



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
APRIL 17, 2018
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, April 17, 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

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

MINUTES:

**MOTION TO APPROVE MINUTES FROM THE MARCH 20, 2018
PLANNING COMMISSION MEETING.**

By: Mark Middleton
Seconded: Alan Kaplan
Vote: 3-0-1 (Middleton, Kaplan, Houser)
Action: Minutes Approved

OLD BUSINESS:

None

NEW BUSINESS:

1. **SUP2018-003 & V2018-003. East Jones Bridge LLC.** Request to approve a special use permit to accommodate a retirement community and associated variance at 4411 and 4583 East Jones Bridge Rd. (former Fiserv property), District 6, Land Lots 331, 348, and 349, Peachtree Corners, GA.

Ms. Diana Wheeler, Community Development Director, informed the Commission that the applicant is seeking approval of a special use permit to allow for the development of a retirement community consisting of a combination of new and existing buildings. Ms. Wheeler stated that the property is located on the east side of East Jones Bridge Road, approximately one-mile northeast of Peachtree Parkway. The site formerly housed the FiServ offices.

The existing O-I zoning permits a retirement community, with an approved special use permit. The O-I district has a maximum building height of 3 stories, not to exceed 35 feet. The applicant is requesting to construct buildings of up to 7 stories in height, thus requiring the variance that is part of this request. The applicant is proposing a maximum of 916 residential units of varying types through reuse of some existing buildings and new construction of others. The primary one-way entrance and exit roadways are proposed to be maintained in their current configuration and some new, internal roadways are proposed to be added. New recreational walking trails are also proposed to be added to the property along with three small parks.

Ms. Wheeler stated that the property was rezoned to O-I from R-100 by Gwinnett County in 1972 and had been used as office space since the construction of the first buildings in 1975, until the buildings became vacant two years ago. Staff found the proposed use will have less impact to the surrounding area than the previous use, especially pertaining to traffic. Ms. Wheeler stated that in reviewing the comprehensive plan, policies for this area encourage the fostering of housing options for Peachtree Corners families while maintaining the natural feel of the area.

Ms. Wheeler stated that the proposal for the retirement community is in fact consistent with the O-I zoning, a use that will blend well into the existing single-family neighborhoods nearby. Given the residential character of the proposal this application as compared to other O-I uses is unlikely to be a detriment to surrounding properties, especially with the wooded buffers and traffic reduction.

Ms. Wheeler stated that the variance request to increase the maximum building height from 3 stories and 35 feet to 7 stories will not be problematic in certain locations.

Ms. Wheeler stated that this project was subject to review by the Atlanta Regional Commission (ARC) and Georgia Regional Transportation Authority (GRTA) as a "Development of Regional Impact" due to the number of living units being proposed. The ARC and GRTA had no objections to the overall proposal and recommended that the project incorporated green building practices.

Ms. Wheeler stated that after review of the applicant's proposal and other relevant information, it is recommended that SUP2018-003 & V2018-003 be approved subject to seventeen (17) conditions.

Chairman Houser addressed his concern regarding condition number 10 "a" and "b". Chairman Houser stated there is a potential conflict in using mulch, rubberized mulch, staggered rows of Leyland Cypress, Cryptomeria or similar trees, in regards that the applicant has proposed maintaining a natural feel of the area. Ms. Wheeler stated that there are spacing requirements and we look for the applicant to work around the existing trees. Once Chairman Houser received clarification from Ms. Wheeler regarding maintaining a natural feel, he stated the intent is to preserve the nice things that are currently on-site to give a full enhancement of the property.

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

The applicant, East Jones Bridge, LLC, was represented by Robert Miller. The applicant is requesting a special use permit under the current O-I zoning classification to allow for the development of a retirement/senior oriented community intended for occupancy by persons 55 years of age and older that allows residents to age in the community, with on-site access to healthcare services and a transition to greater levels of care over time. Mr. Miller stated that the development will include a mixture of housing types from empty-nester focused single-family detached, villa-style attached, townhome and/or stack-flat residential units and, facilities which provide distinct levels of care including, but not limited to, independent living, assisted living, memory care, and 24-hour housing nursing care.

