



**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		
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction		
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction		
Architectural Elevations	• 1 copy		
Letter of Intent	• 1 copy		
Applicant Certification with Notarized Signature	• 1 copy		
Property Owner Certification with Notarized Signature	• 1 copy		
Standards Governing Exercise of the Zoning Power	• 1 copy		
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy		
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<b>N/A</b>	
Electronic copy of complete package	• One (1) copy		
Application Fee	• Make checks payable to the City of Peachtree Corners		
Community Information Meeting Certification	• 1 copy	<b>N/A</b>	
Specimen Tree Survey	• 1 copy		
Supplemental Form for Specific Uses	• 1 copy		
<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		
Traffic Study	• 1 copy	<b>N/A</b>	
Development of Regional Impact Review Form	• 1 copy	<b>N/A</b>	
Other Information Needed to Review Application (as determined by Community Development)	•		

**RECEIVED**  
 11/08/2024  
 City of Peachtree Corners  
 Community Development Department

**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 \_\_\_\_\_

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

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

Total Bldg. Sq. Ft.: \_\_\_\_\_

\*Total Residential Sq. Ft.: ±340,000

Gross Density: \_\_\_\_\_

**FEES PAID**

Application fees are set by fee schedule which is included in the application materials for convenient reference. **Fees may be paid by credit card or check in person at City Hall.** Following acceptance of the application, the City will not solicit applicants for additional fees by invoice or other means. Applicants are encouraged to report any suspicious emails or requests for additional payment related to their application to the Community Development Department.

**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

greater than 50%): \$500

Amendment: \$1000



**APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

**See Letter of Intent and supporting documentation.**

- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?

**See Letter of Intent and supporting documentation.**

- 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?

**See Letter of Intent and supporting documentation.**

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

**See Letter of Intent and supporting documentation.**

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

**See Letter of Intent and supporting documentation.**

- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?

**See Letter of Intent and supporting documentation.**

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Community Development Department

SURVEY  
&  
LEGAL DESCRIPTION

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Community Development Department







# Legal Description

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 272 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA CONTAINING 10.70 ACRES AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF THE RIGHT-OF-WAY OF TECHNOLOGY PARKWAY SOUTH (90 FOOT RIGHT-OF-WAY WIDTH) WITH THE NORTHWESTERLY LINE OF THE RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD; THENCE FROM SAID POINT OF BEGINNING, AS THUS ESTABLISHED, RUNNING ALONG SAID NORTHEASTERLY LINE OF THE RIGHT-OF-WAY OF TECHNOLOGY PARKWAY SOUTH THENCE, N 33° 54' 07" W FOR A DISTANCE OF 106.70 FEET TO A ONE-HALF INCH REBAR ROUND, THENCE NORTHWEST WITH THE ARC OF A 525.90 FOOT RADIUS CURVE TO THE LEFT, FOR A DISTANCE OF 354.00 FEET (CHORD N 14° 28' 48" W, 347.35 FEET) TO A ONE-HALF INCH REBAR FOUND THENCE, N 04° 49' 18" W FOR A DISTANCE OF 194.37 FEET TO A ONE-HALF INCH REBAR FOUND THENCE, NORTH ALONG THE EAST SIDE OF TECHNOLOGY PARKWAY SOUTH WITH THE ARC OF A 723.78 FOOT RADIUS CURVE TO THE LEFT (CHORD: N 01° 00' 35" W, 139.44 FEET) 139.65 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, NORTH ALONG THE EAST SIDE OF TECHNOLOGY PARKWAY SOUTH WITH THE ARC OF A 733.48 FOOT RADIUS CURVE TO THE LEFT (CHORD: N 09° 36' 53" W, 80.10 FEET) 80.14 FEET TO A ONE-HALF INCH REBAR FOUND THENCE, N 83° 44' 32" E FOR A DISTANCE OF 90.57 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, NORTHEAST WITH THE ARC OF A 756.24 FOOT RADIUS CURVE TO THE RIGHT (CHORD: N 87° 53' 09" E, 109.28 FEET) 109.38 FEET TO A ONE-HALF INCH CAPPED REBAR SET; THENCE, SOUTHEAST WITH THE ARC OF A 756.03 FOOT RADIUS CURVE TO THE RIGHT (CHORD: : S 83° 39' 44" E, 113.76 FEET) 113.87 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, S 79° 25' 09" E, 70.49 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE EAST WITH THE ARC OF A 261.63 FOOT RADIUS CURVE TO THE LEFT (CHORD: N 79° 59' 58" E, 184.93 FEET) 189.02 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, S 30° 43' 31" E, 79.89 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, S 32° 23' 49" E, 357.16 FEET TO A ONE-HALF INCH REBAR FOUND ON THE NORTHWEST SIDE OF PEACHTREE INDUSTRIAL BOULEVARD; THENCE, S 41° 53' 40" W, 231.30 FEET ALONG THE NORTHWEST SIDE OF PEACHTREE INDUSTRIAL BOULEVARD TO A ONE-HALF INCH CAPPED REBAR SET; THENCE, S 57° 59' 24" W, 102.00 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE, S 57° 27' 49" W 485.24 FEET TO THE POINT OF BEGINNING.

