



CITY OF PEACHTREE CORNERS
ZONING BOARD OF APPEALS MINUTES
September 19, 2018
7:00PM

The City of Peachtree Corners held a Zoning Board of Appeals meeting at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Zoning Board of Appeals: Wayne Knox, Post B
 Marcia Brandes, Post A - absent
 Amreeta Regmi, Post C
 Matthew Gries, Post D
 James Blum, Post E

Staff: Brian Johnson, City Manager
 Jeff Conkle, Planning & Zoning Admin.
 Rocio Monterrosa, Deputy City Clerk

AGENDA: Approval of the September 19, 2018 agenda.

MOTION TO APPROVE THE SEPTEMBER 19, 2018 AGENDA.

By: James Blum

Seconded: Matthew Gries

Vote: (4-0) (Blum, Gries, Knox, Regmi)

MINUTES: Approval of August 15, 2018 Minutes.

MOTION TO APPROVE THE AUGUST 15, 2018 MINUTES

By: James Blum

Seconded: Matthew Gries

Vote: (4-0) (Blum, Gries, Knox, Regmi)

NEW BUSINESS:

V2018-005 Tepanyaki, Inc. (Continued from Aug. 15, 2018) Request to permit a detached accessory structure (drive-up ATM) in the front yard of a commercial shopping center at 5005 Peachtree Parkway in Dist. 6, Land Lot 318, Peachtree Corners, GA

Jeff Conkle, Planning and Zoning Administrator, stated that the applicant had not submitted any of the requested information by the board at the time the

zoning report had been updated. However, the applicant did submit information to staff prior to the meeting. Given that there were specific requests by the board, it made it easier for staff to view the documents and make sure the applicant complied with the boards request. After reviewing the applicant's request and the variance criteria, staff finds that a hardship may be justified at this location.

The applicant's representative, Robby Glover, confirmed that the ATM will be a walk-up ATM, presented a landscaping plan, and a letter from property owner stating that the applicant does have permission to use two parking spaces to install the ATM.

Steve Fitts, who representented the sign company, comfirm that the signage and lighting does meet the US Sign Council standards.

Chairman Knox and board members asked applicant about security cameras, and if the ATM would be removed if location does not pan out.

The applicant's represenetative stated that the parking spaces for the ATM are on a lease and would remove ATM if it was no longer needed.

Chairman Knox opened the floor to anyone wanting to speak in favor or opposition to the application. There were no public comments.

A motion was made after discussion

BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDINGS AND CONCLUSIONS AND APPROVE THE VARIANCE ON THE BASES THAT (1) THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PERTAINING TO THIS PARTICULAR PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE AND TOPOGRAPHY; AND, (2) THE REQUIREMENTS ON THIS PARTICULAR PIECE OF PROPERTY WOULD CREATE UNNECESSARY HARDSHIP; AND, (3) SUCH CONDITIONS ARE PARTICULAR PIECE OF PROPERTY INVOLVED; AND, (4) SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER; AND, (5) RELIEF, WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD AND IMPAIR THE PURPOSES OR INTENT OF THE RESOLUTION.

WITH THE FOLLOWING CONDITIONS BEING PART OF THE VARIANCE APPROVAL:

- **OVER ALL CONSTURCTION OF THE ATM BE IN COMPLIANCE WITH THE PLANS SUBMITTED ON SEPTEMBER 19, 2018**
- **THE ATM BE A WALK-UP ATM THAT COVERS TWO PARKING SPOTS**
- **THE LANDSCAPING PLAN SUBMITTED ON SEPTEMBER 19, 2018 BE DEVELOPED AROUND THE ATM BE SUBJECT TO STAFF APPROVAL**

- **THE SIGNAGE ASSOCIATED WITH THE ATM BE IN COMPLIANCE WITH THE US SIGN COUNCIL AND SUBJECT TO STAFF APPROVAL**
- **THE LIGHTING ASSOCIATED WITH THE ATM BE IN COMPLIANCE WITH APPLICABLE STANDARDS AND SUBJECT TO STAFF APPROVAL**
- **SHOULD THE ATM BE ABANDONED AND NOT REOCCUPIED WITHIN 30 DAYS, SYNOVUS BANK WILL REMOVE THE ATM AND RESTORE PROPERTY.**

