

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	PROPERTY OWNER INFORMATION
NAME: <u>Anderson Smith</u>	NAME: <u>TGA NAP Forum On Peachtree Owner LLC</u>
ADDRESS: <u>3478 Lakeside Dr NE</u>	ADDRESS: <u>5185 Peachtree Parkway Suite 290</u>
CITY: <u>Atlanta</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30326</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>404-782-7321</u>	PHONE: <u>770-375-8437</u>
E-MAIL: <u>info@galleryandersonsmith.com</u>	E-MAIL: <u>sue.strock@napproperties.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): _____ REQUESTED ZONING DISTRICT: _____

LAND DISTRICT(S): _____ LAND LOT(S): _____ ACREAGE: _____

ADDRESS OF PROPERTY: 5135 Peachtree Parkway Suite 905 Peachtree Corners GA 30092

PROPOSED DEVELOPMENT: Fine art gallery AND SPECIAL EVENT SPACE

Staff Use Only This Section

Case Number: 2024-001 Hearing Date: PIC 5/19/24 / CIC 6/25/24 Received Date: 3/21/24

Fees Paid: \$850 By: *[Signature]*

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: ¹ _____

Total Bldg. Sq. Ft.: ⁴³³⁰ _____

Gross Density: _____

FEE SCHEDULE

1. Rezoning / Change-in-Conditions / Special Use Permit: 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-100, or R-75

- 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 MOD or CSO, and R-100 MOD 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
- Maximum Fee: \$10,000

2. Rezoning / Change-in-Conditions / Special Use Permit: 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-I, OBP, M-1, or M-2

- 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
- Maximum Fee: \$10,000

3. Rezoning / Change-in-Conditions / Special Use Permit: Mixed-Use Development (MUD) District

- Application Fee = \$1,200
- + \$75 per acre or portion thereof (for rezoning only)
- Maximum Fee: \$10,000

4. Buffer Reduction (Greater than 50%): \$500

5. Comprehensive Plan Amendment: \$1000

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?
The space is suitable of view of adjacent and nearby properties. The space will be used as an art gallery to host art exhibits for gallery artist and art related events. Not an event hall.
- 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?
It will not affect any properties adjacent to location.
- 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?
It does not.
- 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?
It will not. Facility is being used for an art gallery
- 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?
No change is conditions. Occupying the space as an AS-IS space for use as an art gallery
- 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?
No other changing conditions.

Anderson Smith
5135 Peachtree Parkway Suite 905
Peachtree Corners, GA 30092
info@galleryandersonsmith.com
678-300-7882

Diana Wheeler
Community Development Director
City of Peachtree Corners
310 Technology Parkway
Peachtree Corners, GA 30092

Dear Ms. Wheeler,

I am writing to express my intent to utilize the 4,330 square feet of space located at 5135 Peachtree Parkway, The Forum Peachtree Corners, for the establishment of a Fine Art Gallery and private event space. As the owner of Gallery Anderson Smith, it is my aim to create a vibrant cultural hub that not only showcases exceptional artwork but also provides a venue for private events and exhibitions.

The primary purpose of this space will be to host exhibitions for artists represented by Gallery Anderson Smith, allowing them a platform to display their work to the public. Additionally, the space will be available for private art events and showings, providing a unique and elegant venue for art enthusiasts and collectors to gather and appreciate fine art.

We are committed to adhering to all guidelines set forth by the City of Peachtree Corners regarding the usage of commercial spaces and will ensure that our operations align with the community's standards and regulations. Our goal is to contribute positively to the cultural landscape of Peachtree Corners while also fostering a sense of community engagement and appreciation for the arts.

I am enthusiastic about the opportunity to establish Gallery Anderson Smith in Peachtree Corners and believe that our presence will enrich the local arts scene while also providing a valuable asset to the community. I am open to discussing any further details or requirements related to the usage of the space and am fully committed to working collaboratively with the city to ensure a successful partnership.

Thank you for considering my letter of intent. I look forward to the possibility of bringing this project to fruition and contributing to the cultural vitality of Peachtree Corners.

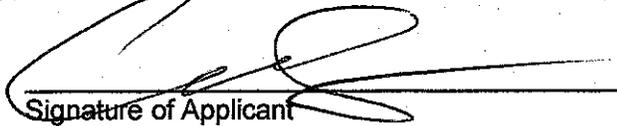
Sincerely,

Anderson Smith

Anderson Smith
Owner, Gallery Anderson Smith

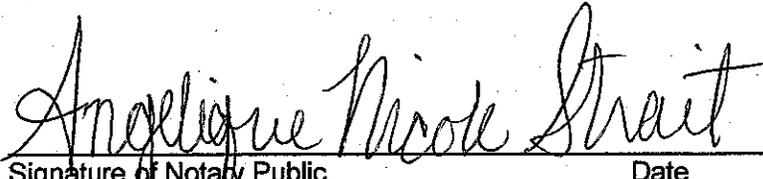
APPLICANT'S CERTIFICATION

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.

 _____ 3/21/24 _____
Signature of Applicant Date

Anderson Smith Gallery Owner

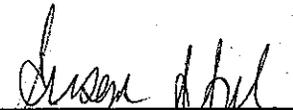
Type or Print Name and Title

 3/21/2024 _____
Signature of Notary Public Date Notary Seal



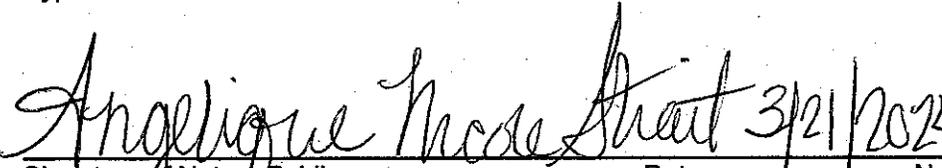
PROPERTY OWNER'S CERTIFICATION

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.

 _____ 3/21/24 _____
Signature of Property Owner Date

Susan Storck General Manager

Type or Print Name and Title

 3/21/2024 _____
Signature of Notary Public Date Notary Seal



