



**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 checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Elevations	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>ADDITIONAL EXHIBITS (IF REQUIRED)</b>			
Additional site plan requirements for the RM Districts, R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input checked="" 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>John H. McCleskey, Jr.</u>	NAME: <u>Monty Watson (Piedmont Five, LLC)</u>
ADDRESS: <u>5445 Triangle Parkway</u>	ADDRESS: <u>5100 Peachtree Parkway</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>404-808-1145</u>	PHONE: <u>770-246-0011</u>
E-MAIL: <u>johnmccleskey@newurbandc.com</u>	E-MAIL: <u>monty.watson@piedmont.bank</u>
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
CONTACT PERSON: <u>Jack Johnson</u> PHONE: <u>678-301-8787</u>	
CONTACT'S E-MAIL: <u>jjohnson@fg-inc.net</u>	

**APPLICANT IS THE:**

OWNER'S AGENT       PROPERTY OWNER       CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT: MUD

LAND DISTRICT(S): 6th LAND LOT(S): 300 & 301 ACREAGE: +/-2.31

ADDRESS OF PROPERTY: 3847 Medlock Bridge Road, Peachtree Corners, GA 30092 and 5100 Peachtree Pkwy, Peachtree Corners, GA 30092

PROPOSED DEVELOPMENT: Mixed use building (restaurant/retail/office) & Bank

---

*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**

No. of Lots/Dwelling Units \_\_\_\_\_

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

**NON-RESIDENTIAL DEVELOPMENT**

No. of Buildings/Lots: 2

Total Bldg. Sq. Ft.: +/- 50,000

Gross Density: +/- 25,000 sf/ac

**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-100, 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-1, C-2, C-3, O-1, OBP, M-1, 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

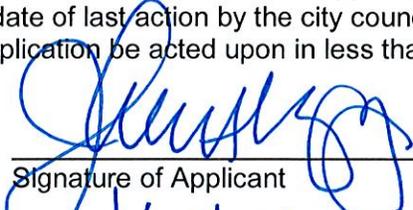
**3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)**

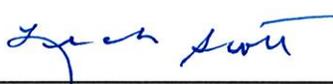
Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

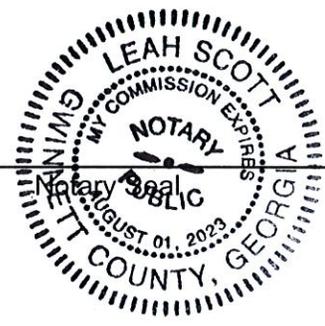
- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).
- 7. Comprehensive Plan Amendment - \$1,000

**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.

  
Signature of Applicant \_\_\_\_\_ Date 5-6-2022  
John H. McCleskey Jr. President  
Type or Print Name and Title \_\_\_\_\_

  
Signature of Notary Public \_\_\_\_\_ Date 5/6/2022



**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 5/9/22  
Monty G. Watson Managing Partner  
Type or Print Name and Title \_\_\_\_\_

  
Signature of Notary Public \_\_\_\_\_ Date 5/9/2022



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

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

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

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?  
Yes, the uses in the adjacent development are similar and within commercial and MUD zoned property.
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?  
No, the proposed restaurant/retail/office use is compatible with the surrounding uses and is not anticipated to adversely affect the usability of adjacent or nearby property.
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?  
Yes, however, the property is currently zoned as C-2 but is within the Peachtree Corners City Center mixed-used (MUD) zoned development area. Rezoning the property to MUD allows for more available uses that are compatible with the surrounding development.
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?  
The proposed use is not anticipated to cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?  
The property is within the Central Business District character area. The vision of that character area is to attract quality business in a walkable environment. The proposed use fits that vision well.
- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?  
The shape and size of the property make developing under the C-2 zoning difficult. Rezoning to MUD will allow for more flexible lot dimensional standards that will offset some of the challenges of the lot size and shape.

