

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>Greenleaf Investment Partners L108, LLC C/O Andersen Tate & Carr</u>	NAME: <u>Greenleaf Investment Partners L108, LLC</u>
ADDRESS: <u>1960 Satellite Blvd S-4000</u>	ADDRESS: <u>3081 Holcomb Bridge Road, S-A2</u>
CITY: <u>Duluth</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>770-822-0900</u>	PHONE: <u>404-861-1817</u>
E-MAIL: <u>mglouton@atclawfirm.com</u>	E-MAIL: <u>mark@greenleafmgmt.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Melody A. Glouton</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): O-I & M-1 REQUESTED ZONING DISTRICT: M-1

LAND DISTRICT(S): 6th LAND LOT(S): 302 ACREAGE: 14.19

ADDRESS OF PROPERTY: 5250 & 5390 Triangle Parkway

PROPOSED DEVELOPMENT: Permitted uses under M-1, including office-professional, warehousing, etc.

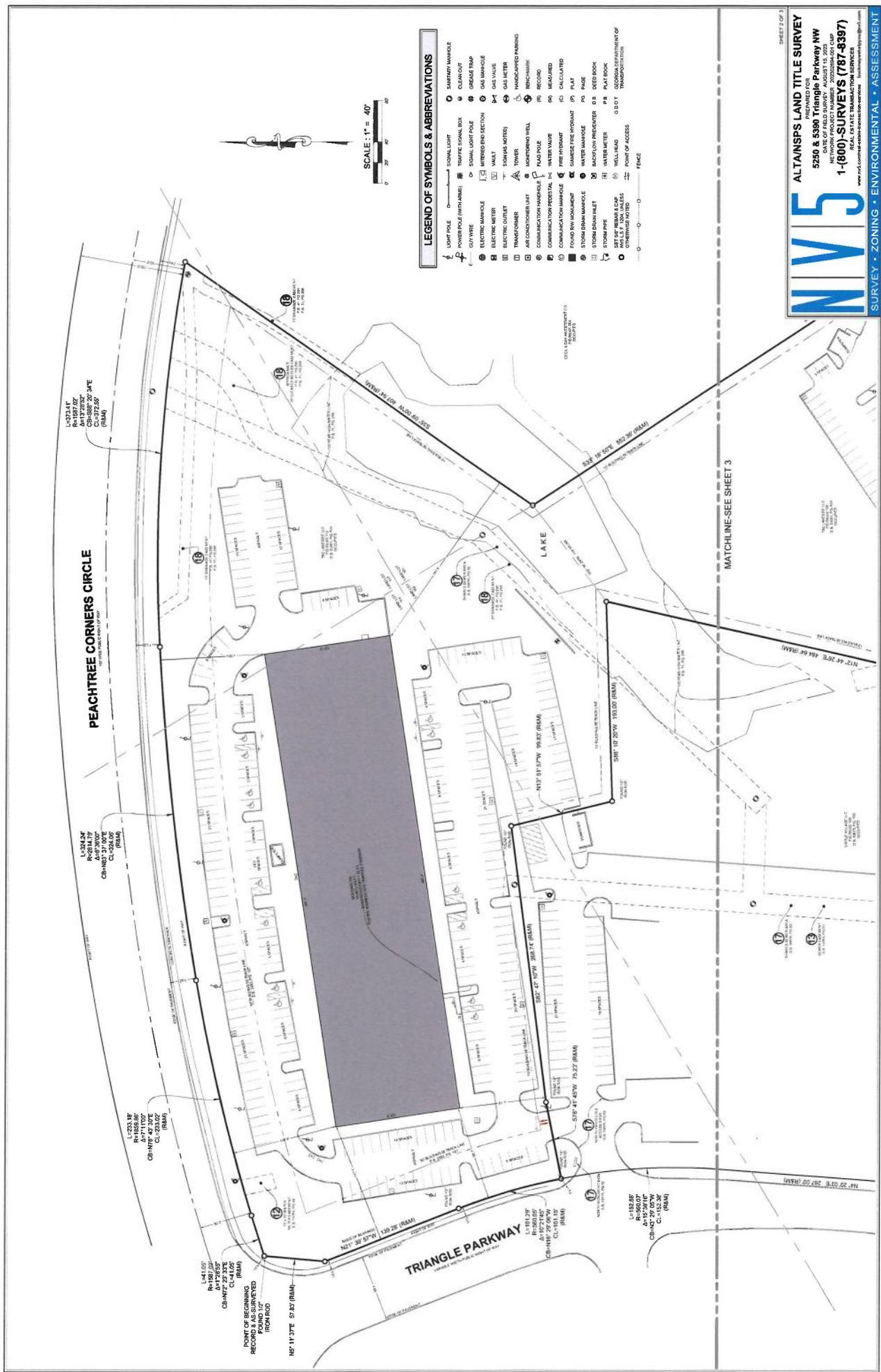
Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:



