



**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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Elevations	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Supplemental Form for Specific Uses	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
<b>ADDITIONAL EXHIBITS (IF REQUIRED)</b>			
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 checked="" 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 checked="" 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>The QuikTrip Corporation</u>	NAME: <u>ACRE CASH CT LLC (MICHAEL ALTERMAN)</u>
ADDRESS: <u>952 Old Peachtree Rd</u>	ADDRESS: <u>3715 Northside Pkwy, Bldg 400, Ste 515</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30327</u>
PHONE: <u>918-840-0007</u>	PHONE: <u>678-358-7650</u>
E-MAIL: <u>mjuntti@quiktrip.com</u>	E-MAIL: <u>michael@altermancommercial.com</u>
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
CONTACT PERSON: <u>Shaun Adams</u> PHONE: <u>678-690-5732</u>	
CONTACT'S E-MAIL: <u>shaunadams@parkerpoe.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT       PROPERTY OWNER       CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): M-1 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): 6 LAND LOT(S): 275 ACREAGE: 1.822

ADDRESS OF PROPERTY: 6330 Cash Court

PROPOSED DEVELOPMENT: Convenience store w/ fuel pumps

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*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 \_\_\_\_\_

Dwelling Unit Size (Sq. Ft.): \_\_\_\_\_

**NON-RESIDENTIAL DEVELOPMENT**

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: 5,312

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

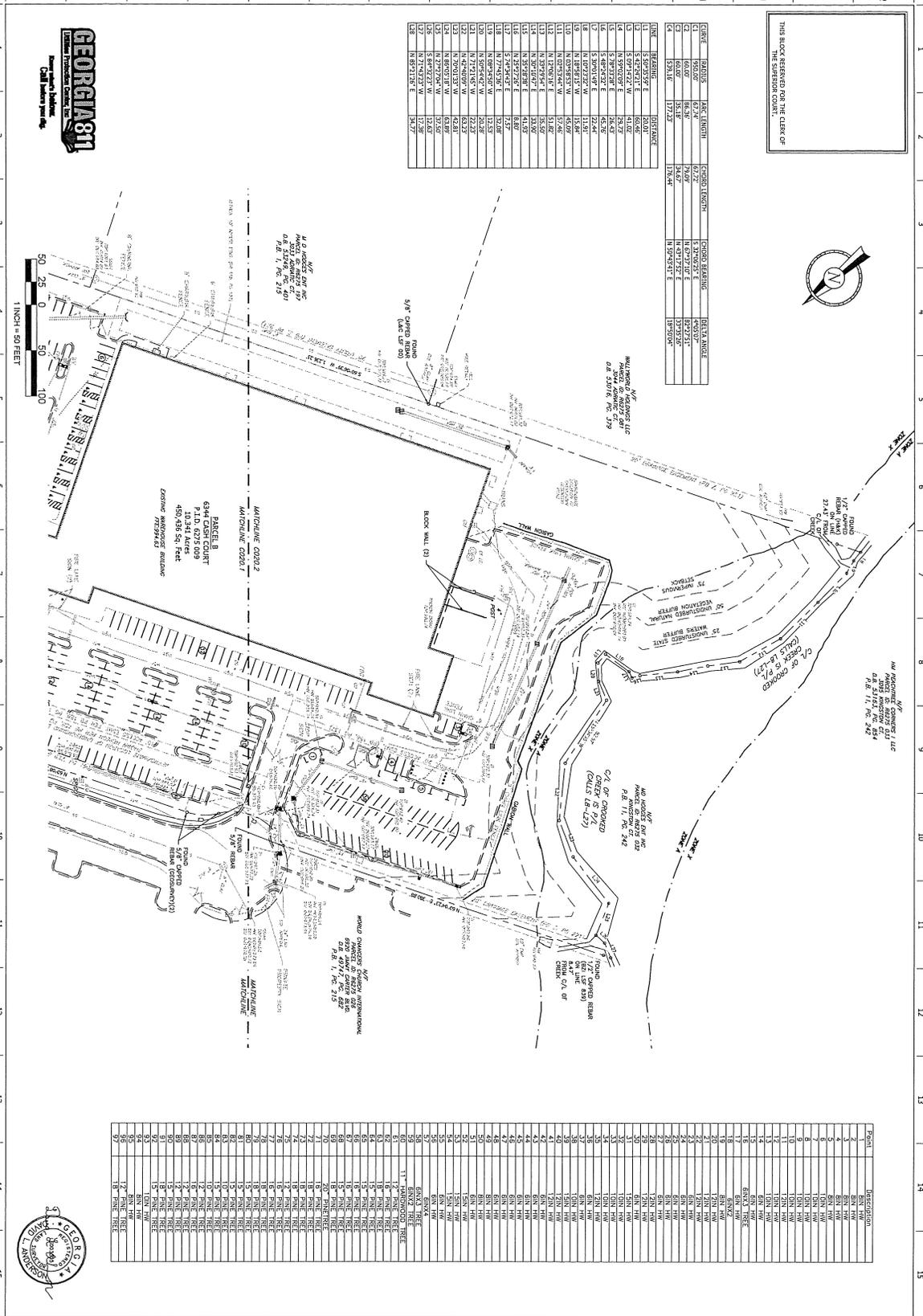
**3. Rezoning / Change-in-Conditions / Special Use Permit: Mixed-Use Development (MUD) District**

- 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**





LINE	BEARING	DIST. (LENGTH)	POINT
1	S 50°25'39" E	20.01	1
2	S 2°27'21" E	60.06	2
3	S 2°27'21" E	60.06	3
4	S 50°25'39" E	20.01	4
5	S 2°27'21" E	28.72	5
6	S 2°27'21" E	28.72	6
7	S 50°25'39" E	22.44	7
8	N 10°27'52" W	11.91	8
9	N 10°27'52" W	46.09	9
10	N 10°27'52" W	46.09	10
11	N 10°27'52" W	11.91	11
12	N 50°25'39" E	57.46	12
13	N 50°25'39" E	23.90	13
14	N 50°25'39" E	38.50	14
15	N 50°25'39" E	61.07	15
16	S 2°27'21" E	7.57	16
17	S 2°27'21" E	22.28	17
18	S 2°27'21" E	22.28	18
19	N 50°25'39" E	22.28	19
20	N 50°25'39" E	22.28	20
21	N 50°25'39" E	22.28	21
22	N 50°25'39" E	22.28	22
23	N 50°25'39" E	22.28	23
24	N 50°25'39" E	22.28	24
25	S 2°27'21" W	12.62	25
26	S 2°27'21" W	12.62	26
27	N 21°27'21" E	17.28	27
28	N 21°27'21" E	17.28	28

THIS BLOCK ASSIGNED FOR THE CASE OF THE SUPERIOR COURT.



50' 25' 0' 50' 100'  
1 INCH = 50 FEET

Point	Description
1	IRON NAIL
2	IRON NAIL
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5	IRON NAIL
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100	IRON NAIL

