CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
August 21, 2018
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, August 21, 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 - Absent 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 JULY 17, 2018 PLANNING COMMISSION MEETING.
By: **Mark Willis**
Seconded: **Alan Kaplan**
Vote: **3-0 (Willis, Kaplan, Houser)**
Action: **Minutes Approved**

OLD BUSINESS:

None

NEW BUSINESS:

PH2018-008. Lazy Dog Restaurant at Town Center. Request to approve elevations for a proposed restaurant located in the Peachtree Corners Town Center at 5224 Peachtree Parkway south of Town Center Boulevard., Dist. 6, Land Lot 301, Peachtree Corners, GA

Diana Wheeler, Community Development Director, presented this case to the Planning Commission and noted that The Lazy Dog restaurant has a rustic American Mountain West architectural theme. The exterior includes earth-tone colors, prominent use of stone materials, timber accents, and a tower element to give prominence to the

entrance. The earth tones and stone blend well with the European-inspired architecture of both The Forum and the surrounding Town Center. The elevation labeled "north" is that which is along Peachtree Parkway, while the "south" faces the parking deck. "West" is the corner entrance and patio area which faces the creek. Elevation approval does not constitute site plan approval. Site plan has several issues that need to be addressed including: landscaping plan (including along Peachtree Parkway R.O.W.); the number of take-out parking spaces; final design of trash compactor area adjacent to site; and the site plan shows an adjacent building with a configuration which has not been approved and should, therefore, not be represented on the plan.

Ms. Wheeler stated that after review of the applicant's proposal and other relevant information, it is recommended that PH2018-008 be approved subject to the following conditions:

1. Approval is for building elevations only. Site plan issues must still be addressed.
2. All CMU shall be covered with painted stucco as a finish material, not just paint.
3. Prior to issuance of a building permit, the LDP for this parcel shall be modified to include the landscape of the common area, including the adjacent right-of-way along Peachtree Parkway. The right-of-way improvements and landscaping shall be consistent with that of the properties to the north, including Piedmont Bank and Sprouts.
4. Applicant shall be responsible for the maintenance of the landscaping in the right-of-way along Peachtree Parkway.
5. The number of take-out parking spaces shall be limited to no more than three.

The applicant representative, Jared Taylor, gave a brief description about the restaurant and spoke about the plan for landscaping around the building and architectural design of the building. Mr. Taylor requested that the Planning Commission approve the rezoning with a couple of changes to the staff conditions. [applicant's proposal <u>underlined</u> or ~~struck through~~]:

- On condition #2 – <u>add with the exception of the east elevation</u>.
- On condition #5 - The number of take-out parking spaces shall be limited to no more than ~~three~~ <u>five</u>.

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 recommendation of support for PH2018-008 with conditions, as follows:

MOTION TO APPROVE AMENDED PH2018-008 LAZY DOG RESTAURANT AT TOWN CENTER. REQUEST TO APPROVE ELEVATIONS FOR A PROPOSED RESTAURANT WITH STAFF RECOMMENDATIONS
By: Alan Kaplan
Seconded: Mark Willis
Vote: 3-0 (Kaplan, Willis, Houser)
Action: Approved with amended staff conditions

1. **Approval is for building elevations only. Site plan issues must still be addressed.**
2. **All CMU shall be covered with painted stucco as a finish material except for the east elevation, not just paint.**

3. **Prior to issuance of a building permit, the LDP for this parcel shall be modified to include the landscape of the common area, including the adjacent right-of-way along Peachtree Parkway. The right-of-way improvements and landscaping shall be consistent with that of the properties to the north, including Piedmont Bank and Sprouts.**
4. **Applicant shall be responsible for the maintenance of the landscaping in the right-of-way along Peachtree Parkway.**
5. **The applicant shall vary the roofline to 29 feet on the north elevation by increasing the height of the stone wall.**
6. **Applicant shall install a lighted sculpture on the north elevation stone wall to include a rusted steel dog paw art.**
7. **Four pillars on east side of the north elevation shall be painted a complimentary color.**

CITY BUSINESS ITEMS:

1. **WITHDRAWN BY STAFF** **PH2018-010. Health Club/Spa Use in C-2 and C-3.** Consideration of an amendment to Zoning Code Sec. 1308, C-2 General Business District and Sec. 1308A, C-3 Highway Business District, to separate the uses of "health club" and "spa" and to require a special use permit for spa uses.

2. **WITHDRAWN BY STAFF** **PH2018-011. Recreational Vehicle Parking.** Consideration of an amendment to Zoning Code Sec. 1001.5.b, Location and Surface of Parking Areas; Sec. 1004, Administrative Variance; and Sec. 1610, Administrative Variances to allow for administrative variances to RV parking requirements under certain criteria.

3. **PH2018-012. Restaurant Use in M-1.** Consideration of an amendment to Zoning Code Sec. 1310, M-1 Light Industry District, to add restaurants as a permitted use.

MOTION TO APPROVE PH2018-012 RESTAURANT USE IN M-1 CONSIDERATION OF AN AMMENDMENT TO ZONING CODE SEC. 1310, M-1 LIGHT INDUSTRY DISTRICT, TO ADD RESTAURANTS AS A PERMIT USE
By: Mark Willis
Seconded: Alan Kaplan
Vote: 3-0 (Kaplan, Willis, Houser)
Action: Approved

COMMENTS BY STAFF AND PLANNING COMMISSION:

Jeff Conkle, Planning and Zoning Administrator, informed the Commissioners that there are no cases for next month.

The Planning Commission meeting concluded at 7:58 PM.

Approved,

Matt Houser
Chairman

Attest:

Rocio Monterrosa
Deputy City Clerk