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11/08/2024

City of Peachtree Corners

Community Development Department

# SITE PLAN

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11/08/2024

**City of Peachtree Corners**

**Community Development Department**

## ALLIANCE TECH PARK

20 TECHNOLOGY PKWY  
PEACHTREE CORNERS, GA

PROJECT NUMBER: 240708

NO. DATE ISSUE:

SITE PLAN

**SITE STATISTICS**  
SITE AREA: 10.7 AC  
BASE DENSITY ALLOWED UNDER MUD ZONING: 32.0 UNITS / AC  
PROPOSED DENSITY: 326 UNITS @ 10.7 ACRES = 30.5 UNITS/AC

**PUBLIC GREEN SPACE**  
MIN. REQUIRED: 1.5 AC  
PROVIDED: 2.5 AC

**PROPOSED DEVELOPMENT**  
MULTIFAMILY: 326 UNITS (5/6 STORY BUILDINGS)  
RETAIL/RESTAURANT: 2,000 SF  
OFFICE: 8,000 SF

**PARKING REQUIRED**  
MULTIFAMILY: 326 X 1.5 = 489 SP  
RETAIL/RESTAURANT: 2,000 / 500 = 4 SP  
OFFICE: 8,000 SF / 500 = 40 SP  
TOTAL REQUIRED: 533 SP

**PARKING PROVIDED**  
SURFACE PARKING: 125 SP  
STRUCTURED PARKING: 410 SP  
TOTAL PROVIDED: 535 SP

EV PARKING REQ: 5% OF 535 SP = 27 EV STATIONS  
PROVIDED: 27 EV CHARGING STATIONS



# ELEVATIONS

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**Community Development Department**

### ELEVATION NOTES

- ALL METAL CAPS, COPING, FLASHING, SCUPPERS, FLASHING, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST SMACNA REGULATION.
- REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
- COORDINATE BUILDING SIGNAGE LOCATIONS AND REQUIREMENTS W/ OWNER AND ELECTRICAL PRIOR TO FABRICATION.
- REFER TO RCP FOR SPECIFICATION OF EXTERIOR LIGHTING.
- MATERIAL MANUFACTURERS AND COLORS INDICATED ON DRAWINGS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PROCESS. ANY DEVIATIONS FROM APPROVED PLANS SHALL FOLLOW ESTABLISHED ADMINISTRATIVE PROCEDURES FOR APPROVAL.

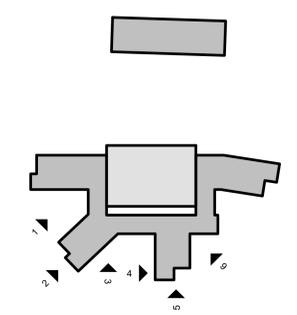
### ELEVATION LEGEND

- WINDOW/STOREFRONT SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
- MASONRY CONTROL JOINT. FINISH TO MATCH MORTAR.

### EXTERIOR MATERIAL LEGEND

- FC-1**  
FIBER CEMENT - BOARD & BATTEN  
EXPOSURE: 12" O.C.  
STANDARD OF DESIGN:  
COLOR: GREEN EARTH SW7748
- FC-2**  
FIBER CEMENT - LAP SIDING  
EXPOSURE: 6"  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: CHELSEA GREY SW 2850
- FC-3**  
FIBER CEMENT - PANEL W/ REVEALS  
EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: WESTCHESTER GRAY SW 2849
- FC-4**  
FIBER CEMENT - TRIM BOARD  
EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: BLACK MAGIC SW 6991
- FC-5**  
FIBER CEMENT - TRIM BOARD  
EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: KOI POND SW 7727
- FC-6**  
FIBER CEMENT - PANEL W/ REVEALS  
EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: NICHHA VINTAGEWOOD  
COLOR: CEDAR
- BR-2**  
BRICK VENEER  
STANDARD OF DESIGN: TBD  
COLOR: TBD

### KEY PLAN



**5 EXTERIOR BUILDING ELEVATION**  
3/32" = 1'-0"



**6 EXTERIOR BUILDING ELEVATION**  
3/32" = 1'-0"



**2 EXTERIOR BUILDING ELEVATION**  
3/32" = 1'-0"

**3 EXTERIOR BUILDING ELEVATION**  
3/32" = 1'-0"



**1 EXTERIOR BUILDING ELEVATION**  
3/32" = 1'-0"

2/20/2024 - 2024 Technology Pkwy South - ARCHITECTURAL/07/2024 - ARCHITECTURE CORNERS, CENTER/07/2024

**RECEIVED**  
11/06/2024  
City of Peachtree Corners  
Community Development Department

### ELEVATION NOTES

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### ELEVATION LEGEND

- WINDOW/STOREFRONT SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
- MASONRY CONTROL JOINT. FINISH TO MATCH MORTAR.

### EXTERIOR MATERIAL LEGEND

- FC-1**  
FIBER CEMENT - BOARD & BATTEN  
EXPOSURE: 12" O.C.  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: GREEN EARTH SW7748
- FC-2**  
FIBER CEMENT - LAP SIDING  
EXPOSURE: 6"  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: CHELSEA GREY SW 2850
- FC-3**  
FIBER CEMENT - PANEL W/ REVEALS  
EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: WESTCHESTER GRAY SW 2849
- FC-4**  
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EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: BLACK MAGIC SW 6991
- FC-5**  
FIBER CEMENT - TRIM BOARD  
EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: JAMES HARDIE  
COLOR: KOI POND SW 7727
- FC-6**  
FIBER CEMENT - PANEL W/ REVEALS  
EXPOSURE: PER ELEVATIONS  
STANDARD OF DESIGN: NICHHA VINTAGEWOOD  
COLOR: CEDAR
- BR-2**  
BRICK VENEER  
STANDARD OF DESIGN: TBD  
COLOR: TBD

NO. DATE ISSUE:



**5 EXTERIOR BUILDING ELEVATION**  
332' x 1'-0"

**4 EXTERIOR BUILDING ELEVATION**  
332' x 1'-0"



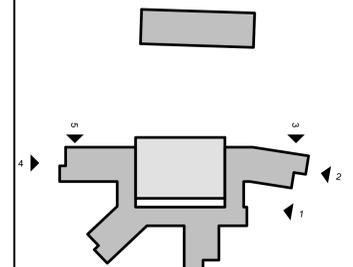
**2 EXTERIOR BUILDING ELEVATION**  
332' x 1'-0"

**3 EXTERIOR BUILDING ELEVATION**  
332' x 1'-0"



**1 EXTERIOR BUILDING ELEVATION**  
332' x 1'-0"

### KEY PLAN



EXTERIOR ELEVATIONS -  
OVERALL (COLOR)

**ELEVATION NOTES**

- ALL METAL CAPS, COPING, FLASHING, SCUPPERS, FLASHING, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST **SMACNA** REGULATION.
- REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
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**ELEVATION LEGEND**

(X) WINDOWSTOREFRONT SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.

— MASONRY CONTROL JOINT. FINISH TO MATCH MORTAR.

**EXTERIOR MATERIAL LEGEND**

**FC-1**  
 FIBER CEMENT - BOARD & BATTEN  
 EXPOSURE: 12" O.C.  
 STANDARD OF DESIGN: JAMES HARDIE  
 COLOR: GREEN EARTH SW7748

**FC-2**  
 FIBER CEMENT - LAP SIDING  
 EXPOSURE: 6"  
 STANDARD OF DESIGN: JAMES HARDIE  
 COLOR: CHELSEA GREY SW 2850

**FC-3**  
 FIBER CEMENT - PANEL W/ REVEALS  
 EXPOSURE: PER ELEVATIONS  
 STANDARD OF DESIGN: JAMES HARDIE  
 COLOR: WESTCHESTER GRAY SW 2849

**FC-4**  
 FIBER CEMENT - TRIM BOARD  
 EXPOSURE: PER ELEVATIONS  
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**FC-5**  
 FIBER CEMENT - TRIM BOARD  
 EXPOSURE: PER ELEVATIONS  
 STANDARD OF DESIGN: JAMES HARDIE  
 COLOR: KOI POND SW 7727

**FC-6**  
 FIBER CEMENT - PANEL W/ REVEALS  
 EXPOSURE: PER ELEVATIONS  
 STANDARD OF DESIGN: NICHHA VINTAGEWOOD  
 COLOR: CEDAR

**BR-2**  
 BRICK VENEER  
 STANDARD OF DESIGN: TBD  
 COLOR: TBD



**6 EXTERIOR BUILDING ELEVATION - JEWEL BOX**  
 1/8" = 1'-0"

**5 EXTERIOR BUILDING ELEVATION - JEWEL BOX**  
 1/8" = 1'-0"



**4 EXTERIOR BUILDING ELEVATION**  
 3/32" = 1'-0"



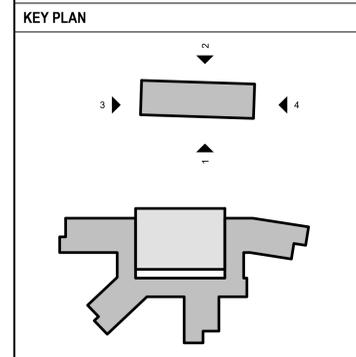
**3 EXTERIOR BUILDING ELEVATION**  
 3/32" = 1'-0"



**2 EXTERIOR BUILDING ELEVATION**  
 3/32" = 1'-0"



**1 EXTERIOR BUILDING ELEVATION**  
 3/32" = 1'-0"



EXTERIOR ELEVATIONS - OVERALL (COLOR)

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2/2/2024 - 2:52 Technology Pkwy South - ARCH/REV/11/06/2024 - ALLIANCE TECH PARK - Peachtree Corners, GA 30094





TECH PARK



TECH PARK

LETTER OF INTENT,  
ZONING ANALYSIS,  
&  
PROPOSED CONDITIONS

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11/08/2024

**City of Peachtree Corners**

**Community Development Department**

**LETTER OF INTENT**

and

Other Material Required by  
The City of Peachtree Corners Zoning Ordinance  
for the  
Major Modification,  
and Concurrent Variance  
Applications

of

**ALLIANCE RESIDENTIAL, LLC**

for

± 10.7 Acres of Land  
located in  
Land Lot 272 of the 6<sup>th</sup> District, Gwinnett County  
Address: 20 Technology Parkway

Submitted for Applicant by:

Dennis J. Webb, Jr.  
Kathryn M. Zickert  
J. Alexander Brock  
Smith, Gambrell & Russell LLP  
1105 W. Peachtree Street, NE  
Suite 1000  
Atlanta, Georgia 30309  
404-815-3500

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11/08/2024

**City of Peachtree Corners**

**Community Development Department**

## **I. INTRODUCTION**

This Application seeks (a) a Major Modification to existing conditions of zoning; and (b) one Concurrent Variance to reduce the amount of required architectural façade materials to 20% for the redevelopment of a ±10.7-acre property. The site is located in Land Lot 272 of the 6<sup>th</sup> District of Gwinnett County, Georgia and more particularly at 20 Technology Parkway (“Subject Property”). Subject Property is currently developed with one office building that was constructed in 1983<sup>1</sup>, a 201-space parking deck and associated surface parking.

