



PUBLIC HEARING APPLICATION
REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan <u>(Boundary Survey will satisfy this requirement)</u>	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Elevations <u>(Exterior photo will satisfy this requirement)</u>	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Supplemental Form for Specific Uses	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for the RM Districts, R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Other Information Needed to Review Application (as determined by Community Development staff)	•	<input type="checkbox"/>	<input type="checkbox"/>

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>Safelite Fulfillment, Inc.</u>	NAME: <u>VALP-ARC II PEACHTREE PROPERTY COMPANY LLC</u>
ADDRESS: <u>7400 Safelite Way</u>	ADDRESS: <u>1395 Marietta Parkway, Suite 250</u>
CITY: <u>Columbus</u>	CITY: <u>Marietta</u>
STATE: <u>OH</u> ZIP: <u>43235</u>	STATE: <u>GA</u> ZIP: <u>30067</u>
PHONE: <u>Cell: 614-940-4156</u>	PHONE: <u>470-704-5482</u>
E-MAIL: <u>julie.kemp@safelite.com</u>	E-MAIL: <u>vking@ardenlogisticsparks.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Julie Kemp</u> PHONE: <u>Cell: 614-940-4156</u>	
CONTACT'S E-MAIL: <u>julie.kemp@safelite.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT TENANT

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): R6 LAND LOT(S): 276 ACREAGE: N/A

ADDRESS OF PROPERTY: 6649 Peachtree Industrial Blvd, Suite M, Norcross, GA 30092

PROPOSED DEVELOPMENT: Existing Peachtree Corporate Center

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 N/A

Dwelling Unit Size (Sq. Ft.): N/A

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 6

Total Bldg. Sq. Ft.: 48,867

Gross Density: 26,600

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 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.

Julie Kemp 4/18/2024
Signature of Applicant Date
Julie Kemp, Lead Real Estate Transaction Manager
Type or Print Name and Title

Michelle L. Thome 4/18/2024
Signature of Notary Public Date
Notary Seal



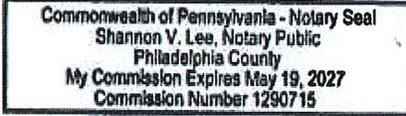
MICHELLE L. THOME
Notary Public, State of Ohio
My Commission Expires 07-19-2027

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

Joseph S. Caruso 5/2/24
Signature of Property Owner Date
Joseph S. Caruso, Vice President
Type or Print Name and Title

[Signature] 5/2/24
Signature of Notary Public Date
Notary Seal



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.
- 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.
- 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.
- 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.
- 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.
- 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.

DISCLOSURE REPORT FORM
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE: YES NO
 (If yes, please complete the "Campaign Contributions" section below)

Julie Kemp

Print Name

1. CAMPAIGN CONTRIBUTIONS

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

Julie Kemp
 Signature of Applicant

4/18/2024 Julie Kemp

Date

Type or Print Name and Title

Signature of Applicant's
 Attorney or Representative

Date

Type or Print Name and Title

Michelle L. Thome
 Signature of Notary

4.18.2024
 Date



MICHELLE L. THOME
 Notary Public, State of Ohio
 My Commission Expires 07-19-2027