00202

SHEET NUMBER

SURVEY PLAN

SHEET TITLE

REV DATE DESCRIPTION

ORIGINAL ISSUE DATE: 09/15/2023

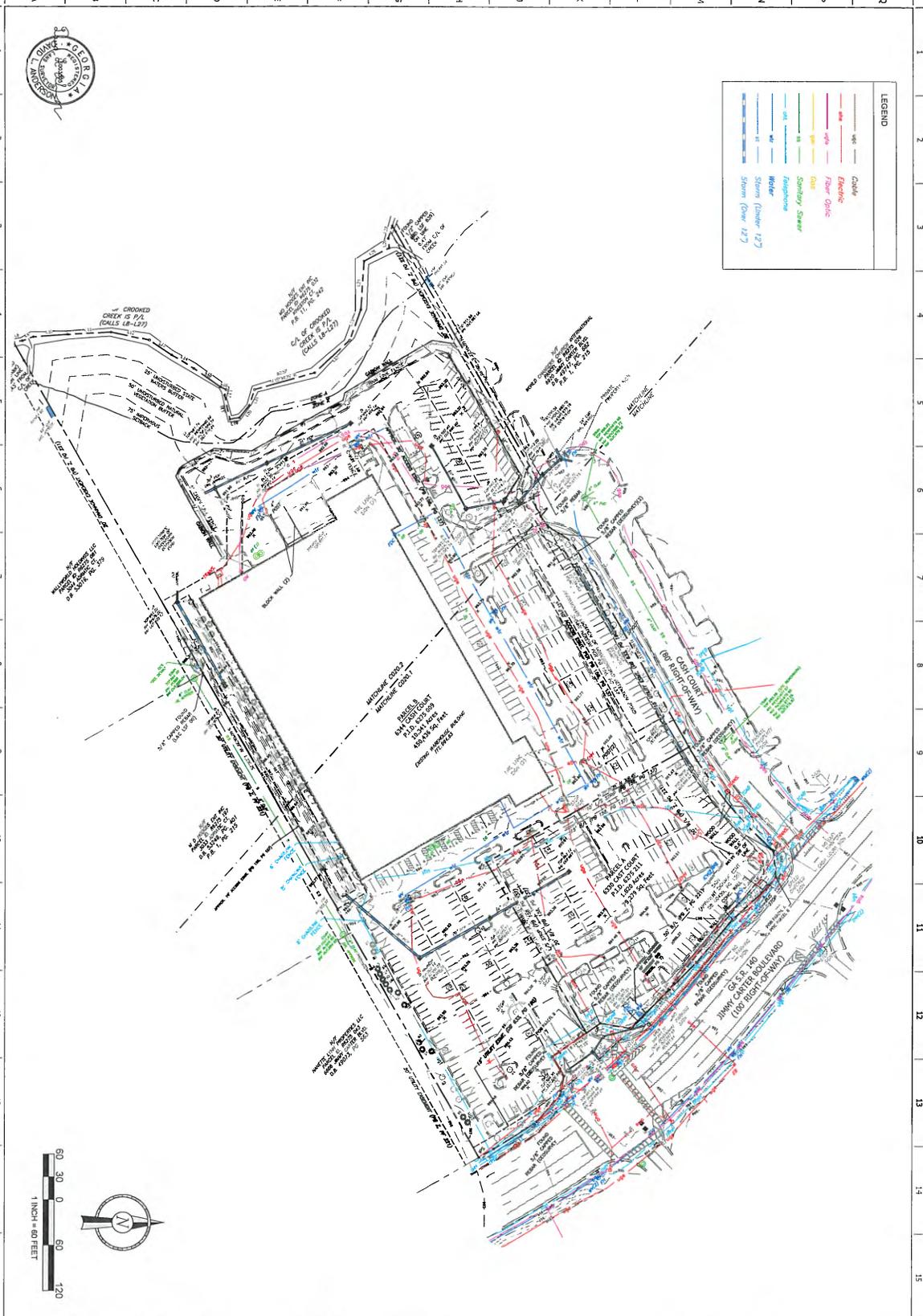
TOPOGRAPHIC ALTA/NSP'S LAND TITLE SURVEY

**QuikTrip No. 1766**

6330 CASH COURT NW  
PEACHTREE CORNERS, GEORGIA

PROJECT NO. 23172

LS.F. 1322  
4525 SOUTH LEE STREET  
BUFORD, GA. 30518  
770.226.4730 | WWW.AEATL.COM



SHEET NUMBER: <b>0200.3</b>	SHEET TITLE: UTILITY PLAN	REV. DATE DESCRIPTION ORIGINAL ISSUE DATE: 09/15/2023	THE DEVOS SURVEY - UTILITY SHEET <b>QuikTrip No. 1766</b> 6330 CASH COURT NW PEACHTREE CORNERS, GEORGIA 30084	<b>NS ALLIANCE</b> LAND SURVEYING L.S. F. 1522 4525 SOUTH LEE STREET BUFORD, GA. 30518 770.226.4730   WWW.AEPAFL.COM
	5. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES NOT SHOWN ON THIS PLAN.			PROJECT NO.: 23172



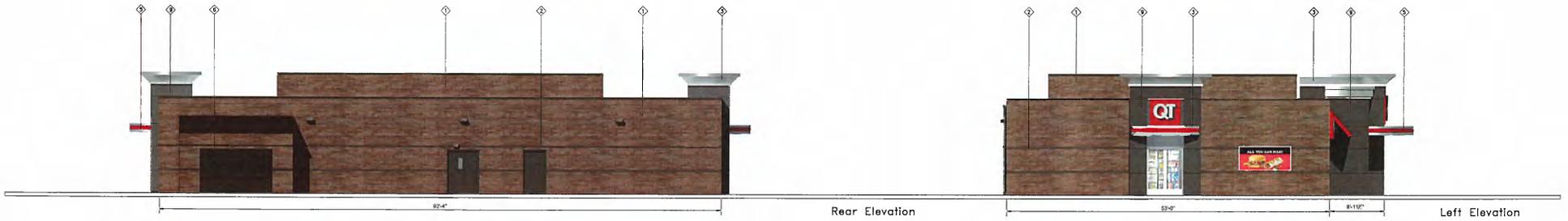
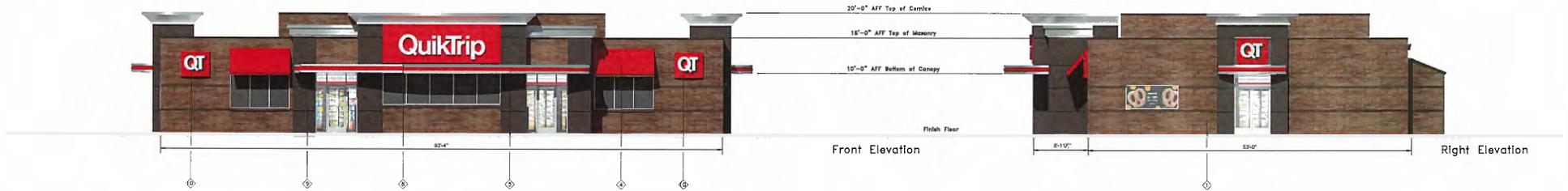
## QT #1766 Proposed Parcel – As Surveyed Legal Description

A parcel of land lying in Land Lot 275 of the 6<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

Begin at a set 5/8" capped rebar (L.S.F. 1322) at the eastern end of the mitered intersection of the southeasterly right-of-way of Cash Court (80' right-of-way) and the southwesterly right-of-way of Georgia State Route 140 (A.K.A. Jimmy Carter Boulevard)( 100' right-of-way); thence leaving said mitered intersection run South 50 degrees 35 minutes 59 seconds East along said southwesterly right-of-way of Georgia State Route 140 for a distance of 20.01 feet to a point; thence run South 42 degrees 24 minutes 21 seconds East along said right-of-way for a distance of 60.46 feet to a point; thence run South 50 degrees 12 minutes 42 seconds East along said right-of-way for a distance of 72.51 feet to a found 5/8" capped rebar (Geosurvey); thence run South 44 degrees 59 minutes 28 seconds East along said right-of-way for a distance of 123.26 feet to a point; thence run South 09 degrees 14 minutes 22 seconds West along said right-of-way for a distance of 41.02 feet to a found 5/8" capped rebar (Geosurvey); thence run South 34 degrees 46 minutes 50 seconds East along said right-of-way for a distance of 22.05 feet to a set 5/8" capped rebar (L.S.F. 1322); thence leaving said right of way run South 59 degrees 15 minutes 53 seconds West for a distance of 260.61 feet to a set 5/8" capped rebar (L.S.F 1322); thence run North 29 degrees 35 minutes 39 seconds West for a distance of 308.45 feet to a found 5/8" capped rebar (Geosurvey) on the southeasterly right-of-way of aforementioned Cash Court, said point lying on a curve to the left, said curve having a radius of 539.16 feet, a central angle of 18 degrees 50 minutes 04 seconds, a chord bearing of North 50 degrees 43 minutes 41 seconds East, and a chord length of 176.44 feet; thence run along the arc of said curve and said right-of-way for a distance of 177.23 feet to a set 5/8" capped rebar (L.S.F. 1322) lying at the western end of the aforementioned mitered intersection of said right-of-way and the aforementioned southwesterly right-of-way of Georgia State Route 140; thence run North 85 degrees 21 minutes 26 seconds East along said mitered intersection for distance of 34.77 feet to the Point of Beginning.

Said parcel contains 79,279 square feet, or 1.820 acres.







