

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
North American Properties-Atlanta, LTD NAME: <u>c/o Parker Poe Adams & Bernstein</u>	NAME: <u>TGA NAP Forum on Peachtree Owner LLC</u>
ADDRESS: <u>1075 Peachtree Street NE, Suite 1500</u>	ADDRESS: <u>1175 Peachtree Street NE, Suite 160</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: <u>GA</u> ZIP: <u>30361</u>
PHONE: <u>678-690-5732</u>	PHONE: <u>404-946-0948</u>
E-MAIL: <u>shaunadams@parkerpoe.com</u>	E-MAIL: <u>tim.perry@naproperties.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): C-2 REQUESTED ZONING DISTRICT: MUD

LAND DISTRICT(S): 6TH LAND LOT(S): 301 & 317 ACREAGE: 43.45 Acres

ADDRESS OF PROPERTY: 5155 Peachtree Parkway, Norcross, GA 30092

PROPOSED DEVELOPMENT: Additional development to include 381 multifamily units

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 381

Dwelling Unit Size (Sq. Ft.): 745-1,200sf

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 13

Total Bldg. Sq. Ft.: 514,400

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-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

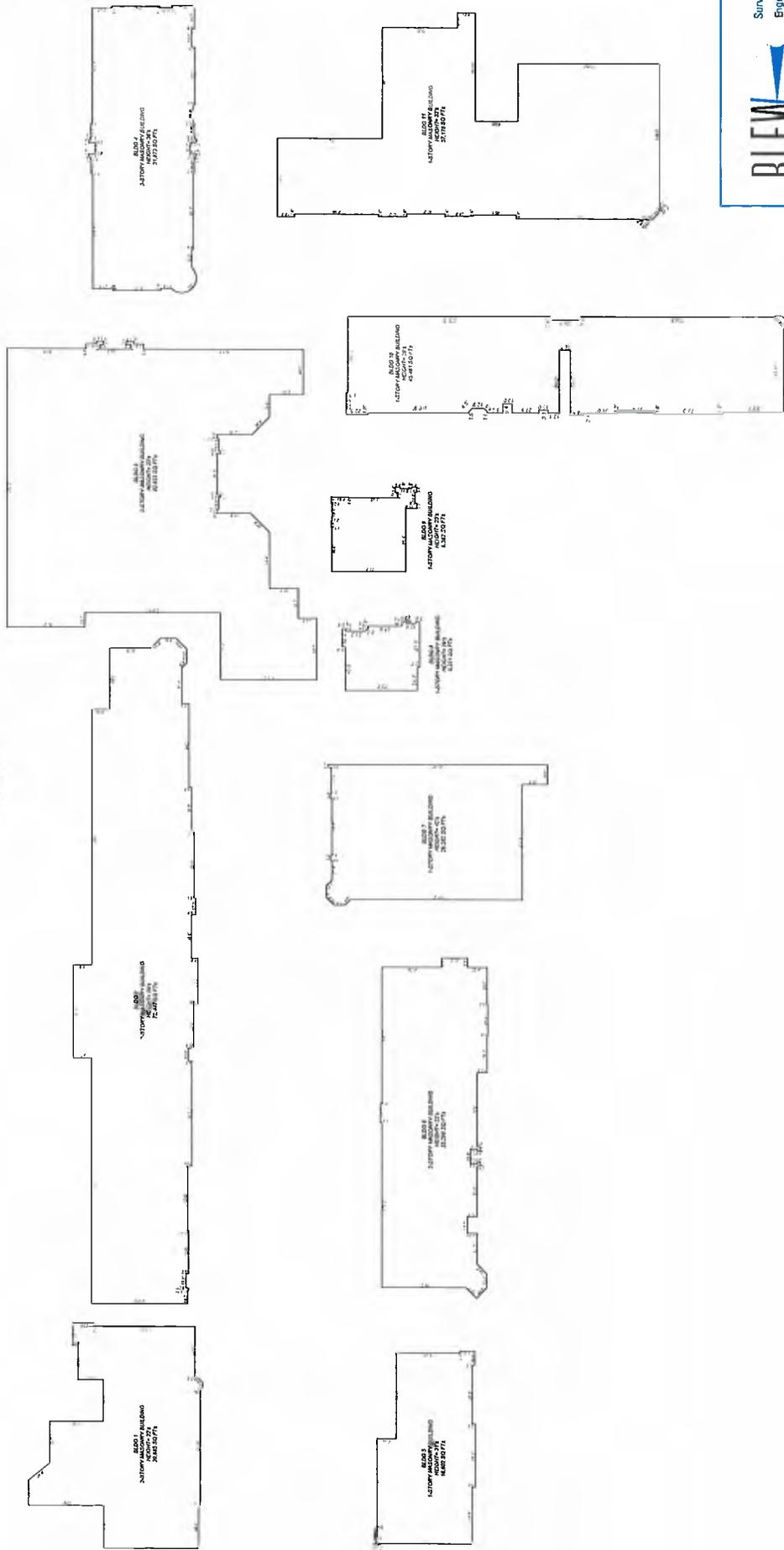
ALTANSPS LAND TITLE SURVEY

5165 PEACHTREE PARKWAY

GWINNETT COUNTY

