



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	<ul style="list-style-type: none"> • 1 original 		
Boundary Survey with Legal Description	<ul style="list-style-type: none"> • 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction 		
Site Plan	<ul style="list-style-type: none"> • 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction 		
Architectural Elevations	<ul style="list-style-type: none"> • 1 copy 		
Letter of Intent	<ul style="list-style-type: none"> • 1 copy 		
Applicant Certification with Notarized Signature	<ul style="list-style-type: none"> • 1 copy 		
Property Owner Certification with Notarized Signature	<ul style="list-style-type: none"> • 1 copy 		
Standards Governing Exercise of the Zoning Power	<ul style="list-style-type: none"> • 1 copy 		
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	<ul style="list-style-type: none"> • 1 copy 		
Verification of Paid Property Taxes (most recent year)	<ul style="list-style-type: none"> • One (1) Copy (per tax parcel) 		
Electronic copy of complete package	<ul style="list-style-type: none"> • One (1) copy 		
Application Fee	<ul style="list-style-type: none"> • Make checks payable to the City of Peachtree Corners 		
Community Information Meeting Certification	<ul style="list-style-type: none"> • 1 copy 		
Specimen Tree Survey	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 1 copy 		
Traffic Study	<ul style="list-style-type: none"> • 1 copy 		
Development of Regional Impact Review Form	<ul style="list-style-type: none"> • 1 copy 		
Other Information Needed to Review Application (as determined by Community Development staff)	<ul style="list-style-type: none"> • _____ • _____ 		

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:

Property Owner List

Name	Address	Parcel
TDC 3585 OWNER LLC	5310 S Alston Ave, Ste 210, Durham, NC 27713	R6284 065
CCP 5707 PEACHTREE LLC	5310 S Alston Ave, Ste 210, Durham, NC 27713	R6284 066
CCP 5707 PEACHTREE LLC	5310 S Alston Ave, Ste 210, Durham, NC 27713	R6284 318
CCP 5707 PEACHTREE LLC	5310 S Alston Ave, Ste 210, Durham, NC 27713	R6285 084

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: _____

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – 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-140, R-LL, R-I00, R-75, RL, MHS.

- 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-I0, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED 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

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - 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-I, C-2, C-3, O-I, OBP, M-I, M-2, HS, NS.

- 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

3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).
- 7. Comprehensive Plan Amendment - \$1,000

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.

[Handwritten Signature]

1/3/2022

Signature of Applicant

Date

Sam Kennon, attorney for Applicant

Type or Print Name and Title

[Handwritten Signature]

1/3/22

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.

Signature of Property Owner

Date

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

APPLICANT'S CERTIFICATION

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 12.16.21
Signature of Applicant Date
Drew P. Cunningham
Type or Print Name and Title Chief Operating Officer

 12/16/21
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.

 12.16.21
Signature of Property Owner Date
Drew P. Cunningham
Type or Print Name and Title Chief Operating Officer

 12/16/21
Signature of Notary Public Date



**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)

_____ 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.

Drew P. Cunningham 12.16.21 Drew P. Cunningham
Signature of Applicant Date Chief Operating Officer

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

Mary Swain Bourne 12/16/21 MARY SWAIN BOURNE
Signature of Notary Date Notary Public
Commission Expires 06-28-2022
FULTON COUNTY, GEORGIA



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

- (A) Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed mixed-use development would complement existing office and commercial uses surrounding the property.
- (B) No, approval of the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed mixed-use development which includes residential development will complement nearby uses and provide attractive housing options.
- (C) Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The proposed development has frontage on Peachtree Parkway and Engineering Drive.
- (E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Peachtree Corners 2040 Comprehensive Plan which classifies the subject property as within the Central Business District character area. Policies for this character area promote mixed-use environments. Mixed-use developments including office and multifamily residential uses are specifically identified as potential development types.
- (F) The Applicant submits that the location of the subject property in close proximity to major roadways and transit stops provide additional supporting grounds for approval of the Application.