**QuikTrip**

4705 South 129th East Ave.  
Tulsa, OK 74134-7050  
P.O. Box 3472  
Tulsa, OK 74101-5475  
(918) 615-7700

Store #	1766	G3SE Building Elevations	Address:	Jimmy Carter Blvd & Cash Ct	City, State:	Peachtree Corners, GA	
Serial #	07-1766-G3SE	Scale:	1/16" = 1'-0"	Issue Date:	08.28.23	Drawn By:	JK
		Rev Notes:					

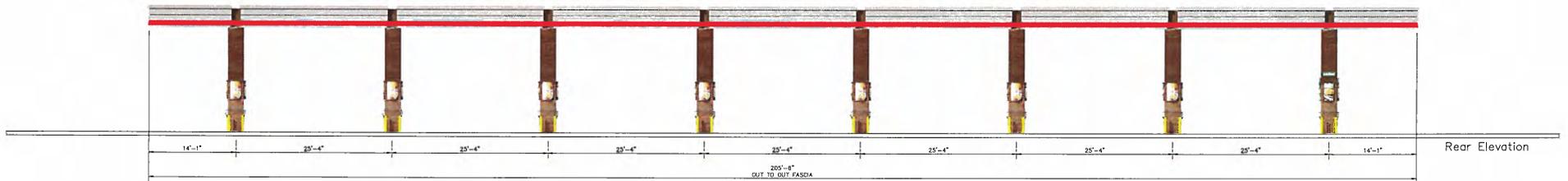
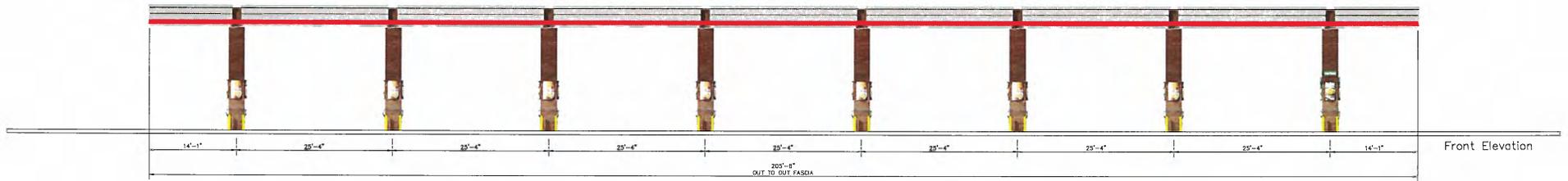
COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED BY THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

APPROVED

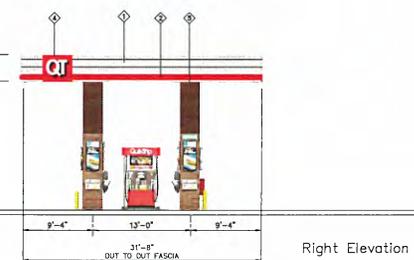
[Signature]

09/28/2023

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	TRU-CRETE	TRU-CRETE BRONZESTONE
2	BRONZESTONE	TRU-CRETE	TRU-CRETE BRONZESTONE
3	BRONZESTONE	TRU-CRETE	TRU-CRETE BRONZESTONE
4	BRONZESTONE	TRU-CRETE	TRU-CRETE BRONZESTONE
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7	BRONZESTONE	TRU-CRETE	TRU-CRETE BRONZESTONE
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9	BRONZESTONE	TRU-CRETE	TRU-CRETE BRONZESTONE
10	BRONZESTONE	TRU-CRETE	TRU-CRETE BRONZESTONE



18'-8" Min. / 23'-8" Max.  
20' Top of Canopy  
15'-0" Min. Store Side Canopies / 20'-0" Max.  
17'-0" Min. Store Front Canopies / 22'-0" Max.  
20' Bottom of Canopy



Store # 1766 Vertical 8 Canopy Elevations  
Serial # 07-1766-CV08  
Scale: 1/16" = 1'-0"  
Issue Date: 08.28.23

Address: Jimmy Carter Blvd & Cash Ct  
City, State: Peachtree Corners, GA  
Drawn By: JK  
Rev/Notes:

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Q	FINISH	MANUFACTURER	SPECIFICATION
1	ROUNDER ALUMINUM	REDFORD	CANOPY
2	POST POLYCARBONATE	ALCO INDUSTRIES	ILLUMINATED BAND
3	OUT BOARD	ALCO INDUSTRIES	MINI/FLAN
4	INCL 14	ALCO INDUSTRIES	ILLUMINATED SIGNAGE
5	REPRODUCTION	INTERSTAT PAPER	ALCO'S ORIGINATOR BRICK
6	BLACK	ALCO INDUSTRIES	POSTING 35 MESH



Shaun R. Adams  
*Counsel*  
t: 678.690.5732  
f: 404.869.6972  
shaunadams@parkerpoe.com

Atlanta, GA  
Charleston, SC  
Charlotte, NC  
Columbia, SC  
Greenville, SC  
Raleigh, NC  
Spartanburg, SC  
Washington, DC

October 2, 2023

**Via Hand Delivery**

Mrs. Diana Wheeler, Community Development Director  
City of Peachtree Corners  
310 Technology Pkwy NW  
Peachtree Corners, GA 30092

**Re: Letter of Intent and Rezoning Application for Applicant, QuikTrip Corporation  
to Rezone Property Located at 6330 Cash Court, Peachtree Corners, Ga 30092.  
Tax Parcel Number R6275 211 (the "Property")**

Mayor, Council, Director, and Staff:

Parker Poe Adams & Bernstein, LLP submits this Letter of Intent and attached Rezoning Application ("Application") on behalf of the Applicant, QuikTrip Corporation ("Applicant") for the purpose of requesting a rezoning from M-1 to C-2 on approximately 1.82-acres located on the southern side of Jimmy Carter Blvd and just east of Peachtree Industrial Blvd, also currently known as 6330 Cash Court ("Subject Property"). The Tax Parcel ID for the Subject Property is: R6275 211.

**Existing Conditions and Proposed Redevelopment**

The Subject Property is currently an underutilized parking lot that was previously used for excess parking for the adjacent building formally used by Nitro Zone. The adjacent building is now being redeveloped for office use and no longer requires the additional parking on the Subject Property. The Applicant is proposing to rezone the Subject Property to C-2 (General Business District) to activate the underutilized parking area along Jimmy Carter Blvd and Cash Court with an approximately 5,300sf convenience store with eight fuel pumps under a single canopy. The new proposed redevelopment will provide a convenient neighborhood serving retail use that will activate the site while improving the visual aesthetic of the Property.

The Applicant is proposing an environmentally conscious design for the Property which will result in an approximately 5% reduction in impervious surface area and an increase in approximately 39 trees over the existing conditions on the Property. Additionally, the Applicant proposes to install a proprietary water quality device to treat onsite runoff prior to it leaving the site. The proposed device is a First Defense unit by Hydro International which has internal components designed to remove and retain debris, total suspended solids, and hydrocarbons. This device will be in addition to the water quality provisions which are currently provided in the

offsite pond (per the original as-built hydro report) that the QT site will ultimately drain into as well as any other water quality provisions as required by state and local law. Further, the Applicant has taken proactive steps upon entering into an agreement on the Property to clean up the area around the shared detention pond that has become overgrown as a result of the dormant state of the site. As shown on the perspectives provided with the Application, the Applicant is proposing significant landscaping improvements along Jimmy Carter Blvd and around the development to bring the development to life and enhance the visual corridor along the major thoroughfare.

The proposed development resides within the Employment Corridor Character Area under the City of Peachtree Corners 2045 Comprehensive Plan ("Comp Plan"). The proposed redevelopment of excess parking area along a major node into a small scale, neighborhood serving, commercial use fills an identified need in the Comp Plan for redevelopment of underutilized properties. The proposal is also consistent with the policy vision and goals stated in the Comp Plan which encourages the thoughtful management of the built and natural environments which is realized through the proposed decrease in impervious surface area and increase in trees on the Property post development. Further, the proposed development will result in a better maintained area around the existing County transit stop that will make for a safer environment for riders.

The Subject Property's location along Jimmy Carter Blvd just east of Peachtree Industrial Blvd provides a great location for neighborhood serving retail at a major node while activating underutilized space. Further, the redevelopment will provide complimentary reinvestment in to the Peachtree Corners side of Jimmy Carter Blvd consistent with the recent redevelopment projects on the northern side of Jimmy Carter Blvd within the City of Norcross.

The Subject Property is in an appropriate location for the proposed development, which is surrounded by similar retail, industrial, and higher intensity uses. The Applicant's request would be a down zoning from the existing industrial zoning classification (M-1), resulting in little to no impact to the surrounding properties, schools or transportation infrastructure. The Subject Property sits on a major thoroughfare with multiple outlets with easy access to north and southbound state routes and access to sewer.