In 2021, the Subject Property was rezoned from M-1 (Light Industry District) to MUD (Mixed-Use District) per Ordinance 2021-09-215 and granted two concurrent variances (stream buffer encroachment and a reduction in unit size) to allow for a multi-family mixed-use development (“2021 Rezoning”).<sup>2</sup> Approved subject to a site plan, the 2021 Rezoning authorized the development of 382 units of multi-family apartments, office space, a small retail space and a location for food truck parking for on-site events. The site plan attached to the 2021 Rezoning called for the demolition of one of the existing office buildings, the conversion of the other office building to residential, and the development of three new residential buildings. The 2021 Rezoning contained 18 conditions,<sup>3</sup> including a master plan to regulate development of the Subject Property. In the time since the 2021 Rezoning approval, one of the existing office buildings has been removed, and a combination plat was approved in 2022 to consolidate the previous three lots into a single parcel<sup>4</sup>, however no other work has occurred in furtherance of the contemplated development.



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<sup>1</sup> Information was obtained from the Gwinnett County Tax Assessor’s data for the Subject Property.

<sup>2</sup> The Subject Property is also located within the Activity Center/Corridor Overlay District.

<sup>3</sup> Condition 16 contains twenty sub-parts.

<sup>4</sup> The combination plat is recorded in Gwinnett County Plat Book 00154, Page 00293.

The Applicant, Alliance Residential, LLC, now seeks to redevelop the Subject Property for ±326 units of multi-family residences, ± 8,000 square feet of office space, ± 2,000 square feet of restaurant/retail space, a leasing office, amenity areas and onsite parking located in a structured deck and surface parking (“Proposed Development”). The Proposed Development will consist of two ±5-story buildings, located to the north and south of the existing pond that is to remain. The northern building will contain ±83 multi-family units and the southern building will have 237 multi-family units, as well as office, commercial, and amenity space. The proposed buildings will be 5 to 6 stories, some with a 5/6 split, with residential floors over a non-residential ground-floor. The southern building will also have a ground floor that opens onto amenitized common areas and landscaped open space. The proposed amenities will be shared among the residents of both buildings, including a clubhouse, leasing office, co-working spaces, a fitness center, a resort style pool, package lockers, mailroom, and 24-7 controlled access.

It is important to note that the Proposed Development is less intense than the development envisioned in the 2021 Rezoning. Specifically, the current design has ±56 fewer residential units than the 2021 Rezoning. In addition, the Applicant is not requesting any additional uses beyond what is already approved, but merely seeking a change in the site plan from what was adopted in the 2021 Rezoning. The 2021 Rezoning planned to reuse the 41-year-old office building for proposed residences, construct several new buildings and preserve much of the surface parking. In contrast, the Applicant’s design calls for the complete removal of the existing office building along with the internal drives and parking and redeveloping the site with the Proposed Development. Removing the existing structure will create a clean slate to develop the site, thus providing a much more efficient and practical layout. In addition, it will allow a more modern and



aesthetically pleasing development that is not tied to the 40+ year old architecture of the existing building.

More importantly, the Proposed Development is in conformance with the surrounding uses and development in the area. The City of Peachtree Corners determined that the 2021 Rezoning’s mixed-use was appropriate given the surrounding development in the area and similarly, the current, similar mix of uses would also complement the surrounding development.

The Proposed Development also aligns with many of the stated goals and intents of the City of Peachtree Corners 2045 Comprehensive Plan (“Comp Plan”). The Subject Property is located within the Central Business District character area according to the Comp Plan’s Character Area Map. The Comp Plan describes the vision and intent of the Central Business District as:

The Central Business District will be a pedestrian-oriented center of the community, with cultural opportunities, business, and neighborhoods that are attractive to visitors, local employees, and residents. **Uses are primarily nonresidential, but high quality mid-rise mixed-use development with significant residential components is desired.**

A significant component of the Central Business District, the existing office uses in Technology Park and other business parks, will continue to grow and thrive into the next several decades. ... **In turn, revitalizing traditional office parks into walkable, mixed-use environments will motivate young, educated professionals who wish to live where they work to live in Peachtree Corners...** Mixed-use development would also be appropriate in Tech Park in the future, with retail and housing uses to serve office workers.<sup>5</sup> (emphasis added)

The Comp Plan expressly lists mixed-use and multi-family residential (as part of a mixed-use development) in buildings up to 6 stories as appropriate uses within the Central Business District.<sup>6</sup>

In all, the Applicant’s proposal will allow a development that is aligned with the City of Peachtree Corners’ goals for development in the Central Business District and Technology Park.

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<sup>5</sup> See the City of Peachtree Corners 2045 Comprehensive Plan, pg. 51.

<sup>6</sup> See the City of Peachtree Corners 2045 Comprehensive Plan, pg. 52.



To allow for the Proposed Development, the Applicant requests the following:

1. A Major Modification to amend certain conditions of zoning in Ordinance 2021-09-215.  
The proposed amendments are attached hereto as Exhibit A; and
2. A Concurrent Variance to the City of Peachtree Corners Code of Ordinances § 1315.2.5.C to reduce the amount of required façade materials from 50% to 20%.

The Applicant submits this document as a Letter of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, and an analysis of the Major Modification considerations listed in the City of Peachtree Corners Zoning Ordinance, § 1702, and an analysis of the variance criteria listed in the City of Peachtree Corners Zoning Ordinance, § 1605. A site plan and survey have been filed with the original Application, along with other required materials.

