

CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
DECEMBER 16, 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.

MAYOR’S OPENING REMARKS: Mayor Mason informed the public that item number 2, O2014-11-34, Ideal Jewelry, Loan and Pawn has been withdrawn by the applicant. Mayor Mason also congratulated Brandon Branham, City Accounting Manager/Clerk of Court on his graduation from College.

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 18, 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 NOVEMBER 26, 2014 COUNCIL MEETING.

By: Council Member Christopher
Seconded by: Council Member Wright
Vote: (7-0) (Christopher, Wright, Mason, Sadd, Lowe, Aulbach,
Gratwick)

PUBLIC COMMENT: There were no public comments.

PRESENTATIONS AND REPORTS:

P2014-11-20 – Proclamation

Mayor Mason presented Jacob Hanley a Proclamation for achieving the rank of Eagle Scout.

Staff Activity Report – Community Development

Diana Wheeler, Community Development Director, provided her report on staff activities that occurred during the period of November 24, 2014 – December 12, 2014. These activities included, among other items, meeting with Fuqua Development team to review Town Center development regulations, meeting with Peachtree Corners Business Association, researching Liquor Store regulations, and responding to phone calls and e-mails from residents, business people, and others.

Staff Activity Report – Public Works

Greg Ramsey, Public Works Director, provided his report on staff activities that occurred in the period ending with November 30, 2014. These activities included, among other items, meeting with Georgia Department of Transportation, attending Avocet Town Hall Meeting, and meeting with Atlanta Regional Commission. Mr. Ramsey also presented the Mayor and Council with work order summaries.

OLD BUSINESS:

O2014-11-33

Second 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.

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 one 4.33-acre parcel from M-1 (Light Industry District) to R-TH (Single Family Residence Townhome District) in order to construct 25 attached single-family townhomes ranging in size from 2,250 to 3,500 square feet. The property was previously developed with an office building that was destroyed in a fire in 2011. The building was demolished and the site is currently vacant. Site plans submitted by the applicant indicate a single access point on Triangle Parkway across from Data Drive, with one private, gated internal street with on-street parking. After review of the applicant's proposal and other relevant information, it is recommended that if approval of RZ2014-002 is considered, the following conditions should be included:

1. The site shall be limited to 25 single-family townhomes with a minimum of 2,250 square feet of heated floor area.
2. The building elevations shall be in conformance with the elevations prepared by BDI Architect, Inc., dated 10/1/14, and submitted with this application.
3. The property shall be developed in general conformance with the site plan prepared by ACR Engineering Inc., dated 9/30/14, and submitted with this application with revisions to meet these conditions.
4. Development shall include no more than one (1) full-access driveway on Triangle Parkway as shown on the submitted site plan.
5. The required sidewalk shall be provided along Triangle Parkway.
6. A 30' landscape buffer shall be provided along Triangle Parkway between Spalding Drive and the project entrance in order to save trees (no grading within tree save area). Trees and shrubs along Triangle Parkway beyond this point shall be saved to the greatest extent possible.
7. The 10' landscape strip required along Spalding Drive shall be heavily planted and shall provide diverse evergreen screening at a minimum of 5 foot height at time of installation and post planting must be reviewed and approved by staff to ensure conformity to the condition.
8. A six foot high wrought iron fence with brick pillars placed at regular intervals shall be placed along the property perimeter.
9. Interior streets shall be private and maintained by the Homeowners Association.
10. Developer shall coordinate with staff to determine the best access for construction.

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 no comments.

MOTION TO APPROVE ORDINANCE 2014-11-33 WITH THE OUTLINED CONDITIONS.

By: Council Member Lowe

Seconded: Council Member Gratwick

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

O2014-11-34

Second 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.

This item was withdrawn by the applicant.

O2014-11-35

Second 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.

This item was tabled until after the Executive Session.

MOTION TO TABLE O2014-11-35.