County taxes are due on March 1, 2020, Peachtree Corners did not set a 2021 millage rate which means there are not any taxes due for the City of Peachtree Corners for 2021

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


Signature of Applicant

12/29/2021
Date

Sam Kennon, Attorney for Applicant
Type or Print Name and Title

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)

Chris Nelson
NAME

Senior Tax Services Associate
TITLE

December 30, 2021
DATE

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 - 318
(Map Reference Number) District Land Lot Parcel

 12/29/2021
Signature of Applicant Date

Sam Kennon, Attorney for Applicant
Type or Print Name and Title

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)

V. Schokky
NAME

TSA II
TITLE

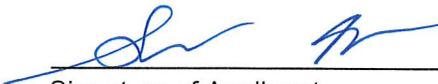
12/29/2021
DATE

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: 6 284 066
(Map Reference Number) District Land Lot Parcel

 12/29/2021
Signature of Applicant Date

Sam Kennon, Attorney for Applicant
Type or Print Name and Title

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)

 TSA II
NAME TITLE

12/29/2021
DATE

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY 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 AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 285 - 084
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

2/18/2022

Date

Sam Kennon, Attorney for Applicant

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Cheryl Flowers

NAME

Tax Services Assoc II

TITLE

2-8-22

DATE

Taxes are current

LEGAL DESCRIPTION

MF TRACT

All that tract or parcel of land lying and being in Land Lot 284 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at 1/2 inch rebar found on the easterly right of way line of Engineering Drive (having an 80 foot right of way at that point) a distance of 436.82 feet as measured along said right of way from a point on the northerly right of way of Ga. Hwy. No. 141 Connector (aka Peachtree Parkway), right of way width 125 foot from the centerline at that point;

THENCE from said point of beginning along the easterly right of way of Engineering Drive north 50 degrees 00 minutes 00 seconds west a distance of 395.24 feet to a point;

THENCE following a clockwise curve with an arc distance of 547.19 feet, having a radius of 341.972 feet, subtended by a chord bearing and distance of north 04 degrees 09 minutes 39 seconds west, 490.65 feet to an iron pin set;

THENCE leaving said right of way south 48 degrees 19 minutes 19 seconds east a distance of 68.52 feet to an iron pin set;

THENCE south 80 degrees 19 minutes 29 seconds east a distance of 217.24 feet to an iron pin set;

THENCE north 28 degrees 00 minutes 00 seconds east a distance of 123.49 feet to a 1/2 inch rebar found;

THENCE south 62 degrees 00 minutes 00 seconds east a distance of 55.00 feet to a 1/2 inch rebar found;

THENCE south 78 degrees 00 minutes 00 seconds east a distance of 170.00 feet to a 1/2 inch rebar found;

THENCE north 85 degrees 00 minutes 00 seconds east a distance of 180.69 feet to a point;

THENCE south 04 degrees 45 minutes 11 seconds west a distance of 350.00 feet to an iron pin set;

THENCE south 43 degrees 00 minutes 00 seconds west a distance of 514.34 feet to a 1/2 inch rebar found on the right of way of Engineering Drive and the place or point of beginning.

LEGAL DESCRIPTION

HOTEL TRACT

All that tract or parcel of land lying and being in Land Lot 284 of the 6th District, City of Norcross, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the northwestern right of way of Peachtree Parkway (right of way varies) and the northeastern right of way of Engineering Drive (80 foot right of way), said iron pin set being the true point of beginning;

THENCE along the northeastern right of way of Engineering Drive (80 foot right of way) the following courses and distances:

north 50 degrees 00 minutes 00 seconds west a distance of 261.46 feet to an iron pin set;
north 50 degrees 00 minutes 00 seconds west a distance of 175.36 feet to iron pin found;

THENCE along the line common to the property now or formerly owned by Metropolitan Life Insurance Company, north 43 degrees 00 minutes 00 seconds east a distance of 345.79 feet to a point, said point being witnessed by an iron pin set south 52 degrees 13 minutes 45 seconds east a distance of 10 feet;

THENCE along the line common to the land now or formerly owned by I & G Peachtree Corners, LLC the following courses and distances:

south 52 degrees 13 minutes 45 seconds east a distance of 128.86 feet to iron pin set;
south 52 degrees 13 minutes 45 seconds east a distance of 289.33 feet to an iron pin set;

THENCE along the northwestern right of way of Peachtree Parkway (right of way varies) the following courses and distances:

along a curve to the right with a radius of 5604.58 feet and an arc length of 210.51 feet, said curve having a chord bearing of south 39 degrees 26 minutes 38 seconds west and a chord distance of 210.49 feet to an iron pin set; south 40 degrees 27 minutes 15 seconds west a distance of 151.10 feet to an iron pin set; said iron pin set being the true point of beginning.

