

**CITY OF PEACHTREE CORNERS**  
**COUNCIL MEETING**  
**July 2, 2013, @ 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 Attorney	Don Henderson
City Manager	Julian Jackson
City Clerk	Kym Chereck
Director, Com. Dev.	Diana Wheeler

**PLEDGE OF ALLEGIANCE:** Mayor Mason led the Pledge of Allegiance.

**MAYOR'S OPENING COMMENTS:** Mayor Mason presented the Official City Seal.

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE JUNE 18, 2013 COUNCIL MEETING.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

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

**CONSIDERATION OF THE MEETING AGENDA:**

There was no change in the agenda.

**PUBLIC COMMENT:** Ms. Ali Stinson stated that she is in support of rezoning the property owned by the Downtown Development Authority (located across

from The Forum), but she would like for the City to think carefully and take their time in selecting a developer for the site.

Mr. Bob Martell stated that he would like the City to consider hiring a consultant to help with the development process concerning the property owned by the Downtown Development Authority.

**REPORTS and PRESENTATIONS:** Community Development Director, Diana Wheeler, a provided her report on staff activities that occurred during the period of June 16, 2013 – June 28, 2013. These activities included, among other items, a meeting with Partnership Gwinnett, a Founders Day Stakeholder Committee meeting, Comprehensive Plan draft maps, and responding to phone calls and e-mails from residents, business people and others.

**OLD BUSINESS:**

**O2013-06-16**

Second read and consideration of an Ordinance to amend the City of Peachtree Corners zoning map pursuant to SUP2013-006 – request to allow the addition of check cashing, money orders and similar services at a shell gas station zoned C-2 and located at 6405 Peachtree Industrial Blvd; District 6, Land Lot 275; 1.47 acres.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Mayor and Council and provided background information concerning the applicant's request. The applicant is requesting to provide check cashing services within an existing convenience store. The store is located at the southwest quadrant of the intersection of Peachtree Industrial Boulevard and Jimmy Carter Boulevard. No changes will be made to the building. This item was approved by the Planning Commission on June 11, 2013.

The applicant, Mr. Nadeem Raza, introduced himself to the Council, and stated that he was available for any questions that Council may have.

Mayor Mason opened the floor for public comment. There were no comments.

**MOTION TO APPROVE O2013-06-16.**

**By: Council Member Aulbach**

**Seconded by: Council Member Christopher.**

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

**O2013-06-17**

Second read and consideration of an Ordinance to amend the City of Peachtree Corners zoning map pursuant to RZ2013-002 – request to rezone a portion of property from C-2 to M-1 in order to accommodate a climate controlled self storage facility at 4779 Peachtree Corners Circle; District 6; Land Lot 301; .7 acres.

Mrs. Wheeler presented the case to the Mayor and Council. The applicant is requesting to rezone a .72-acre portion of property from C-2 (General Business District to M-1 (Light Industrial District). The subject property is located on the eastern side of a larger, 6.78-acre parcel currently zoned M-1. The applicant would like to consolidate the entire site so that the regulations are consistent throughout the property. The purpose of doing that is to better accommodate the construction of an 87,000 square-foot, climate controlled self-service storage facility with associated office space and owner apartment. The proposed building would be constructed with three stories on a basement. The site has been partially cleared and graded in anticipation of development. The subject site is located within the Peachtree Corners Overlay District and is subject to those requirements. Mrs. Wheeler stated that this application was before the Planning Commission on June 11, 2013, and was approved with conditions as outlined in the Council Packet.

Mr. Ben Cowart represented the applicant, D.D.B.C, Inc. Mr. Cowart introduced himself to the Council, and informed them that he had no issue with the Planning Commission's conditions.

Mayor Mason opened the floor for public comment. There were no comments.

A motion was made after discussion concerning, among other things, the hours of operation.

**MOTION TO APPROVE O2013-06-17.**

**By: Council Member Lowe**

**Seconded by: Council Member Sadd**

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

**O2013-06-18**

Second read and consideration of an Ordinance to amend the City of Peachtree Corners zoning map pursuant to RZ2013-003 – request to rezone property from RM and RM-13 to M-U-D in order to accommodate a mixed-use development on property located in the 5200 block of Peachtree Parkway; District 6; Land Lot 301.

Mrs. Wheeler presented the case to the Mayor and Council. The applicant, the City's Downtown Development Authority (DDA), is requesting to rezone from RM and RM-13 (multi-family) to M-U-D (mixed use development). A request for a proposal for this site has been issued by the DDA and is expected to be approved this summer. Mrs. Wheeler gave a brief history of the site. Currently, the only type of development that the existing zoning allows on the property is for apartments. Since every effort has been made to avoid apartment development on this site, it would be counterproductive to sell the property with the existing zoning attached to it. Therefore, the request is to rezone the property from multi-family to mixed use development. The recommendation from Staff is to rezone the property with the condition that the concept plans and the associated regulations for the development of the property come back before the Planning Commission and the City Council for full review and approval.

Mayor Mason opened the floor for public comment. There were no comments.

**MOTION TO APPROVE O2013-06-18.**

**By: Council Member Christopher**

**Seconded by: Council Member Aulbach**

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

**NEW BUSINESS:**

**PUBLIC HEARING**

Presentation of the 2013 Millage Rate

Mr. Julian Jackson, City Manager, informed the Mayor and Council that the proposed millage rate will be zero.

Mayor Mason opened the floor for public comment. There were no comments.

**ACTION ITEM**

Approval of the 2013 Millage Rate

**MOTION TO APPROVE THE 2013 MILLAGE RATE.**

**By: Council Member Gratwick**

**Seconded by: Council Member Sadd**

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

**R2013-07-14**

A Resolution adopting the 2013-2014 budget for the City of Peachtree Corners, Georgia; appropriating amounts as shown in each budget as expenditures; adopting the revenue projections; and prohibiting expenditures to exceed appropriations.

**MOTION TO APPROVE R2013-07-14.**

**By: Council Member Lowe**

**Seconded by: Council Member Christopher**

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

**ACTION ITEM**

Residential Sanitation Services – RFP Discussion/Approval of Vendor and Services.

**MOTION TO AUTHORIZE THE MAYOR TO ENTER INTO NEGOTIATIONS WITH WASTE PRO FOR RESIDENTIAL SANITATION SERVICES.**

**By: Council Member Aulbach**

**Seconded by: Council Member Christopher**

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

**EXECUTIVE SESSION:** There was no Executive Session.

**ADJOURNMENT:**

**MOTION TO ADJOURN AT 7:35 PM.**

**By: Council Member Gratwick**

**Seconded by: Council Member Sadd**

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

Approved,



Mike Mason, Mayor

Attest:



Kimberly Chereck, City Clerk