



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

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>2SC, LLC c/o Parker Poe Adams & Bernstein</u>	NAME: <u>Sun Court Partners, LP</u>
ADDRESS: <u>1075 Peachtree St, NE, Ste 1500</u>	ADDRESS: <u>2970 Peachtree Rd, NW, Ste 805</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>678-690-5732</u>	PHONE: <u>404-964-3665</u>
E-MAIL: <u>shaunadams@parkerpoe.com</u>	E-MAIL: <u>aw@redlinepropertypartners.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Shaun Adams</u>	PHONE: <u>678-690-5732</u>
CONTACT'S E-MAIL: <u>shaunadams@parkerpoe.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

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

LAND DISTRICT(S): 6 LAND LOT(S): 302 ACREAGE: 9.68

ADDRESS OF PROPERTY: 2 Sun Court, Peachtree Corners, Ga 30092

PROPOSED DEVELOPMENT: Mixed Use Development containing, office, restaurant, and multi-family uses

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

No. of Buildings/Lots: 2

Units 170 Dwelling Unit

Total Bldg. Sq.: 106,395

Size (Sq. Ft.): 835sf average

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-10, 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

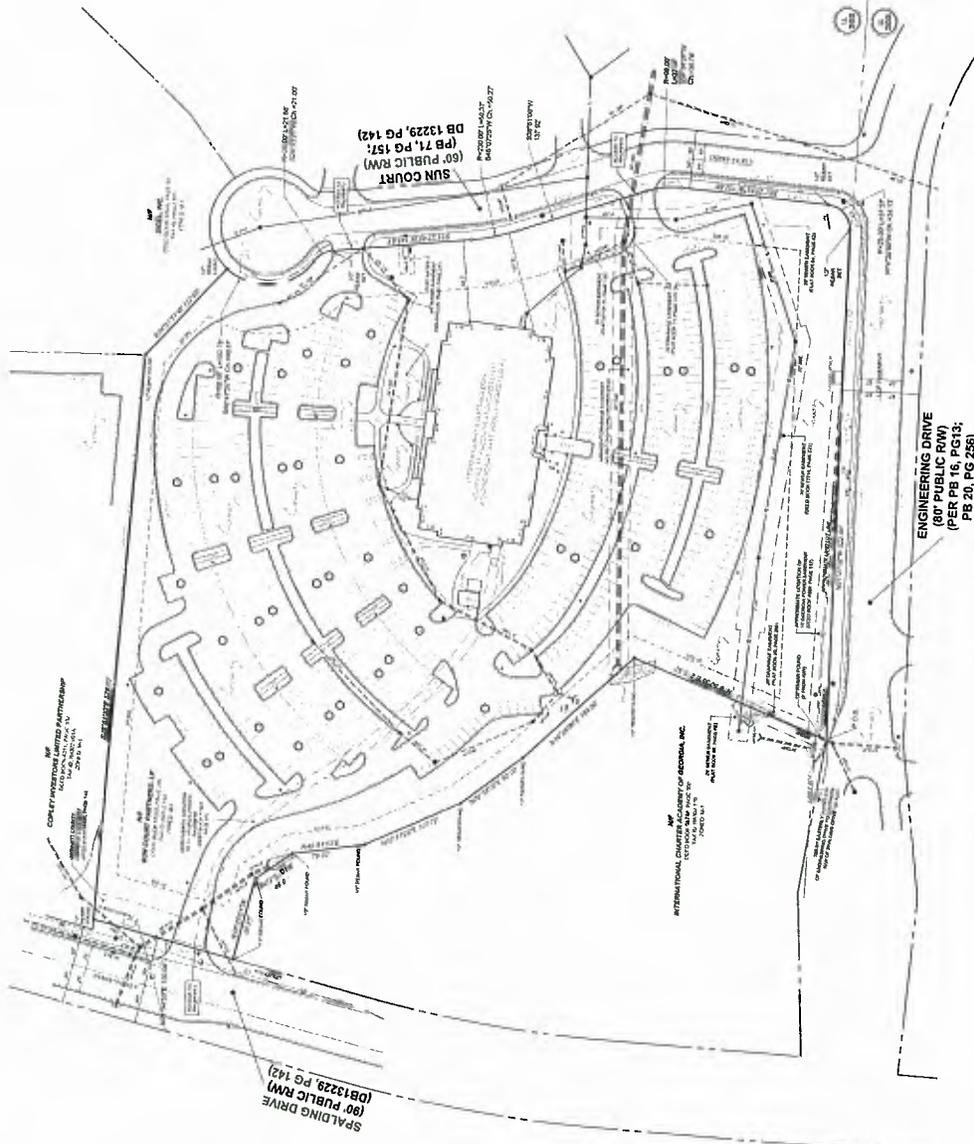
NO.	DATE	DESCRIPTION
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 1117 Peachtree Dunwoody Road, NE
 Atlanta, Georgia 30328
 Phone: (770) 451-1111
 Fax: (770) 451-1110

ALABAMA LAND TITLE SURVEY
First Carolina Bank and its Successors and assigns, Stewart Title Guaranty
 and Sun Court Partners, LP, a Florida limited partnership



- LEGEND**
- 1. 1/4" = 1' SCALE
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 - 100. 1/4" = 1' SCALE



THIS SURVEY WAS PREPARED BY
 THE SURVEYOR'S OFFICE OF STEWART TITLE

CONTINGENCES:

1. This survey was prepared in accordance with the standards of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Alabama Board of Surveying and Mapping. The surveyor has exercised due care and skill in the preparation of this survey and has not been negligent in any way.

2. This survey was prepared in accordance with the standards of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Alabama Board of Surveying and Mapping. The surveyor has exercised due care and skill in the preparation of this survey and has not been negligent in any way.

3. This survey was prepared in accordance with the standards of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Alabama Board of Surveying and Mapping. The surveyor has exercised due care and skill in the preparation of this survey and has not been negligent in any way.

4. This survey was prepared in accordance with the standards of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Alabama Board of Surveying and Mapping. The surveyor has exercised due care and skill in the preparation of this survey and has not been negligent in any way.

5. This survey was prepared in accordance with the standards of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Alabama Board of Surveying and Mapping. The surveyor has exercised due care and skill in the preparation of this survey and has not been negligent in any way.

6. This survey was prepared in accordance with the standards of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Alabama Board of Surveying and Mapping. The surveyor has exercised due care and skill in the preparation of this survey and has not been negligent in any way.

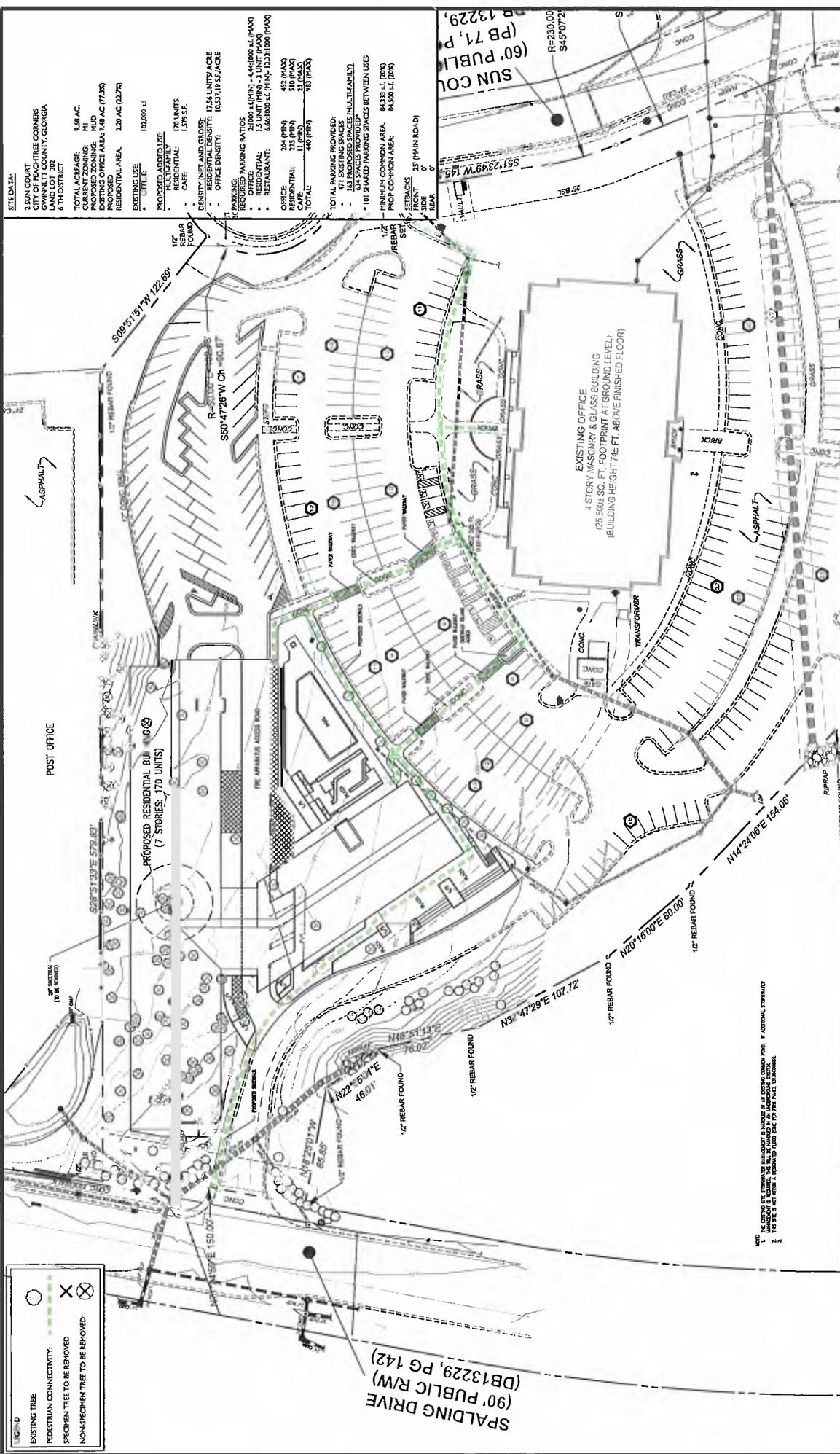
7. This survey was prepared in accordance with the standards of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Alabama Board of Surveying and Mapping. The surveyor has exercised due care and skill in the preparation of this survey and has not been negligent in any way.