EXISTING OFFICE TRACT

All that tract or parcel of land lying and being in Land Lots 284 and 285 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point located on the northwestern right-of-way of Georgia Highway No. 141 Connector (a/k/a Peachtree Parkway and having a variable right-of-way width) and the northeastern boundary line of property now or formerly owned by Technology Park/Atlanta, Inc. Said point also being located 361.61 feet northeast of the intersection of Georgia Highway No. 141 Connector and Engineering Drive (80' r/w);

THENCE leaving said point run along the northeastern, southeastern, and eastern boundary lines of the aforesaid Technology Park/Atlanta property, the following three (3) courses and distances:

(1) north 52 degrees 13 minutes 45 seconds west a distance of 418.19 feet to a rebar set; (2) north 43 degrees 00 minutes 00 seconds east a distance of 265.00 feet to a point; (3) north 02 degrees 30 minutes 00 seconds east a distance of 282.82 feet to a point located on the southern boundary line of property now or formerly owned by Cologne Investors, Ltd., L.P.;

THENCE leaving the eastern boundary line of the aforesaid Technology Park/Atlanta property, run along the southern and southeastern boundary lines of the aforesaid Cologne Investors property the following two (2) courses and distances:

(1) south 76 degrees 58 minutes 00 seconds east a distance of 182.75 feet to a point; (2) north 78 degrees 00 minutes 00 seconds east a distance of 390.00 feet to a point;

THENCE leaving the southeastern boundary line of the aforesaid Cologne Investors property run south 60 degrees 40 minutes 00 seconds east, a distance of 80.00 feet to a point located on the northwestern right-of-way line of Georgia Highway No. 141 Connector;

THENCE along the northwestern right-of-way of Georgia Highway No. 141 Connector, and along a 5604.58-foot radius curve to the right having an arc distance of 883.74 feet (said arc being subtended by a chord bearing south 33 degrees 51 minutes 02 seconds west and having a chord distance of 882.83 feet) to a point, which point is the point of beginning.

Also described as:

Beginning at a point located on the northwestern right-of-way of Georgia Highway No. 141 Connector (a/k/a Peachtree Parkway and having a variable right of way width) and a point being located 361.61 feet northeast of the intersection of Georgia Highway No. 141 Connector and

Engineering Drive (80' r/w); thence north 52°13'27" west, a distance of 418.18 feet; thence north 42°59'53" east, a distance of 264.97 feet; thence north 02°29'53" east, a distance of 282.82 feet; thence south 76°58'07" east, a distance of 182.75 feet; thence north 77°58'02" east, a distance of 390.15 feet; thence south 60°32'02" east, a distance of 80.14 feet to a curve to the left having a radius of 5604.58 feet, a delta angle of 9°02'06"; thence along said curve to the left a distance of 883.80 feet to the point of beginning;

TOGETHER WITH the benefits of that access easement as set forth in that certain Declaration of Easements and Covenants to Share Costs dated March 26, 1998 and recorded in the Gwinnett County Clerk's Office at Book 15722, Page 195;

TOGETHER WITH the benefits of that access easement as set forth in that certain Declaration of Easements dated March 26, 1998 and recorded in the Gwinnett County Clerk's Office at Book 15722, Page 205.



BUILDING HEIGHT

- PARCEL A BLDG. #1 - 55'
- PARCEL A BLDG. #2 - 45'
- PARCEL A BLDG. #3 - 55'
- PARCEL A BLDG. #4 - 16'
- PARCEL B EXISTING OFFICE
- PARCEL C BLDG. #5 - 60'

LEGEND

- 1 DOG PARK
- 2 EXISTING BRIGE
- 3 LAKE PATH
- 4 DOCK
- 5 EXISTING GAZEBO/ACTIVITY AREA
- 6 SPILLWAY
- 7 FOUNTAIN
- 8 EVENT/ACTIVITY PLAZA
- 9 PATH SYSTEM
- 10 NEW PEDESTRIAN BRIDGE
- 11 AMENITY COURTYARD

SUMMARY

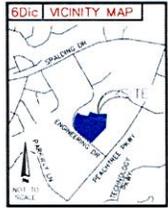
ZONED M-1 PROPOSED MUD

A 9.36 ACRES 8.95 ACRES NET (.41 ACRES 18,000 SF FLOOD ZONE)
 315 UNITS MULTIFAMILY
 34 DUAC
 5.4 ACRES RESIDENTIAL USE (57%),
 20% PERCENT OPEN SPACE PROVIDED 4/5 FLOORS 1.5 SPACES/
 UNIT (1.5/UNIT REQUIRED) 434 SPACES 324 SPACE 2 LEVEL DECK

B EXISTING OFFICE BUILDING

C 3.5 ACRES HOTEL 5 FLOORS 142 ROOMS 106 SPACES
 34 SPACES SHARED WITH EXISTING OFFICE PARKING 1/ROOM

NOTE:
 Plan is provided as an illustrative concept based on available data. Final plan must be verified with an ALTA Survey. Locations of buildings, minor streets, and driveways, parking spaces, building entrances, landscape areas, crosswalks, minor sidewalks, and amenities are approximate and may be revised (provided all legal requirements are met) upon overlay of ALTA Survey.



