CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
June 11, 2013

The City of Peachtree Corners held a meeting on Tuesday, June 11, 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 Italia Metts, Post E
Staff:	Diana Wheeler, Community Development Director Kym Chereck, City Clerk

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE MAY 14, 2013 PLANNING COMMISSION MEETING.
By: Mark Willis
Seconded by: Italia Metts
Vote: Passed 5-0 (Willis, Metts, Houser, Kaplan, Middleton)

NEW BUSINESS:

1. **SUP2013-00006**

   Request to allow the addition of a check cashing, money orders and similar services at a Shell gas station zoned C-2 and located at 6405 Peachtree Industrial Blvd; District 6, Land Lot 275; 1.47 acres.

Diana Wheeler presented the case to the Commission. Mrs. Wheeler informed the Commission that the applicant is requesting to provide check cashing services within an existing convenience store. The store is located at the southwest quadrant of the intersection of Peachtree Industrial Boulevard and Jimmy Carter Boulevard. No changes will be made to the building, and signage will be handled via an existing monument sign. After review of the application, Staff recommended approval of the application.

The applicant, Mr. Nadeem Raza, informed the Commission that he is in fact requesting to provide check cashing services at the subject property, and that he would be using the existing monument sign for his signage.

Chairman Houser asked for public comment concerning this application. There was no response. Chairman Houser closed the public comment portion of the meeting and asked the Commission for a motion.

MOVE TO ACCEPT STAFF'S RECOMMENDATION TO APPROVE THIS SPECIAL USE PERMIT.
By: Mark Middleton
Seconded: Mark Willis
Vote: (5-0) (Middleton, Willis, Houser, Kaplan, Metts)

2. RZ2013-002

Request to rezone a portion of property from C-2 to M-1 in order to accommodate a climate controlled self storage facility at 4779 Peachtree Corners Circle; District 6, Land Lot 301; .7 acres.

Diana Wheeler presented the case to the Commission. The applicant is requesting to rezone a .72-acre portion of property from C-2 (General Business District) to M-1 (Light Industrial District). The subject property is located on the eastern side of a larger, 6.78-acre parcel currently zoned M-1. The applicant would like to consolidate the entire site so that the regulations are consistent throughout the property. The purpose of doing that is to better accommodate the construction of an 87,000 square-foot, climate controlled self-service storage facility with associated office space and owner apartment. The proposed building would be constructed with three stories on a basement. The site has been partially cleared and graded in anticipation of development. The subject site is located within the Peachtree Corners Overlay District and is subject to those requirements. After review of the application Staff recommended approval with the following conditions:

1. That the use and development of the property be restricted to a climate controlled self- storage facility.
2. All requirements of Section 1315 (Activity Center/Corridor Overlay District) shall be met.
3. The height of the building shall be limited to three (3) stories above grade.
4. No disturbance or impervious area shall be located within the 25-foot stream buffer without prior consent and approval from the State of Georgia, Environmental Protection Division of the Department of Natural Resources.
5. The placement of billboards or oversized signs shall be prohibited on the property.
6. 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 6:00 a.m. and 6:00 p.m.
7. 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 the applicant submitted building elevations prepared by Gary Johnson and dated 5/16/13.

8. All mechanical appurtenances and equipment and/or ductwork shall be screened from ground view. Screening shall coordinate with the building architecture.
9. Sidewalks shall be a minimum of five feet in width and shall be constructed or relocated along the length of the property contiguous with Peachtree Corners Circle.
10. Parking lot 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. Decorative fixtures shall be utilized on the portions of the building visible from the road.
11. Ground signage shall be limited to a monument type sign with a minimum two-foot high brick or stacked stone base. The ground sign shall not exceed six feet in height.
12. Any detention ponds visible from roadways shall be screened with landscape plantings to be approved by the Director.
13. No overnight parking or idling of trucks shall be allowed.

Mr. Ben Cowart represented the applicant, D.D.B.C, Inc. Mr. Cowart informed the Commission that he had no issued with Staff's conditions. The Commission inquired if Mr. Cowart was amenable to monument signage only, with no building signage. Mr. Cowart replied that it was fine with him.

Chairman Houser opened the floor for public comment concerning this application. Mr. Richard Rosenthal recommended that the Commission visit the site prior to making any decisions on this application. Mr. Rosenthal stated that he felt the applicant was putting a lot into a small space and would like the applicant to conform to the area.

Chairman Houser closed the public comment portion of the meeting and asked the Commission for a motion.

MOTION TO APPROVE THE REZONING FOR THIS APPLICANT WITH THE CONDITIONS RECOMMENDED BY STAFF.
By: Mark Willis
Seconded: Italia Metts
Vote: (5-0) (Willis, Metts, Houser, Kaplan, Middleton)

MOTION TO CHANGE CONDITION NUMBER 11 TO STRIKE THE WORD *GROUND.*
By: Alan Kaplan
Seconded: Matt Houser
Vote: (5-0) (Kaplan, Houser, Middleton, Willis, Metts)

MOTION TO ADD CONDITION NUMBER 14 THAT NO VEHICLE RENTALS SHALL BE ALLOWED ON SITE.
By: Alan Kaplan
Seconded: Matt Houser
Vote: (5-0) (Kaplan, Houser, Middleton, Willis, Metts)

MOTION TO ADD CONDITION NUMBER 15 THAT NO EXTERIOR STORAGE BE PRESENT AT THIS LOCATION, INCLUDING STORAGE CONTAINERS.
By: Alan Kaplan
Seconded: Matt Houser
Vote: (5-0) (Kaplan, Houser, Middleton, Willis, Metts)
(Conditions 11, 14 and 15 listed below)

11. Signage shall be limited to a monument type sign with a minimum two-foot high brick or stacked stone base. The ground sign shall not exceed six feet in height.
14. No vehicle rental shall be allowed on the property.
15. No exterior storage including containers shall be allowed on the property.

3. RZ2013-003

Request to rezone property from RM and RM-13 to M-U-D in order to accommodate a mixed-use development on property located in the 5100 block of Peachtree Parkway; District 6; land Lot 301.

Diana Wheeler presented the case to the Commission. The applicant, the City's Downtown Development Authority (DDA), is requesting to rezone from RM and RM-13 (multi-family) to M-U-D (mixed use development). A request for a proposal for this site has been issued by the DDA and is expected to be approved this summer. Mrs. Wheeler gave a brief history of the site. Currently, the only type of development that the existing zoning allows on the property is for apartments. Since every effort has been made to avoid apartment development on this site, it would be counterproductive to sell the property with the existing zoning attached to it. Therefore, the request is to rezone the property from multi-family to mixed use development. The recommendation from Staff is to rezone the property with the condition that the concept plans and the associated regulations for the development of the property come back before the Planning Commission and the City Council for full review and approval.

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

MOTION TO APPROVE THE REQUEST FOR RZ2013-003 TO REZONE THE PROPERTY FROM RM AND RM-13 TO M-U-D, WITH THE STAFF RECOMMENDATION AND CONDITION.

By: Alan Kaplan
Seconded: Matt Willis
Vote: (5-0) (Kaplan, Willis, Houser, Middleton, Metts)

CITY BUSINESS: Diana Wheeler stated that there will be no July Planning Commission meeting. Mrs. Wheeler noted that the next Comprehensive Plan public meeting will be held on Thursday, July 25, 2013, from 5 PM to 8 PM.

The Planning Commission meeting concluded at 7:50 PM.

Approved,

Matt Houser, Chairman

Attest:

Kym Chereck, City Clerk