



## **PLANNING COMMISSION AGENDA**

**November 8, 2016  
7:00 PM  
CITY HALL**

- A. Roll Call**
- B. Approval of September 13, 2016 Minutes**
- C. New Business:**
  - 1. RZ2016-005 / SUP2016-004, Aztec Stone. Consideration of rezoning from M-1, Light Industry, to C-2, Commercial, and approving a Special Use Permit on 2.29 acres to allow outdoor storage in order to accommodate the expansion of a stone yard at 5055 and 5039 Buford Hwy., in Dist. 6, Land Lot 257, Parcels 025 and 027, Peachtree Corners, GA**
- D. Old Business:**
  - 1. PH2016-007 Vending and Lockers. Consideration of amendment to the zoning code to regulate outdoor vending and storage lockers.**
- E. City Business Items:**
  - 1. Holcomb Bridge Corridor Redevelopment Overlay**
  - 2. Town Center / Town Green update**
- F. Comments by Staff and Planning Commissioners.**
- G. Adjournment.**



**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**September 13, 2016**

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, September 13, 2016. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D  
Alan Kaplan, Post A  
Mark Middleton, Post B  
Mark Willis, Post C  
Italia Metts, Post E - Absent

Staff: Diana Wheeler, Community Development Director  
Kym Chereck, City Clerk

**MINUTES:**

**MOTION TO APPROVE THE AMENDED MINUTES FROM THE JULY 12, 2016 PLANNING COMMISSION MEETING.**

**By: Mark Willis**

**Seconded by: Alan Kaplan**

**Vote: Passed 4-0 (Willis, Kaplan, Houser, Middleton)**

**OLD BUSINESS:** (None)

**NEW BUSINESS:**

- 1. RZ2016-004 Medlock Bridge Townhomes.** Request to rezone property from R-100, Single Family Residence and C-2, Commercial, to R-TH and approve associated variances in order to develop a 34-lot townhouse subdivision on 4.36 acres located at 3534 and 3544 Medlock Bridge Road in Land Lot 286, 6<sup>th</sup> District, Gwinnett County, Georgia.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting to rezone two parcels that total 4.36 acres for the development of a 34-lot townhome development at a density of 7.8 units/acre. While both properties were previously developed as single-family residential lots, 3544 Medlock Bridge Road is currently used by CC Waters Wrecker Services. Photographs depicting the site were presented to the Commission.

After review of the application, staff recommended that the rezoning be approved subject to the following conditions:

1. The site shall be limited to 34 single-family townhomes with a minimum heated floor area of 2,100 square feet and a minimum unit width of 24-feet.
2. The property shall be developed in general conformance with the site plan prepared by Patterson Engineering Company dated June 28, 2016, and submitted with this application with revisions to meet these conditions and the requirements of all city codes and ordinances except as noted herein.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 25-feet on the easternmost portion of the south (side) property line, and to 20-feet on the westernmost portion of the south (side) property line.
4. Building elevations shall be submitted to the Community Development Director for review and approval.
5. The green space in the center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided such as a shade structure with seating or a fire pit. An amenity area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.
6. Development shall include no more than one (1) full-access driveway on Medlock Bridge Road.
7. Sidewalks shall be provided adjacent to both side of interior streets.
8. A 50-foot wide landscaped strip shall be provided along the Medlock Bridge Road frontage.
9. Interior street names shall relate to Peachtree Corners history or culture and shall be approved by Staff.
10. Interior streets shall be private and maintained by the Homeowners Association.
11. The existing trees in the buffers shall be preserved by the developer and enhanced with additional trees where buffers are sparse (northern property line adjacent to Lockmed Dr.) (Future homeowners may modify the landscaping in the buffer within their own property.)
12. The existing specimen pine tree along Medlock Bridge Rd. shall be preserved and incorporated into the plan.

13. Every effort shall be made to preserve existing specimen trees whose locations coincide with the planned green space.

Mr. Charles Patterson of Patterson Engineering and Mr. Robert Miller with the Miller Group represented the applicant, the Miller Group. Mr. Patterson stated that the applicant had no issues with Staff's conditions.

Chairman Houser opened the floor for public comment. There was no public comment.

**MOTION TO APPROVE RZ2016-004 WITH ALL OF STAFF'S CONDITIONS.**

**By: Mark Middleton**

**Seconded: Mark Willis**

**Vote: (4-0) (Middleton, Willis, Houser, Kaplan)**

2. **PH2016-007 Vending and Lockers.** Consideration of amendment to the zoning code to regulate outdoor vending and storage lockers.

Diana Wheeler, Community Development Director, informed the Commission that Amazon would like to install a new product called 'Amazon Locker' at various locations throughout the city. A drawing depicting the locker was presented to the Commission. The locker is orange in color and measures 7.3 feet in height, 9 feet in length, and 1.9 feet in depth. The 'locker' functions similar to a group of small post office boxes by allowing people to pick-up or return their Amazon purchases to a locked unit at the customer's convenience.

After discussion concerning the 'lockers' it was determined that that Mrs. Wheeler would come before the Commission again at a later date with additional information concerning signage, the number of units permitted, and location of the 'lockers' in terms of distance from the building.

**CITY BUSINESS ITEMS:**

1. **Transportation Study Update**

Greg Ramsey, Public Works Director, presented an update to the transportation study. Mr. Ramsey stated that currently there were approximately 850 residents who have responded to the survey for the Transportation Study. Mr. Ramsey also stated that he feels confident that the Transportation Study will go before the City Council by January 2017. For additional information concerning the study please contact Mr. Ramsey at GRamsey@peachtreecornersga.gov.

**2. Comprehensive Plan Work Program Review**

Diana Wheeler, Community Development Director, informed the Commission that the Comprehensive Plan lists 72 different projects. Currently there are 21 projects completed and 17 projects in the process of being completed, making just over 50% of the projects having action or completion within 3 years of the 20 year plan. (A list of the projects was presented to the Commission.)

Mrs. Wheeler stated that the remaining projects will be revisited to make sure that they are still relevant to what the Mayor, Council and Community wants and or need.

**COMMENTS BY STAFF AND PLANNING COMMISSION:**

Diana Wheeler, Community Development Director, informed the Commission that there would be no meeting for the month of October.

The Planning Commission meeting concluded at 8:37 PM.

Approved,

Attest:

\_\_\_\_\_

\_\_\_\_\_

Matt Houser, Chairman

Kym Chereck, City Clerk

**RZ2016-005 / SUP2016-004**  
**Aztec Stone**

**REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>D&amp;L Buford Properties, LLC</u>	NAME: <u>D&amp;L Buford Properties, LLC</u>
ADDRESS: <u>409 Lakeshore Drive</u>	ADDRESS: <u>409 Lakeshore Drive</u>
CITY: <u>Berkeley Lake</u>	CITY: <u>Berkeley Lake</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>678-300-0859 cell</u>	PHONE: <u>678-300-0859 cell</u>
E-MAIL: <u>drojas@aztecstoneempire.com</u>	E-MAIL: <u>drojas@aztecstoneempire.com</u>
CONTACT PERSON: <u>Eric Johansen, RLA</u> PHONE: <u>678-571-4843 cell</u>	
CONTACT'S E-MAIL: <u>eric@inlandllc.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT       PROPERTY OWNER       CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C2 & M1 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): 6 LAND LOT(S): 257 ACREAGE: +/- 2.29 acres

ADDRESS OF PROPERTY: 5039 Buford Highway, Norcross, GA 30071

PROPOSED DEVELOPMENT: Building Material Sales with Outdoor Storage of related Construction Materials

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*Staff Use Only This Section*

Case Number: \_\_\_\_\_ Hearing Date: P/C \_\_\_\_\_ C/C \_\_\_\_\_ Received Date: \_\_\_\_\_

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

**Related Cases & Applicable Conditions:**

\_\_\_\_\_

Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**RESIDENTIAL DEVELOPMENT**

No. of Lots/Dwelling Units \_\_\_\_\_

Dwelling Unit Size (Sq. Ft.): \_\_\_\_\_

**NON-RESIDENTIAL DEVELOPMENT**

No. of Buildings/Lots: 0 bldgs

Total Bldg. Sq. Ft.: 0 sf

Gross Density: 0 sf/acre

**FEE SCHEDULE**

**1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts**  
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-100, R-75, RL, MHS.

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

**2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts**  
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

**3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)**

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).

**APPLICANT'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

September 28, 2016

Signature of Applicant

Date

Daniel Rojas - Property Owner

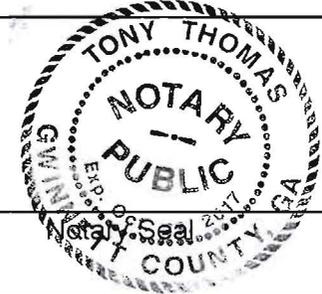
Type or Print Name and Title

*Tony Thomas*

9/29/16

Signature of Notary Public

Date



**PROPERTY OWNER'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

September 28, 2016

Signature of Property Owner

Date

Daniel Rojas - Property Owner

Type or Print Name and Title

*Tony Thomas*

9/29/16

Signature of Notary Public

Date



**APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN  
ATTACHMENT AS NECESSARY:

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes, the proposed Rezoning and Special Use Permit(s) for Outdoor Storage of Construction Materials will present a use that is suitable with respect to the adjacent and surrounding properties. Currently, there is a mixture of land uses immediately adjacent to this property.

- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?

No, the proposed Rezoning and Special Use Permit(s) will not adversely affect the existing use or usability of the adjacent and nearby properties. The adjacent properties include Industrial zoned land, Commerical zoned land and Automotive zoned land.

- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

Yes, the property does have a reasonable economic use as currently zoned C-2 and M-1, however, the land does require a change on zoning and special uses to permit the property owner to utilize their land as desired and to be compatible with their business, Aztec Stone.

- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, the proposed use will not cause and excessive or burdensome use of the existing infrastructure, streets, transportation facilities, utilities or schools. The subject properties are located on Buford Highway which is a 4 lane road with all infrastructure already present.

- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?

Yes, the proposed changes are in conformity with the policy and intent of the current land use plan for the City of Peachtree Corners, GA.

- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?

Yes, the subject properties are both owned by D&L Buford Properties. D&L Buford Properties are the owners and operators of Aztec Stone and the two properties will be combined with the current Aztec Stone facility and utilized for their operations.



**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 257 - 025  
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant 9/29/16 Date

Daniel Rojas - Property Owner  
Type or Print Name and Title

*Tax Commissioners Use Only*

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Cordrick Remy NAME Senior Tax Services Associate TITLE  
9/29/16 DATE



September 29, 2016

Diana Wheeler  
Community Development Director  
City of Peachtree Corners  
147 Technology Parkway, NW  
Suite 200  
Peachtree Corners, GA 30092

**Re: Rezoning and Special Use Permit Application  
D&L Properties, LLC  
5039 Buford Highway  
Tax Parcels R6257 025 & R6257 027**

Ms. Wheeler,

D&L Properties, LLC (the "Property Owner" and "Applicant") is requesting the Rezoning and Special Use Permits for real property located at 5039 Buford Highway consisting of approximately ±3.38 acres and further identified as Gwinnett County Tax Parcel R6257 025 and R6257 027 (the "Subject Property"). The Subject Property currently has a split zoning where parcel R6257 025 is zoned C-2 and parcel R6257 027 is zoned M-1. **The Applicant is the Property Owner of the Subject Property.** The intended use of the Subject Property would be for an expansion of the existing Aztec Stone masonry supply company, which is also owned by the Property Owner and Applicant.

The Applicant is requesting for the City of Peachtree Corners, GA (the "City") to Rezone and grant a Special Use Permit(s) for the Subject Property to permit the parcel to be utilized as an expansion of the existing Aztec Stone business under the C-2 zoning designation. This would also require the need for the Special Use Permit to be granted to allow for the Building Material Sales with Outdoor Storage of the masonry construction supplies and materials.

Currently, the Subject Property is bordered by M-1 Industrial zoned land to the south, west and north, and C-2 Commercial zoned land to the east. Buford Highway has an average daily traffic of ±23,900 ADT based on 2015 data that was obtained from the Georgia Department of Transportation. The current Aztec Stone facility was zoned and granted Special Use Permits from Gwinnett County, GA (the "County") with the most recent public hearing action under case SUP2011-00068, whereas, under SUP Condition 1B – Outdoor sales and/or storage of stone products and landscape materials may be permitted as a special use.

The Applicant is requesting the City to grant the approval of the requested changes in Zoning and Special Uses to permit the Subject Property to be utilized in the exact same manner as the adjacent Aztec Stone property that was granted final approvals under SUP2011-00068, to include the upgrades of the permanent fencing and landscaping. The Subject Property will be granted access through interparcel access from the adjacent Aztec Stone property and will also maintain its existing points of access along Buford Highway. The Subject Property will construct the appropriate storm water management facilities

to account for the new impervious surfaces. The Applicant would request the City to grant approval for the Outdoor Storage of the Construction Materials to be stored on a GRAVEL PAVED surface.

We respectfully request the City to approve this Rezoning and Special Use Application as presented. At the request of the City, we are more than happy to meet to further discuss the merits of the proposed Rezoning and Special Uses. If any additional information is needed for the review of the proposed changes please contact me at [eric@inlandllc.com](mailto:eric@inlandllc.com) or by cell phone at 678-571-4843. Thank you in advance for consideration of these proposed changes to the Subject Property.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'EJ', written over a light gray circular stamp or watermark.

Eric Johansen  
Agent for the Applicant and Property Owner

Cc: D&L Buford Properties, LLC  
Aztec Stone Empire  
File

**LEGAL DESCRIPTION**

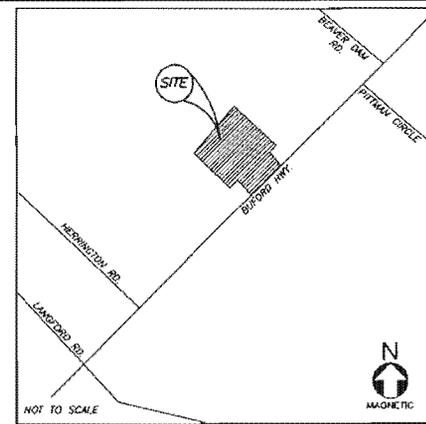
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 257 OF THE 6TH DISTRICT, DWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ARRIVE AT THE TRUE POINT OF BEGINNING COMMENCE AT A POINT ON THE NORTHWEST CORNER OF THE FORMER 100' RIGHT-OF-WAY OF U.S. HIGHWAY 23 AT A POINT LOCATED 610.86' AS MEASURED ALONG SAID FORMER RIGHT OF WAY FROM ITS INTERSECTION WITH THE LAND LOT LINE COLLISION TO LAND LOTS 256 AND 257, SAID DISTRICT, THENCE N35°20'24"W A DISTANCE OF 20.35' TO AN IRON PIN SET ON THE PRESENT NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 23 (140' R/W) WHICH IS THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY OF BUFORD HIGHWAY N35°20'24"W A DISTANCE OF 52.54' TO A 1" OPEN TOP PIPE FOUND; THENCE N35°20'24"W A DISTANCE OF 49.01' TO A 1/2" REBAR FOUND; THENCE S60°47'19"W A DISTANCE OF 100.73' TO A PK NAIL FOUND; THENCE N02°28'26"E A DISTANCE OF 261.01' TO AN IRON PIN SET; THENCE N55°07'24"E A DISTANCE OF 317.64' TO AN IRON PIN SET; THENCE S27°23'50"E A DISTANCE OF 290.54' TO AN IRON PIN SET; THENCE S88°05'15"W A DISTANCE OF 53.55' TO AN IRON PIN SET; THENCE S31°28'26"E A DISTANCE OF 56.69' TO AN IRON PIN SET ON THE RIGHT-OF-WAY OF BUFORD HIGHWAY; THENCE ALONG SAID RIGHT-OF-WAY S4°39'05"W A DISTANCE OF 159.53' TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 2.29 ACRES.