### **Application Requirements**

The City of Peachtree Corners Public Hearing Application sets forth the requirements applicable to rezoning applications, some of which are addressed above and the remainder of which are addressed in supporting documents. Specifically, in support of the Application, Applicant submits the following documents:

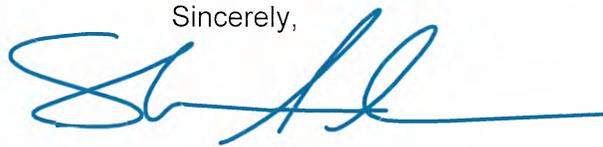
1. Completed Application Form
2. Boundary Survey with Legal Description
3. Site Plan
4. Architectural Elevations
5. Letter of Intent
6. Applicant Certification with Notarized Signature
7. Property Owner Certification with Notarized Signature
8. Standards Governing Exercise of the Zoning Power
9. Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)

Mrs. Diana Wheeler  
City of Peachtree Corners  
October 2, 2023  
Page 3

10. Verification of Paid Property Taxes (most recent year)
11. Electronic copy of complete package
12. Application Fee
13. The Community Information Meeting Certification.
14. Trip Generation Memorandum

The Applicant welcomes the opportunity to meet with the staff of the City of Peachtree Corners Department of Planning & Development to answer any questions or to address any concerns relating to this letter or the requested rezoning. The Applicant respectfully requests your favorable consideration of this Application<sup>1</sup>.

Sincerely,



Shaun R. Adams

SRA/sra

Cc: Ellen Smith, Esq.

---

<sup>1</sup> Applicant notifies the City of Peachtree Corners of its constitutional concerns with respect to its Application. If the Peachtree Corners City Council (the “**City Council**”) denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Zoning Ordinance. Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government’s police power. *See Guhl vs. Holcomb Bridge Road*, 238 Ga. 322 (1977). If the City Council denies the Application in whole or in part, such an action will deprive Applicant of the ability to use the Property in accordance with its highest and best use. Similarly, if the City Council rezones the Property to some classification other than C-2 without Applicant’s consent, or if the City Council limits its approval by attaching conditions to such approval affecting the Property or the use thereof without Applicant’s consent, then such approval would deprive Applicant of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Zoning Ordinance allows such an action by the Council, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Also, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of Applicant’s rights to substantive and procedural due process as guaranteed by the Georgia Constitution (*see Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the United States Constitution (*see U.S. Const. Amend. 5 and 14*). Applicant further challenges the constitutionality and enforceability of the Zoning Ordinance, in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the City Council’s discretion in considering or deciding applications for rezonings. Nevertheless, Applicant remains optimistic that City Council’s consideration of the Application will be conducted in a constitutional manner.

**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.

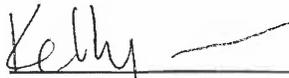
  
\_\_\_\_\_  
Signature of Applicant

09/18/2023

\_\_\_\_\_  
Date

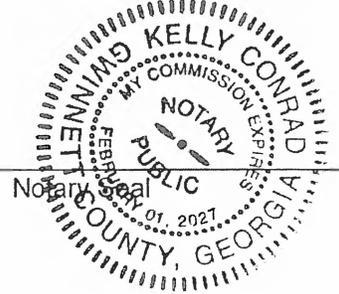
Makenna Juntti, Authorized Project Manager, QuikTrip

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

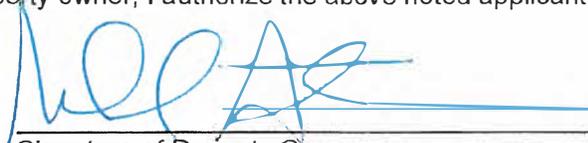
9/18/2023

\_\_\_\_\_  
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.

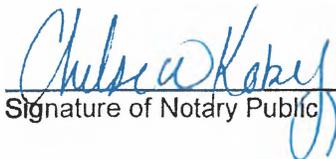
  
\_\_\_\_\_  
Signature of Property Owner

9/18/23

\_\_\_\_\_  
Date

Michael Alterman, Authorized Member, Acre Cash Ct LLC

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

9/18/23

\_\_\_\_\_  
Date





Shaun R. Adams  
*Counsel*  
t: 678.690.5732  
f: 404.869.6972  
shaunadams@parkerpoe.com

Atlanta, GA  
Charleston, SC  
Charlotte, NC  
Columbia, SC  
Greenville, SC  
Raleigh, NC  
Spartanburg, SC  
Washington, DC

October 2, 2023

**Via Hand Delivery**

Mrs. Diana Wheeler, Community Development Director  
Community Development Department  
City of Peachtree Corners  
310 Technology Pkwy  
Peachtree Corners, GA 30092

Re: **Rezoning Application (“Application”) by QuikTrip Corporation (“Applicant”) with respect to the approximately 1.82-acre property commonly known as 6330 Cash Court, Peachtree Corners, Georgia 30092, Tax Parcel Numbers R6275 211 (the “Property”)**

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Applicant is requesting the rezoning of Property, from the current M-I (Light Industrial) to C-2 (General Business District) to for purposes of developing a 5,312sf convenience store with eight fuel pumps under a single canopy.

**A. Will this proposed rezoning permit a use that is suitable in view of the use and development of adjacent and nearby property?**

The proposed rezoning will permit a use that is suitable, and similar, in view of the adjacent and nearby uses. Further the proposal will provided a needed and convenient service for existing traffic on Jimmy Carter Blvd heading eastbound towards Buford Hwy.

**B. Will this proposed rezoning adversely affect the existing use or usability of adjacent or nearby property?**

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. Rather, the proposal will active underutilized parking and provide a convenient neighborhood serving commercial use for adjacent and nearby properties within the city.

**C. Does the property to be affected by a proposed rezoning have reasonable economic use as currently zoned?**

The proposed development seeks to activate underutilized parking on a portion of the Property that does not have reasonable economic use under the current M-1 zoning district.

Mrs. Diana Wheeler  
City of Peachtree Corners  
October 2, 2023  
Page 2

**D. Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

The Subject Property is in an appropriate location for the proposed development, which is surrounded by similar retail, industrial, and other higher intensity uses. The Applicant's request would be a down zoning from the existing light industrial zoning classification (M-1), resulting in little to no impact to the surrounding properties or schools. The Subject Property sits on a major thoroughfare with multiple outlets with easy access to north and southbound state routes and access to sewer.

**E. Will the proposed rezoning be in conformity with the policy and intent of the land use plan?**

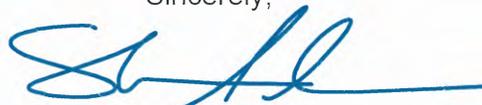
The proposed rezoning will be in conformity with the policy and intent of the land use plan. The proposed rezoning is consistent with the 2045 Comprehensive Plan designation of Employment Corridor. The City's 2045 Comprehensive Plan describes the Employment Corridor character area as "the ideal location for diverse employment and revenue generating businesses, both professional and industrial, along attractive gateway thoroughfares." It further states that the City will promote adaptive reuse and redevelopment of vacant or underutilized properties, which is the case with the proposed development.

**F. Are there other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning?**

The Property's location along the eastbound side of Jimmy Carter Blvd and Cash Court is well-suited for the proposed project. Further, the adjacent industrial building is being redeveloped for office use which requires less parking, thus leaving the Property as underutilized impervious surface area. The proposed project will allow for redevelopment of the underutilized space in accordance with the policy and intent of the 2045 Comprehensive Plan.

Applicant respectfully requests that the Community Development Department (the "**Department**") recommend approval of the Application to the Planning Commission and the City Council. Applicant is happy to answer questions or provide any additional information that the Department and the City may have with regard to this Application.

