

**AN ORDINANCE TO APPROVE A REQUEST TO REZONE 1.28 ACRES FROM R-100 TO R-TH WITH ASSOCIATED VARIANCE TO ALLOW FOR A NEW 6-UNIT TOWNHOME DEVELOPMENT AT 3802 MEDLOCK BRIDGE ROAD, DIST. 6, LAND LOT 300, PEACHTREE CORNERS, GA**

**WHEREAS:** Notice to the public regarding said public hearing has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

**WHEREAS:** Public Hearings were held by the Mayor and City Council of Peachtree Corners on August 23, 2022 and September 27, 2022;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia that RZ2022-007, V2022-004, 3802 Medlock Townhomes, for the above referenced property is hereby approved subject to the following conditions:

1. The property shall be rezoned from R-100 to R-TH
2. Variance shall be approved so that the front setback along Medlock Bridge Road is reduced to 15 feet.
3. The site may be developed with up to 6 townhome units. However, the maximum number of units is dependent on site conditions, compliance with zoning conditions, and fully engineered plans that meet regulations, incorporate trees to be preserved, and require no parking variances.
4. The site plan layout shall be in general conformance with the site plan submitted with this application and prepared by Foresite Group dated June 30, 2022 (with revisions to meet these conditions and zoning and development regulations).
5. The amenity area shall be designed to preserve as many trees as possible and shall have any lighting designed to be pointed downward and inward to the site to avoid any spillover to adjacent areas.
6. Development shall include no more than the one access point on Medlock Bridge Road, as shown on the submitted site plan.
7. A minimum of 6 parking spaces, outside of driveways, shall be provided internal to the development. Driveways must be at least 18 ft. in length to ensure that vehicles do not overhang sidewalks, streets, or alleys.
8. All stormwater detention shall be located within existing facilities or be underground and all on-site facilities shall be constructed to meet the standards of the City of Peachtree Corners Stormwater Ordinances including, but not limited to, stormwater detention, water quality standards, stream protection and management of off-site drainage flowing through the site.
9. All stormwater facilities shall be owned and maintained by the owner of the subject property in accordance with the City of Peachtree Corners Stormwater Ordinances.
10. The developer shall provide sidewalks along all internal streets and provide a pedestrian sidewalk connection from the development onto the public sidewalk along Medlock Bridge Road.

11. The internal street and parking shall be privately owned and the termination point of the private street shall conclude with a design meeting the requirements of the Public Works Department to accommodate trash vehicles, etc.
12. A deceleration lane along Medlock Bridge Road shall be provided. The site plan shall be further evaluated by city traffic engineering staff to determine if additional traffic improvements are warranted. The deceleration lane and any such additional required improvements shall be funded by the developer.
13. The developer shall provide a central mailbox for the community with adequate pedestrian access.
14. Building elevations shall be in substantial conformance with the elevations labeled "Medlock Bridge Townhomes" dated June 30, 2022 and submitted with this application. Buildings shall be four-sided brick with metal, glass and wood accents.
15. Construction hours shall be limited to weekdays from 7:00AM to 8:00PM. No weekend construction shall be permitted.
16. A homeowners' association shall be created which is responsible for ownership and maintenance of common areas and shall be established prior to the issuance of the first certificate of occupancy.
17. Rental of the units shall be prohibited and this restriction shall be incorporated into the homeowners' association documents and enforced by said association.
18. Balconies shall have a minimum depth of four feet.
19. Applicant shall set aside \$20,000 for additional screening plantings to be installed along the rear property line adjacent to the rear property lines of the single-family homes along Turnbury Oaks Drive if, at the determination of city staff, such additional screening plantings are warranted to provide additional buffer at the time of completion of the project.
20. All townhome garages shall be designed to be electric-vehicle-ready by providing wiring and outlets in convenient interior garage locations to accommodate residential vehicle charging.
21. The applicant site shall design a stormwater management plan that takes into account existing site conditions on neighboring properties and which provides for no additional negative impact upon those properties.
22. Prior to any land disturbance, the applicant shall physically delineate the extent of the 35' undisturbed buffer as shown on the site plan.
23. Any provided roof amenity shall be oriented towards the front elevation facing Medlock Bridge Road and will include a rear parapet wall to restrict access to the rear of the roof area.
24. Trash collection will be accomplished by individual residential trash container collection; there will be no dumpster on site.
25. Resident use of the fire pit and amenity area shall be permitted only between the hours of 9:00 AM to 10:00 PM Sunday through Thursday and 9:00 AM to 11:00 PM Friday and Saturday. A sign stating the hours of permitted operation shall be posted in a clearly visible location at the amenity area.

STATE OF GEORGIA  
GWINNETT COUNTY  
CITY OF PEACHTREE CORNERS

ORDINANCE 2022-08-242

Effective this 27th day of September 2022.

So Signed and Witnessed this 27 day of September, 2022.

Attest:

Approved:



\_\_\_\_\_  
Kymberly Chereck, City Clerk

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Mike Mason, Mayor



VOTE:  Y  N  A Sadd /  Y  N  A Christ /  Y  N  A Wright /  Y  N  A Mason /  Y  N  A Sawyer /  Y  N  A Christopher /  Y  N  A Gratwick