



**PLANNING COMMISSION AGENDA
FEBRUARY 12, 2013
7:00 PM
CITY HALL**

- A. Roll Call
- B. Approval of December 11, 2012 Minutes and January 8, 2013 Minutes
- C. Old Business: (None)
- D. New Business: (All to be presented as one case)
 - 1. **CIC2013-00001 – APPLICANT: NEWELL RECYCLING OF GWINNETT; OWNER: NEWELL RECYCLING OF GWINNETT; FOR A CHANGE IN CONDITIONS OF ZONING ON PROPERTY ZONED M-2 TO AMEND USE RESTRICTIONS; DISTRICT 6 LAND LOT 250 PARCEL 072; 2700 BLOCK OF AMWILER ROAD; 5.71 ACRES.**
 - 2. **SUP2013-00002 – APPLICANT: NEWELL RECYCLING OF GWINNETT; OWNER: NEWELL RECYCLING OF GWINNETT; FOR A SPECIAL USE PERMIT IN AN M-2 ZONING DISTRICT FOR METAL RECYCLING; DISTRICT 6 LAND LOT 250 PARCEL 072; 2700 BLOCK AMWILER ROAD; 5.71 ACRES.**
 - 3. **SUP2013-00003 – APPLICANT: NEWELL RECYCLING OF GWINNETT; OWNER: NEWELL RECYCLING OF GWINNETT; FOR A SPECIAL USE PERMIT IN AN M-2 ZONING DISTRICT FOR AUTO SALVAGE; DISTRICT 6 LAND LOT 250 PARCEL 072; 2700 BLOCK OF AMWILER ROAD; 5.71 ACRES.**
- E. City Business Items:
 - 1. **Overview of the 2033 City of Peachtree Corners Comprehensive Plan: Process, Community Involvement, and Calendar.**
- F. Comments by Staff and Planning Commissioners.
- G. Adjournment.

CITY OF PEACHTREE CORNERS
PLANNING COMMISSION
MEETING MINUTES
December 11, 2012 @ 7:00pm

The City of Peachtree Corners Planning Commission held a meeting on December 11 2012 at 7:00pm. The meeting was held at Peachtree Corners City Hall, 147 Technology Parkway in Peachtree Corners, GA 30092. The following were in attendance:

Planning Commission: Alan Kaplan, Post A
Mark Middleton, Post B
Mark Willis, Post C
Matt Houser, Post D-Chairman
Italia Metts, Post E

Staff Present: Diana Wheeler, Community Development Dir.
Joan Jones, Acting City Clerk

MINUTES: Commissioner Kaplan motioned, seconded by Commissioner Willis to approve the November 13, 2012 Minutes as amended. There being no discussion, the motion carried unanimously.

OLD BUSINESS: No Old Business for consideration.

NEW BUSINESS: No New Business for consideration.

CITY BUSINESS ITEMS: Community Development Director Diana Wheeler thanked everyone for attending and welcomed them to their City Hall. She then introduced Joel Reed with Pond & Company who will facilitate the training this evening.

Mr. Reed gave an overview of what the Comprehensive Plan is and the extensive process of developing this long range plan (vision) for the city. He reviewed the requirements needed in a Comprehensive Plan, how the information is gathered from the stakeholders, citizens, and community. There will be public hearings, research of surrounding areas, statistical analysis etc., over the next few months that will help to develop this plan. In addition, Mr. Reed explained the plan includes a vision of what the city will look like 15-20 years from now and a blue print on how to accomplish and attain this vision. The final comp. plan will be considered when this Planning Commission and the City Council consider future zoning issues, development regulations, etc., and the plan needs to be reviewed every few years. There was brief discussion on how this commission is involved in the overall process and the timeline was reviewed for final adoption by the end of the year after the plan has been reviewed by the Atlanta Regional Commission.

STAFF COMMENTS: Ms. Wheeler announced the City Hall opening is scheduled for January 6th and there are zoning cases coming in January.

ADJOURNMENT: There being no further business, Commissioner Willis motioned, seconded by Commissioner Kaplan, to adjourn the meeting. There being no discussion, the motion carried and the meeting was adjourned.

Approved:

Attested:

Matt Houser, Chairman

Joan Jones, Acting City Clerk

CITY OF PEACHTREE CORNERS
PLANNING COMMISSION
January 8, 2013 at 7:00pm

The City of Peachtree Corners held a meeting on Tuesday, January 8, 2013 at 7:00pm. 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

Staff: Julian Jackson, City Manager
Diana Wheeler, Community Development Director
Kym Chereck, City Clerk

PLEDGE OF ALLEGIANCE: Commissioner Middleton led the Pledge of Allegiance.

MINUTES: It was determined that the minutes of the December 11, 2012 Planning Commission meeting would be considered at the February, 2013 meeting.

OLD BUSINESS: There was no Old Business for consideration.

NEW BUSINESS:

1. RZC2013-00001 – APPLICANT: PEACHTREE PARKWAY HOLDINGS, LLC; OWNER: PEACHTREE PARKWAY HOLDINGS, LLC

Request to rezone a 4.32-acre parcel from C-2 (General Business District) and R-M-13 (Multi-Family Residence District) to C-2 along with any necessary variances including buffer reductions in order to allow for the construction of restaurants, office and retail buildings on property located in the 6th District, Land Lot 301, Parcel 165 within the 5100 Block of Peachtree Parkway and the 3700 block of Medlock Bridge Road.

Diana Wheeler presented the case to the Commission and provided background information about the applicant's request and the proposed project. She noted that a portion of the property was already zoned C-2, commercial, and could accommodate one of the four building sites proposed for development. However, since the property was irregular in shape, the addition of nearly three more acres was required in order to make the remainder of the property developable. This additional land is

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zoned RM-13 and, if not rezoned, would accommodate up to 39 apartment units. Mrs. Wheeler also stated that the applicant would like to reduce the buffer normally required between commercial and residential uses to a 20 ft. landscape strip. This would accommodate inter-parcel access between the two sites. She indicated that the development of commercial uses on this property which is located across the street from the Forum would be appropriate and, in fact, may be preferred over apartments facing directly onto Peachtree Parkway. Mrs. Wheeler stated that, based on the analysis, Staff recommended approval of the application subject to conditions which are included in the staff report and which she briefly outlined.

Mr. Mitch Peevy, representing the applicant, presented his rezoning and buffer reduction request to the Commission and noted that the developer also built Piedmont Bank, immediately adjacent to this site. He provided a brief history of the property and indicated that they would like to develop an office building behind the bank, a restaurant, a retail store or a bank, and a coffee shop. Mr. Peevy stated that he reviewed the Staff report and would like to request changes to a few of the conditions. In particular, he wanted the restriction against drive-thru facilities to exempt coffee shops in addition to exemption already shown for banks. He asked that the restriction against 'liquor store' as a permitted use be removed. He also wanted the hours extended for delivery and service vehicles from 8AM to 6AM and that outdoor speakers be allowed for coffee shops in addition to banks. Further, Mr. Peevy indicated that the developer, Mr. Cheely, would like to use American Elm in addition to native Georgia trees within his landscape plan.

Chairman Houser asked for public comments concerning this application.

Scott Hilton, representing UPCCA, stated that his organization hosted a community meeting on December 10th to receive input from interested citizens about the applicant's proposal. He noted that there was concern about the lack of specificity to the plan, but understood that it takes time to develop more detailed plans. Mr. Hilton also stated that he was reassured by the condition in the Staff report requiring building plans to be approved by the Planning Commission. Mr. Hilton responded to the Commission's question about the limitation on drive-thru facilities indicating that he did not believe his association would support unrestricted drive-thru facilities at this location.

There being no other public comments, Chairman Houser closed the public comment portion of the meeting and asked the Commission for a motion.

MOTION TO Approve with Staff Conditions

By: Alan Kaplan

Seconded by: Mark Willis

Discussion ensued concerning various amendments to the motion. Commissioner Kaplan offered the following additions to the conditions:

S. No grading or tree removal shall be allowed prior to the issuance of an LDP for the first building located along Peachtree Parkway (amendment failed.)