3585 ENGINEERING DRIVE
PEACHTREE CORNERS, GEORGIA



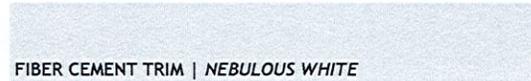
December 20, 2021

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING



PEACHTREE CORNERS

PROPOSED EXTERIOR MATERIALS



BRICK CORNER FACADE APPROACH



MULTI-FAMILY FACADE APPROACH



Matthew P. Benson
G. Tyler Boyd
Catherine W. Davidson
Gerald Davidson, Jr.*
Rebecca B. Gober
Brian T. Easley
Christopher D. Holbrook

Samuel C. Kennon
Shane M. Lanham
Jeffrey R. Mahaffey
Jessica R. Pickens
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

**LETTER OF INTENT FOR REZONING APPLICATION OF
TDC 3585 OWNER, LLC**

*Of Counsel

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the "Application") on behalf of the applicant/owner, TDC 3585 Owner, LLC (the "Applicant"), for the purpose of rezoning an approximately 19.46-acre tract located on the northerly side of Peachtree Parkway at its intersection with Engineering Drive (the "Property"). The Applicant requests the rezoning of the Property to the MUD (Mixed-Use Development District) zoning classification of the City of Peachtree Corners Zoning Ordinance (the "Ordinance") in order to accommodate the construction of a horizontally-mixed residential, commercial, and office development.

Specifically, the Applicant is proposing to construct three 5-story multifamily residential buildings with a 2-story parking garage on the Property. The proposed multifamily buildings would include 315 residential units and the proposed 2-story parking garage would provide 324 parking spaces with two points of internal vehicular access. In addition to the proposed parking garage, an additional 110 surface parking spaces are proposed for a total of 434 which is approximately 1.38 parking spaces per dwelling unit. The Applicant is proposing a unit mix of primarily one- and two-bedroom units, with a maximum of only 5% three-bedroom units. Square footages of the units will vary based upon bedroom count, but the anticipated average square footage is 950 square feet. The proposed development would include first-class amenities for residents of the multifamily community including a dog park, community garden, sports courts, an event/activity plaza, and trail head connectivity. Additional amenities would be available to residents within a proposed internal courtyard area adjacent to the proposed clubhouse including a pool deck and lounge space. A proposed lobby would include the residential leasing office as well as additional lounge areas and gathering places for residents. Additionally, the Applicant is

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

proposing to activate and amenitize the existing lake including a dock and water feature for the use and enjoyment of residents. Residents would be able to walk from their units along the proposed trail connection to the activity plaza overlooking the lake or through the woods down to the dock for fishing, bird-watching, or other recreation activities. In addition to the proposed internal trails, the Applicant is proposing to construct additional external trail connections to the Peachtree Corners trail network. Specifically, the site plan contemplates a pedestrian connection to the proposed Trail Head located directly across Engineering Drive from the Property. From there, a trail connection would continue through the subject Property moving north around the lake on both the eastern and western sides and connecting to the adjacent properties to the north. Continuing north, future trail segments could connect to Spalding Drive, Triangle Parkway, Peachtree Parkway, and ultimately The Forum and the Peachtree Corners Town Center.

As a component of the development, the Applicant is proposing a 5-story, +/-100 room, boutique style hotel at the corner of the Property fronting Peachtree Parkway and Engineering Drive. The hotel would be constructed with attractive architectural elements in keeping with the style and quality of the multifamily buildings. The proposed hotel would provide a commercial use in the development, complementing the proposed multi-family residential use and the existing office use adjacent to the Property. Pedestrian connections are proposed among the multifamily, hotel, and existing office uses to enhance the mixed-use nature of the overall development. The proposed multi-family development is a perfect complement to the existing office building, and would promote the exact type of pedestrian accessibility contemplated by the MUD.

According to the Ordinance, the purpose of the MUD is “to promote the development of properties in a manner that integrates commercial and/or office with residential land uses, promotes pedestrian accessibility among uses, reduces automobile trips, provides a livable environment for project residents, and enhances the value and aesthetics of the surrounding community.” The proposed development would complement the existing office development adjacent to the Property as shown on site plan and nearby properties as well as the wide variety of commercial, office, and entertainment uses in the area. Residents of the proposed multifamily community would have convenient pedestrian access to the existing 4-story office building

adjacent to the Property. Residents would have convenient vehicular access to major thoroughfares including Interstate 85, Peachtree Parkway, and Peachtree Industrial Boulevard.