LEGEND OF SYMBOLS & ABBREVIATIONS

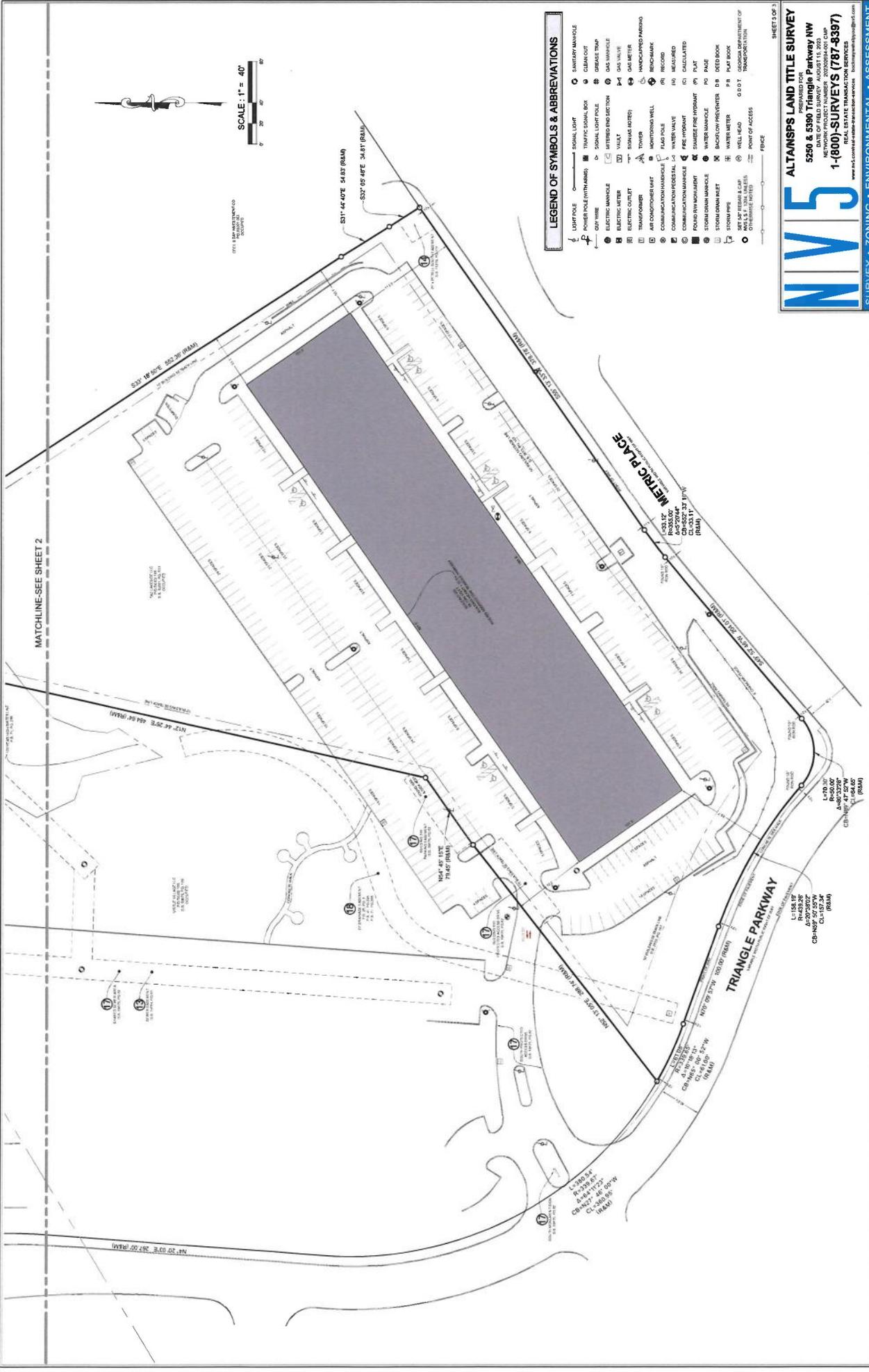
Light Pole	Sanitary Manhole
Power Pole (w/Transformer)	Clean Out
Electric Manhole	Grease Trap
Electric Meter	Gas Valve
Transformer	Gas Meter
Air Conditioner Unit	Misc. Gas
Communication Manhole	Misc. Gas (As Noted)
Found Dry Manhole	Working Well
Storm Drain Inlet	Flag Pole
Storm Pipe	Water Valve
Set Off Rebar L Cap	Same Fire Hydrant
Walls P. 30A	Water Manhole
Wells	Backflow Preventer
Point of Access	Water Meter
Fence	Wall Head
	Plat Book
	Geodata Department of Transportation

