

**CITY OF PEACHTREE CORNERS**  
**COUNCIL MEETING MINUTES**  
**November 18, 2014, @ 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. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	James Lowe – 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	Julian Jackson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Bill Riley
City Attorney	Scott Robichaux
Public Works Director	Greg Ramsey
Comm. Director	Judy Putnam
Accounting Manager	Brandon Branham

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

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 21, 2014 COUNCIL MEETING.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

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

**MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 24, 2014 COUNCIL MEETING.**

**By: Council Member Gratwick**

**Seconded by: Council Member Wright**

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

**PUBLIC COMMENT:** There were no public comments.

**PRESENTATIONS AND REPORTS:**

**Declaration of Official Election Results – Elections Superintendent**

Kym Chereck, City Clerk/Elections Superintendent, informed the Mayor and Council of the results from the November 4, 2014 Special Election. Mrs. Chereck stated that the election was a great success with a total of 1,887 residents voting.

**Staff Activity Report – Community Development**

Diana Wheeler, Community Development Director, provided her report on staff activities that occurred during the period of November 3, 2014 – November 14, 2014. These activities included, among other items, meeting with Dunwoody representatives and Pond and Company, Planning Commission, Green Committee, and assessing public hearing applications and posting documents to the website.

**Staff Activity Report – Public Works**

Greg Ramsey, Public Works Director, provided his report on staff activities that occurred in the month period ending with November 17, 2014. These activities included, among other items, meeting with Georgia Department of Transportation, Atlanta Regional Commission, and Gwinnett County. Mr. Ramsey also presented the Mayor and Council with work order summaries.

**OLD BUSINESS:**

**O2014-11-32 Oglethorpe**

Second Read of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2014-001, Oglethorpe, Request to rezone property from R-100 to R-60 and approve associated buffer, setback, and landscape variances in order to develop a 20-lot residential subdivision on 5.13 acres located at 3506 & 3496 Spalding Terrace and 5297 Spalding Drive in Land Lot 286, 6th District, Gwinnett County, Georgia.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Mayor and Council. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting the rezoning of three parcels totaling 5.13 acres from R-100 (Single Family Residence District) to

R-60 (Single Family Residence District) in order to construct 20 detached single-family homes ranging in size from 3,000 to 4,000 square feet. The applicant is also requesting six concurrent variances:

1. Reduce public road frontage requirement to 0 feet for all lots
2. Reduce front setbacks to 10 feet from the back of the curb for all lots
3. Reduce side setbacks for lots 1 through 7 and 15 through 20 to 0 feet
4. Reduce required building separation for lots 8 through 20 to 10 feet
5. Allow private streets to be 23 feet to the back of the curb with on-street parking
6. To encroach into the 50-foot undisturbed stream buffer and 75-foot impervious surface stream setback.

The property is currently developed with three single-family homes on the east side of Spalding Terrace and north side of Spalding Drive. Site plans submitted by the applicant indicate a single access point on Spalding Terrace, with two private internal streets and one private alleyway. This item was heard and approved by the Planning Commission. After review of the applicant's proposal and other relevant information, Staff recommended that if approval of RZ2014-001 is considered, the following conditions from the Planning Commission should be included:

1. The site shall be limited to 19 single-family homes with a minimum of 3,000 square feet of heated floor area. (Lot #12 not included due to stream buffer encroachment.)
2. Approve variances #1 through #5 to accommodate building setbacks and internal streets; Deny the stream buffer variance.
3. The property shall be developed in general conformance with the site plan and elevations submitted with this application to the Community Development Department with revisions to meet these conditions.
4. Developer shall construct on-site stormwater detention facilities such that the runoff rate for the developed condition will be reduced by a factor of 10 percent from the existing condition for the 100 year storm event, subject to the approval of the City of Peachtree Corners Community Development Department. For the purpose of this analysis, the existing condition shall be considered in a natural, forested state.
5. The roof drains for lots 8 thru 14 shall be directed toward the storm drain system in the street and into the detention pond.
6. Developer shall provide a downstream stormwater assessment to a location beyond Spalding Terrace.
7. Walls along the property perimeter which exceed 8 feet in height shall have masonry facing material to match the primary building.
8. The applicant's arborist shall submit a plan to mitigate the impact of construction on the trees on the adjacent Hayes property and adjacent properties in Spalding Mill.