Notary Seal

Total AREA
 639708.008 SQ. FT.
 14.686 ACRES

Tract 1 AREA
 82481.135 SQ. FT.
 1.886 ACRES

Tract 2 AREA
 232000.509 SQ. FT.
 5.317 ACRES

LEGEND

1/4" = 100'	Survey Boundary
1/8" = 100'	Property Boundary
1/16" = 100'	Right-of-Way Boundary
1/32" = 100'	Utility Line
1/64" = 100'	Proposed Utility Line
1/128" = 100'	Proposed Right-of-Way Boundary
1/256" = 100'	Proposed Survey Boundary
1/512" = 100'	Proposed Right-of-Way Boundary
1/1024" = 100'	Proposed Survey Boundary
1/2048" = 100'	Proposed Right-of-Way Boundary
1/4096" = 100'	Proposed Survey Boundary
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1/1915619425999732315987873844443175955764224253248" = 100'	Proposed Right-of-Way Boundary
1/3831238851999464631975747688886351911528448506496" = 100'	Proposed Survey Boundary
1/7662477703998929263951495377772703823056897012992" = 100'	Proposed Right-of-Way Boundary
1/15324955407997858527902990755545407646113740255984" = 100'	Proposed Survey Boundary
1/30649910815995717055805981511090815292227480511968" = 100'	Proposed Right-of-Way Boundary
1/61299821631911434111611963022181630584454961023936" = 100'	Proposed Survey Boundary
1/122599643263822868223223326044363261168909220474752" = 100'	Proposed Right-of-Way Boundary
1/245199286527645736446446652088726322337818440949504" = 100'	Proposed Survey Boundary
1/490398573055291472892893304177452644675636881899008" = 100'	Proposed Right-of-Way Boundary
1/980797146110582945785786608354905293351273735798112" = 100'	Proposed Survey Boundary
1/1961594292221165891571573216709810566702547471596224" = 100'	Proposed Right-of-Way Boundary
1/3923188584442331783143146433419621133405094943192448" = 100'	Proposed Survey Boundary
1/7846377168884663566286292866839242268010199886384896" = 100'	Proposed Right-of-Way Boundary
1/15692754337769327132572585733678484536020399772769792" = 100'	Proposed Survey Boundary
1/31385508675538654265145171467356969072040799545539584" = 100'	Proposed Right-of-Way Boundary
1/62771017351077308530290342934713938144081599091079168" = 100'	Proposed Survey Boundary
1/125542034702154617060580685869427876288161981822158336" = 100'	Proposed Right-of-Way Boundary
1/251084069404309234121161371738855752576323963644316672" = 100'	Proposed Survey Boundary
1/502168138808618468242322743477711505152647927288633344" = 100'	Proposed Right-of-Way Boundary
1/100433627761723693648464586955542301030529584457726688" = 100'	Proposed Survey Boundary
1/200867255523447387296929173911084602061051708915453376" = 100'	Proposed Right-of-Way Boundary
1/401734511046894774593858347822169204122103417830906752" = 100'	Proposed Survey Boundary
1/803469022093789549187716695644338408244206835661811504" = 100'	Proposed Right-of-Way Boundary
1/160693804418757909377543339128867681648841367132323008" = 100'	Proposed Survey Boundary
1/321387608837515818755086678257735363297682742264646016" = 100'	Proposed Right-of-Way Boundary
1/642775217675031637510173356515470726595365484529292032" = 100'	Proposed Survey Boundary
1/1285550435350063275020346713030841531190730969058584064" = 100'	Proposed Right-of-Way Boundary
1/2571100870700126550040693426061683062381461938117168128" = 100'	Proposed Survey Boundary
1/5142201741400253100081386852123366124762923876234336256" = 100'	Proposed Right-of-Way Boundary
1/10284403482800506200162737044246732495249447752468672" = 100'	Proposed Survey Boundary
1/20568806965601012400325474088493464990498995504937344" = 100'	Proposed Right-of-Way Boundary
1/41137613931202024800650948176988929980997991009	

SURVEY LEGAL DESCRIPTION

Tract 1:

All that tract or parcel of land lying and being in Land Lot 276 of the 6th District Gwinnett County, Georgia and being more particularly described as follows:

Commencing at the intersection of the extended northern right-of-way of Peachtree Industrial Boulevard (right-of-way varies) with the western right-of-way of Peachtree Corners Circle (100' right-of-way); thence along the northern right-of-way of Peachtree Industrial Boulevard S 55°01'07" W a distance of 82.18' to a 1/2" Rebar Set; said point being the TRUE POINT OF BEGINNING;

Thence along said right-of-way S 55°01'07" W a distance of 505.95' to a 1/2" Rebar Found; Thence leaving said right-of-way N 72°37'23" W a distance of 464.87' to a 1/2" Rebar Found (Bent); Thence N 80°04'32" E a distance of 20.00' to a 1/2" Rebar Set; Thence N 29°52'08" W a distance of 120.00' to a 1/2" Rebar Set; Thence S 60°07'20" W a distance of 130.74' to a 1/2" Rebar Found (Bent); Thence N 73°10'50" W a distance of 29.91' to a 1/2" Rebar Set; Thence N 17°22'13" E a distance of 333.33' to a 1/2" Rebar Found; Thence N 57°32'28" E a distance of 856.27' to a 1/2" Rebar Found, said Rebar being on the western right-of-way of Peachtree Corners Circle (100' right-of-way); Thence along said right-of-way with a curve turning to the left with an arc length of 211.44', with a radius of 2826.78', with a chord bearing of S 22°53'42" E, with a chord length of 211.40', to a 1/2" Rebar Found; Thence along said right-of-way S 24°58'51" E a distance of 404.82' to a 1/2" Rebar Set; Thence along said right-of-way S 14°47'01" W a distance of 126.60' to a 1/2" Rebar Set; Which is the TRUE POINT OF BEGINNING, having an area of 604,418.139 Square Feet, 13.876 Acres, and being more particularly shown as "Tract 1" on survey plat by Josh L. Lewis IV of Georgia Land Surveying Co., dated September 15, 2015 and last revised October 7, 2015.
Parcel No. R6276 041
Parcel No. R6276 042
Parcel No. R6276 043
Parcel No. R6276 044
Parcel No. R6276 045.

