



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
DECEMBER 20, 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	Brian Johnson
City Clerk	Kym Chereck
City Attorney	Bill Riley
City Attorney	Joe Leonard
Com. Dev. Director	Diana Wheeler
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 introduced Lieutenant Mark Fitzpatrick of the Gwinnett County Police Department. Lieutenant Fitzpatrick informed the Mayor and Council that he will be leaving the West Gwinnett District and Lieutenant Everett Spellman will be taking his place on January 21, 2017. Lieutenant Spellman introduced himself and stated that he was available if there were any questions.

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 15, 2016 COUNCIL MEETING.

By: Council Member Sadd

Seconded by: Council Member Christopher

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

MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 21, 2016 SPECIAL CALLED COUNCIL MEETING.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

PUBLIC COMMENT: There was no public comment.

PRESENTATIONS AND REPORTS:

Presentation on Prototype Prime

Sanjay Parekh, Zoe Fox, Steve Chininis, Wayne Hodges and Bill Bradford gave a brief update on Prototype Prime. Currently there are two companies who have signed with Prototype Prime, Fetch and Trellis, and a number of other companies showing interest. Prototype Prime has events planned for the new year and has received interest from many individuals and groups.

FY2016 Audit Report – Adam Fraley

Adam Fraley of Mauldin & Jenkins provided a brief update on the FY2016 Audit Report. Mr. Fraley stated that the City is in good standing. A copy of the report is available in the City Clerk's office.

Staff Activity Report – Community Development

Diana Wheeler, Community Development Director, provided her report on staff activities that occurred during the period of November 28, 2016 – December 16, 2016. These activities included, among other items, meetings with Fuqua Development and attorneys for weekly status updates, meeting with TPA to solicit interest in trail extension, and meeting with Pond to discuss preliminary concepts for the Peachtree Corners Circle Trail design.

Staff Activity Report – Public Works

Greg Ramsey, Public Works Director, provided his report on staff activities that occurred in the period ending with December 7, 2016. These activities included, among other items, meeting with Twin Lakes concerning LDP updates, attending a SPLOST Joint Project Meeting, attending a LMIG meeting, and attending a meeting concerning Peachtree Reserve.

CONSENT AGENDA:

APH 2016-12-041

Approval of Alcoholic Beverage License Application for Spalding Chevron, Inc. dba Chevron Food Mart, 6399 Spalding Dr., Peachtree Corners, GA 30092. Applicant Noorallah Panjwani is applying for Retail Package Beer, Wine, and Sunday Sales Alcohol Beverage License.

MOTION TO APPROVE APH 2016-12-041.

By: Council Member Christopher

Seconded: Council Member Christ

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

APH 2016-12-042

Approval of Alcoholic Beverage License Application for Corona Restaurant, LLC, 7000 Jimmy Carter Blvd., Ste. 102, Peachtree Corners, GA 30092. Applicant Maribel Chavez Arellano is applying for Consumption on Premise, Beer, Wine, Distilled Spirits, and Sunday Sales Alcohol Beverage License.

MOTION TO APPROVE APH 2016-12-042.

By: Council Member Christopher

Seconded: Council Member Christ

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

OLD BUSINESS:

O2016-11-81

Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2016-005 / SUP2016-004, Aztec Stone. 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. Mrs. Wheeler stated that it was recommended by the Planning Commission that the application be approved with the following nine 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 240 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) Street trees required for the existing stone yard site shall be added to the front of the expansion property. 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. No inventory shall be stored on-site until a 5-foot wide sidewalk is provided along the entire Buford Highway frontage. (Evidence of payment into the Gwinnett County sidewalk fund for the existing stone yard site shall exempt the sidewalk requirement along the existing stone yard frontage.)
9. Within 90 days of approval, all debris shall be removed from the property.

Mr. Eric Johanson represented the applicant and stated that the applicant had no issue with the conditions.

Mayor Mason opened the floor for public comment. There was no public comment.

MOTION TO APPROVE O2016-11-81 AS PRESENTED.

By: Council Member Christopher

Seconded: Council Member Sadd

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

(See attachment A for approved Ordinance)

O2016-11-82

Second Read and Consideration of PH2016-007, Vending and Lockers, to amend the City of Peachtree Corners Zoning Resolution in order to regulate outdoor vending and storage lockers.

Diana Wheeler, Community Development Director, presented to the Mayor and Council draft regulations for outdoor vending devices pursuant to Amazon Locker's interest in establishing outdoor units to store and dispense packages.

