



**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**April 11, 2017**

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, April 12, 2017. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

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

Staff: Diana Wheeler, Community Development Director  
Kym Chereck, City Clerk  
Jeff Conkle, Planning and Zoning Administrator

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE JANUARY 10, 2017  
PLANNING COMMISSION MEETING.**

**By: Mark Middleton**

**Seconded by: Mark Willis**

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

**NEW BUSINESS:**

1. **RZ2017-001 / V2017-001 Atlanta Paving.** Request to rezone four parcels consisting of .65 acres from R-75 to M-1 along with associated variances to accommodate renovation and new construction at an existing business located at 6120 Second St. and 4500 Peachtree St, Dist. 6, Land Lot 251, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, gave a brief overview of the application and explained that staff is recommending approval of the application with the following conditions:

1. Parcels #2,3,5 and 6 (as shown on the Atlanta Paving Projects Overall Proposed Zoning Exhibit dated 2/2/2017) shall be rezoned M-1, light industry, and shall be developed in general conformity with the submitted site plan dated January 31, 2017.
2. Architectural elevations shall be substantially similar to the drawings submitted on January 31, 2017.
3. Access to the subject properties shall only be from Jones Mill Rd. and Peachtree Street. No commercial vehicles shall access the properties from Second St., Third St., Florida Ave., Georgia Ave., or Virginia Ave.
4. Building designs shall incorporate features that are compliant with Peachtree Corners' Green Building Ordinance wherever practical.
5. The following Gwinnett County zoning conditions (from RZC 2008-00035 dated 1/22/2008) shall be required:
  - a. Provide a 20-foot wide landscape strip along the frontage of Peachtree Street, Georgia Avenue and Second Street. Landscape strip to be planted with a double staggered row of American Holly, Foster's Holly, Nellie R. Stephens Hollies, and Eastern Red Cedar a minimum of 6-feet in height and planted 10-feet on center.
  - b. Provide a 30-foot replanted buffer adjacent to all residentially zoned property.
  - c. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung or strung on the site. Yard and / or bandit signs shall be prohibited.
  - d. Ground signs shall be limited to a single externally illuminated monument type sign with a maximum height of 5 ft.
  - e. Billboards shall be prohibited on the property.
  - f. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
  - g. lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially zoned properties.
  - h. No outdoor loudspeakers shall be allowed.
  - i. Hours of operation shall be limited from 7AM to 7PM.

- j. Obtain all necessary development and building permits, and bring the site up to all applicable standards.
- k. Outdoor storage shall be prohibited.
- l. Equipment, work vehicles, and materials must be parked and/ or stored within a fenced storage yard.

The applicant was represented by Mr. Matt Reeves of Andersen, Tate & Carr, P.C. Mr. Reeves gave a brief presentation and responded to the recommended conditions. Mr. Reeves stated that he had 15 letters recommending approval of this application and that he would like to change conditions 1- 5 to what is stated below:

1. Turn off or not use, reverse beeping features from 7 p.m. to 7 a.m.
2. Complete/improve Virginia Avenue right-of-way from the subject property to Jones Mill Road.
3. Acquire or obtain acquisition of 2,600 square feet from landowner at the intersection of Jones Mill Road and Virginia Avenue for road improvements.
4. Landscape buffer/visual screen the equipment storage area from adjacent residential properties.
5. Install opaque fence around equipment storage area.

Chairman Houser opened the floor for public comment. There were five people who spoke in opposition to the application and one person who spoke in support. The opposition expressed concern with noise, litter, the safety of children on the streets contending with truck traffic, and the lack of privacy.

Chairman Houser recommended that this item be deferred until the next item is heard.

2. **RZ2017-002 / V2017-003 Atlanta Paving.** Request to rezone a 3.5 acre parcel from R-75 to M-2 along with associated variances to accommodate an equipment storage and parking lot located near the 6100 and 4500 blocks of Florida Ave., Dist. 6, Land Lot 251, Peachtree Corners, GA

Diana Wheeler, Community Development Director, gave a brief overview of the application and explained that staff is recommending denial of the application.