Together with:

Tract 2:

All that tract or parcel of land lying and being in Land Lot 276 of the 6th District Gwinnett County, Georgia and being more particularly described as follows:

Commencing at the intersection of the extended northern right-of-way of Peachtree Industrial Boulevard (right-of-way varies) with the western right-of-way of Peachtree Corners Circle (100' right-of-way); thence along the northern right-of-way of Peachtree Industrial Boulevard S 55°01'07" W a distance of 82.18' to a 1/2" Rebar Set; Thence along said right-of-way S 55°01'07" W a distance of 505.95' to a 1/2" Rebar Found; thence leaving said right-of-way N 72°37'23" W a distance of 464.87' to a 1/2" Rebar Found (Bent); said point being the TRUE POINT OF BEGINNING.

Thence N 60°04'32" E a distance of 20.00' to a 1/2" Rebar Set; Thence 29°52'08" W a distance of 120.00' to a 1/2" Rebar Set; Thence S 60°07'20" W a distance of 130.74' to a 1/2" Rebar Found (Bent); Thence S 60°02'17" W a distance of 163.16' to a 1/2" Rebar Found; Thence S 29°49'23" E a distance of 120.00' to a 1/2" Rebar Set; Thence N 60°04'32" E a distance of 274.00' to a 1/2" Rebar Found (Bent); Which is the TRUE POINT OF BEGINNING, having an area of 35289.869 Square Feet, 0.810 Acres, and being more particularly shown as "Tract 2" on survey plat by Josh L. Lewis IV of Georgia Land Surveying Co., dated September 15, 2015 and last revised October 7, 2015.

Parcel No. R6276 015.



April 19, 2024

RE: Letter of Intent for Special Use Permit

City of Peachtree Corners:

Safelite Autoglass intends to occupy the premises at 6649-M, Peachtree Industrial Blvd, Norcross, GA for the purposes of autoglass repair, replacement, and recalibration services. Our intended use is "minor/light duty" automotive consistent with like-kind businesses currently or formerly operating within the complex. The operation of our business is clean, non-hazardous, and all work is performed inside the premises.

Our occupancy is short-term for 1-year from October 1, 2024, to September 30, 2025, while we undergo architectural plans, permitting and construction of two new locations in the Atlanta market.

Please do not hesitate to reach out if you have any questions.

Regards,

A handwritten signature in blue ink that reads "Julie Kemp".

Julie Kemp
Lead Real Estate Transaction Manager
Cell: 614-940-4156
Julie.kemp@safelite.com



DENISE R. MITCHELL, MPA
 GWINNETT COUNTY TAX COMMISSIONER

NOTICE OF TAXES
GWINNETT COUNTY, GEORGIA
 www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD
R6276 044	2023	ALP-ARC II PEACHTREE PROPERTY COMPANY LLC
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
PEACHTREE CORNERS	6689 PEACHTREE IND BLVD TR1 & TR2 PEACHTREE CORPORATE	

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
 If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.
NOTICE! Prior year(s) taxes due. All payments received will be applied first to the oldest amounts due. Please contact us immediately at (770) 822-8800.

APPRAISAL DETAIL	YOUR EXEMPTION AND CREDIT SAVINGS
LAND VALUE: \$3,831,000	
BUILDING VALUE: \$9,058,500	
TOTAL VALUE: \$12,889,500	
ASSESSED VALUE: \$5,155,800	
ACREAGE: 14.680000	

COUNTY GOVERNMENT TAXES						
Levied by the Board of Commissioners and representing 41.00% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE	= TAXES LEVIED
COUNTY GENERAL FUND	5,155,800	0	0	5,155,800	0.006950	35,832.81
DEVELOPMENT/CODE ENFORCEMENT	5,155,800	0	0	5,155,800	0.000000	0.00
ECONOMIC DEVELOPMENT	5,155,800	0	0	5,155,800	0.000300	1,546.74
FIRE & EMS	5,155,800	0	0	5,155,800	0.003200	16,498.56
POLICE	5,155,800	0	0	5,155,800	0.002900	14,951.82
RECREATION	5,155,800	0	0	5,155,800	0.001000	5,155.80
TOTAL COUNTY TAXES					0.014350	73,985.73