Sincerely,



Shaun R. Adams

SRA  
cc:



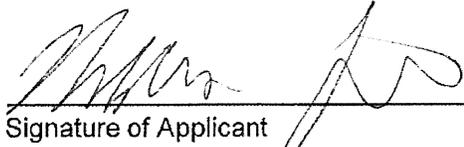


**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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:                    6                    275                    R6275 211  
(Map Reference Number)                    District                    Land Lot                    Parcel

                    09/18/2023  
Signature of Applicant                    Date

Makenna Jutti                    Authorized Project Manager, QuikTrip  
Type or Print Name and Title

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*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

---

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**Attention Gwinnett Property Owners:  
Tax bills are in the mail and due by October 15. To view or  
pay your bill [click here.](#)**

**Learn more about your tax bill [here.](#)**



**DENISE R. MITCHELL, MPA**  
**GWINNETT COUNTY**  
**TAX COMMISSIONER**



## BILL DETAIL

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

### Tax Account

**Mailing Address:**  
ACRE CASH COURT LLC  
3715 NORTHSIDE PKWY NW  
ATLANTA, GA 30327-2886

**SITUS:**  
6344 CASH CT

**Tax District:**  
PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6275 009	Real Property	8/13/2023 8:15:00 PM

**Legal Description**  
JONES FERRY RD

### Tax Values



Description	Market Value	Assessed Value
Land	\$3,097,800.00	\$1,239,120.00
Improvement	\$4,800,800.00	\$1,920,320.00
Total	\$7,898,600.00	\$3,159,440.00

**Class Codes** 345-Discount Department Store

### Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$65,242.44	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$45,337.97	\$0.00
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$9,188.10	\$0.00
Total Tax	\$119,768.51	\$0.00

### Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24947167	4/1/2023	2022	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>				\$0.00	\$0.00	\$0.00	\$0.00

### Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2022	24947167	B23.8807	\$12,580.41	2/9/2023
2022	24947167	B22.87193	\$90,000.00	10/21/2022

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2022	24947167	B22.87206	\$17,188.10	10/21/2022



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Translate our website:

Select Language ▼



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.*

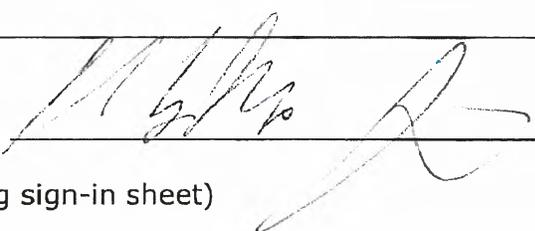
#### TO BE COMPLETED BY APPLICANT:

Date & time meeting held Wednesday, 9/27/23 at 6pm

Location of meeting via Teams Meeting

Summary of meeting The Applicant prepared a presentation outlining the project details and waited on the Teams call for 25 minutes for additional guests to arrive.

By 6:25pm, no one from the community had signed into the meeting, so the meeting was adjourned. The Applicant does have a letter of support from the adjacent property owner which is being provided as part of the rezoning application packet.

Applicant's signature   
(See back for meeting sign-in sheet)





**PIERRE CONSTRUCTION GROUP, INC.**

1677 LEWIS WAY

STONE MOUNTAIN, GEORGIA 30083

PHONE: (404) 297-9150

FAX: (404) 297-8520

WEBPAGE: [www.pierreconstruction.com](http://www.pierreconstruction.com)

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MEMO

September 8, 2023

Office of the City of Peachtree Corners  
Community Development  
310 Technology Parkway  
Peachtree Corners, GA 30092

Members of the Planning Commission,  
Please accept this letter of support for QuikTrip's Rezone and use for their property on the southwest corner of Jimmy Carter Blvd and Cash Ct. I am the owner of the currently vacant property on the west side of QuikTrip's proposed development (formerly known as Nitro Zone).

QuikTrip is a well-respected business that has proven itself capable of operating a highly regarded establishment, and one that is beneficial to surrounding developments.

I support QuikTrip's proposed store and the requested Rezone Request. I urge you to approve QuikTrip's request.

Sincerely,

Collins Westcott  
President

## MEMORANDUM

To: City of Peachtree Corners  
From: Keck & Wood, Inc  
Date: September 13, 2023  
Project No: 230335  
Re: Trip Generation Memo for QuikTrip Store #1766 (Peachtree Corners, GA)

---

This Trip Generation Memo will detail the existing study area as well as the proposed QuikTrip development, including anticipated trip generation.

### INTRODUCTION

QuikTrip Store #1766 will be located on the south corner of SR 140/Jimmy Carter Boulevard and Cash Court Northwest just south of SR 141/Peachtree Industrial Boulevard in the City of Peachtree Corners. SR 140/Jimmy Carter Boulevard is a 4-lane urban divided highway that traverses north-south within the study area. It is classified as a principal arterial with a posted speed limit of 45 mph. Cash Court Northwest is a 2-lane urban roadway that dead ends approximately 550 feet to the west of SR 140/Jimmy Carter Boulevard. It traverses east-west within the study area and is classified as a local roadway. The land use to the east and west of SR 140/Jimmy Carter Boulevard is commercial. The intersection of SR 140/Jimmy Carter Boulevard and Cash Court Northwest is currently unsignalized.

The project site is currently occupied by NitroZone Atlanta, a 118,000 square-foot family entertainment complex with a large parking lot containing approximately 400 parking spaces. The complex is no longer in operation, but the two driveways which provided access to the facility are still in place. One of the two existing access points is a signalized, full-access driveway located on SR 140/Jimmy Carter Boulevard, and the other is an unsignalized driveway located in the Cash Court Northwest cul-de-sac.

The proposed development will consist of an auto fueling station with a 5,312-square foot convenience store and 16 vehicle fueling positions (VFP). The current site plan proposes to demolish a portion of the existing parking lot and tie back into it on the south and west sides of the new site. The proposed site layout is included in Attachment 1.

### TRIP GENERATION

The traffic that would be generated by the proposed development was estimated using trip generation rates which were derived from collected data from six QuikTrip sites with a similar footprint and operation as the proposed development. The trips generated by the existing entertainment complex were estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual (TGM) 11<sup>th</sup> Edition*, then deducted from the trips generated by the proposed development. The existing trips were determined using ITE Land Use Code 495 – Recreational Community Center.

Pass-by trips are project-generated trips that would be attracted into the site from traffic streams that are already passing by on the adjacent street, and can represent a significant portion of the total trips entering and exiting a commercial site. The pass-by rates for the proposed development were taken from the technical appendices that accompany the *11<sup>th</sup> Edition TGM* for Land Use Code 945 – Convenience Store/Gas Station. The average morning and evening peak hour pass-by rates for Land Use Code 945 are

76 and 75 percent, respectively. There are no pass-by rates listed for Land Use Code 495. The trip generation results are shown in Table 1.

Table 1 - Trip Generation Results

Trip Generation for Proposed and Existing Land Uses		Weekday			AM Peak Hour			PM Peak Hour		
		Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
<b>Land Use Code 945 - Convenience Store/Gas Station, 16 VFP, GFA = 5.312 ksf</b>										
Gross Trips		3,982	1,991	1,991	256	128	128	262	131	131
Pass-By Trips	75% of Daily Trips 76% AM / 75% PM	2,986	1,493	1,493	194	97	97	196	98	98
New Trips	(Total Trips - Pass-by Trips)	996	498	498	62	31	31	66	33	33
<b>Land Use Code 495 - Recreational Community Center, GFA = 118 ksf</b>										
Gross Trips		3,279	1,639	1,640	225	149	76	298	140	158
Pass-By Trips	0% of Daily Trips 0% AM / 0% PM	0	0	0	0	0	0	0	0	0
New Trips	(Total Trips - Pass-by Trips)	3,279	1,639	1,640	225	149	76	298	140	158

The cumulative new trips expected for the roadway network were estimated by deducting the new trips generated by the existing land use from the new trips generated by the proposed development. The final estimate of new trips expected to be generated by the development are presented in Table 2.

Table 2 - Cumulative New Trips Generated by Development

ITE Land Use Code	Weekday			AM Peak Hour			PM Peak Hour		
	Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
945 - Convenience Store/Gas Station	996	498	498	62	31	31	66	33	33
495 - Recreational Community Center	3,279	1,639	1,640	225	149	76	298	140	158
Cumulative New Trip Estimate	-2,283	-1,141	-1,142	-163	-118	-45	-232	-107	-125
% Increase in New Trips Generated by Site	-70%			-72%			-78%		

The proposed fueling station is expected to generate 70 percent fewer trips than the existing facility on a typical weekday, 72 percent fewer trips during the morning peak hour, and 78 percent fewer trips during the evening peak hour.

## ACCESS POINTS

Direct access to the development will be provided via a proposed full-access driveway located on Cash Court Northwest, as well as the existing signalized driveway on SR 140/Jimmy Carter Boulevard. The existing driveway located in the Cash Court cul-de-sac will also provide indirect access to the site via the existing site parking lot. The proposed driveway will be a 36-foot wide full-access driveway located approximately 100 feet from the intersection with SR 140/Jimmy Carter Boulevard and have dedicated left and right turn lanes.

