



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
July 16, 2019
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, July 16, 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 - *absent*
 Shanga White, Post B
 Mark Willis, Post C
 Jim Blum, Post E
 Joseph, Collins, Alternate - *voting*
 Lance Campbell, Alternate - *nonvoting*

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

MINUTES:

MOTION TO APPROVE MINUTES FROM THE FEBRUARY 19, 2019 PLANNING COMMISSION MEETING.

By: Mark Willis
Seconded: Matt Houser
Vote: 5-0 (Willis, Houser, White, Blum, Collins)
Action: Minutes Approved

OLD BUSINESS:

None

NEW BUSINESS:

- 1. RZ2019-001 & V2019-003 The Revive Land Group. Request to rezone 19.534 acres from M-1 and R-75 to R-TH with associated variances to allow for a new townhouse development in the Mechanicsville area of the city, generally bounded by Jones Mill Road, Third Street, Florida Avenue, and Mechanicsville Road, Dist.**

6, Land Lot 251, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, presented this case to the Planning Commission. The applicant is requesting the rezoning of a 19.534-acre parcel from M-1 (Light Industry) and R-75 (Single Family Residence) to R-TH (Single Family Residence Townhouse) to construct 153 attached single-family townhomes along with variances to permit encroachment into the stream buffer for the townhome units labeled numbers 1 through 5 and to permit a reduced front yard setback for the townhomes along Jones Mill Road and for a reduced setback for two townhome units labeled numbers 89 and 90 along Florida Avenue. The property, which is currently a mixture of wooded and undeveloped property and existing single-family homes, is located on the southeast side of Jones Mill Road, between the intersections of Mechanicsville Road and Virginia Avenue.

There is an existing 298 ft. high cell tower on an adjacent piece of property that affects this site. The required 'fall zone' for the cell tower prevents the development of any units within 298 ft. of the cell tower.

The site plan submitted by the applicant indicates two points of entry into a non-gated development. One entrance is located on Jones Mill Road, the other entrance is located on Virginia Avenue, providing access to the signalized intersection of Jones Mill Road and Florida Avenue (via 3rd Street). No access is provided directly from Florida Avenue, 2nd Street, or 3rd Street within the existing Mechanicsville neighborhood. Internal streets are to be private, with townhomes arranged to face Jones Mill Road on the north side while the remainder face the internal street network.

Properties located immediately to the north and east of the subject property are zoned M-1, while parcels to the south and west are zoned R-75. The area is largely characterized by a mixture of industrial uses and older single-family residential properties.

The subject property is located within the Preferred Office district on the Peachtree Corners Future Development Map. The Preferred Office area encourages office/professional and mixed-use development. The property is also within the Village Residential Character Area on the Peachtree Corners Character Areas Map. This area encourages "a variety of high-quality housing options to families at all stages of life" and is an "ideal location for townhouses, condominiums, and 'cluster housing,' or small-lot residential communities." Appropriate uses also include multi-family residential and single-family attached or detached residential while discouraged uses include large-lot single-family detached residential.

The proposed townhouses are not likely to place an excessive burden on existing streets, transportation systems, or utilities, and would not adversely affect surrounding properties. After review of the applicant's proposal and other relevant information, it is recommended that RZ2019-001 & V2019-003 be approved with the following conditions:

1. The property shall be rezoned from M-1 and R-75 to R-TH.
2. Variances shall be approved so that the front yard setback for buildings along Jones Mill Road and Florida Avenue shall be a minimum of 10 ft. and the Units #1-5 may encroach into the 50 ft. stream buffer. Side yard setbacks may be reduced to 18 ft., where needed.
3. The site may be developed with up to 153 attached single-family townhomes and amenity areas. However, the final number of units is dependent upon site conditions, compliance with zoning conditions, and fully engineered plans that meet regulations.
4. The site plan layout shall be in general conformance with the site plan submitted with this application and prepared by Planners and Engineers