Mr. Miller stated the entire project contains six tax parcels totaling 115 acres in size. Three parcels are zoned O-I, two parcels are RA 200, and one parcel is zoned R100. There are five buildings on the property with associate driveways and surface parking. Mr. Miller stated that there is a total of 280,000 square footage of office space currently on the property, with approved zoning for an additional 100,000 square feet of office space and associated parking on a 35-acre tract, which is adjacent to the primary tract on the property. The applicant purchased the property in July 2017 and spent six months studying all possible uses for the property. The applicant met with the neighbors of the property, the leaders of UPCCA and the City of Peachtree Corners, and received responses which were to make sure that the proposed special use permit will have no impact on schools, will not cause excessive use of existing streets, and will help reduce traffic.

Mr. Miller stated that the special use permit will provide a more suitable use within the current zoning for the surrounding area, while fulfilling a need stated in the 2033 Comprehensive Plan. Mr. Miller stated the 2033 Comprehensive Plan, relates to housing opportunities for empty nesters and

senior adults that promote a live, walk and play lifestyle, and a study that showed 1 of 5 residents will be over the age of 55 by the year 2030. Mr. Miller stated that the applicant is proposing to develop a retirement community which is consistent with the public feedback that was collected from the study. Mr. Miller stated the proposed community will not exceed 916 units and will be restricted to residents 55 and older; the focus of the community is to attract empty nester residents.

Mr. Miller stated based on the feedback and the command, East Jones Bridge LLC requests that SUP2018-002&V2018-003 be approved with revised conditions.

Chairman Houser requested the applicant to review their comments on several conditions. Mr. Miller specifically went through condition number 5 per request from Chairman Houser. Mr. Miller stated that the applicant is open to restrictions and flexibility to the conditions. Chairman Houser stated that the supplemental use is for a retirement community and the conditions have to meet the definition of a retirement community. Chairman Houser stated that the independent and assistant living are the two elements that fit the definition of a retirement community. Chairman Houser felt that it would be reasonable to include, as a condition, items “g” (*Independent Living*) & “h” (*Assisted Living and Memory Care*) which are included in condition number 5, to be completed towards the beginning of development. Mr. Miller stated that he thinks it is a red flag to put stipulations on making assisting living a priority development and will restrict of additional empty nester housing.

Chairman Houser opened the floor for public comment. Eight people spoke in favor of the application, two people spoke in opposition of the application, and one person was neutral. The opposition expressed concerns about additional traffic, a property tax increase, and an increase of crime.

The Commission moved forward with making an approved motion regards to SUP2018-002&V2018-003 with nineteen(19) conditions.

MOTION TO APPROVE SUP2018-003 & V2018-003 EAST JONES BRIDGE LLC CONDITIONS AS AMENDED (see below).

By: Matt Houser

Seconded: Mark Middleton

Vote: 2-0 (Houser, Middleton) (Kaplan recused)

Action: Recommended Approval with 19 Staff Conditions

Approved Conditions

1. *The special use permit approval shall be limited to the properties currently zoned O-I.*

2. *The use of the property shall be limited to a senior oriented community intended for occupancy by persons 55 years of age and older where at least 80 percent of the occupied units shall be occupied by at least one person who is 55 or older as per the HOA bylaws and covenants that allows residents to age in one community, with on-site access to healthcare services and a transition to greater levels of care over time. The facilities may include single-family detached, villa-style attached, townhome and/or stack-flat type residential units and facilities which provide distinct levels of care such as independent living in which residents live on their own and have access to a wide array of amenities; assisted living, which provides help with daily tasks such as bathing and dressing; and, 24-hour nursing home-style care.*
3. *The property shall be developed in general conformance with the DRI Site Plan #2783 prepared by AEC dated 3-15-2018.*
4. *Property development shall not exceed 916 residential units.*
5. *The type and number of living units shall be permitted according to the following:*
 - a. *Stacked flats: maximum of 250 units*
 - b. *Independent living: minimum of 200 units*
 - c. *Assisted living and memory care: minimum of 130 units*
 - d. *Detached cottage homes: unrestricted*
 - e. *Duplex cottage homes: unrestricted*
 - f. *Townhomes: unrestricted*
 - g. *Townhome lofts: unrestricted*
 - h. *Reuse of the Simmons building: unrestricted*
6. *Brick and stone shall be the primary facing material for all elevations of residential buildings.*
7. *To preserve as much of the natural site landscape as possible, the current configuration and location of Roads 'A' and 'B' shall be maintained. Minor modifications such as the development of a traffic circle where the roads converge shall be permitted.*
8. *In the area which lies northwest of the line 330 feet from the Land Lot line between Land Lot #348 and #331 running parallel to the Land Lot line, as depicted in exhibit "A," building heights of up to 85 ft. shall be permitted.*
9. *In the area which lies northwest of the line 900 feet from the Land Lot line between Land Lot #348 and #331 running parallel to the Land Lot line, as depicted in exhibit "A," building heights of up to 120 ft. shall be permitted.*