**STEWART TITLE GUARANTY COMPANY--COMMITMENT T8-0145 DATED 5/24/2016**

- (l) Grading Easement dated 11/11/2006, from Ryszak and Julia Gabriel to Ryszak and Julia Gabriel, filed and recorded 01/11/2007, in Deed Book 47468, Page 372, Dwinnett County, Georgia records. (Affects-but no improvements made)
- (m) Easement dated 11/11/2006, between Atlas International, Inc. and Ryszak and Julia Gabriel to Ryszak and Julia Gabriel, filed and recorded 11/14/2006, in Deed Book 47253, Page 809, Dwinnett County, Georgia records. (Affects-but no improvements made)
- (n) Easement dated 10/30/2006, between Atlas International, Inc. and Ryszak and Julia Gabriel to Ryszak and Julia Gabriel, filed and recorded 10/30/2006, in Deed Book 47190, Page 685, Dwinnett County, Georgia records. (Affects-but no improvements made)
- (o) Maintenance Agreement dated 04/11/2006 between Julia Gabriel and Dwinnett County, Georgia, filed and recorded 06/22/2006, in Deed Book 46654, Page 239, Dwinnett County, Georgia records. (Affects-but no improvements made)
- (p) Outclaim Deed dated 12/30/1985, from Dwinnett County to Dwinnett County Water and Sewerage Authority, filed and recorded 12/31/1985, in Deed Book 3310, Page 243, aforesaid records. (Too ambiguous to determine effect)
- (q) Boundary Line Agreement dated 05/25/1988, between N. C. Brooks and R. R. Malboe and Mrs. R. R. Malboe, recorded 06/02/1988, in Deed Book 255, Page 152, aforesaid records. (Too ambiguous to determine effect)
- (r) Easement For Ingress And Egress dated 05/26/1988, from N. C. Brooks to R. R. Malboe and Mrs. R. R. Malboe, recorded 06/02/1988, in Deed Book 255, Page 151, (Too ambiguous to determine effect)

**SITE SUMMARY**  
2.29 ACRES  
99,764.99 S.F.  
ZONED C2



**JACKSON LAND SURVEYING P.C.**

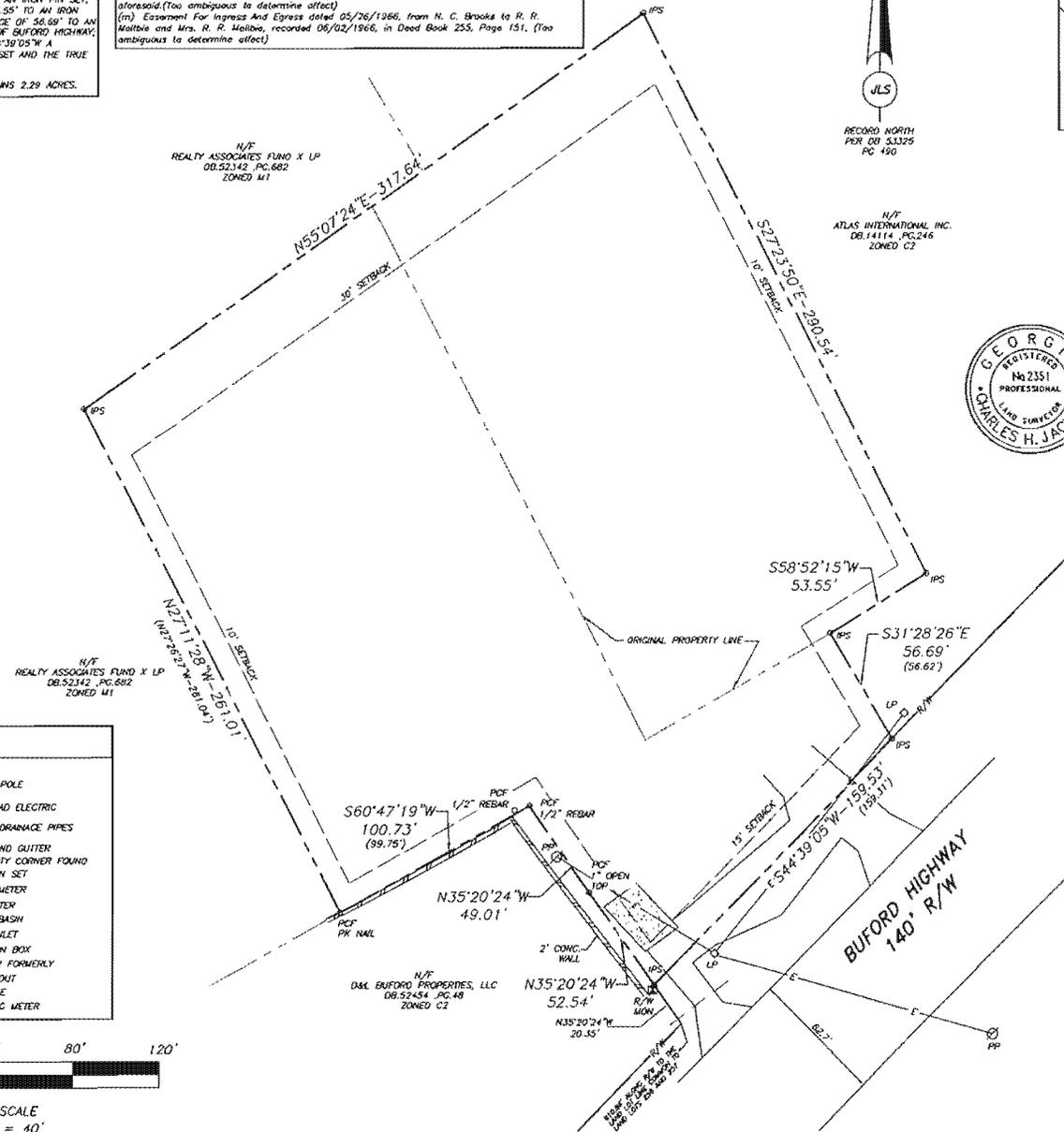
208 MARILYN DRIVE EAST  
FAYETTEVILLE, GA 30314

61478.725.3433  
71478.286.5934



**LOCATION MAP**

**SURVEY CERTIFICATION**  
TO: 5039, LLC, FIRST-CITIZENS BANK & TRUST, STEWART TITLE GUARANTY COMPANY, WILLIAM E. PORTER, P.C.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 11, 13, 14, 16, 17 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/24/2016.  
DATE OF PLAT OR MAP: 5/26/2016  
GEORGIA REGISTERED LAND SURVEYOR NO. 2351  
CHARLES H. JACKSON, P.L.S.  
200 MARILYN DRIVE EAST  
FAYETTEVILLE, GEORGIA 30214

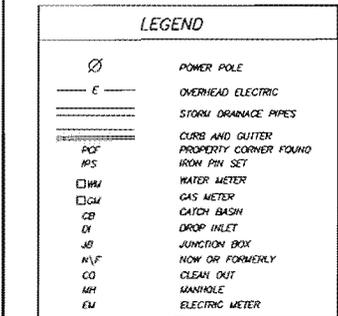


THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, 43-15-6, 43-15-6-43-15-10, 43-15-22.

**NOTES**

- ZONED C2
- SETBACKS: FRONT 15', REAR 30', SIDE 10'
- MAX. BLOC. HEIGHT: 45'
- FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A LCCA 1103 TOTAL STATION.
- THE REFERENCED MUNICIPALITY PROVIDED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRADING OR DESTRUCTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATIONS AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.
- THE SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT THE EXPRESSED RECERTIFICATION BY THE SURVEYOR'S HAVING SAID ENTITIES.
- ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. JACKSON LAND SURVEYING, P.C. HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON WARNINGS IN THE FIELD AND INFORMATION PROVIDED BY OTHERS. JACKSON LAND SURVEYING, P.C. IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
- PARKING: 0 REGULAR SPACES AND 0 HANDICAP.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTEDUMP, SLUMP OR SANITARY LANDFILL.

**FLOOD CERTIFICATION**  
ACCORDING TO THE F.E.M.A., F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 1313000029 DATED 3/04/2013 THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.



GRAPHIC SCALE  
SCALE 1" = 40'

ALTA/NSPS LAND TITLE SURVEY FOR 5039, LLC FIRST-CITIZENS BANK AND TRUST COMPANY STEWART TITLE GUARANTY COMPANY WILLIAM E. PORTER, P.C.

DATE	DESCRIPTION	PERSON
5/26/16	FINAL	CSH

PROJECT NAME: 5039 BUFORD HIGHWAY

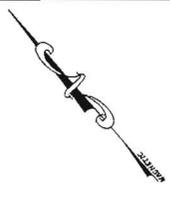
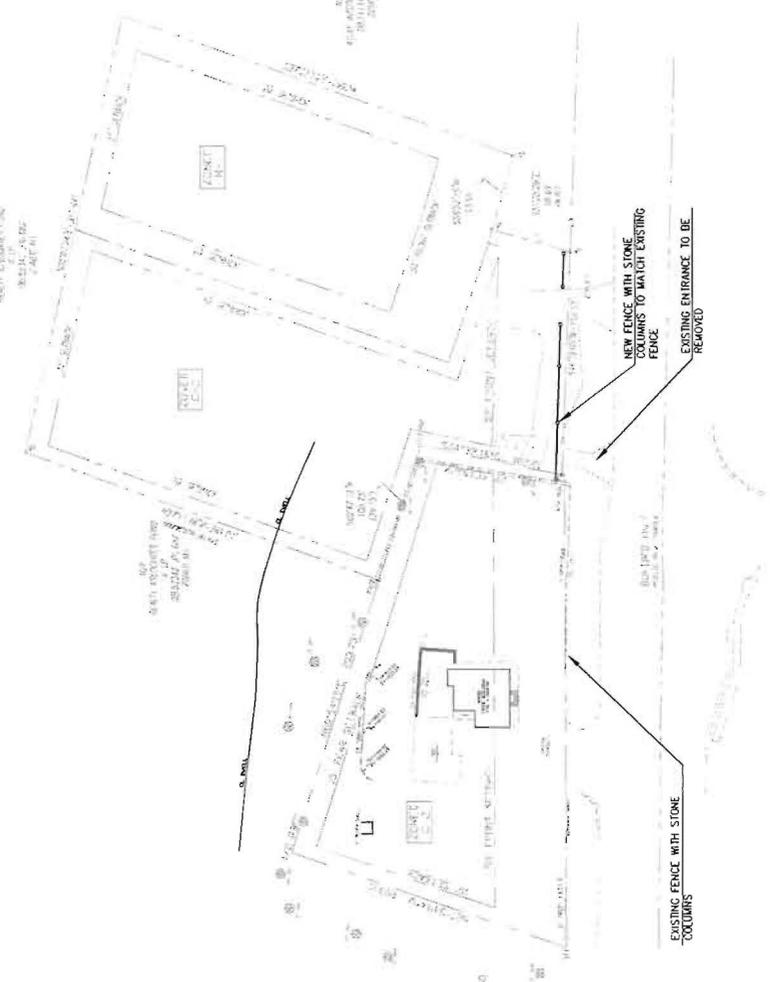
SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

PROJECT NO. SHEET NO. WEP085 1 DATE: 5/26/2016 ISSUE No. 1 of 1

24 HOUR EMERGENCY CONTACT: DANIEL ROJAS 678-300-0859

**Site Notes:**

1. THE SITE CONTAINS: 99,165 SQ. FT., 2.29 ACRES AND 4,620.50 FT<sup>2</sup> ± 119
2. THE NORTH ARROW AND SCALE ARE SHOWN ON THE PLAN
3. SURVEY INFORMATION TAKEN FROM SURVEY'S PERFORMED BY JACSON LAND SURVEYING P. C. DATED 5-28-16.
4. NO PORTION OF THIS PROPERTY IS IN AN DESIGNATED FLOOD SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP 171530008E, DATED MARCH 4, 2011.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEACHTREE CORNERS AND GEORGIA. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO RESPONSIBILITY BEFORE STARTING ANY WORK TO AVOID SUCH DISCREPANCIES AND DAMAGES TO THE PROPERTY AND TO AVOID ANY LIABILITY TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEACHTREE CORNERS AND GEORGIA.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEACHTREE CORNERS AND GEORGIA.
8. CONTRACTOR TO PROVIDE ALL NECESSARY BARRIERS, GUARDS, LIGHTS, AND OTHER NECESSARY WORK REQUIRED TO PROTECT PERSONS AND PROPERTY FROM THE CONSTRUCTION SITE.
9. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF PEACHTREE CORNERS AND GEORGIA STANDARDS.
10. UNDESIRABLE UTILITIES SHOWN ON EXISTING THE PROGRESS MAY EXIST THAT ARE NOT SHOWN. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO RESPONSIBILITY BEFORE STARTING ANY WORK TO AVOID SUCH DISCREPANCIES AND DAMAGES TO THE PROPERTY AND TO AVOID ANY LIABILITY TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEACHTREE CORNERS AND GEORGIA.
11. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" FROM ALL NECESSARY AGENCIES, SUCH AS THE CITY OF PEACHTREE CORNERS AND GEORGIA.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEACHTREE CORNERS AND GEORGIA.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEACHTREE CORNERS AND GEORGIA.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEACHTREE CORNERS AND GEORGIA.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEACHTREE CORNERS AND GEORGIA.