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SITE DATA:
 2 SUN COURT
 CITY OF PEACHTREE CORNERS
 GWINNETT COUNTY, GEORGIA
 LAND USE ZONE
 4-11 DISTRICT

TOTAL ACRES: 9.89 AC
 PROPOSED ZONING: MUD
 EXISTING OFFICE AREA: 748 AC (77.3%)
 PROPOSED OFFICE AREA: 125,500 SQ. FT.
 RESIDENTIAL AREA: 2.20 AC (22.7%)

EXISTING USE: LITTLE
 TITLE: 10,000 +/-
 PROPOSED ADDED USE:
 OFFICE: 170 UNITS
 RESIDENTIAL: 1,379 SF
 CAFE

DENSITY (NET AND GROSS): 17.5% UNITS/ACRE
 OFFICE DENSITY: 10.37/19 SF/ACRE
 REQUIRED PARKING RATIOS:
 OFFICE: 2,000 +/- (MIN) - 4,441 (MAX)
 RESTAURANT: 4,441 (MIN) - 13,323 (MAX)
 CAFE: 255 (MIN) - 510 (MAX)
 TOTAL: 440 (MIN) - 983 (MAX)

TOTAL PARKING PROVIDED:
 141 PROPOSED SPACES (MULTIFAMILY)
 101 SHARED PARKING SPACES BETWEEN USES
 MINIMUM COMMON AREA: 84,333 +/- (D29)
 PROF COMMON AREA: 84,333 +/- (D29)

RETRACKS:
 FRONT: 25' (MAIN ROAD)
 SIDE: 5'
 REAR: 5'

PROJECT INFORMATION

PROJECT NO:	22-00000-00
DATE:	MAY 2, 2022
SCALE:	1" = 30'
FILE NAME:	22-00000-00.dwg
DESIGNER:	AWW:shar

2 SUN COURT

PEACHTREE CORNERS, GEORGIA

PRELIMINARY SITE PLAN



LEGEND

- EXISTING TREE
- ⊗ SPECIMEN TREE TO BE REMOVED
- ⊗ NON-SPECIMEN TREE TO BE REMOVED
- PROPOSED CONNECTIVITY

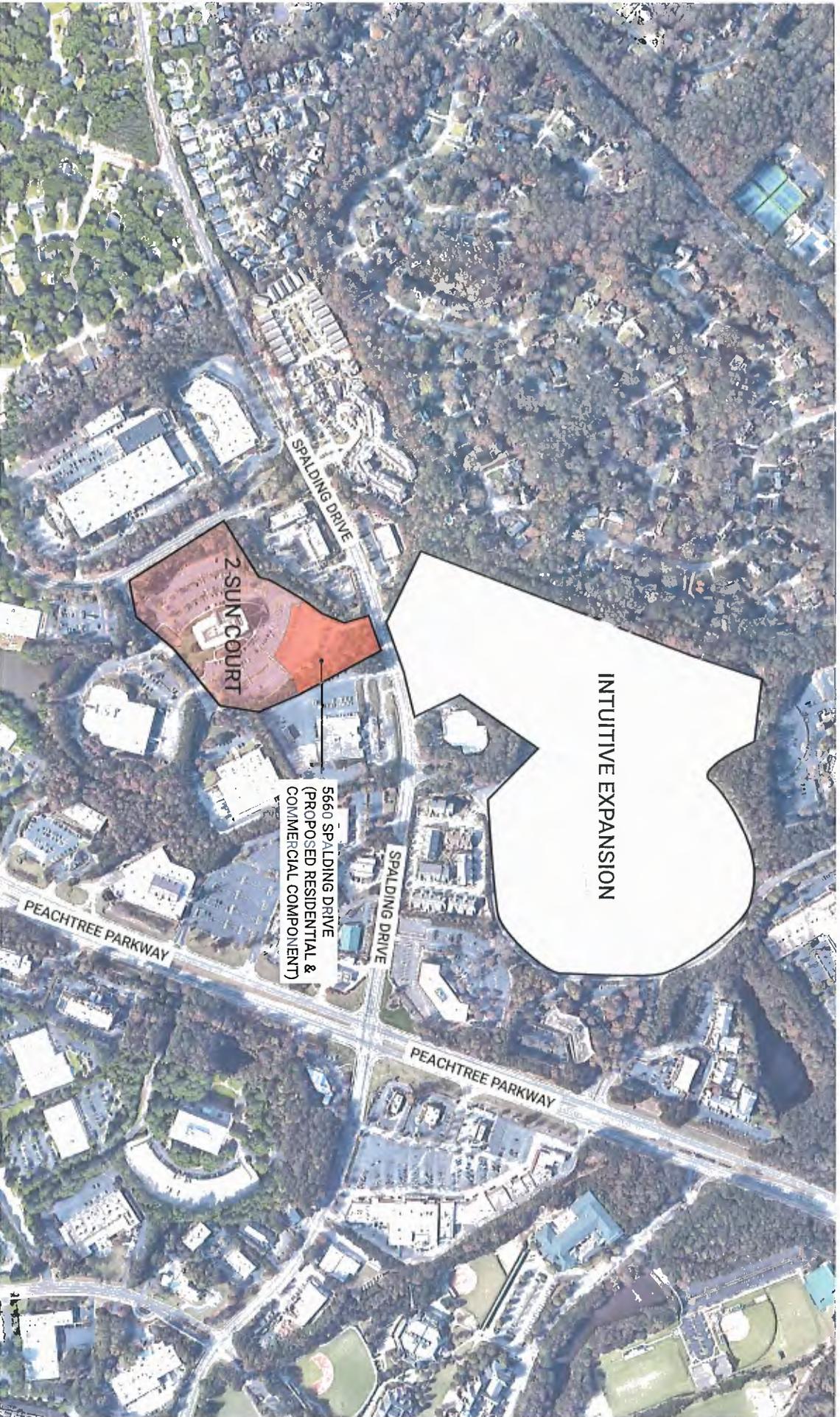
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 2. THIS SITE IS NOT TO BE CONSIDERED A FINAL DESIGN FOR THE PROJECT.

SPALDING DRIVE (90' PUBLIC RW) (DB13229, PG 142)



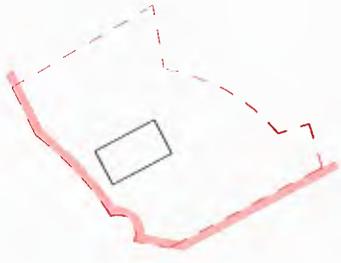
2 SUN COURT

MUD Rezoning Package
May 2022

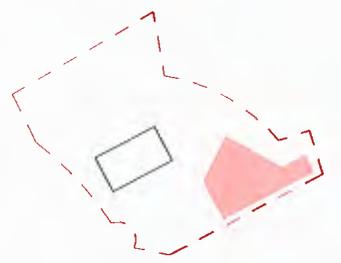


SITE LOCATION

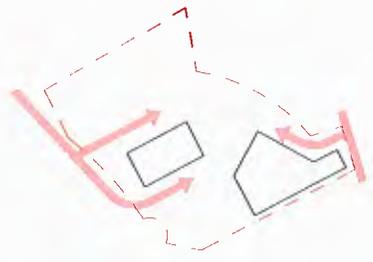
2 SUN COURT | MAUD REZONING PACKAGE | MAY 2022



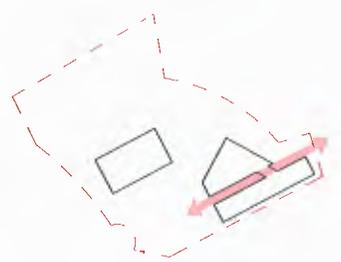
POSSIBLE TRAIL LOCATION



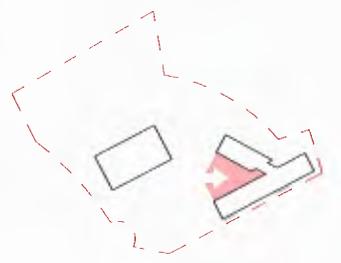
ACTIVATE SITE ALONG TRAIL



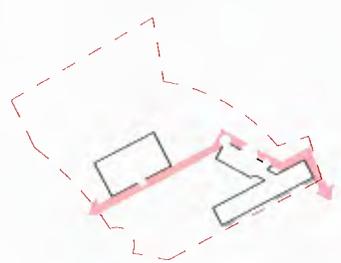
HIGH VISIBILITY & ACCESS



ENHANCED ARRIVAL & CIRCULATION



OPTIMIZED AMENITIES FOR SUNLIGHT



INTERNAL PEDESTRIAN ACCESS



5660 SPALDING DR
2 SUN COURT | MIDU REZONING PACKAGE | MAY 2022

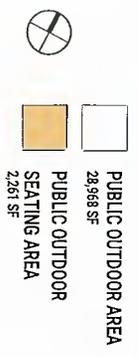
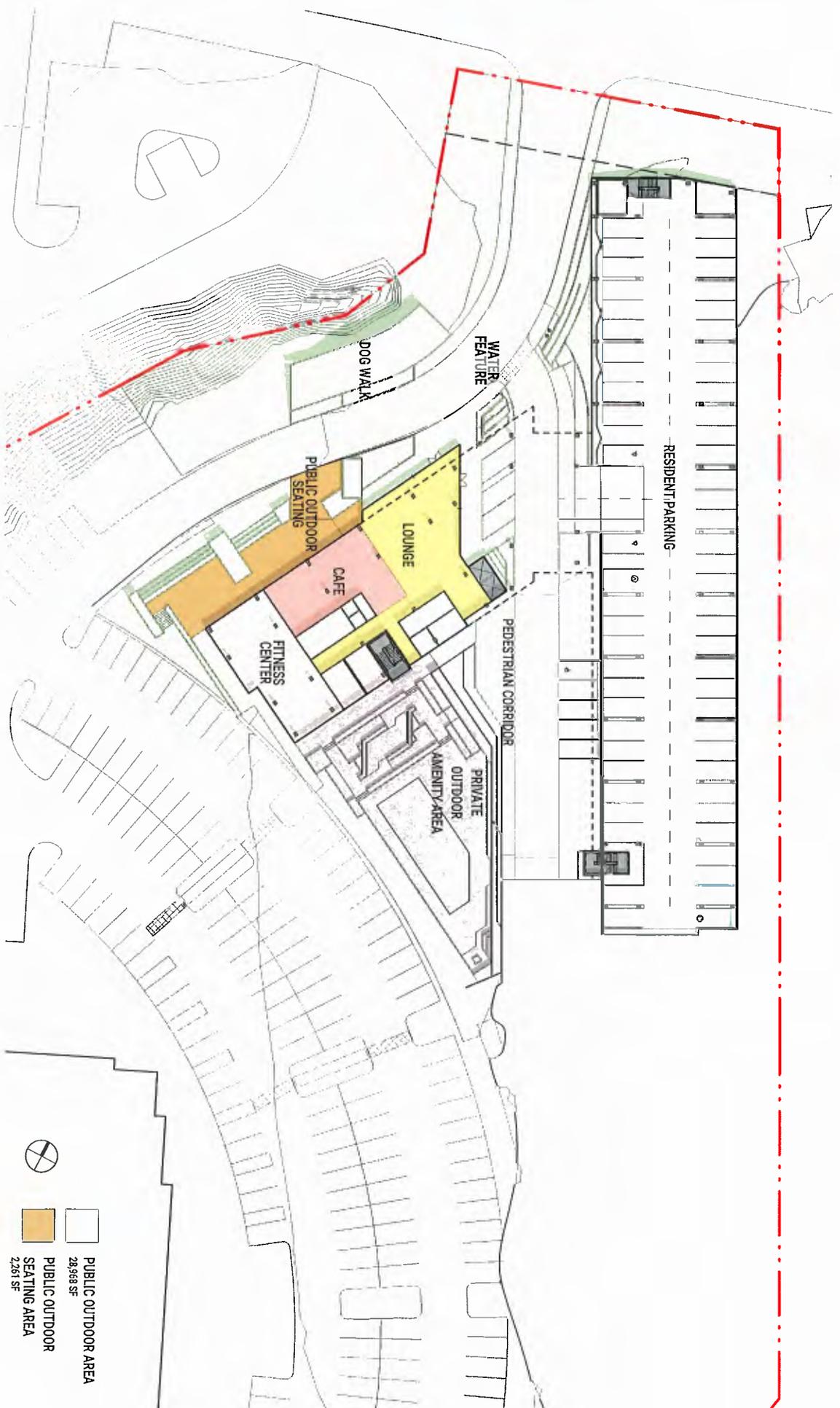
PORTMAN ARCHITECTS
PAGE 5





SOUTHWEST AERIAL
2 SUN COURT | HUD REZONING PACKAGE | MAY 2022

PORTMAN ARCHITECTS
PAGE 7



PUBLIC / PRIVATE DIAGRAM

2 SUN COURT | MUD REZONING PACKAGE | MAY 2022

PROJECT AREA TOTALS			
PROGRAM TYPE	GROSS SQUARE FEET		
RETAIL	4,985 SF		
RESIDENTIAL	17,529 SF		
OFFICIAL USE TOTAL	17,964 SF		
PARKING	5,491 SF		
TOTAL BUILT AREA	23,455 SF		

