



**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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Elevations	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Supplemental Form for Specific Uses	• 1 copy	<input type="checkbox"/>	<input 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"/>

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>Peachtree Farm</u>	NAME: <u>Crossing Park II LLC</u>
ADDRESS: <u>350 Research Ct., Suite 100</u>	ADDRESS: <u>350 Research Ct., Suite 100</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>770-366-9589</u>	PHONE: <u>7703669589</u>
E-MAIL: <u>joe@peachtreefarm.org</u>	E-MAIL: <u>joe@peachtreefarm.org</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Joe Twiner</u> PHONE: <u>770-366-9589</u>	
CONTACT'S E-MAIL: <u>joe@peachtreefarm.org</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): M REQUESTED ZONING DISTRICT: M

LAND DISTRICT(S): 285 LAND LOT(S): 16 ACREAGE: 4.19

ADDRESS OF PROPERTY: 356 Research Ct., Peachtree Corners, GA 30092

PROPOSED DEVELOPMENT: mixed use

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 15

Dwelling Unit Size (Sq. Ft.): varies

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: 5700

Gross Density: _____

FEE SCHEDULE

Application fees are set by fee schedule which is included in the application materials for convenient reference. **Fees may be paid by credit card or check in person at City Hall.** Following acceptance of the application, the City will not solicit applicants for additional fees by invoice or other means. Applicants are encouraged to report any suspicious emails or requests for additional payment related to their application to the Community Development Department.

FEE SCHEDULE

1. Rezoning / Change-in-Conditions / Special Use Permit: 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-100, or R-75

- 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 MOD or CSO, and R-100 MOD 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
- Maximum Fee: \$10,000

2. Rezoning / Change-in-Conditions / Special Use Permit: 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-I, OBP, M-1, or M-2

- 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
- Maximum Fee: \$10,000

3. Rezoning / Change-in-Conditions / Special Use Permit: Mixed-Use Development (MUD) District

- Application Fee = \$1,200
- + \$75 per acre or portion thereof (for rezoning only)
- Maximum Fee: \$10,000

4. Buffer Reduction (Greater than 50%): \$500

5. Comprehensive Plan Amendment: \$1000

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.

Joseph Turner 7-28-25
Signature of Applicant Date
Joseph Turner Executive Director
Type or Print Name and Title

[Signature] 7-28-2025 Notary Seal
Signature of Notary Public Date

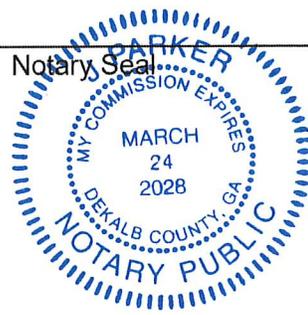


PROPERTY OWNER'S CERTIFICATION

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.

Joseph Turner 7-28-25
Signature of Property Owner Date
Joseph Turner Authorized Agent
Type or Print Name and Title

[Signature] 7-28-2025 Notary Seal
Signature of Notary Public Date



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?

The proposed use is suitable and has the support of many surrounding neighbors and members of the Technology Park Association board.

- 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?

The proposed use will enhance the community and will not affect the ability of the adjacent properties to use or redevelop their property.

- 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?

The property is under a special use permit that needs to be adjusted to more adequately address site topography, fundraising, and market conditions. Philanthropic partners have requested a phased approach to the construction of houses to more accurately assist in the economic use as currently permitted.

- 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?