**Address:**  
5655 E. 3509 BURGESS HWY  
PEACHTREE CORNERS, GA 30071

**City of Peachtree Corners Notes:**

1. SITE ADDRESS: 5655 AND 5659 BURGESS HWY, 30070S GA
2. DISTRICT IS LAND LOT 259 PARCEL 40 NUMBER:  
5655 BURGESS HWY # 6257 001  
5659 BURGESS HWY # 6257 002 R 6257 003

**Zoning Requirements:**

- ZONING: C-2 GENERAL BUSINESS**
- MINIMUM LOT AREA: 5 ACRES
  - MINIMUM LOT WIDTH: 100 FT
  - MINIMUM PUBLIC ROAD FRONTAGE: 40 FEET
  - BUILDING SETBACKS:
    - FRONT YARD: 50 FEET
    - SIDE YARD: 10 FEET/70 FEET IF ADJACENT RESIDENTIAL DISTRICT
    - REAR YARD: 15 FEET/40 FEET IF ADJACENT RESIDENTIAL DISTRICT
    - MAX HEIGHT: 3 STORIES NOT TO EXCEED 35 FEET
  - ZONING: U-1 LIGHT INDUSTRIAL DISTRICT**
    - MINIMUM LOT AREA: 1 ACRE
    - MINIMUM LOT WIDTH: 100 FT
    - BUILDING SETBACKS:
      - FRONT YARD: 50 FEET
      - SIDE YARD: 20 FEET/40 FEET IF ADJACENT RESIDENTIAL DISTRICT
      - REAR YARD: 15 FEET/40 FEET IF ADJACENT RESIDENTIAL DISTRICT
      - MAX HEIGHT: NOT TO EXCEED 40 FEET

Prepared By:  
CRESCENT VIEW  
ENGINEERING, LLC  
1000 Avenida Del Mar  
Marina, CA 90402  
www.crescentview.com

Prepared For:  
D & L Buford Properties, LLC  
1100 Virginia Road  
Lynchburg, VA 24002  
Phone: 813-200-0058  
Fax: 770-966-6644

Site Plan

DATE:	8-25-16	REVISIONS:
SCALE:	AS SHOWN	
DRAWN:	GAB	
CHECKED:	PS	



Zoning Plan For  
Aztec Stone Village  
Crescent View, Georgia  
1000 Avenida Del Mar  
Marina, CA 90402

Sheet No.  
C-1

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**REZONING AND SPECIAL USE PERMIT ANALYSIS**

PLANNING COMMISSION DATE: November 8, 2015  
CITY COUNCIL DATE: December 20, 2015

CASE NUMBER: **RZ2016-005/SUP2016-004**  
CURRENT ZONING: M-1  
PROPOSED ZONING: C-2  
LOCATION: 5039 AND 5055 BUFORD HIGHWAY  
MAP NUMBERS: 6<sup>th</sup> DISTRICT, LAND LOT 257  
ACREAGE: 4.01 ACRES  
PROPOSED DEVELOPMENT: REZONE FROM M-1 TO C-2 TO EXPAND AN EXISTING  
STONE YARD  
FUTURE DEVELOPMENT MAP: INDUSTRIAL CORRIDOR  
  
CONTACT: ERIC JOHANSEN  
ERIC@INLANDLC.COM  
678-571-4843

**RECOMMENDATION: APPROVE WITH CONDITIONS**

**PROJECT DATA:**

The applicant is seeking to rezone and acquire a special use permit on 2.29 acres on the north side of Buford Highway approximately 1000 feet north of Herrington Drive. The property owner would like to add two vacant pieces of property to his existing stone yard and expand his business. In order to do that, one of the vacant parcels would have to be rezoned from M-1 (Light Industry District) to C-2 (General Business District), and both parcels would need a Special Use Permit.

The properties immediately to the east and west of the subject property are zoned M-1 and primarily consist of by automotive uses. Pickneyville Park, also zoned M-1, is located to the north across the Norfolk Southern rail right-of-way. Light industrial and automotive uses characterize the area to the south across Buford Highway in unincorporated Gwinnett County, with several residential areas located nearby to the south. The majority of properties on the north side of Buford Highway within Peachtree Corners in this area are zoned M-1, with several properties zoned C-2 and M-2 (Heavy Industry District) and one property zoned C-3 (Highway Business District).

Currently, there is an existing stone yard with a primary building located on the C-2 zoned property immediately south of the two vacant parcels. This existing building houses the company's business office and the remainder of the site is devoted to outdoor storage of various stone materials. The two vacant parcels appear to be heavily wooded toward the rear, but with some disturbance in the areas closer to Buford Hwy. The vacant parcels were acquired because the business needs extra storage space. Temporary outdoor storage of stone

materials has been located in the parking lot of the adjoining warehouse building. However, this is not a permanent storage solution for the stone inventory.

The site is located within the Industrial Corridor Character Area on the Future Development Map. The Industrial Corridor is intended to protect industrial and manufacturing uses. Light industrial, heavy industrial, and commercial/retail uses are considered appropriate, and sidewalks, aesthetic improvements, architectural and design standards, parking behind buildings, and natural buffers are encouraged.

The City's Zoning Resolution requires that 'Building Materials Sales with Outdoor Storage' obtain a Special Use Permit to operate in C-2 zoning districts. The purpose of the Special Use Permit review is to ensure that any detrimental aspects of the proposed land use are mitigated through site specific conditions.

#### ZONING HISTORY:

There have been three previous zoning hearings specific to this property and its use as a stone yard. GC CIC-07-032 and GC SUP -07-101 were approved on 6/16/09 for a Change in Condition and a Special Use Permit for outdoor sales subject to conditions:

- A. Retail and service commercial and accessory uses. Gas pumps and convenience stores shall be prohibited.
  - B. Outdoor sales and/or storage of stone products and landscape materials may be permitted as a special use, provided the applicant obtains the necessary development permit and completes the site development requirements contained herein (including fencing and landscaping) within 120 days of zoning approval.
  - C. Buildings shall be finished with architectural treatments of glass and/or brick or stone. Submit architectural and site plans for approval by the Director of Planning and Development prior to issuance of a building permit.
  - D. The Special Use Permit shall automatically terminate after 2 years from the date of approval, at which time the operation shall cease or the applicant may apply for renewal.
2. To satisfy the following site development considerations:
    - A. The Buford Highway frontage shall include a 10-foot landscape strip planted with 3-inch caliper street trees as approved by the Gwinnett County Buffer, Landscape and Tree Ordinance. The street trees shall be spaced on a maximum of 20-foot centers and shall include groupings of evergreen shrubs every 50-feet on center. The landscape strip shall be in general conformity with the rendering placed in the record at the June 16, 2009, Board of Commissioners meeting. The landscape plans shall be subject to review and approval by the Director of Planning and Development.

- B. Install a decorative metal fence with masonry columns. The masonry columns shall be spaced at a maximum distance of every 50 feet on center and treated with either brick or stone that is within an earth tone color scheme. The decorative metal fence shall not exceed 5-feet in height. The decorative fence shall be similar in nature to the rendering placed in the record at the June 16, 2009, Board of Commissioners meeting. The materials, design and layout of the fence shall be subject to review and approval by the Director of Planning and Development.
- C. Oversized signs shall be prohibited.
- D. No tents, canopies, temporary banners streamers or roping decorated with flags, tinsel or other similar material shall be displayed, hung or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard or bandit signs shall be prohibited.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent residential property.
- F. Dumpsters shall be screened by a brick wall at least 6-feet in height. Hours of pickup shall be limited to 7:00 a.m. to 7:00 p.m.
- G. Peddlers or parking lot sales shall be prohibited.
- H. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- I. Ground signs shall be limited to monument-type with a brick base of at least 2 feet in height and shall match the masonry construction of the building.
- J. Provide a 5-foot wide sidewalk across the Buford Highway frontage.

Two years later, (on 12/13/11) , GC SUP2011-00068 was approved for the renewal of outdoor sales and storage with all the same conditions as the previous two cases except for condition 2A which was amended to read as follows:

- 2. To satisfy the following site development considerations:
  - A. Due to issues with newly installed landscaping surviving on the subject property, the required plant materials for the 10-foot landscape strip shall be provided in equal amounts, or greater, to those required by the current Buffer, Landscape and Tree Ordinance in an off-site location in Commission District 2. The location for the off-site plant materials, planting plans, and specifications must be approved by the Director of Planning and Development prior to any installations.

**ZONING STANDARDS:**

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F', below. Following each item is the applicant's response followed by Staff's comment.

**A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?**

*Applicant's Response:* Yes, the proposed rezoning and special use permit for outdoor storage of construction materials will present a use that is suitable with respect to the adjacent and surrounding properties. Currently, there is a mixture of land uses immediately adjacent to this property.

*Staff's Comment:* The subject property is located within the Industrial Corridor Character Area, which is largely characterized by automotive, industrial, and warehouse-type uses. The proposed expansion of a stone yard would be suitable in this location in view of the use and development of adjacent and nearby properties.

**B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?**

*Applicant's Response:* No, the proposed rezoning and special use permit will not adversely affect the existing use or usability of the adjacent and nearby properties. The adjacent properties include industrial zoned land, commercial zoned land and automotive zoned land.

*Staff's Comment:* The City's Comprehensive Plan calls for the preservation of industrial and commercial uses in the Industrial Corridor Character Area. C-2 zoning is currently found in several parcels along Buford Highway, and rezoning from a more intense M-1 designation would

be likely to have fewer negative impacts on surrounding properties than uses allowable under the current M-1 zoning.

**C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?**

*Applicant's Response:* Yes, the property does have a reasonable economic use as currently zoned C-2 and M-1; however, the land does require a change of zoning and special uses to permit the property owner to utilize their land as desired and to be compatible with their business, Aztec Stone.

*Staff's Comment:* The property has a reasonable economic use as currently zoned.

**D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

*Applicant's Response:* No, the proposed use will not cause an excessive or burdensome use of the existing infrastructure, streets, transportation facilities, utilities or schools. The subject properties are located on Buford Highway which is a 4-lane road with all infrastructure already present.

*Staff's Comment:* The impacts of a stone yard expansion to existing streets, transportation facilities, or utilities are unlikely to be excessive or burdensome in comparison to uses allowed under the current M-1 zoning, as C-2 is a less intense zoning designation. There will be no impact on schools. Likewise, the granting of a Special Use Permit for the requested expansion at this location is unlikely to result in impacts that would be considered excessive or burdensome.

**E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?**

*Applicant's Response:* Yes, the proposed changes are in conformity with the policy and intent of the current land use plan for the City of Peachtree Corners.

*Staff's Comment:* (see *Comprehensive Plan heading, next page.*)

**F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?**

*Applicant's Response:* Yes, the subject properties are both owned by D&L Buford Properties. D&L Buford Properties are the owners and operators of Aztec Stone and the properties will be combined with the current Aztec Stone facility and utilized for their operations.

*Staff's Comment:* The fact that the existing stone yard has been operational at this location without code enforcement problems or other negative impacts suggests that the proposed expansion is an acceptable use at this location.

**COMPREHENSIVE PLAN:**

The 2030 City of Peachtree Corners Character Area Map indicates that the property is located within the Industrial Corridor Character Area. Policies for this area encourage light industrial, heavy industrial, and commercial/retail uses, which would include C-2 zoning and a building materials business. The Comprehensive Plan also calls for "improved aesthetics and transportation management" to be part of corridor redevelopment. Sidewalks along Buford Highway are desired as part of redevelopment, and parking lots should be located to the rear of buildings along the roadway whenever possible.

C-2 zoning and a Special Use Permit for a stone yard in this location would not be contrary to the goals and policies of the Comprehensive Plan, provided that conditions are put in place to upgrade the facility's appearance along Buford Highway, and that adequate pedestrian facilities are constructed along the roadway.

**DEPARTMENT ANALYSIS:**

The proposed rezoning from the more intense M-1 district to the less intense C-2 district and a Special Use Permit for a stone yard expansion would be unlikely to have adverse effects on adjacent and nearby properties, which are typically industrial and automotive uses. Much of the property that the applicant would like to use to expand the existing business doesn't have much frontage on Buford Hwy. Most of the outdoor storage would occur to the rear of the property.

The proposed rezoning and Special Use Permit would also be in keeping with the goals and policies of the City's Comprehensive Plan, provided that certain conditions of rezoning are put in place. The subject property is located within the Industrial Corridor Character Area, which is intended to encourage heavy industrial, light industrial, commercial, and retail uses along Buford Highway. The intensity of uses along this corridor is typically higher than in commercial areas that are primarily office or retail in use, making the subject property a preferred location for a business that sells building and landscape materials.

Imposing site specific conditions would help mitigate aesthetic impacts to the site. Although Buford Highway is not highly regarded for its appearance, effort expended on each property helps to upgrade the entire area. This site, in particular, is heavily wooded along the rear and sides. Preserving trees along the property's perimeter would provide some buffering and serve to protect adjacent and nearby properties from any negative visual effects of the proposed development.

There is a swale that runs the length of the property frontage between the front property line and the street. This swale creates a dip along the front and creates a sloped grade next to the fence in front of the existing stone yard; however, the area in front of the expansion site is more level and may be able to accommodate the required landscaping along the front of the property. The previous Gwinnett County hearing concerning this property included condition 2A which suggested that landscaping along the front of the existing stone yard property was problematic and another solution was sought. However, the expansion site does not have the topography issues of the existing site. The front of the expansion site has other challenges such as broken pavement, excess gravel, an inactive telephone pole, and weeds. However, these can be remedied with maintenance and landscaping.

**Therefore, after review of the applicant's proposal and other relevant information, it is recommended that RZ2016-005 and SUP2016-004 be approved with the following conditions (based on the Gwinnett County conditions):**

1. Outdoor storage of stone products and landscape materials shall be permitted as a special use provided that all site development requirements and conditions of approval (including fencing and landscaping) are completed within 120 days of zoning approval.
2. A 25-ft. undisturbed buffer shall be provided along the northern and western (side and rear) property lines.

3. The Buford Highway frontage along the expansion property shall be improved with landscaping which shall include, at a minimum, 4-in caliper oak trees spaced a maximum of 20-feet on center and groupings of evergreen shrubs in between the trees. (Tree variety shall be selected from among those listed in Zoning Code Overlay standards sec. 1315.2-2D) The landscape plan shall be subject to approval by the city arborist.
4. Remove gravel and inactive telephone pole from along the front of the expansion site property.
5. The decorative fence shall be extended across the expansion site frontage.
6. Oversized signs shall be prohibited.
7. No additional monument signs shall be permitted.
8. A 5-foot wide sidewalk shall be provided along the entire Buford Highway frontage.







**STOP**  
**RY DRIVERS**  
in the office  
calling in.  
**8.9337**









## PROPERTY LOCATION MAP

**5039 Buford Hwy.**



**CASE NUMBER:**

**SUP2016-004/RZ2016-005**

**PLANNING  
COMMISSION**

**CITY COUNCIL  
1<sup>ST</sup> READING**

**CITY COUNCIL  
2<sup>ND</sup> READING**

**HEARING DATES:**

**NOV. 8, 2016**

**NOV. 15, 2016**

**DECEMBER 20, 2016**

**PROPERTY ADDRESS:**

**5039 BUFORD HIGHWAY**

**Overlay Ordinance  
Amendment:  
Outdoor vending**



# Memo

TO: Planning Commission Members  
FROM: Diana Wheeler, Community Development Director  
DATE: November 8, 2016  
SUBJECT: Outdoor vending

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At the September 13<sup>th</sup> meeting, the Planning Commission reviewed the draft regulations for outdoor vending devices pursuant to Amazon Locker's interest in establishing outdoor units to store and dispense packages.

