



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
January 12, 2016

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
Jennifer Davis, Deputy City Clerk

MINUTES:

**MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 8, 2015
PLANNING COMMISSION MEETING.**

By: Mark Willis

Seconded by: Italia Metts

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

OLD BUSINESS: (None)

NEW BUSINESS:

- 1. SUP2015-006 Adult Day Care Center. Request for a special use permit to allow an adult day care center in an M-2, Heavy Industry, zoning district on a portion of a 13.1 acre site located at 4350 Peachtree Industrial Blvd. in Dist. 6, Land Lot 268, Parcel 008, Peachtree Corners, GA.**

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant requests a Special Use Permit on a portion of a 13.1-acre parcel, currently zoned M-2 (Heavy Industry District), to allow an Adult Day Care Center. The property is located on the southwest corner of Peachtree Industrial Boulevard and Turman Drive, and currently has Special Use Permits granted by Gwinnett County in 2007 for a church and a private school. The applicant has stated that the building is currently being used for a part-time school. The site plan provided by the applicant shows the proposed Adult Day Care Center located in an existing suite near the north side of the structure. The letter of intent indicates the proposed hours of operation for the Adult Day Care Center would be from 8:00am through 2:00pm. The Center would serve up to 112 guests and staff, and is currently pending State licensing. An Adult Day Care Center would add to the diversity of businesses in the Character Area and would serve as an amenity to nearby residential areas.

After review of the applicant's proposal and other relevant information, it is recommended that SUP2015-006 be approved with the following conditions:

1. The Adult Day Care Center shall be developed in general accordance with the site plan submitted with this application. The proposed use shall be limited to space within the existing structures on the subject property.
2. The Adult Day Care Center shall be limited to a maximum of 112 guests and staff at any time.
3. Hours of operation shall be limited to 8:00am to 2:00pm, seven days per week.

A representative on behalf of Good Fortune, LLC spoke briefly regarding the Special Use Permit request and answered questions from the board.

Chairman Houser opened the floor for public comment. There was no public comment. A motion was made after discussion concerning extending the applicants requested operating hours.

MOTION TO APPROVE SUP2015-006 WITH STAFF CONDITIONS AS PRESENTED WITH EXCEPTION OF AN AMENDMENT TO CHANGE THE HOURS FROM 8 AM – 2 PM TO 8 AM – 5PM.

By: Mark Willis

Seconded: Alan Kaplan

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

CITY BUSINESS:

1. **PH2015-008 M1 Uses in CDB.** Request to amend the list of M-1 permitted uses within the CBD.

Mrs. Diana Wheeler, Community Development Director, informed the

Commission of the amendment to the Zoning Code prohibiting the M-1 uses listed below within the Central Business District. Included in the Commission's packets was a draft Ordinance for review and proposed list of prohibited M-1 uses within the Central Business District.

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

MOVE TO RECOMMEND PH2015-008 TO COUNCIL FOR APPROVAL.

By: Mark Willis

Seconded: Italia Metts

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

2. Congratulation to Alan Kaplan and Mark Middleton on their reappointment to the Planning Commission.

3. Election of Planning Commission Chairman and Vice-Chairman.

MOTION TO ELECT MATT HOUSER AS CHAIRMAN OF PLANNING COMMISSION.

By: Alan Kaplan

Seconded: Mark Willis

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

MOTION TO ELECT ALAN KAPLAN AS VICE-CHAIRMAN OF PLANNING COMMISSION.

By: Mark Willis

Seconded: Italia Metts

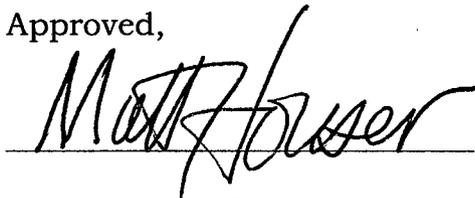
Vote: (4-0) (Willis, Metts, Houser, Kaplan)

COMMENTS BY STAFF AND PLANNING COMMISSIONERS:

Mrs. Diana Wheeler, Community Development Director, gave updates on current and future city projects.

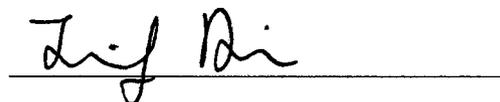
The Planning Commission meeting concluded at 7:45 PM.

Approved,



Matt Houser, Chairman

Attest:



Jennifer Davis, Deputy City Clerk