NV5

ALTA/NSPS LAND TITLE SURVEY
 DATE OF FIELD SURVEY: AUGUST 13, 2023
 NETWORK PROJECT NUMBER: 20230804001001 CAMP
 1-(800)-SURVEYS (787-8397)
 www.nv5.com

SHEET 2 OF 3

TRIANGLE PARKWAY
 VERIFIED BY SURVEY
 L=103.29
 R=560.07
 A=15°30'10"
 CH=110.27 27°24'30"
 CL=152.30
 (RRM)



MATCHLINE-SEE SHEET 2



LEGEND OF SYMBOLS & ABBREVIATIONS

○ SANITARY MANHOLE	○ SIGNAL LIGHT
○ CLEAN OUT	○ TRAFFIC SIGNAL BOX
○ GREASE TRAP	○ SIGNAL LIGHT POLE
○ GAS MANHOLE	○ FILTERED INTERSECTION
○ GAS VALVE	○ VALVE
○ GAS METER	○ SIGNAL AS NOTED
○ MISC. MARK	○ TOWER
○ UNOCCUPIED PARKING	○ MONITORING WELL
○ RECORD	○ FLAG POLE
○ MEASURED	○ WATER VALVE
○ CALCULATED	○ COMMUNICATION MANHOLE
○ SHIMMER FIRE HYDRANT	○ FIRE HYDRANT
○ PLANT	○ WATER MANHOLE
○ POLE	○ STORM DRAIN MANHOLE
○ DEED BOOK	○ BACKFLOW PREVENTER
○ DEED BOOK	○ WATER METER
○ DEED BOOK	○ WELL HEAD
○ GEORGIA DEPARTMENT OF TRANSPORTATION	○ POINT OF ACCESS
○ POINT OF ACCESS	○ FENCE

NW5

ALTANSPS LAND TITLE SURVEY
 5250 & 5380 Triangle Parkway NW
 DATE OF FIELD SURVEY: AUGUST 15, 2023
 NETWORK PROJECT NUMBER: 20230804001 CAMP
 1-(800)-SURVEYS (787-4397)
 REAL ESTATE TRANSACTIONS SERVICES
 www.nw5survey.com