Discussion at the meeting included the types of materials that could be sold at vending machines, the locations of the machines and the appearance of the units. The Planning Commission asked Staff to add provisions for proximity of the units to the primary building, signage on the units, and limit the number of units per property. Based that discussion, the following amendments are recommended:

Add the following underlined definition and regulation:

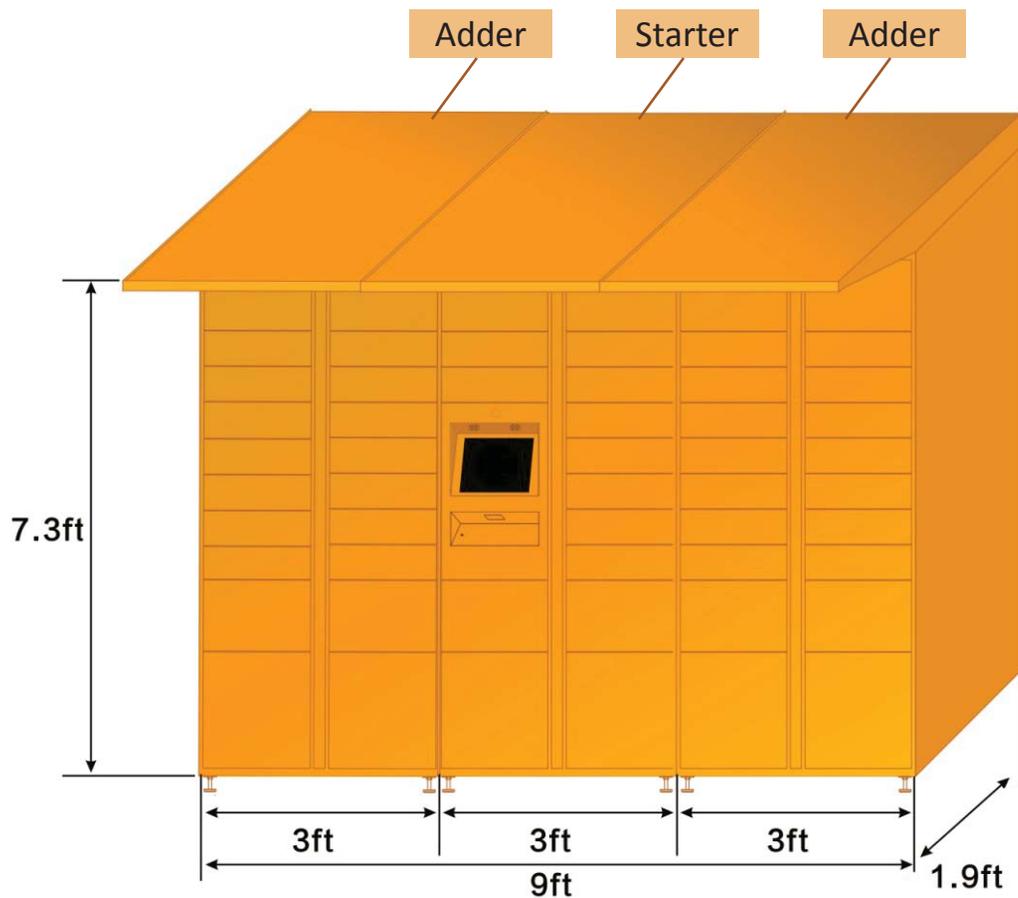
#### *ARTICLE III. – DEFINITIONS*

*Out of store marketing device is any facility or equipment which is located outside of a primary building on a site zoned for nonresidential uses, which is used for the primary purpose of providing a product or service without the owner's or agent's immediate presence, and which is manufactured to include a color, form, graphic, illumination, symbol, and/or writing thereon to communicate information regarding the product or service provided to the public. Examples of out-of-store marketing devices include: bank ATM units, movie and other vending machines, newspaper racks, drink machines, ice boxes, and storage lockers.*

#### *Section 600 A - Out-of-store marketing device.*

- (a) Out-of-store marketing devices shall be allowed in nonresidential zoning districts.*
- (b) The marketing device shall not exceed ten feet in height and shall not be illuminated except for illumination intrinsic to the device.*
- (c) A maximum of two outside storage devices that are visible from the street shall be allowed.*
- (d) Out-of-store marketing devices shall be located no more than five (5) feet from the primary building on the property unless an alternate location is approved by the Community Development Director.*
- (e) Signage on Out-of-store marketing devices shall be limited to one sign located directly on the front of the device that is no greater in area than one (1) foot high x the length of the device.*

# Amazon new generation Locker - Outdoor



## Weather proof design

- The outdoor Locker is water proof with shelter equipped with embedded lights
- The computing equipment compartment include a built-in air conditioner
- Operating temperature ranges from -20c to 50c

## Electrical (US Market)

Power consumption	840 Watt (max), 125 Watt (regular)
Input Voltage	120 AC @ 50/60Hz 8.0A
Estimated annual energy consumption	~ 14789 KWh



# **Holcomb Bridge Road Draft Overlay Standards**



# Memo

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TO: Planning Commission Members

FROM: Diana Wheeler, Community Development Director

DATE: November 8, 2016

SUBJECT: Holcomb Bridge Road Overlay Standards

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The Holcomb Bridge Rd. Corridor Study completed earlier this year produced numerous ideas and projects to help revitalize the Holcomb Bridge Rd. area. One of the first work items generated by the study was a feasibility assessment conducted by Bleakly Advisory Group. This assessment, entitled *Redevelopment Strategies for Aging Commercial Properties*, (attached) included four prototype cases based on existing sites and the financial viability of redeveloping those properties.

Bleakly's report demonstrated that redevelopment is financially viable when certain incentives are made available. Those incentives include certain financing strategies and zoning enhancements.

The Downtown Development Authority will address the financing strategies. The Planning Commission's focus will be on the opportunities within zoning to generate improvements for the Holcomb Bridge Corridor.

While there are many existing retail and office sites that would benefit from new construction, the primary focus of redevelopment is the aging rental housing stock. Most apartments in this area are 30 – 40 years old and many have reached the end of their life-cycle and are not being well maintained. As a result, these declining apartments are affecting surrounding property values and the overall appearance of the community.

The attached draft Overlay standards are a first step in providing the redevelopment incentives needed to bring about a change to the Holcomb Bridge area. This draft is not a finalized document. It is intended as a beginning point for discussion.

# DRAFT

## Section 1320. **Holcomb Bridge Overlay (HBO)**

(11/08/16)

1. **Purpose.** The purpose of these overlay standards is to encourage the redevelopment of outdated multi-family residential buildings, retail centers, and office buildings within the Holcomb Bridge Road corridor.
2. **Applicability.** These overlay standards apply to an area generally bounded by Spalding Drive to the north, Peachtree Industrial Boulevard to the south, Holcomb Bridge Road to the east, multi-family zoned property to the west, and more specifically identified on the map entitled, Exhibit 'B', the Holcomb Bridge Road Corridor boundary map.
3. **Zoning.** When property is redeveloped in accordance with the standards contained herein, the underlying zoning is retained and no rezoning or special use approval is required.
4. **Standards.**
  - A. For property currently zoned for multi-family use (RM through RM-13) and intended to be redeveloped solely or primarily (at least 51% of the developed square footage) for multi-family use, the following shall apply:
    1. The ground area coverage of the redevelopment shall not exceed the ground area coverage of the existing development (same amount of impervious surface.)
    2. Building heights shall not exceed 6 stories or 85 ft., whichever is less.
    3. Setbacks shall comply with existing zoning code regulations.
    4. Density shall be calculated as follow: density allowed by underlying zoning district + .6 units x age of buildings replaced + 13 units/ acre of land donated to the multi-use trail system. Maximum density shall not exceed 35 units/acre. (Excess density credits can be accumulated pursuant to the T-O zoning district regulations.)
    5. Up to 30% of the redevelopment acreage may be developed as townhomes at a maximum density of 8 units / acre.
    6. Retail and restaurant uses may be located on the ground floor of a building provided that they are not developed in stand-alone, (detached) buildings and provided that the building in which they are located faces Holcomb Bridge Road, Peachtree Industrial Boulevard, Spalding Drive, or Peachtree Corners Circle.
    7. When retail uses are located on the ground floor, the maximum building height shall be increased by one floor and shall not exceed 7 stories or 100 ft.
    8. Office uses at a density of 10,000 sq. ft. per acre may be added provided the office uses do not comprise more than 30% of the total development square footage on the entire site.
    9. Common open space shall be provided at the rate of 100 sq. ft. /residential (for sale and for rent) unit. (The open space calculation may not include required landscape strips, setbacks, or parking lot islands.)
    10. Site amenities shall include:
      - i. Connectivity to sidewalks and any existing or planned trail.
      - ii. Common open space.
      - iii. Electric vehicle charging stations at the rate of 1 charging station per 100 parking spaces.

11. Building design shall incorporate:
  1. Brick, stone, or masonry siding
  2. Balconies (for at least 50% of the residential units)
12. Rental housing shall have a maximum of two bedrooms per unit .
13. Sites with multiple uses shall be designed and built as one development.

B. For property currently zoned for commercial or office use (C-1, C-2 and O-I) and consisting of at least 8 acres, the following shall apply:

1. Multifamily (for sale condominium only) may be developed at a density of up to 35 units / acre provided that the multifamily does not comprise more than 30% of the total development square footage on the entire site.
2. Townhomes may be developed at a density of 8 units / acre provided the townhomes do not comprise more than 15% of the total development square footage on the entire site.
3. All residential combined cannot exceed 45% of the land area of the development site.
4. Common open space shall be provided at the rate of 100 sq. ft. /residential unit. (The open space calculation may not include required landscape strips, setbacks, or parking lot islands.)

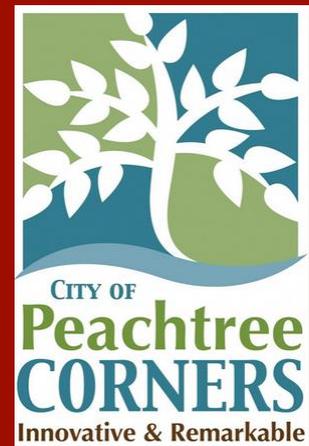


# Redevelopment Strategies for Aging Commercial Properties



**Bleakly** Advisory Group

**DRAFT**



June 30, 2016

# REDEVELOPMENT STRATEGIES FOR AGING COMMERCIAL PROPERTIES—INTRODUCTION

This report provides an analysis of the redevelopment strategies that the City of Peachtree Corners can use to address the future redevelopment of the rapidly aging segment of its commercial property inventory—aging and deteriorating apartment complexes, retail centers and office complexes which are approaching the end of their useful economic life. These properties present opportunities for future investment and growth in Peachtree Corners which can expand its commercial tax digest.

## Report Contents:

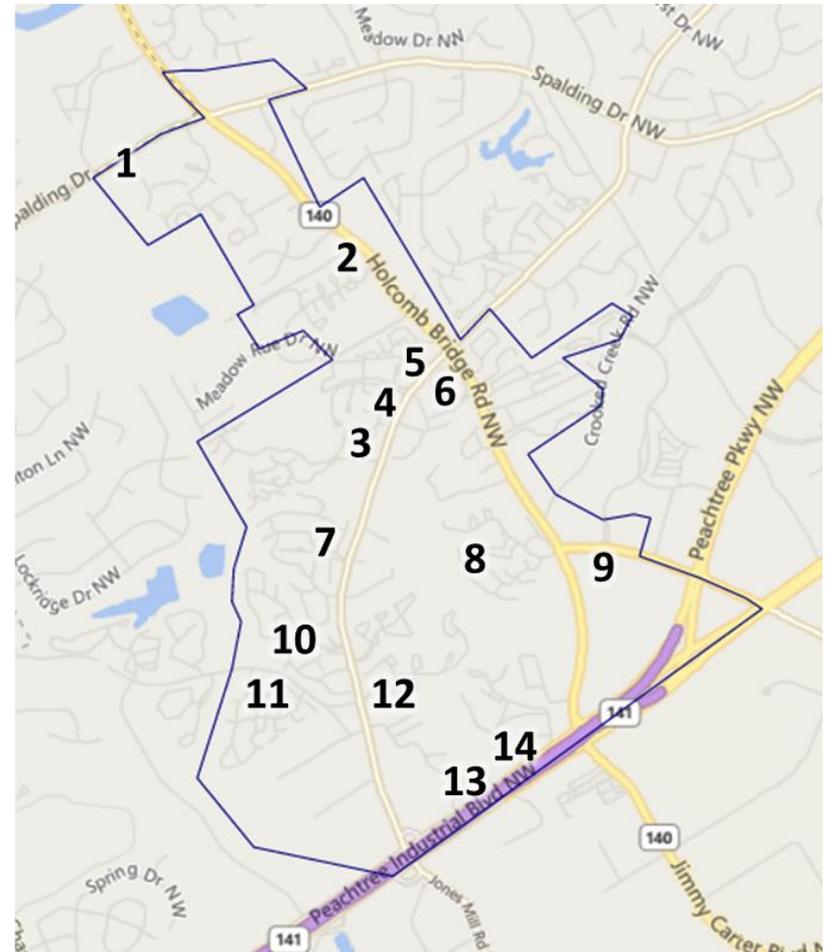
- Analyze the Issues and Opportunities with Aging Commercial Properties
- Review of Alternative Redevelopment Strategies used in the Atlanta Region
- Four Redevelopment Case Studies of Prototype Commercial Properties
- Test Alternative Redevelopment Strategies on Case Study Properties
- Recommendations for Redevelopment Strategies in Peachtree Corners

## Issues and Opportunities with Aging Commercial Properties

# LOCATION OF APARTMENT COMPLEXES

The analysis of aging commercial properties in Peachtree Corners started with a review of the substantial inventory of apartment communities identified in the Holcomb Bridge Corridor Master Plan--

