

Proud to be...

# PEACHTREE CORNERS



2015-2016 ANNUAL REPORT



## CONTENTS

Message from the Mayor . . . . .	4
Traffic improvements . . . . .	5
Multi-use trails . . . . .	6
Millennial housing . . . . .	7
Redevelopment options for aging apartments . . . . .	7
Business incubator . . . . .	8
Simpsonwood Park . . . . .	10
Green Communities certificate . . . . .	10
Tree City USA . . . . .	11
Arbor Day . . . . .	11
Year-end reports . . . . .	12
City Council . . . . .	13
City staff and board members . . . . .	14





Mayor Mike Mason

## A MESSAGE FROM THE MAYOR

A century ago, Peachtree Corners was defined by its agrarian roots. The area, then known as Pinckneyville, was a farming settlement with a tavern, an inn, a church and a post office on a dusty stop for travelers making their way to Atlanta.

Today our rural roots have given way to riverfront homes, swim-tennis communities, attractive townhomes and apartment and senior living choices. Peachtree Corners also supports thriving retail shops, fine dining, top-notch education opportunities and bustling businesses.

It wasn't until July 1, 2012, that Peachtree Corners became the county's 16th city. I am sure you would agree when I say, "We've come a long way in these four short years." In this report, we've highlighted our achievements over the past year. This is also an ideal time to reflect on what our city would have looked like had we not incorporated.

The 20 acres across from The Forum—site of the city's new Town Center—would have been developed into 267 garden apartments had the city not stepped in to purchase the land. The loss of this site would have eliminated any opportunity to create a special community-gathering spot that citizens could enjoy for years to come.

And the pristine 227 acres on which Simpsonwood Retreat and Conference Center was located, would have been the site of more than 200 homes. The land was already zoned RA-200, so developers would not have needed approval to cut down the thick forest, carve out subdivision roads, add utilities and build homes on this beautiful piece of land fronting the Chattahoochee River. Thanks to Gwinnett County and the city, Miss Ludie Simpson's land has been preserved as a peaceful park for all to enjoy.

These two decisions made a huge impact on our new city. The measures we took to create a town center and preserve Simpsonwood were implemented based on citizens' input when the city developed the Comprehensive Plan. Our residents listed preserving green space, developing multi-use trails and improving Holcomb Bridge Road as top priorities. Citizens also identified the need for a pedestrian bridge to connect The Forum and the Town Center.

These actions have resulted in an economic-development boom for the city. More businesses are choosing to locate or relocate here. Governor Deal's recent announcement that Comcast selected Peachtree Corners to expand its regional headquarters is just one example of many businesses choosing to grow in Peachtree Corners. Office vacancy rates have dropped from 19.2 percent in 2014 to 16.3 percent in 2015, and the city has become a regional employment hub, with as many jobs as residents.

Peachtree Corners has a lot to boast about: a zero millage property rate, superior education choices, excellent amenities, robust property values, an affluent community and educated workforce. Our city by the river has a bright future, and with your help and support, we will continue making Peachtree Corners truly Innovative and Remarkable.

A handwritten signature in dark ink that reads "Mike Mason". The signature is written in a cursive, slightly slanted style.

Mayor Mike Mason

## IMPROVING TRAFFIC, A TOP PRIORITY FOR THE CITY

There's no doubt that business is booming in Peachtree Corners. Economic growth is strong, but along with it comes an increase in traffic. To address the issue, city leaders are developing a Comprehensive Transportation Plan.

The plan will guide traffic-management for the next 20 years to ensure that we are meeting the community's future needs. It considers current traffic and safety issues, and provides for future capacity and safety improvements.

Our planners are also addressing other challenges to help people and businesses on the move, such as:

- Working with Gwinnett County to widen Peachtree Parkway southbound between Holcomb Bridge Road and the on ramp to Peachtree Industrial Boulevard. This project should be under construction by this summer.
- Analyzing traffic and making recommendations for future improvements along Spalding Drive, Winters Chapel Road and Peachtree Corners Circle.
- Partnering with the City of Johns Creek to determine future project needs for capacity and intersection improvements on S.R. 141.
- Evaluating a roundabout for Peachtree Corners Circle at Medlock Bridge Road to improve safety at this busy intersection.