SCHOOL TAXES						
Levied by the Board of Education and representing 59.00% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE	= TAXES LEVIED
SCHOOL	5,155,800	0	0	5,155,800	0.019200	98,991.36
SCHOOL BOND	5,155,800	0	0	5,155,800	0.001450	7,475.91
TOTAL SCHOOL TAXES					0.020650	106,467.27

STATE, CITY & OTHER TAXES						
Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE	= TAXES LEVIED
PEACHTREE CORNERS	5,155,800	0	0	5,155,800	0.000000	0.00
TOTAL OTHER TAXES						0.00

TOTAL MILLAGE RATE: 0.035000 **TOTAL AD VALOREM TAXES: 180,453.00**

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
PEACHTREECORNERS STORMWATER	FLAT RATE	11,092.14	AD VALOREM TAXES:	180,453.00
			ASSESSMENTS:	11,092.14
			TOTAL AMOUNT DUE	191,545.14
TOTAL OTHER ASSESSMENTS:		11,092.14	GRAND TOTAL DUE THIS BILLING:	191,545.14

RETURN THIS PORTION WITH YOUR PAYMENT 08/03/2023

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2023	R6276 044	10-15-2023	\$191,545.14	



R6276 044 74893
 ALP-ARC II PEACHTREE PROPERTY COMPANY LLC
 C/O ARDEN GROUP INC
 1600 MARKET ST STE 2600
 PHILADELPHIA PA 19103-7219



Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.



1 23 186276000440000 2 00019154514 00019154514 7

C866

/24.

CHECK NUMBER	0822764
CHECK AMOUNT	\$14,003.15

TRANSACTION TYPE 29 R.E. TAX DISBURSEMENT
 DISBURSEMENT TYPE AT ADDITIONAL TAXES DUE
 POLICY NUMBER R6276 044

BERKADIA COMMERCIAL MORTGAGE
 323 NORRISTOWN RD, SUITE 300
 AMBLER, PA 19002-0000
(Protected by Payee Positive Pay)

TD Bank, N.A.
 100 E. Dekalb Pike 2nd Floor
 King of Prussia PA 19406

FED NUMBER	CHECK NO.
0311	0822764

CHECK DATE
May 30, 2023

CHECK AMOUNT
\$14,003.15

PAY Fourteen Thousand Three Dollars and 15 Cents

TO GWINNETT COUNTY TAX COMMISSIONER
 THE 75 LANGLEY DRIVE
 ORDER LAWRENCEVILLE, GA 30046
 OF

COPY

⑈0822764⑈ ⑆031101017⑆ 9510003174⑈

C866

/24

CHECK NUMBER	0822764
CHECK AMOUNT	\$14,003.15

TRANSACTION TYPE 29 R.E. TAX DISBURSEMENT
 DISBURSEMENT TYPE AT ADDITIONAL TAXES DUE
 POLICY NUMBER R6276 044

BERKADIA COMMERCIAL MORTGAGE
 323 NORRISTOWN RD, SUITE 300
 AMBLER, PA 19002-0000
(Protected by Payee Positive Pay)

TD Bank, N.A.
 100 E. Dekalb Pike 2nd Floor
 King of Prussia PA 19406

FED NUMBER	CHECK NO.
0311	0822764

CHECK DATE
May 30, 2023

CHECK AMOUNT
\$14,003.15

PAY Fourteen Thousand Three Dollars and 15 Cents

TO GWINNETT COUNTY TAX COMMISSIONER
 THE 75 LANGLEY DRIVE
 ORDER LAWRENCEVILLE, GA 30046
 OF



VOID AFTER 180 DAYS

⑈0822764⑈ ⑆031101017⑆ 9510003174⑈

CITY OF PEACHTREE CORNERS
310 TECHNOLOGY PKWY

PEACHTREE CORNERS,GA 30092-2932

SAFELITE Fulfillment Inc.