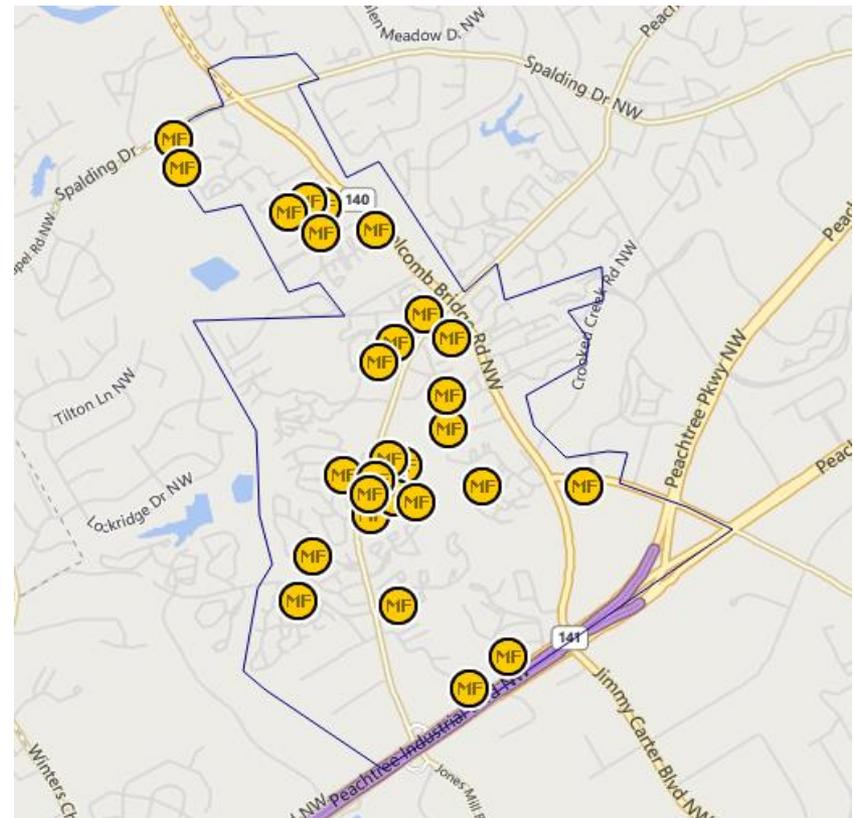
- 1) Veranda Estates Apartments
- 2) Ashford Lake
- 3) Village West at Peachtree Corners
- 4) Silver Oaks
- 5) Highland Corners
- 6) Veranda Knolls Apartments
- 7) Valencia Park Apartments
- 8) The Domain at Holcomb Bridge
- 9) Centre at Peachtree Corners
- 10) The Columns at Peachtree Corners
- 11) Barrington Hills
- 12) Park at Peachtree Corners
- 13) Hunters Ridge
- 14) Bryant Park Apartments



# HOUSING: LOCAL APARTMENT MARKET

- The Study Area has over 4,500 apartment units, representing 88% of all area housing units.
  - The apartments communities tend to be aging, with the average unit built in 1981.
  - Average rents tend to be modest, with one-bedroom units renting for \$724, compared to \$883 for one-bedrooms in the Atlanta region.
  - Just 146 units, in a single apartment community, have been added to the inventory in the past 20 years.

**Study Area Multifamily Apartment Locations**



Source: CoStar, Inc.

<b>Apartment Snapshot</b>	Study Area	Norcross/Peachtree Corners Submarket	Metro Atlanta
Existing Units	4,564	10,580	499,700
Vacancy Rate	4.0%	3.0%	5.5%
Studio Asking Rent	\$ 700	\$ 649	\$ 937
1 Bed Asking Rent	\$ 724	\$ 744	\$ 883
2 Bed Asking Rent	\$ 926	\$ 896	\$ 973
3+ Bed Asking Rent	\$ 1,145	\$ 1,096	\$ 1,139

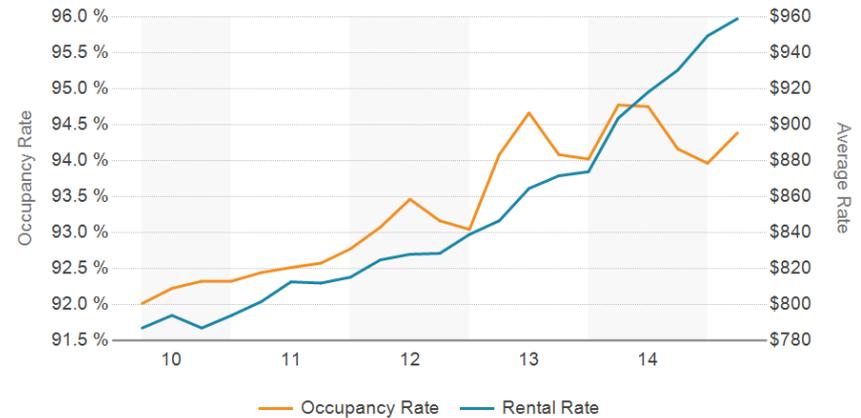
# HOUSING: LOCAL APARTMENT MARKET

- Average rents in the Study Area are lower than rents in the overall region.
- The Study Area's rental performance has improved since 2011 and now the local market is very tight, with occupancies at 96%, slightly above the Metro Atlanta occupancy rate of 94.5%
- The best-performing apartment community in the Study Area is **Veranda Knolls** (146 units, built in 1997) with average rents of \$1,205/month and 95% occupancy.
- Occupancy has risen from 89% in 2010 to 96% in 2015.
- Average rent per unit increased from \$705 in 2010 to \$886 in 2015.

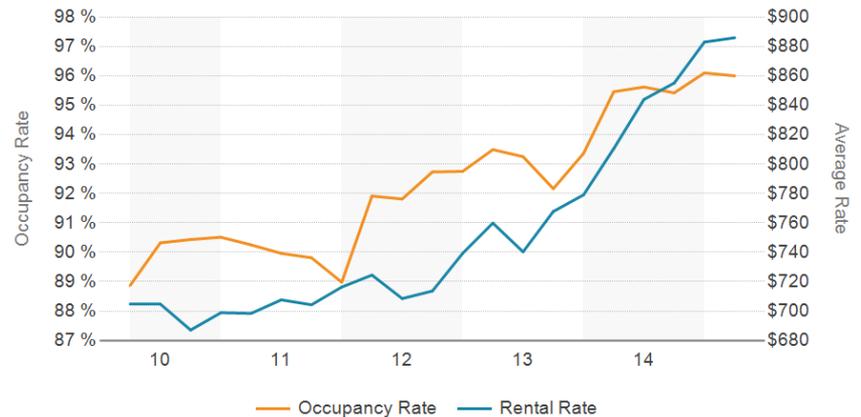
**Veranda Knolls**



**Occupancy & Rental Rate, Atlanta Metro**



**Occupancy & Rental Rate, Study Area**



# PEACHTREE CORNERS APARTMENT COMPLEXES

LARGER RENTAL APARTMENT COMPLEXES IN HOLCOMB BRIDGE ROAD CORRIDOR OF PEACHTREE CORNERS										
Complex Name	Address	Year Built	Class	Total Units	Avg. Rent	Occupancy	% 1-Bed	% 2-Bed	% 3-Bed	Rent/SF (1-Bed)
Valencia Park Apartments	3500 Peachtree Corners Cir	1981	B	508	\$ 808	93.9%	43%	48%	9%	\$ 1.08
Bryant Park Apartments	6520 Hillandale Dr	1973	B	490	\$ 820	98.8%	40%	38%	22%	\$ 0.86
Park at Peachtree Corners Apartments	3341 Peachtree Corners Cir	1985	B	460	\$ 940	96.7%	57%	35%	0%	\$ 1.25
Village West at Peachtree Corners	3655 Westchase Village Ln	1983	B	440	\$ 987	97.7%	44%	46%	11%	\$ 1.30
The Domain at Holcomb Bridge	3383 Holcomb Bridge Rd	1981	B	420	\$ 1,012	96.2%	14%	51%	35%	\$ 0.86
Barrington Hills	3352 Chelsea Park Ln	1986	C	376	\$ 883	93.3%	52%	40%	7%	\$ 1.12
Ashford Lake	3600 Park Lake Ln	1982	B	328	\$ 964	90.9%	29%	71%	0%	\$ 0.99
Hunters Ridge	1700 Hunter Ridge Ln	1978	B	308	\$ 881	98.4%	47%	44%	9%	\$ 1.09
The Columns at Peachtree Corners	3400 Peachtree Corners Cir	1980	C	304	\$ 872	99.4%	16%	63%	13%	\$ 0.98
Centre at Peachtree Corners	3325 Holcomb Bridge Rd	1972	B	272	\$ 1,009	95.2%	27%	49%	24%	\$ 1.07
Highland Corners	301 Noble Forest Dr	1979	B	252	\$ 964	98.4%	0%	68%	32%	
Veranda Estates Apartments	6516 Spalding Dr NE	1993	A	152	\$ 1,229	99.4%	19%	58%	23%	\$ 1.13
Veranda Knolls Apartments	100 Ivey Park Ln	1997	B	146	\$ 1,154	97.3%	9%	59%	32%	\$ 0.93
Silver Oaks	3640 Peachtree Corners Cir	1975	B	108	\$ 817	96.3%	44%	56%	0%	\$ 0.81
Weighted Average		1981			\$ 931	96.4%	34%	49%	15%	\$ 1.00
				4,564	\$ 953					\$ 0.96

Source: CoStar/BAG

- There are over 4,500 units in fourteen larger apartment complexes in the Holcomb Bridge Corridor of Peachtree Corners.
- Most of the complexes were built in the 1970s and 1980s and are classified by CoStar as Class B or C in quality, with only one Class A level property in area.
- The average complex has 326 units.
- Occupancy is strong, averaging 96.4%.
- The average rents is \$931 per unit and the average rent for a one bedroom unit is \$1.00 PSF.
- Across this inventory of apartment complexes there are many that would be candidates for future redevelopment, given their age, operating performance and ability to obtain a higher value from the property.

# THE INCIDENCE OF CRIME IN SAMPLE APARTMENTS

INCIDENTS OF CRIME AT SAMPLE APARTMENT COMMUNITIES IN PEACHTREE CORNERS 2013-2016*						
		Total		Units	Persons	Incidents Per Capita
		2013-2016 Incidents	Annual Incidents			
Veranda Knolls Apartments	100 Ivey Park Lane	100	43	146	285	0.35
Highland Corners	301 Noble Forest Drive	368	158	252	491	0.75
Hunter Ridge	1700 Hunter Ridge Lane	117	50	308	600	0.19
Centre at Peachtree Corners	3325 Holcomb Bridge Road	33	14	272	530	0.06
Park at Peachtree Corners Apartments	3341 Peachtree Corners Circle	162	69	460	896	0.18
Barrington Hills	3352 Chelsea Park Lane	241	103	376	733	0.33
The Domain at Holcomb Bridge	3383 Holcomb Bridge Road	162	69	420	818	0.20
The Columns at Peachtree Corners	3400 Peachtree Corners Circle	138	59	304	592	0.23
Valencia Park Apartments	3500 Peachtree Corners Circle	420	180	508	990	0.42
Ashford Lake	3600 Park Lake Lane	207	89	328	639	0.32
Silver Oaks	3640 Peachtree Corners Circle	366	157	108	210	1.74
Village West at Peachtree Corners	3655 Westchase Village Lane	194	83	440	857	0.23
Veranda Estates Apartments	6516 Spalding Drive	16	7	152	296	0.05
Bryant Park Apartments	6520 Hillandale Drive	101	43	490	955	0.11
<b>Total/Average for Sample Apartments</b>		<b>2,625</b>	<b>1,125</b>	<b>4,564</b>	<b>8,894</b>	<b>0.37</b>
<b>City of Peachtree Corners</b>	<b>City of Peachtree Corners</b>	<b>10,341</b>	<b>4,432</b>		<b>40,978</b>	<b>0.25</b>

\* Incidents are for January 1 2013 to May 11, 2016, annualized;

Traffic accidents and hit and run incidents, shoplifting and nonresidential incidents are excluded

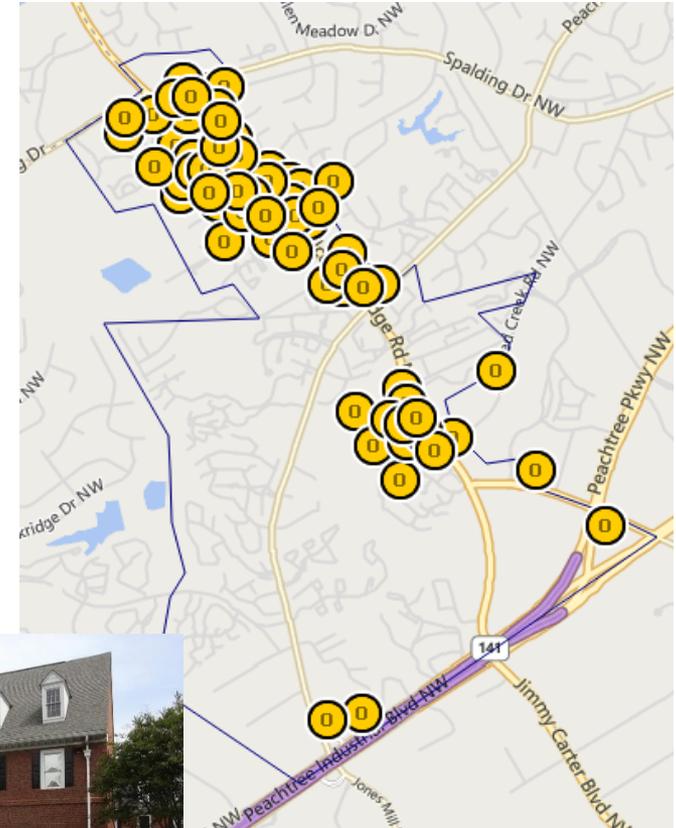
Source: Crimeview Database, Gwinnett County Police Department, 2016/BAG

Overall crime incidents which are tracked by the police are low in Peachtree Corners, averaging just .25 incidents per resident. However, in the sample apartment complexes, the incidence of crime is almost 50% higher at .37 incidents per resident. Three complexes—Highland Corners, Valencia Park and Silver Oaks--account for this higher incident rate, with crime in the remaining eleven complexes at more modest levels.

# COMMERCIAL REAL ESTATE: OFFICE

- The Study Area has 70 office buildings, most of which are class B & C buildings in small office parks.
  - The average age of Study Area office buildings is 30 years
  - The average building size is 9,745 SF.
  - The average rent in the Study Area is \$11.82/SF, compared to \$15.53 for the Norcross/Peachtree Corners submarket, 24% lower.
  - There is significant vacancy in the older (25 years +) office complexes, averaging 20% with 10 buildings over 40% vacant.
  - There is no class “A” office space in the Study Area. 34% of office space in the Study Area is “B” while 66% is “C”.
- The Study Area’s office presence is dominated by nearby Technology Park, just under one mile east of the Study Area with 3.8 million SF of Class A office space.