SHEET 3 OF 3

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

LEGAL DESCRIPTION

Legal Description of Building 500

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 302 OF THE 8TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF PEACHTREE CORNERS CIRCLE (HAVING A 100-FOOT RIGHT-OF-WAY) WITH THE EASTERN RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY (HAVING A VARYING RIGHT-OF-WAY WIDTH), RUNNING THENCE ALONG SAID NORTHEASTERN RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY IN A GENERALLY SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES: SOUTH 06 DEGREES 11 MINUTES 37 SECONDS WEST A DISTANCE OF 57.83 FEET TO A POINT; THENCE SOUTH 21 DEGREES 36 MINUTES 57 SECONDS EAST A DISTANCE OF 139.28 FEET TO A POINT OF CURVATURE; THENCE RUNNING ALONG THE ARC OF A 580.05 FOOT RADIUS CURVE, AN ARC DISTANCE OF 101.29 FEET TO A POINT OF CURVATURE (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE WEST OF SAID ARC AND HAVING A BEARING OF SOUTH 18 DEGREES 29 MINUTES 08 SECONDS EAST, AND BEING 101.15 FEET IN LENGTH); RUNNING THENCE ALONG THE ARC OF A 580.05 FOOT RADIUS CURVE, AN ARC DISTANCE OF 152.86 FEET TO A POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE WEST OF SAID ARC AND HAVING A BEARING OF SOUTH 03 DEGREES 28 MINUTES 08 SECONDS EAST, AND BEING 152.38 FEET IN LENGTH); RUNNING THENCE SOUTH 04 DEGREES 20 MINUTES 03 SECONDS WEST, A DISTANCE OF 287.00 FEET TO A POINT OF CURVATURE; THENCE RUNNING ALONG THE ARC OF 339.65 FOOT RADIUS CURVE, AN ARC DISTANCE OF 380.54 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE EAST OF SAID ARC AND HAVING A BEARING OF SOUTH 27 DEGREES 48 MINUTES 00 SECONDS EAST, AND BEING 360.95 FEET IN LENGTH) BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND LEAVING THE SAID NORTHEASTERN RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY RUNNING ALONG THE BUILDING 800 SITE THE FOLLOWING CALLS: NORTH 52 DEGREES 13 MINUTES 05 SECONDS EAST, A DISTANCE OF 288.74 FEET TO A POINT; THENCE NORTH 54 DEGREES 45 MINUTES 16 SECONDS EAST, A DISTANCE OF 79.45 FEET TO A POINT; THENCE NORTH 12 DEGREES 44 MINUTES 25 SECONDS EAST, A DISTANCE OF 484.64 FEET TO A POINT; THENCE RUNNING ALONG THE BUILDING 700 SITE NORTH 52 DEGREES 38 MINUTES 29 SECONDS EAST, A DISTANCE OF 118.80 FEET TO A POINT, BEING LOCATED ON THE LAND LOT LINE COMMON TO LAND LOT 302 AND 301; THENCE RUNNING ALONG THE SAID LAND LOT LINE SOUTH 33 DEGREES 18 MINUTES 50 SECONDS EAST, A DISTANCE OF 552.38 FEET TO A POINT; RUNNING THENCE SOUTH 31 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 54.83 FEET TO A POINT; RUNNING THENCE SOUTH 32 DEGREES 05 MINUTES 48 SECONDS EAST, A DISTANCE OF 34.81 FEET TO A POINT SAID POINT BEING LOCATED ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF METRIC PLACE (HAVING A VARYING RIGHT-OF-WAY WIDTH); THENCE RUNNING ALONG SAID NORTHWESTERN RIGHT-OF-WAY LINE OF METRIC PLACE IN A GENERALLY SOUTHWESTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES: SOUTH 55 DEGREES 13 MINUTES 33 SECONDS WEST, A DISTANCE OF 378.78 FEET TO A POINT OF CURVATURE, ALONG THE ARC OF A 355.00 FOOT RADIUS CURVE, AN ARC DISTANCE OF 33.12 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE SOUTHEAST OF SAID ARC, AND HAVING A BEARING OF SOUTH 52 DEGREES 33 MINUTES 10 SECONDS WEST, AND BEING 33.11 FEET IN LENGTH); THENCE SOUTH 49 DEGREES 52 MINUTES 48 SECONDS WEST, A DISTANCE OF 204.01 FEET TO A POINT OF CURVATURE; THENCE LEAVING SAID NORTHWESTERN RIGHT-OF-WAY LINE OF METRIC PLACE RUNNING ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, AN ARC DISTANCE OF 70.30 FEET TO A POINT OF REVERSE CURVATURE BEING LOCATED ON THE NORTHEASTERN RIGHT-OF-WAY OF TRIANGLE PARKWAY (HAVING A VARYING RIGHT-OF-WAY WIDTH) (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE NORTH OF SAID ARC, AND HAVING A BEARING OF NORTH 89 DEGREES 47 MINUTES 52 SECONDS WEST, AND BEING 64.65 FEET IN LENGTH); CONTINUING ALONG SAID NORTHEASTERN RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY, RUNNING IN A GENERALLY NORTHWESTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A 439.28 FOOT RADIUS CURVE, AN ARC DISTANCE OF 158.19 FEET TO A POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE SOUTHWEST OF SAID ARC AND HAVING A BEARING OF NORTH 59 DEGREES 50 MINUTES 55 SECONDS WEST, AND BEING 157.34 FEET IN LENGTH); RUNNING THENCE NORTH 70 DEGREES 09 MINUTES 57 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 339.65 FOOT RADIUS CURVE, AN ARC DISTANCE OF 61.08 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE NORTHEAST OF SAID ARC AND HAVING A BEARING OF NORTH 65 DEGREES 00 MINUTES 52 SECONDS WEST, AND BEING 61.00 FEET IN LENGTH) SAID POINT BEING THE TRUE POINT OF BEGINNING.

