



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
OCTOBER 18, 2016 @ 7:00PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. An audible copy of the meeting is available from the City Clerk's office. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	Eric Christ – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Julian Jackson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Bill Riley
Public Works Director	Greg Ramsey
Finance Director	Brandon Branham

PLEDGE OF ALLEGIANCE: Mayor Mason led the Pledge of Allegiance.

MAYOR'S OPENING REMARKS: Mayor Mason reminded the public that this year's Christmas Parade will take place on Saturday, November 26, 2016, from 4:00 PM to 9:00 PM, and will be presented by the Peachtree Corners Festival Committee.

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 20, 2016 COUNCIL MEETING.

By: Council Member Christopher
Seconded by: Council Member Gratwick
Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

CONSIDERATION OF MEETING AGENDA:

MOTION TO REQUEST A CHANGE TO THE MEETING AGENDA TO TABLE O2016-09-80.

By: Council Member Sadd
Seconded: Council Member Gratwick
Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Christopher, Aulbach)

PUBLIC COMMENT: Carson Saville, Gary Johnson, Drew Carroll, Lee Ellis, Charlie Killmaster, Luke Crawford, Robert Armstrong and David Brazell all spoke in opposition to O2016-09-80, the Ordinance to prohibit hunting and celebratory gun fire within the City of Peachtree Corners. Gregory Smith spoke in favor of O2016-09-80. Janet Hartman, Gary Johnson and Lisa Grogan spoke in opposition to O2016-09-79, the Solid Waste Ordinance.

PRESENTATIONS AND REPORTS:

Staff Activity Report – Community Development

Diana Wheeler, Community Development Director, provided her report on staff activities that occurred during the period of September 26, 2016 – October 14, 2016. These activities included, among other items, meetings with the Arts Council to interview consultants, meeting with GDOT to review the application for the grant funded trial study, meeting with the Forum representatives to review the Forum side of the trial, and meeting with Animal Shelter representatives who are looking for a suitable property within Peachtree Corners.

Staff Activity Report – Public Works

Greg Ramsey, Public Works Director, provided his report on staff activities that occurred in the period ending with October 7, 2016. These activities included, among other items, meetings concerning the Trail Project, a Town Hall meeting with Avocet, meeting with Johns Creek concerning the 141 Corridor Project, and website meetings pertaining to updating the Public Works portion of the City's website.

CONSENT AGENDA:

APH 2016-08-039

Consideration of Approval of Alcoholic Beverage License Application for Giant Meteor, LLC dba The Double Eagle at 5005 Peachtree Parkway, Suite 810, Peachtree Corners, GA 30092. Applicant Adam Conner is applying for Consumption on Premise Beer, Wine & Distilled Spirits License.

MOTION TO APPROVE APH 2016-08-039.

By: Council Member Gratwick

Seconded: Council Member Sadd

Vote: (7-0) (Gratwick, Sadd, Mason, Christ, Wright, Christopher, Aulbach)

APH 2016-08-040

Consideration of Approval of Alcoholic Beverage License Application for Optimum Horizons, LLC dba Kool Runnings Restaurant, 5450 Peachtree Parkway, Suite 8-D, Peachtree Corners, GA 30092. Applicant Marcia Noellie Reid is applying for Consumption on Premise Beer, Wine & Distilled Spirits License.

MOTION TO APPROVE APH 2016-08-040.

By: Council Member Gratwick

Seconded: Council Member Sadd

Vote: (7-0) (Gratwick, Sadd, Mason, Christ, Wright, Christopher, Aulbach)

OLD BUSINESS:

02016-09-78

Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2016-004 Medlock Bridge Townhomes, request to rezone property from R-100, Single Family Residence and C-2, Commercial, to R-TH and approve associated variances in order to develop a 34-lot townhouse subdivision on 4.36 acres located at 3534 and 3544 Medlock Bridge Road in Land Lot 286, 6th District, Gwinnett County, 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 to rezone two parcels that total

4.36 acres for the development of a 34-lot townhome development at a density of 7.8 units/acre. While both properties were previously developed as single-family residential lots, 3544 Medlock Bridge Road is currently used by CC Waters Wrecker Services. Photographs depicting the site were presented to the Commission.

