



CITY OF PEACHTREE CORNERS
 COMMUNITY DEVELOPMENT
 310 Technology Parkway, Peachtree Corners, GA 30092
 Tel: 678.691.1200 | www.peachtreecornersga.gov

**PUBLIC HEARING APPLICATION
 REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS**

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Elevations	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for the RM Districts, R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Other Information Needed to Review Application (as determined by Community Development staff)	• _____	<input type="checkbox"/>	<input type="checkbox"/>
	• _____	<input type="checkbox"/>	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>SANDI PROPERTIES LLC</u>	NAME: <u>SANDI PROPERTIES LLC</u>
ADDRESS: <u>P.O BOX 722123</u>	ADDRESS: <u>P.O BOX 722123</u>
CITY: <u>SAN DIEGO</u>	CITY: <u>SAN DIEGO</u>
STATE: <u>CA</u> <input type="checkbox"/> ZIP: <u>92172</u>	STATE: <u>CA</u> <input type="checkbox"/> ZIP: <u>92172</u>
PHONE: <u>8583823522</u>	PHONE: <u>8583823522</u>
E-MAIL: <u>sandiprops@gmail.com</u>	E-MAIL: <u>sandiprops@gmail.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): 6 LAND LOT(S): 272 ACREAGE: 0.323

PARCEL ID R6272 330

ADDRESS OF PROPERTY: _____

PROPOSED DEVELOPMENT: RESTAURANT

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: 1200 SF

Gross Density: FAR = 0.086

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-100, R-75, RL, MHS.

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).
- 7. Comprehensive Plan Amendment - \$1,000



SANDI PROPERTIES, LLC

May 9, 2021

LETTER OF INTENT FOR REZONING

To:

CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT
310 Technology Parkway
Peachtree Corners, GA 30092

From:

Saravanan Balasubramani
C/O SANDI PROPERTIES LLC
P.O Box 722123
San Diego, CA 92172-2123

RE: 0.322 AC (Parcel ID: **R 6 272 330**) located at Peachtree Corners, GA 30092

I am applying to have the above property rezoned from M-1 Zoning District to C-2 Zoning District. I am proposing to build a small restaurant establishment on the property.

I believe this change of zoning will better meet the goals of the Peachtree Corners Comprehensive plan, as follows:

1. Creating economic development opportunities at under utilized commercial parcels located on main corridors.
2. Address the need for reinvestment at Technology Park for it to remain a job center and stay relevant
3. Fulfill an appropriate Technology park use: free standing commercial / retail, and restaurant establishments
4. Provide a mix of uses in the Tech Park to motivate young, educated professionals to seek out the area

If you have questions or need more information, please contact Saravanan Bala, Manager of SANDI Properties, LLC at **(858) 382-3522**.

Sincerely,

Saravanan Bala
Manager

APPLICANT'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

[Handwritten Signature]

01/11/2021

Signature of Applicant

Date

SARAVANAN BALASUBRAMANI, Owner

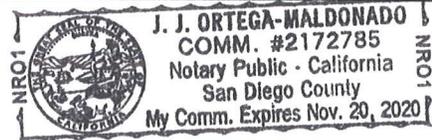
Type or Print Name and Title

[Handwritten Signature]

01/11/2021

Signature of Notary Public

Date



THE NOTARY COMMISSION EXTENDED

TO EXECUTIVE ORDER N-63-20.

Notary Seal

PROPERTY OWNER'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

[Handwritten Signature]

01/11/2021

Signature of Property Owner

Date

SARAVANAN BALASUBRAMANI, Owner

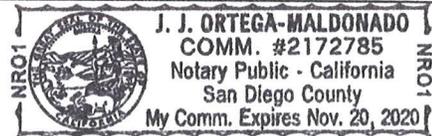
Type or Print Name and Title

[Handwritten Signature]

01/11/2021

Signature of Notary Public

Date



THE NOTARY COMMISSION EXTENDED
TO EXECUTIVE ORDER N-63-20.

Notary Seal

APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?
YES, AS STATED IN THE COMPREHENSIVE PLAN AN APPROPRIATE USE AT TECHNOLOGY PARK IS FREE STANDING, COMMERCIAL / RETAIL AND RESTAURANT ESTABLISHMENTS, AND TO PROVIDE A MIX OF USES IN THE TECH PARK TO MOTIVATED YOUNG, EDUCATED PROFESSIONALS TO SEEK OUT THE AREA.
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?
TO THE CONTRARY, THE PROPOSED RE-ZONING BETTER MEETS THE COMPREHENSIVE PLAN BY OFFERING A BETTER MIX OF USES (P.25)
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?
Not much with the existing M-1 setback restriction, doesnt have a reasonable economic use. With C-2, the side setback is reduced to 10 ft and there is a possibility of building a small restaurant
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
NO
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?
THE REZONING CONFORMS TO THE COMPREHENSIVE PLAN AS OUTLINED IN THE PASSAGES BELOW:
CREATE ECONOMIC DEVELOPMENT AT UNDERUTILIZED COMMERCIAL AREAS ALONG MAIN CORRIDORS (P.17)
TECHNOLOGY PARK REMAINS A JOB CENTER BUT WILL REQUIRE REINVESTMENT (P.17)
APPROPRIATE USES FOR TECHNOLOGY PARK: FREE STANDING COMMERCIAL/RETAIL INCLUDING RESTAURANTS...(P.25)
- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?
NO

DISCLOSURE REPORT FORM
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE: YES NO
 (If **yes**, please complete the "Campaign Contributions" section below)

Saravanan Balasubramani

 Print Name

1. CAMPAIGN CONTRIBUTIONS

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

[Signature] 01/11/2021 Saravanan Balasubramani, Owner

 Signature of Applicant Date Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 01/11/2021  _____
 Signature of Notary Date Notary Seal

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER: 6 272 330
(Map Reference Number) District Land Lot Parcel



01/11/2021

Signature of Applicant

Date

Saravanan Balasubramani, Owner

Type or Print Name and Title

Tax Commissioners Use Only

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE



Secretary of State
Statement of Information
 (Limited Liability Company)

LLC-12

18-C45068

FILED

In the office of the Secretary of State
 of the State of California

JUL 20, 2018

This Space For Office Use Only

IMPORTANT — Read instructions **before completing this form.**

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
 Certification Fee - \$5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)
 SANDI PROPERTIES, LLC

2. 12-Digit Secretary of State File Number 201805310413	3. State, Foreign Country or Place of Organization (only if formed outside of California) CALIFORNIA
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4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 14110 Rasmussen Way	City (no abbreviations) San Diego	State CA	Zip Code 92129
b. Mailing Address of LLC, if different than item 4a PO Box 722123	City (no abbreviations) San Diego	State CA	Zip Code 92172-2123
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 14110 Rasmussen Way	City (no abbreviations) San Diego	State CA	Zip Code 92129