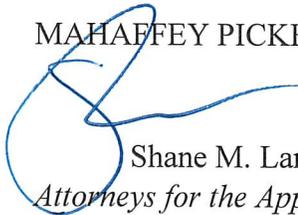
The proposed development is also compatible with policy and intent of the Peachtree Corners 2040 Comprehensive Plan (the “2040 Plan”) which designates the Property as within the Central Business District character area. Policies for this character area specifically identify multi-family residential as part of a mixed-use development, office, and commercial uses as “Appropriate Uses” for the character area. The 2040 Plan encourages “high quality mid-rise mixed-use development with significant residential components” precisely like the proposed development. The existing office building which currently sits on the multifamily site is vacant and unoccupied. The existing office building on that component of the property is aging and faces significant functional and economic obsolescence challenges. Rather than cannibalize other somewhat healthier office uses (which are overabundant in the surrounding area), the Applicant is proposing to add a missing residential component to complement and strengthen those uses. Adding housing options increases the marketability of nearby offices by providing high-end residences within walking distance.

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

This 3rd day of January, 2022.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for the Applicant



February 8, 2022

Charles Moore
TPA Residential
1776 Peachtree Street, NW
Atlanta, GA 30309

Charles,

Thank you for introducing Ariston Group and Peachtree Hotel Group to the potential hotel development opportunity in Peachtree Corners, Ga. We are very interested in the market and believe a boutique hotel could be a great fit for this location.

The proposed mixed-use project by TPA Residential is exactly the type of development that Peachtree Hotel Group likes to be a part of. We've developed numerous mixed-use projects and believe this development will be an excellent addition to the Peachtree Hotel Group portfolio. The high quality and upscale projects developed by TPA Residential are paralleled by our own commitment to quality.

As we've discussed, next steps will include determining the timeline for the project given the current encumbrances on the site. Once this is determined, PHG would like to move forward with a letter of intent and we'll reach out to our brand partnerships to secure a brand for the site. We think the Hotel Indigo brand that you've previously expressed interest in would be a strong fit for this location.

Sincerely,

Mitul Patel
Managing Principal, Chief Operating Officer – Peachtree Hotel Group



Memorandum

Date: December 6, 2021, Revised February 8, 2022

From: Marc R. Acampora, PE

Subject: Trip Generation Study for Proposed Multi-Family Residential and Hotel Development
3585 Engineering Drive, City of Peachtree Corners, Georgia

The trip generation was calculated for a proposed multi-family residential and hotel development in the City of Peachtree Corners. The site is located at 3585 Engineering Drive, northwest of Peachtree Parkway, as shown in Figure 1. The proposed site plan is presented in Figure 2.



Figure 1 – Site Location Map



Figure 2 – Site Plan

The site will be developed with 315 multi-family residential units and a 100 room hotel. Three full-movement vehicular accesses on Engineering Drive will serve the development as well as an interparcel connection between the hotel tract and the adjacent office development to the north on Peachtree Parkway. The project will remove an existing 101,904 square foot office building.

The volume of traffic that will be generated by the proposed development was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. ITE Land Use 221 – Multi-Family Housing (Mid-Rise) was chosen as representative of the proposed multi-family, Land Use 310 – Hotel was chosen for the hotel, and Land Use 710 – General Office Building was chosen for the office building to be removed. The trip generation is summarized in Table 1.

