



## 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
1	Completed Application Form	• 1 original	<input type="checkbox"/>	<input type="checkbox"/>
2	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"/>
3	Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input type="checkbox"/>
4	Architectural Elevations	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
5	Letter of Intent	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
6	Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
6	Property Owner Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
7	Standards Governing Exercise of the Zoning Power	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
8	Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
9	Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input type="checkbox"/>	<input type="checkbox"/>
	Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input type="checkbox"/>
	Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input type="checkbox"/>
10	Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
	Specimen Tree Survey	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
	Supplemental Form for Specific Uses	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
<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"/>
11	Traffic Study (SEE #3, SITE PLAN)	• 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>DR Horton c/o Gaskins + LeCraw</u>	NAME: <u>TDC 3585 Owner LLC</u>
ADDRESS: <u>3475 Corporate Way</u>	ADDRESS: <u>5310 S Alston Avenue, STE 210</u>
CITY: <u>Duluth</u>	CITY: <u>Durham</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>NC</u> ZIP: <u>27713</u>
PHONE: <u>678.546.8100</u>	PHONE: _____
E-MAIL: <u>dblumenthal@gaskinslecrew.com</u>	E-MAIL: _____

<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
CONTACT PERSON: <u>Dani Blumenthal</u>	PHONE: <u>215.816.9336</u>
CONTACT'S E-MAIL: <u>dblumenthal@gaskinslecrew.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6 LAND LOT(S): 284 ACREAGE: 9.35

ADDRESS OF PROPERTY: 3585 Engineering Drive

PROPOSED DEVELOPMENT: A 75-lot townhouse community.

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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:

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Description:

**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: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
PHONE: _____	PHONE: _____
E-MAIL: _____	E-MAIL: _____

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): \_\_\_\_\_ REQUESTED ZONING DISTRICT: \_\_\_\_\_

LAND DISTRICT(S): \_\_\_\_\_ LAND LOT(S): \_\_\_\_\_ ACREAGE: \_\_\_\_\_

ADDRESS OF PROPERTY: \_\_\_\_\_

PROPOSED DEVELOPMENT: \_\_\_\_\_

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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**

**NON-RESIDENTIAL DEVELOPMENT**

No. of Lots/Dwelling Units 75

No. of Buildings/Lots: \_\_\_\_\_

Dwelling Unit Size (Sq. Ft.): 2,300

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**







FRONTIER SURVEYING & MAPPING, LLC  
505 DUKES ROAD, MANSFIELD, GA 30055  
KEVIN R. SETTLES, PLS  
678-209-3921  
krsettles@frontiersurvey.com  
GA LSF NO. 001310



ALTA/NSP LAND TITLE SURVEY FOR:  
**D. R. HORTON, INC.**  
&  
**CHICAGO TITLE INSURANCE COMPANY**  
Land Lot 284, 6th Land District, City of Peachtree Corners, Gwinnett County, Georgia

