



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
July 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 - Absent

Staff: Diana Wheeler, Community Development Director
Kym Chereck, City Clerk
Rocio Monterrosa, Deputy City Clerk

MINUTES:

**MOTION TO APPROVE THE MINUTES FROM THE APRIL 12, 2016
PLANNING COMMISSION MEETING.**

By: Alan Kaplan

Seconded by: Mark Willis

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

OLD BUSINESS: (None)

NEW BUSINESS:

- 1. SUP2016-002 La Cosecha Church.** Request for a special use permit to allow church uses in an office building zoned M-1 and located on 2.03 acres at 6947 Peachtree Industrial Boulevard in Land Lot 277, 6th District, Peachtree Corners, Georgia.

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 requesting a Special Use Permit on a 2.03-acre parcel zoned M-1 (Light Industry District) to permit a facility for the conduct of religious services and ceremonies in an existing, vacant, office building. The applicant intends to purchase the entire site and do minor interior renovations for offices, classrooms, and a sanctuary. A community food pantry that will be open only during service hours is also proposed. A site plan of the property depicts the subject property located on a flag lot, located behind two smaller parcels that front Peachtree Industrial Boulevard.

After review of this application, staff recommended that the rezoning be approved subject to the following 7 conditions:

1. The special use permit for the Ministerio I. La Cosecha 3 Church shall be limited to the existing building at 6947 Peachtree Industrial Boulevard;
2. The number of fixed seats in the church shall be limited to 300 in order to meet the minimum parking requirements, provided there are 60 parking spaces available on the site;
3. General maintenance and repair of all building elevations and landscaping shall be completed prior to occupancy in order to meet property maintenance requirements. Alterations shall be subject to the review and approval of the Community Development Director;
4. Required inspections and permits shall be obtained before occupancy;
5. The community food pantry is operated as an accessory use to the church and conducted during church service hours. It shall not become a separate entity or the primary use on the site;
6. Any associated day care centers, private schools, recreational facilities, or parking lot expansions are not permitted under this Special Use Permit; (This restriction does not apply to individual programs such as after-school care or Mothers Morning Out.)
7. If the City determines that church activities sufficiently impact existing traffic, the City shall notify the church and the church shall provide an off-duty police officer during those times when church related traffic needs to be managed.

Reverend Henry Zamora represented the applicant. Reverend Zamora stated that the Church had no issues with Staff's conditions and wanted to be a part of the Peachtree Corners Community.

Chairman Houser opened the floor for public comment. There was no public comment. A motion was made after discussion concerning when the food pantry would be opened. The applicant stated that the food pantry would be open after Church on Sunday's.

MOTION TO APPROVE SUP2016-002 WITH ASSOCIATED STAFF CONDITIONS.

By: Alan Kaplan

Seconded: Mark Middleton

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

- 2. SUP2016-003 CityGate Church.** Request for a special use permit to allow church uses in an office building zoned M-1 and located on 3.05 acres at 3100 Medlock Bridge Road, Suite 270, in Land Lot 271, 6th District, Peachtree Corners, Georgia.

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 requesting a Special Use Permit on a 3.05-acre parcel zoned M-1 (Light Industry District) to permit a facility for the conduct of religious services and ceremonies in an existing, office building. The office building is part of the Medlock Oaks Business Park, which includes a total of five buildings on five parcels. The applicant's letter of intent states that the CityGate Atlanta Church intends to lease 15,000-square-feet so that they may conduct religious services outside normal business hours. They have stated that the largest assembly area will seat approximately 175 people. No additions or alterations to the exterior of the buildings or site are being requested.

After review of this application, staff recommended that the rezoning be approved subject to the following 5 conditions:

1. The special use permit for CityGate Atlanta Church shall be limited to the 15,409-square-feet in Building 200, as shown on the submitted survey and floor plan;
2. The number of fixed seats in the church shall be limited to 175;
3. Required inspections and interior finish permits shall be obtained before occupancy;
4. Any associated day care centers, private schools, or recreational facilities are not permitted under this Special Use Permit. (This restriction does not apply to individual programs such as after-school care or Mothers Morning Out.)
5. If the City determines that church activities sufficiently impact existing traffic, the City shall notify the church and the church shall provide an off-duty police officer during those times when church related traffic needs to be managed.

Mr. Jordan Edwards represented the applicant. Mr. Edwards stated that the applicant felt this was a good use of an existing space and had no issue with Staff's Conditions.

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

MOTION TO APPROVE SUP2016-003 WITH RECOMMENDED CONDITIONS BY STAFF.

By: Mark Willis

Seconded: Mark Middleton

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

CITY BUSINESS ITEMS:

1. Consideration of amendment to the sign ordinance to prohibit signage on bus benches, bus shelters, and other street furnishings.