“Traffic was already a problem when the city was formed. Now that we are a city, we wanted to develop a long-range plan to address the issues.”

– Mayor Mike Mason





## PUBLIC INPUT SHAPES PLANS FOR MULTI-USE TRAILS

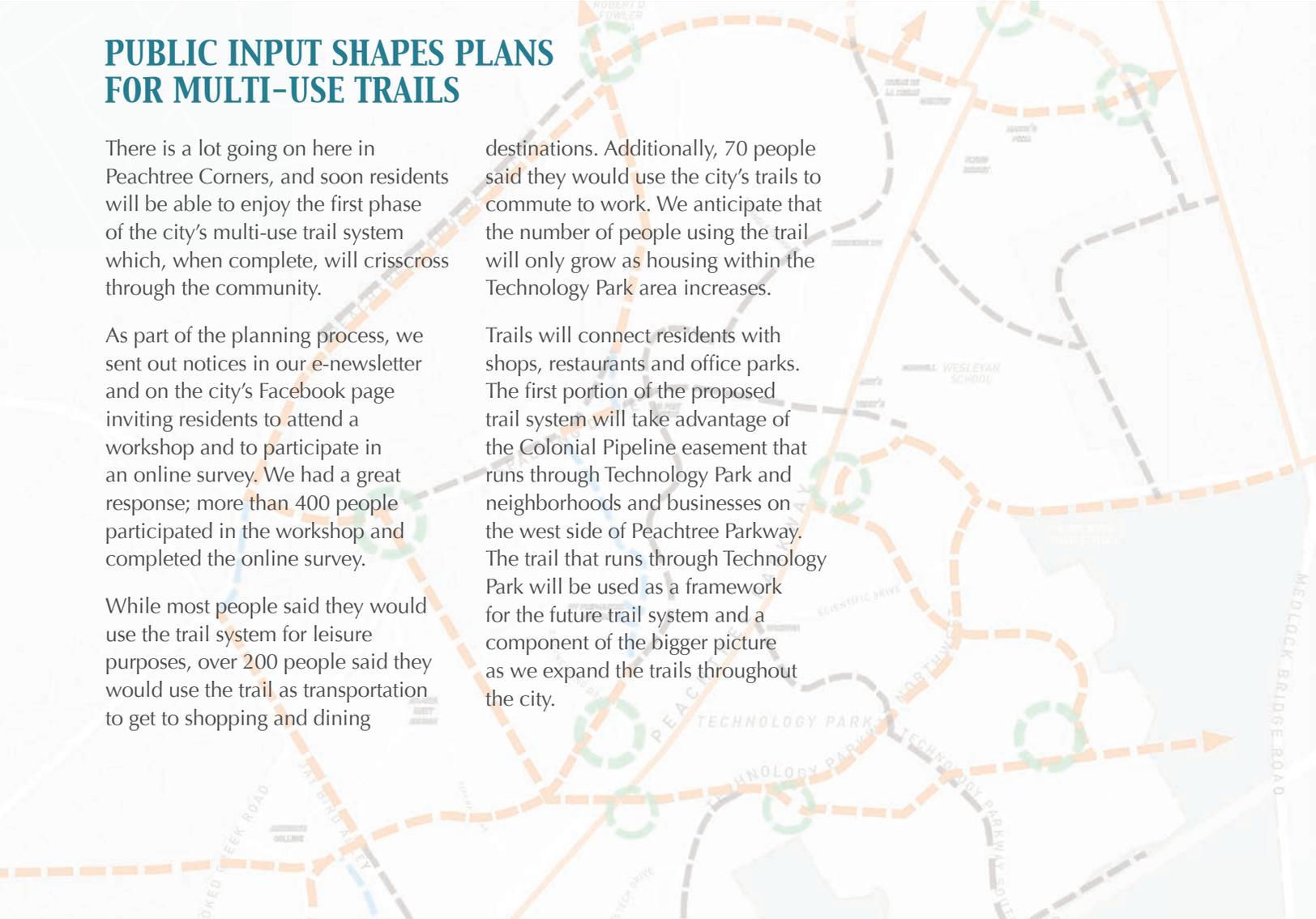
There is a lot going on here in Peachtree Corners, and soon residents will be able to enjoy the first phase of the city's multi-use trail system which, when complete, will crisscross through the community.

