



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
November 14, 2018
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Wednesday, November 14, 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

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

MINUTES:

MOTION TO APPROVE MINUTES FROM THE OCTOBER 16, 2018 PLANNING COMMISSION MEETING.

By: Alan Kaplan
Seconded: Italia Metts
Vote: 3-0-1 (Kaplan, Metts, Houser) (Willis – abstained)
Action: Minutes Approved

OLD BUSINESS:

None

NEW BUSINESS:

- 1. SUP2018-007 WePartner Storage Facility.** Request to approve a special use permit to accommodate a mini-warehouse storage facility at 7112 Peachtree Industrial Boulevard, Dist. 6, Land Lot 277, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, presented this case to the Planning Commission. The applicant requests a Special Use Permit on a 1.09-acre vacant

parcel zoned C-2 (General Business District) to permit a self-storage facility in a new building. The business will be an indoor storage facility with no outdoor storage. A small parking area is shown adjacent to the building.

After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-007 be approved with the following conditions:

1. The special use permit for the self-storage facility shall be limited to the property at 7112 Peachtree Industrial Boulevard with amended boundaries as shown on the submitted survey;
2. The property shall be designed to accommodate the required parking as dictated by the formula in the Zoning Ordinance and the building developed on the site shall be designed in a manner to accommodate required development regulations without the need for variances.
3. Required inspections and interior finish permits shall be obtained before occupancy;
4. All storage shall occur within the building; no outdoor storage shall be permitted.
5. If building construction (as evidenced by the completion of the foundation) has not started by 12/31/21, the Special Use Permit shall become void.

Applicant stated that since buying property, they have made updates and upkeep to the office park property and based on the needs of nearby companies and tenants, they felt that building a storage facility would be an amenity to the businesses. They also proposed to use parking spaces from adjacent property (owned by WePartner) through an easement with an adjacent lot.

Chairman Houser opened the floor for public comments. There were three speakers in opposition. Chairman Houser closed the floor for public comments.

After review, the Commissioners moved forward with a recommendation of support for SUP2018-007 with conditions, as follows:

**MOTION TO APPROVE SUP2018-007 WEPARTNER STORAGE FACILITY
SPECIAL USE PERMIT TO ACCOMMODATE A MINI-WAREHOUSE STORAGE
FACILITY AT 7112 PEACHTREE INDUSTRIAL BOULEVARD, DIST. 6, LAND
LOT 277, PEACHTREE CORNERS, GA.**

By: Mark Willis

Seconded: Matt Houser

Vote: 4-0 (Willis, Houser, Kaplan, Metts)

Action: Approved with amended conditions

1. The special use permit for the self-storage facility shall be limited to the property at 7112 Peachtree Industrial Boulevard with amended boundaries as shown on the submitted survey;
2. The property shall be designed to accommodate the required parking as dictated by the formula in the Zoning Ordinance and the building developed on the site shall be designed in a manner to accommodate required development regulations without the need for variances.
3. Required inspections and interior finish permits shall be obtained before occupancy;
4. All storage shall occur within the building; no outdoor storage shall be permitted.
5. If building construction (as evidenced by the completion of the foundation) has not started by 12/31/21, the Special Use Permit shall become void.

6. Hours of operation shall be limited to the following: Office hours – Monday through Saturday 9AM to 6PM; Card Access – Every day 6AM through 10PM.
7. Dumpster shall be located within the building; no outside dumpster shall be permitted.

2. CIC2018-001 Holcomb Bridge Townhomes. Request to change the conditions of rezoning case RZ2017-003 for a new 17-unit townhome development at 3926 Holcomb Bridge Road, Dist. 6, Land Lot 313, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, stated that the applicant is seeking to change the conditions of a past rezoning case (RZ2017-003) for property consisting of a 2.16-acre parcel located along the east side of Holcomb Bridge Road approximately 1500 feet south of Spalding Drive. The property adjoins single-family homes to the rear with commercial property to the sides and front, across Holcomb Bridge Road. The applicant requests to modify the previously approved zoning conditions in order to make three changes. The three requests are as follows: 1. to permit a surface retention pond (instead of underground retention required by the rezoning); 2. to change the front yard setback variance for one unit at the front right corner of the property (as viewed from Holcomb Bridge Road); and 3. to permit a full access driveway from Holcomb Bridge Road into the site. The concept plan previously approved for the property includes 17 townhomes in a gated community with a small resident amenity area along the front of the site. Each proposed home contains a two-car garage and is three stories tall. Additional guest parking is also provided. An existing wooded buffer at the rear will be preserved; additional landscaping will be provided around the perimeter of the site.

While the development is also unlikely to have a negative impact on existing streets, the City's traffic engineering staff believes that left turns out of the site allow too many opportunities for vehicular conflict and would create a dangerous condition. As a result, the engineering staff does not support this vehicular movement at the property and recommends that access be limited to right-in, right-out, and left-in movements only. Staff recommends approval with conditions of the proposed project as it still meets the intent of the Comprehensive Plan, is suitable in view of the use and development of adjacent and nearby property, and if approved, would not adversely affect the existing use of said properties.

