

AN ORDINANCE TO APPROVE A REQUEST FOR A CHANGE IN CONDITIONS TO SPECIAL USE PERMIT NO. 1987-21 TO ALLOW NEW DEVELOPMENT AT 3795 DATA DR., DIST. 6, LAND LOT 302, PEACHTREE CORNERS, GA.

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

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on January 25, 2022 and February 22, 2022;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that CIC2021-004, Intuitive Surgical, is hereby approved for the above referenced property with the following enumerated conditions:

Case SUP1987-021 shall be amended to allow for use of the property as follows:

Condition 1D) Limit the height of the buildings on parcels ~~2 and~~ 4, as designated on the site plan submitted January 9, 1987, to no more than one story.

Condition 1F) The following conditions shall apply to parcel 2 only:

1. Buildings located within 350 feet of the residential property line on Parcel 2 shall be limited to 40 feet in height. For any building located more than 350 feet from the residential property line, the maximum height shall be subject to the height requirements provided in the M-1 zoning district of the City's Ordinance.
2. There shall be no driveway encroachment into either the existing 80-foot natural buffer or the existing 10-foot landscape buffer.
3. The exterior color of any new structures constructed on the parcel shall be non-white, earth tones.
4. The existing ridge line fence privacy located within the 80-foot natural buffer on Parcel 2 shall be replaced by the developer with a new wooden opaque privacy fence eight feet in height. The new privacy fence shall be installed and maintained along the ridge line extending to the SUP line to the south and bringing the new fence up to the curb line to the north.
5. The existing security fence along the residential property line shall be replaced by the developer. The new fence shall be an open weave metal fence and shall not exceed eight feet in height.
6. Exterior lighting on any new buildings facing residential property shall be installed in a manner to prevent spillover of light onto adjacent residential property.
7. The existing 80-foot natural buffer along the residential property line shall be preserved and enhanced with landscape screening comprised of a mixture of appropriately spaced evergreen tree and shrub material as approved by City Manager or his/her designee. A 3-year landscape maintenance bond to ensure the survivability of the new plantings in the enhanced landscape buffer shall be

provided in an amount equal to 100% of the cost associated with the new plantings within the enhanced landscape buffer. At the end of year three of the initial planting of the enhanced landscape buffer, the buffer shall be assessed by a landscape architect, mutually agreed upon between the property owner and the City, to identify any of the new plantings that need to be replaced due to death, disease, or hazard (DDH). The additional plantings shall be installed by the developer and funded by the maintenance bond. Any bond funds remaining at the end of the third year shall be refunded to the developer.

8. No structures (e.g. gazebos, picnic shelters, storage sheds, dumpster enclosures) shall be located within either the existing 80-foot natural buffer or the existing 10-foot landscape buffer.

Effective this 22nd day of February 2022.

So Signed and Witnessed this 22 day of February, 2022

Attest:



Kymerly Chereck, City Clerk

Approved:



Mike Mason, Mayor

