



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
February 13, 2018
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, February 13, 2018. The meeting was held at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D - Absent
Alan Kaplan, Post A (Acting Chairman)
Mark Middleton, Post B
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
Latosha Mitchell, Administrative Assistant

MINUTES:

MOTION TO APPROVE MINUTES FROM THE JANUARY 9, 2018 PLANNING COMMISSION MEETING.

By: Mark Willis
Seconded: Italia Metts
Vote: 3-0-1 (Willis, Metts, Kaplan) (Middleton - Abstain)
Action: Minutes Approved

OLD BUSINESS:

1. **WITHDRAWN BY APPLICANT RZ2017-005.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.
2. **PH2017-015. Firebirds at Town Center Expansion and Elevations.** Request to approve building elevations for an expansion of a proposed restaurant located at the Town Center at 5215 Town Center Boulevard, Suite 650, Dist. 6, Land Lot 301, Peachtree Corners, GA. (Deferred from January 9, 2018)

Diana Wheeler, Community Development Director presented the updated information concerning the enclosed patio request and noted the changes that had been made. Pursuant to the Planning Commission's comments at the January 9th meeting, the revised plans now include overhead garage doors in place of windows, material that matches the main wall, downspouts that don't drain onto the sidewalks, and sidewalks that are at least 6 ft. wide. After reviewing the revised drawings, Ms. Wheeler recommended that the garage doors be designed to go all the way down to the sidewalk instead of ending at a short wall enclosing the patio.

The Applicant, Alvin Hood, stated that he did not want the patio's overhead garage doors to extend to the sidewalk due to concerns of customers leaving without paying and per alcohol ordinances that do not allow for consumption of alcohol in open areas. He noted that they agreed to adjust the materials around the patio enclosure to match those on the proposed building as well as modifying the downspouts in order to direct water to underground drainage instead of into the pedestrian space. Firebirds also agreed to reduce the patio in depth to create a 6-foot-wide public sidewalk adjacent to the patio.

Ms. Wheeler stated that alcohol ordinances will be updated to allow alcohol in open areas, but only at the Town Center.

Acting Chairman Alan Kaplan, expressed concern on the constricted areas along the sidewalk and walkability adjacent to the patio. Commissioner Mark Willis stated that while the garage doors would be a great addition, he understands the applicant's concern for having a barrier. Planning Commission members discussed other potential locations for a patio, but no other options were identified due to space limitations and the location of parking at the rear of the building.

MOTION TO APPROVE PH2017-015, FIREBIRDS AT TOWN CENTER EXPANSION AND ELEVATIONS. REQUEST TO APPROVE BUILDING ELEVATIONS FOR AN EXPANSION OF A PROPOSED RESTAURANT LOCATED AT THE TOWN CENTER AT 5215 TOWN CENTER BOULEVARD, SUITE 650, DIST. 6, LAND LOT 301, PEACHTREE CORNERS, GA. AS PRESENTED WITH THE REMOVAL OF STAFF CONDITION.

By: Mark Willis
Seconded: Mark Middleton
Vote: (2-2) (Approve: Willis, Middleton) (Deny: Kaplan, Metts)
Action: No Action (APPLICATION PROCEEDS TO CITY COUNCIL WITH NO RECOMMENDATION)

New Business:

1. **RZ2018-001 & V2018-001. North Atlanta Volleyball Club.** Request to rezone a 7.3 acre parcel from C-2 to C-3 along with associated variance to accommodate a new recreational facility at the southwest corner of Peachtree Industrial Boulevard and Governors Lake Drive, Dist. 6, Land Lot 276, Peachtree Corners, GA

Ms. Wheeler presented this case to the Planning Commission and noted that the applicant is seeking to rezone an undeveloped parcel totaling 7.3 acres. The parcel is located at the corner of Governors Lake Drive and Peachtree Industrial Boulevard. The property is surrounded by M-1, Light Industry, properties. The applicant requests to

rezone the property to C-3, Commercial, to permit the proposed recreation facility for volleyball courts. The applicant is also requesting a height variance from the 35' maximum to 40'. The proposal includes a 43,000-square-foot building with 171 parking spaces. Additional overflow parking, if necessary, will be sought from surrounding property owners. Access to the facility is planned via driveways on both Governors Lake Drive and Peachtree Industrial Boulevard.

Ms. Wheeler noted that the proposal for a recreation facility is consistent with standard C-3 zoning. This use is also permitted in the surrounding M-1 zoning. This facility is unlikely to be a detriment to surrounding properties which have similarly-scaled office, manufacturing, and warehouse buildings.

Additionally, the recreation facility's peak hours are in the evenings and on weekends, opposite that of standard working hours and thus having little impact on traffic flow. While the site will accommodate the required parking for this use, the applicant also plans to reach agreements with nearby businesses to use their parking lots during special events which may attract a larger crowd than is typical.

Ms. Wheeler stated that after review of the applicant's proposal and other relevant information, it is recommended that RZ2018-001/V2018-001 be approved subject to the following conditions:

1. The property shall be rezone to C-3 and developed in general conformity to the submitted site plan dated January 10, 2018.
2. The development shall abide by all requirements of Section 1315 of the zoning ordinance (Activity Center/Corridor Overlay District).
3. Building designs shall incorporate features that are compliant with Peachtree Corners' Green Building Ordinance wherever practical.
4. Outdoor lighting shall be contained in cutoff-type luminaries, shall be directed inward toward the property so as not to reflect into adjacent properties or to create a hazard for passing automobile traffic, and shall only be as bright as needed for safety on the site.
5. The applicant shall secure sufficient special event, off-site parking to ensure that no parking occurs in authorized locations or in the public right-of-way. The additional special event parking may be secured through the acquisition of additional land or by gaining parking permission from adjacent property owners.
6. If the building has not passed a footing inspection within 36 months of approval (3/27/21), the zoning on the property shall revert to C2.
7. Every reasonable effort shall be made to retain the following existing specimen trees: 1) The 30" white oak at the front of the property; 2) the 29" willow oak along Governors Lake Drive; and 3) the 30" southern red oak at the rear of the property.

