



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)		
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		
Specimen Tree Survey	• 1 copy		
Supplemental Form for Specific Uses	• 1 copy		
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for the RM Districts, R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy		
Traffic Study	• 1 copy		
Development of Regional Transit Review Form	• 1 copy		
Development of Regional Transit Review Application	•		

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 11/4/2024

 City of Peachtree Corners
 Community Development Department

RESIDENTIAL DEVELOPMENT

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

No. of Buildings/Lots: _____

Dwelling Unit Size (Sq. Ft.): _____

Total Bldg. Sq. Ft.: _____

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



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

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: _____

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:



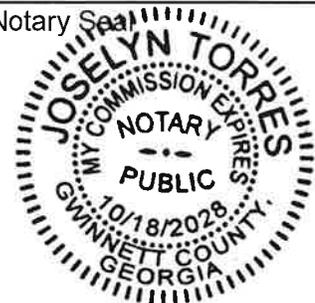
APPLICANT'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

[Signature], CEO 10/31/2024
Signature of Applicant Date

LESLA PALJACA, CEO FOR GWINNETT HOUSING CORP.
Type or Print Name and Title

[Signature] 10/31/2024
Signature of Notary Public Date Notary Seal



PROPERTY OWNER'S CERTIFICATION

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Property Address: 7065 Jimmy Carter Blvd, Peachtree Corners Ga, 303 30092

Spring Swallow Lodge LLC by Soren Thomas, trustee 10/31/2024
Signature of Property Owner Date

SPRING SWALLOW LODGE LLC by SOREN THOMAS, Trustee
Type or Print Name and Title

[Signature] 10/31/2024
Signature of Notary Public Date Notary Seal



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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)

LEJLA PRLJACA

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

10/31/24

Date

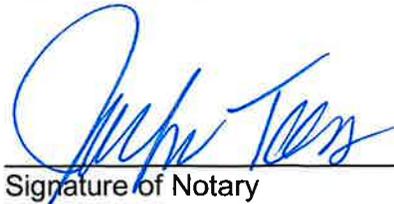
LEJLA PRLJACA, CEO

Type or Print Name and Title

Signature of Applicant's Attorney or Representative

Date

Type or Print Name and Title

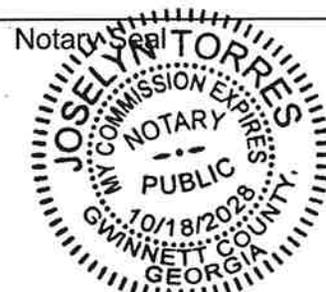


Signature of Notary

10/31/2024

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)

Julia A. Maxwell, Attorney for Applicant

 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

Julia A. Maxwell 11/04/2024 Julia A. Maxwell, Attorney for Applicant

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

Tara L. Riley 11-4-2024

 Signature of Notary Date



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APPLICANT'S CERTIFICATION

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Julia A. Maxwell

Signature of Applicant

11/04/2024

Date

Julia A. Maxwell, Attorney for Applicant

Type or Print Name and Title

Tara L. Riley

Signature of Notary Public

11-4-2024

Date



PROPERTY OWNER'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

Signature of Property Owner

Date

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal



**APPLICANT’S RESPONSE TO STANDARDS GOVERNING THE EXERCISE OF THE ZONING
POWER**

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

Yes, the proposed special use will permit a use that is suitable in view of the use and development of adjacent and nearby property. The subject property is surrounded by multi-family uses to the North and hotels to the South and East. Allowing the subject property to transition into multi-family residences is suitable in view of the multi-family and hotel uses of adjacent and nearby property.

B. Will the proposed special use permit adversely affect the existing use or usability of adjacent or nearby property?

No, the proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby property. The Applicant submits that the proposed special use permit will be a benefit to the existing uses and usability of adjacent and nearby property.

C. Does the property to be affected by the proposed special use permit have reasonable economic use as currently zoned?

The Applicant submits that the property to be affected by the proposed special use permit does not have a reasonable economic use as currently zoned with its current allowed uses.