680094353

P.O. BOX 182827 COLUMBUS, OH 43218-2827

INVOICE NUMBER	DATE	VOUCHER NUMBER	GROSS AMOUNT	DISCOUNT	NET AMOUNT
SS10000757585 <small>Comments: PLEASE DELIVER TO JULIE KEMP-REAL ESTATE SPECIAL USE PERMIT APPLICATION-SHORT TRM LEASE 6649-M PEACHTREE INDUSTRIAL NORCROSS, GA 30092 Deliver To: PLEASE DELIVER TO JULIE KEMP Location ID: Overnight: YES</small>	041824	SAFELITE URGENT	850.00	.00	850.00
TOTALS --- >			850.00	.00	850.00

For questions or inquiries, please call: (614) 210-9013

VENDOR: 5181148 DISB NO. 680094353 DATE: 04/18/24

DETACH BEFORE DEPOSITING

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A BLUE-GREEN BACKGROUND PRINTED ON TRUE WATERMARK PAPER

SAFELITE Fulfillment Inc.

P.O. BOX 182827 COLUMBUS, OH 43218-2827

DISBURSMENT NO.
680094353

VENDOR:
5181148

70-2328
719 IL

3139-09

680094353

04/18/24

Bank of America

Eight Hundred Fifty Dollars And Zero Cents*****

\$*****850.00

PAY
TO THE
ORDER OF

CITY OF PEACHTREE CORNERS
310 TECHNOLOGY PKWY

PEACHTREE CORNERS,GA 30092-2932

SAFELITE Fulfillment Inc.



AUTHORIZED SIGNATURE
VOID AFTER 90 DAYS

SIGNATURE HAS A BLUE GREEN BACKGROUND + BORDER CONTAINS MICROPRINTING MP

⑈0680094353⑈ ⑆071923284⑆ 8765916673⑈



OFFICE OF COMMUNITY DEVELOPMENT
Diana Wheeler | Community Development Director

COMMUNITY INFORMATION MEETING CERTIFICATION

A Community Information Meeting means the following:

A meeting arranged by the applicant and held prior to submittal of the public hearing application which invites the surrounding community to an informational meeting. The purpose of this is to provide an overview of your request and allows for you to answer any questions the neighboring residents and/or businesses may have.

This is your meeting, and an opportunity for free discussion with neighbors without city involvement, but the city will provide you a list of the mailing addresses of land owners within a 500' radius of your subject property. This allows for the same adjacent owners to be notified of your community meeting who will then later be notified by the city of your subsequent public hearing process.

This meeting should be held in a place and time convenient to nearby property owners. Reasonable notice (no less than one week) should be given by mail of the meeting's date and time. Completion of the Community Information Meeting Certification form should follow the meeting and is required to be submitted with the public hearing application.

The meeting must be held no more than 45 days prior to the submittal date of the complete application for a public hearing. A postmarked United States Postal Service Certificate of Mailing form must also be submitted with this form as evidence of mailing of meeting notices.

TO BE COMPLETED BY APPLICANT:

Date & time meeting held 4/19/2024

Location of meeting Email and US Mail

Summary of meeting Safelite in concert with Landlord prepared a letter to send to each Tenant within the complex. Aforementioned letter was emailed by Landlord and sent via US mail by Safelite to the Tenants explaining Safelite's intended short-term use and asking for Tenants to reach out to Landlord or Safelite with any comments, questions or concerns.

Applicant's signature 

(See back for meeting sign-in sheet)

Community Information Meeting Sign-in Sheet

Name	Address
S & S Rite Cabinet dba Imperial Cabinet Co.	6649-A Peachtree Industrial Blvd, Norcross, GA 30092
Fleet Detailing Services, Inc.	6649-B Peachtree Industrial Blvd, Norcross, GA 30092
Mercado Hispano Distributors, LLC	6649-C Peachtree Industrial Blvd, Norcross, GA 30092
Kofile Technologies, Inc.	6649-D Peachtree Industrial Blvd, Norcross, GA 30092
Rugged Road, LLC	6649-E, F & G Peachtree Industrial Blvd, Norcross, GA 30092
A/C Sales Corporation	6649-H Peachtree Industrial Blvd, Norcross, GA 30092
Kli Tanur LLC	6649-I Peachtree Industrial Blvd, Norcross, GA 30092
Wire Technologies, Inc.	6659-AA Peachtree Industrial Blvd, Norcross, GA 30092
Florafelt, Inc.	6659-B Peachtree Industrial Blvd, Norcross, GA 30092
Hinton Sales, Inc.	6659-D Peachtree Industrial Blvd, Norcross, GA 30092
My Satellite Company, Inc.	6659-E Peachtree Industrial Blvd, Norcross, GA 30092
Richmat U.S. LLC	6659-F Peachtree Industrial Blvd, Norcross, GA 30092
National HME Inc.	6659-G & I Peachtree Industrial Blvd, Norcross, GA 30092
Grupo CDC Inc.	6669-D Peachtree Industrial Blvd, Norcross, GA 30092
The Honey Baked Ham Co.	6669-E Peachtree Industrial Blvd, Norcross, GA 30092
B&C Reeder Holdings LLC	6669-F Peachtree Industrial Blvd, Norcross, GA 30092
Marr Traffic Inc.	6669-H Peachtree Industrial Blvd, Norcross, GA 30092
Buono Foods LLC	6669-I Peachtree Industrial Blvd, Norcross, GA 30092
Adas and Go Georgia LLC	6669-J Peachtree Industrial Blvd, Norcross, GA 30092
Maier America, LLC	6669-K, L & M Peachtree Industrial Blvd, Norcross, GA 30092
Premier HVAC Mechanical Corp.	6669-N Peachtree Industrial Blvd, Norcross, GA 30092
Urban Afrique LLC	6679-A Peachtree Industrial Blvd, Norcross, GA 30092
Spia, Inc.	6679-DD Peachtree Industrial Blvd, Norcross, GA 30092
Creative Threads, Inc.	6679-F & G Peachtree Industrial Blvd, Norcross, GA 30092
Noah Drywall LLC	6679-H Peachtree Industrial Blvd, Norcross, GA 30092

