

**AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A HOTEL TO APARTMENT CONVERSION AT 7065 JIMMY CARTER BLVD., DIST. 6, LAND LOT 274, 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, December 11, 2024 and February 25, 2025;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia SUP2024-005 and CV2024-005, for a hotel to apartment conversion, for the above referenced property is hereby approved subject to the following conditions:

- 1) The special use permit for a hotel to apartment conversion shall be limited to the property at 7065 Jimmy Carter Blvd (as shown on the survey) and programs initiated through the Gwinnett Housing Corporation.
- 2) The applicant/developer agrees to facilitate the preservation of the northern and eastern portions of the property for the purpose of the city's future segments of the Corners Connector Crooked Creek Trail.
- 3) The property shall contain a maximum of 73 dwelling units within the existing extended-stay hotel.
- 4) The property shall provide a minimum of 90 parking spaces on site, for residents of the development.
- 5) Approval of CV2024-005 to eliminate the requirement to provide in-unit washers and dryers.
- 6) The tenants shall be required to pass background and credit checks.
- 7) The existing landscaping shall be refreshed and enhanced.
- 8) All common amenities shall be brought into good repair or replaced as necessary.
- 9) The exteriors of all buildings shall be repainted or cleaned in substantial conformance with the submitted elevations.
- 10) Exterior lighting shall be refreshed and enhanced in compliance with the Holcomb Bridge Corridor Overlay.
- 11) All signage shall be updated to reflect the new name of the multifamily complex and comply with Chapter 54 – Signs of the City of Peachtree Corners Ordinance.

12) Interiors of all units shall be repainted and updated with new floors, cabinetry and appliances.

13) Participation in the crime-free multi-family housing program shall be required.

SO ORDAINED AND EFFECTIVE, this 25<sup>th</sup> day of February, 2025.

Approved:



Mike Mason, Mayor

ATTEST:



Kym Chereck, City Clerk