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

The proposed special use permit is not likely to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

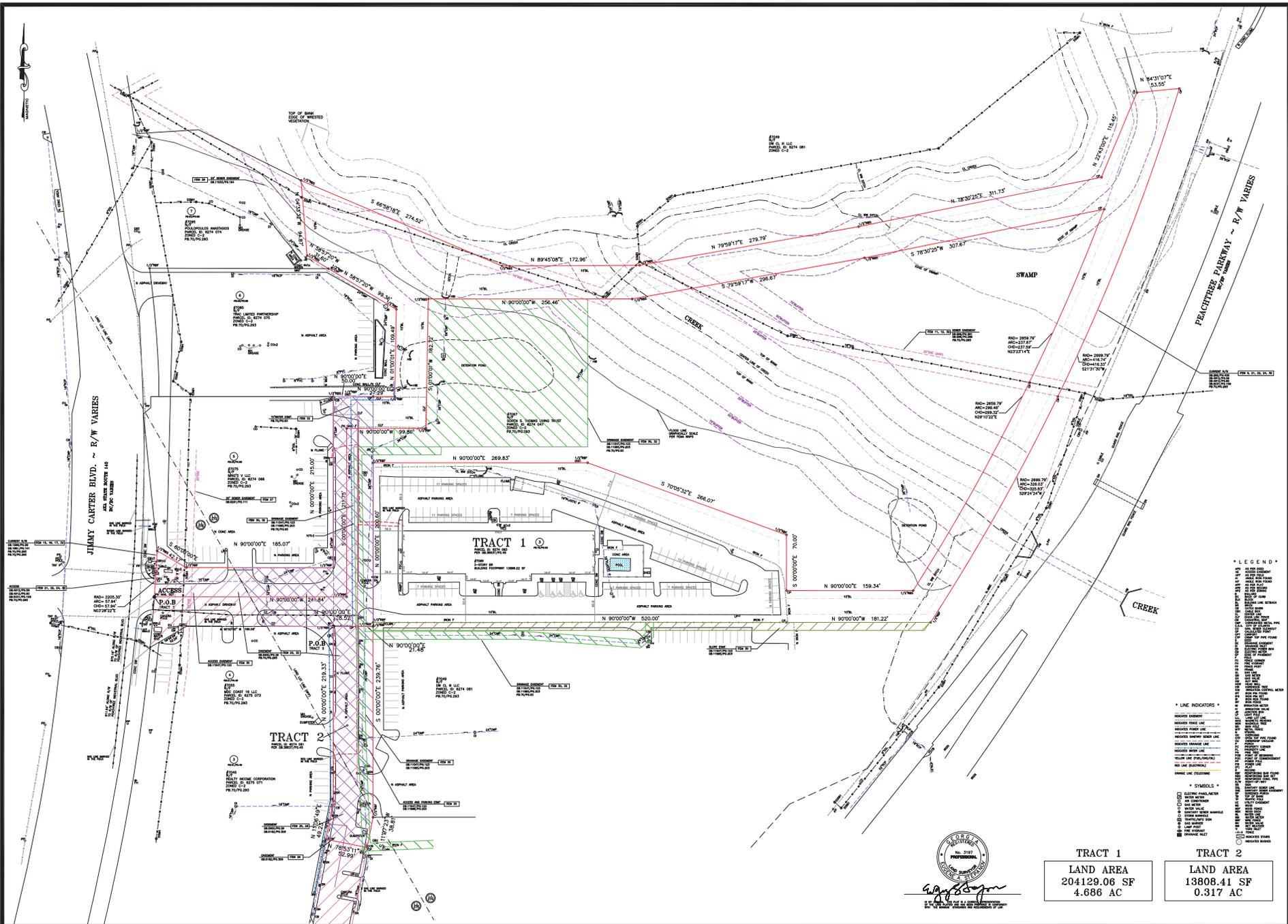
E. Will the proposed special use permit be in conformity with the policy and intent of the land use plan?

Yes, the proposed special use permit is in conformity with the policy and intent of the land use plan. The subject property is located in the Southern Gateway Character Area on the 2045 Comprehensive Plan Character Area Map. The Southern Gateway Character Area encourages multi-family residential uses.

F. Are there other existing or changing conditions affecting the use of the property which give supporting grounds for either approval or disapproval of the proposed special use permit?

The subject property is currently being used as an extended stay hotel and is experiencing declining occupancy rates. Allowing the subject property to transition into multi-family residences will help revitalize the area and provide much needed housing to residents of Peachtree Corners.