THE WITHIN PROPERTY CONTAINING 7.484 ACRES.

Legal Description of Building 700

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 301, 302, 316 AND 317 OF THE 8TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF PEACHTREE CORNERS CIRCLE (HAVING A 100-FOOT RIGHT-OF-WAY) WITH THE EASTERN RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY (HAVING A VARYING RIGHT-OF-WAY WIDTH); RUNNING THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF PEACHTREE CORNERS CIRCLE IN A GENERALLY EASTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A 1587.02 FOOT RADIUS CURVE, AN ARC DISTANCE OF 41.05 FEET TO A POINT OF COMPOUND CURVATURE (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE SOUTHEAST OF SAID ARC, AND HAVING A BEARING OF NORTH 72 DEGREES 23 MINUTES 33 SECONDS EAST, AND BEING 41.05 FEET IN LENGTH); RUNNING THENCE ALONG THE ARC OF A 1859.86 FOOT RADIUS CURVE, AN ARC DISTANCE OF 233.18 FEET TO A POINT OF COMPOUND CURVATURE (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE SOUTHEAST OF SAID ARC, AND HAVING A BEARING OF NORTH 76 DEGREES 43 MINUTES 30 SECONDS EAST, AND BEING 233.02 FEET IN LENGTH); RUNNING THENCE ALONG THE ARC OF A 2814.79 FOOT RADIUS CURVE, AN ARC DISTANCE OF 324.24 FEET TO A POINT OF COMPOUND CURVATURE (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE SOUTHEAST OF SAID ARC, AND HAVING A BEARING OF NORTH 83 DEGREES 37 MINUTES 00 SECONDS EAST, AND BEING 324.06 FEET IN LENGTH); RUNNING THENCE ALONG THE ARC OF A 1587.02 FOOT RADIUS CURVE, AN ARC DISTANCE OF 373.41 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE SOUTH OF SAID ARC, AND HAVING A BEARING OF SOUTH 86 DEGREES 20 MINUTES 34 SECONDS EAST, AND BEING 372.55 FEET IN LENGTH); THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE OF PEACHTREE CORNERS CIRCLE, RUNNING THENCE SOUTH 35 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 407.94 FEET TO A POINT; RUNNING THENCE ALONG THE BUILDING 500 SITE SOUTH 52 DEGREES 36 MINUTES 29 SECONDS WEST A DISTANCE OF 116.80 FEET TO A POINT; RUNNING THENCE ALONG THE BUILDING 600 SITE THE FOLLOWING CALLS, SOUTH 88 DEGREES 10 MINUTES 20 SECONDS WEST A DISTANCE OF 193.00 FEET TO A POINT; THENCE NORTH 13 DEGREES 51 MINUTES 57 SECONDS WEST A DISTANCE OF 99.83 FEET TO A POINT; THENCE SOUTH 82 DEGREES 47 MINUTES 10 SECONDS WEST A DISTANCE OF 288.74 FEET TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 45 SECONDS WEST A DISTANCE OF 75.23 FEET TO A POINT BEING LOCATED ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY (HAVING A VARYING RIGHT-OF-WAY WIDTH), BEING THE POINT OF CURVATURE; THENCE ALONG THE SAID NORTHEASTERN RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY, RUNNING IN A GENERALLY NORTHWESTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A 560.05 FOOT RADIUS CURVE, AN ARC DISTANCE OF 101.29 FEET TO A POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE WEST OF SAID ARC AND HAVING A BEARING OF NORTH 16 DEGREES 29 MINUTES 06 SECONDS WEST, AND BEING 101.15 FEET IN LENGTH); RUNNING THENCE NORTH 21 DEGREES 39 MINUTES 57 SECONDS WEST, A DISTANCE OF 139.28 FEET TO A POINT; RUNNING THENCE NORTH 05 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 67.83 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THE WITHIN PROPERTY CONTAINING 6.715 ACRES.

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.

