



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
February 19, 2019
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, February 19, 2019. 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 Willis, Post C

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

MINUTES:

MOTION TO APPROVE MINUTES FROM THE JANUARY 15, 2019 PLANNING COMMISSION MEETING.
By: Alan Kaplan
Seconded: Mark Willis
Vote: 3-0 (Willis, Kaplan, Houser)
Action: Minutes Approved

OLD BUSINESS:

None

NEW BUSINESS:

- 1. SUP2019-001 Celebremos Su Gloria.** Request to approve a special use permit to accommodate a religious facility in an existing building at 3120 Medlock Bridge Rd., Building A, Dist. 6, Land Lot 271, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, presented this case to the Planning Commission. The applicant requests a Special Use Permit for a condominium office building on a larger 9.3-acre business park 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 the Medlock Commons Business Park, which includes ten buildings.

The applicant's letter of intent states that Celebremos Su Gloria intends to occupy the 10,000-square-foot building to serve approximately 100 congregants. No additions or alterations to the exterior of the buildings or site are being requested. The applicant will need at least 20 parking spaces based on their estimated capacity; the previous use of Building A as office space also required 20 spaces. The entire business park shares the parking lot which currently has approximately 175 spaces. From a zoning requirement perspective, there should not be a parking issue. However, Staff reached out to the property owners association for comments about this use. They, in turn, asked the tenants and some concerns were raised about the church use and the potential impact to the available parking spaces. Two property owners that are also tenants in adjacent buildings indicated that they don't believe there will be sufficient parking on the property for the church to operate within that business park on Sunday. One tenant offers language classes to students and another often has weekend office activity. Both tenants feel that parking will be an issue and they don't want to compete with the proposed church for spaces. For that reason, neither tenant supports the church use at this location.

After review of the applicant's proposal and other relevant information, it is recommended that SUP2019-001 be deferred so that the applicant and surrounding owners and tenants can develop a mutually agreeable parking agreement for the office park property. If the Planning Commission would like to consider approval of the application, the following conditions are recommended:

1. The special use permit for Celebremos Su Gloria shall be limited to the property at 3120 Medlock Bridge Road, Building A as shown on the submitted survey.
2. A shared parking agreement shall be established for the office park property.
3. Required inspections and interior finish permits shall be obtained before occupancy;
4. 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;
5. Any expansion of the use beyond the worship service and specific other services noted in the application which may increase traffic flow to the site or cause vehicular circulation or parking issues on or to the site shall require an amendment to the Special Use Permit.
6. Church use of the property may not begin until all permitted construction has been completed, a certificate of occupancy has been issued, and a business license has been granted.
7. If the church use has not commenced within twelve months, or if it becomes inactive for more than sixty days after it becomes operational, then the Special Use approval shall become void.

The applicant representative, Dr. Dan Berry, stated that per the owner's association by-laws, parking is based on the square footage of each building and that the parking lot is mostly vacant on Sundays. They do not have any intentions to rent the building out to any other establishments and would also have meetings during the week, but only with a few people and that it would not interfere with parking.

Chairman Houser opened the floor for public comments. There was one public comment from a nearby residential neighbor in opposition because of possible traffic congestion on Sundays.

After review, the Commissioners moved forward with a recommendation of support for SUP2019-001.

MOTION TO APPROVE SUP2019-001 CELEBREMOS SU GLORIA. REQUEST TO APROVE A SPECIAL USE PERMIT TO ACCOMMODATE A RELIGIOUS FACILITY IN AN EXISTING BUILDING AT 3120 MEDLOCK BRIDGE RD., BUILDING A, DIST. 6, LAND LOT 271, PEACHTREE CORNERS, GA

By: Mark Willis

Seconded: Alan Kaplan

Vote: 3-0 (Willis, Kaplan, Houser)

Action: Approved with staff conditions

- 2. SUP2018-009 Wesleyan School.** Request to approve a special use permit to accommodate a private school use on two residentially-zoned properties at 3625 and 3645 Spalding Terr., Dist. 6, Land Lot 301, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, stated that the Wesleyan School requests a Special Use Permit on two adjoining parcels to expand its campus sports facilities. The school's campus extends from Spalding Drive to Peachtree Parkway, just northeast of the intersection of these two roadways. The subject properties are comprised of two residential lots of the Spalding Estates subdivision, zoned R-100 (Single Family Residence District). The lots are currently owned by Wesleyan and are developed with two single-family homes. The parcels are located adjacent to the existing school campus property and also have access to Spalding Terrace, which serves the Spalding Estates subdivision. The site plan indicates that Wesleyan School proposes to expand their athletic facilities by removing the two existing residences on the two properties. The site would be developed with lacrosse and volleyball fields / courts. The applicant's letter of intent states that access to both new facilities would be from the main campus and existing driveway access from Spalding Terrace would be removed. The Wesleyan School was granted a Special Use Permit (SUP-04-091) to allow a tennis facility on a portion of the southern property in December of 2004 by Gwinnett County. In 2012, Peachtree Corners granted two Special Use Permits (SUP2012-001 and SUP2012-002) to allow for expansion of the school athletics use onto formerly-residential properties along Spalding Terrace. Those approvals included conditions, including the following (on both Ordinance O2012-12-72 and O2012-12-73):