By: Council Member Sadd

Seconded: Council Member Aulbach

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

R2014-11-33

A Resolution reappointing members to the Planning Commission.

MOTION TO APPROVE R2014-11-33.

By: Council Member Christopher

Seconded: Council Member Aulbach

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

R2014-11-34

A Resolution reappointing members to the Zoning Board of Appeals.

MOTION TO APPROVE R2014-11-34.

By: Council Member Gratwick
Seconded: Council Member Wright
Vote: (7-0) (Gratwick, Wright, Mason, Sadd, Lowe, Aulbach, Christopher)

NEW BUSINESS

ACTION ITEM – APH2014-09-16

Request for Alcoholic Beverage License by Cheeky Forum, LLC at 5161 Peachtree Pkwy, Ste 630, Peachtree Corners GA 30092 for Consumption on the Premise Beer, Wine & Distilled Spirits.

MOTION TO APPROVE APH2014-09-16.

By: Council Member Wright
Seconded: Council Member Christopher
Vote: (7-0) (Wright, Christopher, Mason, Sadd, Lowe, Aulbach, Gratwick)

ACTION ITEM – APH2014-09-17

Request for Alcoholic Beverage License by Aimbridge Concessions, Inc DBA: Hyatt Place Atlanta/ Norcross/ Peachtree Corners at 5600 Peachtree Pkwy, Peachtree Corners GA 30092 for Consumption on the Premise Beer, Wine & Distilled Spirits.

MOTION TO APPROVE APH2014-09-17.

By: Council Member Aulbach
Seconded: Council Member Gratwick
Vote: (7-0) (Aulbach, Gratwick, Mason, Sadd, Lowe, Wright, Christopher)

ACTION ITEM – APH2014-09-18

Request for Alcoholic Beverage License by Siempure, Inc DBA: Samui Island Thai Cuisine at 5450 Peachtree Pkwy, Ste 7D, Peachtree Corners GA 30092 for Consumption on the Premise Beer & Wine.

MOTION TO APPROVE APH2014-09-18.

By: Council Member Christopher
Seconded: Council Member Wright
Vote: (7-0) (Christopher, Wright, Mason, Sadd, Lowe, Aulbach, Gratwick)

ACTION ITEM

Consideration of awarding a contract to conduct the Holcomb Bridge Road Corridor study and authorizing the Mayor to execute the contract documents.

Diana Wheeler made the recommendation to award the Holcomb Bridge Road Corridor Study project to Lord, Aeck, Sargent for an amount not to exceed \$112,000 and authorize the Mayor to execute contract documents.

MOTION TO APPROVE THE HOLCOMB BRIDGE ROAD CORRIDOR STUDY PROJECT TO LORD, AECK, SARGENT.

By: Council Member Sadd

Seconded: Council Member Christopher

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

O2014-12-36

First Read of an Ordinance to re-adopt Sections 100-21 through 100-28 of Article 1, General Provisions, of the 2012 City of Peachtree Corners Code of Ordinances in order to establish the Illicit Discharge and Illegal Connection Regulations as an independent ordinance specific to the City of Peachtree Corners.

Second read will take place on Tuesday, January 20, 2015.

O2014-12-37

First Read of an Ordinance to adopt the GMEBS Life and Health Program Trust Agreement, The Participation Agreement, and Declaration.

Second read will take place on Tuesday, January 20, 2015.

ACTION ITEM

Consideration of an amendment to the Intergovernmental Agreement with Gwinnett County to provide Stormwater Services within the City of Peachtree Corners.

MOTION TO APPROVE THE AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH GWINNETT COUNTY TO PROVIDE STORMWATER SERVICES WITHIN THE CITY OF PEACHTREE CORNERS.

By: Council Member Sadd
Seconded: Council Member Christopher
Vote: (7-0) (Sadd, Christopher, Mason, Lowe, Wright, Aulbach, Gratwick)

WORK SESSION:

Discussion of transportation issues within the Town Center LCI study area.

