

**AN ORDINANCE TO APPROVE A REQUEST TO REZONE 7.72 ACRES FROM M-1 TO R-TH FOR A TOWNHOME DEVELOPMENT AT 333 RESEARCH CT., DIST. 6, LAND LOTS 285 & 286, 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 February 18, 2025 and March 25, 2025;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia that RZ2025-001 333 Research Court, for the above referenced property is hereby approved subject to the following conditions:

- 1) The property shall be rezoned from M-1 to R-TH.
- 2) Use of the subject property shall be limited to 77 townhouse units.
- 3) The property shall be developed in substantial conformance with the site plan prepared by Kimley Horn and dated February 28, 2025, (with revisions to meet these conditions and zoning and development regulations).
- 4) The development shall be limited to one access point, as shown on the site plan prepared by Kimley Horn and dated February 28, 2025, subject to review and approval by the City of Peachtree Corners Public Works Director.
- 5) Owner/Developer shall close and install curb and gutter at the site's two existing curb cuts.
- 6) Driveways shall be a minimum of 18' in length.
- 7) Owner/Developer shall provide stormwater management in compliance with Peachtree Corners Stormwater Ordinances.
- 8) 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.
- 9) Owner/Developer shall install sidewalks along Research Drive and Research Court.
- 10) Owner/Developer shall provide sidewalk connectivity between all buildings within the development and provide pedestrian sidewalk connections from the development onto the public sidewalk network along Research Drive and Research Court.
- 11) Owner/Developer shall provide a central mailbox for the community with adequate pedestrian access.
- 12) Owner/Developer shall provide space and feasibility for residential garbage service, subject to review and approval of the City of Peachtree Corners Public Works Director.

STATE OF GEORGIA  
COUNTY OF GWINNETT  
CITY OF PEACHTREE CORNERS

ORDINANCE 2025-02-310

- 13) Building elevations shall be in substantial conformance with the elevations submitted with this application and received March 11, 2025, subject to review and approval by the Community Development Director.
- 14) Bicycle racks shall be provided within the development in accordance with the overlay standards.
- 15) No more than 15% of the townhomes may be rental units concurrently. The limitation shall be incorporated into the Homeowners' Association covenants and enforced by the Homeowners' Association.
- 16) The development shall have private roads with a gated entrance. Roads shall be maintained by the Homeowners' Association.
- 17) 4-foot aluminum picket fencing shall be installed along Research Court and Research Drive. 6-foot shadow box privacy fencing shall be installed along the remainder of the northern property line, the eastern property line, and the southern property line. Fence locations and types shall be substantially similar to that shown on the site plan prepared by Kimley Horn and dated February 28, 2025. All fences, Entry gates, and pedestrian gates shall be maintained by the Homeowners' Association.

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

Approved:



Mike Mason, Mayor

ATTEST:



(SEAL)

Kym Chereck, City Clerk







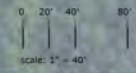






# 333 RESEARCH COURT

PREPARED FOR THE PROVIDENCE GROUP



03.11.25

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING

