

LETTER OF INTENT

I am applying for a special use permit (SUP) from the city of Peachtree Corners, to open a Bright from the Start Learning Center in my basement for up to four children. My home is in the Peachtree Station subdivision, where I have lived for the past twenty-three years.

The ages I will be enrolling will be six weeks to three years old. The hours of operation will be from 8:30am until 5:00pm. Monday through Friday. These hours will not interfere with the Elementary School students and buses that come by our home, since they pick up at 8:00 am and drop off at 3:45pm.

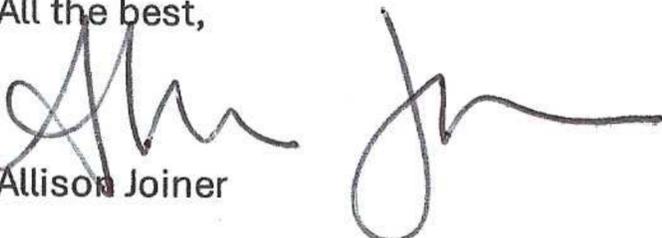
Currently the families that have reached out about getting a spot for their children, all live in Peachtree Station as well. Some have mentioned they would be walking to drop off and pick up their child each day, since they live so close. We also have a long driveway with ample space for drop off and pick up of the children, so parking will not be a problem.

I have been working with infants and toddlers for the past five years at a BFTS Learning Center in this neighborhood. Since that location has closed, due to a move out of the area, there is a great need for an in-home day care in this area. Many parents have reached out looking for an alternative to the larger day cares in Peachtree Corners. As the cost of living and cost of childcare continues to rise, I want to offer families a smaller, less expensive, safe, and nurturing option.

In addition to providing a valuable service to families in our community, I hope to also offer opportunities to high school students who have interest in early childhood education.

Thank you for your consideration.

All the best,


Allison Joiner

Ms. Allison's Early Learning Center



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 NIA	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Elevations NIA	• 1 copy	<input type="checkbox"/>	<input 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 NIA	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Specimen Tree Survey NIA	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Supplemental Form for Specific Uses	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" 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>Allison Joiner</u>	NAME: <u>Allison Joiner</u>
ADDRESS: <u>4158 Allenhurst Dr</u>	ADDRESS: <u>4158 Allenhurst Dr.</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>678-637-5858</u>	PHONE: <u>678-637-5858</u>
E-MAIL: <u>ahsutton1@gmail.com</u>	E-MAIL: <u>ahsutton1@gmail.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): R-100 REQUESTED ZONING DISTRICT: SUP

LAND DISTRICT(S): 6th LAND LOT(S): 315 ACREAGE: .4821

ADDRESS OF PROPERTY: 4158 Allenhurst Dr Peachtree Corners, GA
(Lot 24, Block 1) 30092

PROPOSED DEVELOPMENT: N/A

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

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units 1

No. of Buildings/Lots: _____

Dwelling Unit Size (Sq. Ft.): ~~6000~~ 4900
(Finished)

Total Bldg. Sq. Ft.: _____

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

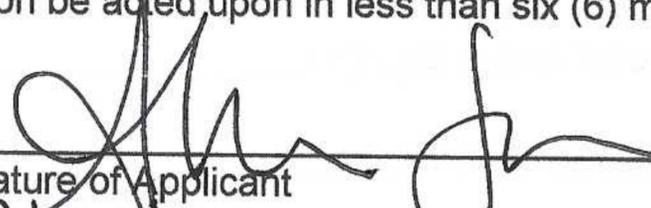
- Application Fee = \$1,200
- + \$75 per acre or portion thereof (for rezoning only)
- Maximum Fee: \$10,000

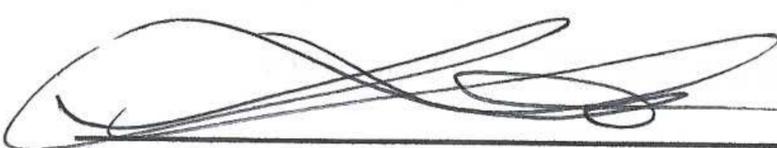
4. Buffer Reduction (Greater than 50%): \$500

5. Comprehensive Plan Amendment: \$1000

APPLICANT'S 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.