10. *The existing buffer along the property's northern boundary located between Road 'A' and the adjacent Riverfield subdivision shall be preserved and remain undisturbed except as follows:*
 - a. *A walking trail as depicted on the site plan shall be constructed of mulch, rubberized mulch, or other natural pervious surface.*
 - b. *The buffer shall be enhanced in compliance with Exhibit B, Enhanced Buffer Plan*
 - c. *Any tree with a trunk of less than 1.5" in diameter may be removed.*
11. *Evergreen screening shall be provided along the exit road (Road 'B') between the beginning of the clearing and the sewer manhole to provide privacy for the back yards of the adjacent single-family homes on Sunburst Drive. The evergreen screening shall consist of two staggered rows of plantings suitable for the soil type with a minimum of 8ft. height at installation and spaced 15 ft. on-center.*
12. *The existing wood fence along the northern property line abutting the Riverfield subdivision shall be replaced by an 8' tall wood privacy picket rail fence as depicted in exhibit "C."*
13. *The installation of the evergreen screening required in conditions #10 and #11 shall be completed prior to the issuance of the first residential building permit.*
14. *A 3-year maintenance bond shall be provided on the evergreen screening trees.*
15. *A tree survey shall be provided which shows the location of all specimen trees located 100ft. and more from the Chattahoochee River. Where possible, building footprints shall be adjusted to accommodate specimen trees.*
16. *The developer shall comply with City Public Works roadway improvement requirements including, but not limited to, the following:*
 - a. *Provide a deceleration lane at Road 'A' and East*
 - b. *Modify configuration of driveway aprons at roadway to better direct one-way ingress and egress.*
 - c. *Install 'Exit Only' sign at Road 'B'*
 - d. *Accommodate vehicle turn-around prior to security gate*
17. *As required by the Atlanta Regional Commission via the Development of Regional Impact (DRI) review:*
 - a. *The project shall incorporate rain gardens, bio-swales, and other low-impact storm water facilities wherever possible.*

18. *The Owner/Applicant shall provide for perpetual public access to land contained in this application that is within the 100-year flood plain as designated on the property surveys contained within this application and within 200-feet of the top of bank of the Chattahoochee River. If the Owner/Applicant provides for perpetual public access via a fee-simple transfer of land to a land trust, government or similar organization, then the Owner/Applicant will retain credit for the land so transferred for purposes of density calculations and other matters related to the zoning and land development ordinances. The mechanism for perpetual public access must be complete prior to the issuance of the first permit for construction or land disturbance.*

19. *No more than 200 residential units shall be completed prior to construction commencing for the assisted living/memory care facility. Completion of the 200 residential units shall be determined by issuance of a certificate of occupancy and no additional residential building permits shall be issued until the assisted living/memory care building has passed its foundation inspection.*

COMMENTS BY STAFF AND PLANNING COMMISSION:

Diana Wheeler, Community Development Director, informed the Commission that the Comprehensive Plan is scheduled for May 15, 2018 and that there will be no May 15, 2018 Planning Commission Meeting.

The Planning Commission meeting concluded at 8:50 PM.

Approved,

Attest:



Matt Houser
Chairman



Jeff Conkle
Planning and Zoning Administrator