PEACHTREE CORNERS, GEORGIA 30092

BUILDING DETAIL



BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

1615 W. PEACHTREE PARKWAY, SUITE 100
DUNWOODY, GEORGIA 30329
PH: 404.251.1111 FAX: 404.251.1112
WWW.BLEWPA.COM

SURVEYOR JOB NUMBER: 220253
SURVEY DRAWING BY: JH
DATE: 05/08/2022
SCALE: AS SHOWN
SHEET: 2 OF 2

design

dwell

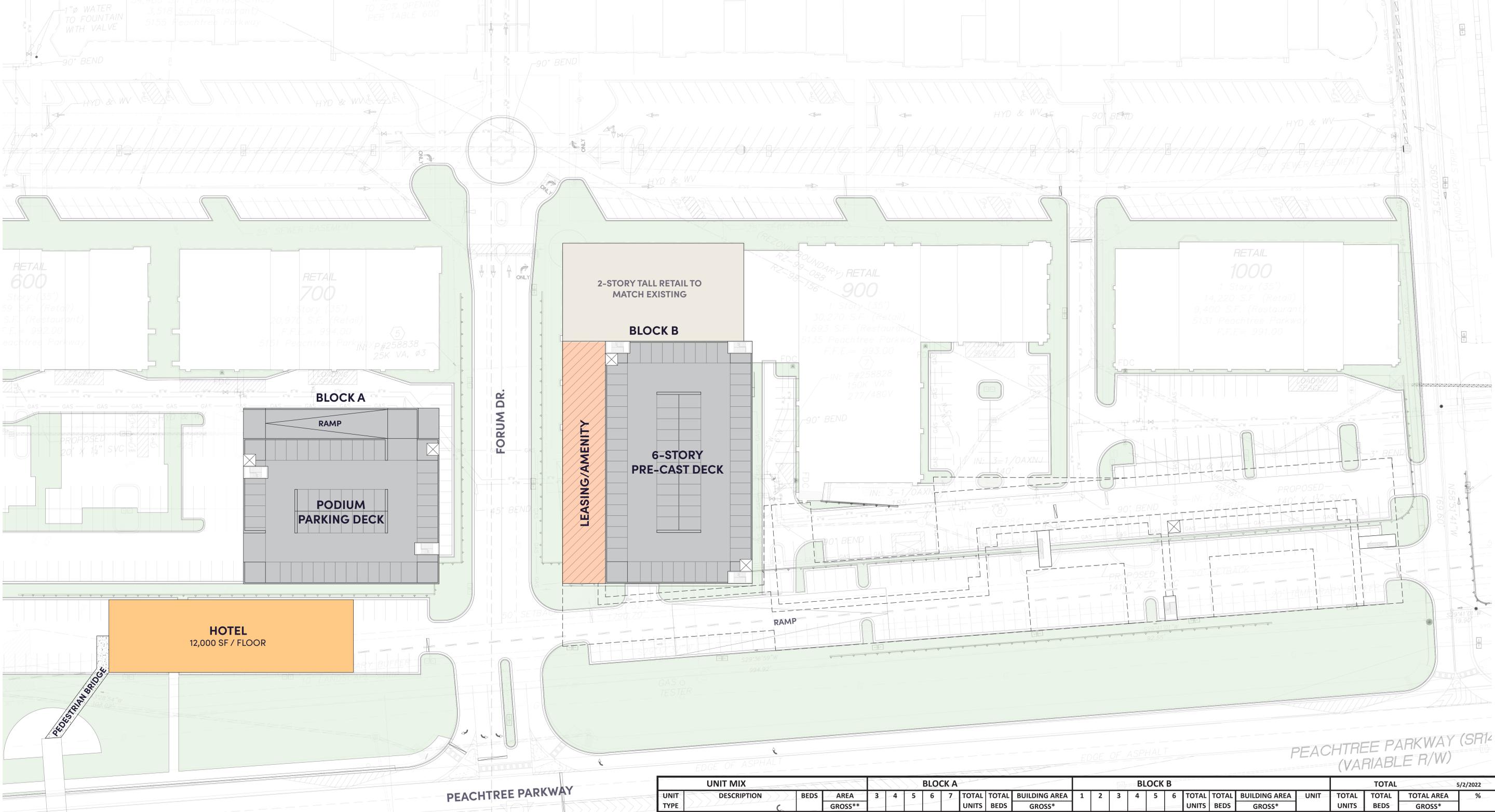
Concept Design

Peachtree Corners

Masterplan

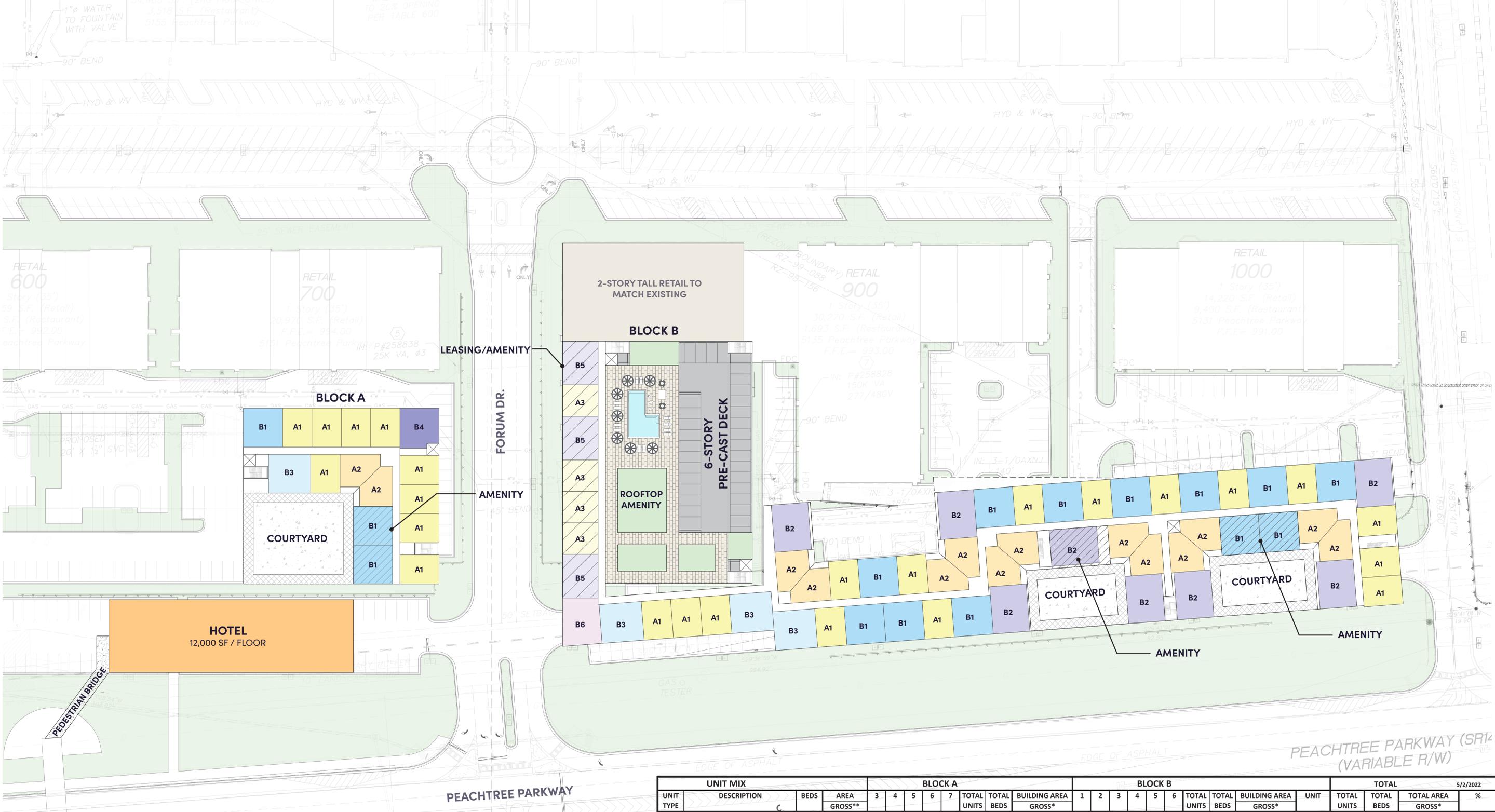
Peachtree Corners, GA

studio



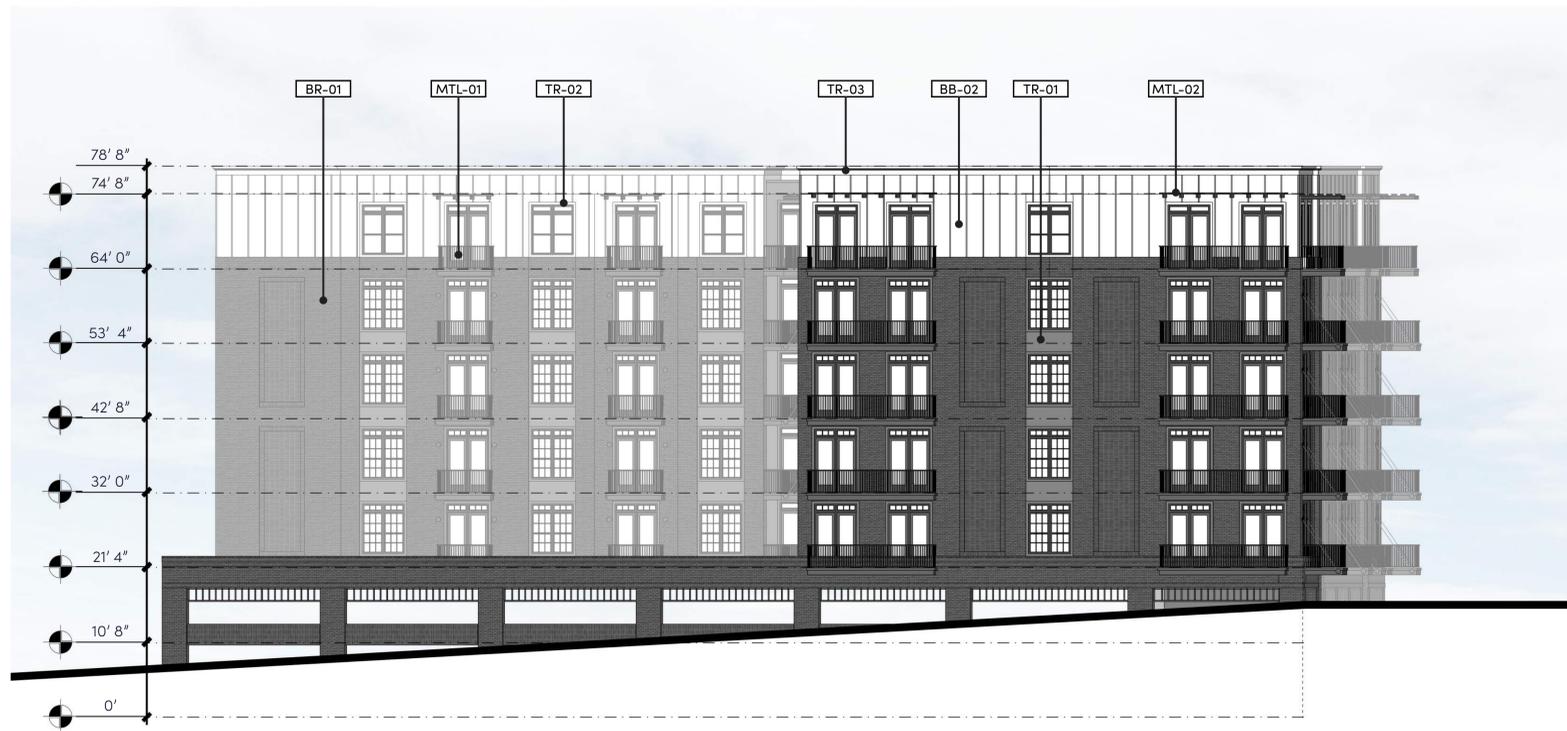
1 OVERALL SITE PLAN: PARKING LEVELS
 1" = 30'-0"
 0' 50' 100' 200'

