



**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**March 20, 2018**  
**7:00 PM**

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, March 20, 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  
Alan Kaplan, Post A  
Mark Middleton, Post B  
Mark Willis, Post C  
Italia Metts, Post E

Staff: Diana Wheeler, Community Development Director  
Latosha Mitchell, Acting Deputy City Clerk  
Jeff Conkle, Planning and Zoning Administrator

**MINUTES:**

**MOTION TO APPROVE MINUTES FROM THE FEBRUARY 13, 2018  
PLANNING COMMISSION MEETING.**

**By: Mark Willis**

**Seconded: Alan Kaplan**

**Vote: 4-0-1 (Willis, Kaplan, Middleton, Metts) (Houser abstained)**

**Action: Minutes Approved**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. **SUP2018-002 & V2018-002 US Express Auto Sales.** Request to approve a special use permit to accommodate a used auto sales facility and associated variance at 4745 South Berkley Lake Rd., Dist.6, Land lot 258, Peachtree Corners, GA.

Ms. Diana Wheeler, Community Development Director, presented the request. Ms. Wheeler stated that the property has been used for many years as a location for auto related activity. Ms. Wheeler stated that the application is very much consistent with the surrounding area and the comprehensive plan. Ms. Wheeler stated that the property has not been kept in good condition and the appearance of the property has raised some concerns and needs to be addressed. Ms. Wheeler stated that some years ago the Department of Transportation took some of the right of way from the property, which has caused somewhat of a hardship in relation to the variance request for the minimum acreage for this use.

Ms. Wheeler stated that after review of the applicant's proposal and other relevant information, it is recommended that SUP2018-002/V2018-002 be approved subject to twelve conditions.

The applicant was represented by Mr. Briggs Allen, Briggs Allen Real Estate Company. Mr. Allen gave a brief presentation and responded to the recommended conditions. Mr. Allen stated that they have located a new owner for the property who is present at tonight's meeting. The new owner plans to make substantial enhancements to the property to make it ready for first class auto sales. Mr. Allen stated that the property is no longer a rental property and new owner is more than happy to make landscape enhancements.

Chairman Houser opened the floor for public comments. Chairman Houser closed the floor for public comments, no one spoke in favor nor opposition.

The Commission moved forward with making a positive motion, with regards to SUP2018-002&V2018-002 with recommended conditions. A hardship was created due to the acquisitions of the right away, which reduced the size of the property slightly below the minimum. The Commission stated that having parking will be an improvement.

Chairman Houser recommended the applicant attend the City Council Meeting in April for the final decision.

**MOTION TO APPROVE SUP2018-002&V2018-002 US EXPRESS AUTO SALES.**

**By: Mark Middleton**

**Seconded: Mark Willis**

**Vote: 5-0 (Middleton, Willis, House, Kaplan, Metts)**

**Action: Recommended Approval with 12 Staff Conditions**

- 1. The special use permit approval shall be limited to the 1.47 acres located at 4745 S. Berkeley Lake Rd.*
- 2. All vehicle maintenance and repair work shall be conducted indoors.*
- 3. No more than 150 vehicles shall be parked on-site, outside the building.*
- 4. All vehicle parking areas shall be paved, and vehicles shall be parked in designated paved parking spaces with adjacent drive aisles which meet the requirements of the Zoning Ordinance.*

5. *Vehicles shall not be parked in landscape areas and shall not be stacked or stored in such a way that vehicles are not readily moveable or accessible.*
6. *No inoperable vehicles shall be stored on the property.*
7. *Existing landscaping along the street frontages shall be maintained and enhanced with evergreen hedge plants placed between trees along the fence line. Evergreen hedge plants shall be 3 ft. tall at installation and spaced 5 ft. apart.*
8. *The dumpster shall be placed in an enclosure made primarily of brick and approved by Staff.*
9. *All litter and extraneous clutter (i.e. miscellaneous boxes and swing set frame) shall be removed from the property and the property shall be maintained in a clean manner.*
10. *Conditions 5 – 9 shall be met prior to the issuance of a business license.*
11. *Monument signs shall be no greater than 6 ft. in height.*
12. *No billboards shall be permitted on the property.*

2. **PH2018-001. Village Park at Spalding.** Request to approve a site plan for additions to the Village Park senior living facility located at 5701 Spalding Dr., Dist. 6, Land Lots 302 and 303, Peachtree Corners, GA.

Mr. Jeff Conkle, Planning and Zoning Administrator, presented the request. Mr. Conkle stated that the project is a proposed expansion of the facility, which was formerly known as Noble Village. The property was rezoned in 2009 by Gwinnett County and rezoned to Office/Institution District with a special use permit to allow the senior living facility. The conditions of the approval included that site plan or any changes to the site plan to be approved by the Planning Commission. Mr. Conkle presented five proposed units located on the site plan. Mr. Conkle stated that none of the site changes will impact the 40ft setback or the 50ft buffer that exist today.

Mr. Jeff Conkle, Planning and Zoning Administrator, recommended staff approval with six conditions.

The applicant was represented by Ms. Jennifer Owens, Construction Contractor for the Village Park Senior Living Facility. Ms. Owens presented building plans to the Planning Commission. Ms. Owens presented a clear view of the proposed expansion to the project.

Chairman Houser opened the floor for public comments. Chairman Houser closed the floor for public comments, no one spoke in favor nor opposition.

Chairman Houser stated that he would have liked to have heard suggestions and or comments from the public or surrounding business owners. Ms. Diana Wheeler, Community Development Director, advised the Planning Commission that notifications were sent out to the surrounding property owners, but no responses were received.