After review of the application, staff recommended that the rezoning be approved subject 13 conditions, which were available in the Council Packets.

Mr. Charles Patterson of Patterson Engineering and Mr. Robert Miller with the Miller Group represented the applicant, and were present at the Council meeting.

Mayor Mason opened the floor for public comment. Ms. Lisa Grogin expressed concern with exiting her neighborhood (Coventry) left onto Medlock Bridge Road conflicting with people exiting the proposed subdivision. Ms. Darialyn Robinson expressed concern the applicant removing mature trees which would provide screening from the proposed townhomes, and also with the drainage into her neighborhood.

A motion was made after discussion concerning traffic, the undisturbed buffer and providing fencing around the property to screen the building process. The conditions listed below are the revised and approved conditions.

1. The site shall be limited to 34 single-family townhomes with a minimum heated floor area of 2,100 square feet.
2. The property shall be developed in general conformance with the concept plan prepared by Patterson Engineering Company dated June 28, 2016, and submitted with this application with revisions to meet these conditions. Final site plan shall be submitted with the Land Disturbance Permit application and shall meet the requirements of all city codes and ordinances except as noted herein.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 25-feet on the easternmost portion of the south (side) property line, and to 20-feet on the westernmost portion of the south (side) property line.
4. Building elevations shall be submitted to the Community Development Director for review and approval.
5. The green space in the center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided such as a shade structure with seating or a fire pit. An amenity area plan, that includes a landscape **plan (and any future changes to the plan)**, is required to be submitted and shall be subject to the review and approval of the Community Development Director.

6. Development shall include no more than one (1) full-access driveway on Medlock Bridge Road.
7. Exterior to the site, sidewalks shall be provided along Medlock Bridge Rd. contiguous to the front of the property. Internal to the site, sidewalks shall only be provided along the perimeter of both landscape medians.
8. A 50-foot wide landscaped strip shall be provided along the Medlock Bridge Road frontage. **Landscape plans shall be approved by the Community Development Director.**
9. Interior street names shall relate to Peachtree Corners history or culture and shall be approved by Staff.
10. Interior streets shall be private and maintained by the Homeowners Association.
11. To the extent possible, the existing trees in the buffers shall be preserved by the developer and enhanced with additional trees where buffers are sparse (northern property line adjacent to Lockmed Dr.) **Landscape plan to be approved by the Community Development Director.** (Future homeowners may modify the landscaping in the buffer within their own property.) **A 6 foot high wooden opaque fence shall be constructed around the perimeter of the property, not except along the Medlock Bridge frontage, but around the rest of the property, at the start of construction. The Community Development Director will approve future changes.**
12. The existing specimen pine tree along Medlock Bridge Rd. shall be preserved and incorporated into the plan.
13. Every effort shall be made to preserve existing specimen trees whose locations coincide with the planned green space.

MOTION TO APPROVE O2016-09-78 WITH CONDITIONS AS STATED ABOVE.

By: Council Member Gratwick

Seconded: Council Member Christopher

**Vote: (6-1) (Gratwick, Christopher, Mason, Sadd, Christ, Aulbach)
(Wright opposed)**

(For a copy of the approved Ordinance, please see attachment A)

O2016-09-79

Second Read and Consideration of an Ordinance to amend Chapter 90 ("Solid Waste") of the Code of the City of Peachtree Corners, Georgia, in order to provide for the time limit of carts at the street side.

Brandon Branham, Finance Director, informed the Mayor and Council of the changes to the Ordinance which were presented in the Council packet. Mr. Branham recommended adding verbiage to the Ordinance permitting the garbage cart to be located at the side of the house, screened.