G. J. Johnson

TRACT 1
 LAND AREA
 204129.06 SF
 4.686 AC

TRACT 2
 LAND AREA
 13808.41 SF
 0.317 AC

SURVEY LAND EXPRESS, INC
 PROFESSIONAL LAND SURVEYING SERVICES
 24 LINDY DRIVE
 ATLANTA, GA 30324
 PHONE 404-407-0274
 FAX 404-407-0274
 EMAIL INFO@SURVEYLANDPRESS.COM

ALTA/NSPS LAND TITLE SURVEY FOR:
 HOME LOAN INVESTMENT BANK, FSB.
 SPRING SWALLOW LODGE LLC.
 STEWART TITLE GUARANTY COMPANY
 7065 JIMMY CARTER BLVD, NORCROSS, GA 30092
 LAND LOT 274 & 275
 6TH DISTRICT
 GWINNETT COUNTY, GEORGIA

JOB No.	20230625
COORD No.	20230625
FIELD WORK	04/21/2023
DATE SIGNED	05/05/2023
DRAWN BY	AP
CHECKED BY	ES
REVISIONS	BY

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 City of Peachtree City
 Community Development Department

SCALE 1" = 50'
 SHEET NUMBER
1 OF 2
 24x36 PAPER SIZE



David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
John D. Hipes*
Christopher D. Holbrook
Jessica P. Kelly
Shane M. Lanham

Julia A. Maxwell
Jeffrey R. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
Michael A. Tralongo
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR SPECIAL USE PERMIT APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Special Use Permit application (the “Application”) on behalf of Gwinnett Housing Corporation (the “Applicant”) related to an approximately +/- 4.71-acre parcel located off of Jimmy Carter Boulevard (the “Property”) being further identified as tax parcel numbers 6274 083.

The Property has direct access to Jimmy Carter Boulevard and is located within close proximity to Peachtree Industrial Boulevard, Peachtree Parkway Northwest (Georgia Highway 141) and Holcomb Bridge Road. The Property is surrounded by existing commercial and multi-family uses and is currently zoned C-2 (General Business District). The Applicant is requesting the approval of a Special Unit Permit in order to permit the use of the existing building on the Property as apartment-hotels.

The Property is an existing extended stay hotel that has approximately 73 units. The Property has been underperforming as demonstrated by occupancy levels consistently being at less than 50% and the loss of the hotel flag. The Applicant intends to transition the Property into 73 apartment-hotel units while keeping the façade of the existing building largely the same.



Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043 || Telephone: 770 232 0000 || Facsimile: 678 518 6880

Alpharetta Office || 178 South Main Street, Suite 250, Alpharetta, Georgia 30009 || Telephone: 770 664 6699 || Facsimile: 770 664 9989

Future residents of the proposed redevelopment will enjoy enhanced security features on the Property such as gated access and security cameras. The Property will also participate in crime-free housing programs including, but not limited to, background and credit checks for tenants. The Applicant plans to refresh and enhance the existing landscaping, exterior of the existing building, common area amenities, existing signage, and exterior lighting. Additionally, the Applicant intends to improve the interior of the units by updating lighting where necessary, re-painting walls, installing updated flooring, and updating the in-unit kitchens.

It is the Applicant's goal to provide affordable housing for seniors and for young adults who are aging out of the foster care system. In furtherance of this goal, the Applicant has partnered with several organizations to provide support to the young adults such as job placement and training. However, to accomplish the Applicant's goal, the Applicant is requesting one variance from the requirements of the 2012 Zoning Resolution of City of Peachtree Corners (the "Zoning Resolution"). Specifically, the Applicant is requesting the following variance concurrently with this special use permit request:

1. Zoning Resolution § 1308(A)(2a)(i): A variance to not provide in-unit washers and dryers. The Applicant is proposing to keep the same unit configuration currently existing on the Property and without relief from this requirement will face undue hardship due to the limited space inside the units for inclusion of additional appliances and the additional expense incurred to install the proper wiring required for the washer and dryer units. The Applicant's goal and intent with this project is to provide affordable housing and the strict application of this requirement of the Zoning Resolution would frustrate the Applicant's intent by forcing them to raise rental rates.

Additionally, the proposed redevelopment of the Property is compatible with the spirit and intent of the City of Peachtree Corners' 2045 Comprehensive Plan. The Property is located within the Southern Gateway Character Area. The Southern Gateway Character Area encourages multi-family residential development and lists "higher density residential" uses as a vision for this

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City of Peachtree Corners

Community Development Department

character area. The proposed redevelopment would complement the existing mix of uses in the area and would provide much needed residential housing options to support the growing population of the City of Peachtree Corners.

The Applicant welcomes the opportunity to meet with staff of the City of Peachtree Corners Planning and Zoning Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 4th day of November, 2024.