**MOTION TO APPROVE PH2018-001 VILLAGE PARK AT SPALDING.**

**By: Mark Middleton**

**Seconded: Mark Willis**

**Vote: (4-1) (Middleton, Willis, Kaplan, Metts) (Houser opposed)**

**Action: Recommended Approval with Staff Conditions**

1. *The walkway around the rear of the property shall be rebuilt as close to the building as possible.*
2. *No encroachments into the landscape buffer shall be made.*
3. *A new recreational amenity, such as a fire pit with seating, shall be constructed in the green space between the cottage buildings.*
4. *Architecture shall be in substantial conformance with the Village Park at Spalding plans by JonesPierce dated January 2, 2018.*
5. *The site shall be developed in substantial conformance with the site plan by Blue Landworks dated January 2, 2018.*
6. *After the work associated with this application is completed, no additional buildings shall be constructed on the property.*

3. **PH2018-002. Town Center Townhomes.** Request to approve elevations for the Town Center townhomes located in the Peachtree Corners Town Center at the southwest corner of Peachtree Parkway and Medlock Bridge Rd., Dist. 6, land Lots 183 and 195, Peachtree Corners, GA.

*(Due to conflict of interest Commissioner Kaplan recused himself from this item.)*

Ms. Diana Wheeler, Community Development Director, presented the request. Ms. Wheeler stated that the applicant is seeking approval of the elevations for the proposed townhomes, which are at the eastern edge of the Town Center site. There are a total of 70 townhome units with widths of 22' and 24', each with three or four stories of living space. All units contain a two-car garage.

Initial conceptual elevations provided to staff were not acceptable for the Town Center project. The initial proposal lacked sufficient detailing of the buildings, the buildings did not directly address the Town Green, and the architecture was not special or unique for such a high-profile project. Accordingly, staff worked together with the applicant to upgrade the architecture and to maximize the benefit of the townhomes' location adjacent to the active and highly-visible Town Green space.

The revised elevations include brick and stone as the primary materials along with accents of varying materials. Rooflines and colors are varied to provide visual interest, as are the architectural style and color of the individual units. The units along the Town Green are of particular interest, and these have been designed with roof decks to further activate the space around the Green. Additionally, those units which front both the Town Green and a public street have been designed with "two fronts" to provide a quality aesthetic appearance along both the public street and the public green space.

Ms. Diana Wheeler, Community Development Director, stated that after reviewing the revised elevations, the requirements have been met; and therefore, recommends moving forward for an approval of the units in PH2018-002.

The applicant was represented by Mr. Carter Richardson, on behalf of Lennar. Mr. Richardson provided a presentation of the townhomes. Mr. Richardson stated that the prices of the townhomes would range between \$400,000 and \$500,000. Ms. Georgia Ericson of Main Street Designs, the architect for this project, was also in attendance and answered questions from the members of the Planning Commission. Ms. Ericson elaborated on the design and building materials used in the design of the townhomes.

Chairman Houser opened the floor for public comments. Chairman Houser closed the floor for public comments, no one spoke in favor nor opposition.

**MOTION TO APPROVE PH2018-002 TOWN CENTER TOWNHOMES.**

**By: Mark Willis**

**Seconded: Chairman Houser**

**Vote: (4-0) (Willis, Houser, Middleton, Metts)** *(Kaplan recused himself prior to this item being heard due to a conflict of interest)*

**Action: Recommended Approval**

**CITY BUSINESS ITEMS:**

1. **PH2018-003. Sign Ordinance.** Consideration of amendments to the sign ordinance and to the home-based business requirements to amend the regulations pertaining to temporary signage and signage for home-based businesses.

Ms. Diana Wheeler, Community Development Director, stated PH2018-003 Sign Ordinance is a housekeeping item. Ms. Wheeler stated that the city works with the code daily and finds certain areas have become problematic for customers, the community, and business owners. Ms. Wheeler stated the city looks for ways to make things simple by accommodating the community needs. The City of Peachtree Corners inherited the Gwinnett County Code, which is broad since it was intended for the entire county. Areas of the code have been identified for amendment to make things easier for the community.

Currently businesses can have a temporary banner four times a year (with a banner permit) at three-month intervals. Ms. Wheeler suggested removing the requirement for the three-month interval from the code. In addition, Peachtree Corners has a section in the code that talks about signs on single-family parcels. Ms. Wheeler stated that in Peachtree Corners, residential parcels are allowed up to one sign that is 16sqft, or four smaller signs up to 4sqft in size, which will total up to 16sqft (exempt from permitting). Ms. Wheeler recommended the removal of the provision for unlimited signage during elections.

Ms. Wheeler stated there is a conflict with home occupation signage and recommended creating an exception for home occupation so they can have a sign not exceeding 2sqft in size, made with durable material and placed next to the front door. This exception will allow home occupations to promote their business, without placing signage in front of the property.

Ms. Wheeler stated that the changes will make Peachtree Corners' code more internally consistent and she recommended approval of these changes.

Chairman Houser opened the floor for public comments. Chairman Houser closed the floor for public comments, no one spoke in favor nor opposition.

**MOTION TO APPROVE PH2018-003.**

**By: Mark Willis**

**Seconded: Chairman Houser**

**Vote: 5-0 (Willis, Houser, Kaplan, Middleton, Metts)**

**Action: Motion Passed**

**COMMENTS BY STAFF AND PLANNING COMMISSION:**

Diana Wheeler, Community Development Director, informed the Commission that there is a possibility of no meeting for the month of April.

The Planning Commission meeting concluded at 7:48 PM.

Approved,

Attest:



Matt Houser  
Chairman



Jeff Conkle  
Planning and Zoning Administrator