As part of the planning process, we sent out notices in our e-newsletter and on the city's Facebook page inviting residents to attend a workshop and to participate in an online survey. We had a great response; more than 400 people participated in the workshop and completed the online survey.

While most people said they would use the trail system for leisure purposes, over 200 people said they would use the trail as transportation to get to shopping and dining

destinations. Additionally, 70 people said they would use the city's trails to commute to work. We anticipate that the number of people using the trail will only grow as housing within the Technology Park area increases.

Trails will connect residents with shops, restaurants and office parks. The first portion of the proposed trail system will take advantage of the Colonial Pipeline easement that runs through Technology Park and neighborhoods and businesses on the west side of Peachtree Parkway. The trail that runs through Technology Park will be used as a framework for the future trail system and a component of the bigger picture as we expand the trails throughout the city.



## MILLENNIAL HOUSING DEVELOPMENT BLENDS HOME, BUSINESS AND LEISURE

Twin Lakes, a new development in Technology Park, will feature lake access, walking trails, residential housing and retail.

The Peachtree Corners City Council unanimously approved the Twin Lakes development, a nearly 39-acre project that will combine multi-family housing, retail and commercial space, and pedestrian trails on land located in Technology Park.

The developer donated 13.5 acres to the city, which will become the first segment of the public trail system to Technology Park Lake. The developer also agreed to help fund the construction of the multi-use trail path and a boat dock that will allow public access to a 15-acre lake not previously available to the public.

Housing in the Twin Lakes development includes a 295-unit millennial apartment complex to be built along the lake's shores. Designed to attract the residents who typically fill the high number of jobs in Technology Park, the development will feature resort-style amenities from a pool to fitness facilities and a dog park. Retail stores, located within walking distance, will add to the convenience.

The Twin Lakes project is an important investment in livability, public spaces and a strong local workforce.



## STUDY SEEKS TO REVITALIZE HOUSING, IMPROVE PROPERTY VALUE

A study is underway to assess strategies for redeveloping some of the city's aging multi-housing units. More than 4,500 housing units in Peachtree Corners are 20 years old or more and suffering lagging property value.

The study identifies several sites and recommends regulatory and financial incentives to stimulate property redevelopment. Redevelopment is a step toward improving economic health and quality of life.

The City Council selected Bleakley Advisory Group to lead the study. Among other services, the firm is assessing the feasibility of transforming properties into new housing or repurposing properties for other land uses.



## CITY'S NEW BUSINESS INCUBATOR, PROTOTYPE PRIME, TO LAUNCH IN SEPTEMBER

The city is partnering with renowned Georgia Tech's Advanced Technology Development Center (ATDC) to launch Prototype Prime, a new business incubator, located in Technology Park. The Georgia Tech program offers support by providing expertise and resources in launching and maintaining a successful incubator program.

The idea for a business incubator in Peachtree Corners took root over a year ago when nearly 220 excited, hopeful entrepreneurs, business owners, investors,

community leaders and citizens attended a city-sponsored event to learn more of the plans for a business incubator. The event also drew entrepreneurs from North Fulton, DeKalb and Cobb counties and students from Georgia Tech.

The new venture will open in 12,000 square feet of renovated office space directly below City Hall. The incubator will provide space and access to education, tools, venture capitalists and more to help entrepreneurs launch and scale their startups.



Recent analyses have shown business incubators similar to Prototype Prime create jobs, boost the local economy and generate tax revenue.

**An economic development study in Maryland found that incubators generated nearly \$1.3 billion in overall economic value.**



atdc  
GEORGIA TECH



We Help Entrepreneurs  
Launch and Build  
Technology Companies  
in Georgia

## SIMPSONWOOD PARK ADDS OPEN SPACE FOR PEACHTREE CORNERS AND GWINNETT COUNTY

Our citizens expressed the need for more green space, so Peachtree Corners pitched in.