**II. ZONING CHANGE-IN-CONDITIONS IMPACT ANALYSIS**

The following is an analysis of the factors to allow for a modification of zoning conditions as outlined in the City of Peachtree Corners Zoning Ordinance § 1702:

**A. THIS PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE INVIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY?**

As noted in the paragraphs above, the Applicant is not requesting a different use than what is already approved for the Subject Property. The 2021 Rezoning allows a mixed-use development consisting of multi-family residential, commercial and office space, which is exactly what is being proposed, albeit with fewer units. In adopting the 2021 Rezoning, the City of Peachtree Corners acknowledged the mixed-use’s compatibility with the adjacent and nearby properties. The Proposed Development will have the same compatibility of uses.

Further and alluded to herein, the Proposed Development will have less density than the 2021 Rezoning. The 2021 Rezoning approved the site for 382 multi-family residential units,



commercial and office space. The Proposed Development will have ±56 less residential units along with a similar amount of commercial and office space. As a result, the Proposed Development will be less impactful on the surrounding and nearby property than is currently approved.

**B. THIS PROPOSED CHANGE IN CONDITIONS WILL NOT ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY**

Refer to the answer in Paragraph II.A above.

**C. DOES THE PROPERTY TO BE AFFECTED BY THE CHANGE IN CONDITIONS HAVE REASONABLE ECONOMIC USE AS CURRENTLY ZONED?**

The current plan to reuse the existing office building has proven to be impractical. The cost implications with converting the office building to residential, as envisioned in the 2021 Rezoning is infeasible and the preservation of the existing building does not positively add to the development. The requested Change-In-Conditions calls for a new plan that removes the existing building and redevelops the site with new structures.

**D. WILL THE PROPOSED 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?**

The Proposed Development will generate less trips than authorized in the 2021 Rezoning. The 2021 Rezoning allows the Subject Property to be developed with 382 units of multi-family apartments, office space, a small retail space and a location for food truck parking for on-site events. The traffic impacts generated by the 2021 development were accounted for during its approval process. The Applicant's request will have ±56 fewer residential units along with a similar amount of commercial and office space, which will result in a net reduction in vehicular trips. Using the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition) (ITE

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Category 230 Townhome Residential), to calculate vehicle trips the Proposed Development will generate  $\pm 24.64$  fewer trips during the weekday A.M. peak hour,  $\pm 29.12$  fewer trips during the weekday P.M. peak hour, and  $\pm 325.36$  fewer total trips on a weekday than the current 2021 Rezoning allows. Hence, the Proposed Development will improve traffic.

Similarly, the reduction in residential units will result in less school age children than the site is currently approved for. As a result, there will be less impact on local schools than is already approved.

As for utilities, the Subject Properties have access to water and sewer, but with a lesser demand than the 2021 Rezoning would generate.

**E. WILL THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN?**

Yes. It is also important to note that the mix of uses will not change from the 2021 Rezoning. The 2021 Rezoning's approval acknowledges its conformity with the Comp Plan and the Proposed Development will similarly conform. Regardless and as noted in the paragraphs above, the Subject Property is located within the Central Business District character area and aligns with many of the Comp Plan's goals for that area, including providing residential in a mixed-use development. The proposed residential's proximity to nearby employment centers within the Central Business District character area will also promote walkability.

**F. THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS?**

While most of the aspects of the Proposed Development remain similar to what was allowed in the 2021 Rezoning, the Applicant's proposal will result in a more fitting development.

As noted in previous paragraphs, the 2021 Rezoning intended to reuse one of the existing office



buildings and convert it into residential. This was determined to be impractical and less efficient than removing the building and building all new structures. In addition, the development is not tied to the over 40-year-old architecture of the existing office building, resulting in a more modern and attractive development.

### **III. CONCURRENT VARIANCE ANALYSIS**

The Applicant is seeking one concurrent variance with its request to the following requirement of the City of Peachtree Corners Code of Ordinance:

#### **A. A REDUCTION IN THE AMOUNT OF BRICK FAÇADE REQUIRED BY THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES § 1315.2.5.C**

The City of Peachtree Corners Code of Ordinances, § 1315.2.5.C, requires architectural treatments of each building elevation within the Activity Center/Corridor Overlay to be a minimum 50 percent brick, stone, glass and/or stucco and the balance of each elevation may be wood, or fiber-cement siding. The Applicant requests a reduction from 50 percent to 20 percent brick, stone, glass and/or stucco to allow an architectural façade that is more consistent with the surrounding property and natural landscape.

The Applicant describes the architectural language of the building as contemporary prairie-style, featuring warm natural tones, simple materials, and strong horizontal lines. This style is intended to integrate with the natural landscape of this site, surrounded by a forested tree canopy and a large pond central to the site. The result is a thoughtful development with a lodge-like, retreat character that is both at home in nature while still being compatible with the surrounding office/institutional adjacencies.

For this reason, the use of brick is limited to the lowest story in an effort to reinforce the strong horizontals, with exceptions at the building ends which front the public right-of-way. At the building ends, the brick would be applied up to the third story. While a high percentage of brick

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would be appropriate for a more commercial, institutional, or civic building, applying brick at two or three stories around the entire perimeter of this residential building in this natural landscape is inconsistent with the defining characteristics of the contemporary prairie architectural style.

A grant of the requested variance would not impair the purpose of the ordinance, nor would it result in any detriment to the public good. Instead, it would allow an architectural design that is fitting and harmonious with the surrounding natural landscape. Pursuant to the City of Peachtree Corners Zoning Ordinance, § 1605, the criteria for granting the variance are met.