BUILDING DATA - BUILDING R1			
CONTRACT CLASSIFICATION	R2		
CONSTRUCTION TYPE	IIIA		
SPRINKLES	YES	FULLY SPRINKLERED	
STANDPIS	YES	CLASS 1	DRY
FIRE DISTRICT	NO		
HIGH RISE (PER SECTION 409)	NO		
MEZZANINE (PER SECTION 509)	NO		
FIRE ALARM (PER SECTION 507)	YES	AUTOMATIC	

BUILDING AREA - R1			
FLOOR LEVEL	REG OCC. PROVIDED	ALLOWABLE AREA PER FLOOR (TABLE 504.2)	PROPOSED MESSAGES (TABLE 504.2)
LEVEL 01	A+2	5,142 SF	56,000 SF
LEVEL 02	3	2,255 SF	174,000 SF
LEVEL 03	R2	33,797 SF	72,000 SF
LEVEL 04	R2	33,797 SF	72,000 SF
LEVEL 05	R2	33,797 SF	72,000 SF
LEVEL 06	R2	33,797 SF	72,000 SF
LEVEL 07	R2	33,797 SF	72,000 SF
TOTALS		174,223 SF	501,000 SF

BUILDING HEIGHT - R1			
ALLOWABLE HEIGHT (FT)	ACTUAL HEIGHT		
85'-0"	83'-11.3/4"		
ALLOWABLE HEIGHT (STORIES)	ACTUAL HEIGHT (STORIES)		
5	5		

APPLICABLE CODES			
BUILDING	INTERNATIONAL BUILDING CODE 2018 EDITION WITH GEORGIA AMENDMENTS 2020		
FIRE	INTERNATIONAL FIRE CODE 2018 EDITION (NO GEORGIA AMENDMENTS)		
LIFF SAFETY	NATIONAL FIRE PROTECTION ASSOC. (NFPA) 701 LIFE SAFETY CODE, 2018 EDITION WITH GA AMENDMENTS 2020		
MISCELLANEOUS	INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION WITH IAC GEORGIA AMENDMENTS 2020		
PLUMBING	INTERNATIONAL PLUMBING CODE 2018 EDITION WITH IAC GEORGIA AMENDMENTS 2020		
ELECTRICAL	NATIONAL ELECTRICAL CODE, 2018 EDITION WITH ISPSC GEORGIA AMENDMENTS 2020		
GAS	INTERNATIONAL GAS CODE (IFGC), 2018 EDITION WITH IAC GEORGIA AMENDMENTS 2020		
ENERGY	INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018 EDITION WITH GEORGIA AMENDMENTS 2020		
ACCESSIBILITY	GEORGIA ACCESSIBILITY CODE (GAC), 2018 EDITION WITH GEORGIA AMENDMENTS 2020		
FIRE HOUSING	FEDERAL FIRE HOUSING ACT (FDLH) 1990		
POOL & SPA	INTERNATIONAL SWIMMING POOL & SPA CODE (ISPSC), 2018 EDITION WITH ISPSC GEORGIA AMENDMENTS (2020)		

PROJECT PARKING INFORMATION			
EXISTING PARKING (A)	610 SPACES		
REQUIRED PARKING (B)	226 SPACES		
PROVIDED PARKING (C)	162 SPACES		
SHARED PARKING (D)	97 SPACES		
TOTAL PARKING (A+B+C+D)	641 SPACES		
PROGRAM PARKING	134 SPACES		
PROGRAM PARKING AREA	54,743 SF (NET)		
ADA VAN PARKING SPACES	6		
ADA VAN PARKING AREA	385 SF/SPACE		

PROJECT PARKING TOTALS			
PARKING FUNCTION	COUNT		
OFFICE	382		
SHARED	97		
DRIVE-UP	5		
SHORT TERM	5		
DECK	93		
DECK	93		
GRAND TOTAL	641		

COVERED PARKING			
LEVEL	PARKING FUNCTION	COUNT	
LEVEL 01 - PARKING	DECK	41	
LEVEL 02 - PARKING	DECK	19	
GRAND TOTAL		120	

UNCOVERED PARKING			
PARKING FUNCTION	COUNT		
SHORT TERM	5		
GRAND TOTAL	5		

SHARED PARKING			
PARKING FUNCTION	COUNT		
SHORT TERM	97		
GRAND TOTAL	97		

OFFICE PARKING			
PARKING FUNCTION	COUNT		
OFFICE	382		
GRAND TOTAL	382		

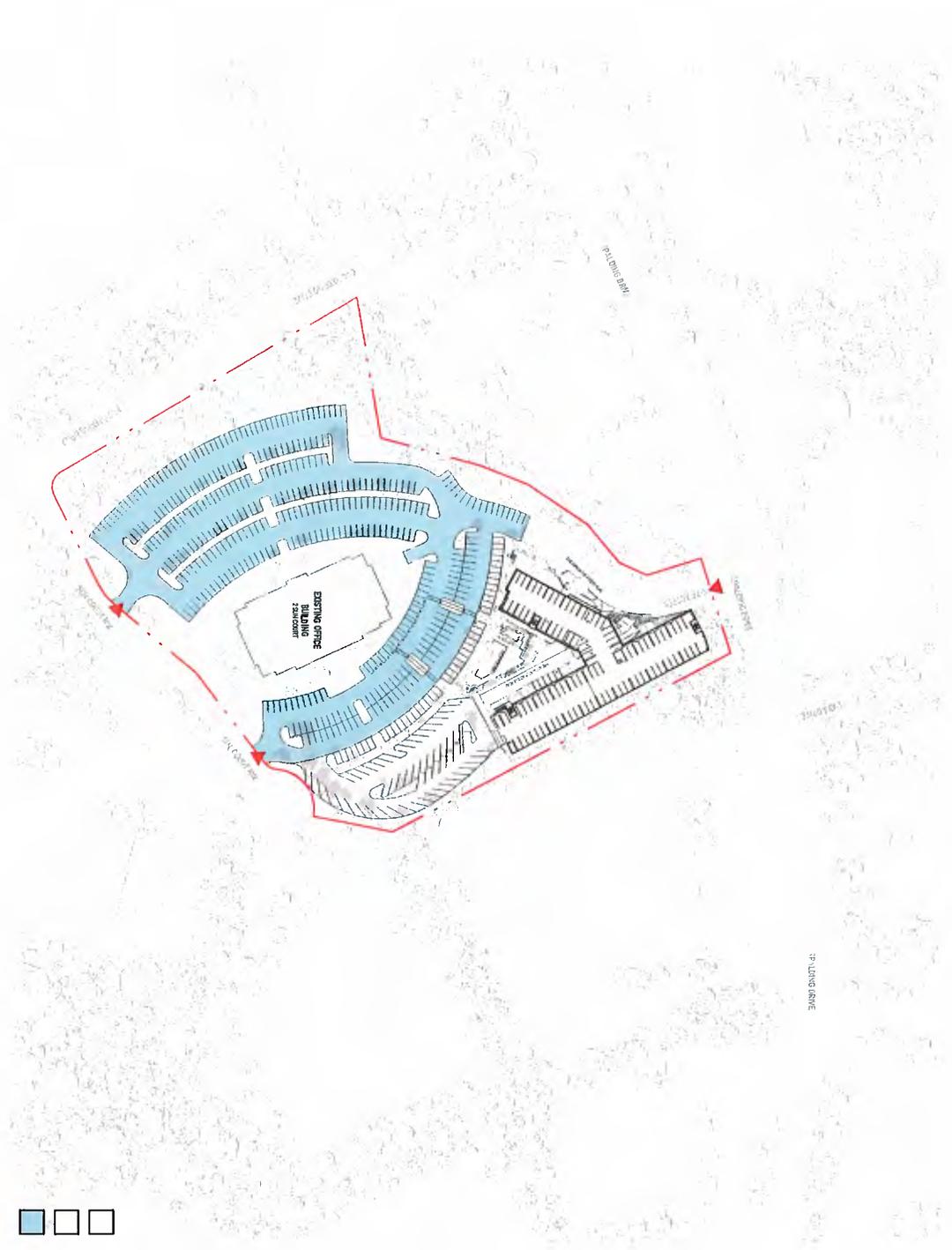
PROJECT PARKING REQUIREMENTS					
USE CATEGORY	USE METRIC	MIN. RATIO	MAX. RATIO	MIN. COUNT	MAX. COUNT
PUBLIC ASSEMBLY (CAFETERIA)	1,579 SF	1 / 400 (REQ'D)	1 / 200 (REQ'D)	40 SPACES	80 SPACES
RESIDENTIAL (MULTIFAMILY)	170 UNITS	1.5 / UNIT	3 / UNIT	255 SPACES	510 SPACES
EXISTING OFFICE	102,000 SF	1 / 5,000 SF	1 / 1,500 SF	204 SPACES	660 SPACES
MIN. PARKING REQUIRED				507 SPACES	
MIN. ADA PARKING REQUIRED				14 SPACES	
TOTAL ADA PARKING PROVIDED				641 SPACES	
TOTAL ADA PARKING REQUIRED				20 SPACES	
PROVIDED ASSEMBLY, HEALTH CLUB, AND RESIDENTIAL TREATED AS ONE PARKING STRUCTURE FOR ADA CALCULATIONS				2 SPACES**	
**ASSUMING NO ON-SITE VAN SPACES CURRENTLY PROVIDED					

ACCESSIBLE PROJECT PARKING TOTALS			
Type	PARKING FUNCTION	COUNT	
9' x 18' x 90' DEC - ADA	DECK	5	
9' x 18' x 90' DEC - ADA	OFFICE	12	
9' x 18' x 90' DEC - ADA	SHARED	1	
9' x 18' x 90' DEC - ADA	SHORT TERM	1	
11' x 18' x 90' DEC - VAN	DECK	1	
11' x 18' x 90' DEC - VAN	DECK	93	
GRAND TOTAL		113	

ACCESSIBLE PARKING (DECK)			
LEVEL	TYPE	COUNT	
LEVEL 01 - PARKING	9' x 18' x 90' DEC - ADA	2	
LEVEL 01 - PARKING	11' x 18' x 90' DEC - VAN	1	
LEVEL 02 - PARKING	DECK	19	
LEVEL 02 - PARKING	9' x 18' x 90' DEC - ADA	6	
GRAND TOTAL		18	