Community Information Meeting Sign-in Sheet

Name	Address
Abdullah Karaalioglu	6679-I Peachtree Industrial Blvd, Norcross, GA 30092
AB Botanical LLC	6679-J Peachtree Industrial Blvd, Norcross, GA 30092
Electric Pwr Sys Interntl, Inc.	6679-L Peachtree Industrial Blvd, Norcross, GA 30092
TerraPro Group Limited	6679-M Peachtree Industrial Blvd, Norcross, GA 30092
Rug Gear USA, LLC	6679-N Peachtree Industrial Blvd, Norcross, GA 30092
Range of Motion Inc.	6689-A Peachtree Industrial Blvd, Norcross, GA 30092
Rug Gear	6689-B Peachtree Industrial Blvd, Norcross, GA 30092
M & L Interiors, Inc.	6689-C Peachtree Industrial Blvd, Norcross, GA 30092
Ace Pro Finish LLC	6689-E Peachtree Industrial Blvd, Norcross, GA 30092
Himalayan Bowls, LLC	6689-F Peachtree Industrial Blvd, Norcross, GA 30092
Liam Homes Holdings LLC	6689-I Peachtree Industrial Blvd, Norcross, GA 30092
Ridinfresh LLC	6689-L Peachtree Industrial Blvd, Norcross, GA 30092
Walaris LLC	6689-N Peachtree Industrial Blvd, Norcross, GA 30092
Dynamic Property Restoration, LLC	6689-O Peachtree Industrial Blvd, Norcross, GA 30092
Electronic Security, Inc.	6689-P Peachtree Industrial Blvd, Norcross, GA 30092
Alternative Finishes, Inc.	6699-A Peachtree Industrial Blvd, Norcross, GA 30092
TRL Constructions Design, LLC	6699-D Peachtree Industrial Blvd, Norcross, GA 30092
<hr/>	<hr/>



April 19, 2024

RE: Safelite Autoglass' Short-Term Occupancy at Peachtree Corporate Center

Peachtree Corporate Center Tenants:

Safelite Autoglass intends to occupy the premises at 6649-M, Peachtree Industrial Blvd, Norcross, GA for the purposes of autoglass repair, replacement, and recalibration services. Our intended use is "minor" automotive consistent with like-kind businesses currently or formerly operating within the complex. The operation of our business is clean, non-hazardous, and all work is performed inside the premises.

Our occupancy is short-term for 1-year from October 1, 2024, to September 30, 2025, while we undergo architectural plans, permitting and construction of two new locations.

If you have any questions or concerns, please feel free to reach out to me or Val King, Property Manager.

Regards,

A handwritten signature in blue ink that reads "Julie Kemp".

