



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
June 13, 2017
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, June 3, 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
Rocio Monterrosa, Deputy City Clerk
Jeff Conkle, Planning and Zoning Administrator

MINUTES:

**MOTION TO APPROVE THE MINUTES FROM THE APRIL 11, 2017
PLANNING COMMISSION MEETING.**

By: Mark Willis

Seconded by: Italia Metts

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

OLD 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.

Alan Kaplan asked if applicant was in compliance with the 2008 rezoned set of conditions from Gwinnett County. Mrs. Wheeler stated that to her knowledge, the applicant was not in compliance.

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. The purpose of adding a new office building on one parcel is to enhance the attractiveness of the area that is visible from the rail road tracks on Buford Hwy. and by planting an initial 6-foot row of landscape will hinder the visibility of the architectural upgrade design. Mr. Reeves stated that his client, Atlanta Paving, has heard the residents concern and will honor the working hours 7AM – 7PM and up keep of landscaping.

Chairman Houser opened the floor for public comment. There were three people who spoke in opposition to the application and two people 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.

A motion was made after discussion on how the improvements will be positive for the area, but issue of not being a good neighbor is concerning. Commissioners urged applicant to keep maintenance of the outside of the building while building positive relationships with surrounding neighbors.

MOTION TO APROVE RZ2017-001 / V2017-001 ATLANTA PAVING WITH STAFF RECOMMENDATIONS EXCEPT FOR SECTION 5a: LANDSCAPING PLAN AS TO BE APPROVED BY THE DIRECTOR AND INCLUDE CONDITION M: NO VEHICLE WASHING OR DETAIL SHOULD TAKE PLACE ON PARCELS 1-6

By: Mark Middleton

Seconded: Mark Willis

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

- 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

**MOTION TO DENIED THE APPLICATION RZ2017-002 / V2017-003
ATLANTA PAVING WITHOUT PREJUDICE**

By: Matt Houser

Seconded: Mark Middleton

Vote: (5-0) (Houser, Middleton, Kaplan, 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 update of the application and provided three options for the board to approve the parking deck design that faces the trail. The preferred choice would be added to the rear and theater side elevations of the parking deck.

Alan Kaplan made a motion to deny the accept the elevation based on concerns over screening proposed on the deck. Motion did not carry.

**MOTION TO APPROVE BUILDING ELEVATIONS FOR RETAIL AND
RESTAURANT BUILDINGS LOCATED AT THE TOWN CENTER WITH
THE SCREENING OPTION 2 AS PRESENTED BY STAFF.**

By: Matt Houser

Seconded: Mark Middleton

Vote: (4-0-1) (Houser, Middleton, Willis, Metts) (Kaplan – abstain)

NEW BUSINESS:

1. **CIC2017-001. North Atlanta Volleyball Club.** Request to remove a condition of Gwinnett County rezoning case RZ63-81 that limited the property to office/warehouse uses only to accommodate construction of a new indoor recreation facility located at 3130 Northwoods Pl., Dist. 6, Land Lot 271, Peachtree Corners, GA

Applicant withdrew application

2. **CIC2017-002. Ingles Gas Station.** Request to remove a condition of Gwinnett County rezoning case RZ1996-134 that prohibited convenience stores with gas pumps and to remove a condition that prohibited more than 5 outparcels 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 application and explained that staff is recommending approval of the application with the following conditions:

1. The development shall be built in general conformity to the submitted site plan dated February 8, 2017.
2. The development shall abide by all requirements of Section 1315 of the zoning ordinance (Activity Center/Corridor Overlay District). In addition:
 - a. The gas canopy support columns shall be faced in their entirety with brick and/or stone.
 - b. The gas canopy roof shall be pitched with standing-seam metal roof in a color approvable in the Overlay District
 - c. The cashier/convenience kiosk shall be faced on all four sides with materials compliant with the Overlay District
3. Building designs shall incorporate features that are compliant with Peachtree Corners' Green Building Ordinance wherever practical.
4. Outdoor lighting shall be contained in cutoff-type luminaries, shall be directed inward toward the property so as not to reflect into adjacent properties or to create a hazard for passing automobile traffic, and shall only be as bright as needed for safety on the site.
5. In accordance with Chapter 54 of the City Code, signage shall be limited to the following:
 - a. Two signs per canopy face with a maximum of eight square feet per sign.
 - b. Spreader bars (signs located under canopy over pumps islands) shall be limited to no more than two signs per spreader bar, not to exceed four square feet per sign. However, total square footage for all spreader bars shall not exceed 24 square feet.
6. The following amended zoning conditions form RZ1996-134:
 - A. All uses and special uses permitted within the C-1 zoning district. All uses permitted within the C-2 zoning district, except for the following: animal hospitals or veterinary clinics; automotive car wash; automotive parts stores; billboards; building, electrical or plumbing contractors; convenience stores with or without gas pumps; funeral homes or mausoleums; furniture rental establishments; equipment rental; hotels or motels; self service or coin operated laundries; liquor stores; mobile buildings; parking tire stores; automotive sales lots; automotive service stations; building material sales with outdoor storage; contractor's offices or the outside storage of equipment or materials; heavy equipment or farm equipment rental, sales or service; lawnmower repair shops; machine or welding shops; mini-warehouse storage facilities; mobile home or mobile home building, leasing or sales; recreational facilities (i.e., miniature golf courses, water slides, bowling facilities); residential or community shelters; and, taxi cab or limousine services.

The applicant was represented by Mr. Preston Kendall. Mr. Kendall gave a brief presentation stating that they had a neighborhood meeting and received feedback. Mr. Kendall also stated that the main reason that they would like to put a gas station is for the convenience of their customers and will be able to meet the staff's recommendations.

Chairman Houser opened the floor for public comment. There were six people who spoke in opposition to the application stating increase in traffic, lighting, noise, walkability and environmental concerns were reasons for opposing the gas station.

MOTION TO DENY THE REMOVAL OF A CONDITION OF GWINNETT COUNTY REZONING CASE RZ1996-134 THAT PROHIBITED CONVENIENCE STORES WITH GAS PUMPS AND TO REMOVE A CONDITION THAT PROHIBITED MORE THAN 5 OUTPARCELS 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

By: Mark Willis

Seconded: Italia Metts

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

CITY BUSINESS ITEMS: There were no city business items.

COMMENTS BY STAFF AND PLANNING COMMISSION:

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

The Planning Commission meeting concluded at 9:12 PM.

Approved,



Matt Houser, Chairman

Attest:



Rocio Monterrosa, Deputy City Clerk