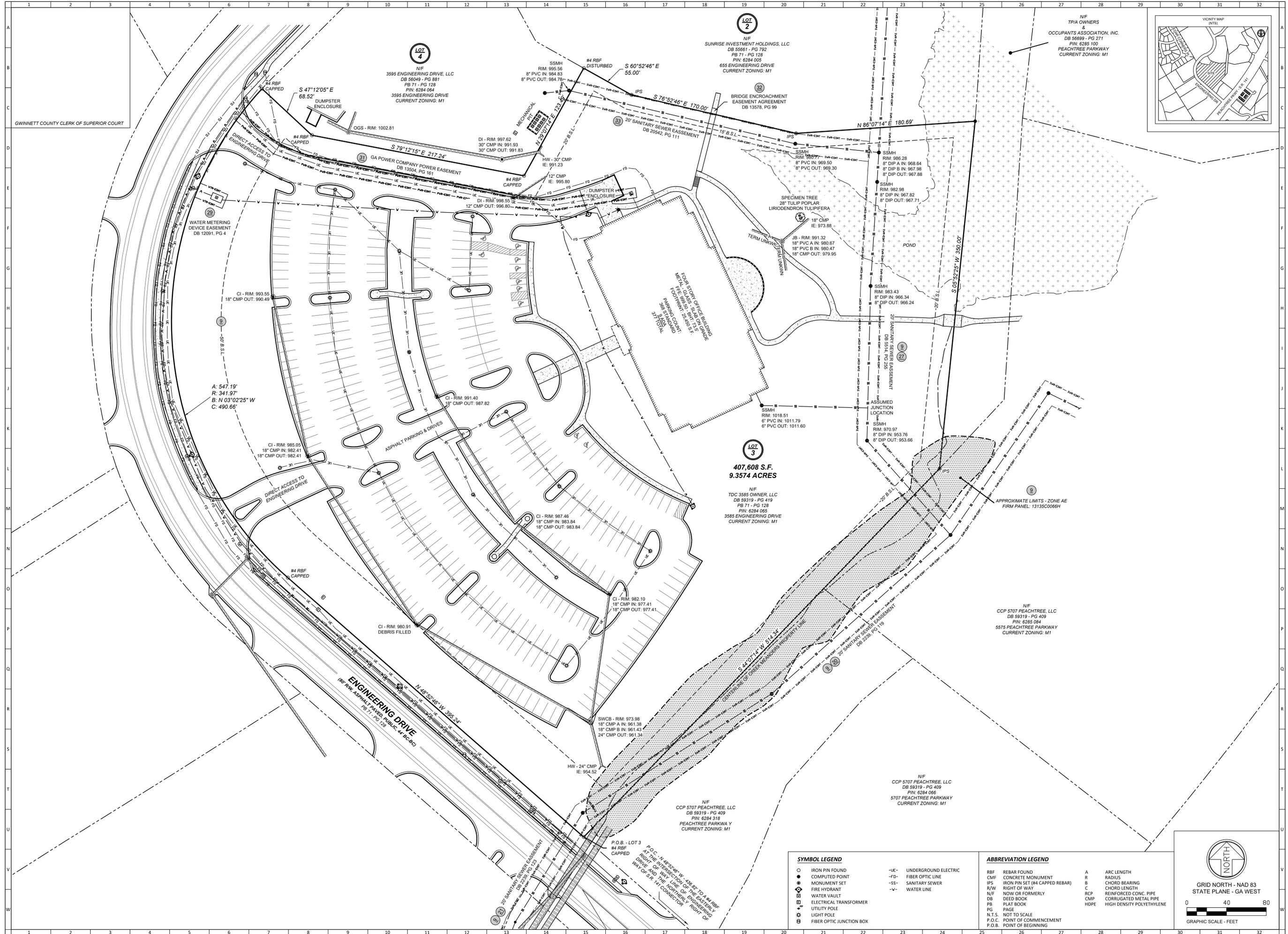
THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

PROJECT NO.:	23KH003
ISSUE DATE:	10/10/2023
SCALE:	1" = 40'
FIELD:	RAH - AEH
DATE:	08/23/23
DRAWN BY:	KRS
CHECKED BY:	KRS

REVISIONS	
DATE	DESCRIPTION

ALTA SURVEY

SHEET 2 OF 2

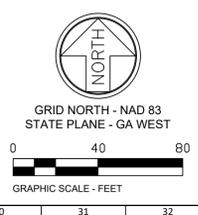


**SYMBOL LEGEND**

- IRON PIN FOUND
- COMPUTED POINT
- MONUMENT SET
- ⊕ FIRE HYDRANT
- ⊕ WATER VAULT
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ FIBER OPTIC JUNCTION BOX
- E- UNDERGROUND ELECTRIC
- FO- FIBER OPTIC LINE
- SS- SANITARY SEWER
- W- WATER LINE

**ABBREVIATION LEGEND**

- RFB REBAR FOUND
- CMF CONCRETE MONUMENT
- IPS IRON PIN SET (#4 CAPPED REBAR)
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N.T.S. NOT TO SCALE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- A ARC LENGTH
- R RADIUS
- B CHORD BEARING
- C CHORD LENGTH
- RCP REINFORCED CONC. PIPE
- CMF CORRUGATED METAL PIPE
- HDPE HIGH DENSITY POLYETHYLENE







**DR Horton Atlanta  
Peachtree Corners Townhomes  
Plan 2 - 7-Plex Front**

10.13.23

GMD-GA 23041

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)  
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**DR Horton Atlanta**  
**Peachtree Corners Townhomes**  
**Plan 2 - 7-Plex Left**

