



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
October 10, 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
Alan Kaplan, Post A
Mark Middleton, Post B - Absent
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 AUGUST 8, 2017
PLANNING COMMISSION MEETING.**

By: Mark Willis

Seconded by: Alan Kaplan

Vote: Passed 3-0-1 (Willis, Kaplan, Metts) (Houser – abstain)

OLD BUSINESS:

None

NEW BUSINESS

PH2017-007. Cinebistro at Town Center Elevations. Request to approve building elevations for the movie theater building located at the Town Center in the 5200 Block of Peachtree Parkway, Dist. 6, Land Lot 301, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, gave a brief overview of the application. Cinebistro, a movie theater and restaurant, would like to occupy the southwesternmost area of the property, adjacent to the Town Green. The entrance to building is located on the northern (front) building elevation. This front side of the

building would be visible to vehicles traveling into the Town Center property from Peachtree Parkway. The opposite side of the building (facing south) is the rear of the building, abutting another private property owner to the rear. The west elevation faces a small parking area adjacent to the creek and the east elevation faces the Town Green. The submitted elevations include red brick as the primary material along with stone as an accent at the base of the front and Town Green side of the building. Additionally, awnings are provided over the movie artwork display areas, a generous marquee is provided over the main entrances, and a varied roofline with taller decorative elements is included on the front elevation. Finally, the windows at the front of the building wrap the east façade, providing an attractive look facing the Town Green.

Since the plans are not yet fully detailed, two of the requirements could not be evaluated but would still need to be incorporated into the final plans:

1. Requirement to screen rooftop mechanical equipment
2. Requirement to include landscape materials on or adjacent to the building

After review of the applicant's proposal and other relevant information, staff recommended that PH2017-007 be approved.

The applicant's representative, Kevin Floyd, Sr. Development Manager, spoke about the architecture of the building and how it would reflect the architecture of the Forum. The material choices for the building include brick at the bottom and high-grade stucco at the top portion with a landscaping plan for the rear of the building.

Commissioners asked applicant several questions about the material choices for building, landscaping on the side and rear of the building and how it would connect the Town Green to the Botanical Garden. The Commissioners also made comments on how the Cinebistro building, being the largest building in the Town Center a focal point for the project, does not stand out and not elegant enough. Further comments were made about the lack of detailing at the top and roof line of the building, the lack of accentuation of the front corners of the building, and the need for the rear to be more attractive.

Chairman, Matt Houser, opened the floor for public comment. There was no public comment.

A motion was made after discussion on how the applicant's rendering of the building is not a good representation of the Town Center and how they would like to see other designs before making any recommendation to Council.

MOTION TO DEFER THE REQUEST TO APPROVE BUILDING ELEVATIONS FOR THE MOVIE THEATER BUILDING LOCATED AT THE TOWN CENTER IN THE 5200 BLOCK OF PEACHTREE PARKWAY, DIST. 6, LAND LOT 301, PEACHTREE CORNERS, GA TO GIVE APPLICANT TIME TO REVISE THE PROPOSED ELEVATIONS.

By: Alan Kaplan

Seconded: Italia Metts

Vote: (4-0) (Kaplan, Metts, Houser, Willis)

CITY BUSINESS ITEMS:

PH2017-008 Accessory Structures. Consideration of an amendment to the zoning code to regulate the maximum size and height of residential accessory structures.

Diana Wheeler, Community Development Director, stated that currently there is no maximum size for residential accessory structures which could lead to a detached accessory structure dwarfing the size of the primary structure. A rear yard shed, for example, is currently not prohibited from being larger than the main house on a residential property. Research indicates that Gwinnett County limits the size of accessory structures to 50% of the main structure; Duluth limits the size to 20%; Johns Creek limits the size to 33%; and Norcross limits the size to 50%. Staff proposes to limit the size and height of accessory structures as detailed in the ordinance proposal.

Chairman, Matt Houser, opened the floor for public comment. There was no public comment.

MOTION TO APPROVE CONSIDERATION OF AN AMENDMENT TO THE ZONING CODE TO REGULATE THE MAXIMUM SIZE AND HEIGHT OF RESIDENTIAL ACCESSORY STRUCTURES AS REVISED TO REFLECT THAT THEY SHALL BE NO GREATER IN AREA THAN FIFTY PERCENT OF HABITABLE SQUARE FOOTAGE OF PRIMARY STRUCTURE OR 800 SQUARE FEET, WHICHEVER IS GREATER.

By: Alan Kaplan

Seconded: Mark Willis

Vote: (4-0) (Kaplan, Willis, Houser, Metts)

PH2017-009 Administrative Variances. Consideration of an amendment to the zoning code to permit administrative variances for residential fence height and nonresidential building height.