T. The main entrances into the buildings located along Peachtree Parkway shall be designed to face, or appear to face, Peachtree Parkway. The main entrance into the building located along Medlock Bridge Road shall be designed to face, or appear to face Medlock Bridge Road. (amendment passed 4-0)

U. If the building located along Medlock Bridge Road is developed as a multi-tenant building, then tenant access shall be provided through an interior lobby. (amendment passed 4-0)

V. The building located along Medlock Bridge Road shall have no exterior stairs, stairwells or 2nd floor balconies that connect building floors to the outside. (amendment passed 4-0)

W. The building located along Medlock Bridge Road shall be developed with a first floor finish elevation that approximately matches the first floor elevation of Piedmont Bank. (amendment passed 4-0)

Commissioner Middleton offered the following amendments to the conditions:

K. [Add coffee shop to uses permitted to have outdoor speakers.] (amendment passed 3-1Houser)

1B. [Add coffee shop to uses permitted to have a drive-thru facility and define 'coffee shop' as a business that derives at least 80% of its business from the sale of coffee, tea, or comparable beverages.] (amendment passed 3-1Houser)

2A. [Add American Elm to the list of permissible trees that can be used in addition to Georgia native trees.] (amendment passed 4-0)

N. [Allow service and delivery vehicle hours to start at 6AM instead of 8AM.] (amendment passed 4-0)

After further discussion, the Commission took the following action:

MOTION TO APPROVE WITH STAFF CONDITIONS AS AMENDED

[and outlined below]

By: Alan Kaplan

Seconded by: Mark Willis

Vote: Passed 4-0

1. To restrict the use of the property as follows:

A. All uses and special uses permitted within the C-1 zoning district. All uses permitted within the C-2 zoning district, except for the following: animal hospitals or veterinary clinics; tattoo and piercing parlors, adult bookstores or entertainment, fast food restaurants with or without drive-thru window (pick-up /to go windows at non-fast food restaurants permitted), automotive car wash, automotive parts store; billboards; building, electrical or plumbing contractors; funeral homes or mausoleums; furniture rental establishments; convenience food stores with or without fuel pumps, emission inspection stations, equipment rental, hotels and motels, on-site laundry or dry cleaning establishments, self-service or coin operated laundries; liquor stores, mobile buildings, parking lots and garages, plant nursery sales facility, recreation facilities which exceed 3,500 square feet, recovered materials processing facility, taxidermist, yard trimmings composting facility, clubs, lodges, fraternal institutions and meeting halls, caretaker or watchman quarters, auto body repair shops, auto repair shops or tire stores, automotive service stations with or without fuel pumps, building material sales with outdoor storage, contractors offices or the outside storage of equipment or materials, heavy equipment and farm equipment sales and service and truck rental, mini-warehouse storage facilities, mobile home or mobile building leasing or sales lots, taxi cab or limousine services and no outdoor storage of any type; pest control businesses; pet shops or grooming establishments; lounges; day care center; and any temporary uses.

B. Drive-thru businesses shall be prohibited, except for a coffee shop, (defined as a business that derives at least 80% of its revenues from the sale of coffee, tea, and similar beverages), and banks/financial institutions which may include a drive-through facility as an integrated part of the primary banking operation if such drive-through facility is structurally attached to the bank/financial institution building. To the extent that any allowed structure ceases to be used as a bank/financial institution, then the drive-through portion of the facility shall be

demolished.

C. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District).

2. To satisfy the following site development considerations:

A. Provide a 20-foot wide landscape strip to serve as a buffer adjacent to residential zoning. Any graded area of the buffer shall be replanted with American Elm and native Georgia trees such as Tulip Poplar, Maple, and Cryptomeria.

B. To the extent possible, coordinate with the adjoining residential property in order to accommodate at least three points of vehicular and pedestrian connection between the properties and to coordinate landscape treatments along common property lines.

C. Provide bike racks within the development in accordance with the overlay standards.

D. Billboards or oversized signs shall be prohibited.

E. Dumpsters shall be screened by an opaque decorative wall, at least six (6) feet in height, which will coordinate with the building architecture, and with a gated entry. Pick-up for dumpsters shall be limited to between the hours of 8:00 a.m. and 6:00 p.m.

F. Buildings shall be finished with architectural treatments containing a mixture of glass, brick, stone and/or stucco. All sides shall have a 32-inch or greater water table of brick or stone, except where full length glass or doors are located. The elevations of the buildings shall be in general conformity with buildings located within the Forum on Peachtree Parkway, and final plans shall be approved by the Planning Commission. All mechanical appurtenances and equipment and/or ductwork shall be screened from view. Screening shall coordinate with the building architecture.

G. Provide or relocate and reconstruct sidewalks, as required, a minimum of five feet in width adjacent to Peachtree Parkway (U.S. Hwy. 141) and Medlock Bridge Road. Sidewalks may meander along these roads where feasible and per DOT approval. Provide internal sidewalks connecting outparcel development. Submit pedestrian access plan for review and approval of the Director.

H. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or create a hazard for passing automobile traffic. Any lights located on the rear of the building must be directed downward.

I. Ground signage shall be limited to monument type sign(s) with a minimum two-foot high brick or stacked stone base. Ground sign(s) shall not exceed six feet in height.

J. Any detention ponds shall be visibly screened with landscape plantings to be approved by the Director.

K. No outside speakers shall be allowed other than on a coffee shop or bank usage, if any, or a Muzak system may be allowed provided no shrill or excessive noise and vibrations, amplified live entertainers, outside paging systems, phone bells, or loudspeakers will be allowed. Any Muzak system shall have downward facing speakers and shall be inaudible ten feet from the speakers.

L. Business hours are to be limited to Monday through Thursday from 7:00 a.m. to 12:00 midnight and Friday through Sunday from 7:00 a.m. to 2 a.m. Business hours for a coffee/bagel shop and any specialty gourmet food store(s) shall be 6:00 a.m. to 2 a.m. seven days a week.

M. All food service facilities on the property, including outparcels, shall install odor scrubbers which remove 95% of cooking odors as determined by the Director.

N. Truck delivery, parking lot cleaning machinery and any other equipment that emits noise shall be limited to the hours of 6:00 a.m. to 9:00 p.m.

O. No overnight parking or idling of delivery trucks shall be allowed.

P. Prior to any grading or clearing, all buffers shall be clearly marked with bright orange tree save fencing to insure that no improper or accidental buffer intrusions occur.

Q. No tents, canopies, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard signs, sign-walkers and sign-twirlers shall be prohibited.

R. Peddlers and/or parking lot sales shall be prohibited.

S. The main entrances into the buildings located along Peachtree Parkway shall be designed to face, or appear to face, Peachtree Parkway. The main entrance into the building located along Medlock Bridge Road shall be designed to face, or appear to face Medlock Bridge Road.

T. If the building located along Medlock Bridge Road is developed as a multi-tenant building, then tenant access shall be provided through an interior lobby.

U. The building located along Medlock Bridge Road shall have no exterior stairs, stairwells or 2nd floor balconies that connect building floors to the outside.

V. The building located along Medlock Bridge Road shall be developed with a first floor finish elevation that approximately matches the first floor elevation of Piedmont Bank.

2. SUP2013-00001 - APPLICANT: TK ATLANTA PROPERTY, LLC; OWNER: SATLING INVESTMENTS, LLC;

Request for a special use permit in an M-1 zoning district for a truck fleet maintenance shop located in DISTRICT 6, LAND LOT 250, PARCEL 068; 2800 BLOCK OF AMWILER ROAD; 2.59 ACRES.

Mrs. Wheeler presented this case to the Commission and noted that the applicant would like to use an existing, vacant building for a refrigerated truck maintenance facility. The property is located in an industrial area across the street from Newell Recycling, an intense industrial use. She stated that the property is surrounded by a fence and the prospective purchaser, Thermo-King, intends to conduct its business within the existing building. In addition, she indicated that the applicant estimates 10 – 15 additional trips would be added to the roadway if this request is approved.

Mr. Bill George, representing Thermo-King, presented his case and stated that this location met the company's needs for a refrigerated truck maintenance facility.

Chairman Houser asked for public comments. None were received and the public hearing was closed.

In response to the Commission's question, Mrs. Wheeler indicated that a special use approval could be used by another company, should

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Thermo-King relocate in the future; however, another company would also have to be in the refrigerated truck maintenance business.

MOTION TO APPROVE WITH STAFF CONDITIONS

[as outlined below]

By: Mark Willis

Seconded by: Mark Middleton

Vote: Passed 4-0

- 1. Maintain the existing eight-foot high, opaque security fence around the perimeter of the subject property.**
- 2. All truck and trailer repairs shall occur within the enclosed building.**
- 3. Outdoor loudspeakers shall be prohibited.**
- 4. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.**

CITY BUSINESS ITEMS: There were no City Business Items for consideration.