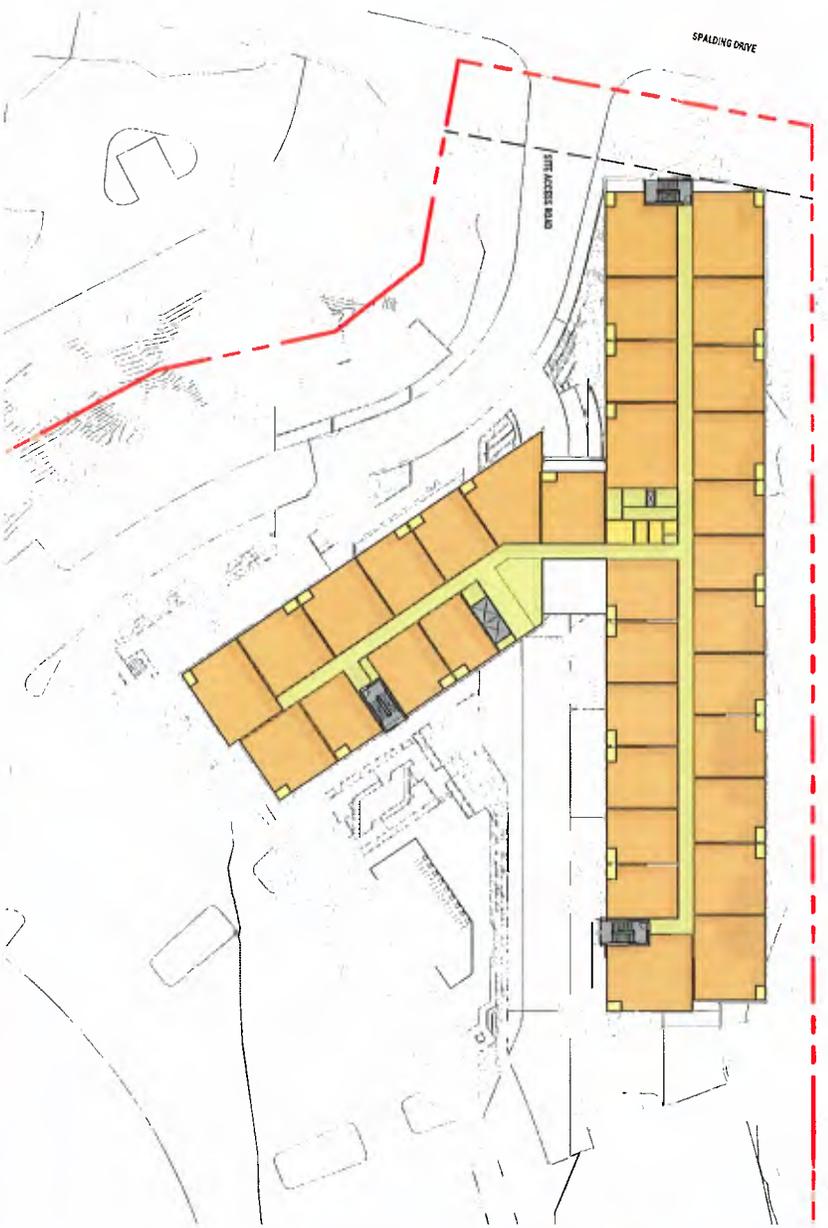
ACCESSIBLE PARKING (OFFICE)			
TYPE	COUNT		
9' x 18' x 90' DEC - ADA	12		
GRAND TOTAL	12		

ACCESSIBLE PARKING (SHARED)			
TYPE	COUNT		
9' x 18' x 90' DEC - ADA	2		
11' x 18' x 90' DEC - VAN	1		
GRAND TOTAL	3		



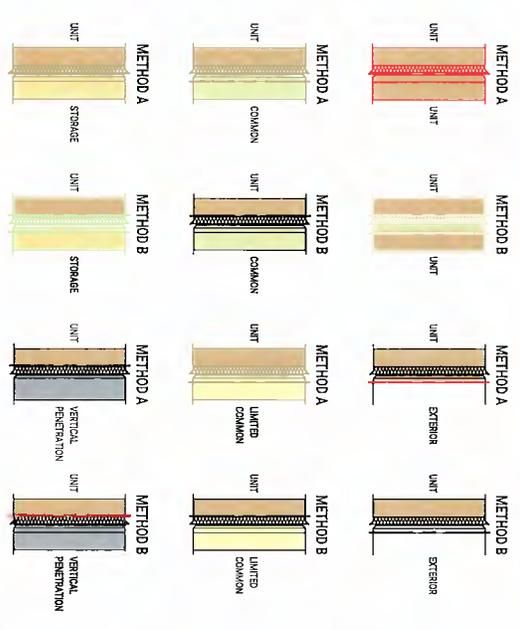
- RESIDENT PARKING
154 SPOTS + 8 SHORT-TERM
- SHARED PARKING
97 SPOTS
- OFFICE PARKING
425 SPOTS





BUILDING R1 - BOMA TABLE (METHOD A : GROSS MEASUREMENT)

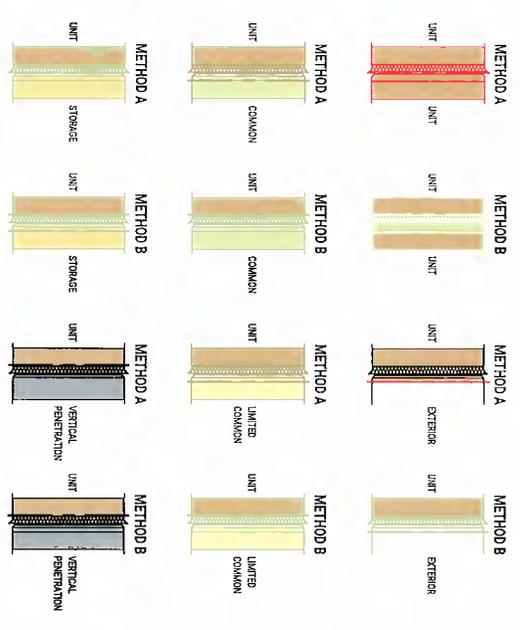
FLOOR LEVEL	CONSTRUCTION GROSS AREA (A)	RETAIL CAFE (B)	RETAIL FITNESS (C)	VERTICAL PENETRATIONS (D)	STRUCTURED PARKING (E)	LIVING UNIT AREA (F)	STORAGE UNIT AREA (G)	LIMITED COMMON AREA (H)	COMMON AREA (I)	RENTABLE AREA (J-F+G+H)	EFFICIENCY (K=(J/A))
LEVEL 1	30,604 SF	1,927 SF	2,468 SF	892 SF	21,111 SF	-	1,294 SF	-	2,922 SF	-	-
LEVEL 2	34,886 SF	-	-	918 SF	33,580 SF	22,715 SF	292 SF	822 SF	388 SF	28,829 SF	85.4%
LEVEL 3	33,767 SF	-	-	932 SF	-	22,715 SF	292 SF	822 SF	4,006 SF	28,829 SF	85.4%
LEVEL 4	33,767 SF	-	-	932 SF	-	22,715 SF	292 SF	822 SF	4,006 SF	28,829 SF	85.4%
LEVEL 5	33,767 SF	-	-	932 SF	-	22,715 SF	292 SF	822 SF	4,006 SF	28,829 SF	85.4%
LEVEL 6	33,767 SF	-	-	932 SF	-	22,715 SF	292 SF	822 SF	4,006 SF	28,829 SF	85.4%
LEVEL 7	33,767 SF	-	-	932 SF	-	22,715 SF	292 SF	822 SF	4,006 SF	28,829 SF	85.4%
BUILDING TOTALS	234,325 SF	1,927 SF	2,468 SF	6,460 SF	54,691 SF	138,575 SF	2,754 SF	4,110 SF	23,340 SF	144,145 SF	85.4%

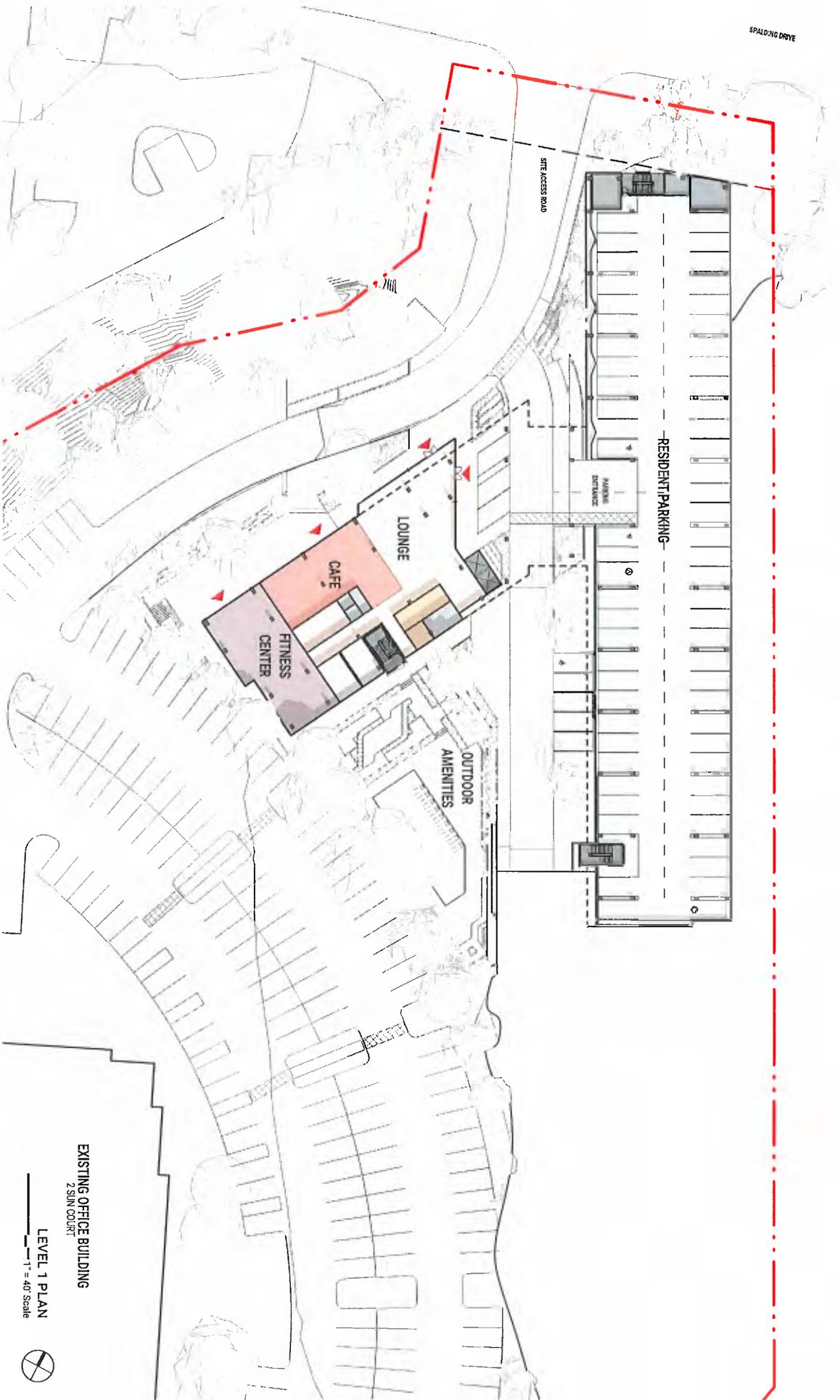




BUILDING R1 - BOMA TABLE (METHOD B : NET MEASUREMENT)

FLOOR LEVEL	CONSTRUCTION GROSS AREA (A)	RETAIL CAFE (B)	RETAIL FITNESS (C)	VERTICAL PENETRATIONS (D)	STRUCTURED PARKING (E)	LIVING UNIT AREA (F)	STORAGE UNIT AREA (G)	LIMITED COMMON AREA (H)	COMMON AREA (I)	RENTABLE AREA (J=F+G+H)	EFFICIENCY (%=J/A)
LEVEL 1	30,604 SF	1,905 SF	2,427 SF	862 SF	20,809 SF	26,177 SF	1,188 SF	822 SF	3,393 SF	27,246 SF	80.7%
LEVEL 2	34,886 SF	*	*	918 SF	33,614 SF	26,177 SF	247 SF	822 SF	354 SF	27,246 SF	80.7%
LEVEL 3	33,767 SF	*	*	932 SF	*	26,177 SF	247 SF	822 SF	5,589 SF	27,246 SF	80.7%
LEVEL 4	33,767 SF	*	*	932 SF	*	26,177 SF	247 SF	822 SF	5,589 SF	27,246 SF	80.7%
LEVEL 5	33,767 SF	*	*	932 SF	*	26,177 SF	247 SF	822 SF	5,589 SF	27,246 SF	80.7%
LEVEL 6	33,767 SF	*	*	932 SF	*	26,177 SF	247 SF	822 SF	5,589 SF	27,246 SF	80.7%
LEVEL 7	33,767 SF	*	*	932 SF	*	26,177 SF	247 SF	822 SF	5,589 SF	27,246 SF	80.7%
BUILDING TOTALS	234,325 SF	1,905 SF	2,427 SF	6,460 SF	54,423 SF	130,885 SF	2,423 SF	4,110 SF	31,592 SF	136,230 SF	80.7%





