



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
November 14, 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
Mark Willis, Post C - Absent
Italia Metts, Post E - Absent

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 OCTOBER 10, 2017
PLANNING COMMISSION MEETING.**
By: Alan Kaplan
Seconded by: Matt Houser
Vote: Passed 3-0 (Kaplan, Houser, Middleton)

CITY BUSINESS ITEMS:

Comprehensive Plan Update. Discussion of the schedule for the proposed five-year update to the 2033 Comprehensive Plan.

Robert Herick, Planner with ARC, gave a quick introduction on the local Comprehensive Plan Update that the City is required to update and what steps will need to be taken to incorporate all plans and refresh all goals and have draft plan by the summer of 2018 ready to submit to DCA. Mr. Herick also mentioned that a committee will need to be formed and meet before the next Planning Commission meeting.

OLD 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 (deferred from October 10, 2017)

Diana Wheeler, Community Development Director, gave a brief update submitted by applicant to reflect the Commission's desired changes. On the front of the building, the arrangement of brick and stone has been revised, awnings have been added to the windows, and taller building elements have been added to the front ends to give the building additional height and visual interest at and near the corners. On the side facing the small parking area and creek, additional detail has been provided around the exit doors to break up the large blank façade. On the side facing the Town Green, two windows have been added, awnings have been placed over the windows, and the portion of the building acting as a backdrop to the Town Green stage has been enhanced with additional architectural detail. The rear of the building has been revised to show a modular trellis system that will allow plantings to grow in the shape of the letters "PCTC" (Peachtree Corners Town Center). This system is described by the applicant as a custom-designed, double-track, painted aluminum frame that is supported from the ground and braced to the building. The inlay area is painted, heavy-gauge aluminum with woven wire fabric attached to aluminum tracks. Additionally, the rear now has taller corner elements and the arrangement of brick and stucco has been revised.

The applicant, Rodney Sartain, gave a quick update on the changes that were incorporated on the building that were requested by the commissioners.

MOTION 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 (DEFERRED FROM OCTOBER 10, 2017) AS PRESENTED WITH ADDED CONDITION THAT THE USE OF MULTICOLOR NEON OR SIMILAR TUBULAR LIGHTING AS WELL AS ARCHITECTURAL LIGHTING SHALL BE PROVIDED ON THE BUILDING. LANDSCAPE LIGHTING SHALL BE PROVIDED WITHIN ADJACENT LANDSCAPED AREAS AND PLANS TO BE APPROVED BY STAFF.

By: Alan Kaplan

Seconded: Mark Middleton

Vote: (3-0) (Kaplan, Middleton, Houser)

NEW BUSINESS

RZ2017-003 & V2017-008. Holcomb Bridge Road Townhomes. Request to rezone a 2.16-acre parcel from C-1 to R-TH along with associated variances to accommodate a new 17-unit townhome development at 3926 Holcomb Bridge Road, Dist. 6, Land Lot 313, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, gave a brief overview of the application. The proposed 2.16-acre development is located on the east side of Holcomb Bridge Road and is currently vacant. Townhomes in this location would not create a precedent, but would add a residential component to an area that already has a mix of uses.

The proposed 17 townhouses are not likely to place an excessive burden on existing streets, transportation systems, or utilities, and would not adversely affect surrounding residential properties as a 35-foot buffer with mature trees is provided along the rear property line. This buffer complies with the requirement in Zoning Ordinance Section 606.

Based on standard school generation rates, a 17 unit townhouse developed could be expected to generate up to 5 elementary school children, 2 middle school children, and 2 high school students and is, therefore, unlikely to burden the school system.

While the development is also unlikely to have a negative impact on existing streets, the applicant may need to restudy the entry to the neighborhood as it relates to left turns into and out of the property, especially during peak travel times. Installation of a right-turn deceleration lane along the east side of Holcomb Bridge Road should also be reviewed.