Ms. Marsha Bomar presented a few concept plans for traffic and pedestrian flow between the Town Center and the Forum. The plans are attached to the minutes and are labeled as attachment A.

Review of draft ordinances to allow and regulate Liquor Stores.

Mrs. Diana Wheeler presented the Mayor and Council with draft ordinances to allow and regulate Liquor Stores. This item will be presented again at the January 20, 2015 Council Meeting.

GDOT LMIG 2015 – Project discussion for grant application.

Mr. Greg Ramsey provided three potential sidewalk projects to be considered for inclusion in the LMIG application. A copy of these projects is available in the Public Works office located at City Hall.

IMS Pavement Analysis proposal

Mr. Greg Ramsey inquired if the Mayor and Council would consider a proposal for Infrastructure Management Services to be funded through current SPLOST monies. After discussion, the Mayor and Council informed Mr. Ramsey to present this as an action item at the January 20, 2015 Council meeting.

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 Lowe
Seconded by: Council Member Sadd
Vote: (7-0) (Lowe, Sadd, Mason, Wright, Aulbach, Christopher, Gratwick)

MOTION TO COME OUT OF EXECUTIVE SESSION.

By: Council Member Aulbach

Seconded by: Council Member Sadd

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

OLD BUSINESS:

O2014-11-35

Second 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.

This item was tabled until after the Executive Session.

MOTION TO REMOVE O2014-11-35 FROM THE TABLE.

By: Council Member Aulbach

Seconded: Council Member Sadd

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

Diana Wheeler presented the case to the Mayor and Council. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is the Downtown Development Authority. After discussion it was decided that this item would be approved with amendments as stated by the Diana Wheeler, these are attached as tables and will be labeled attachment B.

MOTION TO APPROVE THE ACTION ITEM WITH AMENDMENTS AS STATED BY COMMUNITY DIRECTOR AT THE PODIUM.

By: Council Member Christopher

Seconded: Council Member Aulbach

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

ADJOURNMENT:

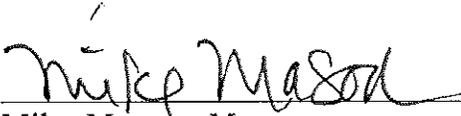
MOTION TO ADJOURN AT 9:50 PM

By: Council Member Gratwick

Seconded by: Council Member Aulbach

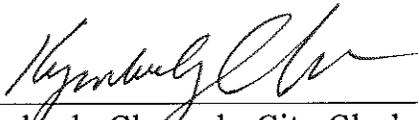
**Vote: (7-0) (Gratwick, Aulbach, Mason, Sadd, Lowe, Wright,
Christopher)**

