CITY OF PEACHTREE CORNERS
PLANNING COMMISSION
NOVEMBER 12, 2013

The City of Peachtree Corners held a meeting on Tuesday, November 12, 2013 at 7:00pm. 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 - Absent
Staff:	Diana Wheeler, Community Development Director Kym Chereck, City Clerk

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 8, 2013 PLANNING COMMISSION.
By: Mark Middleton
Seconded by: Mark Willis
Vote: Passed 4-0 (Middleton, Willis, Houser, Kaplan)

OLD BUSINESS: There was no old business.

NEW BUSINESS:

1. **RZ 2013 005 Green Brothers**

   Request to rezone a 1.75 acre property located at 5000 South Peachtree Street [near Jimmy Carter Blvd. and Buford Hwy., 16th District, Land Lot 224] from C-1 to C-3 in order to allow a garden supply business to store and sell landscaping materials outdoors.

Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting a zoning change from C-1 (Neighborhood Business) to C-3 (Highway Business) in order to open a retail landscape supply store. A site plan was presented to the Board. After review, Staff recommended approval of rezoning the property with the following nine conditions:

1. The C-3 uses for the property shall be limited to a landscape supply business only.
2. The existing fence on the property shall be repaired or replaced.
3. The site shall be cleared of litter, weeds, and debris including the right-of-way on the front of the property along South Peachtree Road.
4. A 10 ft., heavily planted, landscape strip shall be installed along the front and east side (next to rental house) of the property. Landscape material shall be approved by Staff.
5. A sediment control basin to be approved by Staff shall be provided.
6. Gwinnett County Health Department approval shall be obtained.
7. Hours of operations shall be limited to 8AM – 5PM Monday through Friday and 8AM – 3PM on Saturday. No Sunday hours shall be provided.
8. Any security or parking lot lighting shall include shields or be directed away from the adjacent rental house.
9. Signage shall be limited to one, quality sign in a frame installed as a monument sign or attached to the fence. The sign shall be made of long-lasting, weather proof material, be approved by staff, and be no greater than 20 sq. ft. in size. Neon, LED, variable message and changeable copy board signs shall be prohibited.

The applicant, Mr. Michael Laroway, informed the Commission that this will be his fifth location, and stated that he had no issue with Staff's recommended conditions.

Chairman Houser asked for public comment concerning this application. Mr. Gray Terry, Vice President of Land Use for the United Peachtree Corners Civic Association (UPCCA), stated that he and his organization are in full support of this application.

The Commission took the following action:

MOTION TO APPROVE REZONING THE PROPERTY FROM C-1 TO C-3 WITH STAFF'S CONDITIONS.
By: Mark Middleton
Seconded: Alan Kaplan
Vote: (4-0) (Middleton, Kaplan, Houser, Willis)

The Planning Commission meeting concluded at 7:25 PM.

Approved,

Matt Houser, Chairman

Attest:

Kym Chereck, City Cle