



PLANNING COMMISSION AGENDA

**January 10, 2017
7:00 PM
CITY HALL**

- A. Roll Call**
- B. Approval of December 13, 2016 Minutes**
- C. New Business:**
 - PH2016-008 Holcomb Bridge Road Corridor Redevelopment Overlay. Consideration of amending the zoning code in order to add Sec. 1320 to establish regulations for the redevelopment of property within the Holcomb Bridge Road Corridor.**
- D. Old Business: (None)**
- E. City Business Items:**
 - 1. Preliminary trail design options for Peachtree Corners Circle.**
- F. Comments by Staff and Planning Commissioners.**
- G. Adjournment.**



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
December 13, 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 - Absent
Mark Willis, Post C
Italia Metts, Post E

Staff: Johnny Lawler, Zoning Administrator
Kym Chereck, City Clerk

MINUTES:

**MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 8, 2016
PLANNING COMMISSION MEETING.**

By: Mark Willis

Seconded by: Italia Metts

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

NEW BUSINESS:

1. SUP2016-005 King David Adult Day Care Center.

Request for a special use permit to allow an adult day care center in an O-I, Office-Institution, zoning district on a portion of a 7.15-acre site located at 6991 Peachtree Industrial Blvd. (Bldg. 600) in Dist. 6, Land Lot 277, Peachtree Corners, GA

Mr. Johnny Lawler, Zoning Administrator, presented the case to the Commission. Mr. Lawler provided background information regarding the applicant's request. The applicant is requesting a Special Use Permit on a portion of a 7.4-acre property to allow an Adult Day Care Center. The letter of
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intent indicates that the Adult Day Care would be open for five hours a day, during day time hours only, and will not provide living quarters or housing.

After review of the applicant's proposal and other relevant information, Staff recommended that the application be approved subject to the following conditions:

1. The Adult Day Care Center shall be developed in general accordance with the site plan submitted with this application. The proposed use shall be limited to space within the existing Building #600 structures on the subject property.
2. The Adult Day Care Center shall serve a maximum of 60 guests.
3. No overnight accommodations shall be provided on the subject property.

Ms. Inessa Shaverina represented the applicant, Mr. Anatoliy Iskhakov. Ms. Shaverina expressed concern with Staff's condition number two having the maximum number of guests being 60. Ms. Shaverina stated that they would prefer to be permitted additional guests, subject to State regulations.

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

A motion was made after discussion concerning the number of guests permitted. After discussion it was determined that the occupancy would be in compliance with the State regulations.

MOTION TO APPROVE THE APPLICATION SUBJECT TO STAFF'S CONDITIONS, WITH A CHANGE TO CONDITION NUMBER TWO TO STATE THAT THE OCCUPANCY SHALL BE IN COMPLIANCE WITH STATE REGULATIONS.

By: Alan Kaplan

Seconded: Mark Metts

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

OLD BUSINESS: (None)

CITY BUSINESS ITEMS:

1. Continued Discussion of Holcomb Bridge Corridor Redevelopment Overlay

Johnny Lawler, gave a brief presentation of changes to the Holcomb Bridge Corridor Redevelopment Overlay. Changes per proposed and will be available at the next meeting.

The Planning Commission meeting concluded at 7:49 PM.

Approved,

Attest:

Matt Houser, Chairman

Kym Chereck, City Clerk

**Holcomb Bridge Road
Corridor Redevelopment
Overlay**

**AN ORDINANCE TO AMEND CITY OF PEACHTREE CORNERS ZONING
RESOLUTION ART. XII, BY ADDING SEC. 1320, HOLCOMB BRIDGE ROAD
CORRIDOR REDEVELOPMENT OVERLAY; REPEALING CONFLICTING
REGULATIONS; AND SETTING AN EFFECTIVE DATE**

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(a) of the City Charter, the City is charged with exercising the powers of zoning; and

WHEREAS, the Mayor and Council desire to amend the 2012 Zoning Resolution;

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

Section 1: The City of Peachtree Corners 2012 Zoning Resolution shall be amended by adding the following:

SECTION 1320 Holcomb Bridge Road Corridor Redevelopment Overlay

- 1. Purpose.** The purpose of these overlay standards is to encourage the redevelopment of outdated multi-family residential buildings, retail centers, and office buildings within the Holcomb Bridge Road corridor.
- 2. Applicability.** These overlay standards apply to an area generally bounded by Spalding Drive to the north, Peachtree Industrial Boulevard to the south, Holcomb Bridge Road to the east, multi-family zoned property to the west, and more specifically identified on the map entitled, Exhibit 'B', the Holcomb Bridge Road Corridor boundary map.
- 3. Zoning.** When property is redeveloped in accordance with the standards contained herein, the underlying zoning is retained and no rezoning or special use approval is required.
- 4. Standards.**
 - A. For property currently zoned for multi-family use (RM through RM-13) and intended to be redeveloped solely or primarily (at least 51% of the developed square footage) for multi-family use, the following shall apply:**

- 1. The ground area coverage of the new development (buildings and parking areas) shall not exceed the ground area coverage of the existing development so that the same amount of impervious surface on the site is retained**
- 2. Building heights shall not exceed 6 stories or 85 ft., whichever is less.**
- 3. Setbacks shall comply with existing zoning code regulations.**

VOTE:

Y N A W Right / Y N A Mason / Y N A Aulbach / Y N A Christopher / Y N A Gratwick

4. **Density shall be calculated as follow: density allowed by underlying zoning district + [.6 units x age of buildings replaced] + [13 units/ acre of land donated to the multi-use trail system]. Maximum density shall not exceed 35 units/acre. (Excess density credits can be accumulated pursuant to the T-O zoning district regulations, Zoning Code Sec 1319.)**
 5. **Up to 30% of the redevelopment acreage may be developed as townhomes at a maximum density of 8 units / acre.**
 6. **Retail and restaurant uses may only be located on the ground floor of a building provided that they are not developed in stand-alone, (detached) buildings and provided that the building in which they are located faces Holcomb Bridge Road, Peachtree Industrial Boulevard, Spalding Drive, Jimmy Carter Blvd., Jones Mill Rd, Green Pointe Pkwy., or Peachtree Corners Circle.**
 7. **When retail uses are located on the ground floor, the maximum building height shall be increased by one floor and shall not exceed 7 stories or 100 ft.**
 8. **Office uses at a density of 10,000 sq. ft. per acre may be added provided the office uses do not comprise more than 30% of the total development square footage on the entire site.**
 9. **Common open space shall be provided at the rate of 100 sq. ft. per residential (for sale and for rent) unit. (The open space may not include required landscape strips, setbacks, or parking lot islands.)**
 10. **Site amenities shall include:**
 1. **Connectivity to sidewalks and any existing or planned trail.**
 2. **Common open space.**
 3. **Electric vehicle charging stations at the rate of 1 charging station per 100 parking spaces.**
 4. **Bicycle racks**
 11. **Building design shall incorporate:**
 1. **Brick, stone, or masonry siding material on at least 60% of all building elevations.**
 2. **Functional balconies (for at least 50% of the residential units)**
 12. **Multi-family (rental) housing shall have a maximum of two bedrooms per unit.**
 13. **Sites with multiple uses shall be designed and built as one development.**
 14. **Multi-family developments shall participate in Gwinnett County's Crime-free Multi-family Housing Program.**
- B. For property currently zoned for commercial, office, or light industrial use (C-1, C-2, M-1, and O-I) and intended to be redeveloped solely or primarily (at least 51% of the developed square footage) for commercial (office and retail) use, the following shall apply:**
1. **Property size shall be a minimum of five (5) acres.**
 2. **Building heights shall not exceed 7 stories or 100 ft., whichever is less.**
 3. **Setbacks shall comply with existing zoning code regulations.**

VOTE:

Y N S A M C D W R T / Y N A M a s o n / Y N A A u l b a c h / Y N A C h r i s t o p h e r / Y N A G r a t w i c k

- 4. Multifamily may be developed at a density of up to 35 units / acre provided that the multifamily does not comprise more than 30% of the total development square footage on the entire site. (This provision applies only to for- sale condominium units. Rental units require rezoning.)
- 5. Townhomes may be developed at a density of 8 units / acre provided the townhomes do not comprise more than 15% of the total development square footage on the entire site.
- 6. All residential combined cannot exceed 45% of the land area of the development site.
- 7. Common open space shall be provided at the rate of 100 sq. ft. per residential unit. (The open space may not include required landscape strips, setbacks, or parking lot islands.)
- 8. Site amenities shall include:
 - 1. Connectivity to sidewalks and any existing or planned trail.
 - 2. Electric vehicle charging stations at the rate of 1 charging station per 100 parking spaces.
 - 3. Bicycle racks
- 13. Sites with multiple uses shall be designed and built as one development.
- 14. Multi-family developments shall participate in Gwinnett County's Crime-free Multi-family Housing Program.