Table 1 – 3585 Engineering Drive Trip Generation

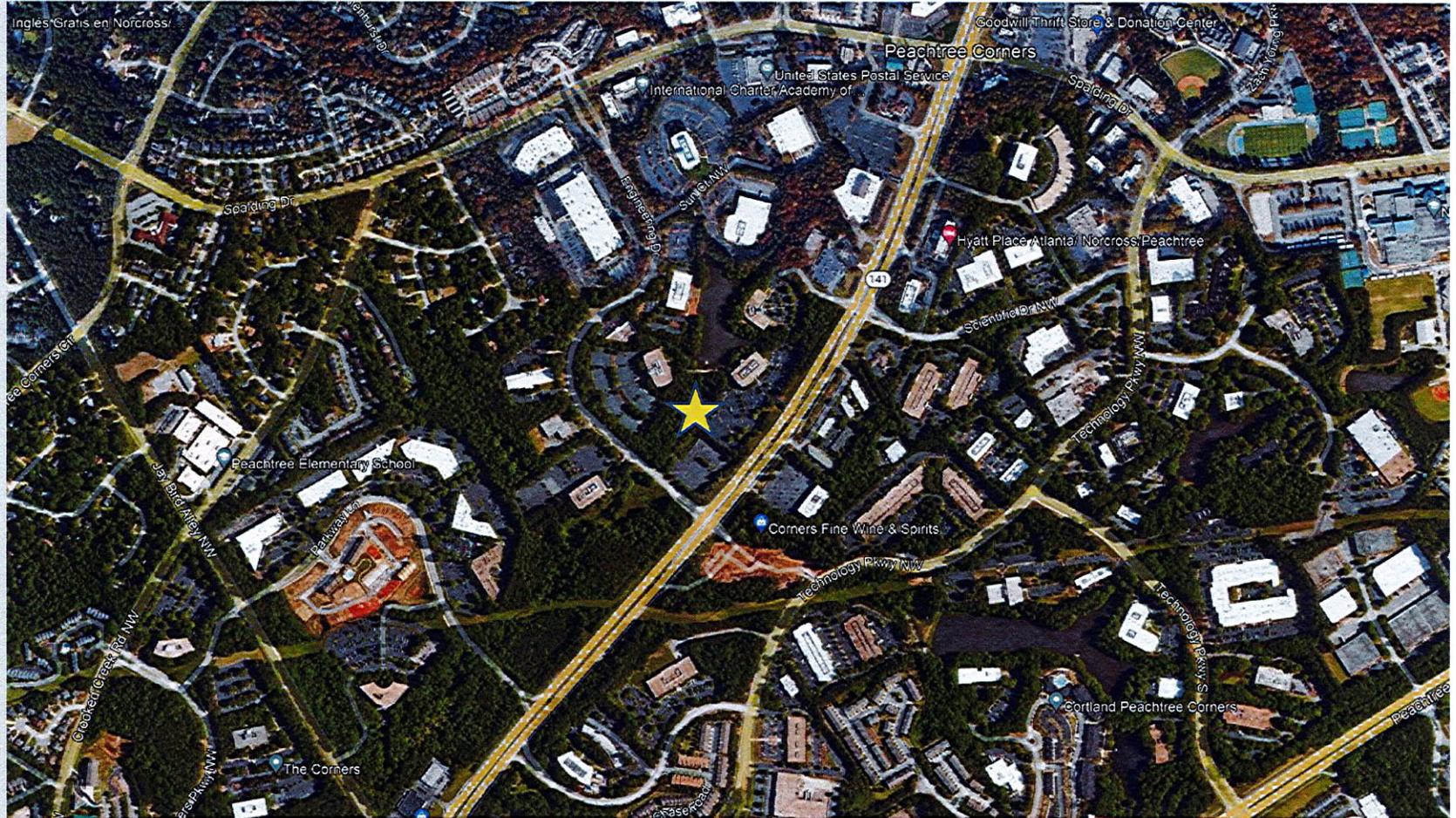
Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Multi-Family Housing (Mid-Rise)	221	315 units	29	98	127	75	48	123	1,456
Hotel	310	100 room	<u>24</u>	<u>19</u>	<u>43</u>	<u>23</u>	<u>23</u>	<u>46</u>	<u>660</u>
<i>Subtotal Project Trips</i>			<i>53</i>	<i>117</i>	<i>170</i>	<i>98</i>	<i>71</i>	<i>169</i>	<i>2,116</i>
Existing Office to be Removed		101,904 ft ²	-150	-20	-170	-29	-140	-169	-1,180
Total New Trips			-97	97	0	69	-69	0	936

The proposed mixed-use development will generate zero (0) two-way new trips in the morning peak hour, zero (0) two-way new trips in the evening peak hour, and 936 two-way new daily trips.

Engineering Drive - Mixed Use Development Peachtree Corners, GA

January 3rd, 2022

LOCATION



LOCATION



SITE PLAN



PROJECT DETAILS

Multifamily

- ❖ 315 class A multifamily units
- ❖ Market rents
- ❖ 4-5 stories with elevators, interior corridors, surface and deck parking
- ❖ Mix of 1-, 2-, and 3-bedroom units with the final unit mix still being finalized

Office

- ❖ Existing space that is majority leased
- ❖ 99,142 SF, 4 stories
- ❖ Surface parking

Hotel

- ❖ Proposed size to be boutique style
- ❖ Built close to the road with surface parking behind
- ❖ Currently used as a parking lot for Office
 - ❖ Encumbered with this use for 5 years

Shared Amenity Space

- ❖ Path System – interconnectivity, walking bridge, connection to trailhead
- ❖ Lakefront – dock/gazebo, tiered greenspace and event area, fountain
- ❖ Park Space – dog park, lawn, activity area