9. A Homeowners Association shall be established to maintain all common areas including private streets, detention ponds, and all stormwater facilities in accordance with Gwinnett County Stormwater Ordinances.
10. The Developer (and subsequently the Homeowners Association) shall be responsible to secure and fund the recommendations proposed in the *Traffic Impact Study for Spalding Drive Development Peachtree Corners, Georgia* prepared by A&R Engineering Inc. and dated August 28, 2014.
11. The plan shall be revised to show pedestrian connections between the project's internal walkways and sidewalks on Spalding Drive and Spalding Terrace.

The applicant, Alec Rickenbaker of Peachtree Residential, presented his case and stated that he has no issue with Staff's conditions.

Mayor Mason asked for public comment concerning this application. There were comments in opposition. All public comment cards are available in the City Clerk's office.

**MOTION TO APPROVE 2014-11-32 WITH THE PLANNING COMMISSION CONDITIONS AND THE FOLLOWING CONDITIONS: THAT THE APPROVAL WILL SUNSET AFTER 24 MONTHS IF NO CONSTRUCTION HAS COMMENCED WITHIN 24 MONTHS; THAT THERE WILL BE ACTIVE TRAFFIC MANAGEMENT DURING THE CONSTRUCTION PHASE OF THE PROJECT; THAT THE APPLICANT HAS AGREED TO WIDEN THE ROAD AND INSTALL A SIDEWALK AS WELL AS A FENCE, AND PLANT THE LEYLAND CYPRESS; AND THAT FOR CONDITION NUMBER 10, THE TRAFFIC STUDY WOULD BE CONDUCTED WHEN THE SUBDIVISION IS 90 PERCENT COMPLETE; AND HAVE THE SIGN IN THE TRAFFIC STUDY BE PUT IN PLACE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST HOME.**

**By: Council Member Gratwick**

**Seconded: Council Member Aulbach**

**Vote: (5-2) (Gratwick, Aulbach, Mason, Sadd, Christopher) (Lowe and Wright opposed)**

## **NEW BUSINESS**

### **ACTION ITEM – PH2014-004**

Consideration of approving a Certificate for Development within the Chattahoochee River Corridor in accordance with the provisions of the Metropolitan River Protection Act for a new, single-family residence located at 4189 Ridgegate Drive, Lot 31, Block D, of Riverview Estates Subdivision.

**MOTION TO APPROVE PH2014-004 WITH THE THREE CONDITIONS.**

**By: Council Member Christopher**

**Seconded: Council Member Wright**

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

**ACTION ITEM - APH2014-09-14**

Request for Alcoholic Beverage License by Express Supermercado at 3330 Peachtree Corners Circle, Ste G, Peachtree Corners GA 30093.

**MOTION TO APPROVE APH2014-09-14.**

**By: Council Member Sadd**

**Seconded: Council Member Aulbach**

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

**R2014-11-32**

A Resolution imposing within the territorial limits of the City of Peachtree Corners, Georgia, a Moratorium of four months (unless sooner terminated) upon the application for, or issuance of, licenses or permits for the manufacture, possession, distribution, and sale by the package of distilled spirits, in order to allow for the consideration and adoption of necessary zoning ordinances, and the preparation of necessary forms and adoption of necessary procedures for the processing of such applications.

**MOTION TO APPROVE R2014-11-32.**

**By: Council Member Christopher**

**Seconded: Council Member Aulbach**

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

**R2014-11-33**

A Resolution reappointing members to the Planning Commission.

(This item was tabled until the December 16, 2014 meeting.)

**R2014-11-34**

A Resolution reappointing members to the Zoning Board of Appeals.

(This item was tabled until the December 16, 2014 meeting.)

**O2014-11-33**

First Read of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2014-002, Duke Reserve, request to rezone property from M-1 to R-TH and associated variances in order to develop a 25-lot residential subdivision on 4.33 acres located at 5555 Spalding Drive.  
**(Public comment will be heard at the second reading on 12/16/14.)**

**O2014-11-34**

First Read of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to SUP2014-005, Ideal Jewelry, Loan, and Pawn, request for a Special Use Permit to allow a pawn shop in a C-2 zoning district for property located at 6385 Spalding Drive.  
**(Public comment will be heard at the second reading on 12/16/14.)**

**O2014-11-35**

First Read of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to PH2014-006, DDA Property, request for a Concept Plan approval and associated regulations for 20.6 acres of property located in the 5200 block of Peachtree Parkway.  
**(Public comment will be heard at the second reading on 12/16/14.)**

**ACTION ITEM**

Consideration of GDOT LMIG Planning & Engineering Award, design of sidewalk project along Winters Chapel Road.