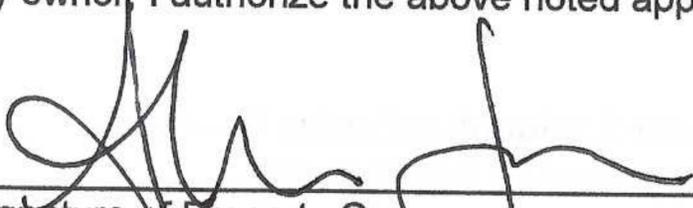

Signature of Applicant 8/3/24
Date
Allison Joiner applicant/owner
Type or Print Name and Title

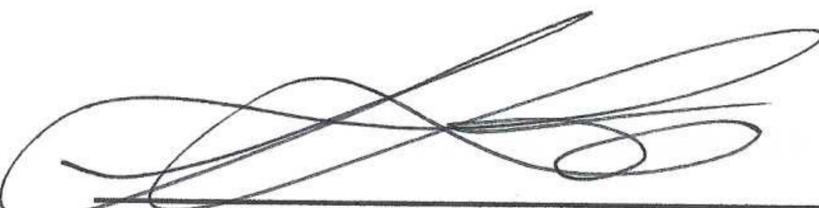

Signature of Notary Public 8/3/24 Notary Seal
Date



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.


Signature of Property Owner 8/3/24
Date
Allison Joiner Owner
Type or Print Name and Title


Signature of Notary Public 8/3/24 Notary Seal
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*
- 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? *yes - Please see the letter of intent.*

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)

Allison Joiner
 Print Name

1. CAMPAIGN CONTRIBUTIONS

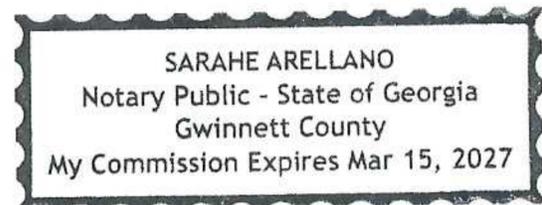
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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.

[Signature] 8/3/24 Allison Joiner
 Signature of Applicant Date Type or Print Name and Title

 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 8/3/24
 Signature of Notary Date



Notary Seal

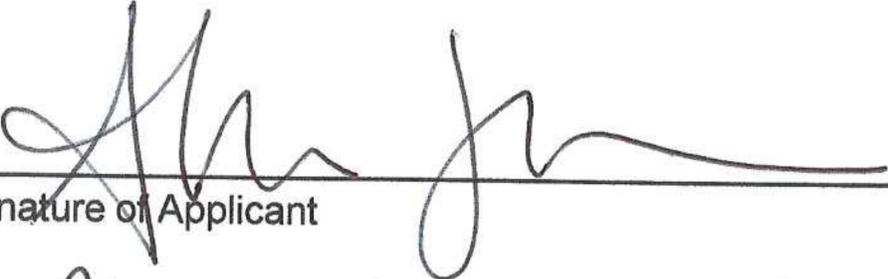
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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:
(Map Reference Number)

_____ - _____ - R6315150
District Land Lot Parcel


Signature of Applicant

8/1/24
Date

Allison Joiner (Homeowner)
Type or Print Name and Title ~~(Allison Hoffman Sutton - on tax record)~~

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)

NAME

TITLE

DATE



DENISE R. MITCHELL, MPA
 GWINNETT COUNTY TAX COMMISSIONER

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

PARCEL ID	TAX YEAR	OWNER OF RECORD
R6315 150	2023	SUTTON ALLISON HOFFMAN JOINER CLAYTON BARTLEY
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
PEACHTREE CORNERS	4158 ALLENHURST DR L24 BI PEACHTREE STATION #5	

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.
 The Homeowner's Tax Relief Grant reflected on your bill is the result of legislation enacted by the Governor and the General Assembly of the State of Georgia.

