



**CITY OF PEACHTREE CORNERS**  
**COUNCIL MEETING MINUTES**  
**JULY 18, 2017 @ 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	Cecil McLendon
Com. Dev. Director	Diana Wheeler
Finance Director	Brandon Branham

**PLEDGE OF ALLEGIANCE:** Mayor Mason led the Pledge of Allegiance.

**MAYOR'S OPENING REMARKS:** Mayor Mason informed the public of the Town Center ground breaking, which took place on Friday, June 30, 2017.

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE JUNE 20, 2017 COUNCIL MEETING.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

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

**CONSIDERATION OF MEETING AGENDA:** There were no changes.

**PUBLIC COMMENT:** There was no public comment.

**PRESENTATIONS AND REPORTS:** The Student Government Inters presented their final project, which was on enhancing the City's Branding via Signage.

**CONSENT AGENDA:**

**APH 2017-07-056**

Approval of Alcoholic Beverage License Application for Corona Restaurant & Bar at Winters Chapel, 4939 Winters Chapel Rd. Ste 800. Applicant Edgar Yobans Espinoza – Flores is applying for Consumption on Premise, Beer, Wine, Distilled Spirits and Sunday Sales License.

**MOTION TO APPROVE APH 2017-07-056**

**By: Council Member Gratwick**

**Seconded by: Council Member Christopher**

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

**APH 2017-07-057**

Approval of Alcoholic Beverage License Application for Lie & Ren, DBA Sushi Osawa, 5270 Peachtree Parkway, Ste 119. Applicant Fangming Lin/ Jiasi Ren are applying for Consumption on Premise, Beer, Wine, Distilled Spirits and Sunday Sales License.

**MOTION TO APPROVE APH 2017-07-057**

**By: Council Member Gratwick**

**Seconded by: Council Member Christopher**

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

**APH 2017-07-058**

Approval of Alcoholic Beverage License Application for LSAA, LLC, DBA Sam's mart #514, 5500 Spalding Drive. Applicant LSAA, LLC / Adnan Mohoud Jazairi are applying for Consumption on Premise, Beer, Wine, Distilled Spirits and Sunday Sales License.

**MOTION TO APPROVE APH 2017-07-058**

**By: Council Member Gratwick**

**Seconded by: Council Member Christopher**

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

**PUBLIC HEARING:**

**O2017-04-85**

Second Read and Consideration of 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 applicant's request and staff's recommendations.

The applicant was represented by their attorney, Matt Reeves. The applicant expressed concern with a few of Staff's conditions.

Mayor Mason opened the floor for anyone wanting to speak in favor or opposition of the Ordinance. Public comment consisted of opposition with included concern for the applicant not being a 'good neighbor' in the past by not taking care of his property; and the traffic that this business produces in a residential area.

A motion was made after discussion concerning adding landscaping and removing trees only where practical and approved by the Community Development Director.

**MOTION TO APPROVE O2017-04-85 WITH THE CONDITIONS LISTED BELOW.**

**By: Council Member Sadd**

**Seconded by: Council Member Gratwick**

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

**Approved conditions for O2017-04-85**

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., Mechanicsville Rd., and Peachtree Street. No commercial vehicles shall access the properties from residential streets which consist of Second St., Third St., Florida Ave., Georgia Ave., and Virginia Ave. Only non-commercial personal passenger vehicles may use residential streets to access the properties.
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 ft. wide landscape strip along the frontage of Peachtree St., Georgia Ave., and Second St. Landscape plans to be approved by the Community Development Director.
  - b. Provide a 30 foot replanted buffer adjacent to all residentially zoned property. Plant material shall be a minimum of 8 ft. high at time of installation.
  - 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 located on Peachtree St. 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.
- m. No vehicle washing or detailing shall take place on parcels 1 – 6, as shown on Exhibit 'A'.
- n. Compliance with all conditions shall be required prior to the issuance of a building certificate of occupancy.

**O2017-04-86**

Second Read and Consideration of 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. **(WITHDRAWN BY APPLICANT)**

**O2017-04-87**

Second Read and Consideration of 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 301, Peachtree Corners, GA.

**MOTION TO APPROVE O2017-04-87.**

**By: Council Member Sadd**

**Seconded by: Council Member Christopher**

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

**O2017-06-95**

Second Read and Consideration of CIC2017-002. Ingles Gas Station. Request to remove conditions of Gwinnett County rezoning case RZ1996-134 in order to accommodate construction of a new gas station located at the Ingles shopping center at 5075 Peachtree Pkwy., Dist. 6, Land Lot 318, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, gave a brief overview of the

applicant's request and staff's recommendation.

The applicant stated that their request was driven by existing customers requesting that the gas station be added as a convenience and for them to utilize their Ingles 'rewards points'.

Mayor Mason opened the floor for anyone wanting to speak in favor or opposition of the Ordinance. Public comment consisted of opposition with included concern for additional traffic in the area and not preserving the character of the City.

**MOTION TO APPROVE O2017-06-95.**

**By: Council Member Sadd**

**Seconded by: Council Member Gratwick**

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

**MOTION TO DENY O2017-06-95.**

**By: Council Member Sadd**

**Seconded by: Council Member Gratwick**

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

**O2017-07-96**

First Read and Consideration of Stormwater updates per the Metropolitan North Georgia Water Planning District. (Second Read on August 15, 2017)

**PH2017-07-80**

Consideration of Accepting a 0.116-acre Final Plat for the Terraces at Peachtree Corners Subdivision located on Parkway Lane in the 6th District, Land Lot 284, City of Peachtree Corners, GA.

**MOTION TO APPROVE PH2017-07-80.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

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

**ITEMS FOR CONSIDERATION:**

2017-07-18

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**R2017-07-80**

Consideration of a Resolution to Call for an Election, Announce Qualifying Dates and Fees and appoint Election Officials.

**MOTION TO APPROVE R2017-07-80.**

**By: Council Member Christopher**

**Seconded: Council Member Aulbach**

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

**CITY MANAGER UPDATE:** There was no update from the City Manager.

**EXECUTIVE SESSION:** There was no executive session.

**ADJOURNMENT:** 9:26 PM

**MOTION TO ADJOURN.**

**By: Council Member Sadd**

**Seconded by: Council Member Gratwick**

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

Approved,

Attest:

  
\_\_\_\_\_  
Mike Mason, Mayor

  
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Kimberly Chereck, City Clerk  
(Seal)

