



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
OCTOBER 15, 2019
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, October 15, 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
Shanga White, Post B
Mark Willis, Post C
Jim Blum, Post E
Joseph Collins, Alternate - *absent*
Lance Campbell, Alternate

Staff: Diana Wheeler, Community Development Director
Jeff Conkle, Planning and Zoning Administrator
Kym Chereck, City Clerk

MINUTES:

**MOTION TO APPROVE MINUTES FROM THE SEPTEMBER 17, 2019
PLANNING COMMISSION MEETING AS PRESENTED.**

By: Mark Willis
Seconded: James Blum
Vote: 4-0-1 (Willis, Blum, Houser, White) (Kaplan abstained)
Action: Minutes Approved

OLD BUSINESS:

None

NEW BUSINESS:

- 1. RZ2019-003 & V2019-005 Chabad Gwinnett** Request to rezone 0.485 acres from R-100 to O-I with associated variances to allow for a new religious facility and adjacent parking lot at 5815 Crooked Creek Rd.,

Dist. 6, Land Lot 303, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, informed the Commission that the applicant is requesting the rezoning of 0.485 acres from R-100 (Single Family Residence) to O-I (Office-Institutional) to convert an existing single-family residence into a synagogue with associate parking on an adjacent parcel already zoned O-I. Associated variances include requests to reduce the required 50' rear buffer to 15' for a portion of the rear and 35' for the remainder of the rear behind the existing home; to reduce the required 50' buffer to 25' adjacent to the parking area; and a setback reduction from 40' to 20' along a portion of the rear to permit additions to the existing home, as depicted on the site plan.

The property, which is currently a single-family home built in the 1980s, is located on the west side of Crooked Creek Road, just south of the intersection with Spalding Drive.

The site plan submitted by the applicant indicates that the existing point of entry to the residential property will remain in place. The adjacent O-I property will have a parking lot with two points of entry: one on Crooked Creek Road and one on Spalding Drive.

Properties located immediately to the east, south, north and northwest of the subject property are zoned R-100, while parcels to the southeast are zoned RM-8 (Multifamily Residence). The adjacent property owned by the applicant to the northeast is zoned O-I. The area is largely characterized by a mixture of single-family residential properties and townhome condominiums.

The subject property is located 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 also an area where institutional uses such as religious facilities and schools are appropriate.

After review of the applicant's proposal and other relevant information, it is recommended that RZ2019-003/V2019-005 be approved with the following conditions:

1. The property shall be rezoned from R-100 to O-I.
2. Variances shall be approved so that the rear yard setback for the building is reduced to 40' along the southwest portion of the rear and 20' along the northwest portion of the rear. Additionally, a variance shall be approved so that the rear buffer area is reduced to 35' along the southwest portion of the rear and 15' along the northwest portion of the rear. The buffer adjacent to the parking lot shall also be reduced to 25'.
3. The development shall be in substantial conformance with the plan labeled "Plan of Chabad Gwinnett" dated August 30, 2019.
4. Development shall include no more than the three access points shown on the plan: the existing driveway at the house, the proposed parking lot

driveway along Crooked Creek Road and the proposed parking lot driveway along Spalding Drive.

5. Applicant shall install a replanted buffer along the rear of the existing building's lot consisting of double staggered rows of evergreens that are no less than 6 feet in height at time of planting plus additional shrubs that are no less than 3 feet in height at the time of planting to ensure a fully-vegetated buffer.
6. Applicant shall leave the buffer adjacent to the proposed parking lot undisturbed. Areas that are sparse with vegetation shall be supplemented by plantings to ensure a fully-vegetated buffer.
7. The synagogue shall make provisions for off-site parking when events are expected to generate a greater need for parking than the site can accommodate. In addition, an off-duty officer shall be utilized to manage traffic, if needed, in order to avoid traffic impacts to Spalding Drive.

The representative for the applicant, Mr. Shane Lanham of Mahaffey Pickens Tucker LLP, gave a brief description of the project and informed the Commission that the applicant has no issue with staff's conditions. Mr. Lanham stated that overflow parking for the site would take place at nearby churches.

Chairman Houser opened the floor for public comments.

Mr. David Choi explained that he is speaking for his parents who reside at 3778 Creekstone Drive. Mr. Choi stated that he is in opposition to the application as he feels this application will negatively affect the property value of surrounding properties, increase noise in the neighborhood and change the character of the neighborhood. Mr. Choi also expressed concern with the traffic in the area which he feels is already an issue.

Mr. Paul Webber of 5878 Spalding Drive, stated that his is in opposition to the application. Mr. Webber expressed various concerns with the application which include traveling on a dangerous road which exits onto Spalding Drive and, destroying the character of the neighborhood. Mr. Webber presented the Commission with a handout depicting his concerns. A copy of this handout can be obtained by the Community Development office.

Ms. Patricia Murphy, who lives two doors down from the proposed Chabad, stated that she is opposed to the application because she feels they will try to purchase other surrounding homes and change the character of the neighborhood.

Mr. Scott Kelley of 3758 Creekstone Drive, stated that he is in opposition to the application. Mr. Kelley expressed concern with the traffic flow and with the applicant purchasing additional houses in the neighborhood for expansion.

Mr. Stanley Harden of 3643 Monticello Commons, stated that the neighborhoods surrounding the proposed site are bedroom neighborhoods. Mr. Harden informed the Commission that people walking to the proposed site from other parking lots for services will encounter dangerous conditions and

that this is not the proper site for this applicant.

Mr. Terry Mercer of 3131 Edgewater Drive, Gainesville, who was representing a group of opposed neighbors, stated that he is opposed to the application. Mr. Mercer also stated that the egress and ingress will be an issue with this application. Mr. Mercer presented the Commission with a handout depicting his concerns. A copy of this handout can be obtained by the Community Development office.

Motions were made after discussion amongst the Commission.

MOTION TO DENY THE REQUEST TO REZONE RZ2019-003 & V2019-005 AS PRESENTED.

By: Mark Willis

Seconded: Alan Kaplan

MOTION TO TABLE TONIGHT'S APPLICATION TO THE NOVEMBER PLANNING COMMISSION MEETING TO ALLOW THE APPLICANT TO COME BACK AND ADDRESS CONCERNS ABOUT POTENTIAL EXPANSION OF THE CHABBAD OWNERSHIP OF LAND IN THE AREA AND, IT'S FUTURE DEVELOPMENT PLANS, AS WELL TO ADDRESS THE COMMUNITY'S UNDERSTANDABLE CONCERNS ABOUT TRAFFIC AND SAFETY BASED ON THE ULTIMATE DEVELOPMENT OF THE PROPERTY.

By: James Blum

Seconded: Matt Houser

VOTE ON SECOND MOTION: 2-3 (Blum and Houser approve) (Kaplan, White, Willis opposed)

VOTE ON FIRST MOTION: 4-1 (Willis, Kaplan, White, Houser approved) (Blum opposed)

ACTION TAKEN: APPLICATION DENIED

CITY BUSINESS ITEMS:

No new City business

COMMENTS BY STAFF AND PLANNING COMMISSION:

Jeff Conkle informed the commissioners that there will be a meeting in November.

The Planning Commission meeting concluded at 8:30 PM.

Approved,



Alan Kaplan
Vice-Chairman

Attest:



Kym Chereck
City Clerk