Mayor Mason opened the floor for public comment. Ms. Mim Harris stated that she is opposed to the Ordinance and recommended that the garbage cart be able to be placed at the front of the house.

A motion was made after discussion permitting the cart to also be able to be stored in the side yard or front of the house on a concrete surfaces as close to the home as possible.

MOTION TO APPROVE O2016-09-79 WITH THE ADDITIONAL VERBIAGE TO PERMIT THE CART TO BE STORED IN THE SIDE YARD OR FRONT OF THE HOUSE ON A CONCRETE SURFACE AS CLOSE TO THE HOME AS POSSIBLE.

By: Council Member Sadd

Seconded: Council Member Christ

Vote: (7-0) (Sadd, Christ, Mason, Wright, Aulbach, Christopher, Gratwick)

(For a copy of the approved Ordinance, please see attachment B)

O2016-09-80

Second Read and Consideration of an Ordinance to prohibit hunting and celebratory gun fire within the City of Peachtree Corners.

This item was Tabled during the consideration of meeting agenda.

NEW BUSINESS:

ACTION ITEM

Consideration of a construction contract with E.R. Snell, Inc. for the intersection improvements at Holcomb Bridge Road and Jimmy Carter Blvd. (Joint SPLOST project)

Greg Ramsey, Public Works Director, informed the Mayor and Council that Capital Improvement Project 15.03 is an intersection improvement at Holcomb Bridge Road and Jimmy Carter Blvd. A diagram was presented in the Council Packet depicting the proposed improvements. As discussed by the consultant at the September 2016 Council Meeting, the construction bids submitted following the invitation to Bid exceeded their estimates. Mr. Ramsey recommended approval of an authorization for the Mayor and City Attorney to enter into a Construction Contract with ER Snell, Inc. for an amount not to exceed \$988,653.00.

MOTION TO AUTHORIZE THE MAYOR AND CITY ATTORNEY TO ENTER INTO A CONSTRUCTION CONTRACT WITH ER SNELL, INC. FOR AN AMOUNT NOT TO EXCEED \$988,653.00.

By: Council Member Gratwick
Seconded: Council Member Wright
Vote: (7-0) Gratwick, Wright, Mason, Sadd, Christ, Aulbach,
Christopher)

ACTION ITEM

Consideration of awarding a contract for the development of an Arts and Cultural Master Plan.

Diana Wheeler, Community Development Director, informed the Mayor and Council that the Arts Council reviewed five proposals in response to the City's request for a consultant's help in preparing an Arts and Culture Master Plan for the City. After considering the teams' qualifications, approach, experience, and proposed fee, the Arts Council recommended that The Sizemore Group be awarded the Arts and Cultural Master Plan project. This consultant was also the low bidder with a project fee of \$58,500.

MOTION TO AWARD THE ARTS AND CULTURAL MASTER PLAN PROJECT TO THE SIZEMORE GROUP FOR AN AMOUNT NOT TO EXCEED \$58,500 AND AUTHORIZE THE MAYOR TO SIGN THE CONTRACT DOCUMENTS.

By: Council Member Christ
Seconded: Council Member Christopher
Vote: (7-0) (Christ, Christopher, Mason, Sadd, Wright, Aulbach,
Gratwick)

ACTION ITEM

Consideration of an agreement with GDOT to implement a grant awarded by the ARC to perform studies related to the Multi-Use Trail System pursuant to R2015-03-39.

Diana Wheeler, Community Development Director, reminded the Mayor and Council of Resolution 2015-03-39 which authorized an application to the ARC for federal grant monies to help with the design and construction of the Multi-Use Trail. The City's grant application was subsequently approved and ARC awarded Peachtree Corners \$120,000 (\$150,000 total when combined with the City's 20% match). The money will be used to conduct a 'limited scope study' (environmental impact assessment, historical resources, etc.) that is required in order to apply for and obtain federal funds to use for trail design and construction. The next step in the study process is the approval of the Project Framework Agreement (PFA) with GDOT which will authorize the expenditures of the \$120,000 in federal funds along with \$30,000 in City funds. Staff is coordinating with one of

their GDOT Certified On-Call Consultants to obtain a schedule for the critical path items, including concept development, environmental assessments, design and GDOT' s approval and is recommending approval of the Project Framework Agreement with GDOT and authorize the Mayor to sign the documents.

