

AN ORDINANCE TO APPROVE A REQUEST TO REZONE 1.64 ACRES FROM O-I TO R-TH WITH ASSOCIATED VARIANCE TO ALLOW FOR A 6-UNIT TOWNHOME DEVELOPMENT AT 3770 HOLCOMB BRIDGE ROAD, DIST. 6, LAND LOT 304, 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 April 27, 2021 and May 25, 2021;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that RZ2021-001 & V2021-001 3770 Holcomb Bridge Road, is hereby approved for the above referenced property with the following enumerated conditions:

1. The site development shall not exceed 6 single-family townhomes with a minimum 1-car attached garage and adjoining driveway of at least 18' in length with the overall minimum dwelling unit width of at least 20 feet.
2. The property shall be developed in general conformance with the site plan prepared by Urban Engineers dated January 30, 2021 and submitted with this application with revisions to meet these conditions and the requirements of all city codes and ordinances. In addition, the plan shall be modified, as needed, to address site issues such as adequate detention facilities, fire truck / garbage truck access, and the addition of a deceleration lane,
3. That the rear buffer is reduced to that which is shown on the site plan but in no case shall it be reduced to less than 10 feet in the narrowest location along the rear. The remaining buffer area shall be fully re-vegetated and landscaped with a row of evergreens at least 6' in height at the time of planting and spaced no more than 10' apart.
4. That encroachment into the stream buffer shall be limited to that which is shown on the submitted site plan.
5. Building elevations shall be enhanced and submitted to the Community Development Director for review and approval. Enhancements shall include a change in roof line and elevation plane between units; and a greater variety in window styles, garage door styles, building materials, and colors such that no elevation is duplicated more often than once in every four units.
6. The recreation space at the rear of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided. An amenity area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.
7. Development shall include no more than one, ungated driveway on Holcomb Bridge Road with right-in, right-out access only.
8. A sidewalk in compliance with city standards shall be installed along the Holcomb Bridge Road frontage and shall connect to a sidewalk along one side of the new internal street leading to the townhomes.

9. All townhome garages shall be designed to be 'electrical vehicle ready' by providing wiring and an outlet box in a convenient garage location to accommodate residential electric vehicle charging.
10. Interior streets shall be private and maintained by the Homeowners Association.
11. Existing trees in buffers shall be preserved and buffers shall be enhanced with additional trees where sparse. In particular, specimen trees labeled 'A', 'B', 'F', 'G', and 'H' on the tree survey shall be protected and maintained.
12. A mandatory homeowners' association shall be established prior to the issuance of the first certificate of occupancy for the subdivision. A copy of the HOA document shall be provided to the Community Development Department and shall include, among other things, provisions for the maintenance of the common areas, including the roadways, recreation area, and fence; incorporation of the detention facilities into a common area; and a requirement that all units be owner-occupied with a prohibition on the rental of units.
13. An 8-ft. high wooden privacy fence shall be constructed along the entire rear property line where the subject site adjoins single-family properties.

Effective this 25th day of May 2021.

So Signed and Witnessed this 25th day of May, 2021.

Attest:

Approved:



Kimberly Chereck, City Clerk



Mike Mason, Mayor