UNIT MIX				BLOCK A							BLOCK B						TOTAL								
UNIT TYPE	DESCRIPTION	BEDS	AREA GROSS**	3	4	5	6	7	TOTAL UNITS	TOTAL BEDS	BUILDING AREA GROSS*	1	2	3	4	5	6	TOTAL UNITS	TOTAL BEDS	BUILDING AREA GROSS*	UNIT	TOTAL UNITS	TOTAL BEDS	TOTAL AREA GROSS*	%
1 BEDROOM UNITS																									
A1	1 BEDROOM / 1 BATH	1	768	9	9	9	9	9	45	45	34,560	9	15	15	15	15	9	78	78	59,904	A1	123	123	94464	32.28%
A2	1 BEDROOM / 1 BATH	1	747	2	2	2	2	2	10	10	7,470	10	12	12	12	12	10	68	68	50,796	A2	78	78	58266	20.47%
A3	1 BEDROOM / 1 BATH	1	754						0	0	0	0	4	4	4	4	0	16	16	12,064	A3	16	16	12064	4.20%
A4	1 BEDROOM / 1 BATH	1	840						0	0	0	1	1	1	1	1	1	6	6	5,040	A4	6	6	5040	1.57%
TOTALS									55	55	42,030							168	168	127,804		223	223	169834	58.53%
2 BEDROOM UNITS																									
B1	2 BEDROOM / 2 BATH	2	1,024	1	1	3	3	3	11	22	11,264	7	12	12	12	12	9	64	128	65,536	B1	75	150	76800	19.69%
B2	2 BEDROOM / 2 BATH	2	1,170						0	0	0	6	8	8	8	8	7	45	90	52,650	B2	45	90	52650	11.81%
B3	2 BEDROOM / 2 BATH	2	1,104	1	1	1	1	1	5	10	5,520	0	3	3	3	3	0	12	24	13,248	B3	17	34	18768	4.46%
B4	2 BEDROOM / 2 BATH	2	1,016	1	1	1	1	1	5	10	5,080	0	0	0	0	0	0	0	0	0	B4	5	10	5080	1.31%
B5	2 BEDROOM / 2 BATH	2	1,045						0	0	0	0	3	3	3	3	0	12	24	12,540	B5	12	24	12540	3.15%
B6	2 BEDROOM / 2 BATH	2	1,194						0	0	0	0	1	1	1	1	0	4	8	4,776	B6	4	8	4776	1.05%
TOTALS									21	42	21,864							137	274	148,750		158	316	170614	41.47%
TOTAL UNITS									76	97	63,894 SF	33	59	59	59	59	36	305	442	276,554 SF		381	539	340448 SF	100.00%
																						UNIT AVERAGE		894 SF	



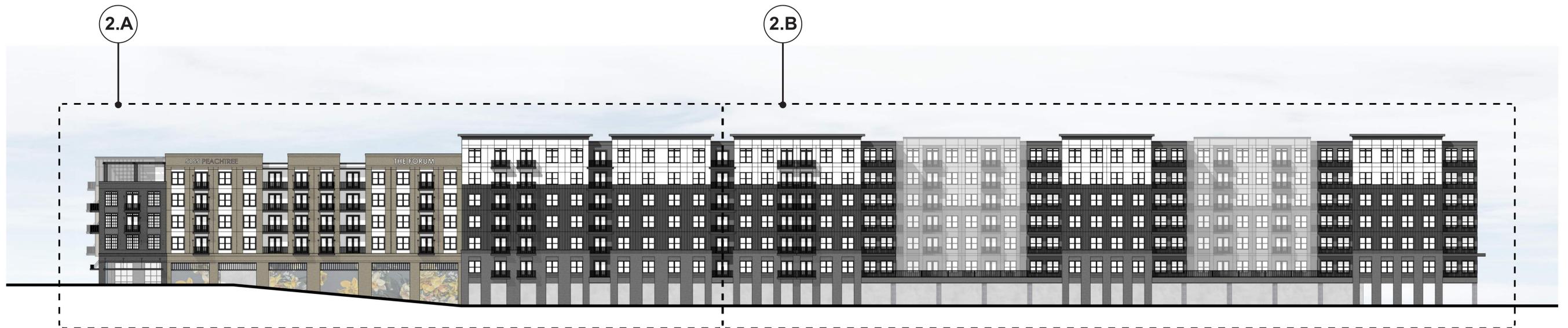
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 0' 50' 100' 200'