5. Manager(s) or Member(s) If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b Saravanan	Middle Name	Last Name Balasubramani	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 14110 Rasmussen Way	City (no abbreviations) San Diego	State CA	Zip Code 92129

6. Service of Process (Must provide either Individual OR Corporation.)
INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Saravanan	Middle Name	Last Name Balasubramani	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 14110 Rasmussen Way	City (no abbreviations) San Diego	State CA	Zip Code 92129

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
 Real estate and based services

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address			
City (no abbreviations)		State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

07/20/2018	Saravanan Balasubramani	Owner and Managing Member
Date	Type or Print Name of Person Completing the Form	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: []
 Company:
 Address:
 City/State/Zip: []



**Attachment to
Statement of Information
(Limited Liability Company)**

**LLC-12A
Attachment**

18-C45068

A. Limited Liability Company Name

SANDI PROPERTIES, LLC

This Space For Office Use Only

B. 12-Digit Secretary of State File Number

201805310413

C. State or Place of Organization (only if formed outside of California)

CALIFORNIA

D. List of Additional Manager(s) or Member(s) - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.

First Name Manimekalai	Middle Name	Last Name Somasundaram	Suffix
Entity Name			
Address 14110 Rasmussen Way	City (no abbreviations) San Diego	State CA	Zip Code 92129
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code

**Be advised tag offices may reach daily capacity prior to 5 pm.
Check wait times and required paperwork in advance.
No Tag or Title work Jan. 12-18 for system update. Fast Facts**

Chat



BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

Tax Account

Mailing Address:

SANDI PROPERTIES LLC
PO BOX 722123
SAN DIEGO , CA 92172-2123

SITUS:

0 GUTHRIDGE CT

Tax District:

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6272 330	Real Property	1/11/2021 1:19:38 PM

Legal Description

PARCEL 2 TECHNOLOGY PKWY S

Tax Values

Description	Market Value	Assessed Value
Land	\$47,400.00	\$18,960.00
Improvement	\$0.00	\$0.00

Description	Market Value	Assessed Value
Total	\$47,400.00	\$18,960.00
Class Codes	500-Commercial Residual Land	

Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$373.51	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$272.07	\$0.00
Sub Total	\$645.58	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$36.02	\$0.00
<u>County Incorporated with Police</u>	\$0.00	\$0.00
Sub Total	\$36.02	\$0.00
Special Assessment	Net Tax	Savings
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$0.00	\$0.00
Sub Total	\$0.00	\$0.00
Total Tax	\$681.60	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24359155	12/1/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	24359155	B20.55346	\$681.60	10/30/2020

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NORCROSS, IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 272 OF THE 6TH DISTRICT OF GWINNETT COUNTY GEORGIA AND SHOWN AS PARCEL 2 ON THE EXEMPTION PLAT ENTITLED, "TECHNOLOGY PARK ATLANTA PARCELS", FILED AND RECORDED IN PLAT BOOK 145, PAGE 144, RECORDS OF THE CLERK SUPERIOR COURT OF SAID COUNTY;

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PEACHTREE INDUSTRIAL BOULEVARD (VARYING IN WIDTH) AND THE WESTERLY RIGHT-OF-WAY LINE OF TECHNOLOGY PARKWAY SOUTH (90 FEET WIDE);

THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 57°28'01" WEST 110.68 FEET TO AN IRON PIN AT THE SOUTHEASTERLY BOUNDARY OF TRACT 2 OF THE FINAL PLAT FOR TECHONE ASSOCIATES FILED AND RECORDED IN PLAT BOOK 110, PAGE 245, RECORDS OF THE CLERK SUPERIOR COURT OF SAID COUNTY;

THENCE, ALONG SAID SOUTHEASTERLY BOUNDARY OF TRACT 2, NORTH 11°14'00" WEST 214.64 FEET TO AN IRON PIN;

THENCE, ALONG SAID SOUTHEASTERLY BOUNDARY, NORTH 64°31'38" EAST 35.00 FEET TO AN IRON PIN IN SAID WESTERLY RIGHT-OF-WAY LINE OF TECHNOLOGY PARKWAY SOUTH, SAID PIN ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 617.96 FEET, THE CHORD BEARING AND DISTANCE TO SAID BEGINNING OF CURVE BEARS SOUTH 29°40'56" EAST 90.72 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE, AN ARC LENGTH OF 90.80 FEET;

THENCE, TANGENT TO SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, SOUTH 33°53'29" EAST 105.10 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL AREA OF 14,019 SQUARE FEET (0.322 ACRES), MORE OR LESS.

PARCEL ID: R6272 330



SANDI PROPERTIES LLC <sandiprops@gmail.com>

Regarding support for restaurant at the hard corner lot of Technology Pkwy S

7 messages

SANDI PROPERTIES LLC <sandiprops@gmail.com>
To: sheilda.cohen@acadiahealthcare.com

Tue, May 25, 2021 at 9:13 PM

Hello Ms. Sheilda,

How are you doing? Hope all is well with you.
My name is Saravan Bala, manager of SANDI Properties LLC.
I met you at your office on Monday morning and we exchanged cards.

We are trying to propose a fast food or casual restaurant at the hard corner lot.
We met with Peachtree Corners planning and presented our proposal.
The city asked us to gather how the surrounding businesses feel about our idea.

Your support and collective support from a few employees would be greatly appreciated. Please suggest if you have a specific restaurant in mind.

If the proposal is approved, then Technology Parkway residents would have a food outlet in a walkable convenient distance and would greatly save time and cost.