**IV. PRESERVATION OF CONSTITUTIONAL RIGHTS**

The Applicant respectfully submits that the current conditional zoning classification of the Subject Property and any proposed intervening district and/or conditions except those requested is unconstitutional and that rules relative to the Subject Property owner’s right to use the Property established in the City of Peachtree Corners Zoning Code, to the extent they prohibit the Proposed Development, as well as 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. Further, the failure to allow this use would constitute a taking of private property without just compensation and without due process in violation of 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, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

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The Applicant respectfully submits that the City of Peachtree Corners City Council's failure to approve the requested Major Modification and Concurrent Variance would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Subject Property's owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the Major Modification and Concurrent Variance 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 Major Modification and Concurrent Variance in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

**V. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that this Major Modification and Concurrent Variance application be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City so that such recommendations or input may be incorporated as conditions of approval of this Application.

*[Signature on Following Page]*



This 4<sup>th</sup> day of November, 2024.

Respectfully submitted,



---

Dennis J. Webb, Jr.  
Kathryn M. Zickert  
J. Alexander Brock  
Attorneys For Applicant

Smith, Gambrell & Russell, LLP  
1105 W. Peachtree Street, N.E.  
Suite 1000  
Atlanta, Georgia 30309  
404-815-3500

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**EXHIBIT A**  
**20 Technology Parkway**  
**Ordinance 2021-09-215 Conditions**

1. The property shall be rezoned from M-1 to MUD and variances shall be granted to allow the development to encroach into the stream buffer up to the amount currently impacted by existing development and to reduce the one-bedroom minimum dwelling unit size from 600 square feet to 555 square feet.
2. The site may be developed with up to 326 multi-family units. However, the maximum number of units is dependent on-site conditions, compliance with zoning conditions, and fully engineered plans that meet regulations.
3. The site shall contain a minimum of 2,000 square feet of indoor/outdoor retail or restaurant space, 8,000 square feet of office space and a food truck parking area as shown on the submitted plan.
4. The site plan layout shall be in general conformance with the site plan submitted with this application and prepared by Brock Hudgins Architects, dated November 1, 2024 (with revisions to meet these conditions and zoning and development regulations).
5. The 2.6 acres of open space being dedicated for public use for a density bonus shall be subject to an easement which ensures its open access to the public.
6. Development shall include no more than the two access points as shown on the submitted site plan.
7. All stormwater detention shall be underground and all on-site facilities shall be constructed to meet the standards of the City of Peachtree Corners Stormwater Ordinances including, but not limited to, stormwater detention, water quality standards, stream protection and management of off-site drainage flowing through the site.
8. All stormwater facilities shall be owned and maintained by the owner of the subject property in accordance with the City of Peachtree Corners Stormwater Ordinances.
9. The developer shall provide sidewalk connectivity between all buildings within the site and provide pedestrian sidewalk connections from the development onto the public sidewalk network along Technology Parkway South.
10. The developer shall provide a central mailbox for the community with adequate pedestrian access.
11. Building elevations shall be in general conformance with the elevations prepared by Brock Hudgins Architects, dated November 1, 2024.
12. The development shall incorporate public art in the form of a large wall mural on the side of a building visible from Technology Parkway South. The design of the mural shall be approved by Staff with assistance from the Arts Council. Completion of the mural shall occur prior to the issuance of the Certificate of Occupancy for the building on which it is installed. Total cost of the mural shall not exceed \$25,000.
13. Bicycle racks shall be provided within the development in accordance with the overlay standards.
14. The multi-family site shall incorporate an outdoor grilling and seating area with fireplace or fire pit.
15. The multi-family building shall have controlled access at all pedestrian entry points.
16. With regard to the multi-family units, the following shall apply:

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- a. Each unit shall have General Electric stainless-steel kitchen appliances (or equal).
  - b. All kitchens shall include granite countertops ( or equal material such as quartz).
  - c. Designer ceramic tile backsplashes shall be provided in all units.
  - d. Floor finish materials shall be tile, carpet, luxury vinyl tile/plank, or engineered wood. Concrete flooring shall be prohibited.
  - e. For increased privacy and reduced sound transmission, each unit shall have a minimum 7/16" 6-lb pad under all carpeted areas.
  - f. All units to be equipped with light fixtures, either recessed can light and/or ceiling mount fixtures and/or wall sconces.
  - g. All bathrooms shall have granite countertops (or equal material such as quartz).
  - h. All bathrooms shall have tiled shower/tub surrounds.
  - i. All units shall have nine-foot ceilings throughout.
  - j. All bedrooms shall include a walk-in closet, except for the one bedroom with den which shall include a full room-length wall closet.
  - k. All units shall be equipped with a full-size washer and dryer.
  - l. Pre-wiring for security systems shall be provided in all units.
  - m. All units shall be equipped with an automatic fire sprinkler system.
  - n. Walk-out balconies shall be a minimum depth of 4'-0", including the portion of the balcony that is recessed into the building for privacy reasons. Juliet balconies, which provide no privacy, shall be prohibited.
  - o. The property owner shall provide elevators and elevator lobbies.
  - p. All interior corridors shall be enclosed and climate controlled. Open air breezeways shall be prohibited.
  - q. The property owner shall provide a resort-style swimming pool and courtyard.
  - r. Children's playground equipment shall be prohibited on the property.
  - s. The property owner shall provide trash chutes internal to the building so residents do not have to carry their trash downstairs.
  - t. All interior corridor floor finish materials shall be tile, carpet, luxury vinyl tile/plank, or engineered wood. Concrete flooring shall be prohibited.
17. All existing vegetation along Peachtree Industrial Boulevard and Technology Parkway South shall be preserved as shown on preliminary landscape plans submitted with this application.
18. This property shall participate in the crime-free multi-family housing program.