Gwinnett County purchased the 227-acre Simpsonwood property from the United Methodist Church in 2014. The land fronts the Chattahoochee River, and the county wanted to preserve it as a public park. The City of Peachtree Corners contributed \$2 million towards Simpsonwood's \$16-million purchase price.

Adding the river-fronted property as park land is in keeping with the City's Comprehensive Land Use Plan, in which citizens identified a need for more green space.

The Simpsonwood land had been deeded as a gift to the church by its owner, Miss Ludie Simpson, in the early 1970s.

Gwinnett County is working on a master plan for the property which will remain a passive park.

“We're grateful to Gwinnett County for their leadership role in the land purchase and their vision and generosity in preserving this very special site as a park.”

– Mayor Mike Mason



## EARTH-FRIENDLY ENDEAVORS CERTIFIED GREEN

Our efforts as a city to reduce, reuse and recycle helped earn a Green Communities certification from the Atlanta Regional Commission in 2016.

The certification documents our good works to manage natural resources, reduce waste and conserve energy. These include providing a recycling drop-off location for mobile phones, household batteries and ink cartridges, maintaining a recycling resource database, encouraging redevelopment of aging properties over greenfield building, promoting recycling in local business, managing light pollution and installing charging stations for electric vehicles.

ARC developed the Green Communities Program to recognize local governments that invest in programs and policies that lead to a more sustainable region. The ARC program offers certifications in 10 categories, ranging from energy efficiency and green building to transportation and water efficiency.



Members of the Green Committee accept the city's Green Community award.

## TREE CITY USA HONORS SOUND RESOURCE MANAGEMENT

Peachtree Corners was honored as a Tree City USA community in February, during the 2016 State Arbor Day celebration at Trees Atlanta. Tree City officials recognized the city for our commitment to caring for and managing public trees. Residents, city staff and City Council members represented Peachtree Corners at the Arbor Day event.

“We are very pleased to receive this recognition,” said Councilmember Lorri Christopher. “Our Green Committee has worked diligently throughout the year to become a Tree City USA community, and I know everyone is very proud of this achievement.”

Well-managed tree programs support healthy public spaces, promote outdoor recreation and contribute to public education. To earn the Tree City USA designation, cities must establish a governing board or department to manage public trees, establish a community tree ordinance, meet specific spending levels for urban forestry and celebrate Arbor Day. See the accompanying article for more about our city’s first Arbor Day celebration.

Peachtree Corners joins 25 Georgia communities in the Tree City USA designation in 2016. There are 135 Tree City USA communities throughout the state.

## CITY SALUTES URBAN FORESTRY AT FIRST ARBOR DAY EVENT

Celebrating Arbor Day is essential to our status as a Tree City USA community, and on March 19, Peachtree Corners held its first Arbor Day Celebration.

In addition to planting a tree at City Hall, we identified our first Heritage Tree, a white oak in Simpsonwood Park, and distributed dogwood seedlings to citizens for planting.

Arbor Day is set aside for schools, civic clubs, and other organizations, as well as individuals to reflect on the importance of trees in our state and across the nation.



“We are very pleased to receive this recognition. Our Green Committee has worked diligently throughout the year to become a Tree City USA community, and I know everyone is very proud of this achievement.”

– Councilmember Lorri Christopher

“We are proud of our Green Committee’s efforts to make a lasting difference to the city’s environment and quality of life.”

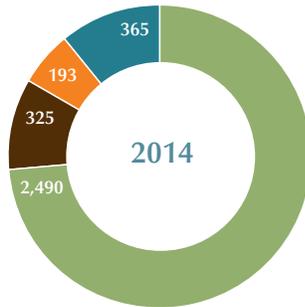
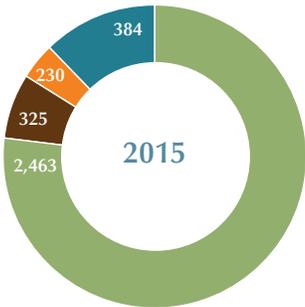
– Councilmember Jeanne Aulbach (Post 4)



