

CITY OF PEACHTREE CORNERS
ZONING BOARD OF APPEALS MINUTES
July 20, 2016

The City of Peachtree Corners held a Zoning Board of Appeals meeting. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Zoning Board of Appeals: Wayne Knox, Post B
 Marcia Brandes, Post A
 Amreeta Regmi, Post C
 Matthew Gries, Post D
 James Blum, Post E - Absent

Staff: Diana Wheeler, Com. Dev. Director
 Kym Chereck, City Clerk

AGENDA: Approval of the July 20, 2016 agenda.

MOTION TO APPROVE THE JULY 20, 2016 AGENDA.

By: Marcia Brandes

Seconded: Amreeta Regmi

Vote: (4-0) (Brandes, Regmi, Knox, Gries)

MINUTES: Approval of April 20, 2016 Minutes and May 4, 2016 Minutes.

MOTION TO APPROVE THE APRIL 20, 2016 AND MAY 4, 2016 MINUTES.

By: Marcia Brandes

Seconded: Amreeta Regmi

Vote: (3-1) (Brandes, Regmi, Knox) (Gries abstained)

NEW BUSINESS:

1. V2016=004 Peachtree Marketplace.

Request to increase the amount of wall signage from 200 square feet to 379.5 square feet and reduce the front setback from 38.8 feet to 10 feet and reduce the side yard setback from 10 feet to 5 feet for property located at 6131 and 6141 Peachtree Parkway in District 6, Land Lots 283, 285, and 374, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, provided background information regarding the applicant's request. The applicant is requesting variances in order to exceed the maximum wall signage allowed and reduce required setbacks as follows: 1) a total of 379.5 square feet of wall signs on the

new LA Fitness building instead of the maximum 200 square feet, 2) a side setback of 5 feet instead of the required 10 feet on the new LA Fitness and Aspen Dental buildings, and 3) a front setback of 10 feet instead of the required 38.8 feet on the Aspen Dental outparcel building. After reviewing the applicant's proposal and the variance criteria, staff found that the setback variance request for both the side and front can be supported, as there are hardship conditions unique to this property. A variance for some of the added wall signs requested on the LA Fitness building can also be supported to help with driver safety where visibility is hampered by topography and landscaping. However, a wall sign on the west (rear) side of the building will likely have limited benefit and contribute little to driver safety. Approaching the LA Fitness building from Ryan Rd. in either direction, the driver would see either the south side sign or the north side sign before reaching the sign on the west side of the building. This means that unless viewed from the office building across Ryan Road, the sign on the west side of the building would serve a redundant purpose since, on approach, one of the other LA Fitness signs would be visible first.

The applicant, Mr. Jacob Khotoveli, was present at the meeting. Mr. Khotoveli stated that he would like the sign on the rear of the building, facing Ryan Road, to be approved since it is a regularly traveled road, and access to the site. Mr. Khotoveli stated that it is especially traveled by people who miss the turn on Holcomb Bridge Road and circle around onto Ryan Road.

Chairman Knox opened the floor to anyone wanting to speak in favor or opposition to the application. There were no comments.

A motion was made after discussion concerning, among other items, the importance of the access to the property from Ryan Road.

BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDINGS AND CONCLUSIONS AND APPROVE THE APPLICATION BEFORE IT ON THE BASIS THAT (1) THERE ARE EXTRAORDINARY OR EXCEPTIONAL CONDITIONS PERTAINING TO THIS PARTICULAR PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE OR TOPOGRAPHY; AND, (2) THE APPLICATION OF THE ZONING RESOLUTION TO THIS PARTICULAR PIECE OF PROPERTY WOULD CREATE AN UNNECESSARY HARDSHIP; AND, (3) SUCH CONDITIONS ARE PECULIAR TO THE PARTICULAR PIECE OF PROPERTY INVOLVED; AND, (4) SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER; AND, (5) RELIEF, IF GRANTED, WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD NOR IMPAIR THE PURPOSES OR INTENT OF THIS RESOLUTION.

By: Marcia Brandes

Seconded: Matthew Gries

Vote: (4-0) (Brandes, Gries, Knox, Regmi)

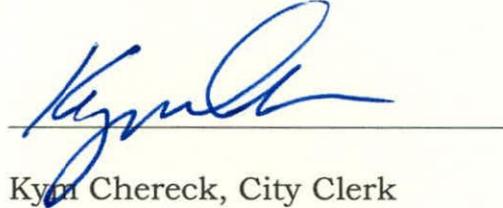
CITY BUSINESS ITEMS:

Diana Wheeler, Community Development Director, informed the Board that there would be no meeting in August.

The Zoning Board of Appeals meeting concluded at 7:55 PM.

Approved,

Attest:



Wayne Knox, Chairman

Kym Chereck, City Clerk