Respectfully Submitted,
MAHAFFEY PICKENS TUCKER, LLP


Julia A. Maxwell
Attorneys for the Applicant

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City of Peachtree Corners

Community Development Department

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF NORCROSS, COUNTY OF GWINNETT, STATE OF GEORGIA:

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 274 AND 275, DISTRICT 6, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF JIMMY CARTER BOULEVARD, STATE ROUTE 140, SAID POINT BEING LOCATED 975.16 FEET NORTH OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF JIMMY CARTER BOULEVARD, STATE ROUTE 140, AND THE NORTH RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD, STATE ROUTE 141, THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY OF JIMMY CARTER BOULEVARD, STATE ROUTE 140, AND RUNNING CURVELINEARLY ALONG A CURVE HAVING AN ARC OF 57.94 FEET AND A CHORD RUNNING NORTH 03°28'22" EAST FOR A DISTANCE OF 57.94 FEET TO A POINT; THENCE RUNNING SOUTH 60°00'00" EAST FOR A DISTANCE OF 42.17 FEET TO A POINT THENCE RUNNING NORTH 90°00'00" EAST FOR A DISTANCE OF 185.07 FEET TO A POINT; THENCE RUNNING NORTH 00°00'00" EAST FOR A DISTANCE OF 215.00 FEET TO A POINT; THENCE RUNNING NORTH 90°00'00" EAST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE RUNNING NORTH 90°00'00" EAST FOR A DISTANCE OF 27.29 FEET TO A POINT; THENCE RUNNING NORTH 01°00'01" EAST FOR A DISTANCE OF 109.49 FEET TO A POINT; THENCE RUNNING NORTH 58°57'20" WEST FOR A DISTANCE OF 99.36 FEET TO A POINT; THENCE RUNNING NORTH 58°57'20" WEST FOR A DISTANCE OF 31.60 FEET TO A POINT; THENCE RUNNING NORTH 04°33'32" WEST FOR A DISTANCE OF 94.87 FEET TO A POINT THENCE RUNNING SOUTH 66°58'18" EAST FOR A DISTANCE OF 274.52 FEET TO A POINT; THENCE RUNNING NORTH 89°45'08" EAST FOR A DISTANCE OF 172.96 FEET TO A POINT; THENCE RUNNING NORTH 79°59'17" EAST FOR A DISTANCE OF 279.79 FEET TO A POINT; THENCE RUNNING NORTH 78°30'25" EAST FOR A DISTANCE OF 311.73 FEET TO A POINT; THENCE RUNNING NORTH 22°43'00" EAST FOR A DISTANCE OF 115.45 FEET TO A POINT; THENCE RUNNING NORTH 84°31'07" EAST FOR A DISTANCE OF 53.55 FEET TO A POINT; THENCE RUNNING CURVELINEARLY ALONG A CURVE HAVING AN ARC OF 416.74 FEET AND A CHORD RUNNING SOUTH 21°31'30" WEST FOR A DISTANCE OF 416.33 FEET TO A POINT; THENCE RUNNING CURVELINEARLY ALONG A CURVE HAVING AN ARC OF 326.03 FEET AND A CHORD RUNNING SOUTH 29°24'24" WEST FOR A DISTANCE OF 325.83 FEET TO A POINT; THENCE RUNNING SOUTH 90°00'00" WEST FOR A DISTANCE OF 181.22 FEET TO A POINT; THENCE RUNNING SOUTH 90°00'00" WEST FOR A DISTANCE OF 520.00 FEET TO A POINT THENCE RUNNING NORTH 00°00'00" EAST FOR A DISTANCE OF 200.60 FEET TO A

