



**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**April 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  
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 FEBRUARY 26, 2016  
PLANNING COMMISSION MEETING.**

**By: Mark Willis**

**Seconded by: Italia Metts**

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

**OLD BUSINESS:** (None)

**NEW BUSINESS:**

- 1. RZ2016-003 MDS Holdings. Request to rezone a 4.09 acre parcel from M-1 to M-2 to allow a truck storage facility at 4684 South Berkeley Lake Rd., in District 6, Land Lot 269 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 is seeking to rezone 4.09 acres at 4684 South Berkeley Lake Road from M-1 (Light Industry District) to M-2 (Heavy

Industry District) in order to allow for a truck storage facility. The property is currently used as a single-family residence. The site is located within an industrial area that is bounded by South Old Peachtree Road, South Berkeley Lake Road, and Buford Highway. The Norfolk Southern Railway abuts the property on the southeast side.

Approximately half of the property is wooded with old growth trees along the southwest and southeast edges. Three trees are located in front of the house, near or within the 50-foot front building setback. The applicant proposes to demolish all of the existing structures on the site, lay asphalt millings across the majority of the property in order to park 117 trucks. A small guard house and dumpster enclosure are proposed. The applicant is also proposing to construct a wood fence with brick and stone accent along the front property line and a chain-link fence with slats along the side and rear property lines.

We have compared this application to the Zoning Code Standards in section 1702. We found this application complies with the standards. It should not have a deterrent impacts on surrounding properties just because there is so much development that is very similar in nature that already exists nearby. The proposed rezoning would also be in keeping with the goals and policies of the City's Comprehensive Plan, provided that certain conditions of rezoning are put in place. In this case, truck storage is deemed appropriate as it is a light industrial use that is located within close proximity to Buford Highway.

After review of this application, staff recommends that the rezoning be approved subject to the following 17 conditions:

1. The property shall be rezoned M-2; however, only truck storage shall be permitted.
2. Truck storage shall not be located within the front yard, (the 50 feet between the front property line and the front building setback line).
3. The three large trees located between the existing house and the front property line shall be preserved. If encroachment into the critical root zone of these trees is necessary, a maximum of 20% encroachment shall be permitted and such encroachment may only be with permeable or pervious pavers.
4. The vegetation within the north side setback area shall remain undisturbed except for the minimum clearing necessary to install the stormwater system and to accommodate the 10 parking spaces closest to the northern property line.
5. The fence along the northeast corner of the property shall be relocated from where it's shown on the plans prepared by Day Design Group dated 2/26/15 and placed immediately behind the dumpster instead of running all the way to the corner of the property. The placement of the fence in this manner is for the purpose of preserving all the existing vegetation on the northeast corner of the property.
6. The existing vegetation within the 15 ft. rear setback shall remain undisturbed.

7. The property shall be screened along the front and the first 100 ft. along the north and south sides by an 8' tall solid wood fence, with brick and stone accent posts placed a minimum of 25 feet on center. The exact placement of the fence along the front of the property shall be determined by Staff after a survey showing the location of the trees and CRZs is submitted. Every effort shall be made to minimize the impact on the trees when locating and installing the fence.
8. Landscape strip along the front of the property shall meet overlay standards except that existing mature vegetation at the front may also be utilized to meet the requirements.
9. The remainder of the property may use an 8' tall slatted chain-link fence.
10. No inoperable (junk/salvage) vehicles shall be stored on site.
11. No vehicles shall be located on unpaved surfaces.
12. The materials used for the guard house shall match the materials used for the front fence.
13. A 5 ft. wide sidewalk shall be installed along South Berkley Lake Road.
14. No billboards shall be permitted on the property.
15. 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.
16. Permanent freestanding project signage shall be limited to one monument sign to be located at the front of the property.
17. All conditions must be met before a business license can be issued.

Representing the applicant MDS Holdings USA, LLC is Tracey Mason, attorney in Lawrenceville. One of principals of MDS Holdings USA, LLC Stuart Scruggs was present at the meeting. The applicant is in agreement with staff recommendations with the exception of condition 9 and 11. The proposed changes to the conditions are as follows:

9. An 8' tall chain-link fence shall be used along the property line which abuts the right of way of the Norfolk Southern Railroad. The remainder of the property may use an 8' tall slatted chain-link fence.
11. Vehicles shall be located on paved surfaces or asphalt millings.

Chairman Houser opened the floor for public comment. There was no public comment. A motion was made after discussion concerning traffic, employment of the business, and setting a precedent.

**MOTION TO DENY PZ2016-003**

**By: Alan Kaplan**

**Seconded: Italia Metts**

**Vote: (3-2) (Kaplan, Metts, Willis)(Houser, Middleton opposed)**

**CITY BUSINESS ITEMS:**

**1. Update on Town Center, Town Green, Botanical Garden, and Peachtree Parkway Bridge**

Diana Wheeler, Community Development Director, gave a brief update on the Town Center, Town Green, Botanical Garden, Multi-Use Trail, and Peachtree Parkway Bridge.

**COMMENTS BY STAFF AND PLANNING COMMISSION:**

Diana Wheeler, Community Development Director, informed the Commission that there would be no meeting for the month of May.

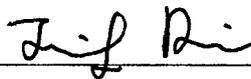
The Planning Commission meeting concluded at 8:26 PM.

Approved,



Matt Houser, Chairman

Attest:



Jennifer Davis, Deputy City Clerk