UNIT MIX				BLOCK A							BLOCK B						TOTAL								
UNIT TYPE	DESCRIPTION	BEDS	AREA GROSS**	3	4	5	6	7	TOTAL UNITS	TOTAL BEDS	BUILDING AREA GROSS*	1	2	3	4	5	6	TOTAL UNITS	TOTAL BEDS	BUILDING AREA GROSS*	UNIT	TOTAL UNITS	TOTAL BEDS	TOTAL AREA GROSS*	%
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TOTALS									55	55	42,030						168	168	127,804		223	223	169834	58.53%	
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B3	2 BEDROOM / 2 BATH	2	1,104	1	1	1	1	1	5	10	5,520	0	3	3	3	0	12	24	13,248	B3	17	34	18768	4.46%	
B4	2 BEDROOM / 2 BATH	2	1,016	1	1	1	1	1	5	10	5,080	0	0	0	0	0	0	0	0	0	B4	5	10	5080	1.31%
B5	2 BEDROOM / 2 BATH	2	1,045	0	0	0	0	0	0	0	0	0	3	3	3	0	12	24	12,540	B5	12	24	12540	3.15%	
B6	2 BEDROOM / 2 BATH	2	1,194	0	0	0	0	0	0	0	0	0	1	1	1	0	4	8	4,776	B6	4	8	4776	1.05%	
TOTALS									21	42	21,864						137	274	148,750		158	316	170614	41.47%	
TOTAL UNITS				14	14	16	16	16	76	97	63,894 SF	33	59	59	59	36	305	442	276,554 SF		381	539	340448 SF	100.00%	
																						UNIT AVERAGE		894 SF	



TAG NO.	MATERIAL INFORMATION	TAG NO.	MATERIAL INFORMATION
BR-01	Brick - Dark Gray	TR-01	Cementitious Trim - Dark Gray
BR-02	Brick - Tan	TR-02	Cementitious Trim - Off White
BR-03	Brick - Gray	TR-03	Cementitious Trim - Light Gray
BB-01	Cementitious Board & Batten - Dark Gray	MTL-01	Picket Railings
BB-02	Cementitious Board & Batten - Off White	MTL-02	Metal Canopy
ST-01	Stucco - Dark Gray	SF-01	Storefront Windows
ST-02	Stucco - Off White		
ST-03	Stucco - Light Gray		

1 OVERALL ELEVATION: FACING PEACHTREE PKWY (SE) - BLOCK A
1" = 10'-0"



2 OVERALL ELEVATION: FACING PEACHTREE PKWY (SE) - BLOCK B
1" = 20'-0"



2.A OVERALL ELEVATION: FACING PEACHTREE PKWY (SE) - BLOCK B
 1" = 10'-0"



2.B OVERALL ELEVATION: FACING PEACHTREE PKWY (SE) - BLOCK B
 1" = 10'-0"



TAG NO.	MATERIAL INFORMATION	TAG NO.	MATERIAL INFORMATION
BR-01	Brick - Dark Gray	TR-01	Cementitious Trim - Dark Gray
BR-02	Brick - Tan	TR-02	Cementitious Trim - Off White
BR-03	Brick - Gray	TR-03	Cementitious Trim - Light Gray
BB-01	Cementitious Board & Batten - Dark Gray	MTL-01	Picket Railings
BB-02	Cementitious Board & Batten - Off White	MTL-02	Metal Canopy
ST-01	Stucco - Dark Gray	SF-01	Storefront Windows
ST-02	Stucco - Off White		
ST-03	Stucco - Light Gray		

3 OVERALL ELEVATION: FACING FORUM DR. (NE) - BLOCK A
1" = 10'-0"



4 OVERALL ELEVATION: FACING FORUM DR. (SW) - BLOCK B
1" = 10'-0"



View 1: Overall Main Corner Perspective



View 2: Overall Perspective Showing Both Buildings



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

June 6, 2022

Via Hand Delivery

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

Re: Rezoning Application ("**Application**") by North American Properties ("**Applicant**") with respect to approximately 43.45 acres being properties commonly known as the Forum, 5155 Peachtree Parkway, Peachtree Corners (the "**City**"), Georgia 30092, Tax Parcel Identification Numbers R6317 001 and R6301 174 (the "**Property**")

LETTER OF INTENT

Dear Diana:

This law firm has the pleasure of representing Applicant with respect to the Application. Applicant respectfully submits for consideration the Application, seeking a rezoning of the Property from the C-2 (General Business District) to the MUD (Mixed Use Development District) to allow for additional development of the Property to include a 381-unit multifamily residential building, retail space, a hotel, and additional parking to add to the existing 99,050 square feet of office space, and to reconfigure the existing 415,350-square-foot shopping center.