Diana Wheeler, Community Development Director, explained that there have been some concerns expressed about the benches installed recently along some roadways due to the advertising placed along the backs of the benches. The appearance of the bus bench signs is an issue, as well as the precedent for having signage in the right-of-way. In order to address the issue, Staff researched the existing sign ordinance regulations and found the following two sections that apply:

Sec. 54-13. - Signs exempt from specified provisions of this chapter (permitting)

(9) Signage on courtesy benches, trash receptacles, newspaper boxes, automated teller kiosks and phone booths not exceeding eight square feet of sign area and not located within the required front yard setback for the zoning district. Limited to one bench sign and one trash receptacle sign per lot.

Sec. 54-10. - Prohibited signs.

The following types of signs or advertising devices are prohibited in all zoning districts of the city:

(6) Signs placed within public rights-of-way, except publicly owned, authorized or maintained signs which serve an official public purpose.

Mrs. Wheeler recommended adding the following underlined verbiage.

Sec. 54-13. - Signs exempt from specified provisions of this chapter (permitting)

(9) Signage on courtesy benches, trash receptacles, newspaper boxes, automated teller kiosks and phone booths located on private property and not exceeding eight square feet of sign area and not located within the required front yard setback for the zoning district. Limited to one bench sign and one trash receptacle sign per lot.

Sec. 54-10. - Prohibited signs.

The following types of signs or advertising devices are prohibited in all zoning districts of the city:

(6) Signs placed within public rights-of-way (including signs placed on utility poles, street benches, bus benches, bus shelters, trash cans, bike racks, and other street furnishings), except publicly owned, authorized or maintained signs which serve an official public purpose.

Chairman Houser opened the floor for public comment. There was no public comment. A motion was made after discussion concerning communication with the County, and also adding verbiage to section 54-10.6 of *non-commercial* (as stated below).

MOTION TO RECOMMEND APPROVAL OF THE AMENDMENT AS PRESENTED BY MRS. WHEELER, ALONG WITH THE RECOMMENDATION THAT WE OPEN UP DISCUSSION WITH THE COUNTY AND SEE IF THERE IS A WAY TO COORDINATE IMPLEMENTING THESE BUS STOPS AND BENCHES IN THE FUTURE, IN HOPES TO AVOID BENCHES AND SHELTERS THAT ARE INCONSISTENT WITH OUR DESIGN IDEAS FOR THE FURNISHINGS IN THE RIGHT-OF-WAYS, AND WHETHER OR NOT THE COUNTY OR ENTITY GOES ALONG WITH THAT SHOULD BE NOTED AT THAT POINT, AND IF NOT THEN PERHAPS THE CITY CAN CONSIDER FUNDING SOMETHING TO HELP ENSURE THAT THROUGHOUT THE CITY THE FURNISHINGS IN OUR RIGHT-OF-WAY HAVE SOME TYPE OF CONSISTENCY.

By: Alan Kaplan

Seconded: Mark Middleton

FRIENDLY AMENDMENT TO ADD THE ADDITIONAL LANGUAGE OF NON-COMMERCIAL TO SEC. 54-10.6 SO THAT IT READS SIGNS PLACED WITHIN PUBLIC RIGHTS-OF-WAY (INCLUDING SIGNS PLACED ON UTILITY POLES, STREET BENCHES, BUS BENCHES, BUS SHELTERS, TRASH CANS, BIKE RACKS, AND OTHER STREET FURNISHINGS), EXCEPT NON-COMMERCIAL, PUBLICLY OWNED, AUTHORIZED OR MAINTAINED SIGNS WHICH SERVE AN OFFICIAL PUBLIC PURPOSE.

By: Mark Willis

Accepted by: Alan Kaplan

Vote on Friendly Amendment: (4-0) (Willis, Kaplan, Houser, Middleton)

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

2. Consideration of amendment to the zoning code to regulate outdoor vending and storage lockers.

Diana Wheeler, Community Development Director, informed the Commission that the Mayor and Council are requesting that the Planning Commission recommend verbiage to amend the zoning code to regulate outdoor vending and storage lockers. This is a result of a request from Amazon who would like to install a new product, Amazon Locker, at various locations throughout the city. The Amazon Locker is an orange colored storage unit that measures 7.3 ft. high, 9 ft. long, and 1.9 ft. deep. It functions like a grouping of post office boxes by allowing people to pick-up or return their Amazon purchases to a locked unit at

the customer's convenience. The Locker helps to address the security issue sometimes involved with the home delivery of packages. Amazon would like to place these Lockers at QuikTrip's within the City of Peachtree Corners. Mrs. Wheeler provided the Commission with information on how the surrounding Cities intend to handle the placement of the Amazon Lockers. After discussion it was determined that the Planning Commission required additional information and time in order to make a recommendation; therefore, this item will be heard again at a later date.

COMMENTS BY STAFF AND PLANNING COMMISSION:

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

The Planning Commission meeting concluded at 8:00 PM.

Approved,



Matt Houser, Chairman

Attest:



Kym Chereck, City Clerk