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POINT; THENCE RUNNING SOUTH 90°00'00" EAST FOR A DISTANCE OF 269.83 FEET TO A POINT; THENCE RUNNING SOUTH 70°05'32" EAST FOR A DISTANCE OF 266.07 FEET TO A POINT; THENCE RUNNING SOUTH 00°00'00" EAST FOR A DISTANCE OF 70.00 FEET TO A POINT THENCE RUNNING SOUTH 90°00'00" EAST FOR A DISTANCE OF 159.34 FEET TO A POINT; THENCE RUNNING CURVELINEARLY ALONG A CURVE HAVING AN ARC OF 299.48 FEET AND A CHORD RUNNING NORTH 29°10'22" EAST FOR A DISTANCE OF 299.32 FEET TO A POINT; THENCE RUNNING CURVELINEARLY ALONG A CURVE HAVING AN ARC OF 237.67 FEET AND A CHORD RUNNING NORTH 23°23'14" EAST FOR A DISTANCE OF 237.59 FEET TO A POINT; THENCE RUNNING SOUTH 78°30'25" WEST FOR A DISTANCE OF 307.67 FEET TO A POINT; THENCE RUNNING SOUTH 79°59'17" WEST FOR A DISTANCE OF 296.67 FEET TO A POINT; THENCE RUNNING SOUTH 90°00'00" WEST FOR A DISTANCE OF 240.39 FEET TO A POINT; THENCE RUNNING SOUTH 01°00'01" WEST FOR A DISTANCE OF 162.72 FEET TO A POINT, THENCE RUNNING SOUTH 90°00'00" WEST FOR A DISTANCE OF 99.86 FEET TO A POINT; THENCE RUNNING SOUTH 00°00'00" EAST FOR A DISTANCE OF 211.75 FEET TO A POINT; THENCE RUNNING NORTH 90°00'00" WEST FOR A DISTANCE OF 241.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 4.69 ACRES AND BEING MORE PARTICULARLY SHOWN AS "LOT 3 - BLOCK B" ON THAT CERTAIN PROPERTY SURVEY FOR STUDIO PLUS PROPERTIES, INC., A VIRGINIA CORPORATION; BANK ONE, LEXINGTON N.A., AND LAWYERS TITLE INSURANCE CORPORATION, PREPARED BY CRAWFORD & ASSOCIATED, INK., BEARING THE SEAL AND CERTIFICATION OF DOUGLAS C. CRAWFORD, GEORGIA REGISTERED LAND SURVEYOR NO. 1833, DATED JUNE 11, 1996, LAST REVISED JULY 30, 1996 ("SURVEY").

LESS AND EXCEPT

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOTS 274 AND 275, DISTRICT 6, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING COMMENCE AT A POINT ON THE EAST RIGHT-OF-WAY OF JIMMY CARTER BOULEVARD, STATE ROUTE 140, SAID POINT BEING LOCATED 911.54 FEET NORTH OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF JIMMY CARTER BOULEVARD, STATE ROUTE 140, AND THE NORTH RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD, STATE ROUTE 141; THENCE RUNNING NORTH 60°00'00" EAST FOR A DISTANCE OF 52.29 FEET TO A POINT; THENCE RUNNING SOUTH 00°00'00" EAST FOR A DISTANCE OF 185.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUNNING SOUTH 90°00'00" EAST FOR A DISTANCE OF 30.54 FEET TO A POINT; THENCE RUNNING SOUTH 90°00'00" EAST FOR A DISTANCE OF 21.48 FEET TO A POINT; THENCE RUNNING SOUTH 00°00'00" WEST FOR A DISTANCE OF 239.76 FEET TO A POINT; THENCE RUNNING SOUTH 11°07'23" WEST FOR A DISTANCE OF 38.81 FEET TO A POINT; THENCE RUNNING NORTH 78°53'11" WEST FOR A DISTANCE OF 52.99 FEET TO A POINT; THENCE RUNNING NORTH 11°06'49" EAST FOR A DISTANCE OF 49.23 FEET TO A POINT; THENCE



RUNNING NORTH 00°00'00" EAST FOR A DISTANCE OF 219.33 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.32 ACRES AND BEING MORE PARTICULARLY SHOWN

Being the same property conveyed to by Limited Warranty Deed from Studio Plus Properties, Inc., of record in Deed Book 38537, Page 45, Gwinnett County, Georgia.

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Community Development Department



CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT

310 Technology Parkway, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.peachtreecornersga.gov

PUBLIC HEARING APPLICATION ACKNOWLEDGEMENT FORM

The applicant (or applicant's representative) is required to attend all Public Hearings, which include the Planning Commission and City Council (2nd Read) meetings.

SUP 2024-005 & CV 2024-005

CASE NUMBER(S)

Planning Commission (ATTENDANCE REQUIRED)	Date: Wednesday 12/11/2024	Time: 7:00pm
City Council (1 st Read) (ATTENDANCE NOT REQUIRED) *No Public Hearing*	Date: Tuesday 12/17/2024	Time: 7:00pm
City Council (2 nd Read) (ATTENDANCE REQUIRED)	Date: Tuesday 1/28/2025*	Time: 7:00pm

*date will be confirmed when 2025 calendar is adopted

Julia A. Maxwell, Attorney for Applicant

Applicant's Printed Name

Julia A. Maxwell

Applicant's Signature

November 15, 2024
date

Meetings will take place in Council Chambers at City Hall

310 Technology Parkway
Peachtree Corners, GA 30092
678.691.1200