**Office Locations in the Study Area**



**Habersham Pointe**



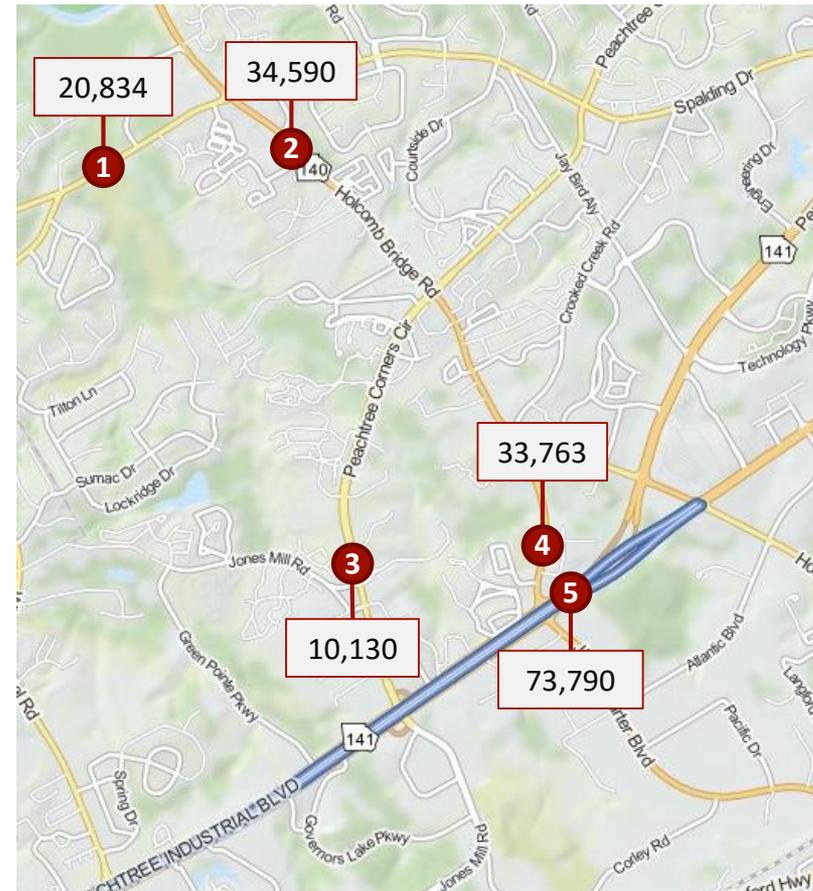
<b>Office Snapshot</b>	Peachtree Corners	Norcross/Peachtree Corners Submarket	Metro Atlanta
Existing Buildings	70	452	15,171
Existing SF	682,132	10,279,571	299,452,914
Avg. Rent Per SF	\$ 11.82	\$ 15.58	\$ 19.50
Vacancy Rate	28.1%	22.9%	13.6%

Source: CoStar, Inc.

# TRAFFIC VOLUMES IN THE AREA

- Holcomb Bridge Road and Peachtree Industrial Boulevard are both important regional arterial with heavy traffic volumes that could appeal to national retailers.
  - Annual Average Daily Traffic (AADT) counts on:
    - Holcomb Bridge Road: 34,000+ AADT
    - Peachtree Industrial Blvd: 73,000+ AADT
  - East-West connections such as Spalding Drive have robust traffic counts as well (20,000+ AADT).
  - From this analysis we conclude that Holcomb Bridge Road would have the strongest appeal to potential retailers in a mixed use redevelopment. Thus, Holcomb Bridge Road should be the primary focus for any new retail in a redevelopment effort.

Annual Average Daily Traffic Counts (AADT), 2014

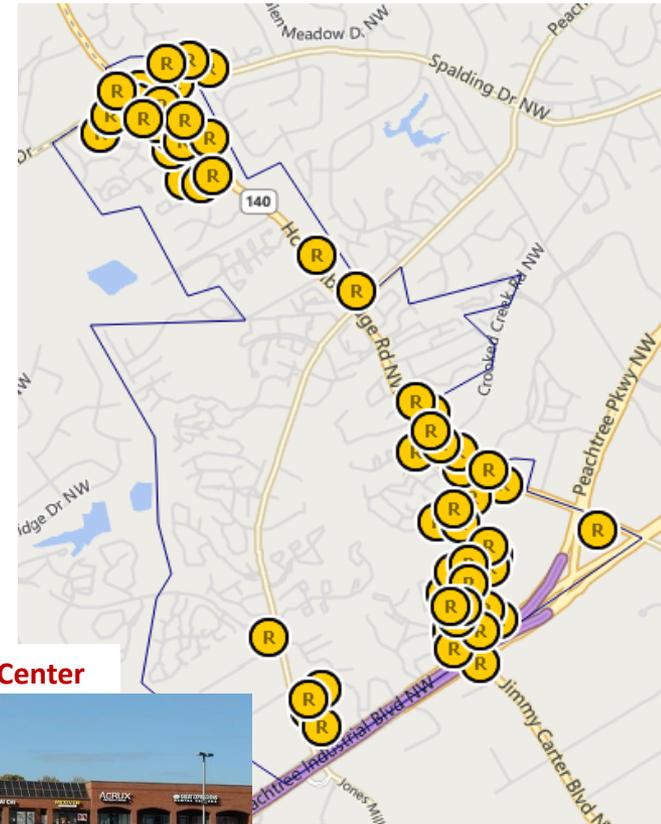


Source: Georgia DOT

# COMMERCIAL REAL ESTATE: RETAIL

- Along the Holcomb Bridge Road corridor there are 60 retail properties, the majority of which are in neighborhood strip-centers.
- Most of the area's retail space, 71%, is found in neighborhood and strip shopping centers.
- The average age of retail properties is 25 years.
- The average rent in the Study Area is \$13.95/SF, compared to \$11.87 in the Norcross/Peachtree retail submarket.
- Vacancy rates are lower in the Holcomb Bridge Corridor, 6.5%, than the submarket overall, 9.4%. However several of the centers are experiencing higher vacancy.

## Retail Locations



## Peachtree Corners Shopping Center



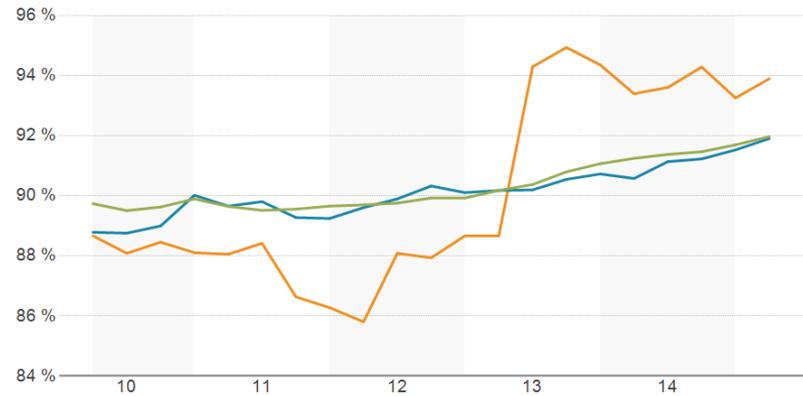
Source: CoStar, Inc.

Retail Snapshot	Peachtree Corners	Norcross/Peachtree Corners Submarket	Metro Atlanta
Existing Buildings	60	400	24,793
Existing SF	845,707	5,039,276	341,359,099
Avg. Rent Per SF	\$ 13.95	\$ 11.38	\$ 12.53
Vacancy Rate	6.5%	7.6%	8.0%

# COMMERCIAL REAL ESTATE: RETAIL

- The Holcomb Bridge Road retail market bottomed out in 2012 and overall has improved significantly since the first half of 2013. Average rents and occupancies and now outpaces Gwinnett County and the Metro area.
  - Prior to 2013, rents and occupancies in the Study Area lagged those of Gwinnett County and Metro Atlanta.
  - Current Study Area retail average rent rate (\$13.95/SF) is 16% higher than Gwinnett overall and 11% higher than Metro Atlanta.
  - Retail occupancy in the Study Area rose significantly from 86% in 2012 to 94% currently, an 8% improvement in just three years.
  - Tenant mix is “down-market”: few big-name or national-brand retail tenants other than fast food, Family Dollar, Ace Hardware, LA Fitness. Many local “mom & pop” businesses, personal services, and franchise operations.
  - Several of the retail centers are struggling, most notably Spalding Woods, with a current vacancy rate of 47%.

**Retail Occupancy by Year**



**Avg. Asking Rent per Sq. Foot by Year**



Source: CoStar, Inc.

# REDEVELOPMENT POTENTIAL IN PEACHTREE CORNERS

- Based on the analysis of rental apartment complexes and office and retail uses in the Holcomb Bridge Corridor we would conclude:
  - **Apartments**--There is evidence of redevelopment potential in the existing apartment complexes due to their age, evidence of deferred maintenance in several of the complexes, the modest rent levels relative to newer inventory in the submarket, and the higher incidence of crime evident at several of the complexes.
  - **Office**—the poor performance of the suburban office product which predominates in the Holcomb Bridge Corridor, indicates that many of these smaller office developments are at the end of their economic life.
  - **Retail**—of the three sectors retail is performing better than either rental apartments or office. However, there are several retail centers and retail outparcels which, due to low rents and high vacancies, could be candidates for redevelopment.

From this analysis we concluded that there appears to be significant opportunity to encourage redevelopment in Peachtree Corners to improve the quality of life for its citizens while enhancing the growth of the commercial tax base.

# Redevelopment Strategies Used in the Atlanta Region

# LOCAL REDEVELOPMENT STRATEGIES--



Georgia cities are using a wide range of redevelopment strategies, both individually and in combination to achieve their objectives. The strategies vary significantly in their complexity to implement at cost/risk to the city.

# STRATEGY 1: ZONING FOR MIXED USE

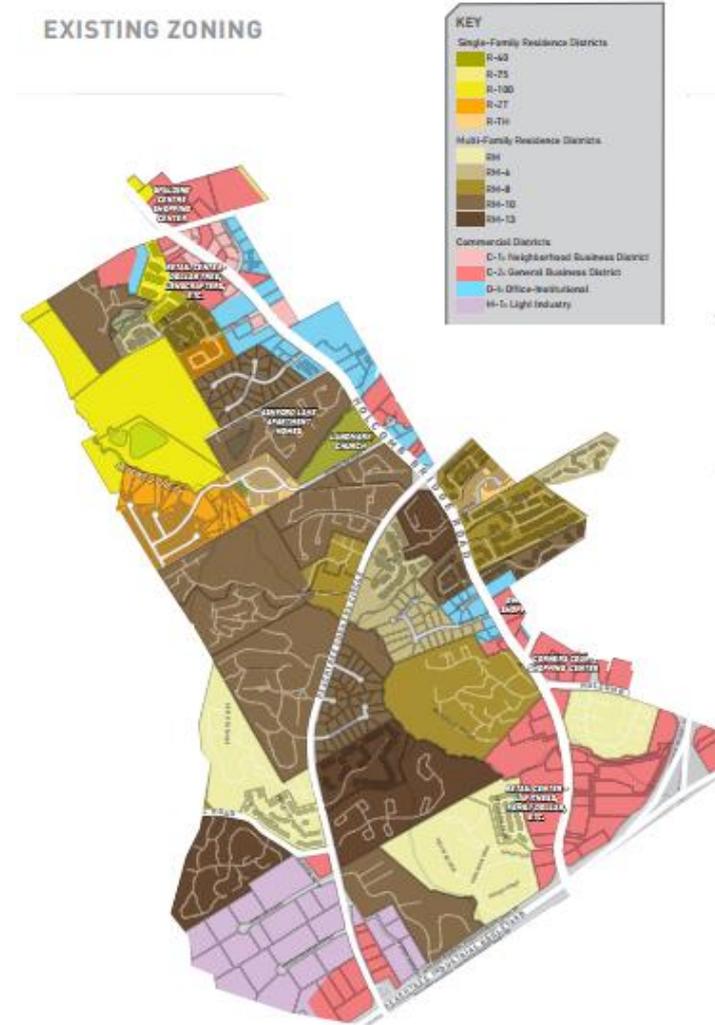
The Holcomb Bridge Corridor is one of Peachtree Corner's largest concentrations of multi-family and commercial zoning. Zoning-based incentives could be a valuable tool for encouraging the redevelopment or aging and underperforming apartments, commercial centers and office parks. Such incentives would help prospective developers offset the often higher-costs of quality mixed-use development by allowing increased density and other concessions.

One zoning-based incentive, that would be relatively simple to implement, is a Mixed-Use Zoning Overlay District, which could be assigned to areas and parcels within the Holcomb Bridge Corridor (or anywhere in the city) that are deemed by the city to be high-priority redevelopment targets.

The Mixed-Use Zoning Overlay District could include the following elements:

- Enhanced and well-delineated standards for architectural design, site planning, open space, accessibility, and public amenities (including sidewalks and multi-use paths);
- Definitions of acceptable and proffered mixed-use: what types and proportions of uses would be permitted Density bonuses for projects which incorporate mixed uses;
- Density bonuses for projects that meet enhanced design;
- Density Bonuses for inter-parcel connectivity and other transportation; enhancements;
- Reduced parking requirements for conforming mixed-use projects.

## EXISTING ZONING



# STRATEGY 2: DOWNTOWN DEVELOPMENT AUTHORITY

The City of Peachtree Corners has created a Downtown Authority to coordinate redevelopment in its downtown.

- Downtown Development Authorities can be an effective organizational framework for redevelopment—they have the authority to acquire and own land, engage in a wide range of redevelopment activities on behalf of the city and are not required to use a competitive bidding process when they sell property.
- They can impose millage in the defined downtown area which can be used to support redevelopment activities.
- They have the ability to issue revenue bonds which can support qualified redevelopment activities.
- They have a singular focus—the growth and development of the defined downtown area which can be key in bringing the necessary focus to executing complex real estate strategies.
- They can create public private partnerships to achieve their vision for the downtown area.
- Peachtree Corners DDA is already engaged in active development process through its financing the acquisition of the site for the Town Center and is in partnership with Fuqua Development for the mixed use project.