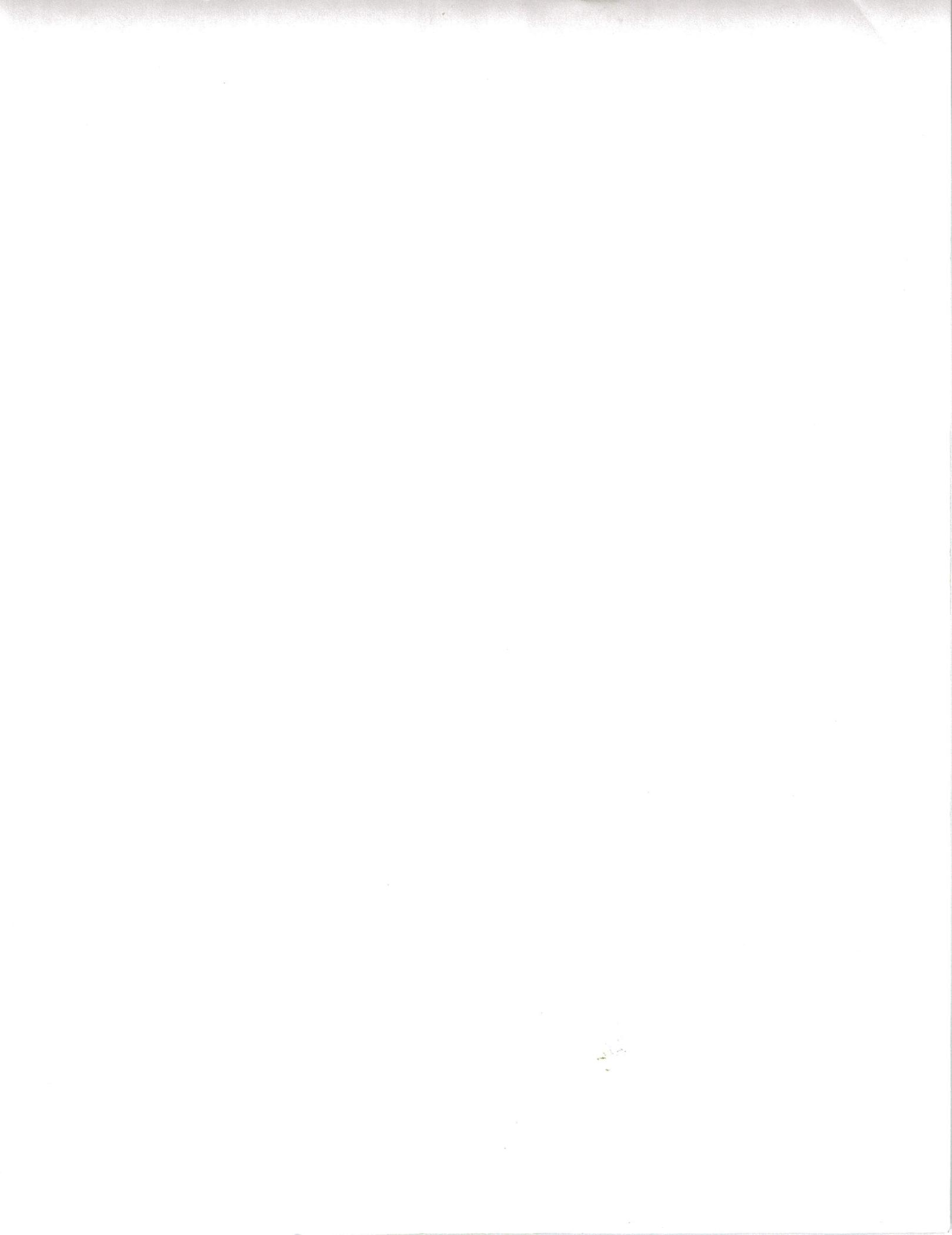
The proposed change of conditions will have no different impact than the approved special use permit. Peachtree Farm has been a partner to the City of Peachtree Corners in writing letters of support for technology, mobility, and transportation grants.

- 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 proposed change of conditions will not change the underlying zoning and is compatible use inside Technology Park. This change is entirely in the same in intent for the land and land use as the existing special use permit.

- 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?

This project enjoys public support from the Peachtree Corners Community. The development will be a model community for disability living in Georgia which faces one of the highest disability housing shortages in the nation.