Approved,



Mike Mason, Mayor

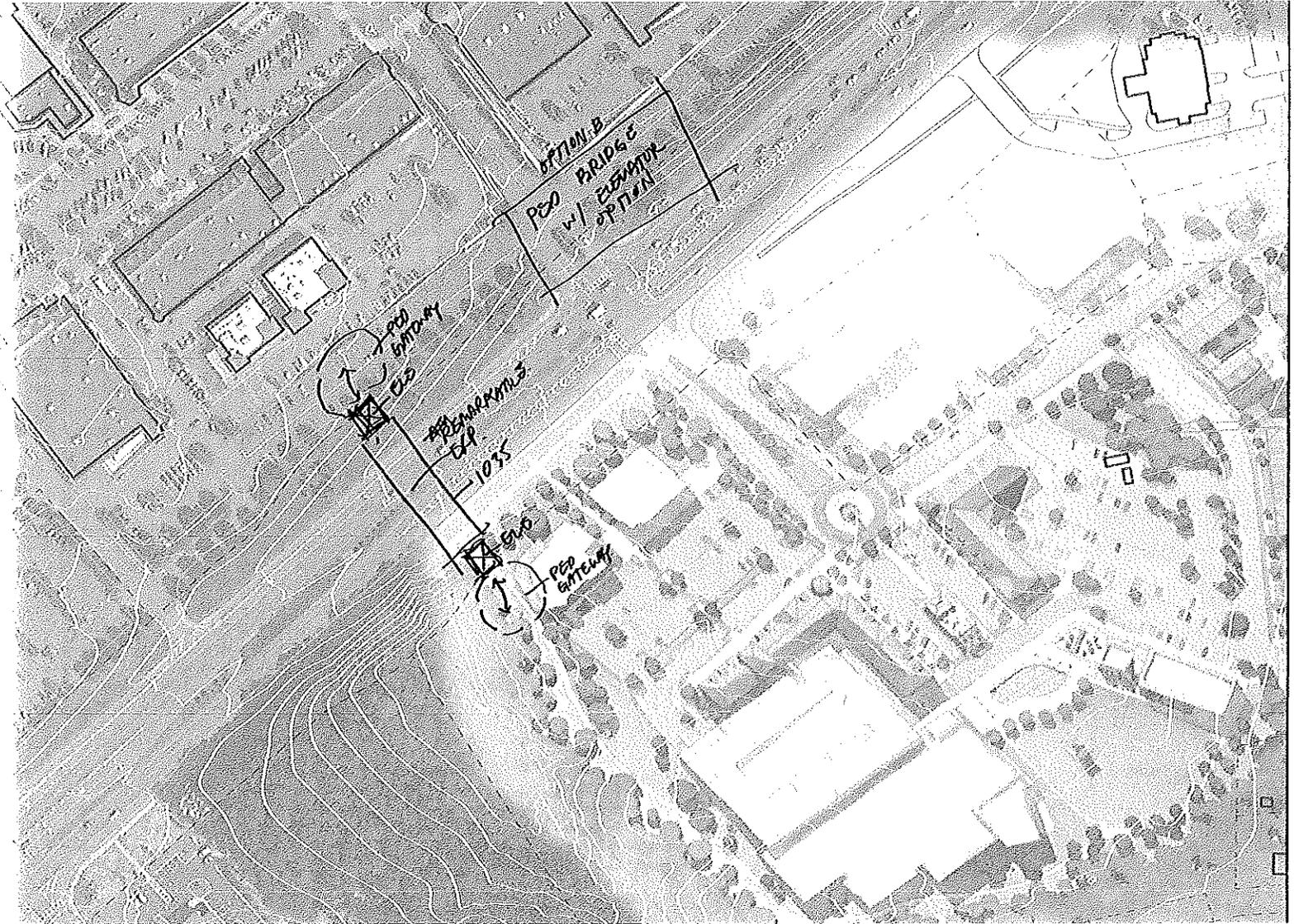
