



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
August 8, 2017
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, August 8, 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 - Absent
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 AMMENDED MINUTES FROM THE JUNE 13, 2017 PLANNING COMMISSION MEETING.

By: Alan Kaplan

Seconded by: Mark Willis

Vote: Passed 4-0 (Kaplan, Willis, Middleton, Metts)

OLD BUSINESS:

None

NEW BUSINESS

1. **CIC2017-003. Passion Fur Pups.** Request to remove a condition of Gwinnett County rezoning case RZ1996-134 that prohibited pet shops and grooming establishments at the Jones Bridge Square 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. The proposal for pet grooming is consistent with standard C-2 zoning and would be located in a shopping center that is already home to numerous neighborhood-serving commercial establishments, including a grocery store, numerous restaurants, a pharmacy, a tutoring center, a dentist office, a music shop, and a dry cleaner amongst others.

Additionally, the location of the grooming establishment is approximately 250 feet from the nearest residential rear property line across Jones Bridge Road (these homes are on Wild Ginger Cove). It is also approximately 325 feet from the nearest residential property line on Avala Park Lane (behind the Ingles grocery store). The residential neighborhood on Coventry Park Lane across Peachtree Parkway from the grooming establishment is 650 feet away at its nearest point. This neighborhood is located behind an existing stand of tall evergreen trees.

Staff confirmed that the applicant's business is licensed by the state Department of Agriculture. The Health Department does not regulate grooming shops nor require any distance between grooming shops and other uses such as the nearby restaurants and grocery store.

After review of the applicant's proposal and other relevant information, it is recommended that CIC2017-003 be approved subject to the following conditions:

1. Gwinnett County case RZ1996-134 condition 'A' shall be amended to remove "pet shops or grooming establishments" as a prohibited use.
2. The applicant shall ensure that the parking lot, sidewalks, and landscaped areas within 100 feet of the business in all directions shall be maintained free of dog waste.
3. No overnight stays or kennel-type business is permitted.
4. Signage shall be in conformance with Chapter 54 of the City Code and the Activity Center/Corridor Overlay District standards.

The applicant, Allysa Peterson, gave a brief presentation stating that she has over twelve years of experience of pet grooming and that maintaining sanitary conditions is no issue. Ms. Peterson had also stated that she has already been approved by the State Department of Agriculture and they see no issue with her current animal conditions and waste receptacles. Ms. Peterson mentioned that the property manager will not allow the applicant to change the lease in any way. It is a six-year lease and applicant would be liable for the term of the lease.

Commissioners asked applicant several questions related to how she would maintain area outside the store in a waste-free manner and how soon after she opened she learned she was not in compliance. Ms. Peterson stated that she's been working with the landlord to provide options inside and on the back side of

the store for pets to use, but is waiting on the rezoning approval before moving forward and that pets are only there no more than 2-3 hours at a time by appointment and that no overnight stay is allowed. She also learned about the zoning conditions after calling City Hall enquiring about her business license and from a neighbor complaint.

Alan Kaplan opened the floor for public comment. There was 1 person who spoke in favor and three that spoke in opposition stating that dog waste, safety for pet owners and their pets in a busy parking lot is very concerning as well as stating that the zoning conditions that were in place from 1996 were there for a reason and they feel if approved, it would set a precedent for future requests.

Alan Kaplan asked staff about the effect, if approved, changes in zoning conditions would have on future requests. Diana Wheeler, Community Development Director, stated that each case is review separate on its own merits and that one case would not set a precedent for other cases as they are all looked at separately. Mark Willis asked if staff has been in contact with landlord regarding current zoning conditions. Mrs. Wheeler stated that they have talked with the new landlord and he was unaware of Gwinnett County 1996 zoning conditions on the property. The property manager was given a list of the conditions that will be used moving forward for future tenants.

MOTION TO DENY THE REMOVAL OF A CONDITION OF GWINNETT COUNTY REZONING CASE RZ1996-134 THAT PROHIBITED PET SHOPS AND GROOMING ESTABLISHMENTS AT THE JONES BRIDGE SQUARE SHOPPING CENTER AT 5075 PEACHTREE PKWY., DIST. 6, LAND LOT 318, PEACHTREE CORNERS, GA

By: Mark Willis

Seconded: Italia Metts

Vote: (3-1) (Willis, Metts, Middleton) (Kaplan – opposed)

CITY BUSINESS ITEMS:

Diana Wheeler, Community Development Director, spoke about several key issues in the Zoning Ordinance which continue to be problematic and need to be addressed through appropriate code amendments. The following list of issues contains those which are the most important:

1. Additional standards for residential accessory structures
2. Administrative variances for residential fence height
3. Additional permissions for car rental facilities.

Commissioners agreed on these issues and thanked Mrs. Wheeler for bringing them up. Staff will bring proposed regulations for these three issues to the next Planning Commission meeting.

COMMENTS BY STAFF AND PLANNING COMMISSION:

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

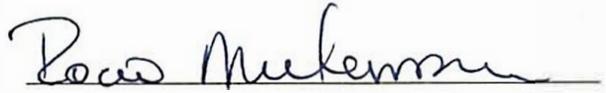
The Planning Commission meeting concluded at 8:34 PM.

Approved,



Alan Kaplan, Commissioner

Attest:



Rocio Monterrosa, Deputy City Clerk