COMMENTS BY STAFF AND COMMISSION: No comments were made.

ADJOURNMENT:

MOTION TO ADJOURN.

By: Matt Houser

Seconded by: Mark Willis

Vote: Passed 4-0

The Planning Commission meeting concluded at 8:35 PM.

Approved,

Attest:

Matt Houser, Chairman

Kym Chereck, City Clerk

(Seal)

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

CHANGE IN CONDITIONS AND SPECIAL USE PERMIT ANALYSIS

CASE NUMBER :**CIC2013-00001**
ZONING :M-2
LOCATION :2700 BLOCK OF AMWILER ROAD
MAP NUMBER :R6250 072
ACREAGE :5.71 ACRES
REQUEST :AMEND USE RESTRICTIONS
SQUARE FEET :33,544 SQUARE FEET

CASE NUMBER :**SUP2013-00002**
ZONING :M-2
LOCATION :2700 BLOCK OF AMWILER ROAD
MAP NUMBERS :R6250 072
ACREAGE :5.71 ACRES
PROPOSED DEVELOPMENT :METAL RECYCLING

CASE NUMBER :**SUP2013-00003**
ZONING :M-2
LOCATION :2700 BLOCK OF AMWILER ROAD
MAP NUMBERS :R6250 072
ACREAGE :5.71 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE PARTS SALVAGE AND SALES

FUTURE DEVELOPMENT MAP: **PREFERRED OFFICE**

APPLICANT: NEWELL RECYCLING OF GWINNETT
1359 CENTRAL AVENUE
EAST POINT, GA 30344

CONTACT: BOBBY TRIESCH PHONE: 404.766.1621

OWNER: NEWELL RECYCLING OF GWINNETT
1359 CENTRAL AVENUE
EAST POINT, GA 30344

RECOMMENDATION: Approve with Conditions

PROJECT DATA:

The applicant, Newell Recycling, requests a change in conditions of a prior M-2 (Heavy Industry District) rezoning approval, along with two Special Use Permits for metal recycling and automobile parts salvage. The property is a 5.71-acre parcel located on the west side of

Amwiler Road, at its intersection with Buford Highway. The site is developed with a metal building.

The property was rezoned to M-2 in 2010 (RZC2010-00015) for the use of a community recycling center, for collection of consumer recyclables such as bottles, cans, plastics and paper. It is planned for the community recycling center to be relocated onto the main Newell site; and the applicant now proposes to utilize the subject property for full scale metal recycling and processing, as well as automobile parts salvage and sales. In order to allow these more intense uses, the applicant has requested to modify condition I.A. of RZC2010-00015, which reads as follows:

“Limited to a recycling center/recovered materials processing facility. The materials collected shall be limited to metals such as aluminum, brass, copper, lead, nickel, stainless, zinc and similar non-ferrous metals, as well as typical post-consumer recyclables such as paper, plastic/glass bottles or containers, and metal/aluminum cans, The specific types and varieties of materials allowed for collection shall be subject to review and approval by the Director of Planning and Development. No material shall remain unprocessed on the property for more than two weeks.”

The applicant requests this condition be modified, and two Special Use Permits be granted to allow general metal salvage and processing similar to their operation on the neighboring property to the west, plus automobile salvage and sales of salvaged parts.

The subject property is developed with a single building containing a total floor area of 33,544-square feet, and the site is largely paved. The applicant proposes to utilize the existing building for the new uses, including disassembly of automobiles and sales of the salvaged auto parts. Paved areas comprising the balance of the property would be utilized in the same fashion as the main Newell facility, and would be fully incorporated into that operation.

The site is enclosed with a landscape strip and a 12-20 foot high painted metal fence adjacent to the railroad right-of-way and Amwiler Road. Access is provided by a single driveway located off Amwiler Road into the main facility.

ZONING HISTORY:

In 1970, the property was zoned M-1 (Light Industry District). In 1988, a special use permit for a billboard was granted, pursuant to SUP-021-88. In 1996, an application to rezone to property to C-2 was denied, pursuant to RZ-96-085. The subject property was rezoned to C-2 in 2001, pursuant to RZ-99-155. In 2010, the property was rezoned to M-2, pursuant to RZC210-00015.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams, and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish, and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

DEVELOPMENT REVIEW SECTION COMMENTS:

The Buffer, Landscape and Tree Ordinance requires submittal and approval of a Tree Preservation and Replacement Plan prepared by a professional landscape architect prior to securing a Land Disturbance or Development permit.

Section 606.3 of the 1985 Zoning Resolution requires screening of dumpsters and loading/unloading facilities.

Parking lots and interior driveways shall be designed in accordance with Section 1001 of the 1985 Zoning Resolution.

The developer must submit detailed site development plans, including a landscape and tree preservation/replacement plan, for review and approval of the Community Development Department prior to any construction.

The developer must obtain a Land Disturbance or Development Permit prior to any construction.

Section 8.2.1 of the Development Regulations requires submittal of a Storm Water Management Report for the project prior to obtaining a Land Disturbance or Development Permit.

Section 1.5.1.c of the Floodplain Management Ordinance requires that the lowest floor including the basement, of all non-residential building be constructed at an elevation of at least one foot above the 100-year floodplain.

STORMWATER REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

No comment.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

Must connect to sanitary sewer if available to property (within 200 feet of property line). If sewer is not available, contact GCEHD concerning septic involvement. Must submit level 3 soil report and detailed site plan with 2 foot topo and soils transposed onto plat.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 16-inch water main located on the northern right-of-way of Amwiler Road, and a 12-inch water main located on the eastern right-of-way of Buford Highway.

Due to unknown variables, the Department of Water Resources makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. Demands imposed by the proposed development may require reinforcements or extensions of existing water mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located approximately 275 feet north of the property.

The subject development is located within the Crooked Creek service area. There are currently no connection restrictions within this service area. Treatment capacity within this area is presently available on a first come - first serve basis.

Demands imposed by the proposed development may require reinforcements or extensions of existing sewer mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department. Developer shall provide easements for future sewer connection to all locations designated by DWR during plan review.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to Gwinnett County's ordinances. After design, construction, inspection, and final acceptance of the required utilities, service to these utilities would then become available under the applicable utility permit rate schedules.

BUILDING CONSTRUCTION COMMENT SECTION:

Building Plan Review has no objections under the following conditions:

1. The applicant shall submit civil site drawings for review and approval.
2. The applicant shall submit architectural, structural, mechanical, electrical and plumbing drawings for each building for review and approval.
3. Each building shall comply with the height and area limitations of Table 503 and the fire resistive and horizontal separation requirements of Table 601 and 602 of the 2006 International Building Code with Georgia state amendments based on occupancy group classification, type of construction, and location of each building from property lines and other buildings.
4. Maintain the opaque, sound barrier wall along the border of Amwiler Road and Buford

Highway.

5. Buildings with shredding and/or grinding equipment shall have exterior wall construction that shall achieve an acoustical performance of STC (sound transmission class) of 70 or higher as defined by ASTM E90 and ASTM E413. Mechanical/HVAC openings and other penetrations through the exterior wall shall be designed to diminish the transmission of interior flanking noise and equipment noise.
6. Upon completion of plan review approvals, the applicant shall obtain a building permit for each building and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

Fire Plan Review has no objections to the above rezoning requests, under the following conditions:

1. Applicant submits civil drawings to Fire Plan Review for review and approval.
2. Applicant submits architectural drawings to Fire Plan Review for review and approval.
3. Upon completion of plan review approvals, applicant successfully achieves a satisfactory Fire field inspection, for issuance of a Certificate of Occupancy - Business Operation.

For assistance, contact (678) 518-6000, Monday through Friday, from the hours of 8:00 a.m. to 5:00 p.m.

DEPARTMENT ANALYSIS:

The subject site is a 5.71-acre property located on Amwiler Road, at the intersection of Buford Highway. The property is currently developed with a single 33,544-square foot metal building, parking and driveways.

The 2030 Unified Plan Future Development Map indicates the property lies within a Preferred Office Character Area. Although not strictly consistent with the Unified Plan, the proposed use of the site in the same fashion as the main Newell Recycling facility could be compatible with nearby industrial uses and consistent with previous Board action for the adjacent facility.