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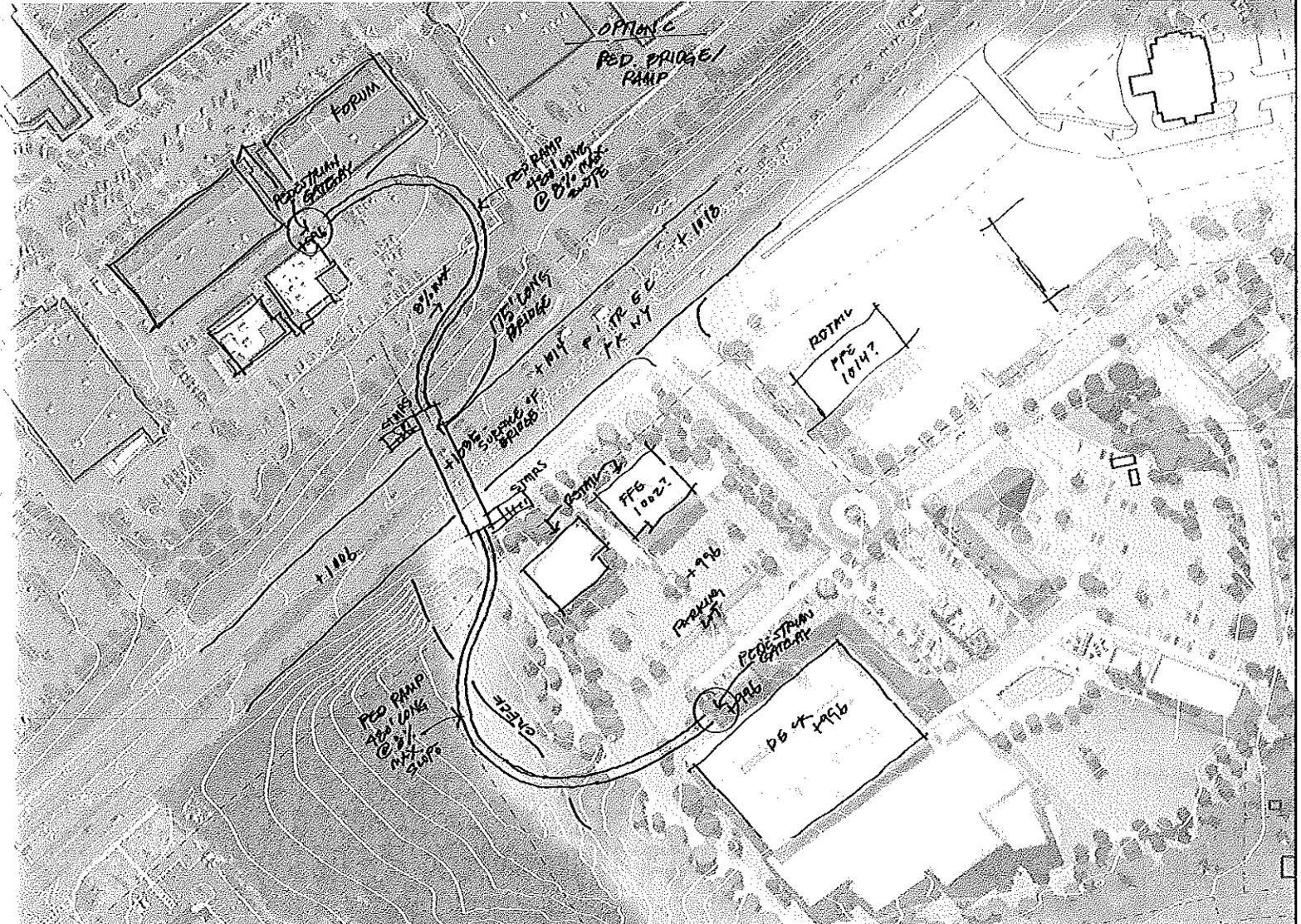


