



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

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, July 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  
Mark Willis, Post C  
Italia Metts, Post E - Absent

Staff: Diana Wheeler, Community Development Director  
Jeff Conkle, Planning and Zoning Administrator  
Rocio Monterrosa, Deputy City Clerk

**MINUTES:**

**MOTION TO APPROVE MINUTES FROM THE APRIL 17, 2018 PLANNING COMMISSION MEETING MINUTES.**

**By: Mark Middleton**  
**Seconded: Matt Houser**  
**Vote: 3-0-1 (Middleton, Houser, Kaplan) (Willis abstained)**  
**Action: Minutes Approved**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**SUP2018-004 Associated Credit Union.** Request to approve a special use permit to accommodate a new detached drive-through banking facility adjacent to an existing credit union office building at 6251 Crooked Creek Road, 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 a detached drive-through banking facility to the south side of the existing

banking facility. The subject property is a 5.216-acre parcel with an existing office building. The site is currently zoned O-I (Office-Institutional District), which requires a Special Use Permit for a drive-through banking facility. The drive-through will be placed far enough within the site to ensure that stacking of vehicles beyond the private property does not occur. Additionally, the loss of the 20 parking spaces will not result in any nonconformity as the site currently has much more parking than is required. The proposed Special Use Permit would not change the existing structure on the property, would be compatible in use with these surrounding and nearby areas, and would be unlikely to place an excessive burden on existing streets.

Mr. Conkle stated that after review of the applicant's proposal and other relevant information, it is recommended that SUP2018-004 be approved subject to the following conditions:

1. The drive-through facility shall be developed in substantial conformance with the site plan drawn by Appleby + Laccetti Architects, Inc. dated April 20, 2018.
2. The existing landscape island which will remain to the north of the proposed drive-through shall have new landscaping installed, as approved by Staff.

The applicant, Scott Foerst, stated that he was representing the contractor for this project and was available to answer any questions.

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

The Commissioners moved forward with a recommendation of support for SUP2018-004 with conditions, as follows:

**MOTION TO APPROVE SUP2018-004 ASSOCIATED CREDIT UNION, REQUEST FOR A SPECIAL USE PERMIT TO ACCOMMODATE A NEW DETACHED DRIVE-THROUGH BANKING FACILITY ADJACENT TO AN EXISTING CREDIT UNION OFFICE BUILDING AT 6251 CROOKED CREEK ROAD, DIST. 6, LAND LOT 283, PEACHTREE CORNERS, GA WITH STAFF CONDITIONS.**

**By: Alan Kaplan**

**Seconded: Mark Willis**

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

**Action: Approved with staff conditions**

**SUP2018-005 Bread of Life Christian Church.** Request to approve a special use permit to accommodate a religious facility in an existing building at 4995 Avalon Ridge Parkway, Dist. 6, Land Lot 270, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, presented this case to the Planning Commission and noted that the applicant requests a Special Use Permit on a 3.58-acre parcel zoned M-1 (Light Industry District) to permit a facility for the conduct of religious services and ceremonies in an existing building. The office building is part of the Avalon Ridge Business Park, which includes a dozen or so buildings on multiple parcels. The applicant's letter of intent states that Bread of Life Church intends to occupy 30,000 square feet to serve approximately 150 congregants. No additions or alterations to the exterior of the buildings or site are being requested.

Ms. Wheeler stated that after review of the applicant's proposal and other relevant information, it is recommended that SUP2018-005 be approved subject to the following conditions:

1. The special use permit for Bread of Life Church shall be limited to the property at 4995 Avalon Ridge Parkway as shown on the submitted survey;
2. Required inspections and interior finish permits shall be obtained before occupancy;
3. If the City determines that church activities sufficiently impact existing traffic, the City shall notify the church and the church shall provide an off-duty police officer during those times when church related traffic needs to be managed.
4. Any future expansion of the scope of the facility beyond the worship and similar services noted in the application shall require an amendment to the Special Use Permit.

Weyl Wang, representing the applicant, was present and available to answer any questions. Mr. Wang stated that the church is excited to move into Peachtree Corners and service the community.

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 SUP2018-005 BREAD OF LIFE CHRISTIAN CHURCH REQUEST FOR A SPECIAL USE PERMIT TO ACCOMMODATE A RELIGIOUS FACILITY IN AN EXISTING BUILDING AT 4995 AVALON RIDGE PARKWAY, DIST. 6, LAND LOT 270, PEACHTREE CORNERS, GA WITH STAFF CONDITIONS.**

**By: Mark Middleton**

**Seconded: Alan Kaplan**

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

**Action: Approved with staff conditions**

**RZ2018-002 Atlanta Best Used Cars.** Request to approve a rezoning from M-1 to C-3 to accommodate used car sales at an existing building at 4765 Buford Highway, Dist. 6, Land Lot 258, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, presented this case to the Planning Commission and noted that the applicant is seeking approval of a rezoning to allow for used auto sales at an existing building and property along the west side of Buford Highway approximately one-half mile south of South Berkeley Lake Road. The property adjoins C-2, C-3, and M-1 zoning to the north, south, and west. East across Buford Highway is a C-2 zone in unincorporated Gwinnett County. The existing M-1 zoning does not permit used vehicle sales; the proposed C-3 zoning does if the site is at least 1.5 acres in size. The applicant's property exceeds 4 acres. The proposal for used auto sales is consistent with the adjacent zoning and this area along Buford Highway. Given the existence of similar uses, the applicant's proposal is unlikely to be a detriment to surrounding properties. However, the nature of the automotive use can create maintenance and aesthetic issues for the property. In its current condition, the site consists of a large metal warehouse building, significant expanses of asphalt paving, some grassed areas along the front, and tree stands along the rear of the property surrounding the detention pond.