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~~15.14.~~ The multi-family building shall have controlled access at all pedestrian entry points.

- ~~16.15.~~ With regard to the multi-family units, the following shall apply:
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~~17.16.~~ All existing vegetation along Peachtree Industrial Boulevard and Technology Parkway South shall be preserved as shown on preliminary landscape plans submitted with this application.

~~18.17.~~ This property shall participate in the crime-free multi-family housing program.

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# APPLICANTS' CERTIFICATION

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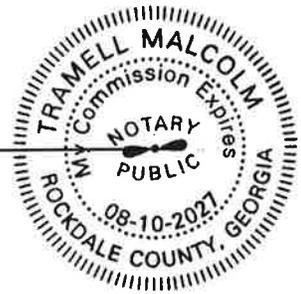
**Community Development Department**

**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.

DR 10/25/2024  
Signature of Applicant Date  
**Dennis J. Webb, Jr. - Attorney at Law - Smith, Gambrell & Russell, LLP**  
Type or Print Name and Title

Trammell Malcolm 10/30/2024  
Signature of Notary Public Date Notary Seal



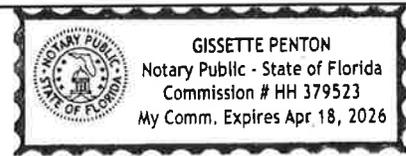
**PROPERTY OWNER'S CERTIFICATION**

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] 10/28/24  
Signature of Property Owner Date

**Carlos E. Gonzalez, Authorized Representative**  
Type or Print Name and Title  
**for Peachtree Community, LLC**

[Signature] 10-28-2024  
Signature of Notary Public Date Notary Seal



# DISCLOSURE FORM

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**City of Peachtree Corners**

**Community Development Department**

**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?

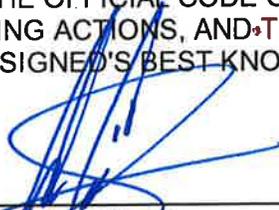
CHECK ONE:       YES       NO  
 (If yes, please complete the "Campaign Contributions" section below)

**Carlos E. Gonzalez**  
 \_\_\_\_\_  
 Print Name

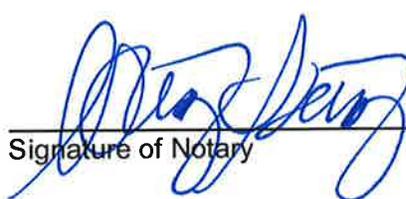
1. CAMPAIGN CONTRIBUTIONS

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  
 for Peachtree Community, LLC      10/28/24      Carlos E. Gonzalez, Authorized Representative

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

  
 \_\_\_\_\_  
 Signature of Notary      Date      Notary Seal

10-28-2024

**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)

Noah Randall  
Print Name

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

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[Signature]  
Signature of Applicant  
for Alliance Residential, LLC

10/28/24  
Date

Noah Randall - Managing Director  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's  
Attorney or Representative

\_\_\_\_\_  
Date

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

Tramell Malcolm  
Signature of Notary

11/4/24  
Date

\_\_\_\_\_  
Notary Seal



**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)

**J. Alexander Brock**

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

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*J. Alexander Brock*

**11/4/24**

J. Alexander Brock, Senior Associate - SGR

Signature of Applicant

Date

Type or Print Name and Title

Signature of Applicant's  
Attorney or Representative

Date

Type or Print Name and Title

*Tramell Malcolm*

**11/4/24**

Signature of Notary

Date

Notary Seal



**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)

Kirk R. Fjelstul  
 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.

*Kirk Fjelstul*      11/4/24      Kirk R. Fjelstul, Counsel - SGR  
 Signature of Applicant      Date      Type or Print Name and Title

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

Tramell Malcolm      11/4/24  
 Signature of Notary      Date      Notary Seal



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CHECK ONE:       YES       NO  
 (If yes, please complete the "Campaign Contributions" section below)

Dennis J. Webb, Jr.

Print Name

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*[Handwritten Signature]*

**11/4/24**

Dennis J. Webb, Jr., Attorney at Law - SGR

Signature of Applicant

Date

Type or Print Name and Title

Signature of Applicant's  
Attorney or Representative

Date

Type or Print Name and Title

*Tramell Malcolm*

**11/4/24**

Signature of Notary

Date

Notary Seal



**DISCLOSURE REPORT FORM**  
**CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

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CHECK ONE:       YES       NO  
 (If yes, please complete the "Campaign Contributions" section below)

**Kathryn M. Zickert**

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.

*Kathryn M Zickert*

**11/4/24**

Kathryn M. Zickert, Attorney at Law - SGR

Signature of Applicant

Date

Type or Print Name and Title

Signature of Applicant's  
Attorney or Representative

Date

Type or Print Name and Title

*Tramell Malcolm*

**11/4/24**

Signature of Notary

Date

Notary Seal



PUBLIC PARTICIPATION  
PLAN

**RECEIVED**

11/08/2024

**City of Peachtree Corners**

**Community Development Department**

**From:** [Shaun Adams](#)  
**To:** [Webb, Dennis \(Den\)](#); [Kylie Thomas](#)  
**Cc:** [Brock, Alex](#)  
**Subject:** Re: Pre-Application Meeting Requirement - 20 S. Technology Parkway  
**Date:** Wednesday, October 23, 2024 12:45:36 PM  
**Attachments:** [Outlook-A logo wit.png](#)  
[Outlook-bbnmpne2.png](#)  
[Outlook-xb5h3aaz.png](#)  
[Outlook-ihzekgte.png](#)  
[Outlook-1h1kazif.png](#)  
[Outlook-YouTube.png](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Den,

After review of the proposed Change in Conditions, I have determined that a community meeting is not required for this application since the proposal is less intense than what is currently entitled. Additionally, there are no existing residential units within 500' of the property.