D. The remaining school-owned, residential properties along Spalding Terrace shall be maintained with single-family homes in order to preserve the residential character of the street. Further, the landscaping along the street fronts for all those properties shall be preserved substantially as it exists and nothing in the use of those properties shall suggest any activity on the premises other than single-family residential.

In order to proceed with the current plans, the applicant needs a waiver from this condition.

After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-009 be approved with the following conditions:

1. The special use permit for Wesleyan School shall be limited to the properties at 3625 Spalding Terrace (AKA 3635 Spalding Terrace) and 3645 Spalding Terrace as shown on the submitted survey;
2. Condition D of O2012-12-72 and O2012-12-73 shall be waived in order to allow the development of athletic fields on the subject properties.
3. Athletic fields shall be the only permitted use on the subject properties;

4. Required inspections and permits shall be obtained before use begins;
5. There shall be no lighting of the athletic fields at this location;
6. There shall be no vehicular or pedestrian access to the facilities via Spalding Terrace; all access shall be through the existing school campus;
7. There shall be no construction access to the property from Spalding Terrace except to demolish existing homes and remove debris.
8. Landscaping and fencing shall be provided which matches or exceeds that along Spalding Terrace adjacent to the existing soccer fields. A landscape plan shall be submitted to Staff for approval.

An applicant representative, Chris Cleveland, spoke on the need to for the school to build and based on the architect and contractor designs demolition of the homes off Spalding Terrace is the best option for the school. Mr. Cleveland also stated that there will be no sound and score board system on the field and no entrance to the field from Spalding Terrace.

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 SUP2018-009.

MOTION TO APPROVE SUP2018-009 WESLEYAN SCHOOL. REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A PRIVATE SCHOOL USE ON TWO RESIDENTIALLY-ZONED PROPERTIES AT 3625 AND 3645 SPALDING TERR., DIST. 6, LAND LOT 301, PEACHTREE CORNERS, GA.

By: Alan Kaplan

Second: Mark Willis

Vote: 3-0 (Kaplan, Willis, Houser)

Action: Approved with amended conditions

1. The special use permit for Wesleyan School shall be limited to the properties at 3625 Spalding Terrace (AKA 3635 Spalding Terrace) and 3645 Spalding Terrace as shown on the submitted survey;
2. Condition D of O2012-12-72 and O2012-12-73 shall be waived in order to allow the development of athletic fields on the subject properties.
3. Athletic fields shall be the only permitted use on the subject properties;
4. Required inspections and permits shall be obtained before use begins;
5. There shall be no lighting of the athletic fields at this location;
6. There shall be no vehicular or pedestrian access to the facilities via Spalding Terrace; all access shall be through the existing school campus;
7. There shall be no construction access to the property from Spalding Terrace except to demolish existing homes and remove debris.
8. Fencing shall be provided which matches or exceeds that along Spalding Terrace adjacent to the existing soccer fields and tennis courts to be approved by staff.
9. Applicant shall install a landscape screening buffer consisting of double staggered rows of evergreens that are no less than 6 feet in height at time of planting so to fully screen the fields from view from Spalding Terrace and to screen from adjoining properties be submitted to Staff for approval.

10. Applicant shall install same landscaping plan as in condition No. 9 to screen from view the soccer fields and tennis courts identified on SUP2012-001 and SUP2012-002 to be approved by staff.
11. No public address sound system, outdoor speaker or electronic score board shall be allowed at the athletic fields at this location.

CITY BUSINESS ITEMS:

None.

COMMENTS BY STAFF AND PLANNING COMMISSION:

Jeff Conkle, Planning and Zoning Administrator, informed the Commissioners that there are no agenda items for the month of March.

Diana Wheeler, Community Development Director, informed the Commissioners that additional members and alternate candidates will go for approval at the next City Council meeting. An orientation session for the new members will be scheduled for next month.

The Planning Commission meeting concluded at 7:59 PM.

Approved,

Attest:


Matt Houser
Chairman


Rocio Monterrosa
Deputy City Clerk