The applicant has requested concurrent variances to reduce the 40-foot side yard setback to 25 feet on the north (side) property line and to 20 feet on the south (side) property line. These two side property lines abut existing office development. Additionally, the applicant has requested a variance to allow encroachment of part of one townhouse unit over the 50-foot front setback line at the northwestern edge of the property. Staff supports the request for the concurrent variances as the layout of the proposed neighborhood with buffers along the rear and side property lines meets the intent of the Comprehensive Plan and would not cause substantial detriment to the public good if granted.

Staff recommends approval with conditions of the proposed project as it meets the intent of the Comprehensive Plan, is suitable in view of the use and development of adjacent and nearby property, and if approved, would not adversely affect the existing use of said properties. It is recommended that RZ2017-003 and V2017-008 be approved with the following conditions:

1. The site development shall not exceed 17 single-family townhomes with a minimum 2-car attached garage and a minimum unit width of 24-feet.
2. The property shall be developed in general conformance with the site plan prepared by O'Leary Design Group dated October 2, 2017, and submitted with this application with revisions to meet these conditions and the requirements of all city codes and ordinances.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 20-feet on the south (side) property line, and that encroachment is permitted into the 50-foot front setback to accommodate a portion of one townhouse at the northwest corner of the property.
4. Building elevations shall be in general conformance with the renderings prepared by O'Leary Design Group dated October 2, 2017, and submitted with this application with revisions, as needed, to be submitted to the Community Development Director for review and approval.
5. The green space at the front center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided. An amenity

area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.

6. Development shall include no more than one driveway on Holcomb Bridge Road, aligned with Primrose Hill Court directly across Holcomb Bridge Road.
7. Provide sidewalks as shown on the conceptual site plan.
8. If required by City Engineer or GDOT, development plans shall incorporate roadway improvements such as a deceleration lane.
9. A 50-foot wide landscaped strip shall be provided along the Holcomb Bridge Road frontage, allowing for the one townhouse encroachment detailed above, and shall include a decorative fence/wall and entrance monument to be approved by Staff.
10. Interior streets shall be private and maintained by the Homeowners Association.
11. Existing trees in buffers shall be preserved and buffers shall be enhanced with additional trees where sparse.

The applicant, Pat O'Leary, gave a brief description of their application and specified how they will be managing storm water and underground site, the building materials that will be used for the buildings and the buffer from the back neighbors.

Chairman, Matt Houser, opened the floor for public comment. There was one comment in favor of applicant and no comment in opposition.

MOTION TO APPROVE RZ2017-003 & V2017-008 HOLCOMB BRIDGE ROAD TOWNHOMES. REQUEST TO REZONE A 2.16-ACRE PARCEL FROM C-1 TO R-TH ALONG WITH ASSOCIATED VARIANCES TO ACCOMMODATE A NEW 17-UNIT TOWNHOME DEVELOPMENT AT 3926 HOLCOMB BRIDGE ROAD, DIST. 6, LAND LOT 313, PEACHTREE CORNERS, GA WITH STAFF CONDITIONS AND A CONDITION THAT STORMWATER BE MANAGED VIA UNDERGROUND DETENTION PONDS.

By: Alan Kaplan

Seconded: Mark Middleton

Vote: (3-0) (Kaplan, Middleton, Houser)

RZ2017-004 & CIC2017-004. Roberts Properties. Request to rezone two parcels consisting of 4.4 acres from C-2 to MUD along with associated change in conditions to accommodate a new mixed-use development at 4936 Peachtree Corners Circle and 5246 Peachtree Parkway, Dist. 6, Land Lot 301, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, gave a brief overview of the application. The applicant is seeking to rezone two parcels totaling 4.4 acres. The two parcels are located along Peachtree Parkway and Peachtree Corners Circle, adjacent to two developed C-2 parcels containing Chase Bank and Black Walnut Café, both of which are now owned by separate entities. The applicant's parcels are also adjacent to the Peachtree Corners Town Center site located along the northern boundary of the Peachtree Corners Circle parcel. The applicant requests to rezone the above-mentioned parcels along Peachtree Parkway and Peachtree Corners Circle to allow for a mixed-use development. The proposal for the Peachtree Corners Circle parcel includes a boutique hotel and a mid-rise apartment building. Although the renderings label the hotel as a Hotel Indigo, the applicant has