There are several opportunities to improve the condition of the property in conjunction with the proposed new use. Landscaping, for example, could be added to the southern part of the site along the driveway where there is currently bare dirt. In addition, landscaping needs to be added along the front of the property. A decorative brick wall along the frontage would help screen the extensive view of vehicles on the site. The property would also benefit from a new monument sign.

Ms. Wheeler stated that after review of the applicant's proposal and other relevant information, it is recommended that RZ2018-002 be approved subject to the following conditions:

- 1. The rezoning from M-1 to C-3 shall be approved and limited to the 4.396 acres located at 4765 Buford Highway.**
- 2. All vehicle maintenance and repair work shall be conducted indoors.**
- 3. An acceptable method of vehicle washing waste water disposal shall be provided.**
- 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. Existing trees on the property shall not be removed unless they are diseased or dangerous, as determined by Staff.**
- 7. A decorative, 4-foot high brick or brick and wrought iron or aluminum picket fence shall be installed along the front of the property, as approved by Staff.**
- 8. Decorative landscaping shall be installed in front of the brick wall along Buford Hwy., as approved by Staff.**
- 9. The chain link fencing visible from the street shall be replaced with metal picket fencing.**
- 10. A new monument sign shall be installed on a brick base to match the decorative wall. The sign shall not exceed 6 ft. in height.**
- 11. The dumpster shall be placed in an enclosure made primarily of brick and approved by Staff.**
- 12. Conditions #7 - #11 shall be met prior to the issuance or transference of a business license to the subject property.**
- 13. No more than 300 vehicles shall be parked on site.**
- 14. No inoperable vehicles shall be stored on the property.**
- 15. No billboards shall be permitted on the property.**

The applicant representative, Eric Johansen, gave a brief description of the business and stated that the business owner is requesting a rezoning because he wants to consolidate operations into a larger location. The applicant requested that the Planning Commission approve the rezoning with a couple of changes to the staff conditions [applicant's proposal underlined or ~~struck through~~]:

- On condition #3 – add “as approved by staff”
- On condition #7 - A decorative, 4-foot high brick wall, or a combination of brick and wrought iron or aluminum picket fence, or metal bollards filled with concrete and painted shall be installed along the front of the property, as approved by staff.
- On condition #8 - Decorative landscaping shall be installed in front of the brick wall, fence or bollards along Buford Hwy., as approved by staff
- On condition #9 – The existing chain link fencing visible from the street shall be ~~replaced with metal picket fencing~~ removed.
- On condition #10 – A new monument sign could be installed subject to the new monument having a brick base to match the predominant colors of the building. The new monument sign shall not exceed 6 feet in overall height.
- On condition #13 – ~~No More than 300 vehicles shall be parked on site.~~

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

After review, the Commissioners moved forward with a motion by Chairman Houser to recommend approval of RZ2018-002 with amended conditions as follows:

**MOTION TO APPROVE AS AMMENDED RZ2018-002 ATLANTA BEST USED CARS.**

**By: Matt Houser**

**Seconded: Mark Willis**

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

**Action: Approved with amended conditions.**

- 1. The rezoning from M-1 to C-3 shall be approved and limited to the 4.396 acres located at 4765 Buford Highway.**
- 2. All vehicle maintenance and repair work shall be conducted indoors.**
- 3. An acceptable method of vehicle washing waste water disposal shall be provided, as approved by staff.**
- 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, and as approved by staff.**
- 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. Existing trees on the property shall not be removed unless they are diseased or dangerous, as determined by Staff.**
- 7. A decorative, 4-foot high brick wall or a combination of brick and wrought iron or aluminum picket fence, and metal bollards filled with concrete and**

Painted shall be installed along the front of the property, as approved by Staff.

8. Decorative landscaping shall be installed in front of the brick wall along Buford Hwy., as approved by Staff and shall include a 3-foot tall continuous evergreen hedge along the frontage and trees spaced 30-foot on center.
9. The chain link fencing visible from the street shall be removed.
10. If a new monument sign is installed, it shall be constructed on a brick base and shall not exceed 6 ft. in height.
11. The dumpster shall be placed in an enclosure made primarily of brick and approved by Staff.
12. Conditions #7 - #11 shall be met prior to the issuance or transference of a business license to the subject property.
- ~~13. No more than 300 vehicles shall be parked on site.~~
14. No inoperable vehicles shall be stored on the property.
15. No billboards shall be permitted on the property.
16. Install sidewalk along frontage as required by code.
17. Opaque type screening gates shall be installed, as approved by Staff, along the entrances from Buford Highway.

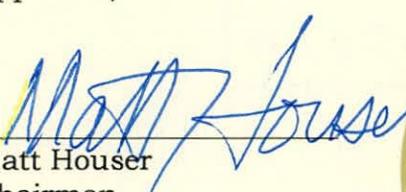
**CITY BUSINESS ITEMS:** None

**COMMENTS BY STAFF AND PLANNING COMMISSION:**

Diana Wheeler, Community Development Director, informed the Commissioners that the City Council approved changes to board attendance policies. Two alternates will be added to the board to reduce the potential for quorum problems. Alternates will be appointed and will come to all regular meetings but will only vote in the absence of a board member. Attendance requirements have also changed from two-thirds of all the meetings within a calendar year to three-fourths of all the meetings within a twelve-month period.

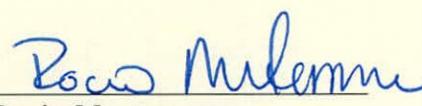
The Planning Commission meeting concluded at 8:09 PM.

Approved,

  
Matt Houser  
Chairman



Attest:

  
Rocio Monterrosa  
Deputy City Clerk