The Property -- Background and Existing Zoning

The Property is located at 5155 Peachtree Parkway, Land Lots 301 & 317, 6th District. The Tax Parcel Identification Numbers are R6317 001 and R6301 174. The property is approximately 43.45 acres in size and is part of the overall project and one of the City's major attractions known as the Forum. The Property contains a shopping center, office space, and surface parking to support the existing office uses. The Applicant requests approval of the Application to add 381 multifamily units (a 6-story Block A containing 76 units and a 6-story Block B containing 305 units), retail space, a hotel of 125 keys, and additional parking, reusing the existing 99,050 square feet of office space and reconfiguring the existing 415,350-square-foot shopping center. The proposed additional parking would add 315 spaces to the existing 1,855 spaces to reach a total of 2,175 spaces, which exceeds the City's parking requirements.

The existing zoning for the Property is C-2 (General Business District). In the City's 2040 Comprehensive Plan (the "Comprehensive Plan") that affirms the City's big picture vision, the Property falls within the Central Business District Character Area. The Application, including the proposed density and mix of uses, is consistent with the City's comprehensive plan.

PPAB 7588876v1

Proposed Redevelopment and Rezoning

Applicant is requesting the rezoning of the Property from the current C-2 (General Business District) to MUD (Mixed-Use Development District).

The proposed rezoning is consistent with the City's Comprehensive Plan designation of Central Business District Character Area. The 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." The Comprehensive Plan also states that high quality mid-rise mixed-use development with significant residential components is desired.

Applicant plans to reuse the existing office and retail space by adding multifamily residential units, retail space, a hotel, and structured parking. The addition would create a vibrant, livable, and walkable town center, attractive to visitors, local employees, and residents, consistent with the City's vision for the Central Business District Character Area. The attached site plan illustrates the plans to reuse, expand, and revitalize the Property.

Application Requirements¹

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 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. 1, § 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 Council, 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. 1, § 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 City Council'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.

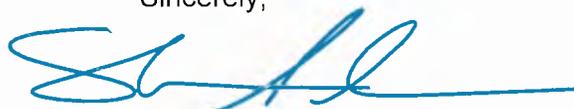
Ms. Diana Wheeler
City of Peachtree Corners
June 6, 2022
Page 3

The Peachtree Corners Public Hearing Application sets forth the requirements applicable to rezoning applications, some of which are addressed above and the remainder of which are addressed in supporting documents. Specifically, in support of the Application, Applicant submits the following documents:

1. Completed Application Form
2. Boundary Survey with Legal Description
3. Site Plan
4. Architectural Elevations
5. Letter of Intent
6. Applicant Certification with Notarized Signature
7. Property Owner Certification with Notarized Signature
8. Standards Governing Exercise of the Zoning Power
9. Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)
10. Verification of Paid Property Taxes (most recent year)
11. Electronic copy of complete package
12. Application Fee
13. The Community Information Meeting notification letter.
14. Traffic Study

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 Adams

SRA
cc: Ellen W. Smith, Esq.

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] 6.6.2022
Signature of Applicant Date

TIMOTHY PERRY, AUTHORIZED SIGNATORY
Type or Print Name and Title

[Signature] 6/6/22
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] 6.6.2022
Signature of Property Owner Date

TIMOTHY PERRY, AUTHORIZED SIGNATORY
Type or Print Name and Title

[Signature] 6/6/22
Signature of Notary Public Date





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

June 5, 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 North American Properties (“**Applicant**”) with respect to approximately 43.45 acres being properties commonly known as the Forum, 5155 Peachtree Parkway, Peachtree Corners (the “**City**”), Georgia 30092, Tax Parcel Identification Numbers R6317 001 and R6301 174 (the “**Property**”)

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Applicant is requesting the rezoning of Property, from the current C-2 (General Business District) to MUD (Mixed-Use Development District) to add 381 multi-family units and a hotel to the existing retail/restaurant/office development known as the Forum.

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 Peachtree Parkway between Peachtree Corners Circle and East Jones Bridge Road is a core component of Downtown Peachtree Corners which lends itself to a thriving community-oriented development. The rezoning will bring needed housing and hospitality options to the Forum development in accordance with policy and intent of 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 and hospitality options among the City’s downtown as part of the existing Forum Development.

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

PPAB 7585722v1

The existing development contains retail/commercial uses that are fully dependent on vehicular traffic for customers due to a lack of onsite residential within the City's downtown. The current C-2 zoning does not allow for a residential component that is needed to ensure the long term economic vitality of the Property, therefore the Property does not have reasonable economic use as currently zoned.

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 retail and office uses within the City's downtown. 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 Peachtree Parkway between Peachtree Corners Circle and East Jones Bridge Road is a core component of Downtown Peachtree Corners which lends itself to a thriving community-oriented development. Investment and redevelopment within the City's downtown will provide needed housing and hospitality uses to support the economic growth of the City which has seen a commitment of over 2,000 new jobs in the last 12-24 months.