Mayor Mason opened the floor for public comment. There was no public comment.

A motion was made after discussion pertaining to adding the verbiage that the *device shall not exceed ten feet in height or width*, making the verbiage consistent throughout the document with stating *out-of-store marketing devices*, and adding the verbiage that the *devices shall be located adjacent to the primary building*.

MOTION TO APPROVE O2016-11-82 WITH THE CHANGES STATED IN DISCUSSION.

By: Council Member Sadd

Seconded: Council Member Christopher

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

(See attachment B for approved Ordinance)

CHANGE TO AGENDA:

MOTION TO REQUEST A CHANGE TO THE MEETING AGENDA TO MOVE ITEM K5 TO K1.

By: Council Member Christ

Seconded: Council Member Christopher

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

NEW BUSINESS:

ACTION ITEM

Consideration of approving the budget allocation for Partnership Gwinnett.

MOTION TO APPROVE A BUDGET ALLOCATION OF \$30,000.00 FOR PARTNERSHIP GWINNETT.

By: Council Member Christopher

Seconded: Council Member Sadd

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

ACTION ITEM

Consideration of awarding a contract for the design of Phase 1B of the Multi-Use Trail (Technology Park Lake to Medlock Bridge Rd.)

MOTION TO AWARD A CONTRACT FOR THE DESIGN OF PHASE 1B OF THE MULTI-USE TRAIL TO LORD, AECK, SARGENT IN AN AMOUNT NOT TO EXCEED \$89,000.

By: Council Member Sadd

Seconded: Council Member Christopher

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

ACTION ITEM

Consideration of awarding a contract for survey work associated with Phase 1B of the Multi-Use Trail (Technology Park Lake to Medlock Bridge Rd.)

MOTION TO AWARD A CONTRACT FOR SURVEY WORK ASSOCIATED WITH PHASE 1B OF THE MULTI-USE TRAIL TO TERRAMARK IN AN AMOUNT NOT TO EXCEED \$27,800.00.

By: Council Member Sadd

Seconded: Council Member Gratwick

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

ACTION ITEM

Consideration of extending the consultant services contract with Charles Abbot and Associates on a month-to-month basis.

MOTION TO APPROVE EXTENDING THE CONSULTANT SERVICES CONTRACT WITH CHARLES ABBOT AND ASSOCIATES ON A MONTH-TO-MONTH BASIS.

By: Council Member Christopher

Seconded: Council Member Gratwick

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

R2016-12-72

Consideration of a Resolution of the City of Peachtree Corners to authorize the City Manager to execute an agreement for a Lobbyist pursuant to an RFQ.

MOTION TO APPROVE R2016-12-72 REVISED TO INCLUDE THE VERBIAGE PURSUANT TO APPROVAL BY MAYOR AND COUNCIL.

By: Council Member Sadd

Seconded: Council Member Christopher

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

R2016-12-68

Consideration of reappointing Downtown Development Authority members Bob Saville and Gene Witkin, whose terms are due to expire.

MOTION TO REAPPOINT DOWNTOWN DEVELOPMENT AUTHORITY MEMBERS BOB SAVILLE AND GENE WITKIN, WHOSE TERMS ARE DUE TO EXPIRE.

By: Council Member Aulbach

Seconded: Council Member Sadd

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

R2016-12-69

Consideration of reappointing Zoning Board of Appeals members Amreeta Regmi, James Blum and Matthew Gries, whose terms are due to expire.

MOTION TO REAPPOINT ZONING BOARD OF APPEALS MEMBERS AMREETA REGMI, JAMES BLUM AND MATTHEW GRIES, WHOSE TERMS ARE DUE TO EXPIRE.

By: Council Member Christ

Seconded: Council Member Sadd

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

R2016-12-70

Consideration of reappointing Planning Commission members Matt Houser, Mark Willis and Italia Metts, whose terms are due to expire.

MOTION TO REAPPOINT PLANNING COMMISSION MEMBERS MATT HOUSER, MARK WILLIS AND ITALIA METTS, WHOSE TERMS ARE DUE TO EXPIRE.

By: Council Member Sadd

Seconded: Council Member Christopher

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

O2016-12-83

First Read and Consideration of 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 (Second Read and Public Hearing 1-17-17)

WORK SESSION:

City Manager Updates

Brian Johnson, City Manager, informed the Mayor and Council that a monthly work session should be added to the calendar for the first week of each month. After discussion it was determined that a date would be determined and the calendar amended.