# YEAR END REPORTS

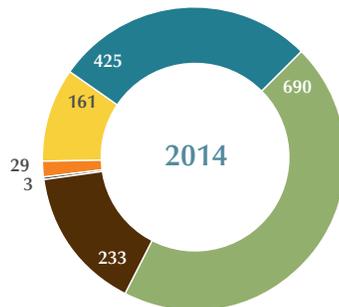
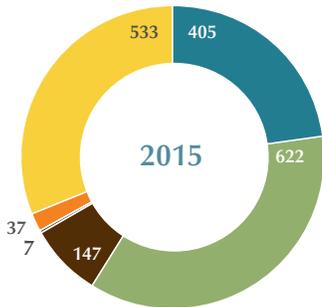
The following reports show business licenses, building permits, code enforcement, and public works activity for the year ending 2015. The data for 2014 has been included for comparison.

## Business Licenses



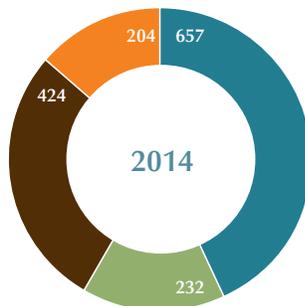
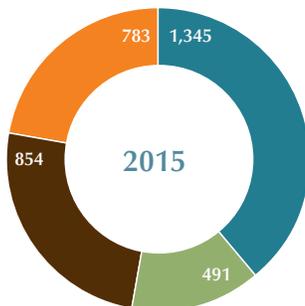
- New Licenses
- Renewed Licenses Issued
- Licenses Pending
- Discontinued or Expired Licenses

## Permits/Certificates Issued



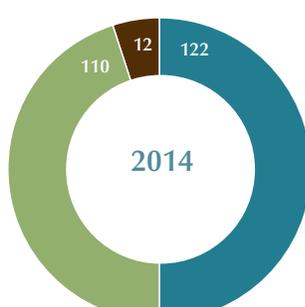
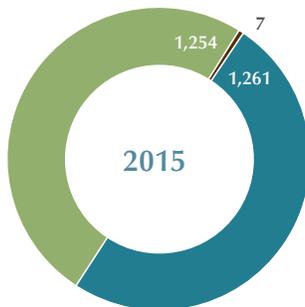
- Residential
- Commercial
- Sign
- Temporary Use
- Demolition
- Certificates of Occupancy

## Code Enforcement Cases



- Total Number of Cases
- Commercial Cases
- Residential Cases
- Total Notices of Violation

## Public Works Activities



- Total Number of Work Orders
- Total Complete
- Total-In-Progress



# PEACHTREE CORNERS CITY COUNCIL

Gwinnett County's newest and largest city, Peachtree Corners was founded July 1, 2012. The city is home to some 40,500 residents and more than 2,300 businesses. The city is governed by the Mayor and six City Council members.



Phillip Sadd  
Post 1



Eric Christ  
Post 2



Alex Wright  
Post 3



Jeanne Aulbach  
Post 4



Lorri Christopher  
Post 5



Weare Gratwick  
Post 6



## CITY STAFF AND BOARD MEMBERS

### Staff

**City Manager:** Julian Jackson  
**City Clerk:** Kymberly Chereck  
**Community Development Director:** Diana Wheeler  
**City Attorney:** Bill Riley

### Board Members

#### Planning Commission:

Matt Houser, Chairman  
Alan J. Kaplan  
Italia Metts  
Mark Middleton  
Mark Willis

#### Zoning Board of Appeals:

Wayne Knox, Chairman  
Jim Blum  
Marcia Brandes  
Vacant  
Amretta Regmi

#### Downtown Development Authority

Dan Graveline, Chairman  
Rob Binion  
LC Johnson  
Aaron Kappler  
Bob Saville  
Ruth Strickland  
Gene Witkin, DDS

### City Hall Address

City of Peachtree Corners  
147 Technology Parkway, Suite 200  
Peachtree Corners, GA 30092  
Hours: 9 a.m.-4 p.m. Monday-Friday

Website: [www.peachtreecornersga.gov](http://www.peachtreecornersga.gov)  
Facebook: [www.facebook.com/peachtreecornersga](http://www.facebook.com/peachtreecornersga)  
Twitter: <https://twitter.com/PtreeCorners>

### Important Contact Numbers

City Hall: 678-691-1200  
Municipal Court: 770-609-8816