Melody A. Glouton
Signature of Applicant

06.14.2024
Date

Melody A. Glouton, Attorney for Applicant
Type or Print Name and Title

[Signature]
Signature of Notary Public

06.14.2024
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.

Melody A. Glouton
Signature of Property Owner

06.14.2024
Date

Melody A. Glouton, Attorney for Applicant
Type or Print Name and Title

[Signature]
Signature of Notary Public

06.14.2024
Date



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: 6th - 302 - 168
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton June 11, 2024
Signature of Applicant Date

Melody A. Glouton, Attorney for Applicant
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)

Kathy Lyles TSA
NAME TITLE
6/11/24
DATE

ANDERSEN | TATE | CARR

June 14, 2024

LETTER OF INTENT FOR REZONING

**Rezoning Application
City of Peachtree Corners**

Applicant:
Greenleaf Investment Partners L108, LLC

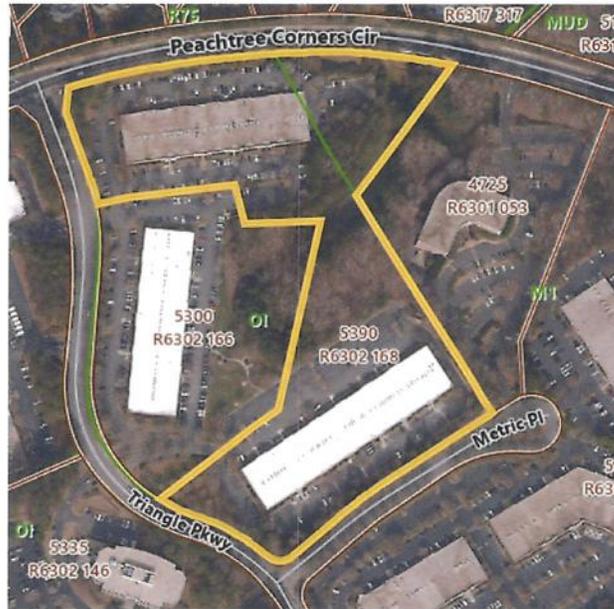
Property/Tax Parcel IDs:
R6302 112
R6302 168

±14.19 Acres of Land
Located at 5250 and 5390 Triangle Parkway, Peachtree Corners, Georgia
From O-I and M-1 to M-1

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

I. INTRODUCTION

This Application for Rezoning is submitted for a 14.19-acre parcel of land located at 5250 and 5390 Triangle Parkway, Peachtree Corners, Georgia (hereinafter the “Property”). The Property is a single tax parcel with frontage along Triangle Parkway. The Property is shown on the survey dated September 13, 2023, and filed with this Application. The Property that is the subject of this Rezoning Application is further identified below from the Gwinnett County Tax Assessor’s Map:



The Property is currently zoned O-I (Office-Institutional District) and M-1 (Light Industry District) pursuant to The 2012 Zoning Resolution of the City of Peachtree Corners (the “Zoning Code”). The Applicant, Greenleaf Investment Partners L108, LLC (the “Applicant”) now seeks approval to rezone the 14.19 acres to M-1 (Light Industry District)¹ to accommodate light industrial operations, including offices and warehousing. As part of the Property is already zoned M-1, the rezoning will provide for a consistent zoning classification on the entire site.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Zoning Resolution.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

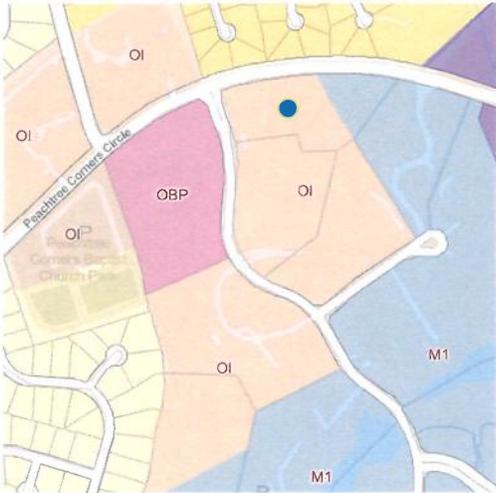
The Property is a single tax parcel located on Triangle Parkway Peachtree Corners Circle just east of its intersection with Triangle Parkway and west of its intersection with West Jones

¹ Pursuant to the Zoning Resolution, the purpose of the M-1 Light Industry District is “comprised of lands that are located on or have ready access to a Major Street or State Highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit the intensity of industrial operations and processes. This district limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors, with the exception of outdoor storage which is screened and situated in a side or rear yard.”