MOTION TO APPROVE THE PROJECT FRAMEWORK AGREEMENT WITH GDOT AND AUTHORIZE THE MAYOR TO SIGN THE DOCUMENTS APPROVING POND.

By: Council Member Christopher

Seconded: Council Member Gratwick

Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

ACTION ITEM

Consideration of appointment of Brian L. Johnson as City Manager under the terms and conditions set forth in the proposed contract prepared by the City Attorney, effective October 18, 2016.

MOTION TO ACCEPT THE APPOINTMENT OF BRIAN L. JOHNSON AS CITY MANAGER UNDER SUBSTANTIALLY THE SAME TERMS AND CONDITIONS AS SET FORTH IN THE PROPOSED CONTRACT PREPARED BY THE CITY ATTORNEY, SUBJECT TO FINAL APPROVAL BY LEGAL.

By: Council Member Gratwick

Seconded: Council Member Sadd

**Vote: (6-0-1) (Gratwick, Sadd, Mason, Christ, Wright, Aulbach)
(Christopher abstained)**

WORK SESSION:

Update on Veterans Monument

Mr. Bob Ballagh gave a brief update on the Veterans Monument. Mr. Ballagh introduced Mary Gibson, a new member of the Veterans Monument team, who is helping with communications and marketing. Mr. Ballagh stated that the Norcross Blue Devils ROTC are a new sponsor. After a depiction of the monuments, Mr. Ballagh explained that the way everyone can help with the Veterans Monument is to tell your friends about the monument and encourage them to donate. Mr. Ballagh stated that the next veterans event, Vietnam Veterans Era Recognition, will take place on November 2, 2017 from 5:00 PM to 7:00 PM. For additional information on the Veterans Monument please contact www.ptcvets.net

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOTION TO ADJOURN AT 10:05 PM.

By: Council Member Wright

Seconded by: Council Member Aulbach

**Vote: (7-0) (Wright, Aulbach, Mason, Sadd, Christ, Christopher,
Gratwick)**

Approved,

Attest:



Mike Mason, Mayor



Kymberly Chereck, City Clerk
(Seal)



Attachment A
02016-07-78

9. Interior street names shall relate to Peachtree Corners history or culture and shall be approved by Staff.
10. Interior streets shall be private and maintained by the Homeowners Association.
11. To the extent possible, the existing trees in the buffers shall be preserved by the developer and enhanced with additional trees where buffers are sparse (northern property line adjacent to Lockmed Dr.) Landscape plan to be approved by the Community Development Director. (Future homeowners may modify the landscaping in the buffer within their own property.) A 6 foot high wooden opaque fence shall be constructed around the perimeter of the property, except along the Medlock Bridge frontage, at the start of construction.
12. The existing specimen pine tree along Medlock Bridge Rd. shall be preserved and incorporated into the plan.
13. Every effort shall be made to preserve existing specimen trees whose locations coincide with the planned green space.

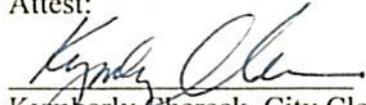
Effective this 18th day of October, 2016.

