



**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**January 9, 2018**  
**7:00 PM**

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, January 9, 2018. 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 - Absent  
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

**MINUTES:**

**MOTION TO APPROVE MINUTES FROM THE DECEMBER 12, 2017  
PLANNING COMMISSION MEETING.**

**By: Mark Willis**

**Seconded by: Alan Kaplan**

**Vote: Passed 4-0 (Willis, Kaplan, Houser, Metts)**

**OLD 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.

Diana Wheeler, Director of Community Development, stated that the applicant has requested hearing to be held until the next Planning Commission meeting in February.

**NEW BUSINESS:**

**SUP2017-001. Montessori Day Care.** Request to approve a special use permit for a day care to allow a new Montessori program at 5688 Peachtree Parkway, Dist. 6, Land Lot 285, Peachtree Corners, GA

The applicant requests a Special Use Permit on a 1.31-acre property that is part of a larger office park development to allow a Montessori Day Care Center. The proposed use would be in an existing 10,300-sq. ft. building on the southern end of the office park at 5688 Peachtree Parkway. The entire park is currently zoned M-1 (Light Industry District). The property is located on Peachtree Parkway, south of Scientific Drive. The applicant's building is one of five located in this park. The letter of intent indicates the day care center would be open from 6:30 AM to 6:30 PM Monday through Friday and will not provide overnight stays or on-site housing. The applicant currently operates two other Montessori day care programs in Suwanee and Cumming. The immediate area surrounding this property consists primarily of office uses. The larger area around the property incorporates a greater variety of uses including commercial, office, and light industrial uses. Properties immediately to the west across Peachtree Parkway are office buildings, as are properties to the south and east of this site. A bank occupies the parcel to the north of the office park.

After review of the applicant's proposal and other relevant information, it is recommended that SUP2017-001, Montessori Day Care Center, be approved with the following conditions:

1. The day care center shall be limited to the subject property's existing building at 5688 Peachtree Parkway.
2. A traffic management plan, acceptable to the City's Public Works and Community Development departments shall be prepared and approved prior to commencement of the business.
3. The building entrance to the day care center shall be located as far east on the building as possible in order to ensure that vehicle stacking occurs on the private property, not within the public right of way.
4. The day care center shall be licensed by all appropriate agencies.
5. No overnight accommodations shall be provided on the subject property.

The applicant, addressed all the conditions by staff and stated that at other locations they have not had any issues with parking and parent drop-off. The property owners have agreed to allow the tenant/applicant to use additional parking spaces as needed.

Commissioners questioned how parking, drop-off and pick up would work and the safety of the children walking from the car to the building as well as how this will affect traffic in the area and surrounding buildings. Commissioners ask Diana Wheeler, Community Development Director, to work with applicant on creating a traffic control plan.

**MOTION TO APPROVE SUP2017-001. MONTESSORI DAY CARE. REQUEST TO APPROVE A SPECIAL USE PERMIT FOR A DAY CARE TO ALLOW A NEW MONTESSORI PROGRAM AT 5688 PEACHTREE PARKWAY, DIST. 6, LAND LOT 285, PEACHTREE CORNERS, GA WITH STAFF CONDITIONS AND APPROVED TRAFFIC PLAN BY STAFF.**

**By: Mark Willis**

**Seconded: Alan Kaplan**

**Vote: (3-1) (Approved: Willis, Kaplan, Houser) (Denied: Metts)**

**PH2017-003. 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.

The elevations for the Town Center retail and restaurant buildings were approved in 2017 because they were in compliance with Ordinance 2015-06-49 that identifies specific appearance standards for all the buildings in the Town Center. Criteria for building elevations listed in the ordinance address items such as building walls, roof lines, parapets, building materials, and landscaping. In addition to this ordinance, Table 'B', the development regulations for the Town Center, (attached) also includes building requirements. The 600 Building, where Firebirds will be located, was part of that approval. However, the applicant wishes to expand the seating area by constructing a covered patio.

The changes proposed by the applicant are in conformance with the overall design standards. The patio addition will be constructed of the same materials in the same colors as the main part of the restaurant. Additionally, large operable windows will wrap the patio, allowing for outdoor dining in temperate weather

Members of the board expressed concerns on how will the covered patio affect sidewalk and walkability around building, the change on sitting capacity, drainage and the look of a permanent extension instead of a patio.

**MOTION TO TABLED PH2017-003. 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. UNTIL NEXT MEETING TO GIVE APPLICANT TIME TO MEET WITH STAFF AND COME UP WITH PROPOSED DRAWINGS ADDRESSING THE CONCERNS OF THE BOARD MEMBERS.**

**By: Alan Kaplan**

**Seconded: Mark Willis**

**Vote: (4-0) (Approved: Willis, Kaplan, Houser)**

**City Business:**

**Election of Officers.** Both Chairman Matt Houser and Vice-Chair Alan Kaplan were re-elected with a vote of 4-0.

**Meeting Dates.** Staff discussed the conflicts of the meetings for the months of November and December. It was recommended that both meetings be moved to the 2<sup>nd</sup> (second) Wednesday of each month.

**COMMENTS BY STAFF AND PLANNING COMMISSION:**

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

The Planning Commission meeting concluded at 8:02 PM.

Approved,

A handwritten signature in blue ink that reads "Matt Houser". The signature is written over a horizontal line.

Matt Houser, Commissioner

Attest:

A handwritten signature in blue ink that reads "Rocio Monterrosa". The signature is written over a horizontal line.

Rocio Monterrosa, Deputy City Clerk