MULTI-FAMILY



MULTI-FAMILY



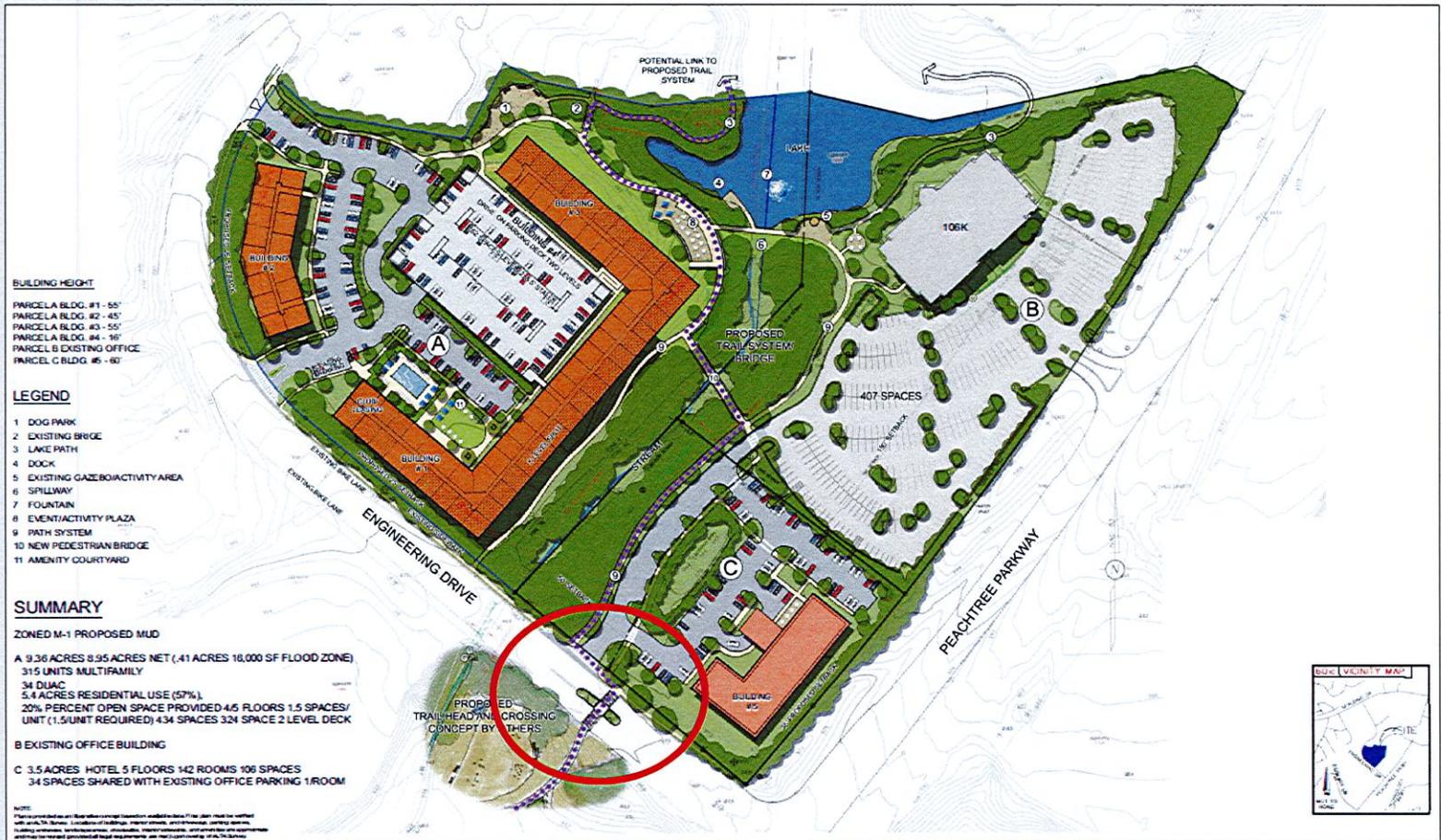
LAKEFRONT



LAKEFRONT



PATH SYSTEM



PATH SYSTEM



PARK SPACE



PARK
SPACE



HOTEL



HOTEL





OFFICE OF COMMUNITY DEVELOPMENT
Diana Wheeler | *Community Development Director*

COMMUNITY INFORMATION MEETING CERTIFICATION

Case# _____

Property Address _____

Application Request _____

Date range of required meeting _____

TO BE COMPLETED BY APPLICANT:

Date & time meeting held December 1, 2021 at 6:00 p.m.

