



CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT
 310 Technology Parkway, Peachtree Corners, GA 30092
 Tel: 678.691.1200 | www.peachtreecorncityga.gov

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 type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Elevations	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Verification of Paid Property Taxes (past 12 months)	• One (1) Copy (per tax parcel)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specimen Tree Survey	• 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"/>
	• _____	<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>Aburekhae Ughulu</u>	NAME: <u>Spalding Greene, LLC</u>
ADDRESS: <u>120 Brightfield Dr</u>	ADDRESS: <u>6275 Spalding Dr</u>
CITY: <u>Loganville</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>917-378-9237</u>	PHONE: _____
E-MAIL: <u>s_irenes2005@hotmail.com</u>	E-MAIL: _____

APPLICANT CONTACT, IF DIFFERENT THAN ABOVE

CONTACT PERSON: The Wynn Lash Law Office, LLC PHONE: 678-764-6854

CONTACT'S E-MAIL: april@wynnlashlaw.com

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER LESSEE

PRESENT ZONING DISTRICTS(S): C-2 REQUESTED ZONING DISTRICT: C-2 WITH SUP

LAND DISTRICT(S): 6 LAND LOT(S): 313 ACREAGE: 41

ADDRESS OF PROPERTY: 6275 Spalding Drive, Suite E2, Peachtree Corners, GA

PROPOSED DEVELOPMENT: N/A

Staff Use Only This Section

Case Number: SUP2023-001 Hearing Date: P/C 4/18 C/C 5/23 Received Date: 2/21/2023

Fees Paid: \$850.00 By: JC

Related Cases & Applicable Conditions:

Description: SUP for event hall in C-2 district

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: 3800 SQ FT TENANT SP

Gross Density: —

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – 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-140, R-LL, R-100, R-75, RL, MHS.

- 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 MODIFIED or CSO, and R-100 MODIFIED 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

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - 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-1, OBP, M-1, M-2, HS, NS.

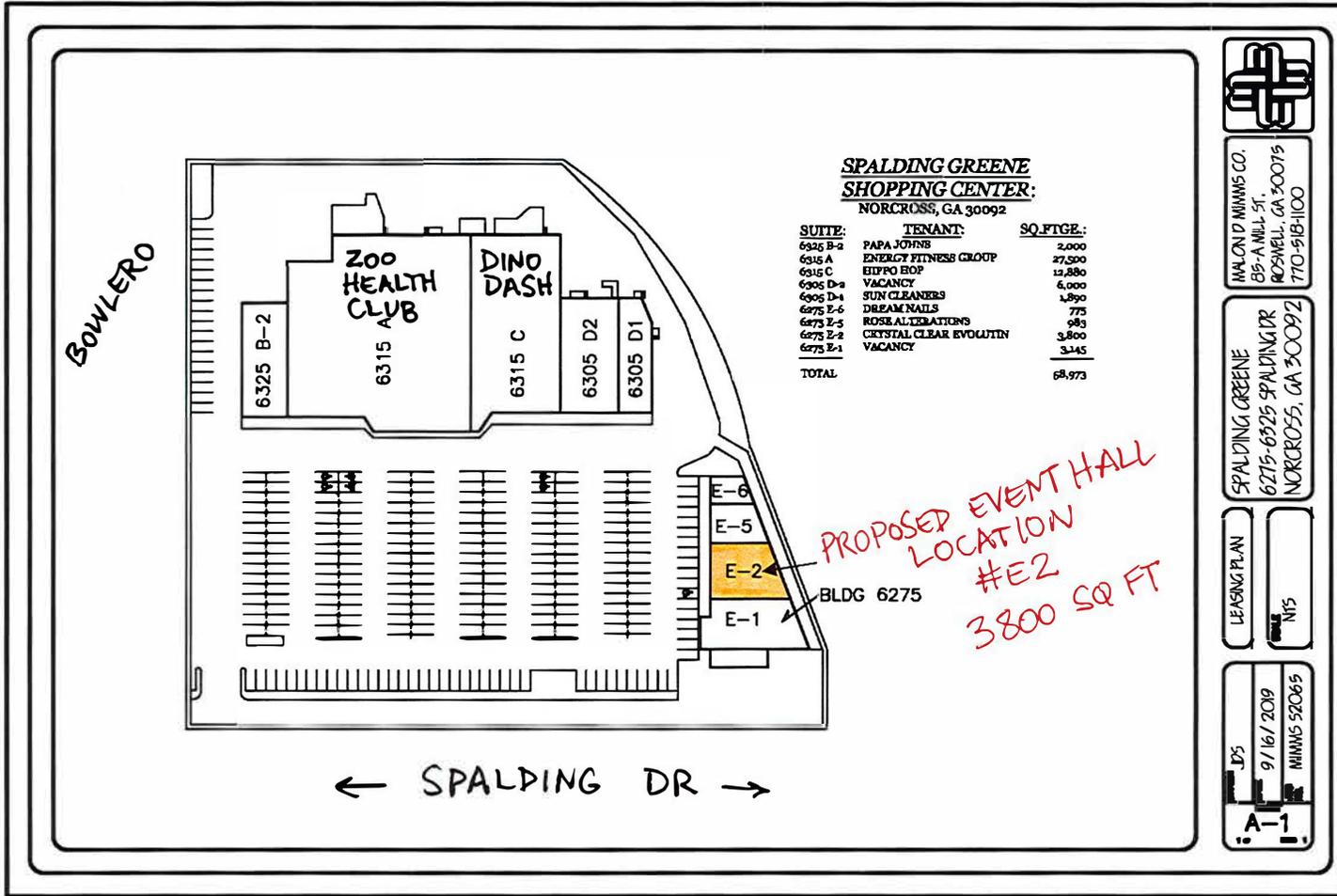
- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).
- 7. Comprehensive Plan Amendment - \$1,000