LEGAL DESCRIPTION TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 285 of the 6TH District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from an iron pin set, said point being 501.19 feet southeasterly along the southwesterly right-of-way line of Research Court (80' R/W) from the intersection of the southeasterly right-of-way line of Research Drive (80' R/W), thence along said right-of-way line of Research Court 103.51 feet along an arc of a curve to the right, said curve having a radius of 480.87 feet and a chord bearing and distance of South 37 degrees 40 minutes 00 seconds East 103.31 feet to an iron pin set; thence South 31 degrees 30 minutes 00 seconds East a distance of 64.20 feet to an iron pin set; thence 230.83 feet along an arc of a curve to the right, said curve having a radius of 220.43 feet and a chord bearing and distance of South 01 degrees 30 minutes 00 seconds East 220.43 feet to an iron pin set; thence South 28 degrees 30 minutes 00 seconds West a distance of 41.19 feet to an iron pin set; thence 142.57 feet along an arc of a curve to the left, said curve having a radius of 75.00 feet and a chord bearing and distance of South 31 degrees 50 minutes 15 seconds West 122.05 feet to an iron pin found and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING, as thus established, thence 79.03 feet along an arc of a curve to the left, said curve having a radius of 75.00 feet and a chord bearing and distance of South 52 degrees 48 minutes 36 seconds East 75.43 feet to an iron pin found; thence leaving said right-of-way line of Research Court South 07 degrees 01 minutes 27 seconds West a distance of 294.29 feet to an iron pin found; thence South 80 degrees 34 minutes 44 seconds West a distance of 301.08 feet to an iron pin found; thence North 54 degrees 19 minutes 45 seconds West a distance of 350.00 feet to an iron pin set; thence North 20 degrees 33 minutes 35 seconds West a distance of 181.32 feet to a point; thence South 78 degrees 14 minutes 45 seconds East a distance of 283.41 feet to an iron pin found; thence North 55 degrees 39 minutes 43 seconds East a distance of 140.73 feet to an iron pin found; thence South 80 degrees 18 minutes 46 seconds East a distance of 178.27 feet to an iron pin found; thence North 67 degrees 24 minutes 41 seconds East a distance of 55.81 feet to an iron pin found and the TRUE POINT OF BEGINNING.

Said tract containing 4.199 acres and being Tract 2 as shown on that certain ALTA/ACSM Land Title Survey of 350 & 360 Research Court for Planners and Engineers Collaborative dated March 4, 2004.

LEGAL DESCRIPTION TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 285 of the 6TH District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from an iron pin set, said point being 501.19 feet southeasterly along the southwesterly right-of-way line of Research Court (80' R/W) from the intersection of the southeasterly right-of-way line of Research Drive (80' R/W), thence along said right-of-way line of Research Court 103.51 feet along an arc of a curve to the right, said curve having a radius of 480.87 feet and a chord bearing and distance of South 37 degrees 40 minutes 00 seconds East 103.31 feet to an iron pin set; thence South 31 degrees 30 minutes 00 seconds East a distance of 64.20 feet to an iron pin set; thence 230.83 feet along an arc of a curve to the right, said curve having a radius of 220.43 feet and a chord bearing and distance of South 01 degrees 30 minutes 00 seconds East 220.43 feet to an iron pin set; thence South 28 degrees 30 minutes 00 seconds West a distance of 41.19 feet to an iron pin set; thence 142.57 feet along an arc of a curve to the left, said curve having a radius of 75.00 feet and a chord bearing and distance of South 31 degrees 50 minutes 15 seconds West 122.05 feet to an iron pin found and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING, as thus established, thence 79.03 feet along an arc of a curve to the left, said curve having a radius of 75.00 feet and a chord bearing and distance of South 52 degrees 48 minutes 36 seconds East 75.43 feet to an iron pin found; thence leaving said right-of-way line of Research Court South 07 degrees 01 minutes 27 seconds West a distance of 294.29 feet to an iron pin found; thence South 80 degrees 34 minutes 44 seconds West a distance of 301.08 feet to an iron pin found; thence North 54 degrees 19 minutes 45 seconds West a distance of 350.00 feet to an iron pin set; thence North 20 degrees 33 minutes 35 seconds West a distance of 181.32 feet to a point; thence South 78 degrees 14 minutes 45 seconds East a distance of 283.41 feet to an iron pin found; thence North 55 degrees 39 minutes 43 seconds East a distance of 140.73 feet to an iron pin found; thence South 80 degrees 18 minutes 46 seconds East a distance of 178.27 feet to an iron pin found; thence North 67 degrees 24 minutes 41 seconds East a distance of 55.81 feet to an iron pin found and the TRUE POINT OF BEGINNING.