10.13.23



**DR Horton Atlanta**  
**Peachtree Corners Townhomes**  
**Plan 2 - 7-Plex Right**

10.13.23



**DR Horton Atlanta  
Peachtree Corners Townhomes  
Plan 2 - 7-Plex Rear**

10.13.23

GMD-GA 23041

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)  
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**DR Horton Atlanta**  
**Peachtree Corners Townhomes**  
**Plan 1 - 5-Plex Front**

10.30.23



**DR Horton Atlanta**  
**Peachtree Corners Townhomes**  
**Plan 1 - 5-Plex Left**

10.30.23



**DR Horton Atlanta**  
**Peachtree Corners Townhomes**  
**Plan 1 - 5-Plex Right**

10.30.23



**DR Horton Atlanta**  
**Peachtree Corners Townhomes**  
**Plan 1 - 5-Plex Rear**

10.30.23



GMD-GA 23041

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)  
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November 02, 2023

Mayor and City Council  
City of Peachtree Corners  
310 Technology Parkway  
Peachtree Corners, GA 30092

LETTER OF INTENT: Rezoning Request for 3585 Engineering Drive

Board of Commissioners.

Please accept this Letter of Intent to rezone 9.35 acres, Tax Parcel R6284 065 ("Subject Property") for the development of a single-family attached residential community. The Subject Property is currently developed with a 102,000 square foot, 4-story office building and 377-space parking lot. The Applicant is seeking to rezone the Subject Property from M-1 to R-TH to allow for a 75-unit townhouse community. The proposed Zoning Plan attached hereto, prepared by Kimley-Horn, shows an amenity space, covered pavilion, and mulch walking path for future residents to enjoy. Further, the Zoning Plan shows a portion of the Subject Property that is proposed to be dedicated to the City of Peachtree Corners for a future trail network.

Additionally, the Applicant is seeking a variance from Code Section 1302B.16, which requires *a 50-foot wide landscaped setback shall be provided along all exterior street frontages. The landscaped setback may incorporate natural vegetation and shall include a decorative fence/wall and entrance monument.* The Applicant is seeking a variance to reduce the landscaped setback along Engineering Drive from 50 feet to 25 feet.

The Subject Property is located within the Central Business District (CBD) future land use area and the Activity Center/Corridor Overlay. The proposed townhouse use is consistent with the CBD future land use and the Zoning Plan meets all requirements of the Overlay.

All required materials, including but not limited to a TIS, survey, legal description, and building elevations, are included in this rezoning application package for your review.

Thank you for your consideration of this application.

Sincerely,

*Dani Blumenthal*

Dani Blumenthal  
Entitlements Specialist

## **NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS**

The portions of Peachtree Corners Code of Ordinances, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitutional of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Peachtree Corners Code of Ordinances to the Subject Property which restricts its use to any classification other than proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitutional of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment of the Constitution of the United Staes denying the Applicant and economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal by the Peachtree Corners City Council to rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of further restricting Applicant's utilization

of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A Section 36-11-1 to afford the City an opportunity to revise the Property to a constitutional classification. If action is not taken by the City to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the City on notice that it may elect to file a claim in the Superior Court of Gwinnett County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of City of Peachtree Corners so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 2<sup>nd</sup> day of November 2023.

Respectfully submitted,

*Dani Blumenthal*

**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.

Dani Blumenthal 10/27/2023  
Signature of Applicant Date

Dani Blumenthal, Entitlements Specialist  
Type or Print Name and Title

Suzanne M. Beall 10/27/23  
Signature of Notary Public 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.

Drew P. Cunningham 10/17/23  
Signature of Property Owner Chief Operating Officer Date

For TDC 3585 Owner LLC., Property Owner  
Type or Print Name and Title

Jennifer Glenn 10/17/23  
Signature of Notary Public Date



Standards Governing the Exercise of the Zoning Power

- 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?

The proposed rezoning from M-1 to R-TH will permit a use that is suitable in view of the use and development of adjacent and nearby property.

- B. Will this proposed rezoning, special use permit, or change in conditions 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 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 Subject Property has reasonable economic use as currently zoned. The proposed R-TH zoning would allow the highest and best use of the property.

- D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

To the knowledge of the Applicant, the proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

- E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?

The proposed rezoning to R-TH is in conformity with the policy and intent of the land use plan. The Subject Property is located within the Central Business District Character Area, which allows for townhomes.