Thanks in advance

Best Regards
Saravan Bala
SANDI Properties LLC

Janine Wynkoop <Janine.Wynkoop@lakeviewbehavioralhealth.com>
To: "sandiprops@gmail.com" <sandiprops@gmail.com>

Wed, May 26, 2021 at 7:26 AM

Hi Saravan,

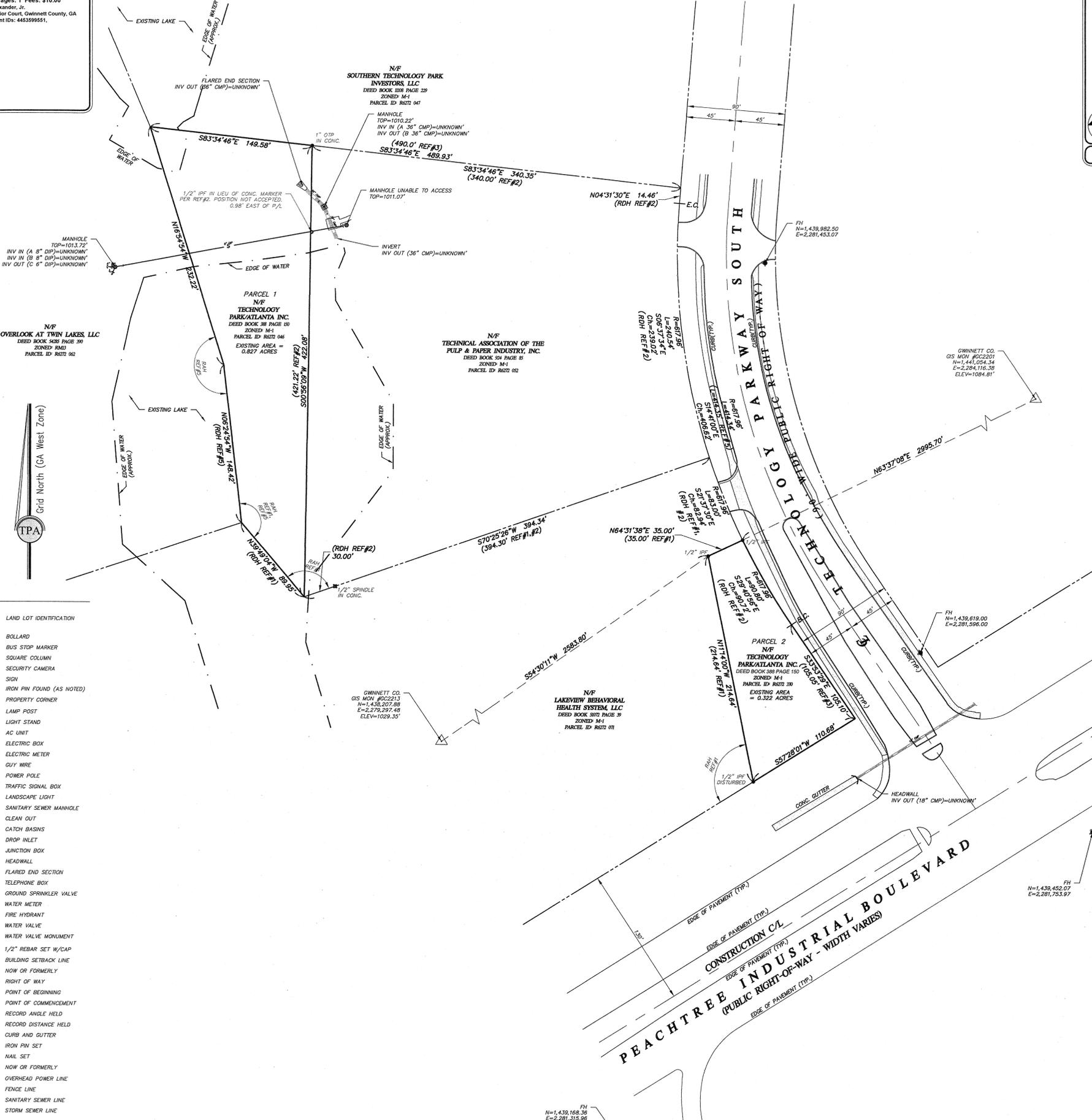
That is great news! We definitely need more places to go close by.

What restaurant is proposing to go in the location?

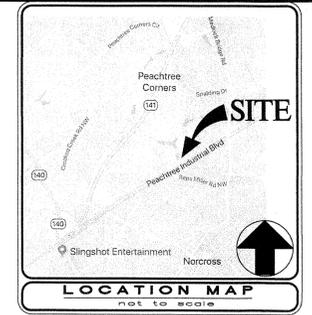
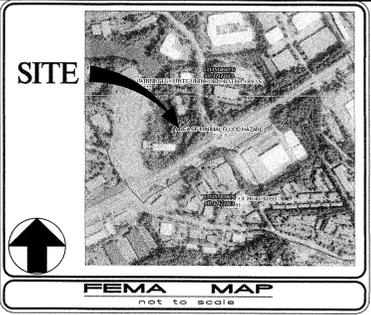
Best Regards,

Janine Wynkoop
Executive Assistant/Credentialing Coordinator
[1 Technology Pkwy S. | Norcross, GA 30092](#)
678.612.0655 - Cell Phone
706.609-3447 – Direct Fax Line

PLAT B: 00145 P: 00144
 Recorded: 06/25/2019 04:05 PM
 191.037488 Pages: 1 Fees: \$10.00
 Richard T. Alexander, Jr.
 Clerk of Superior Court, Gwinnett County, GA
 efile Participant ID: 445359951



- LEGEND**
- LL 286 LAND LOT IDENTIFICATION
 - BOLLARD
 - BUS STOP MARKER
 - SQUARE COLUMN
 - SECURITY CAMERA
 - SIGN
 - IRON PIN FOUND (AS NOTED)
 - PROPERTY CORNER
 - LAMP POST
 - LIGHT STAND
 - AC UNIT
 - ELECTRIC BOX
 - ELECTRIC METER
 - GUY WIRE
 - POWER POLE
 - TRAFFIC SIGNAL BOX
 - LANDSCAPE LIGHT
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - CATCH BASINS
 - DROP INLET
 - JUNCTION BOX
 - HEADWALL
 - FLARED END SECTION
 - TELEPHONE BOX
 - GROUND SPRINKLER VALVE
 - WATER METER
 - FIRE HYDRANT
 - WATER VALVE
 - WATER VALVE MONUMENT
 - 1/2" REBAR SET W/CAP
 - BSL BUILDING SETBACK LINE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - RAH RECORD ANGLE HELD
 - RHD RECORD DISTANCE HELD
 - C&G CURB AND GUTTER
 - IPS IRON PIN SET
 - NS NAIL SET
 - N/F NOW OR FORMERLY
 - OVERHEAD POWER LINE
 - FENCE LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE



SITE AREA:
 Parcel 1 = 0.827 acres or 36,022 square feet
 Parcel 2 = 0.322 acres or 14,019 square feet
 Total = 1.149 acres or 50,041 square feet

ZONING: M-1 (Light Industry)
 Front Yard: 50'
 Side Yard: 20'
 Rear Yard: 15'
 This information is reported from public information obtained from City of Peachtree Corners, Gwinnett County records on May 30, 2019. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown herein.