Julie Kemp
Lead Real Estate Transaction Manager

Julie Kemp
Safelite
Cell: 614-940-4156
Julie.kemp@safelite.com

Val King
Arden Logistics Parks
Cell: 470-704-5482
vking@ardenlogisticsparks.com



UNITED STATES
POSTAL SERVICE

Certificate of Mailing — Firm

Name and Address of Sender

Safelite
7400 Safelite Way
Columbus, OH 43235
Attn: Julie Kemp, Real Estate

TOTAL NO
of Pieces Loaded by Sender

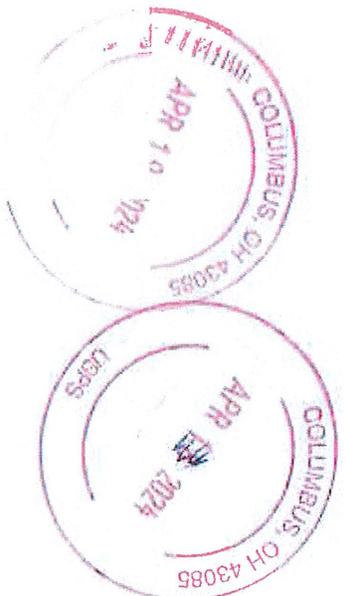
TOTAL NO
of Pieces Permitted at Post Office

6

Postmaster (at time of receiving entry) (see)

OK

Apply Stamp Here
Postmark with Date of Receipt



USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code)

Fee

Special Handling

Parcel Airmail

U.S. POSTAGE PAID
WORTHINGTON, OH
43085
APR 19 24
AMOUNT
\$3.48
R2305K1 40639-6



0000

- 1 Premier HVAC Mechanical Corp.
6669-N Peachtree Industrial Blvd
Norcross, GA 30092
- 2 Creative Threads, Inc.
6679-F & G Peachtree Industrial Blvd
Norcross, GA 30092
- 3 Abdullah Karaaloglu
6679-I Peachtree Industrial Blvd
Norcross, GA 30092
- 4 TerraPro Group Limited
6679-M Peachtree Industrial Blvd
Norcross, GA 30092
- 5 AB Botanical LLC
6679-J Peachtree Industrial Blvd
Norcross, GA 30092
- 6 Rug Gear USA, LLC
6679-N Peachtree Industrial Blvd
Norcross, GA 30092



Certificate of Mailing — Firm

Name and Address of Sender

Safelite
7400 Safelite Way
Columbus, OH 43235
Attn: Julie Kemp, Real Estate

TOTAL NO.
of Pieces Listed by Sender

TOTAL NO.
of Pieces Received at Post Office™

Affix Stamp Here
Postmark with Date of Receipt.

9-23039-9
R23039-9
\$3.48
AMOUNT
42 61 APR 19 2024
HO 'NTON, OH
RTHINGTON, OH
DIVA EAGE VLSOP S U



0000

USPS® Tracking Number
Film-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Fee

Special Handling Fee

Parcel Airlift

1. Grupo CDC Inc.

6669-D Peachtree Industrial Blvd
Norcross, GA 30092

2. The Honey Baked Ham Co.

6669-E Peachtree Industrial Blvd
Norcross, GA 30092

3. Buono Foods LLC.

6669-I Peachtree Industrial Blvd
Norcross, GA 30092

4. Marr Traffic Inc.

6669-H Peachtree Industrial Blvd
Norcross, GA 30092

5. Maier America, LLC.

6669-K, L & M Peachtree Industrial
Blvd
Norcross, GA 30092

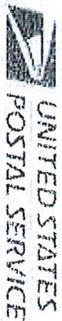
6. Spia, Inc.

6679-DD Peachtree Industrial Blvd
Norcross, GA 30092

PS

7630-17-000-5549

See Reverse for Instructions



Name and Address of Sender

Safelite
7400 Safelite Way
Columbus, OH 43235
Attn: Julie Kemp, Real Estate

TOTAL NO. of Pieces (Label & Sender)

TOTAL NO. of Pieces at Post Office

For manual payment of recording charges

6

OK

Apply Stamp Here
Postmark with Date of Receipt

Certificate of Mailing — Firm

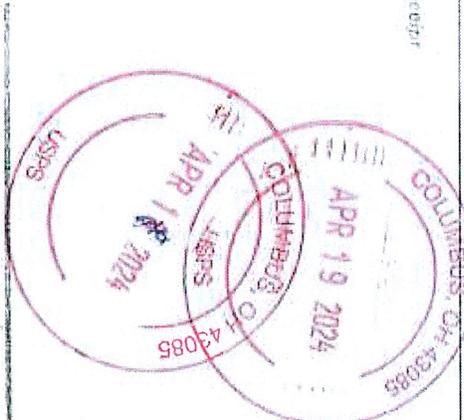
USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State and ZIP Code)