**MOTION TO APPROVE HOFSTADTER & ASSOCIATES THE GDOT LMIG PROJECT.**

**By: Council Member Sadd**

**Seconded: Council Member Christopher**

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

**ACTION ITEM**

Consideration of Intergovernmental Agreements for Joint SPLOST Projects with Gwinnett County for the widening of S. R. 141, intersection improvements at Buford Highway & Jimmy Carter Blvd. and widening of Spalding Drive from Winters Chapel Road to Holcomb Bridge Road.

**MOTION TO APPROVE THE INTERGOVERNMENTAL AGREEMENTS FOR JOINT SPLOST PROJECTS WITH GWINNETT COUNTY FOR THE WIDENING OF S. R. 141, INTERSECTION IMPROVEMENTS AT BUFORD HIGHWAY & JIMMY CARTER BLVD. AND WIDENING OF SPALDING DRIVE FROM WINTERS CHAPEL ROAD TO HOLCOMB BRIDGE ROAD.**

**By: Council Member Lowe**

**Seconded: Council Member Wright**

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

**ACTION ITEM**

Consideration of Intergovernmental Agreements for Joint SPLOST City Managed Project with Gwinnett County for intersection improvements at Holcomb Bridge Rd. and Jimmy Carter Blvd.

**MOTION TO APPROVE THE INTERGOVERNMENTAL AGREEMENTS FOR JOINT SPLOST CITY MANAGED PROJECT WITH GWINNETT COUNTY FOR INTERSECTION IMPROVEMENTS AT HOLCOMB BRIDGE RD. AND JIMMY CARTER BLVD.**

**By: Council Member Wright**

**Seconded: Council Member Lowe**

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

**ACTION ITEM**

Consideration of approval of the 2015 Meeting Calendar.

**MOTION TO APPROVE 2014 MEETING CALENDAR.**

**By: Council Member Sadd**

**Seconded: Council Member Christopher**

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

**WORK SESSION:**

**Discussion on Business Incubators by the Gwinnett Chamber.**

Mr. Mark Farmer of the Gwinnett Chamber gave a brief presentation on business incubators.

**Update on Green Committee and Review of Proposed Draft Policies.**

Mrs. Diana Wheeler informed the Mayor and Council that the Green Committee was hard at work and that they would possibly be presenting something to the Mayor and Council in the Spring of 2015.

**Update on City Branding/Window Clings**

Mrs. Judy Putnam presented the window clings for the branding project. Mrs. Putnam informed the Mayor and Council that the window clings would be mailed to every business within the City limits who would be receiving a business license.

**Update on Code Enforcement**

Mr. Wayne Wright gave an update on Code Enforcement. Mr. Wright informed the Mayor and Council that apartment sweeps would continue, and at this time they are performing completing approximately one apartment complex sweep a month.

**Update on Solid Waste**

Mr. Brandon Branham informed the Mayor and Council that the Solid Waste bills had been mailed and suggested that in the future, the bills be attached to the property taxes as were done previously.

**EXECUTIVE SESSION:**

**MOTION TO GO INTO EXECUTIVE SESSION FOR THE DISCUSSION OF ONE (1) REAL ESTATE MATTER AND ONE (1) LITIGATION MATTER.**

**By: Council Member Wright**

**Seconded by: Council Member Sadd**

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

**MOTION TO COME OUT OF EXECUTIVE SESSION.**

**By: Council Member Christopher**

**Seconded by: Council Member Aulbach**

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

**ADJOURNMENT:**

**MOTION TO ADJOURN AT 11:43 PM**

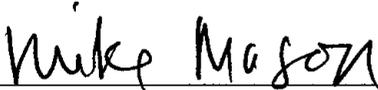
**By: Council Member Christopher**

**Seconded by: Council Member Aulbach**

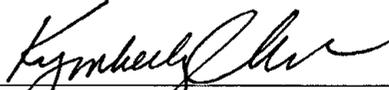
**Vote: (7-0) (Christopher, Aulbach, Mason, Sadd, Lowe, Wright,  
Gratwick)**

Approved,

Attest:



Mike Mason, Mayor



Kymberly Chereck, City Clerk  
(Seal)