indicated that there are no contracts or agreements with the Indigo brand. The name is only intended as a representation of the type of hotel that could go on the site, but no hotel commitments are included as part of this application. The hotel is proposed to be adjacent to Peachtree Corners Circle while the apartment building would wrap in a U-shape from the interior to the site to the Peachtree Corners Circle frontage. Parking would be located in a shared garage at the base of the two buildings. Two swimming pools and amenity decks, one for each use, are shown located above the parking deck. The proposal for the Peachtree Parkway parcel includes a one-story retail building located behind a small parking area along the street and adjacent to the main entryway into the larger development.

Parcel #1: This property is a 0.677-acre C-2 zoned parcel located on the east side of Peachtree Parkway just north of Peachtree Corners Circle. The parcel is between Chase Bank to the south and Black Walnut Café to the north. The main driveway into the larger development enters this parcel from Peachtree Parkway. The property has previously been cleared and graded and is vacant. The proposed site plan shows this parcel housing a new one-story retail building with access from the existing driveway along Peachtree Parkway.

Parcel #2: This property is a 3.732-acre C-2 zoned parcel located on the north side of Peachtree Corners Circle just east of Peachtree Parkway. The parcel is to the east (rear) of Chase Bank and Black Walnut Café. The secondary driveway into the larger development enters this parcel from Peachtree Corners Circle. The property has previously been cleared and graded and is vacant. The proposed site plan shows this parcel housing a 7 story, 110-room hotel along with a 7 story, 169-unit rental apartment building, both of which are situated above one shared basement level of parking. The shared parking garage also extends to the first floor of both buildings. The first floor contains hotel lobby, hotel amenity, residential lobby, and residential amenity space but does not contain hotel sleeping rooms nor apartment dwelling units.

After review of the applicant's proposal, it is recommended that RZ2017-004 / CIC2017/004 be approved subject to conditions (new conditions and previously adopted SUP2015-001 conditions), as follows:

New Conditions:

1. Residential development on the site shall be limited to the following:
 - a. Townhomes not to exceed 12 units per acre and 4 stories in height.
 - b. Assisted living facility not to exceed 4 stories in height.
2. Hotel development on the site shall be limited to the Indigo brand or comparable, as approved by the City Council.
3. Hotel construction shall be underway (foundation must have passed inspection) before residential building permit is issued.
4. Encroachment into the 50ft. undisturbed buffer and 75 ft. impervious stream setback line shall be permitted for the installation of a reinforced pervious slope and minor building intrusions along the northern property line.

5. Developer shall be responsible for deceleration lane or other project related right-of-way improvements if determined to be necessary by GDOT and Peachtree Corners' Public Works Director.
6. The developer shall be responsible for providing and funding a pedestrian access from the developer's property to the stream and over the stream in a manner and at a location approved by the Downtown Development Authority.
7. The landscape strip along the property's Peachtree Parkway frontage shall be planted with a single row of hardwood trees at least 12 ft. in height at installation and spaced 25 ft. on center. In addition, a staggered, double row of evergreen shrubs at least 3 feet in height at the time of installation shall also be planted along the property's Peachtree Parkway frontage with spacing to be determined by staff so that such plant material screens the adjacent parking lot to the greatest extent possible from Peachtree Parkway's vehicle views.
8. Architectural elevations for the hotel and retail building shall be substantially similar to the drawings submitted on October 2, 2017.
Additionally:
 - a. Exterior building materials shall be primarily brick or stone on all building sides.
 - b. Planters with vegetation approved by the City's Arborist shall be placed along the building exterior or, as an alternate, climbing plant material shall be installed at the base of the buildings or next to trellises or arbors.
 - c. All mechanical equipment (roof top and on the ground) shall be screened from ground view.
9. Architectural elevations for residential buildings shall be primarily brick or stone with stucco accents on all sides. Roof material shall consist of slate, tile or architectural shingle with a slate or tile appearance.
10. Buildings located on external roadways must face, or appear to face, that roadway.
11. One centrally located public gathering area shall be provided. The size of the space shall be at least 2875 sq. ft. (1.5% of the project acreage)
12. Pursuant to condition DD of Ord. 2015-03-41, a 5- ft. high wooden screening fence and single row of evergreen shrubs shall be installed immediately along the Peachtree Corners Circle side of the property.
13. Permitted Commercial Uses: Retail, Cinema with dining, bakery and confectionary, Music venue, Performing Arts venue, boutique hotel, C-1 and C-2 permitted uses except as noted in Prohibited Uses, below, and Restaurant uses as follows:
 - a) Chef-driven dining concepts; local chain restaurants; regional chain restaurants; and national chain restaurants
 - b) National chain restaurants cannot exceed 50% of the total number of all restaurants