By: James Blum

Seconded: Matthew Gries

Vote: (4-0) (Blum Gries, Knox, Regmi)

V2018-006 Chick-fil-A. Request to increase the height of monument signs for a restaurant at 6105 Peachtree Parkway in Dist. 6, Land Lot 283, Peachtree Corners, GA

Jeff Conkle, Planning and Zoning Administrator, that Chick-Fil-A will be razing and rebuilding its Peachtree Parkway location. As part of the redeveloped plan for the property, the applicant would like to increase the height of the permitted monument signs from 10' to 22' in overall height. One pole sign currently 25' in overall height exists on the property at the northeast corner. If approved as submitted, the existing 25' high pole sign would be replaced with a 22' high monument sign on the same corner and another sign of the same size would be added at the southeastern corner of the property. The property in question is a one-acre commercial outparcel on the west side of Peachtree Parkway between Holcomb Bridge Road and Woodhill Drive in the Peachtree Marketplace shopping center. The property is a corner lot at the intersection of Peachtree Parkway and Woodhill Drive. Replacing a 25' high pole sign with a 22' high monument sign would generally be considered an aesthetic improvement; however, having two such signs within relatively close proximity facing the same roadway may be redundant. Instead of placing a second sign along the same road, it may better serve customers to have the permitted second sign placed at the Woodhill Drive entrance to the property. After reviewing the applicant's proposal and the variance criteria, staff finds that the variance request can be justified, as there are extraordinary conditions unique to the property that are not the result of any action of the property owner.

If a variance is considered, the following conditions are recommended:

- One sign, located at the corner of Peachtree Parkway and Woodhill Drive, shall be permitted in conformance with the drawing by Clayton Signs dated 8/14/2018 and submitted with this application.
- One additional smaller monument sign may be permitted along the Woodhill Drive frontage of the property and shall be limited to 50 square feet in area and 5' in overall height.

The applicant, Brandon Guest, stated that Chick-fil-A will be going thru a reimage

later this year and the applicant's company is responsible for the sign portion of the reimage. He also stated that Code allows for 2 monument signs at an overall height of 20' if located 10' from the right of way.

Chairman Knox and board members asked applicant about the timing of application and the need for two signs facing the same direction. After discussion, it was requested that the applicant amend variance request from two signs to one without denying the second sign and once construction begins the applicant may come back and request another variance if they see necessary. Applicant agreed and application was modified to one sign variance request.

Chairman Knox opened the floor to anyone wanting to speak in favor or opposition to the application. There were no public comments.

A motion was made after discussion

BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDINGS AND CONCLUSIONS AND APPROVE THE MODIFIED VARIANCE APPLICATION ON THE BASES THAT (1) THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PERTAINING TO THIS PARTICULAR PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE AND TOPOGRAPHY; AND, (2) THE REQUIREMENTS ON THIS PARTICULAR PIECE OF PROPERTY WOULD CREATE UNNECESSARY HARDSHIP; AND, (3) SUCH CONDITIONS ARE PARTICULAR PIECE OF PROPERTY INVOLVED; AND, (4) SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER; AND, (5) RELIEF, WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD AND IMPAIR THE PURPOSES OR INTENT OF THE RESOLUTION.

WITH THE FOLLOWING CONDITIONS BE PART OF THE VARIANCE APPROVAL:

- **VARIANCE BE LIMITED TO A SINGLE SIGN ALONG PEACHTREE PARKWAY WITH A PARTICULAR LOCATION OF THAT SIGN TO BE DETERMINE BETWEEN THE STAFF AND THE APPLICANT.**
- **SIGN BE IN CONFORMANCE WITH THE APPLICATION SUBMITTED BY APPLICANT ON AUGUST 14, 2018 AND SUBMITTED WITH THIS APPLICATION.**

By: James Blum

Seconded: Matthew Gries

Vote: (4-0) (Blum Gries, Knox, Regmi)

CITY BUSINESS ITEMS:

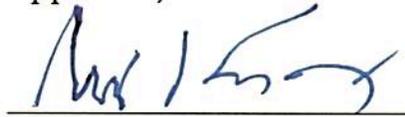
None.

COMMENTS BY BOARD MEMBERS:

None.

The Zoning Board of Appeals meeting concluded at 8:06 PM.

Approved,



Wayne Knox, Chairman

Attest:



Rocio Monterrosa, Deputy City Clerk