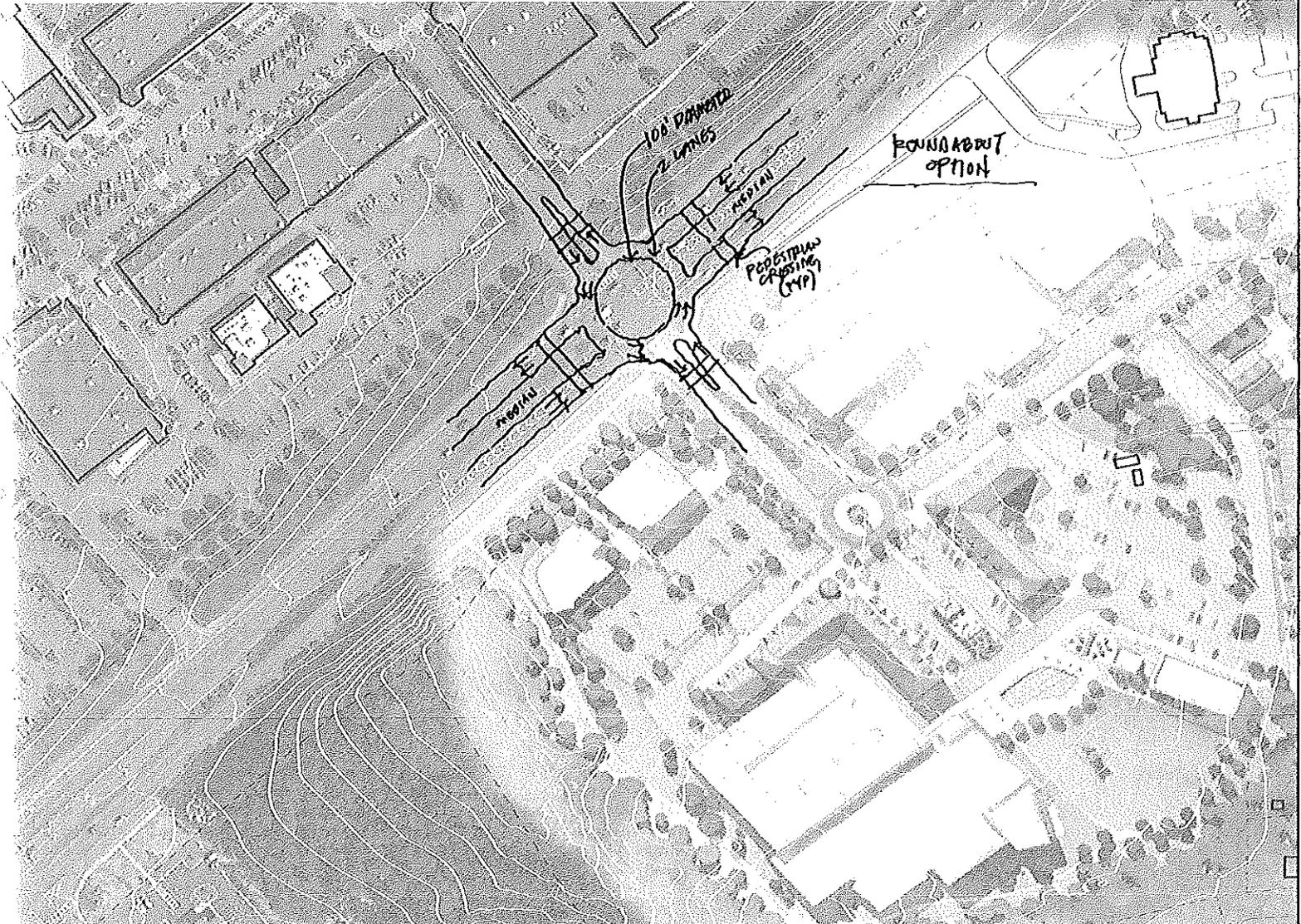
Kymberly Chereck, City Clerk
(Seal)