APPRAISAL DETAIL	YOUR EXEMPTION AND CREDIT SAVINGS
LAND VALUE: \$110,000	GWINNETT HOMESTEAD: \$217.30
BUILDING VALUE: \$541,600	HOMEOWNER TAX RELIEF GRANT: \$488.70
TOTAL VALUE: \$651,600	VALUE OFFSET EXEMPTION: \$2,279.36
ASSESSED VALUE: \$260,640	
ACREAGE: 0.482100	
	TOTAL EXEMPTION: \$2,985.36

COUNTY GOVERNMENT TAXES						
Levied by the Board of Commissioners and representing 19.18% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE	= TAXES LEVIED
COUNTY GENERAL FUND	260,640	158,840	28,000	73,800	0.006950	512.91
DEVELOPMENT/CODE ENFORCEMENT	260,640	158,840	10,000	91,800	0.000000	0.00
ECONOMIC DEVELOPMENT	260,640	158,840	10,000	91,800	0.000300	27.54
FIRE & EMS	260,640	158,840	10,000	91,800	0.003200	293.76
POLICE	260,640	158,840	10,000	91,800	0.002900	266.22
RECREATION	260,640	158,840	25,000	76,800	0.001000	76.80
TOTAL COUNTY TAXES					0.014350	1,177.23

SCHOOL TAXES						
Levied by the Board of Education and representing 80.82% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE	= TAXES LEVIED
SCHOOL	260,640	0	22,000	238,640	0.019200	4,581.89
SCHOOL BOND	260,640	0	0	260,640	0.001450	377.93
TOTAL SCHOOL TAXES					0.020650	4,959.82

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	260,640	0	0	260,640	0.000000	0.00
TOTAL OTHER TAXES						0.00

TOTAL MILLAGE RATE: 0.035000

TOTAL AD VALOREM TAXES: 6,137.05

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
PEACHTREECORNERS STORMWATER	FLAT RATE	91.02	AD VALOREM TAXES:	6,137.05
P'TREE CORS RESIDENTIAL LIGHTS	FLAT RATE	39.90	ASSESSMENTS:	349.92
P'TREE CORS SANITATION	FLAT RATE	207.00	TOTAL AMOUNT DUE	6,486.97
SPEED TABLES	FLAT RATE	12.00		
TOTAL OTHER ASSESSMENTS:		349.92	GRAND TOTAL DUE THIS BILLING:	6,486.97

RETURN THIS PORTION WITH YOUR PAYMENT

08/03/2023

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2023	R6315 150	10-15-2023	\$6,486.97	

Address Change:

