



www.peachtreecornersga.gov

## COUNCIL MEETING AGENDA

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member  
Eric Christ – Post 2, Council Member  
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member  
Lorri Christopher – Post 5, Council Member  
Weare Gratwick – Post 6, Council Member

---

September 24, 2019

### COUNCIL AGENDA

7:00 PM

PEACHTREE CORNERS CITY HALL – Council Chambers  
310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

---

**A) CALL TO ORDER**

**B) ROLL CALL**

**C) PLEDGE OF ALLEGIANCE**

**D) MAYOR'S OPENING REMARKS**

**E) CONSIDERATION OF MINUTES** – August 27, 2019 Council Meeting and September 10, 2019 Work Session

**F) CONSIDERATION OF MEETING AGENDA**

**G) PUBLIC COMMENTS**

**H) CONSENT AGENDA**

1. **APH2019-02-085** Consideration of approval of Alcoholic Beverage License Application for Xela Pan #2, 33375 Holcomb Bridge Road, Unit G, Peachtree Corners, GA.
2. **APH2019-02-86** Consideration of approval of Alcoholic Beverage License Application for Shell Food Mart, 5500 Spalding Drive, Peachtree Corners, GA
3. **APH2019-02-87** Consideration of approval of Alcoholic Beverage License Application for 1804, 3435 Medlock Bridge Road, Ste 204 Peachtree Corners, GA

**I) PUBLIC HEARING**

1. **O2019-09-151** First Read and Consideration of RZ2019-002 & V2019-004, Mechanicsville Townhomes, request to rezone 12.487 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. (2<sup>nd</sup> Read and Public Hearing October 22, 2019)

**J) CITY MANAGER UPDATES**

**K) EXECUTIVE SESSION**

**L) ADJOURNMENT**

# **Minutes**



**CITY OF PEACHTREE CORNERS**  
**COUNCIL MEETING MINUTES**  
**August 27, 2019 @ 7:00PM**

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	Eric Christ – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Brian Johnson
City Clerk	Kym Chereck
Asst. City Manager	Brandon Branham
City Attorney	Bill Riley
Comm. Dev. Dir.	Diana Wheeler
Public Works Dir.	Greg Ramsey
Plan. & Dev. Mgr.	Seth Yurman

**CONSIDERATION OF MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE JULY 23, 2019 COUNCIL MEETING.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

**Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)**

**MOTION TO APPROVE THE MINUTES FROM THE AUGUST 13, 2019 WORK SESSION.**

**By: Council Member Sadd**  
**Seconded by: Council Member Gratwick**  
**Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Aulbach, Christopher)**

**CONSIDERATION OF MEETING AGENDA:**

**MOTION TO ADD AN ACTION ITEM TO THE AGENDA CONCERNING AN INTERGOVERNMENTAL AGREEMENT WITH GWINNETT COUNTY.**

**By: Council Member Christopher**  
**Seconded by: Council Member Gratwick**  
**Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)**

**PUBLIC COMMENT:** Pastor DA Williams informed the Mayor and Council that he would like to give public comment concerning O2019-07-147. After being informed that O2019-07-147 was withdrawn by the applicant, Pastor DA Williams stated that he did not have public comment.

**PRESENTATIONS AND REPORTS:**

**PROCLAMATION – SANJAY PAREKH**

Mayor Mason presented Sanjay Parekh with a Proclamation thanking Mr. Parekh for his service and commitment to support innovators and forward-thinking entrepreneurs and among other things, assisting the city in launching Prototype Prime.

**PROCLAMATION – BOB BALLAGH**

Mayor Mason presented Bob Ballagh with a Proclamation thanking him for his service in, among other things, leading efforts to construct the Veteran's Monument at the Town Center while serving as executive director of the Veterans Monument Association.

**PRESENTATION – KATHY FINCHER**

Kathy Fincher presented the city with a picture her mother, Margaret Parsons Andrews, sketched of local gentleman "Mutt" Ross. The sketch will be placed in the History room at City Hall for all to enjoy.

