaurants, theater, townhomes, deck parking and a town green. In addition, the adopted development standards identify specific uses that would be allowed and the architectural treatment of the buildings to be developed. The two lots that comprise this application are included in the townhome portion of the project. In order for townhouses to be built, the zoning must be amended. Therefore, the applicant would like the properties to be rezoned so that their zoning is consistent with the remainder of the Town Center project and the land can be developed for townhomes as shown on the master plan. Mrs. Wheeler stated that after review of the applicant's request and other relevant information, it is recommended that RZ2015-005 be approved with the condition that development of the two properties be consistent with the approved Town Center master plan.

The applicant was not present at the meeting. Chairman Houser opened the floor for public comment. There was no public comment.

MOTION TO APPROVE RZ2015-005 EVERLAND PROPERTY WITH STAFF'S CONDITION THAT THE DEVELOPMENT OF THE TWO PROPERTIES BE CONSISTENT WITH THE APPROVED TOWN CENTER MASTER PLAN.

By: Mark Middleton

Seconded: Mark Willis

Vote: (4-0) (Middleton Willis, Houser, Metts)

CITY BUSINESS ITEMS:

Holcomb Bridge Road Corridor Study Update – Lord, Aeck, Sargent

Mr. Matt Cherry of Lord, Aeck, Sargent gave an overview of the progress on the Holcomb Bridge Road Corridor Study. The discussion topics were as followed:

1. Process and Schedule Update
2. Planning Strategies and Preliminary Projects
3. Diversifying the Housing Stock
4. Next Steps - Third Public Meeting on October 27

The Planning Commission meeting concluded at 8:42 PM.

Approved,



Matt Houser, Chairman

Attest:



Kym Chereck, City Clerk