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,

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

Shaun R. Adams

SRA
cc:

**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)

TIMOTHY PERRY
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]
Signature of Applicant

6/6/2022
Date

Timothy Perry
AUTHORIZED SIGNATORY
Type or Print Name and Title

Signature of Applicant's Attorney or Representative

Date

Type or Print Name and Title

Mallory M. [Signature]
Signature of Notary

6/6/22
Date

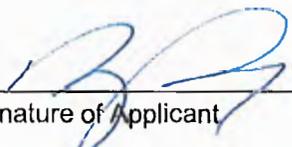


VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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: R6 - 301 - 174
(Map Reference Number) District Land Lot Parcel

 _____ 6.6.2022
Signature of Applicant Date

 TIMOTHY PERRY AUTHORIZED SIGNATORY
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



BILL DETAIL

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

Tax Account

Mailing Address:

TGA NAP FORUM ON PEACHTREE OWNER LLC
1175 PEACHTREE ST NE STE 160
ATLANTA, GA 30361-3528

SITUS:

5185 PEACHTREE CORNERS CIR

Tax District:

PEACHTREE CORNERS

Parcel ID

R6301 174

Property Type

Real Property

Last Update

6/5/2022 8:08:49 PM

Legal Description

JONES BR RD

Tax Values

Description	Market Value	Assessed Value
Land	\$3,120,700.00	\$1,248,280.00
Improvement	\$10,352,300.00	\$4,140,920.00
Total	\$13,473,000.00	\$5,389,200.00



Class Codes

353-Office Bldg LoRise 1-4

Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$115,059.42	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$77,335.02	\$0.00
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$5,261.94	\$0.00
Total Tax	\$197,656.38	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24664426	3/1/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	24664426	U21.10024	\$197,656.38	10/1/2021

Select Language ▼



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BEREAVEMENT NOTICE

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



Rest in Peace



BILL DETAIL

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

Tax Account

Mailing Address:

TGA NAP FORUM ON PEACHTREE OWNER LLC
1175 PEACHTREE ST NE STE 160
ATLANTA, GA 30361-3528

SITUS:

5165 PEACHTREE PKWY Ste 417

Tax District:

PEACHTREE CORNERS

Parcel ID

R6317 001

Property Type

Real Property

Last Update

6/5/2022 8:08:49 PM

Legal Description

JONES BR RD

Tax Values

Description	Market Value	Assessed Value
Land	\$22,350,700.00	\$8,940,280.00
Improvement	\$34,165,300.00	\$13,666,120.00
Total	\$56,516,000.00	\$22,606,400.00



Class Codes 342-Community Shopping Mall

Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$482,646.64	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$324,401.84	\$0.00
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$28,639.32	\$0.00
Total Tax	\$835,687.80	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24506467	3/1/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	24506467	U21.10023	\$835,687.80	10/1/2021

Select Language ▼



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

COMMUNITY INFORMATION MEETING CERTIFICATION

Case# _____

Property Address 5155 Peachtree Parkway and 4396 Peachtree Corners Circle

Application Request Request to rezone properties from C-2 to MUD to incorporate on-site multi-family residential, additional retail, commercial, and hospitality uses.

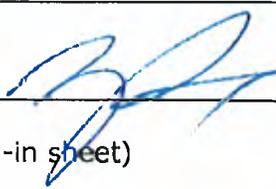
Date range of required meeting Wednesday, May 18, 2022

TO BE COMPLETED BY APPLICANT:

Date & time meeting held Wednesday, May 18, 2022

Location of meeting Christ the King Church, 5575 Peachtree Parkway

Summary of meeting Applicant presented the two rezoning requests as part of a Land Use Meeting for UPCCA. Details surrounding the improvements on the Forum site including adding multi-family, a boutique hotel, and additional retail/commercial space were shown. The 4396 Peachtree Corners Circle proposal was also discussed which includes additional multi-family and connecting the multi-use trail over the stream to Town Center. Discussion and questions centered around parking, and timeline. The Applicant addressed these questions and provided supporting documentation for the benefits of the on-site residential to the economic vitality of the City's downtown.

Applicant's signature 

(See back for meeting sign-in sheet)



MEMORANDUM

To: Mike Lant

From: Jin Seo, P.E.

Date: June 6, 2022

RE: ***The Forum and Innovation – City of Peachtree Corners– Traffic Memorandum***

Kimley-Horn is pleased to provide this traffic memorandum regarding the project traffic evaluation for the *Forum* and *Innovation* sites in the City of Peachtree Corners, Georgia.

PROJECT OVERVIEW

The *Forum* site is an existing shopping center with approximately 415,350 SF of retail and 99,050 SF of office. The *Innovation* site is currently undeveloped and is located just north of Peachtree Corners Circle and just south of the Peachtree Corners Town Center.

As currently envisioned, the *Forum* site will redevelop the site to add approximately 381 multifamily units (approximately 6 stories) and 125-room hotel. The *Innovation* site will consist of approximately 258 multifamily units (approximately 5 stories).

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the Subject Property. Anticipated trip generation for the *Forum* and *Innovation* sites were calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, 2021. The trip generation was calculated assuming the following land use codes:

- Land Use 221: Multi-Family Housing (Mid-Rise)
- Land Use 310: Hotel

The density and the anticipated gross project trip generation comparison are summarized in **Table 1**.