**CONSENT AGENDA:**

**APH 2019-02-84**

Consideration of approval of Alcoholic Beverage License Application for Tippy Nail & Salon Bar, 5230 Town Center Blvd., Suite 120 Peachtree Corners, GA 30092.

**MOTION TO APPROVE APH 2019-02-84.**

**By: Council Member Christ**

**Seconded: Council Member Aulbach**

**Vote: (7-0) (Christ, Aulbach, Mason, Sadd, Wright, Christopher, Gratwick)**

**PUBLIC HEARING:**

**O2019-07-147**

Second Read and Consideration of 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. **(WITHDRAWN BY APPLICANT)**

**O2019-07-148**

Second Read and Consideration of an Ordinance of the City of Peachtree Corners, Georgia to amend the City of Peachtree Corners Code of Ordinances Chapter 42, Nuisances, by adding Article VI, Urban Camping, in order to prohibit certain activities within parks and greenspaces; repealing all conflicting ordinances; and setting an effective date.

**MOTION TO TABLE O2019-07-148 FOR FURTHER STUDY UNTIL THE OCTOBER 22, 2019 COUNCIL MEETING.**

**By: Council Member Christ**

**Seconded by: Council Member Aulbach**

**Vote: (7-0) (Christ, Aulbach, Mason, Sadd, Wright, Christopher, Gratwick)**

**O2019-08-150**

First Read and Consideration of an Ordinance to amend The City of Peachtree Corners Code of Ordinances Chapter 42, Nuisances, by revising

specific sections of Articles I – IV; repealing all conflicting ordinances; and setting an effective date. **(Second Read and Public Hearing September 24, 2019)**

**PH2019-005**  
**MRPA Certificate – 4723 River Court**

Mayor Mason opened the floor for public comment. There was no public comment.

**MOTION TO APPROVE THE MRPA CERTIFICATE FOR 4723 RIVER COURT.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

**Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)**

**PH2018-017**

Consideration of a request to change the previously-approved elevations for Town Center Building 900 located in the Peachtree Corners Town Center at 5222 Peachtree Parkway., Dist. 6, Land Lot 301, Peachtree Corners, GA.

Mayor Mason opened the floor for public comment. There was no public comment.

**MOTION TO APPROVE PH2018-017 WITH THE PROPOSED EXTENSION CLOSER TO PEACHTREE PARKWAY, THE BRICK COLORS AS PROPOSED IN THE COUNCIL PACKET, AND THE AWNING TO BE APPROVED BY STAFF.**

**By: Council Member Sadd**

**Seconded by: Council Member Aulbach**

**Vote: (7-0) (Sadd, Aulbach, Mason, Christ, Wright, Christopher, Gratwick)**

**ITEMS FOR CONSIDERATION:**

**ACTION ITEM**

Approval authorizing the funding match for the Olli challenge and authorizing the city manager to execute all contracts.

**MOTION TO APPROVE THE FUNDING MATCH FOR THE OLLI CHALLENGE AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL CONTRACTS.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

**Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)**

**ACTION ITEM**

Approval authorizing the City Manager and City Attorney to approve an Election IGA with Gwinnett County for the 2019 General Election.

**MOTION TO APPROVE THE CITY MANAGER AND CITY ATTORNEY TO APPROVE AN ELECTION IGA WITH GWINNETT COUNTY FOR THE 2019 GENERAL ELECTION.**

**By: Council Member Christ**

**Seconded by: Council Member Christopher**

**Vote: (7-0) (Christ, Christopher, Mason, Sadd, Wright, Aulbach, Gratwick)**

**CITY MANAGER UPDATES:** There were no updates.

**EXECUTIVE SESSION:** There was no Executive Session.

**ADJOURNMENT:**

**MOTION TO ADJOURN AT 8:30 PM.**

**By: Council Member Sadd**

**Seconded by: Council Member Gratwick**

**Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Aulbach, Christopher)**

Approved,

Attest:

---

Mike Mason, Mayor

---

Kymerly Chereck, City Clerk  
(Seal)



www.peachtreecornersga.gov

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member  
Eric Christ – Post 2, Council Member  
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member  
Lorri Christopher – Post 5, Council Member  
Weare Gratwick – Post 6, Council Member

---

September 10, 2019

**WORK SESSION MINUTES**

**7:00 PM**

PEACHTREE CORNERS CITY HALL – Boardwalk  
310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

---

**1. Roll Call**

Mayor  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member

Mike Mason  
Phil Sadd – Post 1  
Eric Christ – Post 2  
Alex Wright – Post 3  
Jeanne Aulbach – Post 4  
Lorri Christopher – Post 5 *absent*  
Weare Gratwick – Post 6

City Manager  
City Clerk

Brian Johnson  
Kym Chereck

- 2. Walk-through of Curiosity Lab Grand Opening Event** – *Mayor and Council Members did a walk-through of the Curiosity Lab Grand Opening event.*
- 3. City Manager Updates** – *The City Manager provided an update on the status of the sidewalk built by the City of Dunwoody on certain parcels within Peachtree Corners.*
- 4. Executive Session** – *There was no Executive Session.*
- 5. Adjournment** – *8:35 PM*

**APH 2019-02-85**

**APH 2019-02-86**

**APH 2019-02-87**



Mayor  
**Mike Mason**

**Phil Sadd** | Post 1  
**Eric Christ** | Post 2

**Alex Wright** | Post 3  
**Jeanne Aulbach** | Post 4

**Lorri Christopher** | Post 5  
**Weare Gratwick** | Post 6

---

To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Brandon Branham, Assistant City Manager

Date: September 24, 2019, City Council Meeting

Agenda Item: APH 2019-02-85 Approval of Alcoholic Beverage License Application for **Xela Pan #2**, 3375 Holcomb Bridge Rd. Unit G Peachtree Corners, GA 30092

Applicant **Evelyn Alvarez Paxtor** is applying for a Consumption on Premise – Wine, Malt Beverage and Distilled Spirits License.

**Staff Recommendation:**

Approve the application for Consumption on Premise – Wine, Malt Beverage and Distilled Spirits. **Xela Pan #2**, 3375 Holcomb Bridge Rd. Unit G Peachtree Corners, GA 30092

**Background:**

Applicant submitted a completed application on August 12<sup>th</sup>, 2019. Required advertising for the application was published in the Gwinnett Daily Post on September 11<sup>th</sup> and September 18<sup>th</sup>, 2019. Applicant has passed the background investigation and meets all requirements.

**Discussion:**

New

Staff has reviewed this application and recommends approval.

**Alternatives:**

None



Mayor  
**Mike Mason**

**Phil Sadd** | Post 1  
**Eric Christ** | Post 2

**Alex Wright** | Post 3  
**Jeanne Aulbach** | Post 4

**Lorri Christopher** | Post 5  
**Weare Gratwick** | Post 6

---

To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Brandon Branham, Assistant City Manager

Date: September 24, 2019, City Council Meeting

Agenda Item: APH 2019-02-86 Approval of Alcoholic Beverage License Application for **Shell Food Mart**, 5500 Spalding Drive, Peachtree Corners, GA 30092

Applicant **Minhas Panjwani** is applying for a Retail Package – Wine and Malt Beverage

**Staff Recommendation:**

Approve the application for Retail Package – Wine and Malt Beverage. **Shell Food Mart**, 5500 Spalding Drive, Peachtree Corners, GA 30092

**Background:**

Applicant submitted a completed application on August 26<sup>th</sup>, 2019. Required advertising for the application was published in the Gwinnett Daily Post on September 11<sup>th</sup> and September 18<sup>th</sup>, 2019. Applicant has passed the background investigation and meets all requirements.

**Discussion:**

Change of Ownership  
Staff has reviewed this application and recommends approval.