LEVEL 1 PLAN

2 SUN COURT | MUD REZONING PACKAGE | MAY 2022

PORTMAN ARCHITECTS

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EXISTING OFFICE BUILDING
 2 SUN COURT
 LEVEL 1 PLAN
 1" = 40' Scale





LEVEL 2 PLAN
 2 SUN COURT | MJD REZONING PACKAGE | MAY 2022

PORTMAN ARCHITECTS
 PAGE 16

EXISTING OFFICE BUILDING
 2 SUN COURT

LEVEL 2 PLAN
 1" = 40' Scale



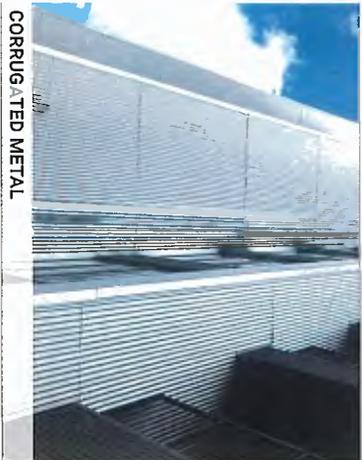


EXISTING OFFICE BUILDING
 2 SUN COURT
 TYPICAL UNIT LEVEL PLAN
 1" = 40' Scale





EXTERIOR STAIRS



CORRUGATED METAL



EXTERIOR STAIR ART WALL



BRICK FACADE



EXTERIOR STAIR SCREEN



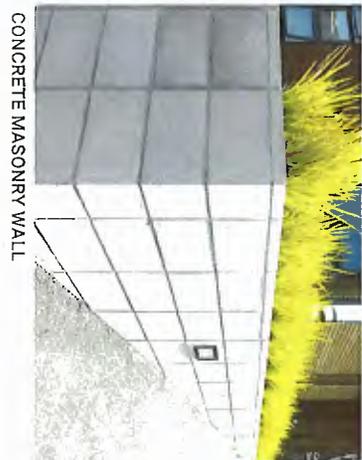
BRICK SCREENING



PEDESTRIAN CORRIDOR



BRICK - BELFAST GRAY



CONCRETE MASONRY WALL



RETAIL - COFFEE SHOP



RETAIL - COFFEE SHOP



UNIT - OPEN SHELF KITCHEN



UNIT - KITCHEN



LOUNGE - SEATING



RETAIL - COFFEE SHOP



UNIT - WORK FROM HOME SPACE



UNIT - OPEN PARTITIONING



UNIT - BATHROOM

REPRESENTATIVE IMAGERY

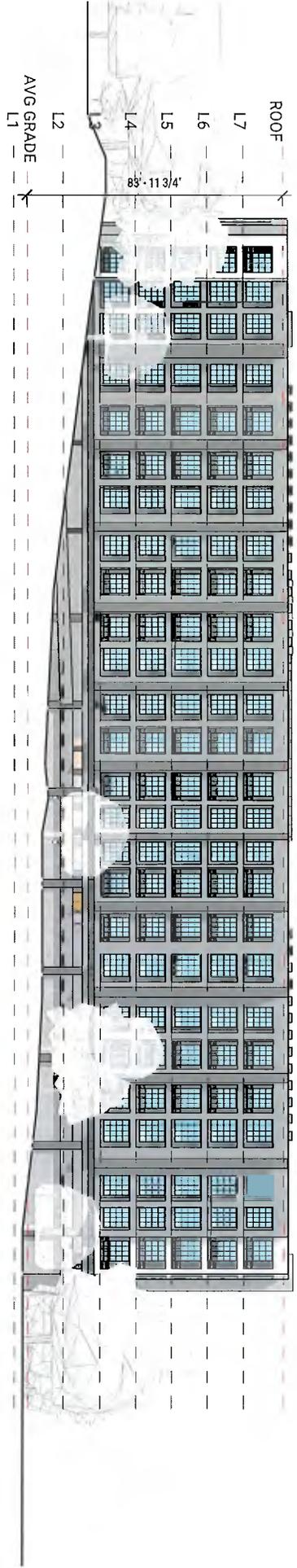
2 SUN COURT | MID REZONING PACKAGE | MAY 2022