**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.

*[Signature]*      5-6-2022      John H. McClerky Jr. President  
 \_\_\_\_\_  
 Signature of Applicant      Date      Type or Print Name and Title

*[Signature]*      5-6-2022      JACK JOHNSON PROJECT MANAGER  
 \_\_\_\_\_  
 Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

*[Signature]*      5-6-2022  
 \_\_\_\_\_  
 Signature of Notary      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                    301                    184  
(Map Reference Number)                    District                    Land Lot                    Parcel

 \_\_\_\_\_                    5-6-2022  
Signature of Applicant                    Date

John H. McClerkey Jr. President  
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)

\_\_\_\_\_  
NAME                    TITLE

\_\_\_\_\_  
DATE

---

---

# BEREAVEMENT NOTICE

**Gwinnett County Tax Commissioner**  
**Tiffany P. Porter, Esq.**  
**July 4, 1978 - May 5, 2022**



## Rest in Peace



DENISE R. MITCHELL, MPA  
GWINNETT COUNTY  
TAX COMMISSIONER



## BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

### Tax Account

**Mailing Address:**

PIEDMONT FIVE LLC  
5100 PEACHTREE PKWY  
PEACHTREE CORNERS, GA 30092-2525

**SITUS:**

3847 MEDLOCK BRIDGE RD

**Tax District:**

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6301 184	Real Property	5/23/2022 8:07:57 PM

**Legal Description**

TRACT 2 MEDLOCK BRIDGE RD PLAT 149-40

### Tax Values

Description	Market Value	Assessed Value
Land	\$156,100.00	\$62,440.00
Improvement	\$0.00	\$0.00
Total	\$156,100.00	\$62,440.00
<b>Class Codes</b>	300-Commercial Vacant Land	



### Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$1,333.10	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$896.02	\$0.00
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$103.32	\$0.00
<b>Total Tax</b>	\$2,332.44	\$0.00

### Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24690433	10/15/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>				\$0.00	\$0.00	\$0.00	\$0.00

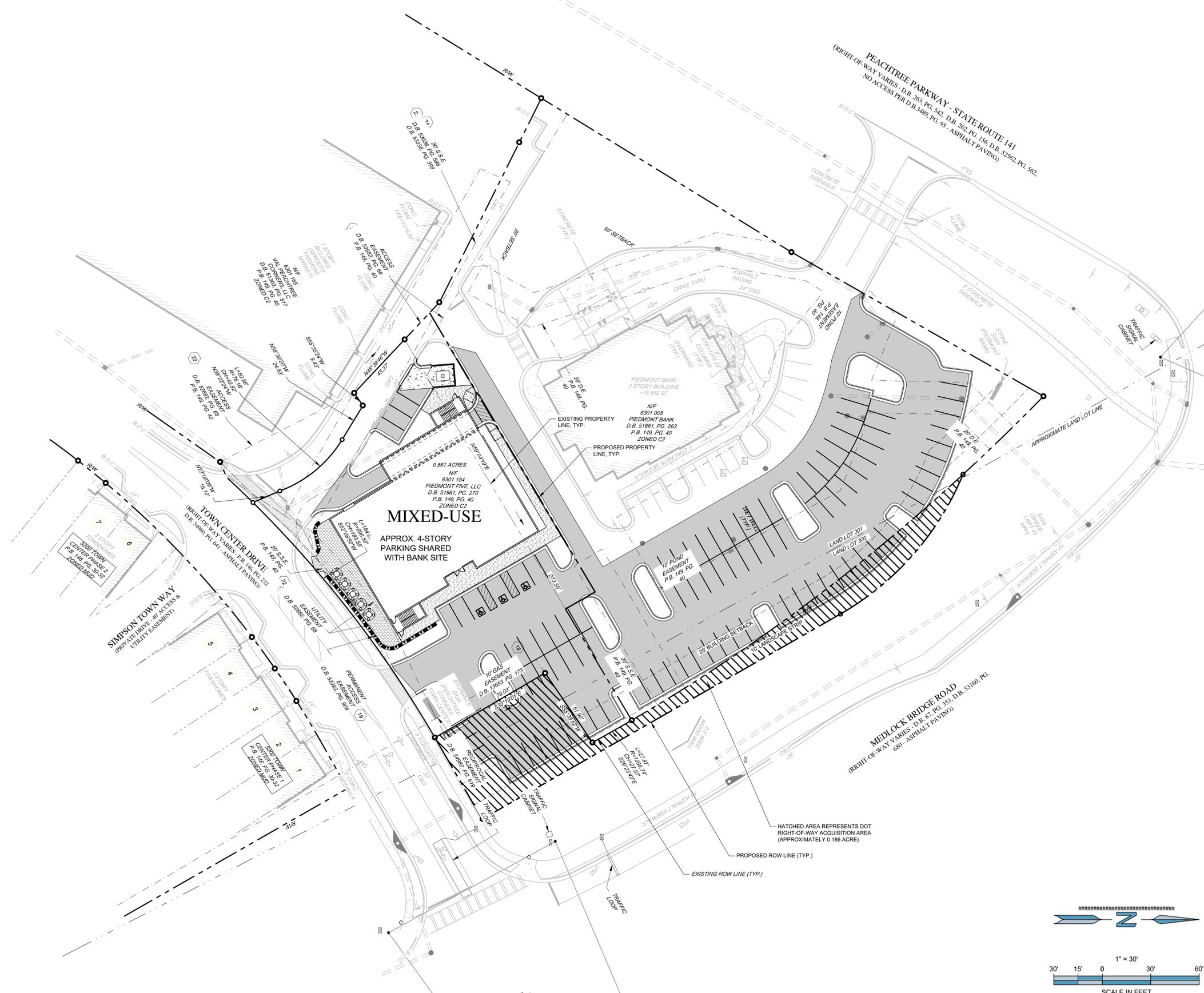
### Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	24690433	B21.26184	\$2,332.44	8/16/2021