After review of the applicant's proposal and other relevant information, it is recommended that CIC2018-001 be approved with the following conditions:

1. The site development shall not exceed 17 single-family townhomes with a minimum 2-car attached garage and a minimum unit width of 24-feet.
2. The property shall be developed in general conformance with the site plan prepared by O'Leary Design Group dated October 24, 2018 and submitted with this application with revisions to meet these conditions and the requirements of all city codes and ordinances.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 20-feet on the south (side) property line, and that encroachment is permitted into the 50-foot front setback to accommodate a portion of one townhouse at the front of the property.
4. Building elevations shall be in general conformance with the renderings prepared by O'Leary Design Group dated October 2, 2017, and submitted with this application with revisions, as needed, to be submitted to the Community Development Director for review and approval.

5. The green space at the front center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided. An amenity area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.
6. Development shall include no more than one driveway on Holcomb Bridge Road, aligned with Primrose Hill Court directly across Holcomb Bridge Road. This access shall allow a left turn-in, right turn-in, and right turn-out movements. Left-out turn movements shall be prohibited.
7. Sidewalks shall be provided as shown on the conceptual site plan.
8. A 50-foot wide landscaped strip shall be provided along the Holcomb Bridge Road frontage, allowing for the one townhouse encroachment and shall include a decorative fence/wall and entrance monument to be approved by Staff.
9. Interior streets shall be private and maintained by the Homeowners Association.
10. Existing trees in buffers shall be preserved and buffers shall be enhanced with additional trees where sparse.
11. Storm water retention facilities may be open-air at surface-level. The retention facility shall be screened with decorative fencing, evergreen plantings, and landscaping as show on the plans dated October 24, 2018 and submitted with this application.

The Applicant representative, Pat O'Leary, stated that after engineering study it was recommended that the retention pond will need to be on the surface and not underground as originally proposed, but will be maintained and landscaped accordingly. The previously-approved setback was proposed on the front left front corner but will now need to be on the front right corner and they are also requesting the requirement for no left hand turn out be removed from the conditions. Mr. O'Leary stated that GDOT had no issue with the left hand turn out of the property.

Chairman Houser opened the floor for public comments. There was no public comment.

After review the Commissioners moved forward with a recommendation of support for CIC2018-001 with conditions, as follows:

MOTION TO APPROVE CIC2018-001 HOLCOMB BRIDGE TOWNHOMES. REQUEST TO CHANGE THE CONDITIONS OF REZONING CASE RZ2017-003 FOR A NEW 17-UNIT TOWNHOME DEVELOPMENT AT 3926 HOLCOMB BRIDGE ROAD, DIST. 6, LAND LOT 313, PEACHTREE CORNERS, GA

By: Alan Kaplan

Second: Mark Willis

Vote: 3-1 (Kaplan, Willis, Metts) (Houser - No)

Action: Approved with amended conditions

1. The site development shall not exceed 17 single-family townhomes with a minimum 2-car attached garage and a minimum unit width of 24-feet.
2. The property shall be developed in general conformance with the site plan prepared by O'Leary Design Group dated October 24, 2018 and submitted with this application with revisions to meet these conditions and the requirements of all city codes and ordinances.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 20-feet on the south (side) property line, and that encroachment is permitted into the 50-foot front setback to accommodate a portion of one townhouse at the front of the property.

4. Building elevations shall be in general conformance with the renderings prepared by O'Leary Design Group dated October 2, 2017, and submitted with this application with revisions, as needed, to be submitted to the Community Development Director for review and approval.
5. The green space at the front center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided. An amenity area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.
6. Development shall include no more than one driveway on Holcomb Bridge Road, aligned with Primrose Hill Court directly across Holcomb Bridge Road. This access shall allow a left turn-in, right turn-in, and right turn-out movements and left-out. ~~Left-out turn movements shall be prohibited~~ Left-out turn movements shall be permitted.
7. Sidewalks shall be provided as shown on the conceptual site plan.
8. A 50-foot wide landscaped strip shall be provided along the Holcomb Bridge Road frontage, allowing for the one townhouse encroachment and shall include a decorative fence/wall and entrance monument to be approved by Staff.
9. Interior streets shall be private and maintained by the Homeowners Association.
10. Existing trees in buffers shall be preserved and buffers shall be enhanced with additional trees where sparse.
11. Storm water retention facilities may be open-air at surface-level. The retention facility shall be screened with decorative fencing, evergreen plantings, and landscaping as show on the plans dated October 24, 2018 and submitted with this application.

CITY BUSINESS ITEMS: None

COMMENTS BY STAFF AND PLANNING COMMISSION:

Jeff Conkle, Planning and Zoning Administrator, informed the Commissioners that there will be no meeting for the month of December.

The Planning Commission meeting concluded at 8:18 PM.

Approved,

Attest:


 Matt Houser
 Chairman


 Rocio Monterrosa
 Deputy City Clerk