The surrounding area is characterized by a mixture of industrial, office and commercial uses. Adjacent and nearby uses include: the Newell metal salvage and recycling business immediately adjacent, a concrete plant, and a steel supply company, Steel Mart, Inc. Also in the area are auto salvage yards with parts sales, similar to that proposed by the applicant. Based on prior Gwinnett County Board precedent along the Buford Highway corridor and the adjacent heavy industrially-zoned property, the proposed condition change and Special Use Permits appear to be compatible with adjacent and nearby land uses and approval of the applicant's request would not appear to create any precedents.

RECOMMENDED CONDITIONS

Additions in **Bold**

Deletions in ~~strickethrough~~

Approval as M-2 (Change in Conditions) with Special Use Permits for metal recycling and automobile parts salvage, subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. ~~Limited to a recycling center/recovered materials processing facility. The materials collected shall be limited to metals such as aluminum, brass, copper, lead, nickel, stainless, zinc and similar non-ferrous metals, as well as typical post-consumer recyclables such as paper, plastic/glass bottles or containers, and metal/aluminum cans. The specific types and varieties of materials allowed for collection shall be subject to review and approval by the Director of Planning and Development. No material shall remain unprocessed on the property for more than two weeks.~~
A. A metal recycling facility, and an automobile salvage yard with accessory parts sales. No material shall remain unprocessed on the property for more than two weeks.
 - B. The processing of materials that will contaminate air or ground water shall be prohibited.**
 - C. In an effort to decrease noise to surrounding properties and the likelihood of “pops”, a program will be utilized and maintained that penalizes material suppliers that bring in materials that can cause explosions inside the shredder.**
2. To satisfy the following site development considerations:
 - A. A landscape buffer consisting of evergreen and deciduous plantings (minimum 6-8 feet tall at time of planting) and an opaque fence shall be ~~installed~~ **maintained** along Amwiler Road to provide an adequate visual screen at a height and of similar design as installed on the adjacent Newell Recycling property. Final buffer/landscape design, tree/shrub varieties, and fence plans shall be submitted for review and approval of the Director ~~of Planning and Development~~.
 - B. ~~Provide~~ **Maintain** opaque fencing along Buford Highway to screen the development. Evergreen trees shall be planted along the exterior of the barrier to provide screening. The fence shall provide an adequate visual screen at a height and of similar design as installed on the adjacent Newell Recycling property. ~~Final fence location and height, and evergreen tree varieties shall be subject to review and approval of the Director of the Department of Planning and Development. The final site plan and landscaping shall be approved by the Director of Planning and Development.~~

- C. To ensure the long-term viability of planted vegetation required by these conditions, ~~in 12 months from the date of zoning approval for RZC2010-00015, the applicant shall have all landscaping and buffer plant materials field inspected by a certified arborist. An inspection report shall be forwarded to the Director of Planning and Development for review.~~ as required by the Director, any dead, dying, or diseased materials shall be replaced at the applicant's expense.
- D. Limited to no more than one entrance/exit onto Amwiler Road.
- E. No billboards shall be permitted.
- F. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- G. ~~Peddlers and/or parking lot sales shall be prohibited.~~
- H. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING EXERCISE OF ZONING

SUITABILITY OF USE

A proposed uses could be considered compatible with the surrounding industrial uses and the metal salvage operation on the adjacent property.

ADVERSE IMPACTS

Adverse impacts such as decreased visual appeal could be minimized by the continued maintenance of screening fences and vegetation.

REASONABLE ECONOMIC USE AS ZONED

The subject property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

An increase in traffic may be anticipated from the proposed expanded business activity.

CONFORMITY WITH POLICIES

The expansion of the activities of the main Newell facility onto the subject property could be consistent with Board precedent.

CONDITIONS AFFECTING ZONING

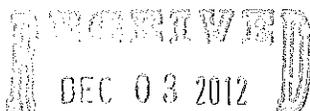
The site is fully screened from adjacent roadways and the property is already largely incorporated into the main Newell site, giving supporting grounds for the proposed condition change and Special Use Permits.

CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
A Change in Conditions will permit a use that is suitable in view and use of adjacent and nearby property. The surrounding area is primarily industrial.
- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
The proposed CIC will not adversely affect the existing use or usability of adjacent or nearby property.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
While the existing business has a reasonable economic use the CIC will better enable Newell to serve the needs of the surrounding area.
- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
The proposed CIC will not result in a use that would be burdensome to existing streets, utilities or schools.
- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
The proposed CIC is in conformity with the Land Use Plan.
- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:
The CIC will enable Newell to expand their business and fill a need for the surrounding areas. The site is contained within a substantial wall and is well screened from adjacent properties and streets.





NEWELL RECYCLING, LLC

"Conserving Natural Resources Since 1935"

November 29, 2012

The City of Peachtree Corners c/o
Gwinnett County Department of Planning
& Development
446 West Crogan Street
Suite 275
Lawrenceville, Georgia 30046

To Whom It May Concern:

Please let this serve as the Letter of Intent to request a Change in Conditions and two Special Use Permits for the Newell Recycling Facility located at 2750 Amwiler Road in Doraville. Newell Recycling rezoned the property from M-1 to M-2 pursuant to case number RZC 2010-0001S. This site is located adjacent to the main Newell Recycling Facility that has been in operation since 1998.

The property was purchased and zoned in order to operate a community recycling center in 2010. The community recycling center is currently operating on this site, but we feel that the adjacent main parcel for Newell will be a more suitable location for the recycling center and associated operations. The main Newell site was granted a Special Use Permit in 2009 pursuant to case number SUP-09-030. We are proposing to construct a new building to house the community recycling center. The area we have identified on the Newell main site is located in close proximity to the driveway that is utilized for all Newell traffic coming into and out of the site. We feel that by having the recycling center at the front of the site near the driveway is a safer and more convenient for the customers.

We are seeking a Special Use permit to allow for an auto salvage yard. We will be acquiring vehicles and disassembling them. The parts that are removed from these vehicles will be recycled and/or sold at this location. This will occur in the existing building we are now utilizing for the community recycling center. We are requesting the Change in Conditions because the previous zoning case restricted the use of the property to a community recycling center. We are also requesting an additional Special Use Permit for the site to allow for a recycling facility. We would like to use some of the area on this property for storage of various recycling materials.

All landscaping and fencing that was required as a part of the rezoning in 2010 has been completed. The entire site is enclosed within a 12 to 20 foot wall and the operations that occur on the site are not visible from the roadways.

Newell Recycling is committed to being a good neighbor and an asset to the City of Peachtree Corners and surrounding community. We appreciate your consideration of this Change in Conditions and Special Use Permit request. If you have any questions, please do not hesitate to give me a call at 404.557.9157.

Sincerely,

Bobby Triesch
Newell Recycling



RECEIVED
DEC 03 2012

1359 Central Avenue • East Point, Georgia 30344
(404) 766-1621 • Fax (404) 766-1123

Printed on Recycled Paper

CIC '13 001



BY:

CASE NUMBER CIC-09-012
GCID 2009-0586

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charles Bannister, Chairman	<u>ABSENT</u>
Shirley Lasseter, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>ABSENT</u>
Michael Beaudreau, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. KENERLY, which carried 3-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from M-2 to M-2 by ANTHONY POWELL for a CHANGE IN CONDITIONS TO ALLOW EXPANDED HOURS OF OPERATION AND AN EXPANSION OF FACILITIES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2009 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 23RD day of JUNE 2009, that the aforesaid application to amend the Official Zoning Map from M-2 to M-2 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. A metal recycling facility, but not a salvage yard or a junkyard. No material shall remain unprocessed on the property for more than two weeks.
 - B. From November through April, the shredder shall be limited to operation between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. To limit the use of electricity at peak demand periods from May 1 through October 31, the shredder may be operated from 5:00 a.m. to 9:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Sunday operations of the shredder or community recycling center shall be prohibited. The Director of Planning shall have the right to impose additional reasonable restriction on the loading and unloading of vehicles at the site between the hours from midnight until 6:00 a.m. if necessary to reduce the impact of loading and unloading on the surrounding residential property owners.

C. None of the following shall be processed on site, although they may be collected for shipping & processing elsewhere:

- Batteries or pieces of batteries
- Gas tanks, propane cylinders and any item having contained flammables
- Oil & oil filters
- Catalytic converters
- Unspent airbag canisters & other explosive materials
- Any sealed or closed containers
- Steel or cast iron borings or turnings
- Fluorescent lighting fixtures with ballast
- Any material with asbestos insulation

In an effort to decrease the likelihood of “pops”, a program will be utilized that penalizes material suppliers that bring in materials that can cause explosions inside the shredder.