**Alternatives:**

None



Mayor  
**Mike Mason**

**Phil Sadd** | Post 1  
**Eric Christ** | Post 2

**Alex Wright** | Post 3  
**Jeanne Aulbach** | Post 4

**Lorri Christopher** | Post 5  
**Weare Gratwick** | Post 6

---

To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Brandon Branham, Assistant City Manager

Date: September 24, 2019, City Council Meeting

Agenda Item: APH 2019-02-87 Approval of Alcoholic Beverage License Application for **1804**, 3435 Medlock Bridge Road, Ste 204 Peachtree Corners, GA 30092

Applicant **Youbé Pierre-Louis** is applying for a Consumption on Premises – Wine and Malt Beverage

**Staff Recommendation:**

Approve the application for Consumption on Premises – Wine and Malt Beverage. **1804**, 3435 Medlock Bridge Road, Ste 204 Peachtree Corners, GA 30092

**Background:**

Applicant submitted a completed application on August 26<sup>th</sup>, 2019. Required advertising for the application was published in the Gwinnett Daily Post on September 11<sup>th</sup> and September 18<sup>th</sup>, 2019. Applicant has passed the background investigation and meets all requirements.

**Discussion:**

New  
Staff has reviewed this application and recommends approval.

**Alternatives:**

None

**02019-09-151**

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO RZ2019-002 AND V2019-004, MECHANICSVILLE TOWNHOMES, REQUEST TO REZONE 12.487 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.**

**WHEREAS:** Notice to the public regarding said public hearing has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

**WHEREAS:** Public Hearings were held by the Mayor and City Council of Peachtree Corners on September 24, 2019 and October 22, 2019;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on October 22, 2019, that Zoning Case RZ2019-002 & V2019-004, Mechanicsville Townhomes, is hereby approved for the above referenced property with the following enumerated 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 Virginia Avenue shall be a minimum of 10 ft. and the Units #1-5 and 81-85 may encroach into the stream buffer if all relevant jurisdictional bodies also grant such approvals. Internal landscape areas may be reduced to 5 ft. where needed.
3. Setbacks, buffers, and tree preservation plan shall be in accordance with the drawing labeled "Setbacks, Buffers & Tree Preservation Plan" prepared by Planners and Engineers Collaborative dated September 10, 2019.
4. The site may be developed with up to 85 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.
5. 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 September 10, 2019 (with revisions to meet these conditions and zoning and development regulations).
6. 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.
7. 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.
8. Prior to issuance of an LDP, approvals must be received from all agencies having jurisdiction over stream piping, modifications, and encroachments.

9. All stormwater facilities shall be owned and maintained by the Homeowner's Association in accordance with the Gwinnett County Stormwater Ordinances.
10. 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.
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. Front building elevations shall be at least 50% brick or stone.
14. Front elevation materials and colors shall be varied so that the units within a single building grouping do not repeat the same combination of materials and colors more often than every 5 units.
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 by ensuring that grading encroachment does not extend into more than 12.5% of the critical root zone of any tree to be preserved.
17. The areas shown as 'Undisturbed Buffer' on the "Setbacks, Buffer & Tree Preservation Plan" document shall all be platted as common area and shall not become part of individual fee-simple lots.
18. 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.
19. Prior to the issuance of the building permit for the 50<sup>th</sup> 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.
20. Construction access shall only be permitted off Jones Mill Road or Virginia Avenue. No construction access or traffic shall be permitted on Florida Avenue, 2<sup>nd</sup> Street or 3<sup>rd</sup> Street.
21. Construction hours shall be limited to weekdays from 7:00AM to 8:00PM.
22. 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).
23. The developer shall incorporate a percentage cap of 15% on rental units within the development which shall become part of the homeowners' association covenants.

Effective this 22nd day of October, 2019.

So Signed and Witnessed

Approved :

this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Attest:

**STATE OF GEORGIA  
GWINNETT COUNTY  
CITY OF PEACHTREE CORNERS**

**ORDINANCE 2019-09-151**

---

Kymerly Chereck, City Clerk

---

Mike Mason, Mayor

VOTE: Y N A Sadd / Y N A Christ / Y N A Wright / Y N A Mason / Y N A Aulbach / Y N A Christopher / Y N A Gratwick