- F. Are there 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?

To the knowledge of the Applicant, there are not existing or changing conditions affecting the use and development of the Subject Property which give supporting grounds for either approval or disapproval of the proposed rezoning.

**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)

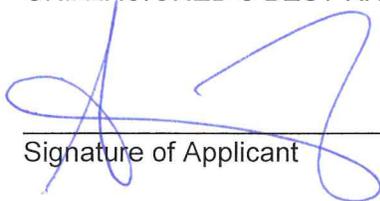
Sharonda Rahming

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.



9/26/2023

Division President, DR Horton  
 SHARONDA RAHMING

Signature of Applicant

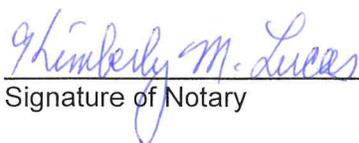
Date

Type or Print Name and Title

Signature of Applicant's Attorney or Representative

Date

Type or Print Name and Title



9/26/2023



Signature of Notary

Date

Notary Seal

expiration  
 8/17/2027

**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)

Dani Blumenthal, Gaskins + LeCraw  
 \_\_\_\_\_  
 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 of Applicant      Date      Type or Print Name and Title

*Dani Blumenthal*      10/27/2023      Dani Blumenthal, Entitlements Specialist

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

*Suzanne M. Beall*      10/27/23      \_\_\_\_\_  
 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:                      6                      284                      065  
(Map Reference Number)                      District                      Land Lot                      Parcel

Dani Blumenthal                      10/26/2023  
Signature of Applicant                      Date

Dani Blumenthal, Entitlements Specialist  
Type or Print Name and Title                      Gaskins + LeCraw

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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)

Kathy Lyles                      TSA  
NAME                      TITLE

10/26/2023  
DATE

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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 September 20, 2023

Location of meeting Virtual (Microsoft Teams)

Summary of meeting Shaun Adams presented a short introduction to the project and to the requested rezoning. No questions or concerns were raised by anyone in attendance.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's signature *Dani Blumenthal*

(See back for meeting sign-in sheet)



## MEMORANDUM

To: Mr. Jason Braga, *D.R. Horton, Inc.*

From: Ms. Ana Eisenman, P.E., *Kimley-Horn*  
Mr. Askar O'Malley, *Kimley-Horn*

Date: September 18, 2023

RE: **3585 Engineering Drive – City of Peachtree Corners – Trip Generation Memorandum**

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Kimley-Horn is pleased to provide this opinion memorandum regarding the project trip generation comparison for the proposed *3585 Engineering Drive* redevelopment in the City of Peachtree Corners, Georgia.

### PROJECT OVERVIEW

The proposed *3585 Engineering Drive* redevelopment in Peachtree Corners, Georgia is located on a 9.34-acre site that currently is zoned M-1 with an existing 102,138 square foot office building and associated surface parking facility. The redeveloped property is envisioned to be rezoned to R-TH (single family residence townhouse district) and include 75 townhome units. The site is located at 3585 Engineering Drive approximately 550 feet northwest of Peachtree Parkway (SR 141). This memorandum summarizes the trip generation conditions associated with the proposed redevelopment and comparison of trip generation with the existing office building. The *3585 Engineering Drive* development is proposed to utilize one (1) existing full access driveway located approximately 1,000 ft north of Peachtree Parkway (SR 141).

### TRIP GENERATION

Gross trips associated with the *3585 Engineering Drive* existing use and proposed redevelopment were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11<sup>th</sup> Edition, 2021*. Trip generation for the proposed development was calculated based upon the following land uses:

- Land Use 710: General Office Building (existing land use)
- Land Use 215: Single-Family Attached Housing (proposed future land use)

**Table 1** summarizes the trip generation for the development under existing and proposed conditions. The table represents gross daily trips for both conditions. No reductions were taken for mixed-use, internal capture, or alternative modes of travel.

It is notable that traffic patterns with an office development differ from a residential traffic for entering and exiting patterns during each the AM and PM peak hours. Following commuter travel patterns, an office has a higher proportion of entering trips during the AM peak period whereas a residential

development has a higher proportion of exiting traffic during the same peak. The opposite is true during the PM peak hour as noted in the peak hour entering/exiting trips identified in **Table 1** below.

