

STATE OF GEORGIA
COUNTY OF GWINNETT
CITY OF PEACHTREE CORNERS

ORDINANCE 2025-03-315

AN ORDINANCE TO APPROVE A REQUEST TO REZONE 6.897 ACRES FROM M-1 TO R-TH WITH ASSOCIATED VARIANCES TO ALLOW FOR A 61-UNIT TOWNHOUSE DEVELOPMENT AT 4725 PEACHTREE CORNERS CIR., DIST. 6, LAND LOTS 301 AND 317, 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: A Public Hearing was held by the Mayor and City Council of Peachtree Corners on March 25, 2025;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that RZ2025-002, CV2025-001, CV2025-002, CV2025-003, CV2025-004, Day Building, 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 and variances shall be granted as follows:
 - a. to encroach into the 75-foot no impervious surface setback 2,745 square feet and into the 50-foot undisturbed buffer 5,311 square feet; Limits of disturbance shall be as depicted on the Stream Buffer Exhibit prepared by PEC+ and dated 02/02/2025.
 - b. to reduce the required deceleration lane to 120 feet with a 50-foot taper;
 - c. to reduce the front setback along Peachtree Corners Circle to 20 feet;
 - d. to reduce the side setbacks to 20 feet along the southern, western, and eastern property lines;
 - e. and to reduce the landscape strip along Peachtree Corners Circle to 15 feet.
2. The site may be developed with up to 61 townhomes. However, the maximum number of units is dependent on-site conditions, compliance with zoning conditions, and fully engineered plans that meet zoning and development regulations.
3. The final site plan layout shall be in substantial conformance with the site plan labeled 'Rezoning Master Plan' prepared by PEC+ and dated 1/31/2025 (revision), (with revisions to meet these conditions and zoning and development regulations).
4. Development shall include two access points, one along Peachtree Corners Circle and the other along Metric Place, subject to review and approval by the City of Peachtree Corners Public Works Director.
5. Driveways shall be at least 18 ft. in length to ensure that vehicles do not overhang sidewalks, streets, or alleys.
6. Developer shall construct on-site stormwater detention facilities to meet the standards 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.
7. All stormwater facilities shall be owned and maintained by the Homeowner's Association in accordance with Peachtree Corners' Stormwater Ordinances.
8. The developer shall provide sidewalks along all internal streets and provide pedestrian sidewalk connection(s) from the development onto the public sidewalk where the connection(s) are possible based upon site grading design.
9. The developer shall provide a central mailbox for the community with adequate pedestrian access.

STATE OF GEORGIA
COUNTY OF GWINNETT
CITY OF PEACHTREE CORNERS

ORDINANCE 2025-03-315

10. Building elevations shall in substantial conformance with the plans submitted with this application and dated as received by the Community Development Department March 5, 2025. Final building elevations shall be subject to review and approval by the City Manager or his/her designee.
11. A minimum of 19 units shall be rear loaded, including all units facing the public right of way.
12. All townhomes will be sold or conveyed as for-sale, not for-rent, units. Prior to any sale or conveyance, Developer shall record a restrictive covenant in the deed records of Gwinnett County which shall restrict Developer and its successors in interest from renting or leasing the townhomes to no more than fifteen percent (15%) of the total number of townhomes developed on the property. This limitation shall be incorporated into the Homeowners' Association covenants and enforced by the Homeowners' Association.

SO ORDAINED AND EFFECTIVE, this 25 day of march, 2025.

Approved:



Mike Mason, Mayor

ATTEST:

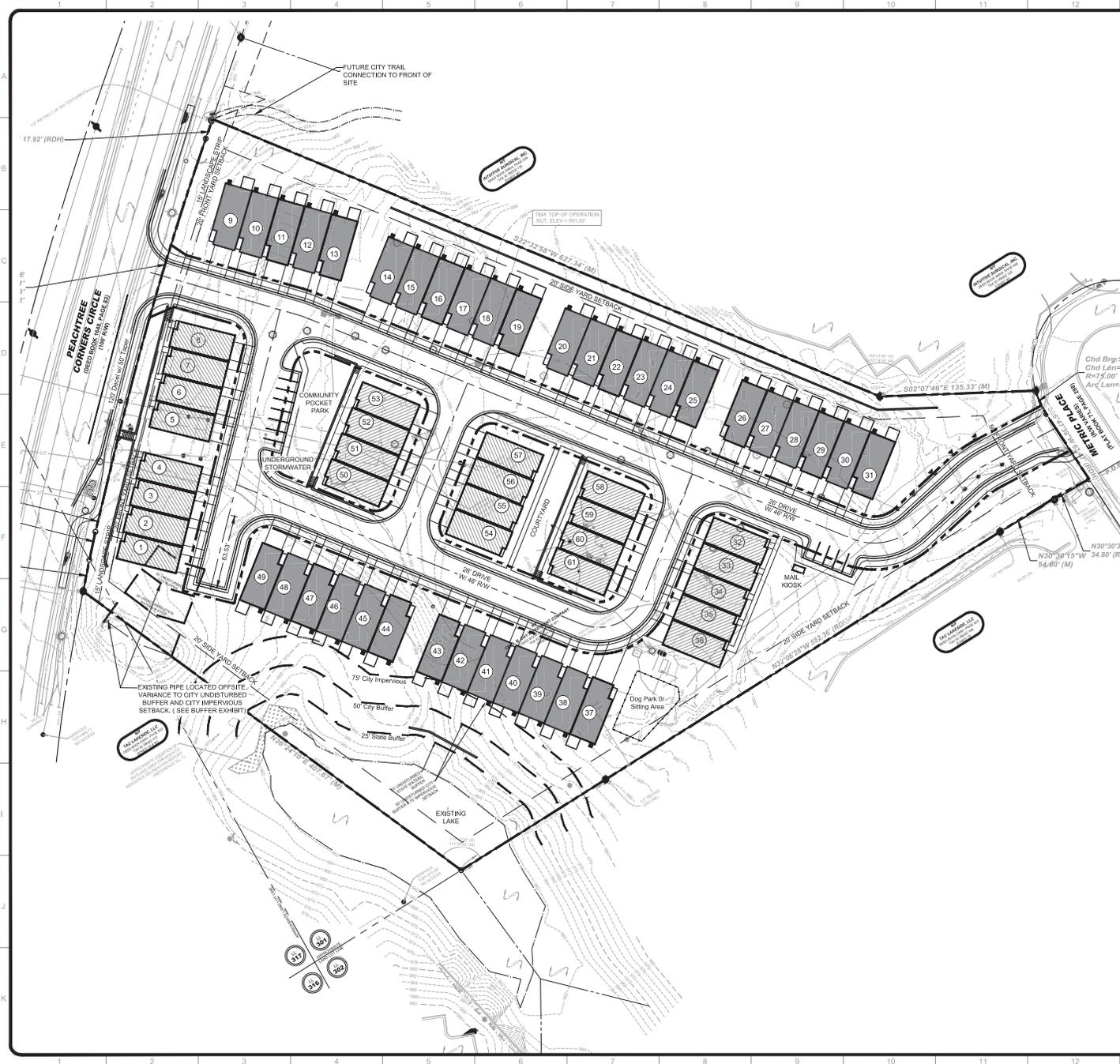


Kym Chereck, City Clerk



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

THE PLANNING AND ENGINEERING OF PEACHTREE CORNERS CIRCLE AT METRIC WAY IS THE PROPERTY OF PEACHTREE CORNERS CIRCLE AT METRIC WAY, LLC. ALL RIGHTS ARE RESERVED.



SITE DATA	
SITE AREA	6.897 ACRES
ZONING	R-4
EXISTING ZONING	R-4
PROPOSED ZONING	R-4H
ZONING JURISDICTION	CITY OF PEACHTREE CORNERS
USE CALCULATIONS	
TOTAL REAR LOADED ATTACHED HOMES (24)	24 UNITS
TOTAL FRONT LOADED ATTACHED HOMES (37)	37 UNITS
MINIMUM UNIT WIDTH	22 FEET
TOTAL ATTACHED HOMES	61 UNITS
TOTAL SITE AREA	6.897 ACRES
TOTAL DENSITY	8.84 UPA (61 Units)
MINIMUM DENSITY	10 UPA
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (PEACHTREE CORNERS CR.)	20 FEET (Variance from 50 feet)
PROPOSED FRONT SETBACK (Metric)	50 FEET
PROPOSED SIDE SETBACK	20 FEET (East / West / South Prop Line) (Variance all from 40 feet)
PROPOSED REAR SETBACK	N/A - 8 Sides
LANDSCAPE STRIP	15 FEET (Variance from 50 Feet)
MINIMUM REQUIREMENTS	
MIN PROJECT AREA	5 ACRES
MIN LOT AREA	NONE
MIN LOT WIDTH	NONE
MIN ROAD FRONTAGE	50 FEET
BUILDING HEIGHT	MIN: 3 STORIES, MAX: 35 FEET
PERFORMANCE CRITERIA	
OPEN SPACE REQUIRED	1.37 ACRES (20% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	6.41 ACRES (92.5% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
MIN. TOWNHOME PARKING REQUIRED	183 SPACES (3 SP. DWELLING UNIT)
TOWNHOME PARKING PROVIDED	244 SPACES (4.0 SP. DWELLING UNIT)
TOWNHOME GUEST PARKING PROVIDED	12 SPACES
TOTAL PARKING PROVIDED	256 SPACES (4.19 SP. DWELLING UNIT)

- VARIANCE REQUESTED:**
- VARIANCE TO REDUCE THE FRONT SETBACK FROM 50 FEET TO 20 FEET (PEACHTREE CORNERS CIRCLE).
 - VARIANCE TO REDUCE THE SIDE SETBACK AS SHOWN ON THE SITE PLAN AS 20 FEET FOR EAST / WEST / SOUTH PROPERTY LINE FROM 40 FEET.
 - VARIANCE TO REDUCE THE 50 FEET FRONT LANDSCAPE STRIP TO 15 FEET (PEACHTREE CORNERS CIRCLE).
 - VARIANCE TO THE CITY 50' UNDISTURBED STREAM BUFFER AND ADDITIONAL 25' IMPERVIOUS SETBACK FOR THE WESTERN INTERMITTENT STREAM BETWEEN TWO PIPES AS WELL AS THE LAKE AREA. (SEE BUFFER EXHIBIT)



P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS

Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARCHITECTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT, STE 200
PEACHTREE CORNERS, GA 30092

PROJECT
Peachtree Corners Circle at Metric Way
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

at
Frontage on Peachtree Corners circle and Frontage on east on Metric Way
PEACHTREE CORNERS, GA. 30092

CITY OF PEACHTREE CORNERS JURISDICTION

FOR
PineGrove Communities

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
11	01-28-2019	KW	SUBMITTED SITE NORTH
12	01-28-2025	KW	RECEIVED LANE & BUFFER REV
13	01-31-2025	KW	IMP-TRD-SETE & PARKING

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GSWOC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

REZONING MASTER PLAN

SCALE: 1" = 40'

DATE: 12/27/2024

PROJECT: 23282.00A

Z1
SHEET





