**GENERAL NOTES:**  
 1) THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



ENGINEER:  
**FORESITE**  
 group  
 Foresite Group, LLC  
 3740 Davinci Ct.  
 Suite 100  
 Peachtree Corners, GA 30092  
 o | 770.368.1399  
 f | 770.368.1944  
 w | www.foresitegroup.net

DEVELOPER:  
**NEW URBAN DEVELOPMENT PC, GA, LLC**  
 5445 TRIANGLE PARKWAY, SUITE 220  
 PEACHTREE CORNERS, GA 30092  
 404.808.1145  
 CONTACT: MR. JOHN McCLESKEY JR.

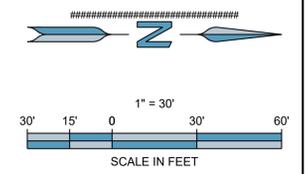
PROJECT:  
**MIXED USE BUILDING**  
 3847 MEDLOCK BRIDGE RD  
 PEACHTREE CORNERS, GA 30092  
 LL: 300 & 301, 6TH DIST. PARCEL #6301184

SEAL:

REVISIONS	DATE

PROJECT MANAGER: JMU  
 DRAWING BY: JAM  
 JURISDICTION: PEACHTREE CORNERS, GA  
 DATE: 2022.05.26  
 SCALE: 1" = 20'  
 TITLE:

**SITE & PAVING PLAN**  
 SHEET NUMBER:  
**C-1**  
 COMMENTS: NOT FOR CONSTRUCTION  
 JOBFILE NUMBER: 1262.006



P:\1262.000 MEDLOCK BRIDGE RD - PEACHTREE CORNERS, GEORGIA\RESZONE PLAN\DWG

## MIXED-USE BUILDING SITE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 300 & 301 OF THE 6TH LAND DISTRICT, CITY OF PEACHTREE CORNERS, GWINNETT COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE POINT OF COMMENCEMENT**, BEGIN AT A ½" REBAR FOUND WITH CAP (LSF 313) AT THE INTERSECTION FORMED BY THE NORTHWESTERLY RIGHT-OF-WAY OF TOWN CENTER DRIVE (R/W VARIES) AND THE SOUTHWESTERLY RIGHT-OF-WAY OF MEDLOCK BRIDGE ROAD (R/W VARIES), SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE FROM SAID POINT AS THUS ESTABLISHED AND CONTINUING ALONG SAID RIGHT-OF-WAY OF TOWN CENTER DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 696.50 FEET AND ARC LENGTH OF 184.08 FEET BEING SUBTENDED BY A CHORD OF SOUTH 52 DEGREES 08 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 183.55 FEET TO A MAG NAIL SET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 23 DEGREES 08 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 18.10 FEET TO A MAG NAIL SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 76.16 FEET AND ARC LENGTH OF 50.86 FEET BEING SUBTENDED BY A CHORD OF NORTH 39 DEGREES 22 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 49.92 FEET TO A MAG NAIL SET; THENCE NORTH 58 DEGREES 30 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 24.53 FEET TO A MAG NAIL FOUND; THENCE SOUTH 55 DEGREES 35 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 9.43 FEET TO A MAG NAIL FOUND; THENCE NORTH 46 DEGREES 39 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 45.37 FEET TO A MAG NAIL FOUND; THENCE NORTH 59 DEGREES 04 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 273.55 FEET TO A ½" REBAR FOUND WITH CAP (LSF 313) ON THE AFORESAID RIGHT-OF-WAY OF MEDLOCK BRIDGE ROAD (R/W VARIES); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1089.74 FEET AND ARC LENGTH OF 27.87 FEET BEING SUBTENDED BY A CHORD OF SOUTH 29 DEGREES 23 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 27.87 FEET TO A ½" REBAR FOUND WITH CAP (LSF 313); THENCE SOUTH 55 DEGREES 35 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 51.90 FEET TO A ½" REBAR FOUND; THENCE SOUTH 30 DEGREES 19 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 79.03 FEET TO A POINT, SAID POINT BEING **THE POINT OF BEGINNING**.

SAID PROPERTY CONTAINS 0.561 ACRES.

TOGETHER WITH EASEMENTS APPURTENANT TO THE SUBJECT PROPERTY AS CONTAINED IN THAT CERTAIN ACCESS EASEMENT AND LANDSCAPING AGREEMENT DATED SEPTEMBER 27, 2012, BY AND AMONG ROBERTS PROPERTIES RESIDENTIAL, L.P., A GEORGIA LIMITED PARTNERSHIP, PEACHTREE PARKWAY HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND PIEDMONT FIVE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, FILED FOR RECORD OCTOBER 1, 2012, AND RECORDED IN DEED BOOK 51679, PAGE 671, GWINNETT COUNTY, GEORGIA RECORDS.

TOGETHER WITH EASEMENTS APPURTENANT TO THE SUBJECT PROPERTY AS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT DATED DECEMBER 10, 2012, BY AND BETWEEN PEACHTREE PARKWAY HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND PIEDMONT FIVE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, FILED FOR RECORD DECEMBER 12, 2012, AND RECORDED IN DEED BOOK 51861, PAGE 251, GWINNETT COUNTY, GEORGIA RECORDS.

## PIEDMONT BANK SITE LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 301 of the 6<sup>th</sup> Land District, Gwinnett County, Georgia, containing 1 600 acres, and being shown as Tract 1 on that certain Final Plat for Piedmont Five, LLC, dated November 14, 2012, as last revised November 15, 2012, prepared by Precision Planning, Inc , and bearing the seal of Randall W Dixon, Georgia Registered Land Surveyor No. 1678, filed for record December 3, 2012 and recorded in Plat Book 129, Pages 192 and 193, Gwinnett County, Georgia Records, said plat being incorporated herein by this reference

TOGETHER WITH and subject to all rights, easements and obligations contained in that certain Access Easement and Landscaping Agreement dated September 27, 2012, by and among Roberts Properties Residential, L.P , a Georgia limited partnership, Peachtree Parkway Holdings, LLC, a Georgia limited liability company, and Piedmont Five, LLC, a Georgia limited liability company, filed for record October 1, 2012 and recorded in Deed Book 51679, Page 671, Gwinnett County, Georgia Records.