PORTMAN ARCHITECTS

PAGE 19



NORTH ELEVATION
1" = 40' Scale



EAST ELEVATION
1" = 40' Scale

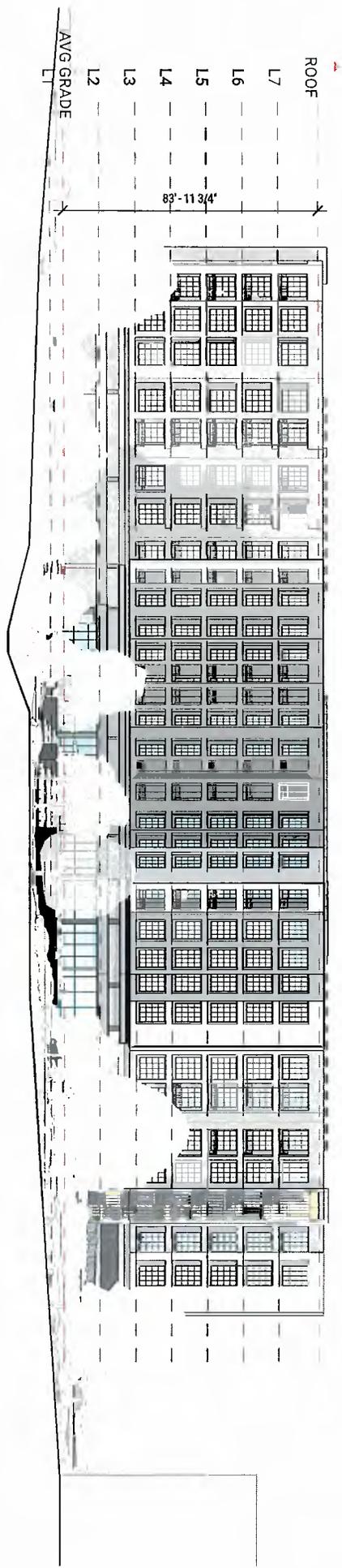
ELEVATIONS

2 SUN COURT | MUD REZONING PACKAGE | MAY 2022

PORTMAN ARCHITECTS



SOUTH ELEVATION
1" = 40' Scale

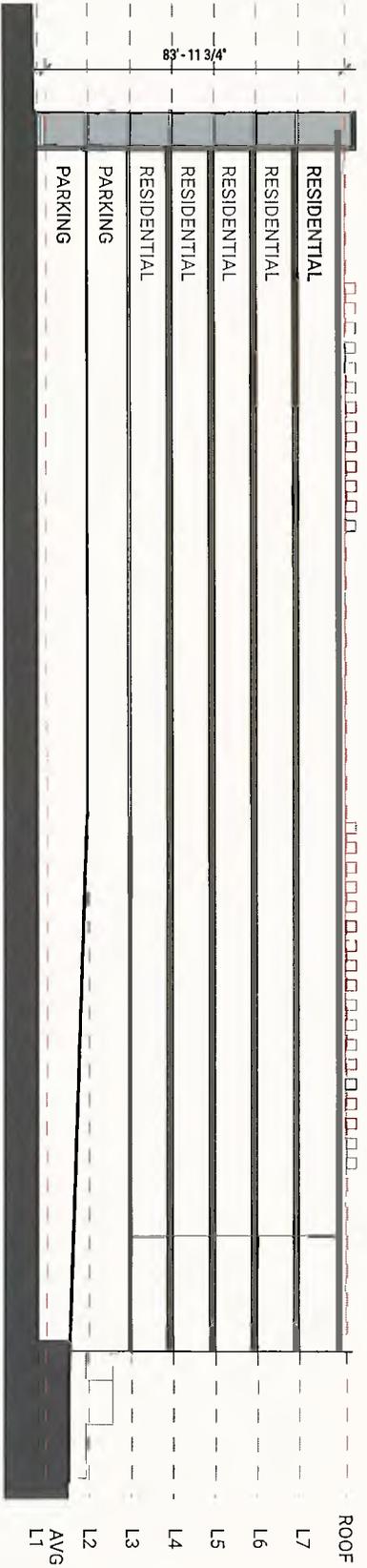


WEST ELEVATION
1" = 40' Scale

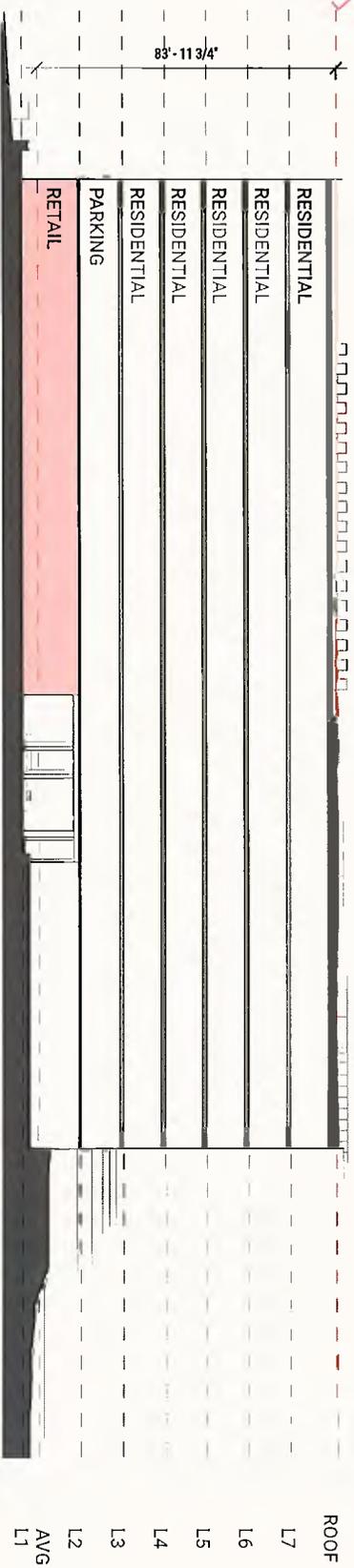
ELEVATIONS

2 SUN COURT | MUD REZONING PACKAGE | MAY 2022

PORTMAN ARCHITECTS



NORTH/SOUTH SECTION
 1" = 40' Scale



EAST/WEST SECTION
 1" = 40' Scale

SECTIONS

2 SUN COURT | MUD REZONING PACKAGE | MAY 2022

PORTMAN ARCHITECTS

PAGE 22





RESIDENTS' POOL & GRILLING AREA

2 SUN COURT | MID-RENOVING PACKAGE | MAY 2022

PORTMAN ARCHITECTS

PAGE 24



OUTDOOR CAFE SEATING

2 SUN COURT | MID REZONING PACKAGE | MAY 2022

PORTMAN ARCHITECTS

PAGE 25



PEDESTRIAN CORRIDOR

2 SUN COURT | WOOD REZONING PACKAGE | MAY 7 2022

PORTMAN ARCHITECTS

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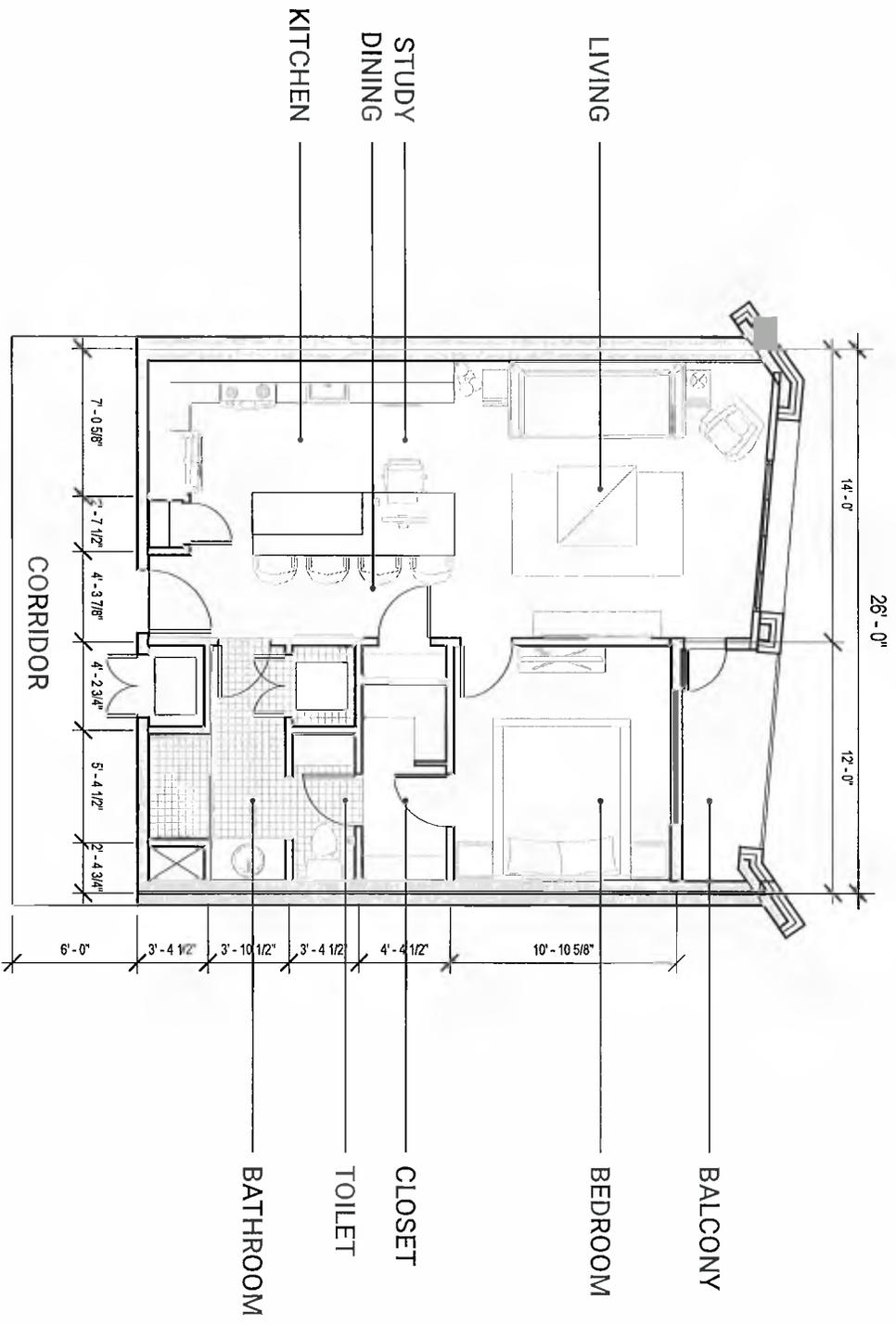
VIEW FROM 2 SUN CT OFFICE

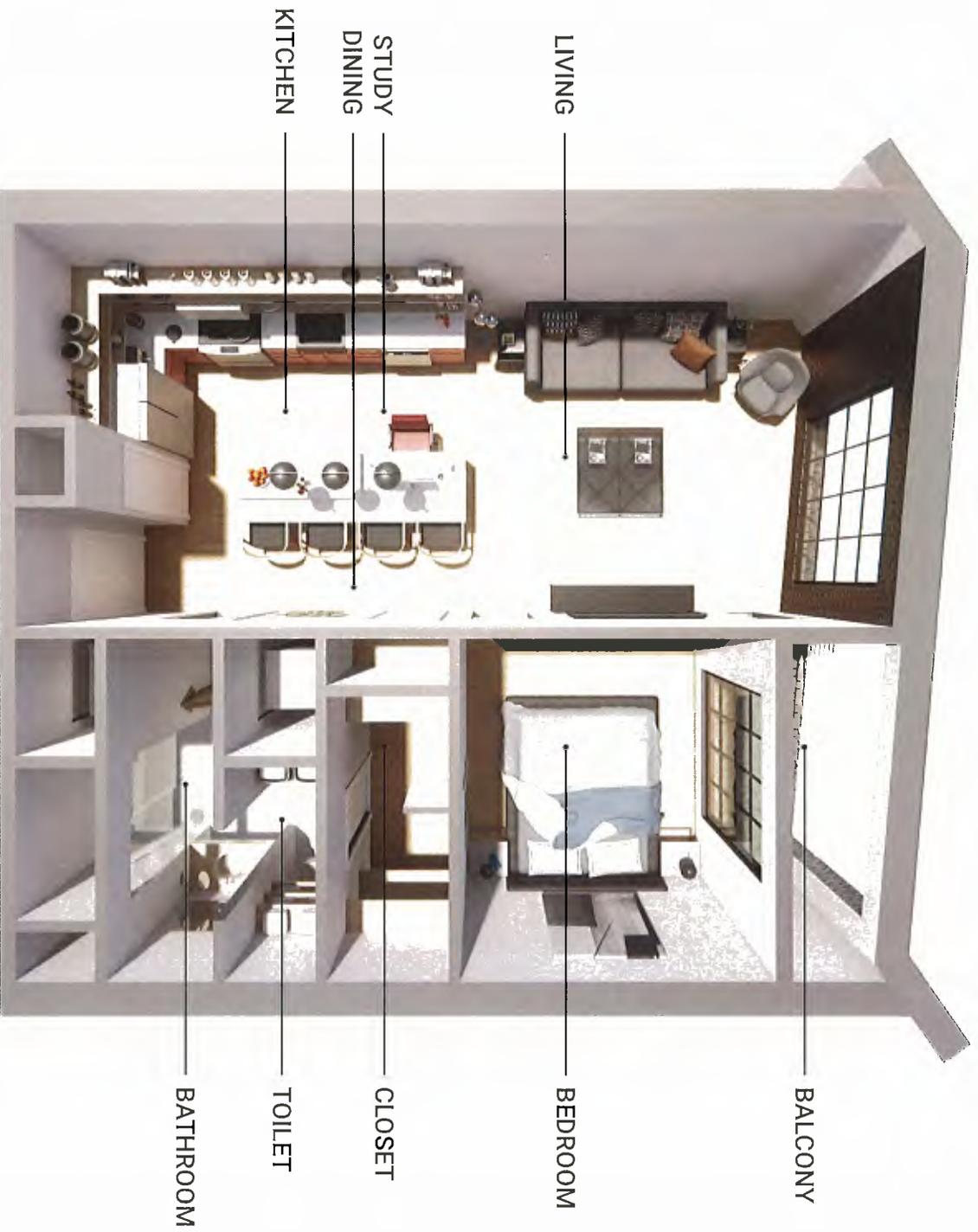
2 SUN COURT | MUD REZONING PACKAGE | MAY 2022

PORTMAN ARCHITECTS

PAGE 27

TYPICAL 1 BEDROOM
 28' 0" x 30' 0" MODULE
 732 ^{ft}² ROOM
 48 ^{ft}² BALCONY
 (780 ^{ft}² TOTAL)





TYPICAL UNIT

2 SUN COURT | MID-REZINING PACKAGE | MAY 2022



TYPICAL UNIT

2 SUN COURT | MUD REZONING PACKAGE | MAY 2022

PORTMAN ARCHITECTS

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TYPICAL UNIT

2 SUN COURT | MUD REZONING PACKAGE | MAY 2022



TYPICAL UNIT

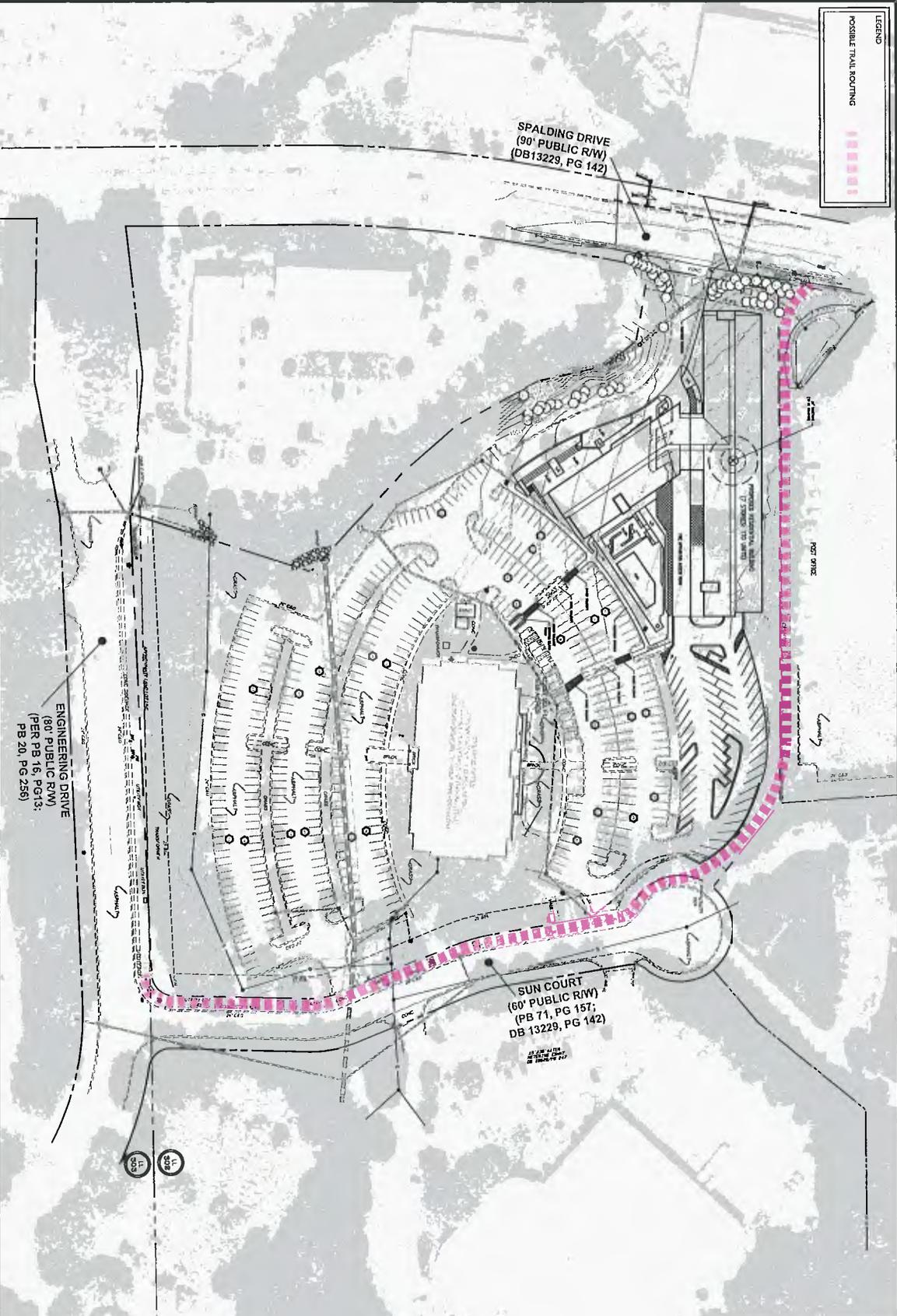
2 SUN COURT | MID-REZONING PACKAGE | MAY 2022

PORTMAN ARCHITECTS

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APPENDIX

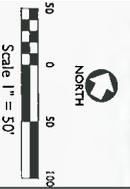
LEGEND
POSSIBLE TRAIL ROUTING



SPALDING DRIVE
(90' PUBLIC RW)
(DB13229, PG 142)

ENGINEERING DRIVE
(80' PUBLIC RW)
(PER PB 16, PG13;
PB 20, PG 256)

SUN COURT
(60' PUBLIC RW)
(PB 71, PG 157;
DB 13229, PG 142)