- Collaborative dated June 26, 2019 (with revisions to meet these conditions and zoning and development regulations).
5. Development shall include no more than the one access point on Jones Mill Road and one access point at the termination of the public portion of Virginia Avenue, as shown on the submitted site plan.
 6. Developer shall construct on-site stormwater detention facilities to meet the standards of the Gwinnett County Stormwater Ordinances including, but not limited to, stormwater detention, water quality standards, stream protection and management of off-site drainage flowing through the site.
 7. Prior to issuance of an LDP, approvals must be received from all agencies having jurisdiction over stream piping, modifications, and encroachments.
 8. All stormwater facilities shall be owned and maintained by the Homeowner's Association in accordance with the Gwinnett County Stormwater Ordinances.
 9. The developer shall provide minimum five-foot-wide publicly accessible sidewalks along the entire rights-of-way of all streets, public or private.
 10. The termination point of the public portion of the rights-of-way for Virginia Avenue and Florida Avenue shall conclude with a cul-de-sac meeting the design requirements of the Public Works Department.
 11. The developer shall provide a central mail box for the subdivision with adequate parking and pedestrian access.
 12. A minimum 18" offset shall be provided between the front building elevations and roof lines of adjoining units. No more than four units within a single building grouping shall have the same front setback or roof line.
 13. Building elevations shall be at least 50% brick or stone.
 14. Front elevation materials and colors shall be varied so that none of the units within a single building grouping repeat the same combination of materials and colors.
 15. The garage of each unit shall be located at least 20 ft. from the adjacent sidewalk.
 16. Specimen trees highlighted in yellow on document labeled 'Tree Preservation and Buffer Plan' shall be incorporated into the overall site development and shall be preserved.
 17. In order to preserve as much of the character of the site that is visible to the residential part of Mechanicsville as possible, the perimeter of the property (except between entry drives along Jones Mill Road) shall not be graded and shall remain undisturbed.
 18. The areas shown as 'Undisturbed Buffer' on the Tree Preservation and Buffer Plan document shall all be platted as common area and shall not become part of individual fee-simple lots.
 19. Prior to the issuance of an LDP, tree protection fencing shall be installed, and the city shall confirm that all trees to be preserved have been included within the protected areas.
 20. Prior to the issuance of the building permit for the 100th unit, the developer shall conduct a traffic assessment to determine if existing traffic signal timing needs to be adjusted in order to avoid vehicular back-ups and optimize traffic circulation efficiency. The developer shall be responsible for any costs associated with the study and its findings.
 21. Construction access shall only be permitted off Jones Mill Road or Virginia Avenue. No construction access or traffic shall be permitted on Florida Avenue, 2nd Street or 3rd Street.
 22. Construction hours shall be limited to weekdays from 7:00AM to 8:00PM.
 23. Approval of the development plan is subject to the applicant's successful acquisition of land that is currently designated as public right-of-way, (the unimproved portions of Virginia Avenue, Florida Avenue, and Second Street).

The applicant, Neville Allison, gave a brief overview of the project and how it can provide housing at a price point that does not exist for new homes in Peachtree Corners. The applicant stated that he supports most of the conditions with these exceptions:

- The applicant would like to keep the hammer head cul-de-sac design rather than a round cul-de-sac design
- The applicant would like to grade and replace the landscaping along the western property line rather than leaving it undisturbed
- The applicant would like to not construct a sidewalk along Florida Avenue so the existing mature trees can be left in place

Chairman Houser opened the floor for public comments. There were two public comment from a nearby heavy industrial companies in opposition due to the noise made by their machinery and how it may disrupt the people that would live in the new neighborhood. They stated that they have been there for over thirty years and do not want to deal with noise complaints from new neighbors. There was a comment from a resident concerned about the new properties becoming rental properties and issues with water run-off and stagnant water pooling in the area.

After review, the Commissioners moved forward with a recommendation of support for RZ2019-001 & V2019-003.

MOTION TO APPROVE RZ2019-001 & V2019-003 THE REVIVE LAND GROUP, REQUEST TO REZONE 19.534 ACRES FROM M-1 AND R-75 TO R-TH WITH ASSOCIATED VARIANCES TO ALLOW FOR A NEW TOWNHOUSE DEVELOPMENT IN THE MECHANICSVILLE AREA OF THE CITY, GENERALLY BOUNDED BY JONES MILL ROAD, THIRD STREET, FLORIDA AVENUE, AND MECHANICSVILLE ROAD, DIST. 6, LAND LOT 251, PEACHTREE CORNERS, GA. WITH STAFF RECOMMENDED CONDITIONS AND MODIFICATIONS AS FOLLOWS:

1. The property shall be rezoned from M-1 and R-75 to R-TH.
2. Variances shall be approved so that the front yard setback for buildings along Jones Mill Road and Florida Avenue shall be a minimum of 10 ft.
3. The site may be developed with up to 153 attached single-family townhomes and amenity areas. However, the final number of units is dependent upon site conditions, compliance with zoning conditions, and fully engineered plans that meet regulations.
4. The site plan layout shall be in general conformance with the site plan submitted with this application and prepared by Planners and Engineers Collaborative dated June 26, 2019 (with revisions to meet these conditions and zoning and development regulations).
5. Development shall include no more than the one access point on Jones Mill Road and one access point at the termination of the public portion of Virginia Avenue, as shown on the submitted site plan.
6. Developer shall construct on-site stormwater detention facilities to meet the standards of the Gwinnett County Stormwater Ordinances including, but not limited to, stormwater detention, water quality standards, stream protection and management of off-site drainage flowing through the site.
7. Prior to issuance of an LDP, approvals must be received from all agencies having jurisdiction over stream piping, modifications, and encroachments.
8. All stormwater facilities shall be owned and maintained by the Homeowner's Association in accordance with the Gwinnett County Stormwater Ordinances.
9. The developer shall provide minimum five-foot-wide publicly accessible sidewalks along the entire rights-of-way of all streets, public or private, except Florida Avenue.

10. The termination point of the public portion of the rights-of-way for Virginia Avenue and Florida Avenue shall conclude with a cul-de-sac meeting the design requirements of the Public Works Department.
11. The developer shall provide a central mail box for the subdivision with adequate parking and pedestrian access.
12. A minimum 18" offset shall be provided between the front building elevations and roof lines of adjoining units. No more than four units within a single building grouping shall have the same front setback or roof line.
13. Building elevations shall be at least 50% brick or stone.
14. Front elevation materials and colors shall be varied so that none of the units within a single building grouping repeat the same combination of materials and colors.
15. The garage of each unit shall be located at least 20 ft. from the adjacent sidewalk.
16. Specimen trees highlighted in yellow on document labeled 'Tree Preservation and Buffer Plan' shall be incorporated into the overall site development and shall be preserved.
17. In order to preserve as much of the character of the site that is visible to the residential part of Mechanicsville as possible, the perimeter of the property (except between entry drives along Jones Mill Road) shall not be graded and shall remain undisturbed (as shown highlighted in green on the Tree Preservation and Buffer Plan). In addition, the developer shall install a 6' high opaque privacy fence and a single row of Leyland cypress, of a size and spacing to be determined by staff, which shall be placed between the townhomes and the undisturbed buffer on the northeastern side of the site adjacent to M-1 zoned property.
18. The areas shown as 'Undisturbed Buffer' on the Tree Preservation and Buffer Plan document shall all be platted as common area and shall not become part of individual fee-simple lots.
19. Prior to the issuance of an LDP, tree protection fencing shall be installed, and the city shall confirm that all trees to be preserved have been included within the protected areas.
20. Prior to the issuance of the building permit for the 100th unit, the developer shall conduct a traffic assessment to determine if existing traffic signal timing needs to be adjusted in order to avoid vehicular back-ups and optimize traffic circulation efficiency. The developer shall be responsible for any costs associated with the study and its findings.
21. Construction access shall only be permitted off Jones Mill Road or Virginia Avenue. No construction access or traffic shall be permitted on Florida Avenue, 2nd Street or 3rd Street.
22. Construction hours shall be limited to weekdays from 7:00AM to 8:00PM.
23. Approval of the development plan is subject to the applicant's successful acquisition of land that is currently designated as public right-of-way, (the unimproved portions of Virginia Avenue, Florida Avenue, and Second Street).
24. The developer shall incorporate a percentage cap of 15% on rental units within the development which shall become part of the homeowners' association covenants.

By: Matt Houser

Seconded: Jim Blum

Vote: 5-0 (Houser, Blum, White, Willis, Collins)

Action: Approved with modified conditions

CITY BUSINESS ITEMS:

1. **Town Center Building 900.** Consideration of a color change to the approved building. – *Item was deferred.*

2. **2020 Census.** Update by staff regarding the outreach process for the upcoming 2020 Census. - Jeff Conkle, Planning and Zoning Administrator, gave the Commissioners an update on the 2020 Census preparations.

COMMENTS BY STAFF AND PLANNING COMMISSION:

There is no formal meeting for July, but commissioners will meet with staff to talk about future planning initiatives and ongoing projects in the City.

The Planning Commission meeting concluded at 8:34 PM.

Approved,

Attest:


Matt Houser
Chairman


Rocio Monterrosa
Deputy City Clerk