Bridge Road. The Property is currently developed with two, single-story multi-tenant buildings.² The Property is surrounded by a relatively intense mix of land uses including commercial/retail, office, institutional, and residential uses. To the northeast and across Peachtree Corners Circle lies The Forum, which includes various outparcel retail uses, including restaurants, shops, and commercial service businesses. To the south and southeast, lies additional office uses along Metric Place that are primarily characterized by large, older office buildings with various intermingled uses. To the west of the Property lies Cornerstone Christian Academy, as well as the five-story Crawford & Company office building. The proposed use is compatible with the intense mix of land uses and would complement the primarily employment-related uses of the surrounding area.

The City of Peachtree Corners 2045 Comprehensive Plan (the “2045 Plan”) classifies this Property as within the “Central Business District” character area. As outlined in the 2045 Plan, the Central Business District character area is the economic heart of Peachtree Corners. It envisions a mix of retail and commercial uses, offices, mixed-use, government and institutional properties, and open space. The Central Business District is home to many of the City’s major attractions, such as The Forum, the Town Center, City Hall, and Technology Park. The Central Business District is the most intense concentration of development and density, and the current uses are primarily nonresidential.

The Property is shown below on the City of Peachtree Corners City Map:



III. PROJECT SUMMARY

A. M-1 Permitted Uses, Office-Professional and Warehousing

As shown on the survey filed with this Application, the Applicant proposes to continue using the existing buildings on the Property. The Applicant does not intend any new construction on the site and any alterations and/or modifications to the buildings would be limited to interior renovations. As previously indicated, the rezoning will provide a single, consistent zoning classification on the Property.

² As noted on the survey, Building 700 (adjacent to Peachtree Corners Circle) contains 55,967 SF. Building 500 (adjacent to Metric Place) contains 68,109 SF.

The Property includes two, single-story buildings, totaling 124,076 SF. The Applicant seeks to occupy the buildings with tenants who can provide permitted uses as identified in Section 1310 of the Zoning Code, with any industrial, manufacturing, or warehousing uses limited to indoors. The Property's location along Triangle Parkway is an appropriate location for the proposed uses as it is surrounded by a mix of intense uses. The Applicant's request to rezone the entirety of the site to M-1 would result in little to no impact on the surrounding properties, schools, or traffic. The proposed rezoning is also compatible with the 2045 Plan and will allow the existing buildings to serve as an employment center. The rezoning will allow the Applicant flexibility in securing tenants for the existing buildings with a focus on providing office-professional and light industrial uses. More importantly, the rezoning will promote adaptive reuse of vacant and underutilized buildings.

IV. SITE IMPACT ANALYSIS

Pursuant to Section 1702 of the Zoning Resolution, the Applicant submits its written impact analysis and responses to the Standards Governing Exercise of the Zoning Power, as follows:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, approval of the proposed Rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed use of the existing buildings would complement existing uses surrounding the property. The Property is also located within the Central Business District Character Area. The surrounding area is characterized by a mix of intense retail, commercial, office, institutional, and residential uses.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

Approval of the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Rather, the proposed use of the existing buildings would complement surrounding land uses by providing additional office-professional and warehousing options for businesses.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The Applicant submits that due to the size, location, layout, topography, and natural features of the Property, it does not have reasonable economic use as currently zoned. The Applicant further submits that the rezoning will allow for one, consistent zoning classification across the entirety of the Property.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Approval of the proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of existing infrastructure systems. The existing development has frontage on Triangle Parkway with access to water and sewer utilities on-site. Any potential impacts would be mitigated with appropriate zoning conditions, site development requirements, and planning.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning application is in conformity with the policy and intent of the 2045 Plan. The proposed use of the existing buildings would be compatible with and successfully co-exist with the surrounding uses.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the rezoning. The Applicant submits that the Property's location, size, and dimensions, as well as its frontage along Triangle Parkway provide further support for approval of the proposed rezoning application.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from O-I and M-1 to M-1 be approved. The Applicant welcomes the opportunity to meet with the City of Peachtree Corners Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 14th day of June, 2024.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb
4883-6104-8776, v. 1