*“The revitalization and redevelopment of the central business districts of the municipal corporations of this state develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities and promote the general welfare of this state by creating a climate favorable to the location of new industry, trade and commerce within the municipal corporations of this state.” (O.C.G.A Sec. 36-42-2*

# STRATEGY 3: TAX ALLOCATION DISTRICTS

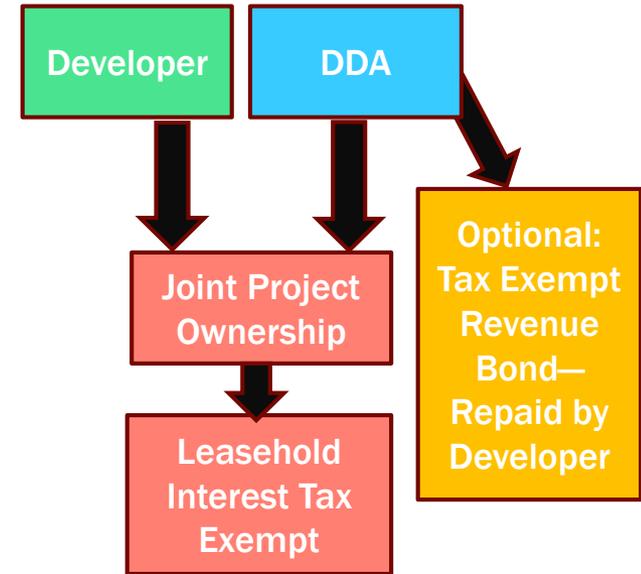
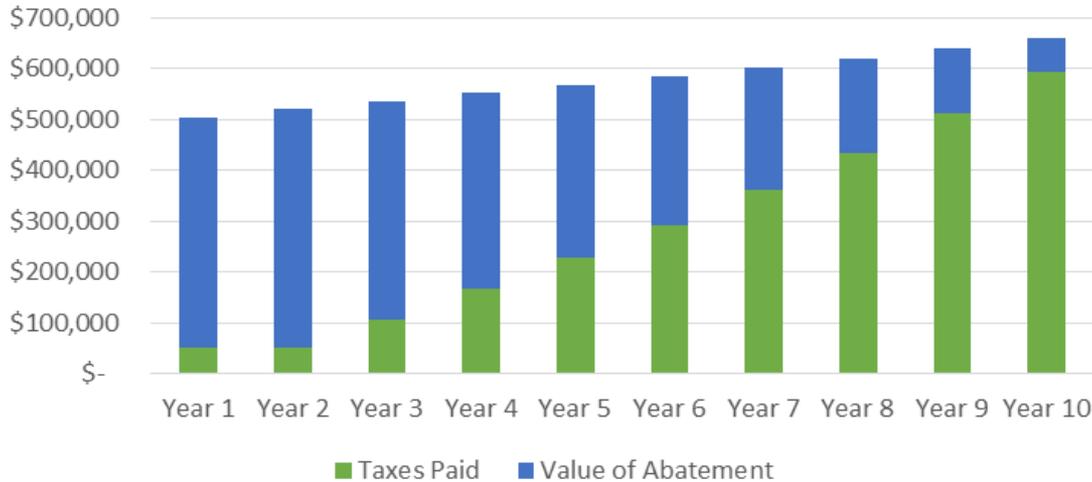
TAD POTENTIAL OF A MIXED USE REDEVELOPMENT			
	Units	Value/Unit/SF	Value
Rental Apartments	250 Units	\$150,000	\$ 37,500,000
Retail Space	20,000 SF	\$165 PSF	\$ 3,300,000
Parking Deck	325 spaces	\$16,000	\$ 5,200,000
Total Market Value			\$ 46,000,000
Assessed Value			\$ 18,400,000
Site Assessed Value			<u>\$2,000,000</u>
Net Incremental Assessed Value			\$ 16,400,000
<b>Tax Allocation District Potential</b>			
Net Incremental Assessed Value			\$ 16,400,000
Property Taxes @ .035119			\$ 575,952
Debt Coverage Ratio at 125%			<u>\$ 460,761</u>
TAD Bond for 25 Years at 5.5%			\$ 6,219,621
Capitalized Interest 24 months			\$ 684,158
Issuance Costs at 3%			\$ 186,589
Debt Reserve			<u>\$ 684,158</u>
<b>Net TAD Proceeds</b>			<b>\$ 4,664,716</b>

Source: BAG

- Georgia's form of tax increment financing is known as Tax Allocation Districts (TAD).
- The Redevelopment Powers Law governs the use of TADs in Georgia.
- Over 70 cities and counties have held local referendums approving the use of TADs.
- The best known TAD is Atlantic Station, but there are many other examples.
- TADs are formed jointly by municipality, county and schools, which pledge their future millage to reinvest in the district.
- Georgia only allows property taxes to be pledged in TADs, no sales taxes.
- As shown in chart, a \$46 million dollar redevelopment with an assessed value of \$16.4 million could generate about \$4-5 million in TAD proceeds to support the development.
- TAD money is typically committed for site prep, infrastructure, parking decks, and "but for" these funds the development would not happen.

# STRATEGY 3: HOW A BOND FOR TITLE/PARTIAL TAX ABATEMENT WORKS

Partial Property Tax Abatement for Spalding Retail Center Redevelopment



A bond for title/partial property tax abatement works like this—

1. The developer agrees to have joint ownership of the asset with the development authority
2. The development authority owns 90% of the property the first two years and reduces its ownership share to 10% by the tenth year, in the eleventh year the developer has 100% of the ownership.
3. The portion of the project owned by the development authority is tax exempt, reducing the property taxes over the ten years by the amount shown in blue, by the eleventh year the developer is paying full taxes.
4. In the Prototype B retail center example, the total tax savings over ten years would be \$3.0 million and taxes paid \$2.8 million.

# STRATEGY 4: REDEVELOPMENT BONDS

## Two Basic Approaches to Redevelopment Bonds —

- **Project Specific Bonds** —the City, typically through the powers of its DDA, issues revenue bonds to support the development of a redevelopment project.
  - The bonds are for a specific term (10 to 20 years) and are issued by the DDA and are typically tax exempt.
  - The bonds are repaid by the developer from the proceeds of the project
  - There is typically no guarantee provided by the DDA in the event of a shortfall by the developer.
  - The funding is used to pay for pre-determined components of the proposed development. This approach is widely used in Fulton and DeKalb County.
- **Citywide Revenue Bonds** —under this model, the city issues debt to finance redevelopment activities within its jurisdiction
  - The bonds are a general obligation of the city, have to approved by a vote of its citizens if additional millage is involved and are repaid from general revenues of the city, not specific revenue from the redevelopment project.
  - These funds are used for specified redevelopment purposes, Marietta is the best recent example where these funds were used for acquiring and redeveloping older apartment complexes in the Franklin Road redevelopment area ( see case study.)

# STRATEGY 5: LAND ACQUISITION/LAND WRITE-DOWN

- To revitalize their downtowns and commercial corridors Georgia cities have been aggressively acquiring land, assembling into significant parcels and selling the parcels to developers for redevelopment or building on it themselves.
- In this strategy they may act as a land assembler, acquiring sites, assembling them and then selling them to developers at their cost.
- Alternatively, they can acquire the site, assemble them into larger parcels and then sell or contribute them to redevelopment projects a reduced or in some cases at no or low cost to the redeveloper partner.
- The City of Holly Springs, in Cherokee county has acquired 22 acres of land in its downtown area. The land was acquired the development authority and funded by the city from general revenues.
- They have entered into a development agreement with Macauley + Schmit to create a new downtown for Holly Springs. The city is considering providing the assembled land is be acquired at reduced price by the City along with proceeds of a Tax Allocation District whose funding is providing the public infrastructure from the development.

Downtown Holly Springs Master Plan



# CASE STUDY: DULUTH LAND ASSEMBLY FOR RESIDENTIAL

- In 2005-2006 the City of Duluth through its DDA, assembled approximately 22.3 acres of land north of its new downtown for future residential development.
- In 2014 the city entered into an agreement with Wieland Communities and Morris & Fellows to develop the site as a townhome community. In early 2015 Wieland Communities withdrew from the project.
- The City immediately put the property out to re-bid for residential development. From three bids received, they selected Pulte Homes to construct 76 townhomes and small lot single family homes on the property.
- Under a letter of intent with Pulte the City will receive \$4 million for the land from Pulte (in excess of its assembly cost). The City will use \$1.9 million in TAD funds generated from the development to create a water detention facility on a portion of the property which will serve the development and other developments in downtown. Pulte is due to close on the land by the end of 2016 and begin construction early in 2017.
- The City rezoned the property before the second developer RFP process was completed and sold the land to Pulte for a profit.



**Figure 2:** Conceptual Land Use Plan at Build Out as presented in the [Implementation Plan for the Revitalization of Downtown Duluth](#)

**Legend**

Commercial	Townhouse
Civic	Single family lot

**Illustrative Master Plan Downtown Duluth**  
for City of Duluth  
by TSW

Scale: 0 30' 60' 90' 120' 150' 180' 210' 240' 300'



**Figure 1:** Approximate Boundaries of Assembled Development Site

# CASE STUDY: REDEVELOPMENT BONDS: MARIETTA

- **The Issue:** the Franklin Rd. area of Marietta contained a concentration of 3,100 garden apartment units that were 30+ years old, in generally poor condition and exhibited high vacancy rates. The corridor had a long-standing problem with crime, high incidences of police and fire calls and impacts on the City's School System resulting from a highly transient student population.
- Surrounding industrial, office and commercial properties were also experiencing above average vacancy rates and lower rents than other nearby areas. The City's objective was to substantially reduce the amount of rental housing on the corridor and to redevelop the sites for economic development purposes.
- **Strategy:** In November of 2013 Marietta passed a \$68 million **Redevelopment Bond** for Whitlock Avenue streetscape improvements (\$4 million) and Franklin Gateway (Franklin Road) Redevelopment (\$64 million). The \$64 M Franklin Road allocation was specifically for the acquisition and demolition of improved property for redevelopment. and for ROW acquisition and for road improvements.
- Marietta entered into an intergovernmental agreement with Marietta Housing Authority to manage the property acquisitions from the point the City assumes ownership to the point where all tenants are relocated and demolition work begins. The Housing Authority managed interim tenant rentals, provided relocation assistance and handled the execution of environmental remediation (asbestos removal) and demolition contracts. The City earned a total of \$240,000 in rental income during the interim holding period.
- The City is negotiating the acquisition of another 18.6 acre apartment site but has been unable to agree on terms.



Franklin Road  
Redevelopment Area

# CASE STUDY: MARIETTA REDEVELOPMENT BONDS

**Outcomes:** Acquisitions succeeded in stabilizing market conditions in the remaining apartment complexes in the area.

- The City reported a 30% decrease in crime, declining vacancy rates, property investments and an average \$300/month increase in rents charged by remaining complexes. Per unit values have significantly increased and a complex (not involving the City) recently sold for more than \$70,000/unit. City schools reported a reduction in the rate of student transfers into and out of Franklin Road addresses.
- In 2014, private business owners in the area voted to create a new Community Improvement District (CID) for the Franklin Gateway Area.
- Parkway Center, a midrise office building located adjacent to apartments acquired by the City, experienced an increase from 70% to 97% occupancy following demolition.
- The City entered into an agreement with Atlanta United MLS soccer team to lease 31 acres of the acquired properties for the team's corporate headquarters and practice facility. The team will pay a \$320,000 per year ground lease beginning after 5 years and make a PILOT on the value of its improvements – which are expected to be in the range of \$55 to \$60 million.
- The City has agreed to spend \$7.7 million to develop additional City owned practice fields on adjacent land, to be known as the Franklin Gateway Sports Complex.
- The Home Depot recently purchased a 300,000 SF building in the corridor to house its IT operations, which will employ 1,000 workers. Red Hare Brewery is located in the same area and expanded.
- The City is in process of marketing its remaining assembled parcels for employment generating uses and hopes to obtain \$350,000 to \$400,000 per acre.

Atlanta United  
MLS Training Facility



# Peachtree Corners Prototype Case Studies for Redevelopment

# PROACTIVE STRATEGIES FOR REDEVELOPMENT

- As the previous slides have demonstrated, Peachtree Corners has a number of commercial properties generally located along the Holcomb Bridge Corridor which would appear to be candidates for redevelopment and revitalization due to their age, the performance and condition and an higher incidence of crime relative to other areas of the City.
- To illustrate how a possible range of city redevelopment strategies could work, we have created four prototype projects to analyze. These prototype are based on actual market data on the performance of the rental apartment, office and retail sectors in the Holcomb Bridge Road Corridor, tax valuation data and actual sales data. The prototypes were developed to be representative of the range of properties in the City that would be suitable for redevelopment and are used here solely for illustrative purposes to ground the analysis in current conditions as they exist in the City. The prototype properties analyzed in this section are:
  - Prototype A: Larger Rental Apartment Complex
  - Prototype B: Older Retail Center
  - Prototype C: Older Office Center
  - Prototype D: Smaller Rental Apartment Complex

# EXAMPLES OF AGING COMMERCIAL PROPERTIES



# PROTOTYPE A: OLDER RENTAL APARTMENT COMPLEX

- Prototype A is a rental apartment complex in the Holcomb Bridge Road corridor near a major intersection in that corridor.
- It consists of 250 units on 25 acres or 10 units per acre
- It recently sold in 2015 for \$64,000 per unit
- For tax purposes, its appraised (market) value is \$60,000 per unit.
- This prototype is representative of the larger apartment complexes in Peachtree Corners.

Name	Prototype A	
Address	Hocomb Bridge Area	
Land Use	Apartment	
2015 Appraised	\$	15,000,000
2015 Assessed	\$	6,000,000
Acres	25	
2015 Assd/Acre	\$	240,000
Units/SF	250	
Appr/Unit	\$	60,000
Assd/Unit	\$	24,000
Last Sale Date	2015	
Last Sale \$	\$	16,000,000
Last Sale/Unit	\$	64,000

# REDEVELOPMENT OPTIONS FOR PROTOTYPE A: OLDER APARTMENTS

## POTENTIAL REDEVELOPMENT STRATEGIES FOR PROTOTYPE A: OLDER RENTAL APARTMENTS

VALUE OF REDEVELOPMENT SITE	Acres	Value		
Property Value	25	\$		16,000,000
Value per Acre		\$		640,000
Value per Unit--250		\$		64,000
Demolition cost: 200,000 SF @ \$6/PSF		\$		1,200,000
Cost to Acquire		\$		17,200,000
Cost to Acquire per Acre		\$		688,000
REDEVELOPMENT OPTIONS				
	Acres	Units/SF	Price per Unit/SF	Supportable Land Cost
1. New Rental Apartments @ 35 Units/Acre				
Total Units		35		
Unit land price per acre		875		\$16,000
<b>Supportable Land Price</b>				<b>\$14,000,000</b>
<b>Redevelopment Financially Feasible?</b>				<b>No</b>
2. Mixed Use Redevelopment				
Condo units at 35/acre	11	385	\$ 26,000	\$ 10,010,000
Townhomes at 8/acre	6	48	\$ 80,000	\$ 3,840,000
Retail at 10,000 SF/acre	3	50,000	\$ 22	\$ 1,100,000
Circulation/parking 20%	<u>5</u>			
	25			
<b>Supportable Land Price</b>				<b>\$ 14,950,000</b>
<b>Redevelopment Financially Feasible?</b>				<b>No</b>
3. Mixed Use with Abatement				
Rental units at 35/acre	10	350	\$ 18,000	\$ 6,300,000
Townhomes at 8/units/acre	8	64	\$ 90,000	\$ 5,760,000
Retail at 10,000 SF/Acre	3	50,000	\$ 22	\$ 1,100,000
Circulation/parking 20%	<u>5</u>			
	26			\$ 13,160,000
10-Year Partial Tax Abatement				\$ 4,391,220
<b>Supportable Land Price</b>				<b>\$ 17,551,220</b>
<b>Redevelopment Financially Feasible?</b>				<b>Yes</b>

Source: BAG

Three redevelopment options were evaluated for Prototype A:

- 1.) Redevelop as higher density rental apartments** —At a density of 35 units per acre, the highest achievable with surface parking, it could not support acquiring the site at its current value.
- 2.) Mixed use Residential Development** —with condo units a 35 per acre, 50,000 SF of retail space and 48 townhomes, the project would not be feasible, given current land values.
- 3.) Mixed Use Residential with Condos and Partial Tax Abatement** —replacing condos with rentals in the mixed use plan for Option 2, and including a partial property tax abatement for ten years, makes redevelopment financially feasible.