EXECUTIVE SESSION:

MOTION TO GO INTO EXECUTIVE SESSION FOR TWO REAL ESTATE ITEMS.

By: Council Member Christopher

Seconded by: Council Member Sadd

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

MOTION TO COME OUT OF EXECUTIVE SESSION.

By: Council Member Christopher

Seconded by: Council Member Sadd

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

ADJOURNMENT:

MOTION TO ADJOURN AT 10:30 PM.

By: Council Member Christ

Seconded by: Council Member Aulbach

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

Approved,

Attest:



Mike Mason, Mayor



Kymberly Chereck, City Clerk
(Seal)



Attachment A

O2016-11-81

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO RZ2016-005 / SUP2016-004, AZTEC STONE, TO REZONE FROM M-1, LIGHT INDUSTRY, TO C-2, COMMERCIAL, AND APPROVE A SPECIAL USE PERMIT TO ALLOW OUTDOOR STORAGE AND ACCOMMODATE THE EXPANSION OF A STONE YARD AT 5055 AND 5039 BUFORD HWY., DIST.6, LAND LOT 257, PARCELS 025 AND 027, PEACHTREE CORNERS, GA

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 November 15, 2016 and December 20, 2016;

NOW THEREFORE, The Mayor and City Council of the City of Peachtree Corners while in Regular Session on December 20, 2016 hereby ordain and approve Zoning Case RZ2016-005/SUP2016-004, Aztec Stone, for the above referenced property with the following enumerated 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 240 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-foot 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) Street trees required for the existing stone yard site shall be added to the front of the expansion property. 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. No inventory shall be stored on-site until a 5-foot wide sidewalk is provided along the entire Buford Highway frontage. (Evidence of payment into the Gwinnett County

VOTE: ✓ Y N A Sadd / ✓ Y N A Christ / ✓ Y N A Wright / ✓ Y N A Mason / ✓ Y N A Aulbach / ✓ Y N A Christopher / ✓ Y N A Gratwick

STATE OF GEORGIA
GWINNETT COUNTY

ORDINANCE 2016-11-81

sidewalk fund for the existing stone yard site shall exempt the sidewalk requirement along the existing stone yard frontage.)

9. Within 90 days of approval, all debris shall be removed from the property.

Effective this 20th day of December, 2016.

So Signed and Witnessed

Approved :

this 20th day of December, 2016

Attest:



Kimberly Chereck, City Clerk



Mike Mason, Mayor

VOTE: N A Sadd / N A Christ / N A Wright / N A Mason / N A Aulbach / N A Christopher / N A Gratwick

Attachment B

O2016-11-81

AN ORDINANCE TO AMEND CITY OF PEACHTREE CORNERS ZONING RESOLUTION ART. III, DEFINITIONS, AND ART. VI, GENERAL PROVISIONS, BY ADDING A DEFINITION AND SEC. 600, TO REGULATE VENDING MACHINES AND OUTDOOR STORAGE LOCKERS; 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 (underlined words):

ARTICLE III. – DEFINITIONS

Out of store marketing device is any facility or equipment which is located outside of a primary building on a site zoned for nonresidential uses, which is used for the primary purpose of providing a product or service without the owner's or agent's immediate presence, and which is manufactured to include a color, form, graphic, illumination, symbol, and/or writing thereon to communicate information regarding the product or service provided to the public. Examples of out-of-store marketing devices include: bank ATM units, movie and other vending machines, newspaper racks, drink machines, ice boxes, and storage lockers.

Section 600 A - Out-of-store marketing device.

(a) Out-of-store marketing devices shall be allowed in nonresidential zoning districts.

(b) The marketing device shall not exceed ten feet in height or width and shall not be illuminated except for illumination intrinsic to the device.

(c) A maximum of two out-of-store marketing devices that are visible from the street shall be allowed.

(d) Out-of-store marketing devices shall be located adjacent to the primary building on the property unless an alternate location is approved by the Community Development Director.

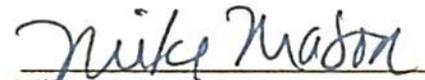
(e) Signage on Out-of-store marketing devices shall be limited to one sign located directly on the front of the device that is no greater in area than one (1) foot high x the length of the device

Section 2

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.
Effective this 20th day of December, 2016.

Approved by:


Kym Chereck, City Clerk


Mike Mason, Mayor

SEAL