2. To satisfy the following site development considerations:

- A. A landscape buffer consisting of evergreen and deciduous plantings (minimum 6-8 feet tall at time of planting) and an opaque fence shall be installed along Amwiler Road to provide an adequate visual screen at a height and of similar design as shown in artist renderings submitted to the Planning Commission on March 20, 2007. Final buffer/landscape design, tree/shrub varieties and fence plans shall be submitted for review and approval of the Director of Planning and Development.
- B. Provide opaque, sound barrier fencing along the border of the adjacent property at the corner of Buford Highway and Amwiler Road and along the eastern and northern borders of the property as needed to screen metal storage and processing areas from Amwiler Road and Buford Highway. Evergreen trees shall be planted along the exterior of the barrier to provide screening. Final fence location and height, and evergreen tree varieties shall be subject to review and approval of the Director of the Department of Planning and Development. The final site plan and landscaping shall be approved by the Director of Planning. The screen shall be constructed along the southeastern property line (with Sam’s Enterprises) consisting of evergreen and deciduous plantings as shown in the artist renderings and landscape plan submitted to the Planning Commission on March 20, 2007.

- C. Provide opaque acoustic fencing along the southwestern property line nearest Buford Highway and the railroad right-of-way to the southwestern property corner of Sam's Enterprises. The acoustic fence shall be designed, constructed and maintained as shown in the attached artist renderings submitted to the Planning Commission on March 20, 2007. This acoustic fence shall be constructed of steel beams interlaced with treated cross-tie landscape timbers to provide a natural weathered appearance. Along Buford Highway, a screen shall be constructed consisting of any combination of acoustic fences, and evergreen and deciduous plantings creating a shielding and aesthetic effect the same as or better than the combination shown in the artist renderings submitted to the Planning Commission on March 20, 2007, at a height necessary to completely shield the view of scrap metal (as shown in photos before changes on file with the Planning Division) and facility equipment (excluding the shredder) from Buford Highway, running the entire length between the entrance of the railroad tracks into the subject property and Sam's Enterprise's property line. Fence shall not exceed a height of 23 feet. Provide evergreens such as Thuga Green Giant trees planted in amended soil spaced in such a way as to create a dense screen when the trees mature or provide multiple lines of evergreen landscaping planted in amended soil along Buford Highway between the railroad tracks and the highway, consistent with the Landscape Plan presented to the Planning Commission on March 20, 2007. Final buffer/landscape design, tree/shrub varieties and fence plans shall be submitted for review and approval of the Director of Planning and Development.
- D. The community recycling center shall be constructed in general conformance with the concept plan submitted to the Planning Commission on March 20, 2007. Final building elevations shall be submitted for review and approval of the Director of Planning and Development.
- E. Provide no more than one entrance/exit onto Amwiler Road.
- F. No billboards shall be permitted.
- G. Development is limited to a recycling facility with state of the art water based metal shredding technology. The design of the facility shall include measures to ensure that water which has been used in the shredding process cannot escape into nearby streams or groundwater even in the event of heavy rains.

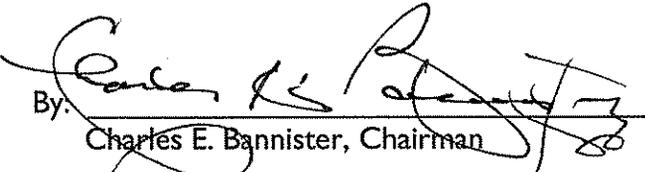
- H. This special use permit is conditioned to allow only one shredder to be operated at this facility. Any change in the buildings as shown on the site plan are subject to site plan review by the Director of Planning. This condition does not restrict the applicant from making changes to its production line equipment that enhances its recovery of recycled materials provided, and the enhancement does not raise the level of noise or air pollution. Any new buildings shall remain subject to Planning Department review under the Gwinnett County Building Codes.

- I. Provide a visual screen of evergreen trees along the north/northwest property line adjacent to the neighboring property on Amwiler Road. Placement, density and size of trees shall be approved by the Planning Director.

- J. To ensure the long-term viability of planted vegetation required by these conditions, in 12 months from the date of zoning approval for CIC-06-035, the applicant shall have all landscaping and buffer plant materials field inspected by a certified arborist. An inspection report shall be forwarded to the Director of Planning and Development for review. As required by the Director, any dead, dying or diseased materials shall be replaced at the applicant's expense.

- K. There will be a water spray system to wet the fluff materials during dry and windy conditions such that materials are less likely to be blown up and over the rail-tie wall.

GWINNETT COUNTY BOARD OF COMMISSIONERS

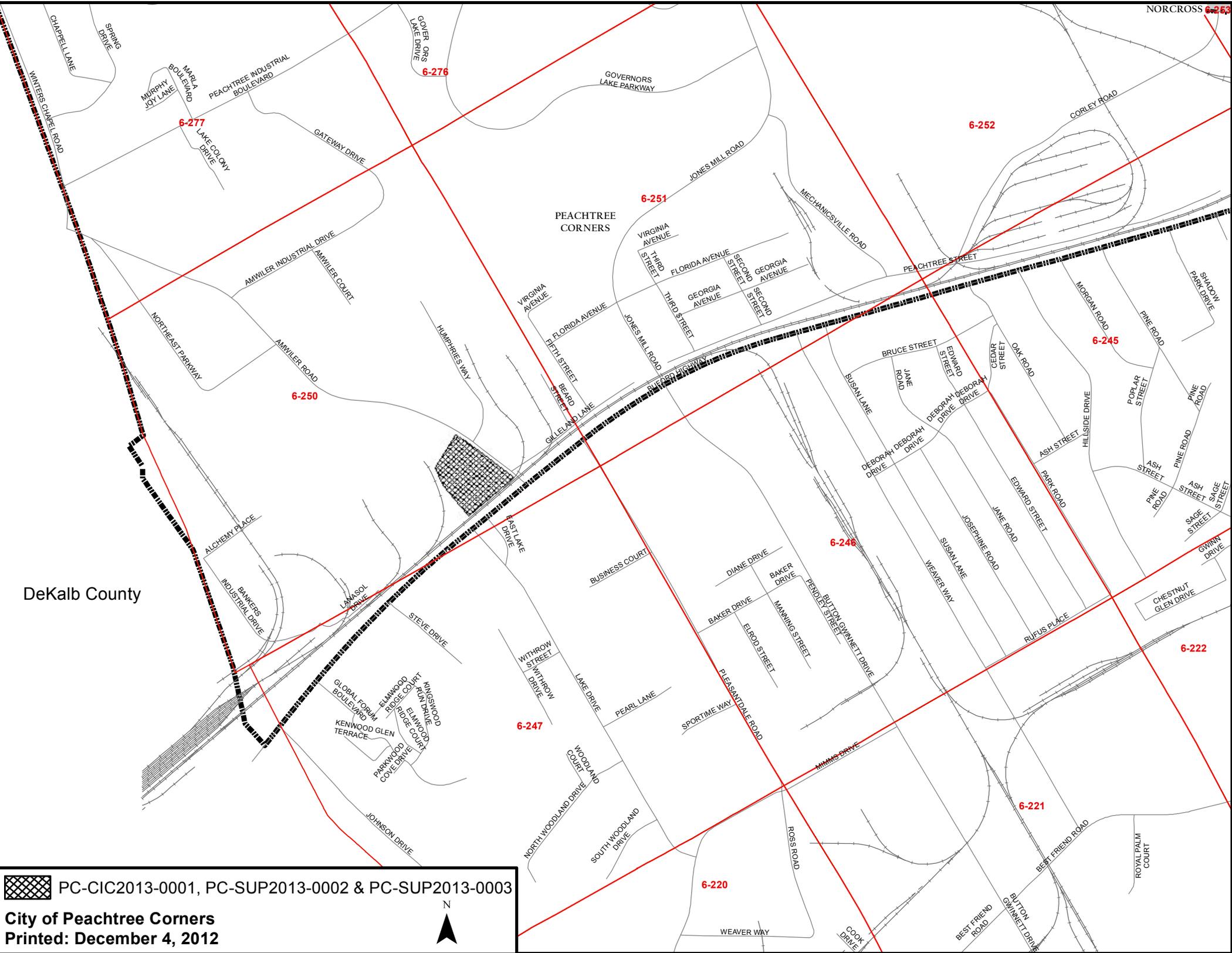
By: 
Charles E. Bannister, Chairman

Date Signed: July 8, 2009

ATTEST:


County Clerk/Deputy County Clerk





DeKalb County

PEACHTREE
CORNERS

 PC-CIC2013-0001, PC-SUP2013-0002 & PC-SUP2013-0003

City of Peachtree Corners
Printed: December 4, 2012





HUMPHREYS WAY

AMMLER ROAD

CILELAND LANE

BUFORD HWY

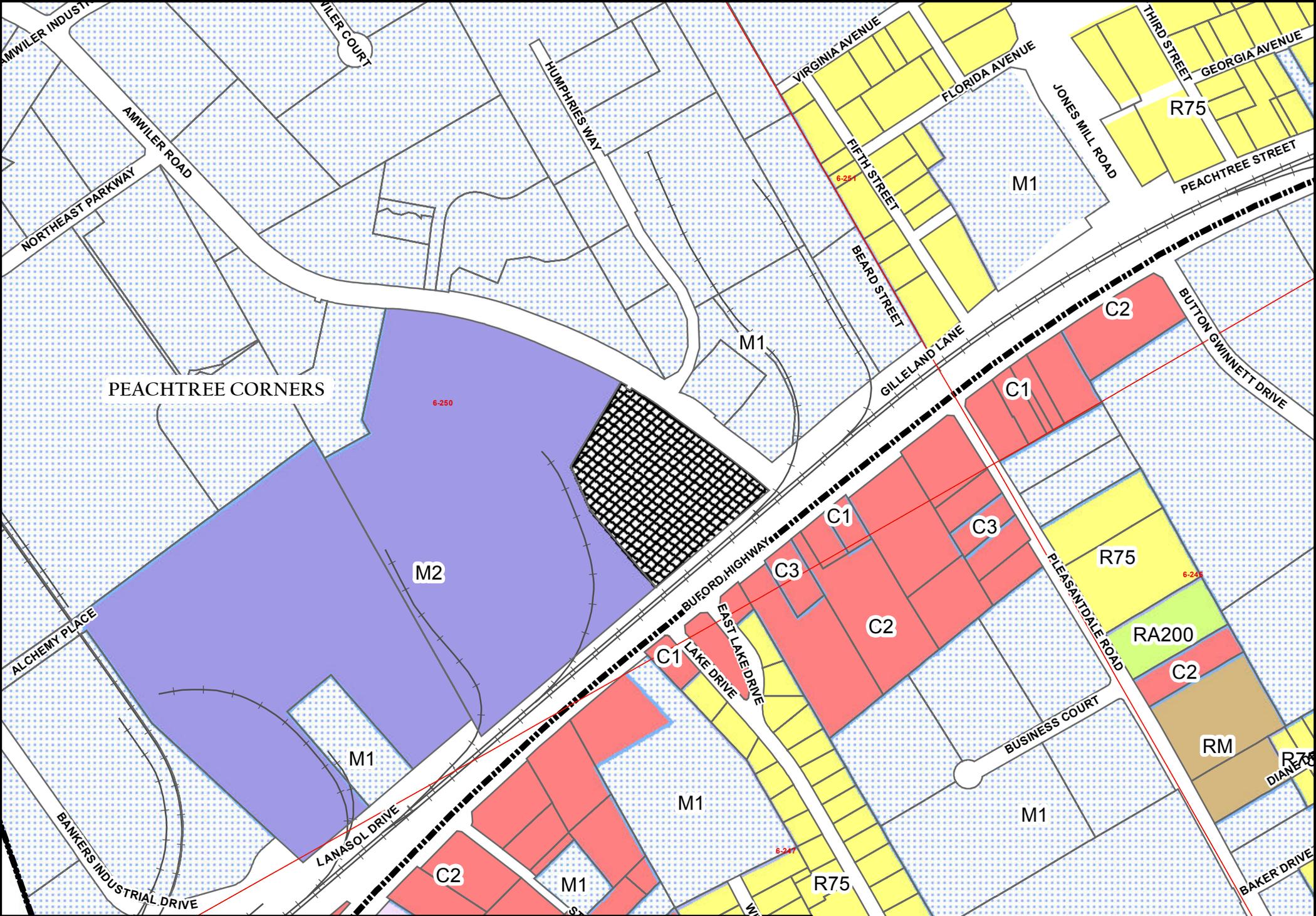
EAST LAKE DRIVE

 PC-CIC2013-0001, PC-SUP2013-0002 & PC-SUP2013-0003

City of Peachtree Corners
Printed: December 4, 2012







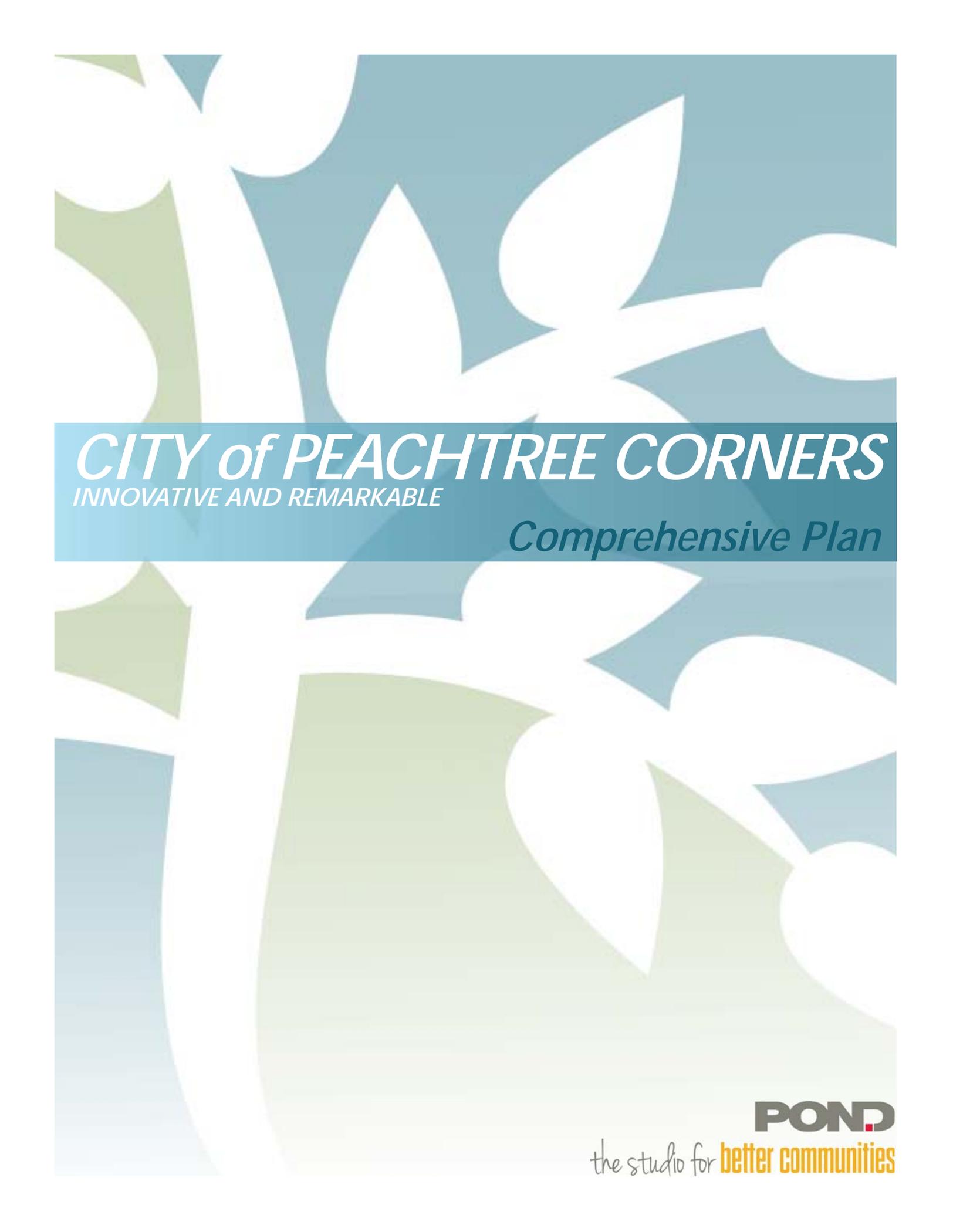
 **PC-CIC2013-0001, PC-SUP2013-0002 & PC-SUP2013-0003**

City of Peachtree Corners
 Printed: December 4, 2012

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CITY of PEACHTREE CORNERS

INNOVATIVE AND REMARKABLE

Comprehensive Plan

POND

the studio for **better communities**



PUBLIC PARTICIPATION PLAN

INTRODUCTION

During 2013, the City of Peachtree Corners will write its first Comprehensive Plan. Wide reaching, representative community involvement is needed to make the project a success. This is why a Community Participation Plan is created. The Community Participation Plan explains the overall planning process and presents the plan for engaging citizens, business members and other stakeholders with varying interests and perspectives.