U.S. POSTAGE PAID
WORTHINGTON, OH
43085
APR 18 24
AMOUNT
\$3.48
R2305K140639-6



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- 1 Range of Motion Inc.
6689-A Peachtree Industrial Blvd
Norcross, GA 30092
- 2 Ace Pro Finish LLC
6689-E Peachtree Industrial Blvd
Norcross, GA 30092
- 3 Ridinfresh LLC
6689-L Peachtree Industrial Blvd
Norcross, GA 30092
- 4 Electronic Security, Inc.
6689-P Peachtree Industrial Blvd
Norcross, GA 30092
- 5 Rug Gear
6689-B Peachtree Industrial Blvd
Norcross, GA 30092
- 6 Himalayan Bowls, LLC
6689-F Peachtree Industrial Blvd
Norcross, GA 30092

File Special Handling Parcel Airtel



Certificate of Mailing — Firm

Name and Address of Sender

Safelite
7400 Safelite Way
Columbus, OH 43235
Attn: Julie Kemp, Real Estate

TOTAL NO.
of Pieces Listed by Sender

6

TOTAL NO.
of Pieces Received at Post Office™

Postmaster: per name of receiving employee)

JK

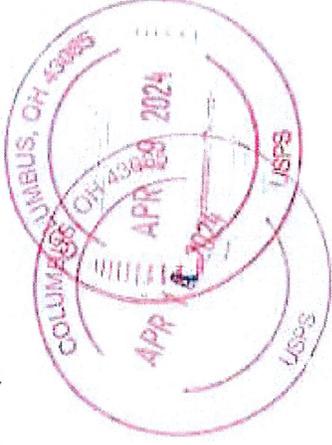
USPS® Tracking Number
Firm-specific Identifier

1. S & S Rite Cabinet dba Imperial Cabinet Co.
6649-A Peachtree Industrial Blvd
Norcross, GA 30092
2. Kofile Technologies, Inc
6649-D Peachtree Industrial Blvd
Norcross, GA 30092
3. Kli Tanur LLC
6649-I Peachtree Industrial Blvd
Norcross, GA 30092
4. Hinton Sales, Inc.
6659-D Peachtree Industrial Blvd
Norcross, GA 30092
5. National HME Inc.
6659-G & I Peachtree Industrial Blvd
Norcross, GA 30092
6. B&C Reeder Holdings LLC.
6669-F Peachtree Industrial Blvd
Norcross, GA 30092

U.S. POSTAGE PAID
WORTHINGTON, OH
APR 19 2024
AMOUNT
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R2305K140639-6

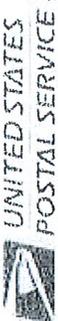


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Affix Stamp Here
Postmark with Date of Receipt.

Fee Special Handling Parcel Airlift



Certificate of Mailing — Firm

Name and Address of Sender

Safelite
7400 Safelite Way
Columbus, OH 43235
Attn: Julie Kemp, Real Estate

POSTAL NO.
of Parcel United by Sender

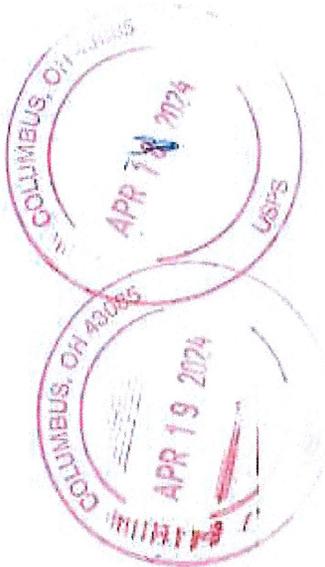
POSTAL NO.
of Parcel Received at Post Office

Affix Stamp Here.
Postmark with Date of Receipt

6

Signature: (to name of forwarding entity, yes)

JK



USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code)

- 1 Walaris LLC
6689-N Peachtree Industrial Blvd
Norcross, GA 30092
- 2 Alternative Finishes, Inc.
6699-A Peachtree Industrial Blvd
Norcross, GA 30092
- 3 M & L Interiors, Inc.
6689-C Peachtree Industrial Blvd
Norcross, GA 30092
- 4 Liam Homes Holdings LLC
6689-I Peachtree Industrial Blvd
Norcross, GA 30092
- 5 Dynamic Property Restoration, LLC
6689-O Peachtree Industrial Blvd
Norcross, GA 30092
- 6 TRL Constructions Design, LLC
6699-D Peachtree Industrial Blvd
Norcross, GA 30092

Fee

Special Handling

Parcel Airlift

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AMOUNT
\$3.48
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