OVERALL PRELIMINARY
SITE PLAN

2 SUN COURT

PEACHTREE CORNERS, GEORGIA

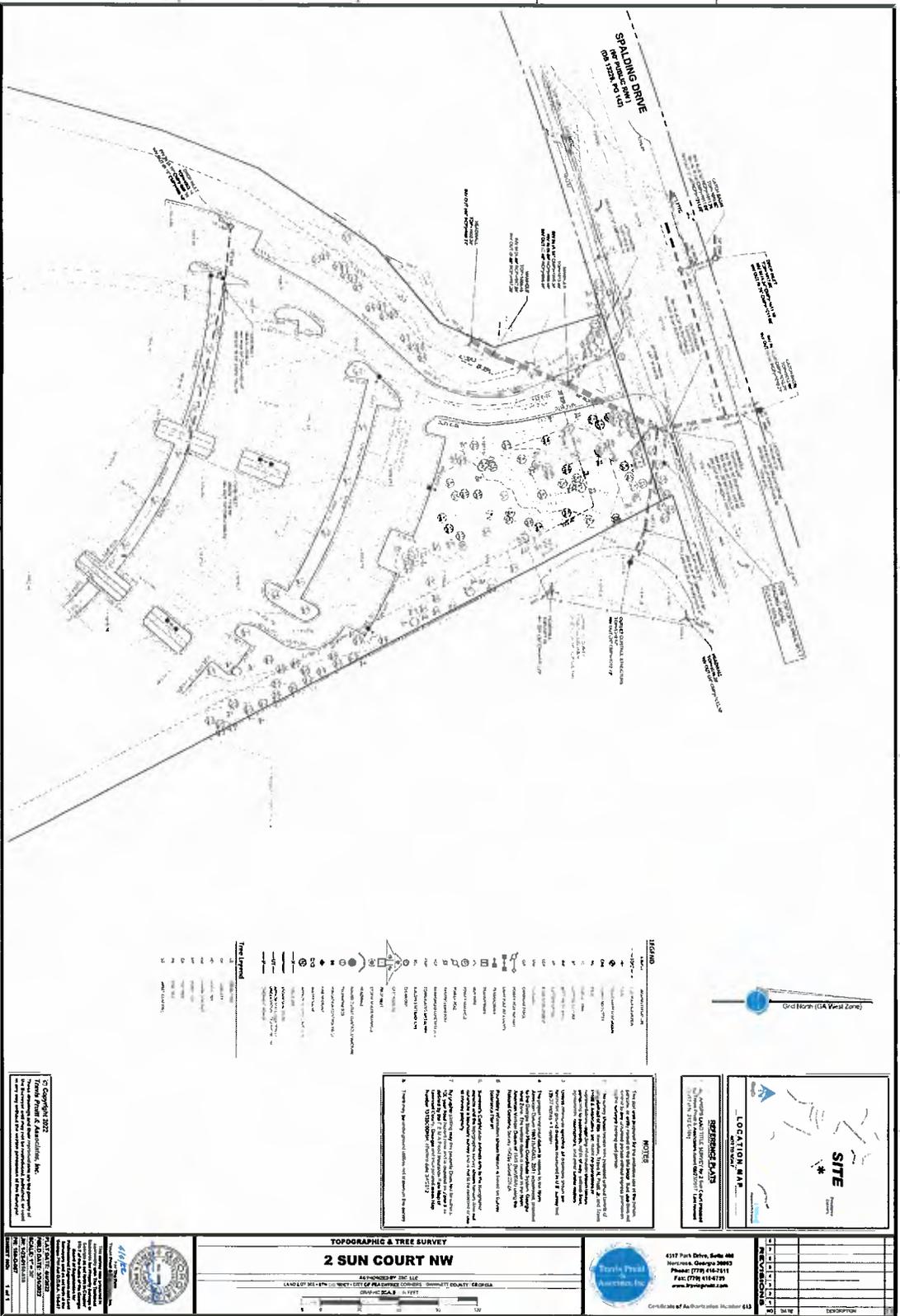
PROJECT INFORMATION

PROJECT NO.:	22-0000-00
DATE:	MAY 2, 2012
SCALE:	1" = 50'
FILE NAME:	22-0000P01.dwg
DESIGNER:	VAWA JH/H

SCHEDULE

2 SUN COURT	948 AC.
CITY OF PEACHTREE CORNERS	MI
LAND LOT 322	MI
6TH DISTRICT	MI
TOTAL AVERAGE	948 AC.
CURRENT ZONING	MUD
PROPOSED ZONING	MUD
PROPOSED PLOT AREA	748 AC (729)
RESIDENTIAL AREA	228 AC (227)
EXISTING USE	
OFFICE	102,000 SF
PROPOSED ADDED USE	
MULTIFAMILY	170 UNITS
RESIDENTIAL	1,579 SF
CAVE	
DENSITY (NET AND GROSS)	1734 UNITS/ACRE
OFFICE DENSITY	102,000 SF/ACRE
RESIDENTIAL DENSITY	1734 UNITS/ACRE
OFFICE DENSITY	102,000 SF/ACRE
PROPOSED PARKING SPACES	
RESTAURANT	15 UNIT (PARK)
OFFICE	24 UNIT
RESIDENTIAL	225 UNIT
OFFICE	440 UNIT
TOTAL	499 UNIT
TOTAL PARKING PROVIDED:	
471 EXISTING SPACES	
163 PROPOSED SPACES (MULTIFAMILY)	
101 SHARED PARKING SPACES BETWEEN USES	
MINIMUM COMMON AREA	84,233 SF (22%)
MINIMUM COMMON AREA	6,280 SF (0.7%)
SIGNALS	2 (MAIN ROAD)
SIGNAL	0
REAR	0

PER CURRENT DESIGN:
 1 SPECIMEN TREE
 REMOVED. ELSE
 NOT CONSIDERED
 SPECIMEN





FEASIBILITY STUDY PEDESTRIAN AND RESIDENTIAL RESOURCES

City of Peachtree Corners
**INNOVATION HUB
MASTER PLAN**

PEDESTRIAN CONNECTIVITY

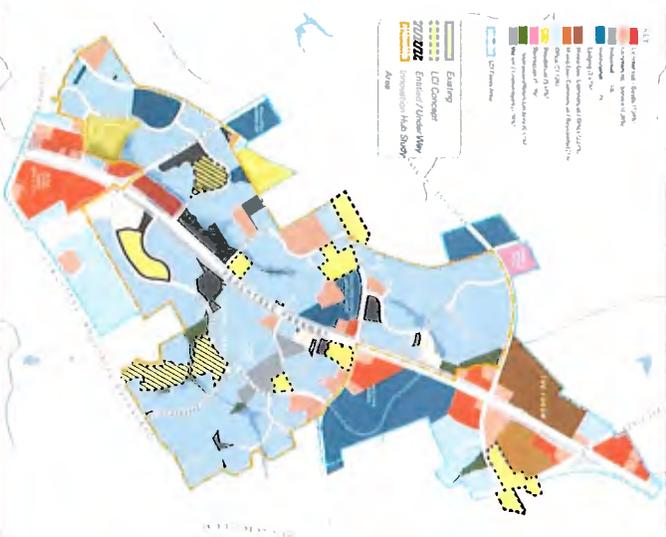


Innovation is driven by **collaborative interaction** and the exchange of ideas. This happens most fluidly in a campus environ – a setting that supports **informal person-to-person interactions on foot**. A community that relies on the car is socially restrictive and does not support the **desirable lifestyle** of a current creative class. To that end, Peachtree Corners must support **multiple forms of pedestrian travel**.

Challenges:

- Sidewalks along streets are minimal and do not support outdoor pedestrian culture
- Few or no opportunities for a campus among buildings
- Hierarchy in proposed pedestrian network does not emphasize mode connections

HOUSING DEVELOPMENT PATTERN



A fully-productive community enables a range of people **contributing to the economy at a number of levels**: entrepreneurs, nimble pioneers, and recent graduates all need **affordable, flexible, and convenient** housing options. A truly innovative culture, moreover, is going to be supported by an **interconnected community of neighborhoods**.

Challenges:

- Housing projects not connected to conveniences or transit (car dependent)
- Unplanned pattern lends no cohesive sense of shared place among townships.
- Only row houses and flats are current starts developing

PROJECT CONNECTIVITY PRIORITIES

- 1) Choose priority corridors to emphasize pedestrian-oriented streets
- 2) Identify opportunities implement campus settings between buildings
- 3) Locate and build up transit-oriented multi-modal touchpoints

SOURCE: City of Peachtree Corners ICI Study

PROJECT HOUSING PRIORITIES

- 1) Co-locate key housing developments near transit and/or amenities
- 2) Commit to a neighborhood development pattern legible to residents
- 3) Position relevant new types and adaptive reuse housing proposals

CITY OF PEACHTREE CORNERS INNOVATION HUB MASTER PLAN



Shaun R. Adams
Counsel
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f: 404.869.6972
shaunadams@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

April 29, 2022

Via Hand Delivery

Mrs. Diana Wheeler, Community Development Director
City of Peachtree Corners
310 Technology Pkwy NW
Peachtree Corners, GA 30092

Re: Letter of Intent and Rezoning Application for Applicant, 2SC, LLC to Rezone Property Located at 2 Sun Court, Peachtree Corners, Ga 30092. Tax Parcel Number R6302 154 (the "Property")

Mayor, Council, Director, and Staff:

Parker Poe Adams & Bernstein, LLP submits this Letter of Intent and attached Rezoning Application ("Application") on behalf of the Applicant, 2SC, LLC ("Applicant") for the purpose of requesting a rezoning from M-1 to MUD on approximately 9.68-acres located on the southern side of Spalding Drive directly across from the Intuitive Surgical Campus, also currently known as 2 Sun Court ("Subject Property"). The Tax Parcel ID for the Subject Property is: R6302 154.

The Subject Property currently contains a 4-story office building totaling approximately 102,000 square feet that is occupied by various office tenants and will remain in use as part of the proposed development. The Applicant is proposing to rezone the Subject Property to a Mixed-Use Development (MUD) to activate an excess parking area between the office building and Spalding Drive with an approximately 179,634sf building with 170 luxury multi-family units and an additional 4,395sf of commercial space including a restaurant. The new building is designed to make efficient use of the site through pedestrian friendly connectivity to both the existing 2 Sun Court building and the surrounding business park, including the Intuitive campus, with connection points planned to the City's multi-use path.

The residential component of the development, branded as 5660 Spalding, will be programmed to provide a housing product and associated amenities aimed at professionals looking to live near their work, including the 1,200 plus jobs coming as part of the adjacent Intuitive Surgical campus expansion. The units will be designed with innovative in-unit solutions and community amenities that allow a resident to live, work, and play from home while being walkable to the office. The proposal will incorporate shared amenities with the residents and existing office tenants that include a fitness center, pool, outdoor gathering area, lounge, restaurant, and co-working space. As shown on the renderings provided with the Application, the Applicant is

PPAB 7401821v1

proposing significant landscaping improvements around the development to bring the development to life and connect it to the surrounding environment.

The proposed development resides within the Central Business District under the City of Peachtree Corners 2040 Comprehensive Plan ("Comp Plan"). The innovative design, enhanced pedestrian connectivity and proximity to the City's multi-use trail and Intuitive campus fills an identified need in the Comp Plan for more housing opportunities in and around Technology Park and key developments. The proposal is also consistent with the policy goals stated in the Comp Plan which encourages greater multi-family densities, especially for redevelopments in Technology Park that will "revitaliz[e] traditional office parks into walkable, mixed-use environments [and] motivate young, educated professionals who wish to live where they work to live in Peachtree Corners." Further, the proposed development fully conforms to the intent of the City's recently revised MUD ordinance with the residential component being a complimentary use that is integrated into a predominantly office and commercial site.