The Comprehensive Plan considers the 20-year horizon and provides a fact-based resource that tracks implementation of community-based policies. An overall plan addressing a city's future must answer a fundamental question "**What do we really want our city to become?**" This question has no single, simple solution, but many complex answers, which evolve over time. A successful plan will help leaders narrow the complexity into a concise vision with action items that hold elected officials accountable. As a new city, Peachtree Corners has the unique privilege of being able to define its vision for the first time. The 2033 Comprehensive Plan will set the stage for development, growth, and investment in the City.

Through various community activities, the City will develop its vision and **Community Goals**. The Community Goals lay out a road map for the community's future, identifying a direction and generating pride and enthusiasm. After the goals are identified, the consultant team will use more public input to draft a list of **Community Needs and Opportunities**. The Needs and Opportunities report combines data and observations with community members' own assessments of issues and opportunities to create a list of needs that the plan should address. Finally, the consultant team will produce a **Community Work Program**. The Community Work Program will identify short- and long- term actions to achieve the common vision and goals and frame policy commitments to build a successful City of Peachtree Corners over the next twenty years. Creating a great city takes decades of planning and investing, and the Comprehensive Plan will direct development decisions that influence the City's future.

PURPOSE

In summary, the Comprehensive Plan includes the Community Needs & Goals, Community Vision, and Community Work Plan. The purpose of this document, the **Public Participation Plan**, is to ensure that the final Comprehensive Plan reflects the full range of community values and desires, by involving a diverse spectrum of stakeholders in development of the Community Work Program. Broad-based participation supports the plan through its implementation, since many members of the community are involved in the plan's development, feel a sense of ownership over it, and are committed to seeing it through. The methods for which the public will be engaged are outlined below in the Public Participation Plan, which includes:



- Structure of Participation Process;
- Identification of Stakeholders;
- Identification of Participation Techniques; and
- Schedule for Completion of the Community Work Program.

STRUCTURE OF PARTICIPATION PROCESS

PROJECT MANAGEMENT TEAM

The City's Department of Community Development and the contracted Consultant lead a Project Management Team. The Project Management team proposes recommendations for the Comprehensive Plan based on community input. The City Council and Mayor hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents, and, as the body that must deliberate budget constraints and competing priorities, may modify the recommendations that they receive.

CITIZEN ADVISORY COMMITTEE

A Citizen Advisory Committee will also help guide the Comprehensive Plan by serving as the project's primary sounding board for initial concepts and providing representation from various communities in Peachtree Corners. They are tasked with reviewing consultant documentation and providing feedback, guidance, and recommendations based on the community's input and the City's vision. The Committee will also review synthesized community input and proposed recommendations that will make up the final plan. The role of the Citizen Advisory Committee members may include:

- Representing a neighborhood, organization, or business community throughout the process;
- Attending Citizen Advisory Committee meetings, of which there will be 4-7 between January and July, to review and comment on materials prepared by the consultant team;
- Attending scheduled public meetings, if possible;
- Recommending language for the City of Peachtree Corners based on community meeting results;
- Distributing all information pertinent to the process to the larger community and respective neighbors/organization members/etc.;
- Assisting in determining appropriate solutions to include in the Community Work Program, which will allow the plan to be implemented while meeting the community's goals;
- Offering innovative strategies and tools that may be explored during this effort.

Each meeting of the Citizen Advisory Committee will include an informational piece and interactive exercises. The Committee will also review presentation materials for upcoming community meetings, which are scheduled one week after the Citizen Advisory Committee meetings; the consultant team can make adjustments to community meeting presentation materials if necessary based on the Citizen Advisory Committee input. The City Council will approve the list of members invited to join the Citizen Advisory Committee.



IDENTIFICATION OF STAKEHOLDERS

Each person who lives, works or serves in Peachtree Corners has a stake in its success and plans for the future. To effectively manage a broad range of viewpoints, it will be effective to rely on existing networks and stakeholder groups. As part of targeted public outreach efforts, the Comprehensive Plan effort will engage existing networks including community organizations, businesses, service providers and small groups to serve as a source of input, information and recommendations. These groups will also be asked to distribute meeting notices, posters, and agendas to broader groups; they will also be tapped to provide feedback on how to improve the outreach process and shape the content of meetings and presentations so that they meet a variety of needs. Other stakeholders may be invited to join the Citizen Advisory Committee or give interviews to the Project Management Team.

A preliminary list of stakeholders is included below. To ensure broad representation, the City will update this list with additional stakeholders identified through the Citizen Advisory Committee, City Council, and community members. The final list of stakeholders will be included in the final Comprehensive Plan.

- City Council members
- Planning Commission
- Local schools (public and private)
- Norcross High School Foundation for Excellence
- Peachtree Corners Business Association
- United Peachtree Corners Civic Association
- Religious institutions
- Civic leaders
- Minority group leaders
- Major employers
- Major land owners
- Service providers, such as:
 - Asian American Resource Center
 - PeachCare Community Centers
 - Norcross Human Services Center
 - Right from the Start Medicaid
 - Ninth District Opportunity, Inc.
 - Norcross Health Center
 - Norcross Senior Center
 - View Point Health
 - Hispanic Community Support Center
 - Latin American Association



PARTICIPATION TECHNIQUES

The Planning Team will conduct three community meetings, as well as stakeholder interviews covering planning elements consisting of land use, transportation, design controls, natural and cultural resources, housing, economic development and visioning. In addition to the above referenced community meetings, an Open House will be held. City officials plan to conduct three public hearings and three planning commission meetings.

The City of Peachtree Corners will engage the community using a variety of techniques, depending upon the purpose of achieving community involvement. The following section identifies different techniques and organizes them by purpose.

Website/Media: The Project Management Team has created a project-specific website: <http://peachtreecornersplan.blogspot.com/>. The website will be updated on a regular basis throughout the public participation process. Citizens can access community meeting schedules, agendas, minutes, and links to other important information on the site. The website will also host copies of draft documents for public review as they become available. The City will include information about upcoming meetings and a link to the project website on its own website, <http://cityofpeachtreecornersga.com/>.

Lobby Displays: Maps and information will be posted at City Hall.

Printed/E-mail Bulletins: Information on upcoming meetings will be distributed at key times during the study. The consultant team will produce a flyer advertising each public meeting and provide it to the City for physical or digital distribution. A flyer advertising each meeting will be posted on the door of City Hall.

Media/Press Releases: The City will contact local newspaper(s) to advertise meetings and/or status of the plan to the community. The Atlanta-Journal Constitution, Gwinnett Daily Post (the legal organ of Gwinnett County), and Peachtree Corners Patch will receive press releases and announcements.

Mailing Lists: The City will ask members of the Citizen Advisory Committee and other stakeholders to use existing email distribution lists to publicize meetings and other key events. This resource will keep the public informed of proposed meetings, changes to dates and schedules, and public review periods for draft documents. Emails will be distributed before public meetings. Exact content and timing of these distributions will be determined with further coordination with the City.

Community Meetings: Four community events are planned for the Comprehensive Plan:

- **Community Meeting #1:** February 21, 2013, 7:00-8:30 pm.
 - This meeting will be held at City Hall.
 - The purpose of this meeting will be to inform the public about the Comprehensive Plan, capture the community's vision for the future, and gain an understanding of existing



issues and opportunities in the City. The meeting will be a presentation with an opportunity for participants to share their thoughts about issues and opportunities with the group or on comment cards.