5. Administrative Variance. The Community Development Director may authorize variances of up to 20% of any provision of these regulations except density.

6. Expiration. These overlay regulations shall expire after building permits for 1500 new multi-family units have been issued.

Section 2

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed. Effective this _____ day of _____ 2017.

Approved by:

Kym Chereck, City Clerk

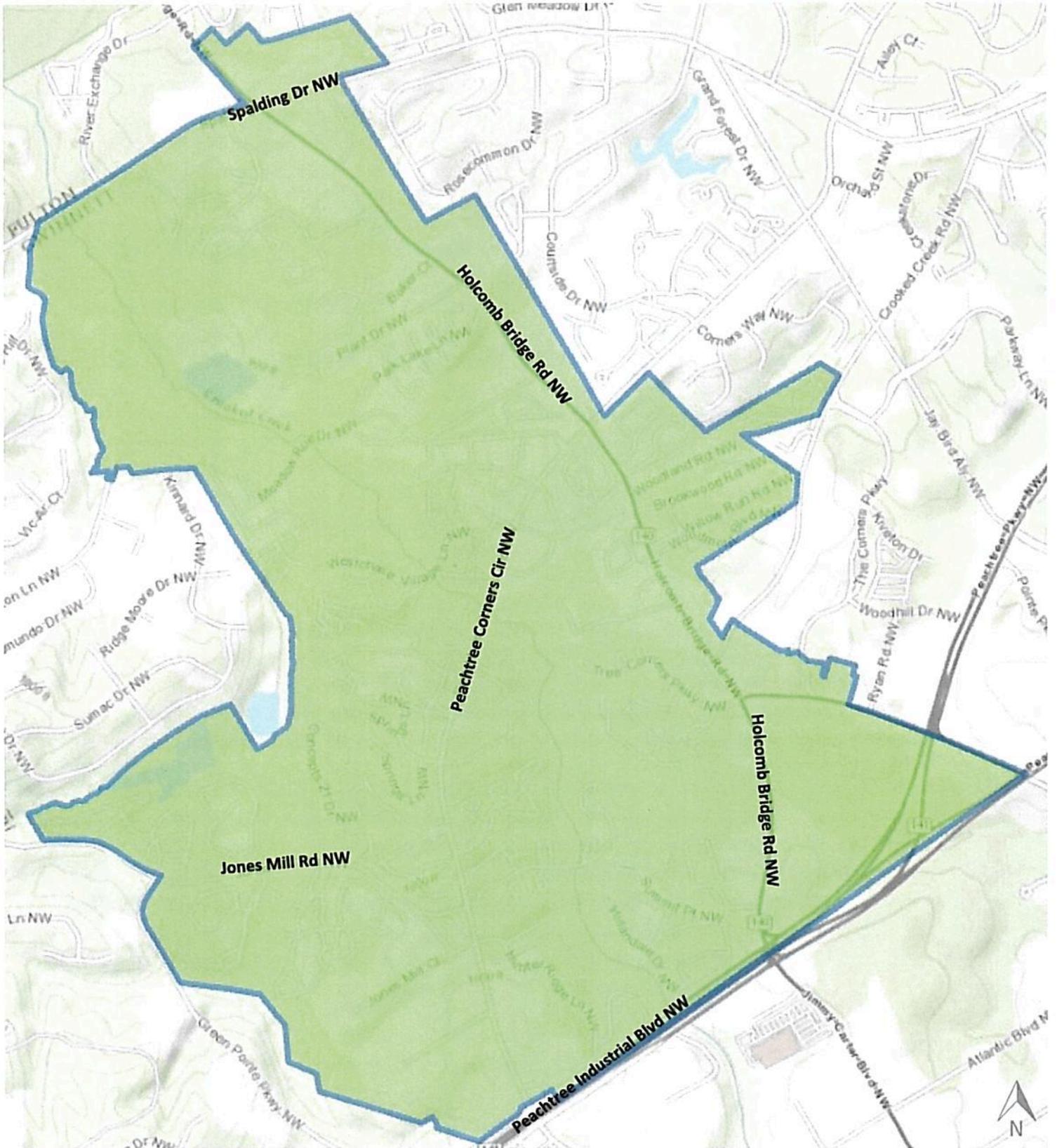
Mike Mason, Mayor

SEAL

VOTE:

Y N A Wright / Y N A Mason / Y N A Aulbach / Y N A Christopher / Y N A Gratwick

Exhibit 'B'



Holcomb Bridge Road Corridor Boundary Map