- REFERENCE PLATS:**
- FINAL PLAT FOR TECHONE ASSOCIATES PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. WITH JOB #25143FP DATED 8/19/05 RECORDED IN PLAT BOOK 110, PAGE 245.
 - SURVEY OF BUILDING SITE FOR TECHNICAL ASSOCIATION OF THE PULP & PAPER INDUSTRY, INC. SITE II TECHNOLOGY PARK/ATLANTA PREPARED BY HANNON, MEES & BAGWELL WITH JOB NO. 2350-75-(33) DATED 1/9/75.
 - SURVEY FOR AMERICAN INSTITUTE OF INDUSTRIAL ENGINEERS PREPARED BY HANNON & MEES, SURVEYORS WITH JOB NO. 115-70 DATED 9/14/71.
 - SURVEY FOR SCIENTIFIC - ATLANTA, INC. PREPARED BY HANNON, MEES & BAGWELL WITH JOB NO. 6640-80 DATED 10/9/79.
 - UNIT FIVE TECHNOLOGY PARK / ATLANTA PREPARED BY HANNON, MEES & BAGWELL, SURVEYORS & ENGINEERS, INC. DATED 9/25/79 RECORDED IN PLAT BOOK 11, PAGE 195.

OWNER/DEVELOPER/SUBDIVIDER
TECHNOLOGY PARK/ATLANTA, INC.
 1718 PEACHTREE STREET NW, SUITE 100
 ATLANTA, GA 30309
 770-436-5204
 24 HOUR EMERGENCY CONTACT
 SANDOR FEJERVARY
 770-436-5204

OWNER'S ACKNOWLEDGEMENT
STATE OF GEORGIA
(CITY OF PEACHTREE CORNERS):
 The owner of record of the land shown on this plat and whose name is subscribed thereto in person or through a duly authorized agent hereby acknowledges that this plat was made from an actual survey, and that there are no dedications of land, easements or infrastructure to the public as part of this plat.
 TECHNOLOGY PARK/ATLANTA, INC.
 Signature: [Signature] Date: 6-18-19

MINOR SUBDIVISION PLAT APPROVAL:
 The Director of the Community Development Department of the City of Peachtree Corners, Georgia, or her designee, certifies that this plat complies with the City of Peachtree Corners Zoning Ordinance, Conditions of Zoning, City of Peachtree Corners Development Regulations.
 Signature: [Signature] Date: 6-24-19

SURVEYOR'S CERTIFICATE:
 It is hereby certified that this Minor Subdivision Plat is true and correct and was prepared from an actual survey of the property, made by me or under my supervision; that all monuments shown hereon actually exist, or are marked as "Future," and their location, size, type and material is correctly shown.
 Signature: [Signature] Date: 6/13/19
 Travis N. Pruitt, Jr. P.E., RLS

- SURVEY NOTES:**
- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
 - The survey shown hereon was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt Jr. and Travis Pruitt & Associates, Inc. make no guarantee or representations regarding information shown hereon pertaining to interests, rights of way, setback lines, agreements, reservations, and other similar matters.
 - Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
 - The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
 - Flood Hazard Note: By graphic plotting only, this property Does Not lie within a 100 year flood hazard zone and is depicted as unshaded zone X as defined by the F.E.M.A. Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas map numbers 13135C0082G & 13135C0067G, effective date March 4, 2013.

- PLAT NOTES:**
- City of Peachtree Corners and Gwinnett County personnel and/or agents shall have free and total access to and across all easements.
 - This plat is subject to the covenants set forth in the separate document(s) as recorded in Deed Book _____, Page(s) _____, which hereby becomes a part of this plat.
 - The City of Peachtree Corners does not enforce Protective Covenants.
 - The owner of record on behalf of himself (itself) and all successors in interest specifically releases the City of Peachtree Corners from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, river, or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by City of Peachtree Corners Regulations and the Director of the Department of Community Development. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of staff and Director, is potentially injurious to life, property, or the public road or utility system. Such emergency maintenance conducted for the common good shall not be construed as constituting a continuing maintenance obligation on the part of the City of Peachtree Corners nor abrogation of the City of Peachtree Corners' right to seek reimbursement for expenses from the owner(s) of the property(ies) or the lands that generated the conditions.
 - Stream buffers are to remain in a natural and undisturbed condition.
 - Structures are not allowed in drainage easements.
 - The project area shown hereon is not located within the boundaries of the Metropolitan River Protection Act.
 - The project area shown hereon is not located within an Intermediate Regional Flood Zone.
 - No portion of the site will be reserved, donated, or dedicated for public use.

CERTIFICATION:
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
 This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has relative positional precision accuracy of 0.06 horizontal positional accuracy and 0.04 vertical positional accuracy at the 95% confidence level. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the GPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.
 This map or plat has been calculated for closure and is found to be accurate within one foot in 336,210 feet.
 Signature: [Signature] Date: 6/13/19
 Travis N. Pruitt, Jr., P.E., RLS
 Georgia Reg. Land Surveyor No. 2809
 For The Firm Travis Pruitt & Associates, Inc.



4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-6711
 Fax: (770) 416-6799
 www.travispruitt.com

