

AN ORDINANCE TO APPROVE A REQUEST TO REZONE 1.82 ACRES FROM M-1 TO C-2 WITH ASSOCIATED VARIANCES TO ALLOW FOR A GAS STATION AND CONVENIENCE STORE AT 6330 CASH CT., DIST. 6, LAND LOT 275, PEACHTREE CORNERS, GA.

WHEREAS: Notice to the public regarding said public hearing has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on November 14, 2023 and December 12, 2023;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that RZ2023-001, V2023-001 QuikTrip, for the above referenced property is hereby approved subject to the following conditions:

1. **The property shall be rezoned from M-1 to C-2 and variances shall be granted to increase the size of gas canopy signage from 8 square feet to 14 square feet and to reduce the required 10' landscape strip along the southeastern property line and a portion of the southwestern property line as shown on the site plan submitted with this application, prepared by CHA and dated 7/13/2023.**
2. **Building and gas canopy elevations shall be in substantial compliance with those submitted with this application by QuikTrip dated 8/28/2023, with any necessary alteration to ensure compliance with the Activity Center/Corridor Overlay standards.**
3. **A land disturbance permit is required to develop property.**
4. **Gwinnett Department of Water Resources approval is required for water and sanitary systems.**
5. **Both frontage landscape strips are required to be fully landscaped per ordinance and may not be located within easements.**
6. **Stormwater management, including runoff reduction, is required.**
7. **Sidewalks are required along the public street frontages and leading from the public street into the site and to the building.**
8. **The dumpster shall be enclosed and gated and shall be built with materials to match the building.**
9. **Concurrently with issuance of a certificate of occupancy, applicant will make a one-time contribution of \$25,000.00 to the City of Peachtree Corners public arts fund to**

be used exclusively for the acquisition or commission of a public art feature or a city gateway structure to be placed on a city-owned and maintained property as determined by the City of Peachtree Corners Arts Council.

Effective this 12th day of December 2023.

So Signed and Witnessed this 12th day of December, 2023.

Attest:

Approved:



Kymerly Chereck, City Clerk



Mike Mason, Mayor