**Shaun Adams, Esq.**

Community Development Director

310 Technology Parkway

Peachtree Corners, GA 30092

678-691-1200 **City Hall**

678-691-1204 **Direct**

<http://www.peachtreecornersga.gov>



---

**From:** Webb, Dennis (Den) <DWEBB@sgrlaw.com>  
**Sent:** Wednesday, October 23, 2024 12:17 PM  
**To:** Kylie Thomas <kthomas@PEACHTREECORNERSGA.GOV>; Shaun Adams <sadams@PEACHTREECORNERSGA.GOV>  
**Cc:** Brock, Alex <jabrock@sgrlaw.com>  
**Subject:** Pre-Application Meeting Requirement - 20 S. Technology Parkway

**RECEIVED**  
11/08/2024  
City of Peachtree Corners  
Community Development Department

Hi Kylie and Shaun,

It was good talking to you both today.

I write to follow up our conversation regarding 20 S. Technology Parkway (Parcel ID: 6272 044), which we are preparing an application to amend the property's zoning conditions. It was noted that the City of Peachtree Corners will not require the community pre-application meeting for the proposed zoning modification. Please confirm that this is correct.

Thanks and we look forward to working with both of you,

Den|

**Dennis (Den) J. Webb, Jr.**  
*Attorney at Law*

---

p | 404-815-3620  
f | 404-685-6920  
e | DWEBB@sgrlaw.com  
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309  
www.sgrlaw.com | My Bio | vCard



**RECEIVED**

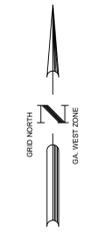
11/08/2024

**City of Peachtree Corners**

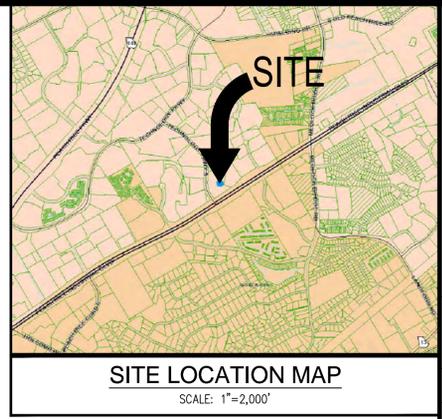
**Community Development Department**

# PRELIMINARY

(CLERK OF COURT RECORDING INFORMATION)



**CLOSURE STATEMENT**  
 THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,336, AND WAS ADJUSTED USING THE COMPASS METHOD. A TRIMBLE S-9 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 712,157.23 FEET.  
 JSM\_INT.



**ABBREVIATIONS LEGEND**

AE	ACCESS EASEMENT
APL	ABOVE GROUND PIPELINE
BFP	BACK FLOW PREVENTER
BM	BENCHMARK
BP	BRICK PAVERS
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CL	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CO	CLEANOUT
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
ELEC	ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FH	FIRE HYDRANT
FND	FOUND
GM	GAS METER
GV	GAS VALVE
HW	HEADWALL
JB	JUNCTION BOX
MON	MONUMENT
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
SS	SANITARY
SSMH	SANITARY SEWER MANHOLE
STRM	STORM
SWCB	SINGLE WING CATCH BASIN
YI	YARD INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RPC	REINFORCED CONCRETE PIPE

**LINE TYPE LEGEND**

—	PROPERTY LINE
- - -	LAND LOT LINE
— — —	GUARD RAIL
—○—○—○	OVERHEAD POWER
—●—●—●	UNDERGROUND ELECTRIC
—□—□—□	FIBER OPTIC
—■—■—■	SANITARY SEWER
—▲—▲—▲	STORM
—▼—▼—▼	WATER LINE
—x—x—x	GAS LINE
—+—+—+	FENCE LINE
—T—T—T	TELEPHONE LINE
- · - · -	EASEMENT LINE

**SYMBOL LEGEND**

⊕	BENCHMARK
⊙	EXISTING LOT NUMBER
⊕	FIRE HYDRANT
⊕	GRATE INLET
⊕	GREASE TRAP
⊕	GAS METER
⊕	GAS VALVE
⊕	HANDICAP PAVEMENT MARKING
⊕	POWER POLE
⊕	WATER METER
⊕	WATER METER VAULT
⊕	WATER VALVE



DESIGNED BY:	JSM
DRAWN BY:	JSM
REVIEWED BY:	CED
DATE:	04/30/2021
DESCRIPTION:	20 TECHNOLOGY PARKWAY TITLE SURVEY

**BCE**  
 245 TOWNPARK DRIVE, SUITE 470  
 KENNESAW, GEORGIA 30144  
 WWW.BCEINC.COM  
 DIRECT: 404-550-3205

**ALTAIRNS LAND TITLE SURVEY**  
 PREPARED FOR AHS RESIDENTIAL AND FIRST AMERICAN TITLE INSURANCE COMPANY

**20 TECHNOLOGY PARKWAY**  
 6TH DISTRICT  
 LAND LOT 272  
 GWINNETT COUNTY, GEORGIA

RECEIVED  
 11/08/2024  
 City of Peachtree Corners  
 Community Development Department

FILE NUMBER:  
 8825-40  
 DATE: 04/30/2021

1 of 2