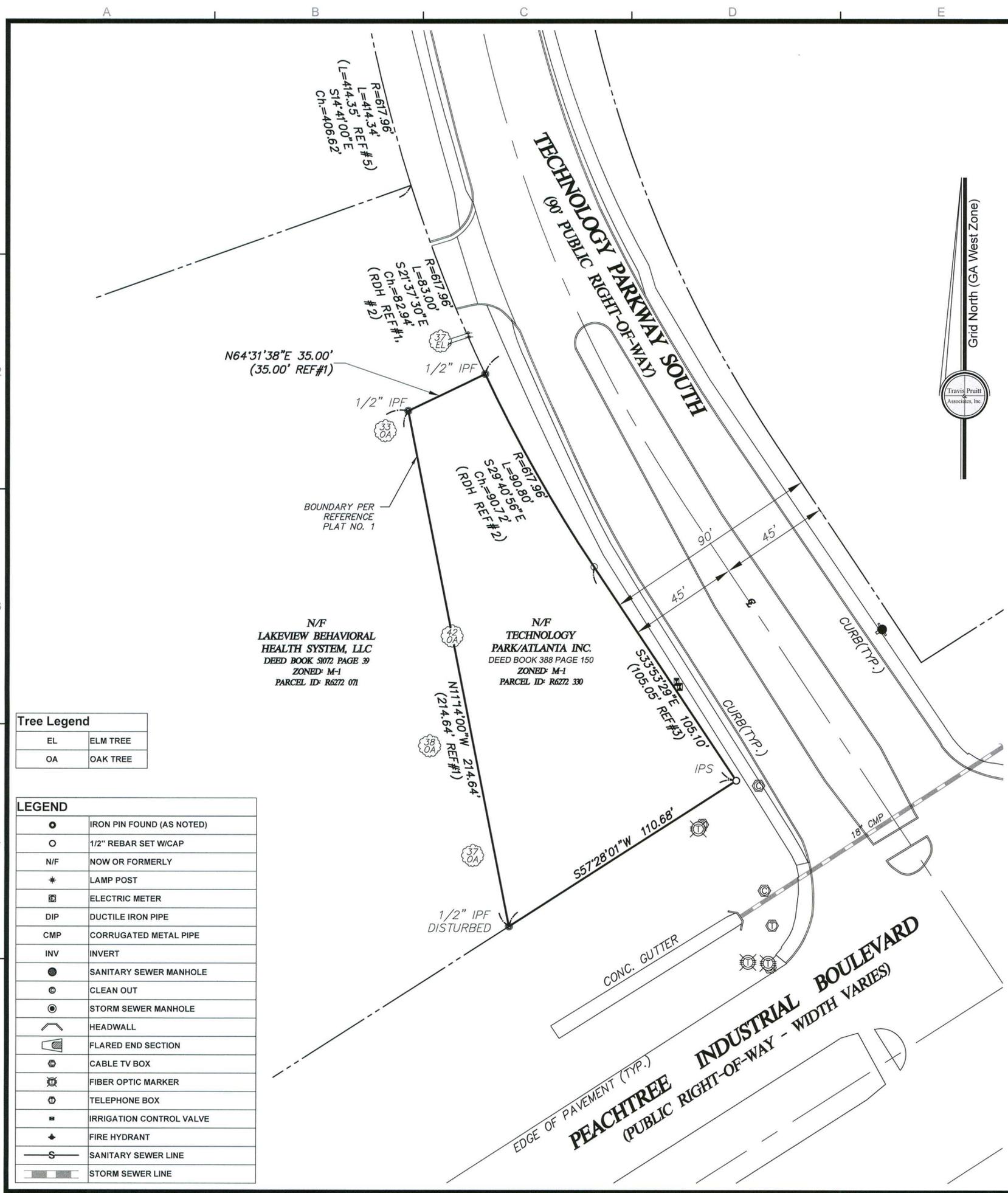
TRAVIS PRUITT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS

For The Firm
 Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: June 18, 2019
 FIELD DATE: May 31, 2019
 SCALE: 1" = 40'
 LSV: 81
 IN: 1-35-2014.652
 FN: 214-E-047

Sheet No. 1 of 1



EL	ELM TREE
OA	OAK TREE

●	IRON PIN FOUND (AS NOTED)
○	1/2" REBAR SET W/CAP
N/F	NOW OR FORMERLY
*	LAMP POST
⊠	ELECTRIC METER
DIP	DUCTILE IRON PIPE
CMP	CORRUGATED METAL PIPE
INV	INVERT
●	SANITARY SEWER MANHOLE
○	CLEAN OUT
●	STORM SEWER MANHOLE
⌒	HEADWALL
▭	FLARED END SECTION
⊕	CABLE TV BOX
⊛	FIBER OPTIC MARKER
⊙	TELEPHONE BOX
■	IRRIGATION CONTROL VALVE
◆	FIRE HYDRANT
—S—	SANITARY SEWER LINE
—S—	STORM SEWER LINE



- SURVEY NOTES:**
1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
 2. The survey shown hereon was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt Jr. and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
 3. Boundary information shown hereon per reference plat number 1.
 4. Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
 5. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West zone.

- REFERENCE PLATS:**
1. BOUNDARY SURVEY FOR TECHNOLOGY PARK ATLANTA PARCELS, PREPARED BY TRAVIS PRUITT AND ASSOCIATED, INC., DATED JUNE 12, 2019. (FN#214-E-048)

4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruitt.com

Certificate of Authorization Number 613

TREE SURVEY

TECHNOLOGY PARKWAY PROPERTY

AUTHORIZED BY: SANDI Properties LLC
 LAND LOT 272 - 6th DISTRICT - CITY OF PEACHTREE CORNERS - GWINNETT - GEORGIA

For The Firm
 Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 4/12/2021
FIELD DATE: 4/6/2021
SCALE: 1" = 30'
JN: 1-21-0116.616
FN: 116-C-3123
SHEET NO: 1 of 1

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RE-ZONING SITE PLAN FOR PARCEL 2 TECHNOLOGY PKWY SOUTH

D.B.A.

DAVID BUTLER & ASSOCIATES, INC.
ARCHITECTURE • PLANNING
1721 BEECHER STREET
ATLANTA GA 30310
T (404) 589-0800
davidbutler@mindspring.com
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SHEET INDEX

A1	SITE PLAN
A2	ELEVATIONS
A3	FLOOR PLAN

PROJECT INFORMATION

PARCEL ID	R6272 330
LOT AREA	0.322 ACRES
EXISTING ZONING	M-1
PROPOSED ZONING	C-2
OVERLAY ZONING	ACTIVITY CENTER OVERLAY
FRONT SETBACK	50
SIDE SETBACK	10
REAR SETBACK	15
PROPOSED BLDG AREA	1200 SF
PROPOSED FAR	.086
PROPOSED USE	RESTAURANT

VARIANCE REQUESTED

REDUCE SIDE SETBACK FACING STREET
FROM 50' REQUIRED TO 20'

PARKING

	MIN	MAX
RESTAURANT	1/150	1/75

PROPOSED BUILDING AREA: 1200 SF
MINIMUM PARKING: 8 SPACES
MAXIMUM PARKING: 16 SPACES
PROPOSED PARKING: 12 SPACES

SEPARATE DRIVEWAY AND STACKING LANE REQUIRED
FOR ANY DRIVE UP WINDOW, PROVIDING CIRCULATION
AROUND THE BUILDING

INTERIOR DRIVEWAYS

ONE WAY, NO PARKING: 10'-12' W
TWO WAY: 20'-22' W
90° PARKING: 22'-24'
60° ONE WAY: 10'-12'
60° TWO WAY: 20'-22'

LANDSCAPE

TECHNOLOGY PARK: MAINTAIN EXISTING ROADWAY
LANDSCAPING AND PRESERVE MATURE TREE CANOPY
VISIBLE FROM STREET ILO NEW VEGETATION

PROVIDE 1 TREE PER EA 7 PARKING SPACES

TREE DENSITY STANDARD: 16 UNITS / ACRE

ISLANDS GREATER THAN 200 SF SHALL CONTAIN
LANDSCAPE PLANTINGS



PROJECT NAME:

RE-ZONING SITE PLAN FOR
PARCEL 2 TECHNOLOGY PKWY SOUTH
PEACHTREE CORNERS, GA 30082

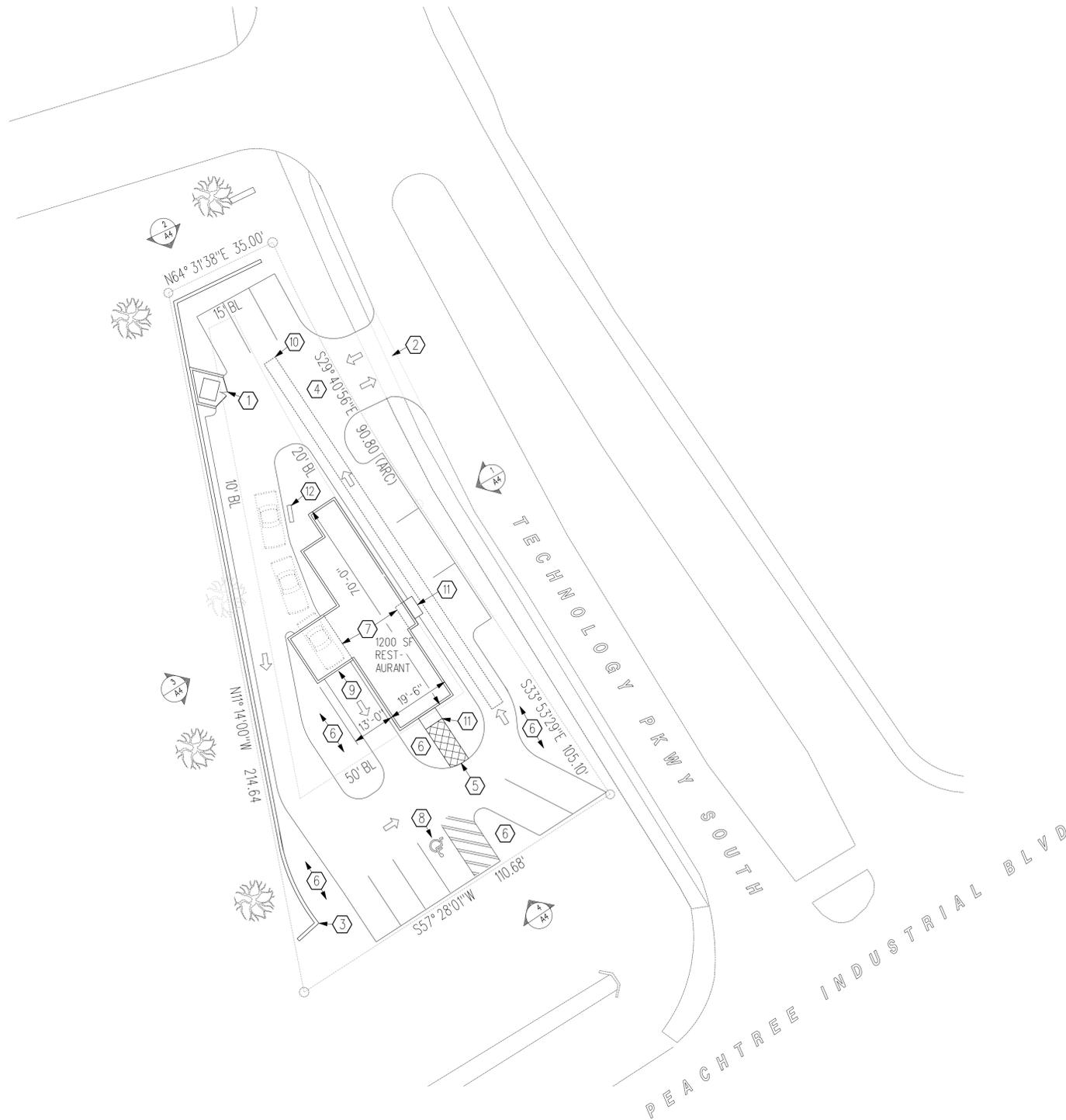
PROJECT NO 21006

DRAWING TITLE:

SITE PLAN

DATE:
5/25/21

SHEET NO.:
A1



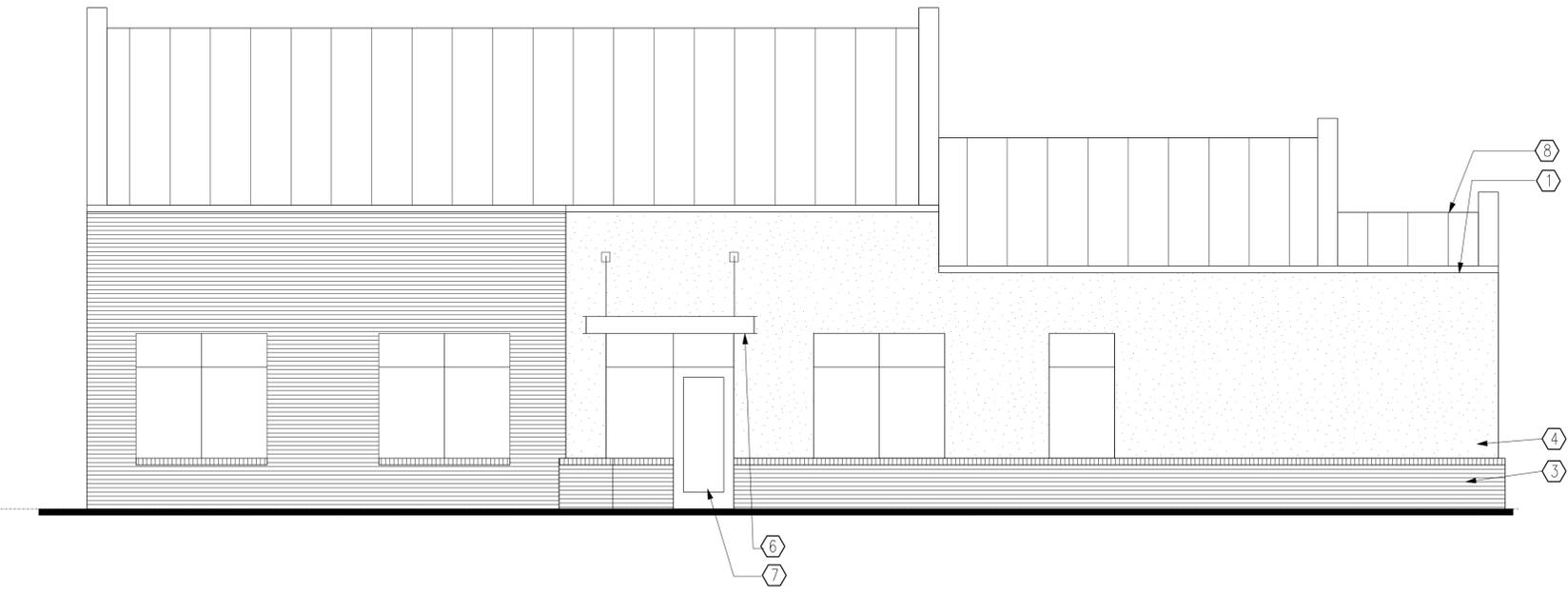
1 SITE PLAN
A2

1" = 20'-0"

