



**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**November 8, 2016**

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, November 8, 2016. 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  
Kym Chereck, City Clerk

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 13, 2016 PLANNING COMMISSION MEETING.**

**By: Mark Willis**

**Seconded by: Mark Middleton**

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

**NEW BUSINESS:**

**1. RZ2016-005/SUP2016-004 Aztec Stone.**

Consideration of rezoning from M-1, Light Industry, to C-2, Commercial, and approving a Special Use Permit on 2.29 acres to allow outdoor storage in order to accommodate the expansion of a stone yard at 5055 and 5039 Buford Hwy., in Dist. 6, Land Lot 257, Parcels 025 and 027, 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 and acquire a special use permit on 2.29 acres on the north side of Buford Highway

approximately 1000 feet north of Herrington Drive. The property owner would like to add two vacant pieces of property to his existing stone yard and expand his business. In order to do that, one of the vacant parcels would need to be rezoned from M-1 (Light Industry District) to C-2 (General Business District), and both parcels would need a Special Use Permit.

After review of the applicant's proposal and other relevant information, Staff recommended that RZ2016-005 and SUP2016-004 be approved with the following conditions (based on the Gwinnett County conditions):

1. Outdoor storage of stone products and landscape materials shall be permitted as a special use provided that all site development requirements and conditions of approval (including fencing and landscaping) are completed within 120 days of zoning approval.
2. A 25-ft. undisturbed buffer shall be provided along the northern and western (side and rear) property lines.
3. The Buford Highway frontage along the expansion property shall be improved with landscaping which shall include, at a minimum, 4-in caliper oak trees spaced a maximum of 20-feet on center and groupings of evergreen shrubs in between the trees. (Tree variety shall be selected from among those listed in Zoning Code Overlay standards sec. 1315.2-2D) The landscape plan shall be subject to approval by the city arborist.
4. Remove gravel and inactive telephone pole from along the front of the expansion site property.
5. The decorative fence shall be extended across the expansion site frontage.
6. Oversized signs shall be prohibited.
7. No additional monument signs shall be permitted.
8. A 5-foot wide sidewalk shall be provided along the entire Buford Highway frontage.

Mr. Eric Johansen represented the applicant, D & L Buford Properties. Mr. Johansen expressed concern with Staff's conditions.

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

**CONDITIONS, AS WELL AS THE FOLLOWING TWO CONDITIONS: NO INVENTORY SHALL BE STORED ON THE SUBJECT PROPERTY UNTIL THE SIDEWALK IS INSTALLED AT 5039 BUFORD HIGHWAY, AND THAT THE APPLICANT IS IN COMPLIANCE WITH THE PREVIOUS GWINNETT COUNTY REQUIREMENT FOR A SIDEWALK AT 5055 BUFORD HIGHWAY, AND THAT COMPLIANCE EITHER BEING DEMONSTRATED WHERE THEY ACTUALLY INSTALL A SIDEWALK OR THAT THEY HAVE SUBMITTED THE SUFFICIENT DOCUMENTATION TO THE CITY TO SHOW THAT THEY ARE IN FACT IN COMPLIANCE WITH THAT, AND THAT ONCE COMPLETED THE APPLICANT MUST OBTAIN APPROVAL FROM THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR TO PROCEED THAT THEY ARE IN COMPLIANCE ON BOTH PIECES AND MAY PROCEED IN LOCATING INVENTORY AT 5039 BUFORD HIGHWAY; THE SECOND CONDITION IS THAT WITHIN 90 DAYS OF APPROVAL OF THIS APPLICATION THE APPLICANT SHALL REMOVE AND DISPOSE OF ALL DEBRIS AND TRASH ON THE SUBJECT PROPERTY.**

**By: Alan Kaplan**

**Seconded: Mark Willis**

**FRIENDLY AMENDMENT TO CHANGE CONDITION NUMBER ONE (1) FROM 120 DAYS TO 240 DAYS.**

**By: Mark Middleton**

**Accepted by: Alan Kaplan**

**Seconded: Mark Willis**

**FRIENDLY AMENDMENT TO ADD A SENTENCE TO CONDITION THREE (3), TREES REQUIRED ON THE EXISTING STONE YARD PROPERTY TO BE ADDED TO THE EXPANSION SITE.**

**By: Mark Willis**

**Accepted by: Alan Kaplan**

**Seconded: Mark Middleton**

**Vote on entire motion: (5-0) (Kaplan, Middleton, Willis, Houser, Metts)**

**OLD BUSINESS:**

- 1. PH2016-007 Vending and Lockers.** Consideration of amendment to the zoning code to regulate outdoor vending and storage lockers.

Diana Wheeler, Community Development Director, reminded the Commission that this item came before them at the August 15, 2016 meeting, where the Commission requested additional verbiage to the proposed Ordinance. Mrs. Wheeler stated the definition and regulation for Vending and Lockers, as presented in the Commission's packets.

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

**MOTION TO APPROVE THE GUIDELINES AND DEFINITIONS FOR THE USE OF OUTDOOR VENDING AS OUTLINED.**

**By: Mark Willis**

**Seconded: Italia Metts**

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

**CITY BUSINESS ITEMS:**

**1. Holcomb Bridge Corridor Redevelopment Overlay**

Diana Wheeler, Community Development Director, gave a presentation on the Holcomb Bridge Corridor Redevelopment Overlay. For additional information concerning the study please contact Mrs. Wheeler at DWheeler@peachtreecornersga.gov.

**2. Town Center/Town Green Update**

Diana Wheeler, Community Development Director, gave a brief update on the Town Center and Town Green. Mrs. Wheeler presented depiction of various materials and hardscape that would be used on the site. For additional information concerning the Town Center or the Town Green, contact Mrs. Wheeler at DWheeler@peachtreecornersga.gov.

The Planning Commission meeting concluded at 8:30 PM.

Approved,



Matt Houser, Chairman

Attest:



Kym Chereck, City Clerk