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



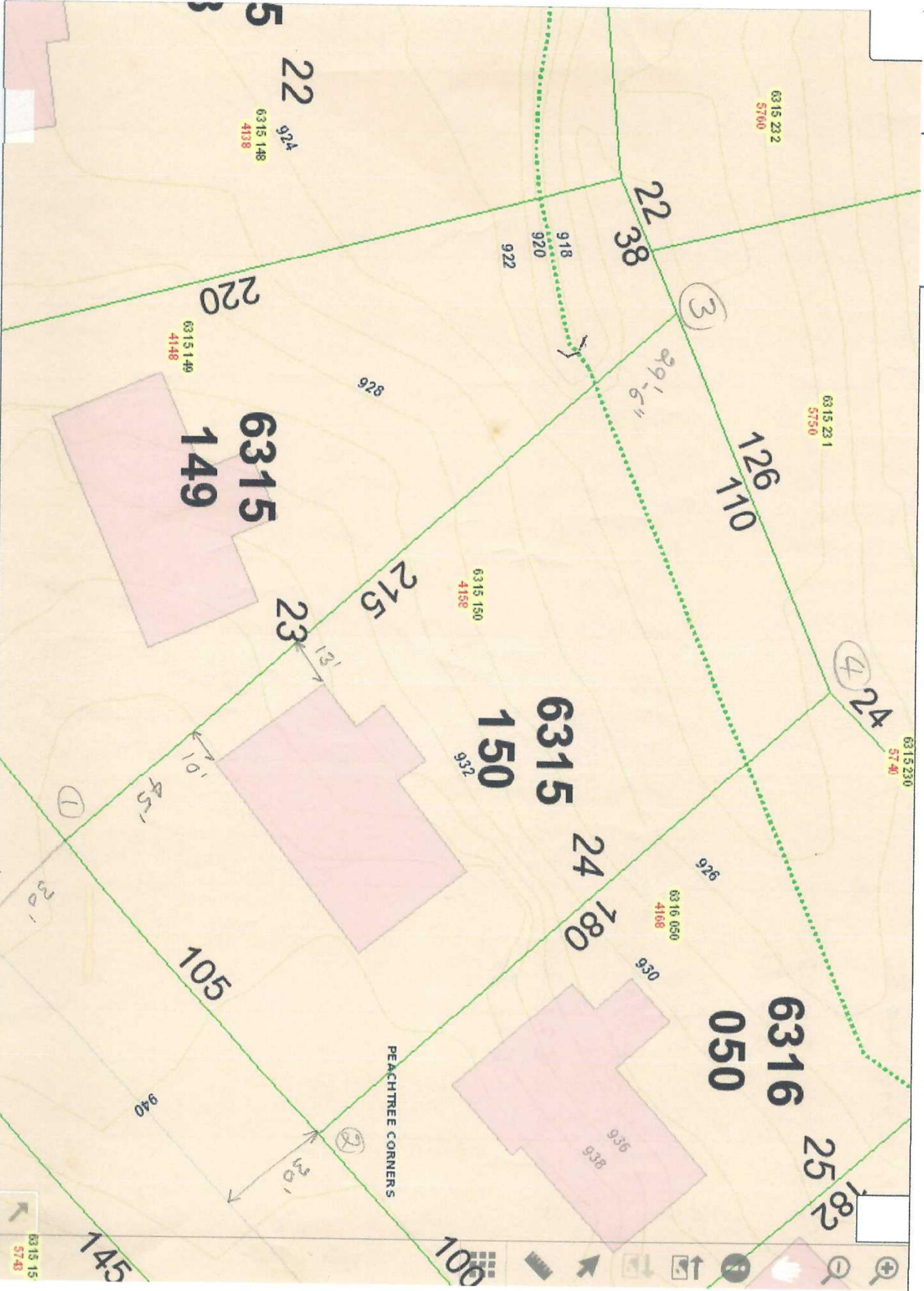
R6315 150 S1R 80244
 ALLISON HOFFMAN SUTTON
 4158 ALLENHURST DR
 PEACHTREE CORNERS GA 30092-2011

5,589



1111

1 23 186315001500000 0 00000648697 00000648697 5



Scale 1: 407.98

Go

Active Map: Real Estate



6315 15
57.43

6315 232
57.60

6315 231
57.50

6315 230
57.40

6316 050
41.68

6315 150
41.58

6315 148
41.38

6315 149
41.48

PEACHTREE CORNERS

(3)

(4) 24

(1)

(2)