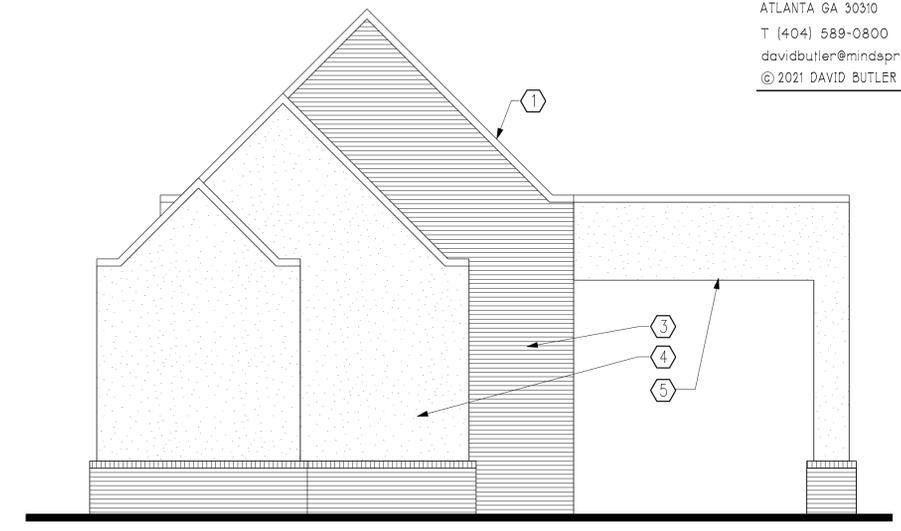
0 2 10 20 FEET



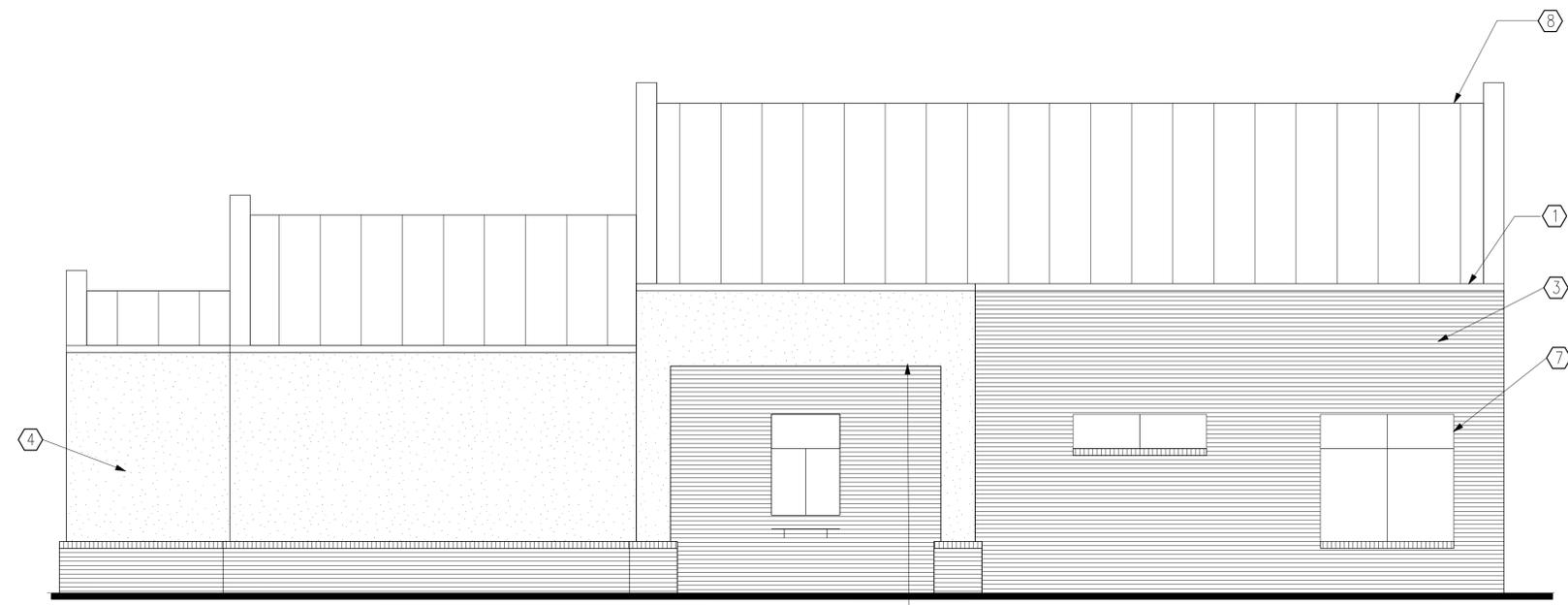
- | | |
|---|--|
| 1 BRICK, STUCCO OR SPLIT FACED
BLOCK DUMPSTER SURROUND | 7 LINE OF BUILDING WALL BELOW |
| 2 22' TWO WAY DRIVE | 8 ADA PARKING AND AISLE |
| 3 RETAINING WALL | 9 DRIVE THRU CANOPY |
| 4 PAVED PARKING LOT WITH 9' X 18'
STRIPED PARKING SPACES | 10 UNDERGROUND STORMWATER CHAMBERS AS REQUIRED |
| 5 ACCESSIBLE ENTRY | 11 BUILDING ENTRY CANOPY |
| 6 LANDSCAPED AREA | 12 MENU BOARD |