The Subject Property's location along Spalding Drive and Engineering Drive provides a vibrant, community oriented development amidst the City's largest employer and thriving office park. Investment and redevelopment along this corridor reflects on the City's recent successes with the Intuitive expansion while helping attract new businesses and professionals looking for office space that is accessible to a mix of housing options and urban amenities within a suburban setting.

The Subject Property is located along proposed routes for the City's multi-use path that would tie into the Intuitive Campus and run north to Peachtree Corners Circle by the Forum, and south towards a proposed trail hub identified on the City's multi-use trail map. The Applicant proposes trail connectivity to the site that can be used for walking, biking, and other alternative transportation modes. By connecting the site to the City's multi-use path, residents and employees alike can access the City's Town Center from the Subject Property entirely on a multi-use path or enhanced sidewalk.

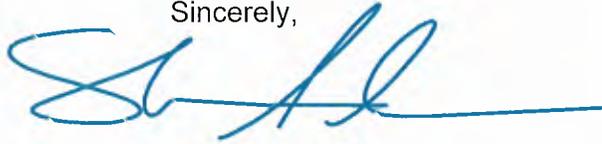
The Subject Property is in an appropriate location for the proposed development, which is surrounded by office and higher intensity uses. The Applicant's request would be a down zoning from the existing industrial zoning classification (M-1), resulting in little to no impact to the surrounding properties, schools or transportation infrastructure. The Subject Property sits on a major thoroughfare with multiple outlets with easy access to north and southbound state routes, access to sewer, and proposed trail connectivity that will reduce the traffic burden on adjacent roads.

The Applicant welcomes the opportunity to meet with the staff of the City of Peachtree Corners Department of Planning & Development to answer any questions or to address any concerns relating to this letter or the requested rezoning. The Applicant respectfully requests your favorable consideration of this Application¹.

¹ Applicant notifies the City of Peachtree Corners of its constitutional concerns with respect to its Application. If the Peachtree Corners City Council (the "**City Council**") denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Zoning Ordinance. Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. *See Guhl vs. Holcomb Bridge Road*, 238 Ga. 322 (1977). If the City Council denies the Application in whole or in part, such an action will deprive Applicant of the ability to use the Property in accordance with its highest and best use. Similarly, if the City Council rezones the Property to some classification other than MUD without Applicant's consent, or if the City Council limits its approval by

Mrs. Diana Wheeler
City of Peachtree Corners
April 29, 2022
Page 3

Sincerely,



Shaun R. Adams

SRA/sra

Cc: Fred Kay
Bruce Fernald
Andrew Webb
Ellen Smith, Esq.

attaching conditions to such approval affecting the Property or the use thereof without Applicant's consent, then such approval would deprive Applicant of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Zoning Ordinance allows such an action by the Board, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section 1, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Also, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of Applicant's rights to substantive and procedural due process as guaranteed by the Georgia Constitution (*see Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the United States Constitution (*see U.S. Const. Amend. 5 and 14*). Applicant further challenges the constitutionality and enforceability of the Zoning Ordinance, in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the Board's discretion in considering or deciding applications for rezonings. Nevertheless, Applicant remains optimistic that City Council's consideration of the Application will be conducted in a constitutional manner.

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.

Fred C. Kay 4/25/22
Signature of Applicant Date
Fred C. Kay Principal
Type or Print Name and Title

[Signature] 4/25/22
Signature of Notary Public Date
Notary



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

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 of Applicant Date

Type or Print Name and Title

Signature of Notary Public Date Notary Seal

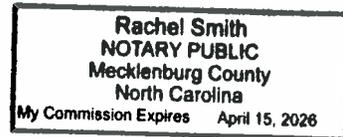
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Signature of Property Owner 4.25.22
Date

Type or Print Name and Title ANDREW WEBB, PRESIDENT

Rachel Smith
Signature of Notary Public 4/25/2022
Date Notary Seal





Shaun R. Adams
Counsel
t: 678.690.5732
f: 404.869.6972
shaunadams@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

April 30, 2022

Via Hand Delivery

Mrs. Diana Wheeler, Community Development Director
Community Development Department
City of Peachtree Corners
310 Technology Pkwy
Peachtree Corners, GA 30092

Re: Rezoning Application (“**Application**”) by 2SC, LLC (“**Applicant**”) with respect to the approximately 9.68-acre property commonly known as 2 Sun Court, Peachtree Corners, Georgia 30092, Tax Parcel Numbers R6302 154 (the “**Property**”)

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Applicant is requesting the rezoning of Property, from the current M-I (Light Industrial) to MUD (Mixed-Use Development District) to add 170 multi-family units with a restaurant and commercial uses in addition to the existing office building to remain.

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

The Property's location along Spalding Drive and Engineering Drive lends itself to a vibrant, community-oriented development within a thriving office park. The rezoning will allow for office space accessible to a mix of housing options and urban amenities within the Central Business District character area, as designated under the City of Peachtree Corners 2040 Comprehensive Plan.

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

The proposed rezoning will positively affect the existing use of nearby properties by expanding the mix of available housing options and urban amenities for professionals looking to live near their work including the 1,200 or more additional jobs coming as part of the adjacent Intuitive Surgical campus expansion.

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

The proposed development seeks to activate excess parking on a portion of the Property that does not have reasonable economic use under the current M-1 zoning district.

PPAB 7401822v2

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

The Subject Property is in an appropriate location for the proposed development, which is surrounded by office and higher intensity uses. The Applicant's request would be a down zoning from the existing industrial zoning classification (M-1), resulting in little to no impact to the surrounding properties or schools. The Subject Property sits on a major thoroughfare with multiple outlets with easy access to north and southbound state routes, access to sewer, and proposed trail connectivity that will reduce the traffic burden on adjacent roads.

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

The proposed rezoning will be in conformity with the policy and intent of the land use plan. The proposed rezoning is consistent with the Comprehensive Plan designation of Central Business District. The City's Comprehensive Plan describes the Central Business District character area as "the economic heart of Peachtree Corners. A mix of retail and commercial uses, offices, mixed-use, government and institutional properties, and open space will give Peachtree Corners residents a vibrant, dynamic, livable, and walkable town center." It also states that "The Central Business District is the most intense concentration of development and density," with primarily non-residential uses, but "mixed-use development with significant residential components is desired." The city envisions this character area to include cultural and social gathering places, easily accessed by residents in high quality housing nearby, which is exactly what the proposed development is aiming at, in conformity with the policy and intent of the land use plan.

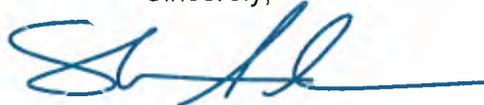
F. Are there other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning?

The Property's location along Spalding Drive and Engineering Drive is well-suited for a vibrant, community-oriented development within a thriving office park. Investment and redevelopment along this corridor attracts new businesses and professionals looking for office space that is accessible to a mix of housing options and urban amenities, which gives supporting grounds for approval of the proposed rezoning from M-1 to MUD. Additionally, the Property will seek to provide more convenient housing options for the 1,200 or more jobs coming to the adjacent Intuitive Surgical campus.

Mr. Jeff Conkle
City of Peachtree Corners
July 6, 2021
Page 3

Applicant respectfully requests that the Community Development Department (the "**Department**") recommend approval of the Application to the Planning Commission and the City Council. Applicant is happy to answer questions or provide any additional information that the Department and the City may have with regard to this Application.

Sincerely,



Shaun R. Adams

SRA
cc:



CITY OF
**Peachtree
CORNERS**
Innovative & Remarkable

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

COMMUNITY INFORMATION MEETING CERTIFICATION

Case# _____

Property Address 2 Sun Court, Peachtree Corners, GA 30092

Application Request Rezoning from M-1 (Light Industrial to MUD (Mixed Use Development) to

retain existing office building and develop a 170 multi-family building w/ restaurant and shared amenity space

Date range of required meeting Meeting to be held Wednesday, 5/11 @ 7pm virtually

TO BE COMPLETED BY APPLICANT:

Date & time meeting held _____

Location of meeting _____

Summary of meeting _____

Applicant's signature _____

(See back for meeting sign-in sheet)



Shaun R. Adams
Counsel
t: 678.690.5732
f: 404.869.6972
shaunadams@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

April 29, 2022

Re: Rezoning Application for 2SC, LLC (“Applicant”), 2 Sun Court, Peachtree Corners, Georgia 30092

Dear Property Owner,

This letter is to inform you of a Community Information Meeting for the rezoning application regarding the approximately 9.68-acre property commonly known as 2 Sun Court, Peachtree Corners, Georgia 30092 (“Property”). The Applicant intends to submit a rezoning application to change the zoning from M-1 (Light Industrial) to MUD (Mixed Use Development) to accommodate the redevelopment of Property to include 170 residential units and additional retail/office space that would complement the existing office building.

The Community Information Meeting will also be hosted via Microsoft Teams at 7 pm on Wednesday, May 11, 2022. Join the meeting on your computer or mobile app:

[Click here to join the meeting](#)

Join with a video conferencing device

176326143@teams.bjn.vc

Video Conference ID: 115 827 180 7

Alternate VTC instructions

Or call in (audio only)

+1 980-729-7974, 209419894# United States, Charlotte

(833) 803-5415, 209419894# United States (Toll-free)

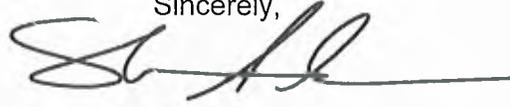
Phone Conference ID: 209 419 894#

[Find a local number](#) | [Reset PIN](#)

Applicant anticipates that the Planning Commission meeting will be held on June 21, 2022. Copies of the application will also be available on the City of Peachtree Corners website when the Planning Commission meeting agenda is posted.

April 29, 2022
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Adams', with a long horizontal flourish extending to the right.

Shaun R. Adams

SRA/sra



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Name and Address of Sender

Parker Poe Adams & Berrstein LLP
1075 Peachtree Street NE
Suite 1500
Atlanta, GA 30309

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- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1.	Gwinnett County Public Library 1001 Lawrenceville Highway Lawrenceville, GA 30046
2.	Edward C. Schramm 5676 Mount Berry Lane Peachtree Corners, GA 30092
3.	International Charter Academy of Georgia Inc. 3705 Booninering Drive Peachtree Corners, GA 30092
4.	Christ The King Lutheran Church 5575 Peachtree Parkway Peachtree Corners, GA 30092
5.	EMS Defense Technologies Inc 21001 N Tatam Blvd, Suite 1630-630 Phoenix, AZ 85050
6.	United States Postal Service PO Box 1270 Mandan, ND 58554
7.	Side1 Inc. 5600 Sun Court Peachtree Corners, GA 30092
8.	Ryan Demoff 5666 Mount Berry Lane Peachtree Corners, GA 30092



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		Handling Charge - If Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling

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Parker Poe Adams & Bernstein LLP
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Atlanta, GA 30309

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- Adult Signature Restricted Delivery
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- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1. TAGTA Realty LLC
5175 Falcon Chase Lane
Atlanta, GA 30342
2. Sun Court Partners LP
2970 Peachtree Road NW
Suite 805
Atlanta, GA 30305
3. Sunrise Investment Holdings LLC
655 Engineering Drive, Suite 208
Peachtree Corners, GA 30092
4. Intuitive Surgical Inc.
1020 Kifer Road
Sunnyvale, CA 94086
5. GCMT13 LLC
5330 Northwater Way
Duluth, GA 30097
6. One Sun Court GA LLC
600 East Ave. Suite 200
Rochester, NY 14607
7. UNUM Group
2211 Congress Street
Portland, ME 04122
8. Southern Tennis Association Inc.
5685 Spalding Drive
Peachtree Corners, GA 30092

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PS Form 3877, January 2017 (Page 1 of 2)

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		Handling Charge - If Registered and over \$50,000 in value							Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
									Restricted Delivery			
									Adult Signature Restricted Delivery	Adult Signature Required		

