



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
December 12, 2017
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, December 12, 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 -
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 AMMENDED MINUTES FROM THE NOVEMBER 14, 2017 PLANNING COMMISSION MEETING. READ THE LIGHTING PLANS ARE TO BE APPROVED BY STAFF

By: Alan Kaplan

Seconded by: Mark Middleton

Vote: Passed 3-0-1 (Kaplan, Middleton, Houser) (Abstain – Willis)

NEW BUSINESS:

1. **RZ2017-005. Imagine Advertising.** Request to rezone a 1.804-acre parcel from O-I to M-1 to accommodate expansion of an existing advertising agency to include a sign fabrication shop at 6141 Crooked Creek Road, Dist. 6, Land Lot 283, Peachtree Corners, GA.

The applicant is seeking to rezone 1.804 acres at 6141 Crooked Creek Road from O-1 (Office-Institutional District) to M-1 (Light Industry District) to allow for a new sign fabrication shop at an existing advertising agency office. M-1 permits both office and light manufacturing, thus accommodating both parts of the business. No previous zoning cases are associated with the subject property.

The site is located within an office park area that is along the west side of Crooked Creek Road just north of Holcomb Bridge Road. The properties immediately to the west of the subject property are zoned O-I and contain various office buildings. The properties to the north are zoned RM-10 (Multifamily District) and are condominiums. The remaining properties across Crooked Creek Road to the south and east are zoned C-2 (General Business) and their uses include a church and a large office building.

The applicant has provided a proposed site plan. The property currently has a two-story building near the rear of the site, which has over 18,000 square feet of office space. There is a paved parking area to the front and left (west) of the building. The proposed sign shop would be located in a new building to the west of the existing building. The proposal is for a 4800-square-foot structure built partially over the existing west parking lot.

The site is located within the Central Business District Character Area on the Future Development Map. The Central Business District is intended to provide for a mix of retail, commercial, office, mixed-use, government and institutional uses. Light industrial uses and office uses are considered appropriate, and sidewalks, higher quality architectural and design standards, and business opportunities are encouraged.

The proposed rezoning from O-I to M-1, with appropriate conditions, would be unlikely to have adverse effects on adjacent and nearby properties. While the sign shop portion of the site may be of concern by nearby residences, appropriate conditions can mitigate any potential negative impacts.

The proposed rezoning would also be in keeping with the goals and policies of the City's Comprehensive Plan, provided that certain conditions of rezoning are put in place. The subject property is located within the Central Business District Character Area, which is intended to encourage a mix of uses, including office and associated businesses. The mix of commercial uses along the western end of Crooked Creek Road is typical of commercial areas across the City, making the subject property a suitable location for the proposed uses. M-1 properties make up the majority of this Character Area.

The physical structure of the new building will have to comply with the Overlay District's high standards for architectural design and building materials. Additionally, no new parking is required to accommodate this use.

After review of the applicant's proposal and other relevant information, it is recommended that RZ2017-005 be approved with the following conditions:

- 1) That the property is rezoned from O-I to M-1 Conditional.

- 2) Permitted uses shall be limited to office uses and a sign fabrication shop. The sign shop use cannot be reestablished without a public hearing after discontinuance for a period of six (6) months or more.
- 3) The property shall be developed in substantial accordance with the conceptual plan by Haines Gipson & Associates dated October 18, 2017.
- 4) The existing trees at the rear of the property shall be preserved and supplemented with additional evergreen plantings to fully screen the adjacent condominium properties from the new building. The additional landscaping shall be installed within the required 50' buffer, subject to Staff approval of a landscape plan.
- 5) The sign shop building shall be designed in a manner to prevent noise or vibration from escaping the interior of the facility. This shall include, but not be limited to, the following:
 - a. Unless required by the Fire Marshal, no windows or doors shall be installed on the rear wall or the building wall facing the condominiums;
 - b. Windows or doors shall not be opened during times of sign fabrication or other noise-producing activities;
 - c. Exterior walls shall be super-insulated or enhanced with sound baffling materials;
 - d. An outdoor employee break area may not be located on the rear or side of the building facing the condominiums.
- 6) No billboards shall be permitted on the property.
- 7) Dumpsters shall not be located in front of the existing office structure and shall be screened by an opaque decorative wall, at least six (6) feet in height, which will coordinate with the building architecture.
- 8) Outdoor lighting shall be contained in cutoff-type luminaries and shall be directed inward toward the property so as not to reflect into adjacent properties or to create a hazard for passing automobile traffic.
- 9) The sign shop shall operate during the same hours as the primary business and in no case, shall those hours extend beyond 8:00AM to 6:00PM Monday through Saturday.

Staff also received 21 letters in opposition to the application

The applicant, Shane Lanham, gave a brief description of their application and specified how the new building is designed to match the current building and what type of work will be housed in the new building as well as how the buffer between building and neighborhood will be improved from current conditions.

Applicant also expressed request of approval with modifications to two conditions:

Condition 3 – add *with modifications necessary to comply with conditions of zoning development regulations or engineering restrains.*

Condition 4 – add *encroachment into the required 50ft buffer shall be allowed as depicted on the site plan submitted with the application.*

Chairman, Matt Houser, opened the floor for public comment. There were no comments in favor of applicant and six comments in opposition expressing concern about paint fumes, noise, barrier between neighborhood and building not big enough, hours of operation and applicant not meeting with neighbors.

Members of the board asked questions about the type of activities that would be done and materials that would be used, noise, as well as expressed concern that owners of business were not present to answer questions and did not meet with surrounding neighbors.

MOTION TO TABLE RZ2017-005 IMAGINE ADVERTISING. REQUEST TO REZONE A 1.804-ACRE PARCEL FROM O-I TO M-1 TO ACCOMMODATE EXPANSION OF AN EXISTING ADVERTISING AGENCY TO INCLUDE A SIGN FABRICATION SHOP AT 6141 CROOKED CREEK ROAD, DIST. 6, LAND LOT 283, PEACHTREE CORNERS, GA. UNTIL NEXT PLANNING COMMISSION MEETING TO GIVE OWNERS OF BUSINESS TIME TO MEET WITH COMMUNITY AND ANSWER ANY CONCERNS PRIOR TO MAKING RECOMMENDATION.

By: Alan Kaplan

Seconded: Mark Willis

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

City Business Items:

PH2017-014 Structures Excluded from Height Limitations. Consideration of an amendment to Zoning Code Sec. 701, Structures Excluded from Height Limitations, to allow for additional architectural features of religious buildings to be excepted from standard height limitations.

Proposed limitations exclude the height of sanctuaries that are parts of religious facilities. City Council suggested that religious facilities be capped at 65ft height limit. Staff recommends approval of changes to ordinance. Planning Commissioners recommended a change to provide additional separation between sanctuaries and residential areas.

Change to Meeting Dates. Discussion of new meeting dates for the Planning Commission beginning in 2018.

At the November Council retreat, the City Council agreed to move the council meetings work session to second Tuesday of the month. Staff would like the Planning Commission to consider moving the meeting to the third Tuesday of every

month starting in March. A revised calendar will be sent out to commissioners.

Election of Officers. Discussion of election of Chair and Vice Chair in advance of a vote at the first meeting of 2018.

COMMENTS BY STAFF AND PLANNING COMMISSION:

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

The Planning Commission meeting concluded at 8:28 PM.

Approved,



Matt Houser, Commissioner

Attest:



Rocio Monterrosa, Deputy City Clerk