## Attachment 1 – Current Site Layout (as of 7/31/2023)

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Store 1766  
07-1766-PE10

Peachtree Corners, GA  
Date: 09.19.23 By:JK





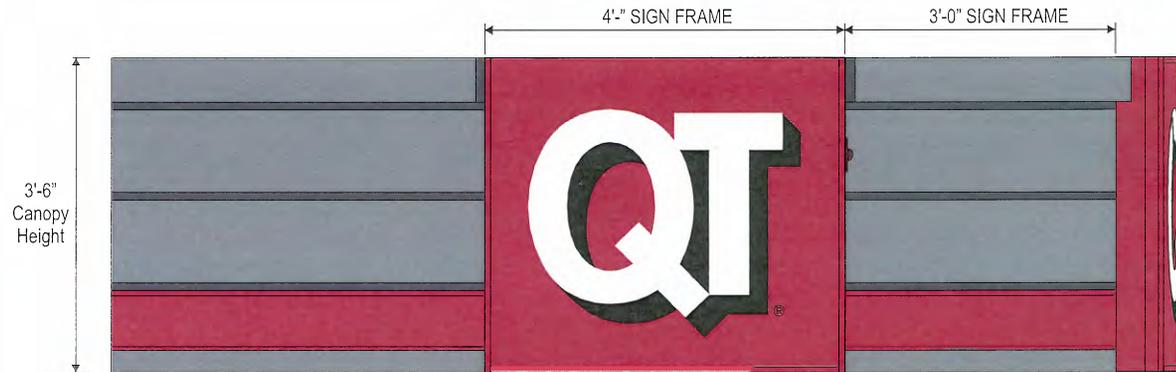
Store 1766  
07-1766-PE08

Peachtree Corners, GA  
Date: 09.19.23 By:JK





Top View



Front View - Sign Attachment to Gas Canopy

Side View

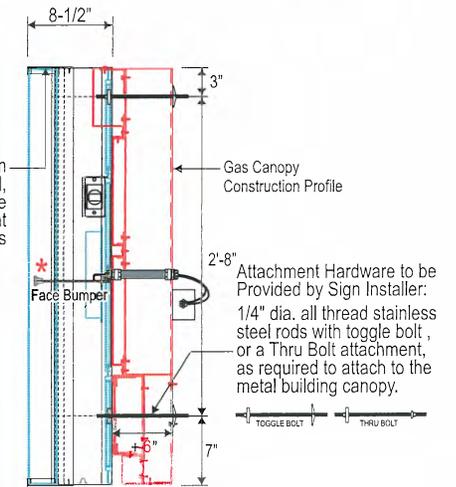
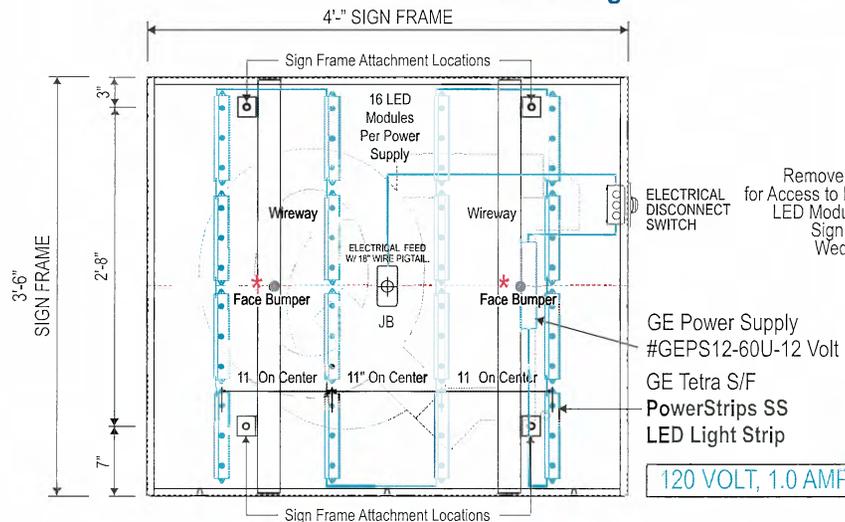
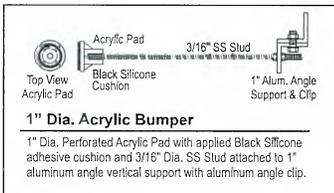
# Bid Exhibit

## IDC-14

### General Sign Details

- The QT Gen3 Sign is a single face canopy mounted sign.
- Sign installed with Four (4) Qty. Stainless Steel All Thread Rods and Toggle Bolts for attachment to Metal Gas Canopy.
- All Attachment Hardware to be Provided by the Sign Installer.
- Electrical Junction Box is provided inside sign for electrical stub-out and connection thru wall.
- Final Electrical Connection to be Made by a Licensed Electrician.

Cyro: Acrylite Resist 65, .177" thickness, face panels with 2nd surface painted background colors and graphics.



Front View - IDC-14 - 14 SF Gas Canopy Identification Sign  
 Scale 1" = 1'-0"

Side View



**Declaration**

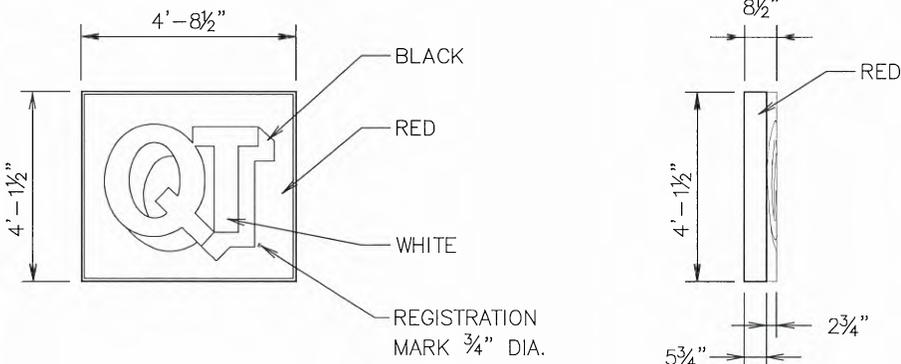
The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The product, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

**Date / Notes / Comments**

03/30/11 Issue Date  
 11/12/12 Sign Placement Specifications by QT

**Project Information**

QuikTrip Corporation  
 Gen III Exterior Sign Program - Bid Exhibit  
 File QT GEN3 IDC-14  
 Contacts Zach Campbell, or Stacy Bolton



**Building ID**  
IDB-20

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	
TYPEFACE	12
INSIDE CAN	
ENTIRE SIGN	20

SCALE:	
1/4" = 1'-0"	
SERIAL NUMBER:	
IDB-20	
STORE NUMBER:	

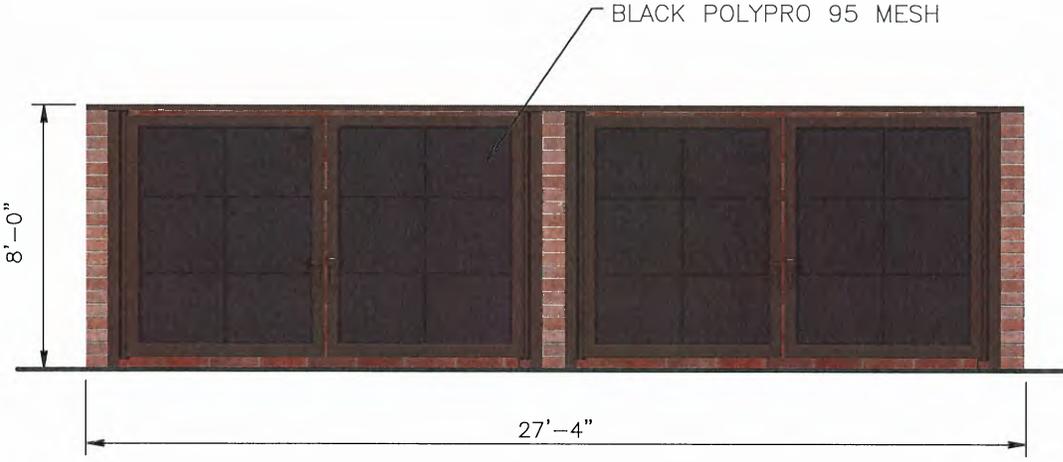
**SPECIFICATIONS:**

**LOGO**  
Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

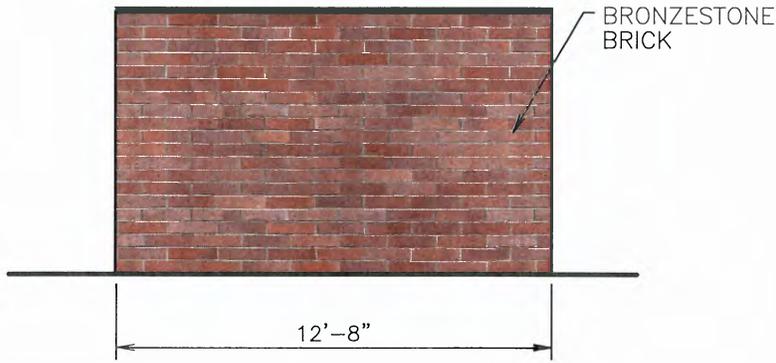
**LOGO Cabinet**  
Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