Table 1: Trip Generation Comparison
The Forum and Innovation

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Existing											
<i>Multi-Family Housing (Mid-Rise)</i>	710	381 units	1,770	885	885	156	36	120	149	91	58
<i>Hotel</i>	310	125 rooms	932	466	466	55	3	24	65	33	32
Gross Trips (The Forum)			2,702	1,351	1,351	211	67	144	214	124	90
Proposed											
<i>Multi-Family Housing (Mid-Rise)</i>	710	258 units	1,184	592	592	102	23	79	101	62	39
Gross Trips (Innovation)			1,184	592	592	102	23	79	101	62	39
Total Gross Trips (The Forum + Innovation)			3,886	1,943	1,943	313	90	223	315	186	129

SUMMARY

Based on the findings above, the proposed *Forum* redevelopment is projected to generate 2,702 daily project trips (1,351 in, 1,351 out), 211 AM peak hour project trips, and 214 PM peak hour project trips. The proposed *Innovation* development is projected to generate 1,184 daily project trips (592 in, 592 out), 102 AM peak hour project trips, and 101 PM peak hour project trips.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

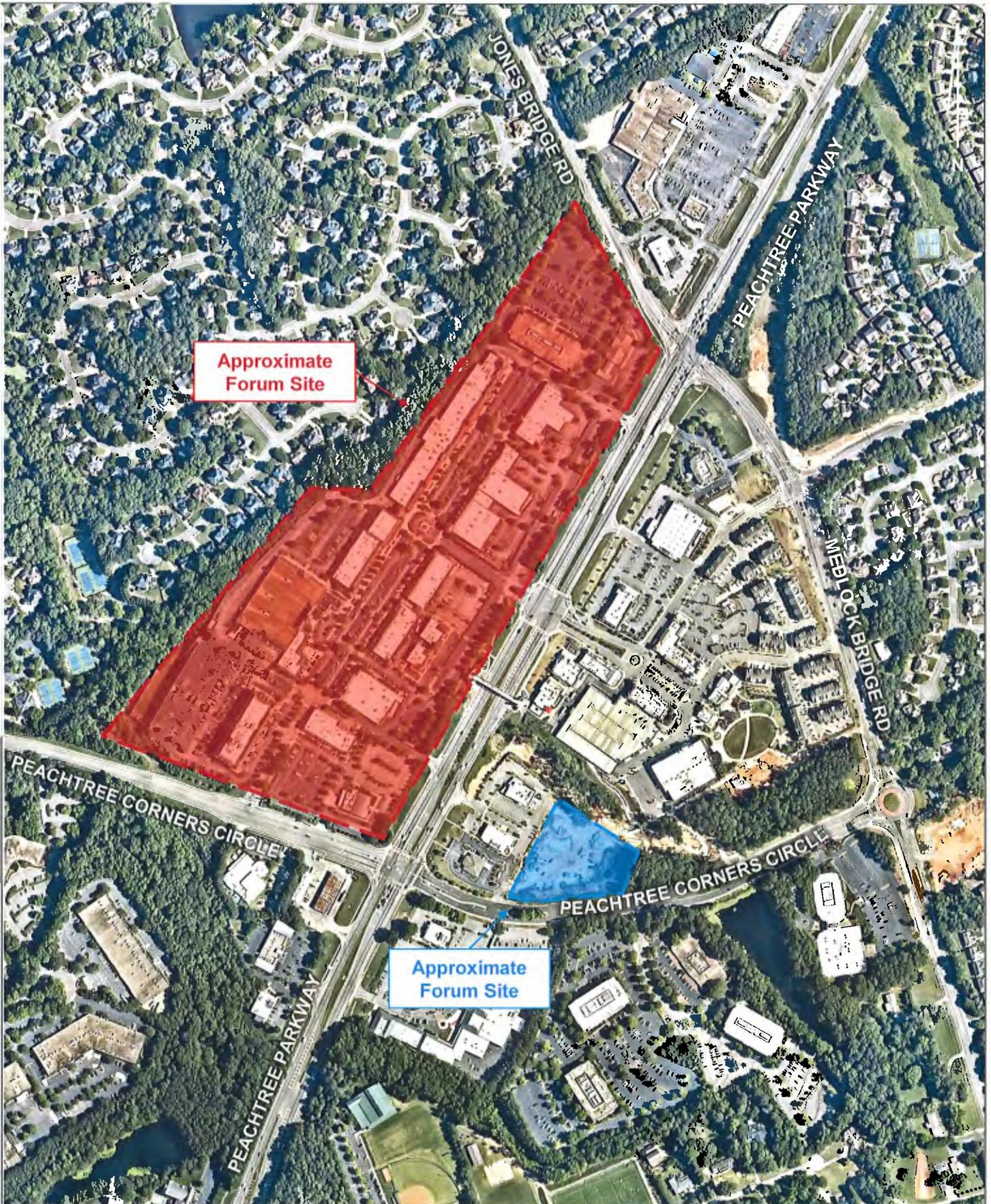
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jin Seo, P.E.
Project Engineer

Attachments:

- Figure 1 – Site Aerial
- Trip Generation
- Site Plan



Trip Generation Analysis (11th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)

The Forum and Innovation
Peachtree Corners, GA

Land Use	Intensity	Daily Trips	AM Peak Hour		PM Peak Hour			
			Total	In	Out	Total	In	Out
The Forum 221 Multi-Family Housing (Mid-Rise) 310 Hotel	381 d.u. 125 rooms	1,770	156	36	120	149	91	58
	Gross Trips	2,702	211	67	144	214	124	90
	258 d.u.	1,184	102	23	79	101	62	39
Innovation 221 Multi-Family Housing (Mid-Rise)	Gross Trips	1,184	102	23	79	101	62	39
	Total Gross Trips	3,886	313	90	223	315	186	129

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