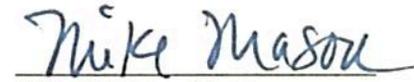
So Signed and Witnessed

Approved :

this 18th day of OCTOBER, 2016

Attest:


Kimberly Chereck, City Clerk


Mike Mason, Mayor



AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO RZ2016-004, MEDLOCK BRIDGE TOWNHOMES, REQUEST TO REZONE PROPERTY FROM R-100, SINGLE FAMILY RESIDENCE AND C-2, COMMERCIAL TO R-TH AND APPROVE ASSOCIATED CARIANCES IN ORDER TO DEVELOP A 34-LOT TOWNHOUSE SUBDIVISION ON 4.36 ACRES LOCATED AT 3534 AND 3544 MEDLOCK BRIDGE ROAD IN LAND LOT 286, 6TH DISTRICT, PEACHTREE CORNERS, GEORGIA

WHEREAS: Notice to the public regarding said modification to conditions of zoning has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on September 20, 2016 and October 18, 2016;

NOW THEREFORE, The Mayor and City Council of the City of Peachtree Corners while in Regular Session on October 18, 2016 hereby ordain and approve the Zoning Case RZ2016-004 Medlock Bridge Townhomes, for the above referenced property with the following enumerated conditions:

1. The site shall be limited to 34 single-family townhomes with a minimum heated floor area of 2,100 square feet.
2. The property shall be developed in general conformance with the concept plan prepared by Patterson Engineering Company dated June 28, 2016, and submitted with this application with revisions to meet these conditions. Final site plan shall be submitted with the Land Disturbance Permit application and shall meet the requirements of all city codes and ordinances except as noted herein.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 25-feet on the easternmost portion of the south (side) property line, and to 20-feet on the westernmost portion of the south (side) property line.
4. Building elevations shall be submitted to the Community Development Director for review and approval.
5. The green space in the center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided such as a shade structure with seating or a fire pit. An amenity area plan, that includes a landscape plan (and any future changes to that plan), is required to be submitted and shall be subject to the review and approval of the Community Development Director.
6. Development shall include no more than one (1) full-access driveway on Medlock Bridge Road.
7. Exterior to the site, sidewalks shall be provided along Medlock Bridge Rd. contiguous to the front of the property. Internal to the site, sidewalks shall only be provided along the perimeter of both landscape medians.
8. A 50-foot wide landscaped strip shall be provided along the Medlock Bridge Road frontage. Landscape plans shall be approved by the Community Development Director.

Attachment B
02016-09-79

AN ORDINANCE TO AMEND CHAPTER 90 SECTION 09 ("SOLID WASTE") OF THE CODE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, IN ORDER TO PROVIDE FOR THE TIME LIMIT OF CARTS AT THE STREET SIDE.

WHEREAS, the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

WHEREAS, pursuant to Section 1.12(b) of the City Charter, the City is charged with exercising the power of solid waste management services; and

WHEREAS, the Mayor and Council desire to amend the current solid waste ordinance;

NOW THEREFORE, the Council of the City of Peachtree Corners hereby ordains, as follows:

Section 1:

That Section 90-09, Chapter 90 (Solid Waste) of the Code of Ordinance, City of Peachtree Corners, are hereby amended to read as follows:

Sec. 90-09. Time limit at street-side and storage of cart.

The cart shall be placed at street-side no earlier than 3:00 p.m. on the day before the scheduled collection day and the cart shall be removed from street-side no later than 9:00 a.m. on the day after collection. The cart shall then be stored or placed only in the rear yard, side of the house, front of the house on a concrete surface as close to the home as possible or inside enclosed structures where they are not visible from the street. Townhome or Condo units with a common wall or walls bordering the adjacent unit, which are unable to store refuse bins and carts in rear yard or enclosed structure due to lack of exterior access, must store refuse bins and carts as close to the Townhome or Condo unit as possible. Violations of this section shall be reported to the department of community development. Upon receiving a complaint, the department shall investigate such complaint. Any party failing to remove the cart from street-side within the specified time after receiving the notice shall be in violation of this code section.

Section 2

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 3

It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code Ordinances, City of Peachtree Corners, Georgia and the sections of this Ordinance may be amended to accomplish such intention.

Effective this 18th day of October, 2016.

Approved by:


Mike Mason, Mayor


Kym Chereck, City Clerk

SEAL