1 | 2 | 3 | 4 | 5 | 6 |

N  
M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A



FRONT ELEVATION



SIDE ELEVATION

**QuikTrip.**  
4100 S. IOWA AVE., SUITE 100, OKLAHOMA CITY, OK 73109  
P.O. BOX 100, OKLAHOMA CITY, OK 73109



**Trash Enclosure**  
Double Polypro 95 Mesh Doors

NOTES
DRAWN BY
ISSUE DATE

SQUARE FOOTAGE	TYPEFACE
	INSIDE CAN
	ENTIRE SIGN

SCALE:
1/4" = 1'-0"
SERIAL NUMBER:
STORE NUMBER:

SPECIFICATIONS:

1 | 2 | 3 | 4 | 5 | 6 |





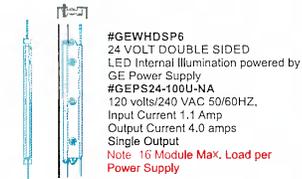
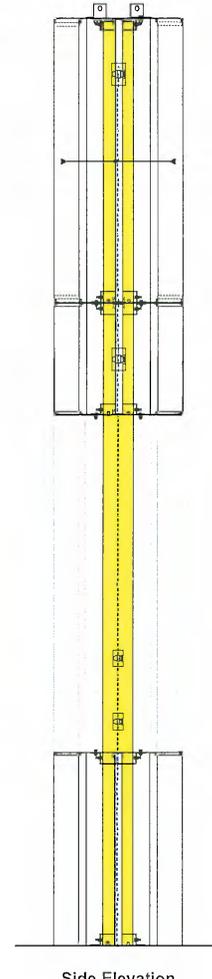
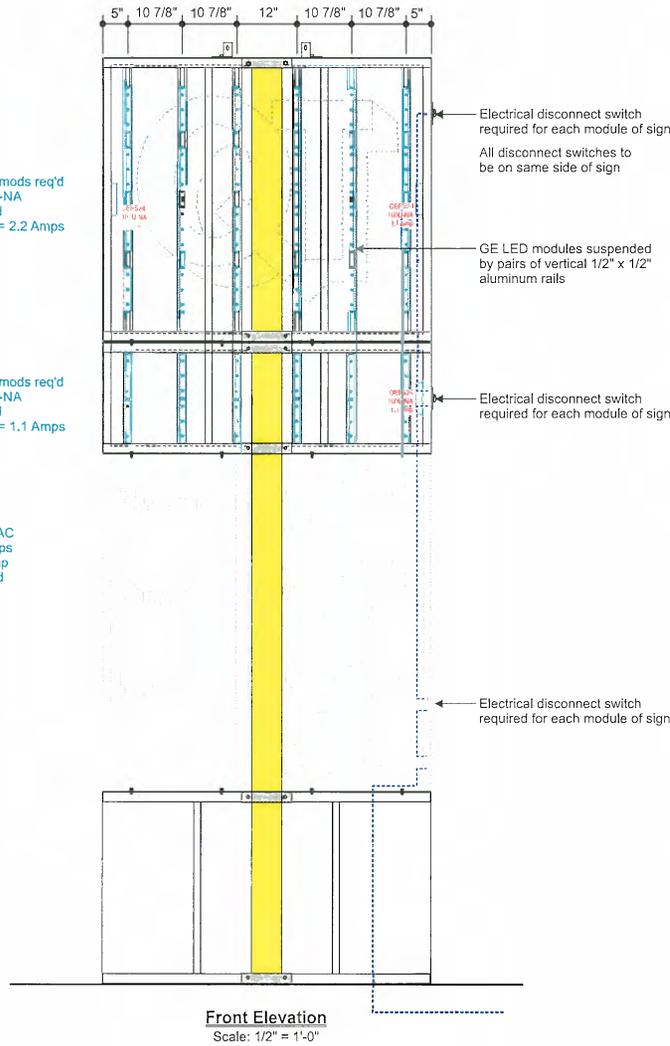


## Illumination Details

**E QT LOGO**  
 (24) #GEWHDSP6 mods req'd  
 (2) #GEPS24-100U-NA  
 power supplies req'd  
 Total electrical load = 2.2 Amps

**E QT KITCHENS**  
 (12) #GEWHDSP6 mods req'd  
 (1) #GEPS24-100U-NA  
 power supplies req'd  
 Total electrical load = 1.1 Amps

**E SKYLINE PRICER**  
 Input Voltage: 120VAC  
 Control 24/7 = 5 Amps  
 One (1) 120V/25 amp  
 switched circuit req'd



LED Detail



Item #QT-MV-E3PGQ-CC-67

**P** r m a t i o n

Client: QuikTrip  
 Location: Various

File: QT-MV-E3PGQ-CC-67  
 Sales House: CT  
 Design: CT  
 Project Manager: James Gentry

**D** a t e / D e s c r i p t i o n

12/03/19	Issue Date
01/13/20	Rev. 1
▲	
▲	
▲	
▲	
▲	

**N** o t e s

-

**C** l i e n t R e v i e w S t a t u s

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Approved  Approved as Noted  Revise & Resubmit

Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

**D** e c l a r a t i o n

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**1-800-967-2553**  
**www.allenindustries.com**

**Allen Industries**  
 FILE NUMBER: E212593

Used Electric Sign Complies with UL44  
 (MET) CSA C22.2 No. 207  
 E212593 AH 017510

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 609 OF THE NATIONAL ELECTRICAL CODE (NEC) AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

**GROUNDING AND BONDING CONNECTIONS**

## QT Logo Cabinet



Item #QT-MV-E3PGQ-CC-67

### Project Information

Client  
**QuikTrip**  
Location  
**Various**

File  
**QT-MV-E3PGQ-CC-67**  
Sales House  
**CT**  
Design  
**CT**  
Project Manager  
**James Gentry**

### Date / Description

Date	Description
12/03/19	Issue Date
01/13/20	Rev. 1

### Notes

-

### Client Review Status

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Name \_\_\_\_\_

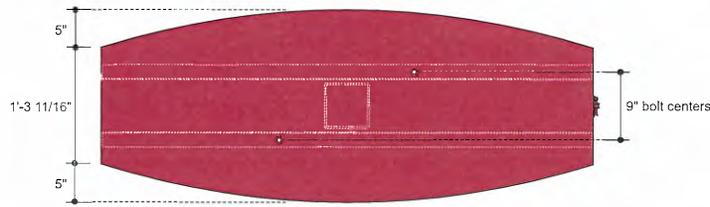
Title \_\_\_\_\_ Date \_\_\_\_\_

### Declaration

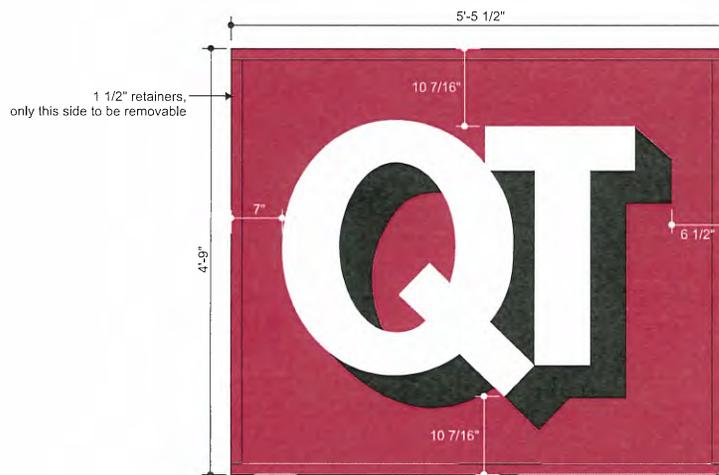
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Top View



Front View - QT Cabinet

Scale: 3/4" = 1'-0"



Side View

All Sign Modules constructed with removable alum. face retainers and clear acrylic, .177" thickness, face panels with 2nd surface painted background colors and graphics.