Table 1: Trip Generation Comparison											
ITE Code	Land Use	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
<b>Existing Development – Office Building</b>											
710	General Office Building	102,138 SF	1,182	591	591	170	150	20	169	29	140
<b>Proposed Redevelopment – Townhome Community</b>											
215	Single-Family Attached Housing	75 Dwelling Units	522	261	261	33	10	23	41	23	18
<b>Existing vs. Proposed Trip Comparison</b>											
<b>Difference in Gross Trips</b>			-660	-330	-330	-137	-140	3	-128	-6	-122

As shown in **Table 1**, the proposed redevelopment is projected to generate a total of 522 weekday daily trips, which is approximately 660 fewer trips (56% reduction) compared with the original office building on the site. Peak hour traffic is also lower with anticipated 33 trips in the AM peak hour (10 entering and 23 exiting) and 41 trips in the PM peak hour (23 entering and 18 exiting). During the peak hours, the proposed townhome redevelopment represents 137 fewer trips in the AM peak hour (81% reduction) and 128 fewer trips in the PM peak hour (76% reduction). Entering and exiting traffic proportions are reversed for the change in land use from office to residential with significant reductions to AM peak entering and PM peak exiting trips from the site.

## SUMMARY

Based on the findings above, the *3585 Engineering Drive* development is projected to generate 522 trips on a typical weekday, which is approximately 660 fewer daily trips (56% reduction) than the original office building on the site. The AM and PM peak hour traffic with the townhome redevelopment is also expected to be significantly lower than the office condition.

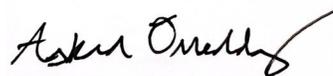
If you have any questions concerning this letter or need additional information, please do not hesitate to contact me at 404-201-6155, or at [ana.eisenman@kimley-horn.com](mailto:ana.eisenman@kimley-horn.com).

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Ana Eisenman, P.E.



Asker O'Malley

Attachments:

- Proposed Site Plan
- Trip Generation
- Site Location Map
- Site Aerial

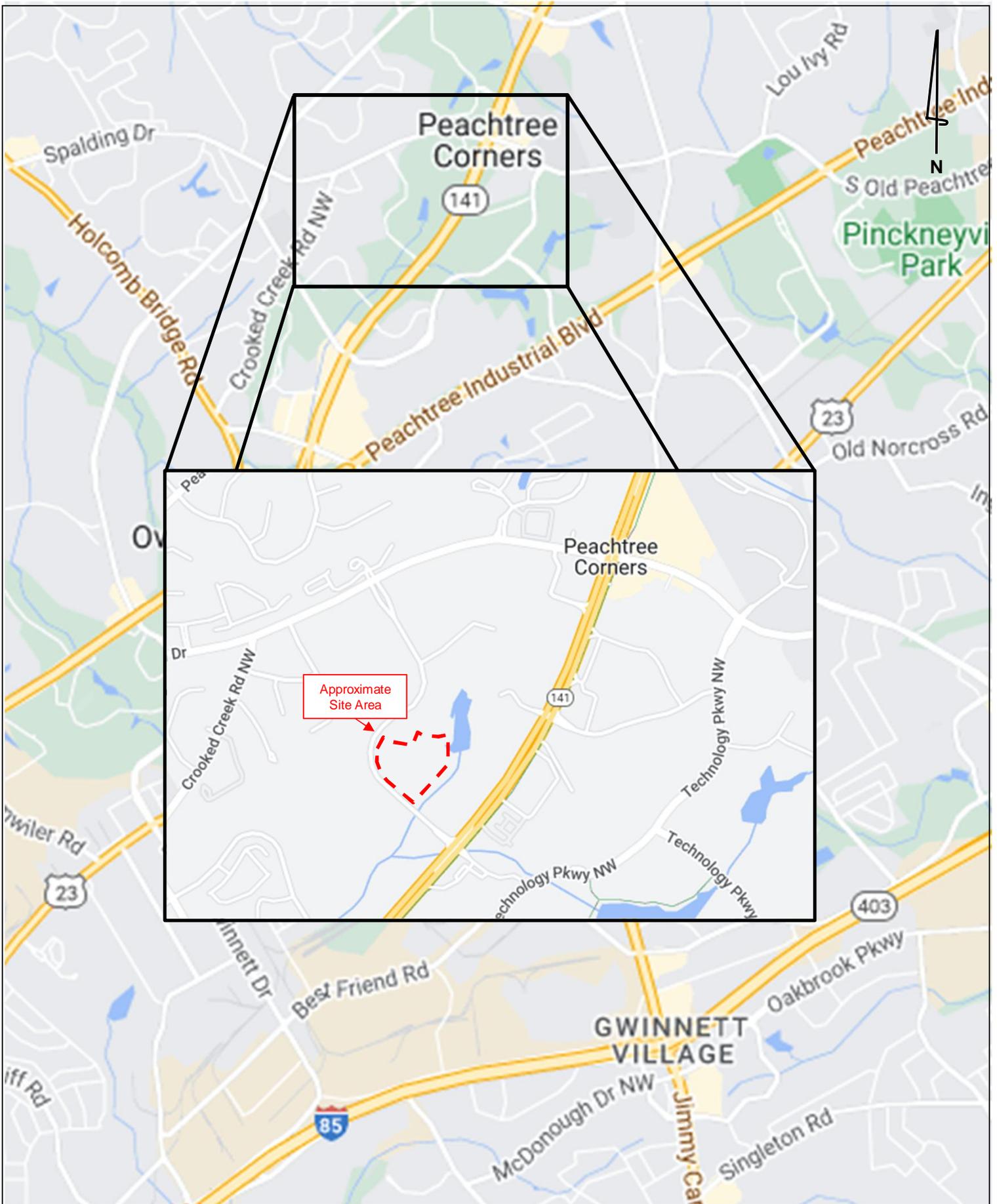


Trip Generation Analysis (11th Ed. With *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)  
 DRH Engineering Drive - PROPOSED Townhome Community  
 Peachtree Corners, GA

Land Use	Setting	Density	Daily Trips			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
<b>Proposed Project Trips</b>											
215 Single-Family Attached Housing	General Urban/Suburban	75 dwelling units	522	261	261	33	10	23	41	23	18
<b>Gross Project Trips</b>			<b>522</b>	<b>261</b>	<b>261</b>	<b>33</b>	<b>10</b>	<b>23</b>	<b>41</b>	<b>23</b>	<b>18</b>
Residential Trips			522	261	261	33	10	23	41	23	18
<i>Mixed-Use Reductions</i>			0	0	0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>			0	0	0	0	0	0	0	0	0
Adjusted Residential Trips			522	261	261	33	10	23	41	23	18
<i>Mixed-Use Reductions - TOTAL</i>			0	0	0	0	0	0	0	0	0
<i>Alternative Mode Reductions - TOTAL</i>			0	0	0	0	0	0	0	0	0
<i>Pass-By Reductions - TOTAL</i>			0	0	0	0	0	0	0	0	0
<b>New Trips</b>			<b>522</b>	<b>261</b>	<b>261</b>	<b>33</b>	<b>10</b>	<b>23</b>	<b>41</b>	<b>23</b>	<b>18</b>

Trip Generation Analysis (11th Ed. With *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)  
 DRH Engineering Drive - EXISTING Office Building  
 Peachtree Corners, GA

Land Use	Setting	Density	Daily Trips			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
<b>Existing Trips</b>											
710 General Office Building	General Urban/Suburban	102,138 Sq. Ft. GFA	1,182	591	591	170	150	20	169	29	140
<b>Gross Project Trips</b>			<b>1,182</b>	<b>591</b>	<b>591</b>	<b>170</b>	<b>150</b>	<b>20</b>	<b>169</b>	<b>29</b>	<b>140</b>
Residential Trips			0	0	0	0	0	0	0	0	0
<i>Mixed-Use Reductions</i>			0	0	0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>			0	0	0	0	0	0	0	0	0
Adjusted Residential Trips			0	0	0	0	0	0	0	0	0
<i>Mixed-Use Reductions - TOTAL</i>			0	0	0	0	0	0	0	0	0
<i>Alternative Mode Reductions - TOTAL</i>			0	0	0	0	0	0	0	0	0
<i>Pass-By Reductions - TOTAL</i>			0	0	0	0	0	0	0	0	0
<b>Existing Trips</b>			<b>1,182</b>	<b>591</b>	<b>591</b>	<b>170</b>	<b>150</b>	<b>20</b>	<b>169</b>	<b>29</b>	<b>140</b>





Approximate  
Site Area