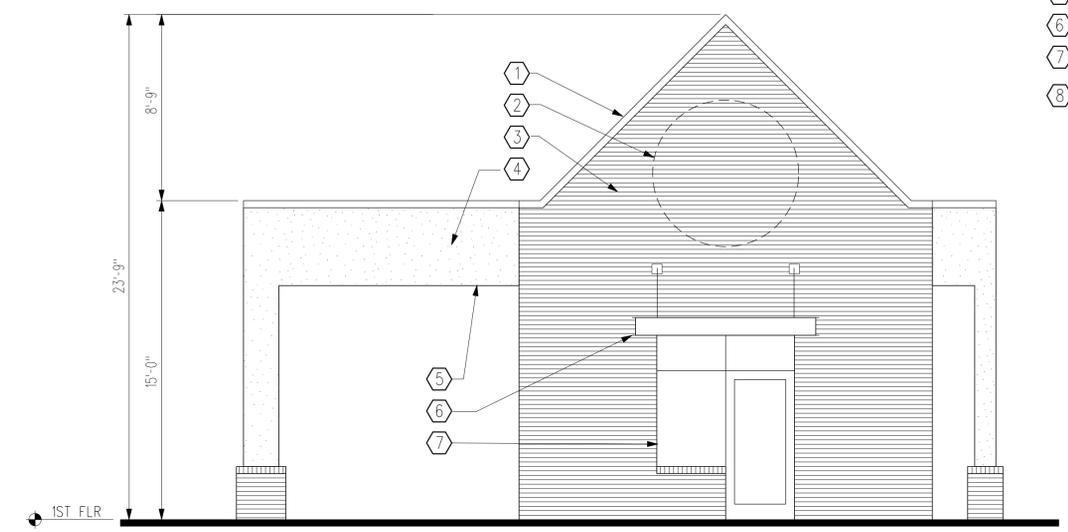
1 ELEVATION
 A3 1/4"=1'-0"
 0 1 4 8 FEET



2 ELEVATION
 A3 1/4"=1'-0"
 0 1 4 8 FEET



3 ELEVATION
 A3 1/4"=1'-0"
 0 1 4 8 FEET



4 ELEVATION
 A3 1/4"=1'-0"
 0 1 4 8 FEET

- NOTES
- 1 METAL COPING
 - 2 BUILDING SIGN
 - 3 BRICK
 - 4 STUCCO
 - 5 DRIVE THRU CANOPY
 - 6 METAL CANOPY
 - 7 ALUMINUM STOREFRONT WITH GLASS
 - 8 METAL ROOF



PROJECT NAME:
 RE-ZONING SITE PLAN FOR
 PARCEL 2 TECHNOLOGY PKWY SOUTH
 PEACHTREE CORNERS, GA 30092

PROJECT NO 21006
 DRAWING TITLE:
 ELEVATIONS

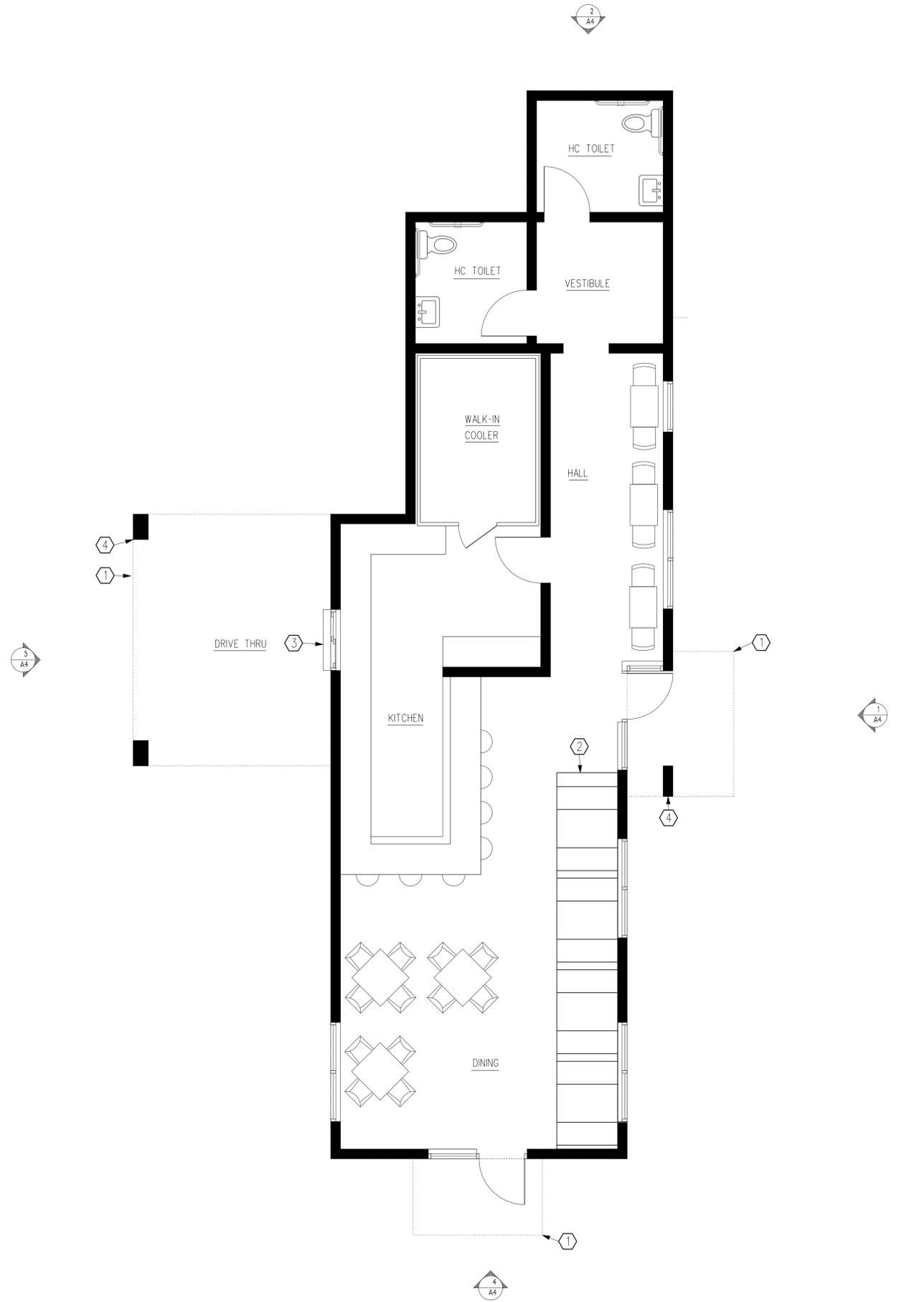
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D.B.A.

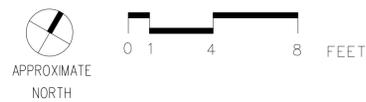
DAVID BUTLER & ASSOCIATES, INC.
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 davidbutler@mindspring.com
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NOTES

- ① CANOPY ABOVE
- ② BOOTHS
- ③ DRIVE THRU WINDOW
- ④ COLUMN



① FLOOR PLAN
 1/4" = 1'-0"



PROJECT NAME:
 RE-ZONING SITE PLAN FOR
 PARCEL 2 TECHNOLOGY PKWY SOUTH
 PEACHTREE CORNERS, GA 30092

PROJECT NO 21006
 DRAWING TITLE:
 FLOOR PLAN

DATE: 5/25/21	SHEET NO.: A3
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