EXHIBIT B
SITE PLAN



JD'S
9/16/2019
MIMMS 52065

A-1

LEASING PLAN
N15

SPALDING GREENE
6275-6325 SPALDING DR
NORCROSS, GA 30092

MALCOLM MIMMS CO.
85-A MILL ST.
ROSWELL, GA 30075
770-918-1100

Initial MDM

255 Racetrack Road
McDonough, GA 30252
april@wynnlashlaw.com



Telephone 678/764/6854
Fax: 678/745/5639
www.wynnlashlaw.com

February 6, 2023

City of Peachtree Corners
Community Development
310 Technology Pathway,
Peachtree Corners, GA 30092

Letter of Intent: The 1314 Inc. Events and Banquet Hall

To Whom It May Concern:

The Wynnash Law Office, LLC is submitting this letter of intent on behalf of Ab Ughulu and Valerie Ughulu of The 1314 Inc.

This subjects that certain parcel of land situated at 6275 Spalding Dr Peachtree Corners, Georgia 30092 covering a total area of 7.47000 Acres under the ownership of Spalding Greene, LLC. The subject property is intended to be used in the construction of The 1314 Inc. Events and Banquet Hall. The development shall be for the sole use of catering to events planning services offered by the company.

The Events and Banquet Hall will have sufficient parking area as well as utilities to hand events.

If you have any questions regarding this project you can contact April Lash, Esq of The Wynnash Law Office, LLC at (678) 764 6854.

Sincerely,

April Lash

April Lash, Esq.

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.

Aburekhae Ughulu

Signature of Applicant

08/05/2022

Date

ABUREKHAE UGHULU

Type or Print Name and Title

Chris R Cooper

Signature of Notary Public

08/05/2022

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.