The Applicant, Craig LaFontaine, spoke about the North Atlanta Volleyball Club (NAVC) and stated that he is speaking with neighboring business for additional use of parking spaces if needed for overflow since the majority of the time that they would need them will be during weekends and after business hours. He also stated that he agrees with the staff recommendations.

Acting Chairman Alan Kaplan opened the floor for public comment. No public comments

were received and the public comment period was closed.

A motion was made after discussion on parking, stormwater plan and efforts to retain existing specimen trees.

MOTION TO APPROVE RZ2018-001 & V2018-001, NORTH ATLANTA VOLLEYBALL CLUB, REQUEST TO REZONE A 7.3 ACRE PARCEL FROM C-2 TO C-3 ALONG WITH ASSOCIATED VARIANCE TO ACCOMMODATE A NEW RECREATIONAL FACILITY AT THE SOUTHWEST CORNER OF PEACHTREE INDUSTRIAL BOULEVARD AND GOVERNORS LAKE DRIVE, DIST. 6, LAND LOT 276, PEACHTREE CORNERS, GA WITH STAFF CONDITIONS.

By: Mark Willis
Seconded: Italia Metts
Vote: (4-0) (Approve: Willis, Metts, Kaplan, Middleton)
Action: Recommend Application be Approved with Staff Conditions

2. **SUP2018-001. Tattoo Parlor.** Request to approve a special use permit to accommodate a new tattoo parlor at 3380 Holcomb Bridge Rd., Suite 7, Dist. 6, Land Lot 283, Peachtree Corners, GA

Jeff Conkle, Planning and Zoning Administrator, presented this case to the Planning Commission and noted that the applicant is seeking approval of a special use permit to allow for a tattoo parlor in a shopping center on Holcomb Bridge Road, near the intersection of Jimmy Carter Boulevard. The property is surrounded on three sides by other C-2 properties, with RM-8 multifamily zoning across Holcomb Bridge Road. The existing C-2 zoning permits tattoo parlors with an approved special use permit. The applicant plans to open a tattoo parlor with 3-6 employees as her third location, with existing shops in Atlanta and Athens.

The proposal for a tattoo parlor is consistent with C-2 zoning, which is the only zoning district that permits such a use. Mr. Conkle noted that given the small scale of the proposed business, it is unlikely to be a detriment to surrounding properties which have similarly-scaled small retail, service, and office uses. Additionally, the Overlay district restricts the use of neon signage, flexible tube lighting, and other lighting types that outline storefront windows and doors, therefore ensuring that this business will fit with the character of the others in the same shopping center and in the general area. Finally, the parking lot for this shopping center has more spaces than the required minimum, so there should be no impact on traffic, parking, or circulation at this location.

Mr. Conkle stated that after review of the applicant's proposal and other relevant information, it is recommended that SUP2018-001 be approved subject to the following conditions:

1. The special use permit approval shall be limited to Suite 7 as depicted on the submitted shopping center layout plan.
2. The development shall abide by all requirements of Section 1315 of the zoning ordinance (Activity Center/Corridor Overlay District).

3. The applicant shall obtain all other required approvals, including, but not limited to, the Georgia Department of Public Health.
4. Signage shall be limited to one wall sign, one tenant name insert on the shopping center sign, and an 'open/closed' sign (along with the posting of hours of operation) on the door. No window signage shall be permitted.

Applicant, Bethrah Szumski, gave a brief overview of her business and stated that she agreed to all of the staff conditions.

Acting Chairman Alan Kaplan opened the floor for public comment. There was one speaker who spoke in support of the application and there were no speakers in opposition. The public comment period was then closed.

Planning Commission members questioned how this business would contribute to the redevelopment efforts along Holcomb Bridge Road. There was concern expressed about how this type of use would benefit the shopping center, the surrounding area, and the work underway to improve the Holcomb Bridge corridor.

MOTION TO APPROVE SUP2018-001. TATTOO PARLOR. REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A NEW TATTOO PARLOR AT 3380 HOLCOMB BRIDGE RD., SUITE 7, DIST. 6, LAND LOT 283, PEACHTREE CORNERS, GA, WITH STAFF CONDITIONS.

By: Mark Middleton
Seconded: Mark Willis
Vote: (1-3) (Approve: Middleton) (Deny: Kaplan, Willis, Metts)
Action: Motion Fails

MOTION TO DENY SUP2018-001. TATTOO PARLOR. REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A NEW TATTOO PARLOR AT 3380 HOLCOMB BRIDGE RD., SUITE 7, DIST. 6, LAND LOT 283, PEACHTREE CORNERS, GA, WITH STAFF CONDITIONS.

By: Alan Kaplan
Seconded: Italia Metts
Vote: (3-1) (Approve: Kaplan, Metts, Willis) (Deny: Middleton)
Action: Recommend Application Be Denied

COMMENTS BY STAFF AND PLANNING COMMISSION:

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

The Planning Commission meeting concluded at 8:04 PM.

Approved,



Alan Kaplan, Acting Chairman

Attest,



Latosha Mitchell, Acting Deputy Clerk