**Attachment A -
Marcia Bomar/
LCI Town Center Study**







100' DIAMETER
2 LINES

MEDIAN

PEDESTRIAN
CROSSING
(MP)

ROUNDABOUT
OPTION

**Attachment B -
DDA Property/
Town Center Standards**

Town Center Standards

Table 'A'

Permitted and Prohibited Uses

Permitted Uses

Within 'Residential'
Designated Area: For-Sale Townhouses; Condominiums

Within 'Commercial'
Designated Area: Ground Floor: Retail, Chef-driven Restaurants, (Special Use approval required for chain restaurants), Cinema with dining, bakery and confectionary, Music venue, Performing Arts venue, boutique hotel, and C-1 and C-2 permitted uses except as noted in Prohibited Uses, below.

Second and all other Floors: All uses permitted on the ground floor and professional offices, administrative offices, service uses (i.e. salons, spas, travel agencies, fitness facilities [3500 sq. ft. or less], tutoring), entertainment uses (i.e. comedy and jazz clubs,) civic uses, residential uses, and C-1, and C-2 permitted uses except as noted in Prohibited Uses, below.

Prohibited Uses

Within 'Residential'
Designated Area: Single-Family Detached Housing; Multi-Family Rental Housing; Assisted Living.

Within 'Commercial'
Designated Area: Animal hospitals or veterinary clinics; retail bank (ATM permitted); tattoo and piercing parlors; adult bookstores or entertainment (general bookstores selling adult books on an incidental basis permitted); fast food restaurants with or without drive-thru window (pick-up/to go windows at non-fast food restaurants permitted); automotive related uses such as car wash or automotive parts store; billboards; building, electrical or plumbing contractors; funeral homes or mausoleums; crematory; furniture rental establishments; convenience food stores with or without fuel pumps, emission inspection stations; equipment rental; extended stay and limited service hotels; laundry or dry cleaning establishments; liquor stores, (specialty beer or specialty wine store permitted); plant nursery sales facility; recreation or fitness facilities which exceed 3500 square feet); industrial uses, automotive service stations with or without fuel pumps; building material sales with outdoor storage, taxi cab or limousine services; pest control businesses; pet shops or pet grooming establishments, (pet supplies store permitted); mattress store; nail salon; day care facility; driving school; discount stores; grocery store (gourmet and specialty food store permitted); second run movie theater; lottery ticket sales; tobacco products store; phone stores; precious metals store (jewelry store permitted); and clothing resale stores.

Town Center Standards

Table 'B'

Development Regulations

Regulation	Residential Development	Commercial Development
Height	Townhouse – 40 ft. max. Condominium – 70 ft. max.	retail/office bldg. – 20 ft. min./70 ft. max. restaurant, theater – 40 ft. max. hotel – 70 ft. max.
Stories	Townhouse- 3-stories max. Condominium – 5-stories max.	retail/ office bldg.. – 2- stories min. / 4- stories max. free-standing restaurant, theater – 2 stories max. hotel – 5-stories max.
Unit size	Townhouse – 2000 sq. ft. min. Condominium – 1000 sq. ft. min.	
Setback: Front	Townhouse- 10 ft. min. next to ext. rd. 5 ft. min. next to int. rd. Condominium- 20 ft. (ext. rd.) 10 ft. (int. rd.)	retail/office- 20 ft. (ext. rd.); 0 ft. (int. rd.) restaurant – 20 ft. (ext. rd.); 0ft. (int. rd.) hotel – 20 ft. (ext. rd.); 0 ft. (int. rd.) theater – 20 ft. (ext. rd.); 0 ft. (int. rd.)
Side	Townhouse – 5 ft. min. on non- attached side 10 ft. min. between Buildings Condominium – 10 ft. min.	outparcels – 20 ft. from property line all others – 10 ft. between buildings
Rear	All development – 10 ft. min.	
Lot Width	Townhouse- 24 ft. min.	outparcels – 75 ft. min.
Building Facing	All buildings located along an external road must face, or appear to face, that road.	
Building Aesthetic	Traditional European inspired style similar in appearance to the Forum and as approved by the Planning Commission.	
Walls	Primarily brick or stone with stucco accents (and glass store fronts in commercial bldgs.)	
Roof: Color Materials Pitch	earth tones slate, tile or architectural shingles with a slate or tile appearance.	medium shades of browns and greys Commercial roofs must incorporate breaks and change in material or color at least every 40 ft.
Signage	Townhouse- min. 4:12 Condominium and Office/retail buildings to match roof pitch at the Forum.	
Landscaping	Sign package (incl. materials, sizes, colors, font types, location, number) to be approved by Planning Commission	
Lighting / street furnishings	10 ft. wide strip along parking lots and external roadways. Street trees along internal and external streets and parking lot islands as per Overlay Standards (Zoning Code Sec. 1315). Commercial and condominium buildings shall incorporate live plant material growing immediately in front of or directly on the building.	
Parking	per Zoning Code regulations and subject to Planning Commission approval.	
	per Zoning Code regulations	

Screening

per Zoning Code regulations