The applicant was represented by Mr. Matt Reeves of Andersen, Tate & Carr, P.C. Mr. Reeves gave a brief presentation and stated that the two applications would need to be approved for the applicant to build what he is requesting. Mr. Reeves stated that there are no Code Enforcement issues with the site.

Chairman Houser opened the floor for public comment. Two people spoke in opposition.

A motion was made after discussion requesting that the applicant work with the residents on the staff's conditions.

**MOTION TO TABLE RZ2017-001 / V2017-001 ATLANTA PAVING & RZ2017-002 / V2017-003 ATLANTA PAVING UNTIL THE JUNE 13, 2017 PLANNING COMMISSION MEETING.**

**By: Mark Middleton**

**Seconded: Alan Kaplan**

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

3. **PH2017-003 Town Center Building Elevations.** Request to approve building elevations for retail and restaurant buildings located at the Town Center in the 5400 Block of Peachtree Parkway, Dist. 6, Land Lot 30, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, gave a brief overview of the application and explained that staff is recommending approval of the application.

The applicant, Fuqua Development, gave a brief presentation of the elevations along with material samples and elevation depictions, which were available in the Commission's packets.

Chairman Houser opened the floor for public comment. Mr. Charlie Roberts expressed concern with materials used on the side of the parking deck facing his property and the City's trail. Mr. Roberts stated that he would like the wire removed from the ramp area and replaced with something more pleasing to the eye, (3' panels) especially since that elevation will be viewed by people from his property and the trail. Mr. Roberts also expressed concern with the lighting on the property and would like to ensure that it is screened and facing downward, and that the concrete on the parking deck will be painted, and then repainted every 3 to 5 years.

**MOTION TO APPROVE BUILDING ELEVATIONS FOR RETAIL AND RESTAURANT BUILDINGS LOCATED AT THE TOWN CENTER WITH THE EXCEPTION THAT THE REAR ELEVATION OF THE PARKING DECK (FACING THE TRAIL) BE RETURNED FOR FURTHER REVIEW.**

**By: Alan Kaplan**

**Seconded: Mark Willis**

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

4. **PH2017-004 Chuy's at Town Center Building Elevations.** Request to approve building elevations for restaurant building located at the Town Center in the 5400 Block of Peachtree Parkway, Dist. 6, Land Lot 301, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, gave a brief overview of the application and explained that staff is recommending approval of the application.

The applicant, Chuy's, gave a brief presentation of the elevations along with depictions, which were available in the Commission's packets.

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

A motion was made after discussion concerning adding landscaping.

**MOTION TO APPROVE THE ELEVATION WITH THE EXCEPTION OF THE LANDSCAPE REQUIREMENT; FOR THE APPLICANT TO COME BACK WITH A MORE DETAILED LANDSCAPE PLAN TO ADDRESS THE CONCERN OF THE LARGE WALL ON THE SIDE BETWEEN THE LARGE PARCEL AND ALSO, FOR THE DUMPSTER SCREENING.**

**By: Alan Kaplan**

**Seconded: Italia Metts**

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

**OLD BUSINESS:** There was no old business.

**CITY BUSINESS ITEMS:** Update on Peachtree Corners Circle Multi-Use Trail

Matt Cherry, Senior Associate with Lord Aeck Sargent, gave an update on the Peachtree Corners Multi-Use Trail. Pedestrian safety and crossings were also discussed. It was determined by the Commission that the bus shelters would be placed closer to the road and not on the other side of the trail, ensuring the safety of bus riders.

**COMMENTS BY STAFF AND PLANNING COMMISSION:**

Diana Wheeler, Community Development Director, informed the Commission that there would be no meeting for the month of May.

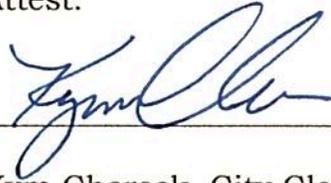
The Planning Commission meeting concluded at 9:53 PM.

Approved,



Matt Houser, Chairman

Attest:



Kym Chereck, City Clerk