TOGETHER WITH and subject to all rights, easements and obligations contained in that certain Bern Agreement dated September 27, 2012, by and among Roberts Properties Residential, L P , a Georgia limited partnership, Peachtree Parkway Holdings, LLC, a Georgia limited liability company, and Piedmont Five, LLC, a Georgia limited liability company, filed for record October 1, 2012 and recorded in Deed Book 51679, Page 689, Gwinnett County, Georgia Records

TOGETHER WITH restrictions contained in that certain Restrictive Covenant dated September 27, 2012, by Roberts Properties Residential, L P , a Georgia limited partnership, filed for record October 1, 2012 and recorded in Deed Book 51679, Page 641, Gwinnett County, Georgia Records

TOGETHER WITH and subject to all rights, easements and obligations contained in that certain Easement Agreement dated December 10, 2012, by and between Piedmont Five, LLC, a Georgia limited liability company, and Peachtree Parkway Holdings, LLC, a Georgia limited liability company, filed for record December 12, 2012 and recorded in Deed Book 5186, Page 251, Gwinnett County, Georgia Records.

May 9, 2022

**VIA HAND DELIVERY AND EMAIL**

City of Peachtree Corners  
Attn: Mr. Jeff Conkle  
310 Technology Parkway,  
Peachtree Corners, GA 30092  
jconkle@peachtreecornersga.gov

RE: Rezoning Application for 3847 Medlock Bridge Road (Parcel ID 6301 184) and 5100 Peachtree Pkwy,  
Peachtree Corners, GA 30092 (Parcel ID 6301 005)

Dear Mr. Conkle:

On behalf of the Applicant, John McCleskey, Jr., we are pleased to submit this Application to rezone the above referenced properties for consideration by the City of Peachtree Corners. The Applicant requests to rezone the properties from C-2 (General Business) to MUD (Mixed-Use Development). The subject property (Parcel ID 6301 184) is currently undeveloped and contains a vehicular access driveway that leads to Piedmont Bank with the remainder of the area being mostly gravel and grassed yard area. The other subject property is the existing Piedmont Bank site (Parcel ID 6301 005). If approved, the proposed development will include a 4-story mixed-use building with drive-through restaurant and retail on the ground-floor level with office space on the upper floors. The Piedmont Bank site will remain as a bank use. The parking lot of the Piedmont Bank site is proposed to be expanded and utilized for shared parking between the two properties. The proposed development will update the subject property with an attractive mixed-use building that meets the City's future planning desires of attracting quality business in a walkable environment. The location of the subject property being in the Peachtree Corners City Center area promotes a walkable environment with the availability of residential housing, restaurants and retail spaces being directly adjacent to the property. Furthermore, the subject property is positioned well to benefit from new sidewalks that are currently being constructed along East Jones Bridge that will make walking from the neighborhoods across Peachtree Parkway more practical. For vehicular parking and access that will be required, the proposed development intends to add parking to the subject property and the adjacent Piedmont Bank site and enter into a shared parking agreement with the Bank site.

Thank you for your time and consideration.

Sincerely,  
**FORESITE GROUP, LLC**



Jack Johnson  
Senior Project Manager



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

### COMMUNITY INFORMATION MEETING CERTIFICATION

Case# \_\_\_\_\_

Property Address 3847 MEDLOCK BRIDGE RD

Application Request Rezoning

Date range of required meeting Prior to filing application

**TO BE COMPLETED BY APPLICANT:**

Date & time meeting held 4/20/2022

Location of meeting Berkeley Lake Chapel

Summary of meeting The meeting was advertised as required with advance notice. There was no attendance (other than the Applicant's team). Further, no one has reached out for information since the notices were mailed out.

Applicant's signature \_\_\_\_\_

(See back for meeting sign-in sheet)





MAY 2, 2022





MAY 2, 2022



MAY 2, 2022



MAY 2, 2022



MAY 2, 2022



EL CIELO

MAY 2, 2022



phoenix

phoenix  
realtor co.

MAY 2, 2022