22

220

6315
149

23

6315
150

24
180

6316
050

25
182

22
38

126
110

105

100

145

275

926

930

936
938

918
920
922

928

932

940

30.1

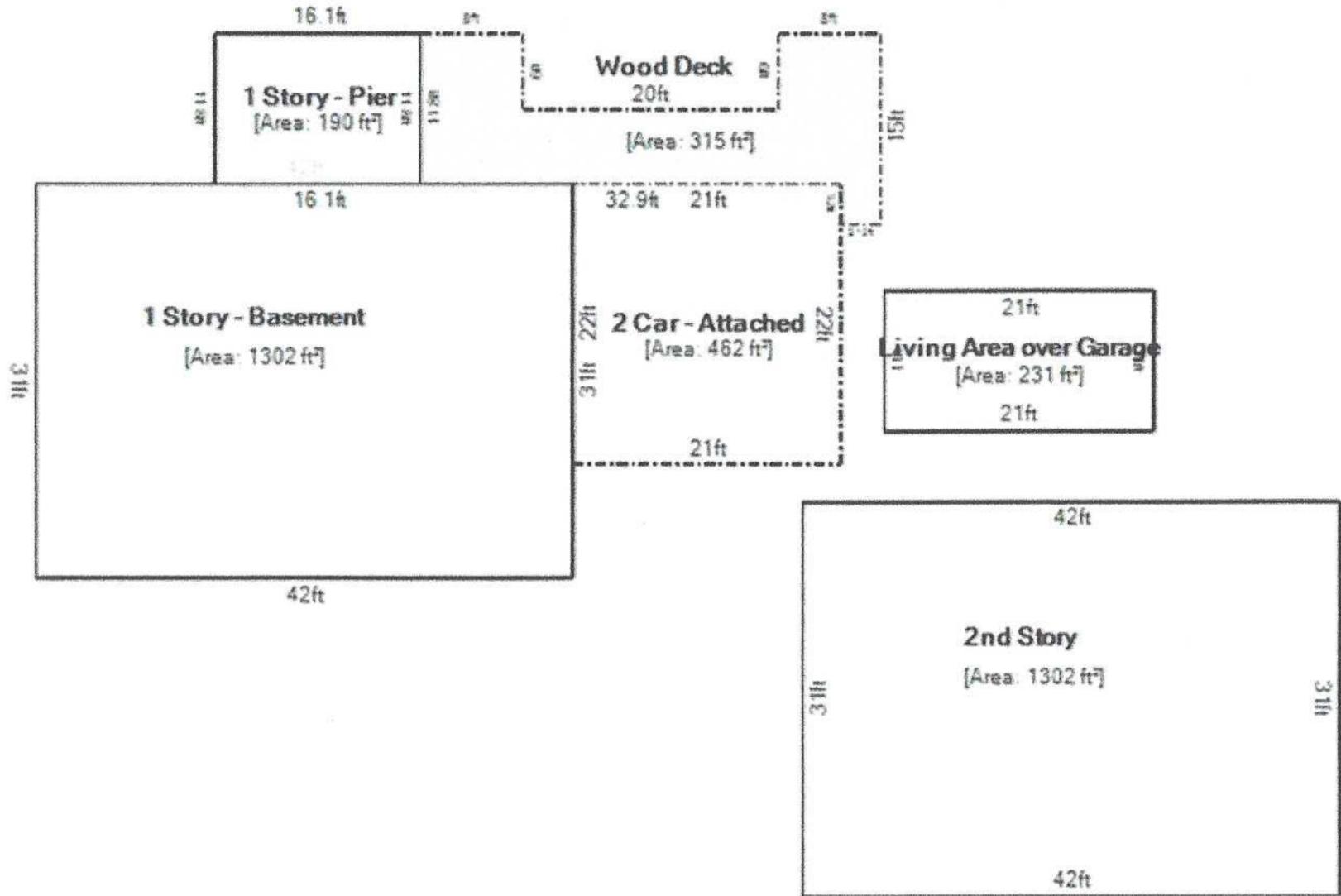
10.1
45.1

30.1

29'-6"

PROPERTY SKETCH

Sketch



Living Area		Nonliving Area	
1 Story - Basement	1302 ft²	2 Car - Attached	462 ft²
1 Story - Pier	189.98 ft²	Wood Deck	314.72 ft²
2nd Story	1302 ft²		
Living Area over Garage	231.00 ft²		
Total Living Area (rounded):	3025 ft²	Total Non-Living Area (rounded):	777 ft²

Allison

Joiner - 4158 Allenhurst Dr
Peachtree Corners, GA
30092

FDCH Provider: _____
Level: Lower/Basement
(i.e. Main, Upper, Lower - please complete plan for each level of home used for child care including cooking and
toileting areas)

Address: 4158 Allenhurst Dr. Peachtree Corners GA
30092