Diana Wheeler, Community Development Director, stated that Residential properties are currently limited to the following fence heights: 4' in the front yard and 8' in the side and rear yards. Occasionally, circumstances arise when a property's front yard is directly adjacent to and surrounded by other properties' side and rear yards. In this scenario, the first property's front yard is limited to a 4' high fence which could adjoin fences of up to 8' in height, leading to an inconsistent streetscape along the public right-of-way. Staff proposes that an administrative variance option be added to Zoning Code Section 1610, Administrative Variances, to allow Staff the opportunity to facilitate fence height consistency when such requests are made. Currently, no administrative variances for fence heights are allowed.

Chairman, Matt Houser, opened the floor for public comment. There was no public comment.

MOTION TO APPROVE CONSIDERATION OF AN AMENDMENT TO THE ZONING CODE TO PERMIT ADMINISTRATIVE VARIANCES FOR RESIDENTIAL FENCE HEIGHT AND NONRESIDENTIAL BUILDING

HEIGHT.

By: Mark Willis

Seconded: Italia Metts

Vote: (4-0) (Willis, Metts, Houser, Kaplan)

PH2017-010 Vehicle Rental Establishments. Consideration of an amendment to the zoning code to permit vehicle rental establishments as a special use in the C-2 General Business District.

Diana Wheeler, Community Development Director, stated that Currently car rental facilities are permitted only in the C-3, M-1, and M-2 districts. New and used car sales are a special use in the C-2 district. Gwinnett County permits car rental businesses in the C-2 district; Duluth permits them in the Highway Commercial district (similar to Peachtree Corners' C-3 district); Johns Creek permits them in C-2; and Norcross does not permit this use. There are several long-standing car rental businesses in Peachtree Corners located in C-2 districts. These businesses were authorized by Gwinnett County prior to the city's incorporation. Staff proposes that car rental facilities be added as a special use to the C-2 district.

Chairman, Matt Houser, opened the floor for public comment. There was no public comment.

MOTION TO APPROVE CONSIDERATION OF AN AMENDMENT TO THE ZONING CODE TO PERMIT VEHICLE RENTAL ESTABLISHMENTS AS A SPECIAL USE IN THE C-2 GENERAL BUSINESS DISTRICT.

By: Alan Kaplan

Seconded: Mark Willis

Vote: (4-0) (Kaplan, Willis, Houser, Metts)

PH2017-011 Livestock and Fowl. Consideration of an amendment to the zoning code to further define the regulations for the keeping of livestock or fowl on residential property.

Community Development Director, Diana Wheeler, explained that currently the definition of livestock includes fowl. The proposed ordinance separates the two and will increase the minimum lot size for the keeping of livestock from 3 acres to 8 acres and increase the minimum lot size for the keeping of fowl from 3 acres to 5 acres.

Chairman, Matt Houser, opened the floor for public comment. There was one comment regarding the community meeting at UPCCA which discussed backyard chickens.

Discussion by the Commission included their favorable opinion of separating the fowl and livestock uses and their dislike for the enlargement of minimum acreage for the keeping of fowl. They discussed how the new Gwinnett County regulations are more permissive and that staff and Council should look at the county's ordinance as a

model. After discussion, two votes were made.

MOTION TO APPROVE CONSIDERATION OF AN AMENDMENT TO THE ZONING CODE TO SEPARATE LIVESTOCK AND FOWL.

By: Matt Houser

Seconded: Italia Metts

Vote: (4-0) (Houser, Metts, Kaplan, Willis)

MOTION TO DENY CONSIDERATION OF AN AMENDMENT TO THE ZONING CODE TO INCREASE THE MINIMUM ACREAGE REQUIRED FOR THE KEEPING OF LIVESTOCK OR FOWL.

By: Matt Houser

Seconded: Italia Metts

Vote: (4-0) (Houser, Metts, Kaplan, Willis)

PH2017-012 Ground Signs. Consideration of an amendment to the sign ordinance to increase the number of permitted ground signs on nonresidential properties meeting certain criteria.

Chairman, Matt Houser, opened the floor for public comment. There was no public comment.

MOTION TO APPROVE CONSIDERATION OF AN AMENDMENT TO THE SIGN ORDINANCE TO INCREASE THE NUMBER OF PERMITTED GROUND SIGNS ON NONRESIDENTIAL PROPERTIES MEETING CERTAIN CRITERIA.

By: Mark Willis

Seconded: Italia Metts

Vote: (4-0) (Willis, Metts, Houser, Kaplan)

COMMENTS BY STAFF AND PLANNING COMMISSION:

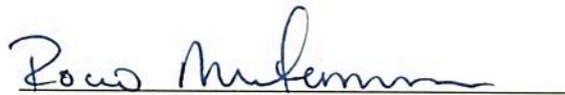
Diana Wheeler, Community Development Director, informed the Commission that there will be a meeting for the month of November.

The Planning Commission meeting concluded at 8:16 PM.

Approved,

Attest:





Matt Houser, Commissioner

Rocio Monterrosa, Deputy City Clerk