Note: No Embossment

Translucent Graphics Red Background Color to Paint Match 3M Cardinal Red #3632-53  
Translucent Vinyl

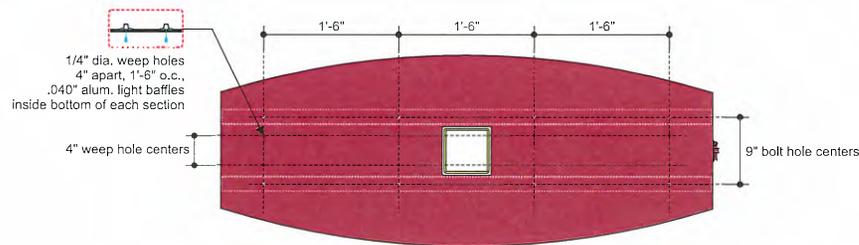
### Color Specifications

All Paint Finishes to be Akzo Nobel

- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53

### Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



Bottom View

<b>Allen Industries</b> ELECTRICAL SIGN COMPANY FILE NUMBER: E212593	Used Electric Sign Company with UL 48 CSA C22.2 No. 507 E212593 A11 017510	
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 609 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE ELECTRICAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.		



## Guaranteed Gasoline Insert



Front View - Guaranteed Gasoline Insert  
Scale: 3/16" = 1"

.177" thick clear acrylic face panels  
with 2nd surface painted  
background colors and graphics.

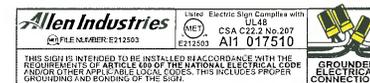
### Color Specifications

All Paint Finishes to be Akzo Nobel

-  Opaque Silver
-  Translucent White
-  3M Day/Night Vinyl #3635-0171
-  Matte White (Interior of Sign)
-  3M Cardinal Red #3632-53 Translucent Vinyl

### Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



Item #QT-MV-E3PGQ-CC-67

### Information

Client  
**QuikTrip**

Location  
**Various**

File  
**QT-MV-E3PGQ-CC-67**

Sales House  
**House**

Design CT  
**CT**

Project Manager  
**James Gentry**

### Date / Description

Date	Description
12/03/19	Issue Date
01/13/20	Rev. 1

### Notes

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Title \_\_\_\_\_ Date \_\_\_\_\_

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Item MV-E3PGQ-CC-67

Project Information

Client: Quik Trip  
 Location: Various

File: QT-MV-E3PGQ-CC-67  
 Sales House: CT  
 Design: CT  
 Project Manager: James Gentry

Date / Description	Issue Date
12/03/19	Issue Date
01/13/20	Rev. 1

Notes

Client Review Status

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Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

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**"SIGN SPECIFICATION & CUT-SHEET"**

**QT MODEL: MV12-EL3PGQ-CC**

**- THRU POLE MOUNTING ONLY -  
 (MOUNTING STRUCTURE & SUPPORT BY OTHERS)**

COLORS	REVISIONS	CUSTOMER REVIEW STATUS	THE INTENT OF THE DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. THE FINISHED SIGN MAY DIFFER SLIGHTLY FROM DRAWING.
● BLACK, 3M 3632-22	1:	SKYLINE PRODUCTS, INC. REQUIRES THAT AN "APPROVED" DRAWING BE OBTAINED FROM THE CUSTOMER PRIOR TO ANY PRODUCTION RELEASE OR PRODUCTION RELEASE REVISION	DRAWING NUMBER: QUIK0013-102319-38A MODEL NUMBER: PLE2-12-3P2F-329-SSP-RAD-ZCC
● GREEN, 3M 3632-26	2:	<input type="checkbox"/> APPROVED <input type="checkbox"/> REVISE & RE-SUBMIT	SIGN TOLERANCES: ± 1/8" - 1/2"
● LED DIGIT, RED	3:	NAME: _____ DATE: _____	CLASS: CS
● LED DIGIT, GREEN	5:		

2903 DELTA DRIVE  
 COLORADO SPRINGS,  
 CO 80910-1012  
 719-292-9048  
 800-759-9046

SKYLINE PRODUCTS  
 GEN II LED FUEL PRICE DISPLAY  
 ALTERNATING CASH/CREDIT + PRICE

Customer: QUIK TRIP  
 Address: \_\_\_\_\_  
 Salesperson: COMPANY  
 Date: 10/23/19  
 Drawn By: JRC  
 Scale: 3/0.82 3/0.11

11. ELECTRICAL REQUIREMENTS:  
 LED BACKLIGHTING  
 Input Voltage: 120 VAC  
 Control 24/7 = 4 Amps  
 Lighting = TBD Amps



Item #QT-MV-E3PGQ-CC-67

**Information**

Client: QuikTrip  
 Location: Various

File: QT-MV-E3PGQ-CC-67  
 Sales: House Design: CT Project Manager: James Gentry

Date / Description  
 12/03/19 Issue Date  
 01/13/20 Rev. 1

**Notes**

**Client Review Status**

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Approved  Approved as Noted  Revise & Resubmit

Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

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**"SIGN SPECIFICATION & CUT-SHEET"**

**QT MODEL:**  
MV06-EL-65CC

**NOTES:**

- CONFORMS TO UL STD 48
- STANDARD COLORS SHOWN, CUSTOM COLORS AVAILABLE UPON REQUEST
- STANDARD CABINET PAINTED BLACK TO MATCH: AKZO-NOBEL, BLACK - LOW GLOSS 2 PART POLYURETHANE
- ACTUAL POLE SIZE MAY DETERMINE SIGN DEPTH PLEASE SPECIFY ANY SPECIAL MOUNTING REQUIREMENTS.
- BLANK LOGO PANEL:
  - CUT SIZE: 28.00" x 11.375"
  - VISIBLE OPENING: 25.25" x 8.875"
  - SIGN TO SHIP WITH 3/4" CLEAR ACRYLIC (PROVIDED BY SKYLINE)
  - ANY ADDITIONAL OR ALTERNATE ARTWORK OR LOGO TO BE PROVIDED BY OTHERS
- LED BACKGROUND TO BE OPAQUE WITH LED COPY
- INTERIOR ILLUMINATION:**
  - LED BACKLIGHTING
- ELECTRICAL REQUIREMENTS:**
  - Input Voltage: 120 VAC
  - Control 247 = 2 Amps
  - Lighting = 1 Amp

**- THRU POLE MOUNTING ONLY -**  
**(MOUNTING STRUCTURE & SUPPORT BY OTHERS)**

COLORS	REVISIONS	CUSTOMER REVIEW STATUS	THE INTENT OF THE DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. THE FINISHED SIGN MAY DIFFER SLIGHTLY FROM DRAWING.
LED DIGIT, RED	1: 2: 3: 4:	SKYLINE PRODUCTS, INC. REQUIRES THAT AN "APPROVED" DRAWING BE OBTAINED FROM THE CUSTOMER PRIOR TO ANY PRODUCTION RELEASE OR PRODUCTION RELEASE REVISION. <input type="checkbox"/> APPROVED <input type="checkbox"/> REVISE & RE-SUBMIT	DRAWING NUMBER: QUIK0013-102319-41A MODEL NUMBER: PLE2-06CC-1P2F-NNP-RAD
		NAME: _____ DATE: _____	SIGN TOLERANCES: +1/8 -1/2"

Customer: QUIK TRIP  
 Address: 2903 DELTA DRIVE, COLORADO SPRINGS, CO 80915-1912  
 Salesperson: COMPANY  
 Date: 10/23/19  
 Drawn by: NRC  
 Sign Area: 5.34 sq ft

2903 DELTA DRIVE  
 COLORADO SPRINGS,  
 CO 80915-1912  
 719-392-9046  
 800-759-9046

**SKYLINE PRODUCTS**  
 ALTERNATING CASH/CREDIT

01-QT-06CC-1P2F-NNP-RAD

All fabrication details are suggested only. All signs must be installed in accordance with applicable NATIONAL, STATE, AND BUILDING CODES, UNIFORM SPECIFICATIONS, AND LOCAL ORDINANCES. All signs must be specifically constructed for Skyline for wind loads, installation, or electrical circuits. These are the sole responsibility of the sign purchaser.