Malon D Mims

Signature of Property Owner

8/15/2022

Date

Malon D. Mims, Manager, Spalding Greene, LLC

Type or Print Name and Title

Betty H. Nasuti

Signature of Notary Public

8/15/2022

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. The SUP will be used to facilitate various events in an event planning space.
- 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. The proposed SUP will not adversely affect the existing use or usability of adjacent or nearby property.
- 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?
The property will have reasonable economic use because it will generate income and people into the area.
- 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?
The SUP will not cause an excessive or burdensome use of existing streets, transportation, utilities or school. It is an event planning space with sufficient parking area as well as utilities to hand the event.
- 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, the proposed SUP will change in conditions that are in conformity with the policy and intent of the land use plan.
- 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?

n/a for intended use.

**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)

ABUREKHAE UGHU
April Lash
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.

Aburekhae Ughu 08/05/2022 ABUREKHAE UGHU
Signature of Applicant Date Type or Print Name and Title

April Lash 08-05-22 April Lash Attorney
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

Chris Cooper 08/05/2022 Notary Seal
Signature of Notary Date





BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

Tax Account

Mailing Address:
 SPALDING GREENE LLC
 85 MILL ST STE 100A
 ROSWELL, GA 30075-4952

SITUS:
 6325 SPALDING DR

Tax District:
 PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6313 015	Real Property	2/23/2023 8:08:05 PM

Legal Description

SPALDING DR

Tax Values

Description	Market Value	Assessed Value
Land	\$1,871,000.00	\$748,400.00
Improvement	\$1,079,000.00	\$431,600.00
Total	\$2,950,000.00	\$1,180,000.00
Class Codes	343-Nbhd Shopping Ctr	

Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$24,367.00	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00

<u>County Incorporated with Police</u>	\$16,933.00	\$0.00
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$5,210.28	\$0.00
Total Tax	\$46,510.28	\$0.00



Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24952483	5/1/2023	2022	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2022	24952483	B23.7251	\$46,510.28	11/1/2022

Select Language ▼



OFFICE OF COMMUNITY DEVELOPMENT
Diana Wheeler Community Development Director

COMMUNITY INFORMATION MEETING CERTIFICATION

Case# SUP2023-001

Property Address 6275 SPALDING DR STE E2

Application Request Special use permit for event hall in C-2 zoning

Date range of required meeting 10/08/2022

TO BE COMPLETED BY APPLICANT:

Date & time meeting held 10/08/2022 at 6pm EST.

Location of meeting Zoom

Summary of meeting Meeting was held to inform those in the community about the purpose of the new business venture for 6725 Spalding Dr, Ste E2-E3. In addition, give the community members a chance to answer and ask questions.

Please see attached "Town Hall Agenda."

Applicant's signature *[Handwritten Signature]*

(See back for meeting sign-in sheet)

Town Hall Agenda

- **What are your 2 top concerns for an Event Hall?**
- **CEO's presentation**
 - **About type of business**
 - **Event Hall Or Event Space Or Banquet Hall**
 - Birthdays
 - Weddings
 - Baby showers
 - Graduation Parties
 - Alumni parties
 - Private parties
 - Workshops (Photoshops, photoboosts, fashion, show biz)
 - Seminars
 - Federal holiday celebrations
 - Religious parties
 - **Advantages of this kind of business**
 - **No audible disturbance/noise at late hours.** tell them the time frames for an event in this space.
 - **Your goal is to create a space for residents of this county so they don't have to travel too far to celebrate milestones in their family life and affairs.**
 - **Reduced cost (10%) for anyone within 5-mile radius of the event space**
 - **Mention about how this type of business will bring monetary gains and family-oriented activities to the county.**
 - **Show the beauty of Peachtree city to visitors which in exchange brings in revenue and celebrations to the county, family friendly celebrations.**
 -
 - **No more driving to a far distance to host your parties**
 - **Modernized space to accommodate approx. 150 people for birthdays, weddings, Baby showers, Graduation Parties, Alumni parties, Private parties**
- **State of the Company presentation.**
 - **Company was incorporated in 2022, goal is to serve the community within and at large on any of the aforementioned types of parties**
 - **Company is currently awaiting permission from the city to be able to start construction, and a grand opening will be planned thereafter**
- **Q&A.**