- **Community Meeting #2A:** April 24, 2013, time TBD (daytime)
 - This meeting will be held at a location to be determined. It may be held at a location outside of City Hall, such as Norcross High School, to reach a wider audience.
 - Community Meeting #2 will be a design workshop, where participants can define the vision for different character areas in the City. The consultant team will present a summary of the issues and opportunities that have been identified and explain how character areas are used in long-range planning and development regulations. The remainder of the meeting will be spent in small break-out groups with interactive, hands-on designing and visioning exercises.
 - There will be two identical sessions of Community Meeting #2, held at two different times and location to reach a wide audience.
- **Community Meeting #2B:** April 25, 2013, time TBD (evening)
 - This meeting will be held at a location to be determined. It may be held at a location outside of City Hall, such as the YMCA, to reach a wider audience.
 - Community Meeting #2 will be a design workshop, where participants can define the vision for different character areas in the City. The consultant team will present a summary of the issues and opportunities that have been identified and explain how character areas are used in long-range planning and development regulations. The remainder of the meeting will be spent in small break-out groups with interactive, hands-on designing and visioning exercises.
 - There will be two identical sessions of Community Meeting #2, held at two different times and location to reach a wide audience.
- **Community Meeting #3:** July 25, 2013, 5:00 – 8:00 pm
 - This meeting will be held at City Hall in an Open House format, so attendees can stop by as they please and stay for as long as they wish any time within the three-hour time frame.
 - At the Open House, the project team will present the final set of activities in the Community Work Program. The public will be asked to rank and prioritize projects. The public's preferred projects will help inform the final list of recommendations that will be adopted as part of the plan.

Select Interviews: Select stakeholders and City Staff will be interviewed in order to gain more detailed information on certain topics, such as housing, economic development and local industry, population diversity, growth and needs, etc. In addition, the consulting team will interview each City Council member individually.



Survey: Certain topics may require additional input to clarify the results of community meetings. A survey may be prepared. The results will be analyzed, a report submitted, and the information will be incorporated into the report.

City Council Meetings and Work Sessions: The consulting team and City Staff will attend meetings and work sessions with the City Council during the Comprehensive Planning process. The City Council holds official meetings on the first and third Tuesdays of every month. Agenda items are due by Tuesday of the prior week, and agenda packets are distributed by the Friday prior to the meeting.

- City Council Meeting #1: February 5, 2013, 7:00 pm
 - At the February 5th City Council meeting, the consultant team will officially kick off the Comprehensive Plan. This first hearing is required by the Georgia Department of Community Affairs (DCA) and is intended to brief the community on the process to be used to develop the plan, present opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.
- City Council Meeting #2: April 16, 2013, 7:00 pm
 - At the April 16th City Council meeting, the consultant team will present a brief summary of the Community Vision and Community Needs and Goals. The team will also announce Community Meeting 2, which will take place on April 24th and April 25th. This meeting may be accomplished in a joint session with the Planning Commission.
- City Council Meeting #3: August 6, 2013: 7:00 pm
 - At the August 6th City Council meeting, the consultant team will present the draft of the final comprehensive plan. This public hearing is required by the DCA and must be held once the plan has been drafted and made available for public review, but prior to its transmittal to the Regional Commission for review. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. Once public comments have been addressed, the plan must be transmitted to the Regional Commission with a cover letter signed by mayor.

Planning Commission Meetings and Work Sessions: The project management team will also work closely with the planning commission in developing the Comprehensive Plan. The planning commission meets on the second Tuesday of every month.

- February 12, 2013: At the February 12 planning commission meeting, the consultant team will seek feedback on the vision and goals for the City. This meeting will also give the planning commission members an opportunity to share issues, needs, and opportunities they have identified in the City.
- April 16, 2013: In April, the consultant team will present a brief summary of the Community Vision and Community Needs and Goals that have been developed after several months of public input. This may be accomplished with a joint session between the planning commission and the city council on April 16th.



- July 9, 2013: At the July planning commission meeting, the consultant team will present a summary of the community work plan that has been developed. The work plan will include a list of activities that the City may choose to pursue in order to achieve the goals and objectives identified in the plan.

SCHEDULE

REVIEW PROCESS

In Georgia, the DCA determines the rules and regulations local governments must follow when preparing the Comprehensive Plan. Upon completion, Peachtree Corners must transmit the comprehensive plan to the Atlanta Regional Commission (ARC) for review. The transmittal must include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once received, the ARC will immediately forward the plan to the DCA for review. DCA conducts a report of findings and recommendation, and ARC issues the local government a final report that includes DCA's comments.

COMPREHENSIVE PLAN SCHEDULE OF ACTIVITIES

The City has prepared the attached schedule for community meetings, workshops, events and public hearings. While several target dates remain to be finalized, the City will adhere to this schedule and post it in local media outlets, along with periodic updates as dates and venues are determined. The schedule was reviewed by the city's Community Development Department and aims to provide for numerous opportunities for public involvement, in a variety of locations with different formats.



Peachtree Corners 2033 Comp Plan - Proposed Meeting Schedule (Revised: 01/30/2013)

January 2013		Start	Finish	Location
9-Jan-13	Project Management Team Meeting: Kick Off	11:30 AM	1:00 PM	City Hall
14-Jan-13	Study Area Tour - Self Guided	9:30 AM	1:00 PM	Study Area
16-Jan-13	Market Meeting	2:30 PM	3:30 PM	City Hall
30-Jan-13	Citizen Advisory Committee Meeting #1, Kick Off (Process/Visions/Goals)	11:30 AM	1:00 PM	City Hall
February 2013				
5-Feb-13	Community Announcement: Project Kick Off (Council Mtg/Public Hearing)	7:00 PM	8:30 PM	City Hall
5-Feb-13	Community Survey Opens, Closes on March 31	2/5/2013	3/31/2013	On Line
12-Feb-13	Planning Commission Meeting: Vision & Goals, Issues & Opportunities	7:00 PM	8:30 PM	City Hall
13-Feb-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
13-Feb-13	Citizen Advisory Committee Meeting #2	11:30 AM	1:00 PM	City Hall
13-Feb-13	Stakeholder Interviews; begin 2/13/2013 - 3/31/2013	2/13/2013	3/31/2013	Citywide
21-Feb-13	Community Meeting #1: Vision & Goals, Issues & Opportunities	7:00 PM	8:30 PM	City Hall
March 2013				
13-Mar-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
13-Mar-13	Citizen Advisory Committee Meeting #3 (If needed)	11:30 AM	1:00 PM	City Hall
18-Mar-13	Business Owner Roundtable: Vision & Goals, Issues & Opportunities	TBD	TBD	TBD
April 2013				
16-Apr-13	Planning Commission Meeting: Summary of Findings [joint session?]	7:00 PM	8:30 PM	City Hall
16-Apr-13	Council Mtg: Summary of Findings (announce Comm Mtg 2) [joint session?]	7:00 PM	8:30 PM	City Hall
17-Apr-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
17-Apr-13	Citizen Advisory Committee Meeting #4	11:30 AM	1:00 PM	City Hall
24-Apr-13	Community Meeting #2: Character Area Visioning Workshop	Day	Day	TBD - Norcross High?
25-Apr-13	Community Meeting #2: Character Area Visioning Workshop	Evening	Evening	TBD - City Hall/YMCA?
May 2013				
8-May-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
8-May-13	Citizen Advisory Committee Meeting #5 (If needed)	11:30 AM	1:00 PM	City Hall
June 2013				
12-Jun-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
12-Jun-13	Citizen Advisory Committee Meeting #6 (If needed)	11:30 AM	1:00 PM	City Hall
July 2013				
9-Jul-13	Planning Commission Meeting: Summary of Community Work Plan	7:00 PM	8:30 PM	City Hall
10-Jul-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
10-Jul-13	Citizen Advisory Committee Meeting #7	11:30 AM	1:00 PM	City Hall
25-Jul-13	Community Meeting 3: Open House	5:00 PM	8:00 PM	TBD - City Hall?
August 2013				
6-Aug-13	City Council Meeting: Transmittal to ARC/DCA w/ Resolution	7:00 PM	8:30 PM	City Hall
September 2013				
11-Sep-13	Project Management Team Meeting (If needed)	10:00 AM	11:30 AM	City Hall
October 2013				
15-Oct-13	City Council Meeting: Adoption Hearing	7:00 PM	8:30 PM	City Hall
21-Oct-13	Transmit Final Copy to ARC DCA	TBD	TBD	ARC Conference Room

Citizen Advisory Committee Meeting

Potential Citizen Advisory Committee Meeting

Other meetings that Citizen Advisory Committee members are encouraged to attend