- c) Local chain restaurants, regional chain restaurants, and national chain restaurants, combined, cannot exceed 85% of the total number of all restaurants
- d) No more than two restaurants shall be permitted in any food category (i.e. Mexican, Thai, French)
- e) The Community Development Director shall determine compliance with requirements b), c), and d) listed above.

Previous Conditions:

- 14. Prohibited Commercial Uses: Animal hospitals or veterinary clinics; retail bank (ATM permitted); tattoo and piercing parlors; adult bookstores or entertainment (general bookstores selling adult books on an incidental basis permitted); fast food restaurants with or without drive-thru window (pick-up/to go windows at non-fast food restaurants permitted); automotive related uses such as car wash or automotive parts store; billboards; building, electrical or plumbing contractors; funeral homes or mausoleums; crematory; furniture rental establishments; convenience food stores with or without fuel pumps, emission inspection stations; equipment rental; extended stay and limited service hotels; laundry or dry cleaning establishments; liquor stores, (specialty beer or specialty wine store permitted); plant nursery sales facility; recreation or fitness facilities which exceed 3500 square feet); industrial uses, automotive service stations with or without fuel pumps; building material sales with outdoor storage, taxi cab or limousine services; pest control businesses; pet shops or pet grooming establishments, (pet supplies store permitted); mattress store; nail salon; day care facility; driving school; discount stores; grocery store (gourmet and specialty food store permitted); second run movie theater; lottery ticket sales; tobacco products store; phone stores; precious metals store (jewelry store permitted); clothing resale stores; auto repair shops or tire stores; contractors offices or the outside storage of equipment or materials, heavy equipment and farm equipment sales and service and truck rental; mini-warehouse storage facilities; mobile home or mobile building leasing or sales lots; no outdoor storage of any type; lounges; and any temporary uses.
- 15. Drive-through businesses shall be prohibited.
- 16. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District).
- 17. Bicycle racks shall be provided within the development in accordance with the overlay standards.
- 18. Provide internal access to any outparcel development. No direct access to Peachtree Parkway other than one driveway shown on the submitted plan and located directly behind the Chase Bank property.
- 19. No billboards are permitted.