# CHARACTERISTICS OF PROTOTYPE B: OLDER SHOPPING CENTER

- Prototype B: Older Shopping Center was constructed in the 1980's and is located on an 8 acre site on a major commercial arterial in the Holcomb Bridge Road corridor.
- The prototype contains 80,000 SF of retail space, but is currently only about 50% occupied.
- The center is appraised for tax purposes at \$4.8 million or \$60 PSF of space.
- It sold for \$7.6 million in 2010 or \$95 PSF
- The center has two anchor stores in place, but much of the smaller retail stores and several of the pad sites in the front of the center have been long term vacancies

Name	Prototype B	
Address	Holcomb Bridge Area	
Land Use	Retail (Strip)	
2015 Appraised	\$	4,800,000
2015 Assessed	\$	1,920,000
Acres	8	
2015 Assd/Acre	\$	600,000
Units/SF	80,000	
Appr/SF	\$	60
Assd/SF	\$	24
Last Sale Date	2010	
Last Sale	\$	7,600,000
Last Sale/SF	\$	95

# REDEVELOPMENT OPTIONS FOR PROTOTYPE B: OLDER SHOPPING CENTER

## POTENTIAL REDEVELOPMENT STRATEGIES FOR PROTOTPYE B: OLDER RETAIL CENTER

### VALUE OF REDEVELOPMENT SITE

	Acres	Value
Property Value	8	\$ 6,000,000
Value per Acre		\$ 750,000
Value per SF--80,000		\$ 75
Demolition cost: 80,000 SF @ \$6/PSF		\$ 480,000
Cost to Acquire		\$ 6,480,000
Cost to Acquire per Acre		\$ 810,000

### REDEVELOPMENT OPTIONS

	Acres	Units/SF	Price per Unit/SF	Supportable Land Cost
<b>1.) New Rental Apartments @ 40 Units/Acre</b>				
Units per acre		40		
Total Units	8	320	\$16,000	\$5,120,000
<b>Supportable Land Price</b>				<b>\$5,120,000</b>
<b>Redevelopment Financially Feasible?</b>				<b>No</b>
<b>2. Mixed Use Redevelopment</b>				
Condo Units at 36/acre	6	216	\$ 26,000	\$ 5,616,000
Retail at 40,000 SF/acre	0.4	40,000	\$ 22	\$ 880,000
Circulation/parking 20%	<u>1.6</u>			
	8			
<b>Supportable Land Price</b>				<b>\$ 6,496,000</b>
<b>Redevelopment Financially Feasible?</b>				<b>Yes</b>
<b>3. Mixed Use with Abatement</b>				
Renta units at 35 per acre	6	210	\$ 18,000	\$ 3,780,000
Retail at 40,000 SF/10,000 per acre	0.4	40,000	\$ 22	\$ 880,000
Circulation/parking at 20%	<u>1.6</u>			
	8			
10-Year Partial Tax Abatement				\$ 2,368,345
<b>Supportable Land Price</b>				<b>\$ 7,028,345</b>
<b>Redevelopment Financially Feasible?</b>				<b>Yes</b>

Source: BAG

Three redevelopment options were evaluated for Prototype B: Older Shopping Center:

- 1.) Conversion to rental apartments** –redeveloped at 40 units to the acre, a three story rental apartment complex, not feasible give land cost.
- 2.) Redevelopment as mixed use residential project** --with stacked flat condominiums and ground floor and free standing retail would achieve the densities and values needed to be financially feasible.
- 3.) Redevelopment as a mixed use residential project with partial tax abatement** –under this approach the mixed use concept with apartments and a partial ten year tax abatement would be financially feasible.

# CHARACTERISTICS OF PROTOTYPE C: OLDER OFFICE COMPLEX

- Prototype C is a one story office complex constructed in the 1980s.
- It is located on a major commercial arterial in the Holcomb Bridge Road corridor with great access and visibility.
- It contains 135,000 SF of office space, but is only approximately 60% leased.
- It is appraised for tax purposes with a market value of \$6.3 million or \$47 PSF
- Its major anchor tenants moved out several years ago and has been increasingly occupied by smaller businesses on short term leases.

Name		Prototype C
Address		Holcomb Bridge Area
Land Use		Office
2015 Appraised	\$	6,300,000
2015 Assessed	\$	2,520,000
Acres		11
2015 Assd/Acre	\$	572,727.27
Units/SF		135,000
Appr/SF	\$	47
Assd/SF	\$	19
Last Sale Date		NA
Last Sale \$		NA
Last Sale/Unit		NA

# REDEVELOPMENT OPTIONS FOR PROTOTYPE C: OLDER OFFICE PARK

## POTENTIAL REDEVELOPMENT STRATEGIES FOR PROTOTYPE C: OLDER OFFICE PARK

VALUE OF REDEVELOPMENT SITE	Acres	Value
Property Value (recent sale)	11	\$ 6,300,000
Value per Acre		\$ 572,727.27
Value per SF--135,000		\$ 46.67
Demolition cost: 135,000 SF @ \$6/PSF		\$ 810,000
Cost to Acquire		\$ 7,110,000
Cost to Acquire per Acre		\$ 646,364

## REDEVELOPMENT OPTIONS

	Acres	Units/SF	Price per Unit/SF	Supportable Land Cost
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1. New Rental Apartments @ 45 Units/Acre				
Units per acre		45		
Total Units		462		
Land Price Per Unit			\$ 16,000	\$ 7,392,000
<b>Supportable Land Price</b>				<b>\$ 7,392,000</b>
<b>Redevelopment Financially Feasible?</b>				<b>Yes</b>

2. Condo Stacked Flats Mixed Use Redevelopment				
Condo Units at 30/acre (net 21 per acre)	8	240	\$ 26,000	\$ 6,240,000
Retail at 10,000 SF/acre	1	40,000	\$ 22	\$ 864,000
Deck with 300 spaces	1			
Circulation, buffering and parking	<u>1</u>			
	11			
<b>Supportable Land Price</b>				<b>\$ 7,104,000</b>
<b>Redevelopment Financially Feasible?</b>				<b>Yes</b>

3. Mixed Use with Abatement				
Rental Units at 30 units per acre	8	240	\$ 18,000	\$ 4,320,000
Retail 40,000 SF at 10,000 per acre	1	40,000	\$ 22	\$ 880,000
Deck with 420 spaces	1			
Circulation, buffering and parking	<u>1</u>			
Total	11			
10-Year Partial Tax Abatement				\$ 2,680,517
<b>Supportable Land Price</b>				<b>\$ 7,880,517</b>
<b>Redevelopment Financially Feasible?</b>				<b>Yes</b>

Source: BAG

Three redevelopment options were considered for Prototype C: Older Office Park:

**1.) Rental apartment community – Redevelopment** – redevelopment as rental apartments at 45 units per acre would be financially feasible.

**2.) Mixed use Residential** – assuming 30 units to acre of condos and 40,000 SF of retail, would be financially feasible.

**3.) Mixed use Residential with Partial Tax Abatement** – redevelopment at 30 units per acre of rental apartments with 40,000 SF of retail and a partial tax abatement would be financially feasible.

These options are all feasible due to the lower acquisition cost of the office park relative to the other sites analyzed.

# PROTOTYPE D: OLDER, SMALLER APARTMENT COMPLEX

- Prototype D is an older, smaller apartment complex consisting of 100 units on 13 acres or 7 units per acre
- Prototype D was constructed in the 1970s.
- It sold in 2015 for \$66,000 per unit
- Current appraised (market value) for tax purposes is \$63,000 per unit.
- Prototype D is located on a side street, near other residential development in a less commercial area of the Holcomb Bridge area.
- Many of its residents have lived in the complex long term and there is slow tenant turnover as a result
- This complex has experienced a higher than typical level of crime incidents due to problem tenants in two of the buildings in the complex.

Name		Prototype D
Address		Hocomb Bridge Area
Land Use		Apartment
2015 Appraised	\$	6,300,000
2015 Assessed	\$	2,520,000
Acres		13
2015 Assd/Acre	\$	484,615
Units/SF		100
Appr/Unit	\$	63,000
Assd/Unit	\$	25,200
Last Sale Date		215
Last Sale \$	\$	6,600,000
Last Sale/Unit	\$	66,000

# REDEVELOPMENT OPTIONS FOR PROTOTYPE D: OLDER, SMALLER APARTMENT COMPLEX

## POTENTIAL REDEVELOPMENT STRATEGIES FOR PROTOTYPE D: OLDER, SMALLER APARTMENT COMPLEX

VALUE OF REDEVELOPMENT SITE	Acres		Value	
Property Value (based on recent sale)	13		\$ 6,300,000	
Value per Acre			\$ 484,615	
Value per Unit--100			\$ 63,000	
Demolition cost: 100,000 SF @ \$6/PSF			\$ 600,000	
Cost to Acquire			\$ 6,900,000	
Cost to Acquire per Acre			\$ 530,769	
REDEVELOPMENT OPTIONS				
	Acres	Units/SF	Price per Unit/SF	Supportable Land Cost
1. New Townhomes @ 8.5/Acre				
Total Units		110	\$63,750	
Total Land Price				\$7,012,500
<b>Supportable Land Price</b>				<b>\$7,012,500</b>
<b>Redevelopment Financially Feasible?</b>				<b>Yes</b>
2. Condo Mixed Use Redevelopment				
Stacked Flat Condo Units at 30/acre	7	210	\$ 26,000	\$ 5,460,000
Townhomes at 8/acre	4	32	\$ 63,750	\$ 2,040,000
Circulation/parking 20%	<u>2</u>			
	13			
<b>Supportable Land Price</b>				<b>\$ 7,500,000</b>
<b>Redevelopment Financially Feasible?</b>				<b>Yes</b>
3. Rental Mixed Use with Abatement				
Rental Units at 30/acre	7	210	\$ 18,000	\$ 3,780,000
Townhomes at 8/acre	4	32	\$ 63,750	\$ 2,040,000
Circulation/parking 20%	<u>2</u>			
	13			\$ 5,820,000
10-Year Partial Tax Abatement/Apartments only				\$ 2,549,405
<b>Supportable Land Price</b>				<b>\$ 8,369,405</b>
<b>Redevelopment Financially Feasible?</b>				<b>Yes</b>

Three redevelopment options were evaluated for Prototype D: Older, smaller apartments:

**1.) Conversion to townhomes** -- At 8.5 units to the acre this redevelopment option would be feasible.

**2.) Residential Mixed Use** – this would include condos at 30 units to the acre and townhomes at 8 per acre and is feasible.

**3.) Residential Mixed Use with Partial Tax Abatement** –this would involve rental units at 30 units to the acre and townhomes with a partial tax abatement for the rental units to be financially feasible.

Source: BAG

# Recommendations

# RECOMMENDATIONS FOR A REDEVELOPMENT STRATEGY

- The issue of aging commercial properties in need of redevelopment is a common one facing many communities in the Atlanta Region.
- Peachtree Corners faces particular challenges in the redevelopment process resulting from two key challenges:
  - The City has limited financial resources due to its lack of local millage.
  - The value of many of its potential redevelopment sites are high relative to costs in other areas of metro Atlanta, due to the appeal of Peachtree Corners, low vacancies and relatively high rents, making redevelopment of these sites expensive.
- The City has already put in place some of the essential building blocks for successful redevelopment—
  - The creation of the Peachtree Corners Downtown Development Authority
  - Its land assembly, and public private partnership efforts associated with the Town Center project
  - Its creativity in the use of green space/open space density credits
- The City should add additional strategies to its “toolbox” to give it a more options to support redevelopment along the Holcomb Bridge Corridor in particular, they include:
  - **Recognize it is in the City’s long term interest to gradually refresh its inventory of outmoded rental apartments and commercial properties over time**, particularly in the Holcomb Bridge Corridor.
  - **As is being demonstrated around the region, successful mixed use development require higher value, stacked rental and owned units as part of the mix to succeed.**

# RECOMMENDATIONS FOR A REDEVELOPMENT STRATEGY

- **Empower the DDA, supported by the Community Development Department**, as responsible for implementing your redevelopment strategy. The city should reach out the owners of the properties identified in the study with the strongest potential for redevelopment at begin its efforts with these properties.
- **Use the Public Private Partnership model for redevelopment**—the city’s role should be to provide the framework for redevelopment, appropriate incentives and zoning policies to encourage existing owners or interested future developers to finance and redevelop the sites.
- **High Land prices in Peachtree Corners make redevelopment challenging** but ironically will help ensure long term success since higher values are a key indicator of a stronger market.
- **Consider creating a zoning overlay district for mixed use** which would be available to existing commercial developments willing to redevelop as mixed use areas, consistent with city standards.
- **Concentrate any significant retail elements in a mixed use redevelopment along Holcomb Bridge Road**, where it has the greatest chance of success.
- **Consider offering a ten year partial property tax abatement through the DDA to qualified redevelopment projects that meet the city’s standards** and as a way to economically offset the additional densities required to achieve financial feasibility.
- TAD could be a useful complementary incentive as it has been in many other cities, but, given the unique circumstances in Peachtree Corners, we do not believe the other taxing jurisdictions would be willing to partner with the City and therefore, are not recommending it as a incentive.

# RECOMMENDATIONS FOR A REDEVELOPMENT STRATEGY

- At the end of a successful redevelopment process Peachtree Corners will have achieved several positive outcomes for the City—
  - You will have transitioned some of the oldest and poorest performing real estate assets into new, significant contributors to the local tax digest.
  - You will have varied the rental apartment/housing inventory and office and retail inventory providing places for upward mobility for the rental population and providing greater housing choices for the current and future citizens of Peachtree Corners without impacting the established single family neighborhoods of the City.
  - You will provide new housing options for Peachtree Corners residents to age in place and increase options for new Millennial households seeking access to the employment base of the city.
  - You will have accelerated the pace of redevelopment in the City along the Holcomb Bridge Corridor while implementing a set of redevelopment strategies that minimize the financial commitment and risk to the City.

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