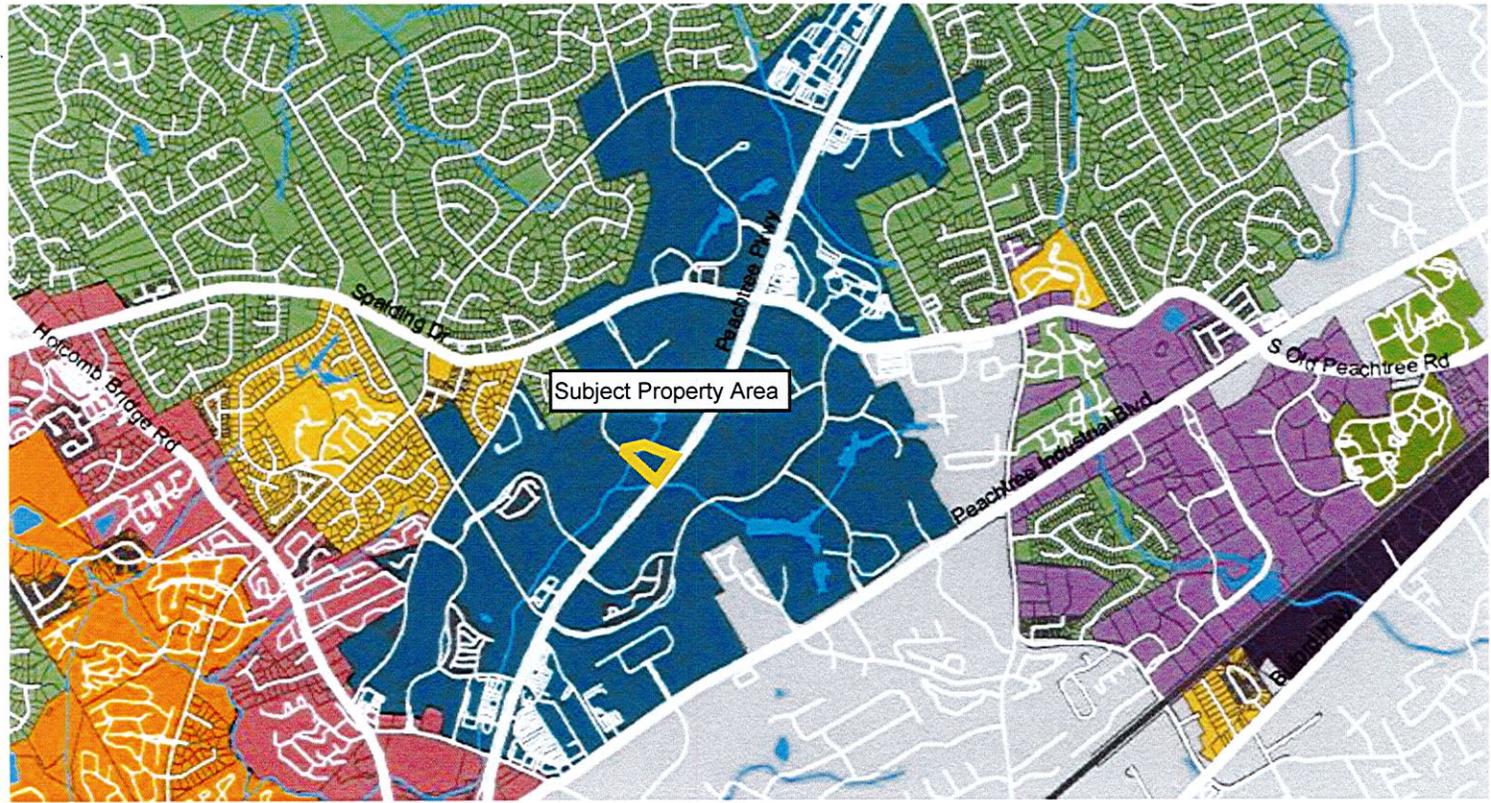
Location of meeting Zoom

Summary of meeting _____

In addition to the Applicant team, one community member attended. A productive discussion occurred about the proposed development including the mix of uses, proposed trail connections, and potential development timeline. No major objections were expressed.

Applicant's signature _____

(See back for meeting sign-in sheet)



- Character Area Map**
- Central Business District
 - Holcomb Bridge Corridor
 - Employment Corridor
 - Industrial Corridor
 - Transitional Growth
 - Suburban Neighborhood
 - Village Residential
 - Expressways
 - Roads
 - Rail
 - Lakes
 - Rivers and Streams