20. Dumpsters shall be screened by an opaque decorative wall, at least six (6) feet in height, which will coordinate with the building architecture, and with a gated entry. Pick-up for dumpsters shall be limited to between the hours of 8:00 a.m. and 6:00 p.m.
21. All street or walkway pavers internal to the development shall be of brick, stone, or paving material comparable in appearance and be limited to grey or natural-tone colors, which will coordinate with building architecture.
22. Provide landscaped islands through the parking area, including a minimum ten-foot wide landscaped island at the end of each parking bay and a minimum six-foot wide landscaped island for each 225-feet of continuous bay length, or alternate plan as may be approved by the Community Development Director.
 - a. Provide or relocate and reconstruct sidewalks, as required, a minimum of five feet in width adjacent to Peachtree Parkway (U.S. Hwy. 141) and Peachtree Corners Circle. Sidewalks may meander along these roads where feasible and per DOT approval. Provide internal sidewalks connecting office, retail, and outparcel development. Submit pedestrian access plan for review and approval of the Community Development Director.
23. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties nor to create a hazard for passing automobile traffic. Any lights located on the rear of the building must be directed downward.
24. Multi-tenant buildings shall be limited to wall signage only. Project signage shall be limited to one monument sign per road frontage. Monument signs shall coordinate with building architecture.
25. Any above ground detention ponds shall be visibly screened with landscape plantings to be approved by the Community Development Director.
26. No outside speakers shall be allowed other than a Muzak system which may be allowed provided no shrill or excessive noise and vibrations, amplified live entertainers, outside paging systems, phone bells, or loudspeakers will be allowed. Any Muzak system shall have downward facing speakers and shall be inaudible ten feet from the speakers.
27. Business hours are to be limited to Monday through Thursday from 7:00 a.m. to 12:00 midnight and Friday through Sunday from 7:00 a.m. to 2:00 a.m, (unless further restricted by other regulations). Business hours for a coffee/bagel shop and any specialty gourmet food store(s) shall be 6:00 a.m. to 2:00 a.m. seven days a week.
28. All food service facilities on the property, including outparcels, shall install odor scrubbers which remove 95% of cooking odors as determined by the Community Development Director.

29. Truck delivery shall be limited to the hours of 8:00 a.m. to 6:00 p.m. and there shall be no overnight parking or idling of delivery trucks.
30. Operation of parking lot cleaning machinery or other maintenance equipment that emits noise shall be limited to the hours of 8:00 a.m. to 9:30 p.m.
31. Graded land that becomes inactive (no building permits pending) for more than 6 months shall be stabilized, seeded and shall meet all other ordinance requirements for graded property. Additional landscaping may also be required to be added to mitigate the appearance of the land disturbance.
32. The landscape strip along the entrance driveway from Peachtree Parkway shall be planted with hardwood trees which are a minimum of 12 feet tall at the time of planting and are spaced on 25- foot centers in order to create a boulevard effect for the entrance drive.
33. The entire development shall have a cohesive landscape plan which shall be approved by staff.

The applicant representative, Clay Massey, gave a brief introduction to their application and request recommend approval without staff recommended conditions. Mr. Massey introduced the applicant, Mr. Charlie Roberts, who gave a presentation on their proposed mix-used development.

Chairman, Matt Houser, opened the floor for public comment. Five speakers were in opposition to the project expressing concern over traffic, construction of hotel, additional classrooms in elementary school and sewer capacity; none spoke in support. The Commission expressed concern related to architecture and site plan details.

MOTION TO APPROVE RZ2017-004 & CIC2017-004. ROBERTS PROPERTIES. REQUEST TO REZONE TWO PARCELS CONSISTING OF 4.4 ACRES FROM C-2 TO MUD ALONG WITH ASSOCIATED CHANGE IN CONDITIONS TO ACCOMMODATE A NEW MIXED-USE DEVELOPMENT AT 4936 PEACHTREE CORNERS CIRCLE AND 5246 PEACHTREE PARKWAY, DIST. 6, LAND LOT 301, PEACHTREE CORNERS, GA WITH STAFF RECOMMENDED CONDITIONS BUT STRIKING STAFF CONDITION #1 AND ADDING CONDITIONS SUBMITTED BY APPLICANT IN A LETTER DATED NOVEMBER 8, 2017 AND A CONDITION THAT ARCHITECTURAL ELEVATIONS AND SITE PLAN BE SUBMITTED TO THE PLANNING COMMISSION AND CITY COUNCIL FOR FINAL APPROVAL PRIOR TO THE ISSUANCE OF PERMIT FOR CONSTRUCTION.

By: Matt Houser

Seconded: Mark Middleton

Vote: (3-0) (Houser, Middleton, 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 December and Start the Comprehensive Plan steering committee meeting at 6PM follow by the Planning Commission meeting at 7PM.

The Planning Commission meeting concluded at 9:08 PM.

Approved,

Attest:



Matt Houser, Commissioner



Rocio Monterrosa, Deputy City Clerk