Said tract containing 4.199 acres and being Tract 2 as shown on that certain ALTA/ACSM Land Title Survey of 350 & 360 Research Court for Planners and Engineers Collaborative dated March 4, 2004.

GENERAL NOTES:

DESCRIPTION: THREE RESIDENCES ARE TO BE CONSTRUCTED AT PEACHTREE FARM - PHASE 1. AN IMPROVED DRIVEWAY ENTRANCE WITH TWO PARKING AREAS WILL BE PROVIDED. SUPPORTING UTILITY INFRASTRUCTURE FOR THE RESIDENCES WILL BE PROVIDED.

1. NAME AND ADDRESS OF THE PROPERTY OWNER:
JOSEPH TWINER
350 RESEARCH COURT
PEACHTREE CORNERS, GA 30092
EMAIL: MIKE@PECAT.COM

NAME, ADDRESS, AND PHONE NUMBER OF THE DEVELOPER:
MIKE TWINER
1 HIDDEN BRANCHES CIRCLE
DUNWOODY, GA 30338
404-822-8590
EMAIL: MIKE@PECAT.COM

3. NAME AND PHONE NUMBER OF THE 24-HOUR LOCAL CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL EMERGENCIES:
CONTACT: MIKE TWINER
PHONE: 404-822-8590
EMAIL: MIKE@PECAT.COM

4. SURVEYOR:
PLANNERS AND ENGINEERS COLLABORATIVE
4100 PERIMETER PARK SOUTH
ATLANTA, GA 30341
(770) 451-2741
CONTACT: JONATHAN N. HOWARD, PLS #3008

5. SITE LOCATION:
356 RESEARCH COURT
PEACHTREE CORNERS, GA 30092
LAND LOT 285, DISTRICT 6th, CITY OF PEACHTREE CORNERS,
GWINNETT, GA, PB 82 / PG 15.
PARCEL ID: 6285 104

6. ZONING INFORMATION:
M-1 (LIGHT INDUSTRIAL)
SETBACKS:
FRONT 50 FT, SIDE 25 FT, REAR 50 FT
SITE AREA: ±4.199 ACRES

7. BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS SITE IS WITHIN THE LIMITS OF A 1 OR 0.2% ANNUAL CHANCE FLOOD HAZARD AREA AS PER F.I.R.M. FOR GWINNETT COUNTY, GEORGIA, COMMUNITY PANEL NO. 131330067F. THE PANEL BEARS AN EFFECTIVE DATE OF September 29, 2006.

8. NRCS SOIL INFORMATION:
MHC2-MADISON GRAVELLY SANDY LOAM, 6 TO 10 PERCENT SLOPES, ERODED
MIF2-MADISON SANDY CLAY LOAM, 15 TO 45 PERCENT SLOPES, ERODED
PHE3-PACOLET-GULLED LAND COMPLEX, 10 TO 25 PERCENT SLOPES, SEVERELY ERODED
W-WATER

9. NEAREST STATE WATERS AS DEPICTED ON GWINNETT COUNTY GIS MAPPING IS AN UNNAMED TRIBUTARY OF CROOKED CREEK.

10. FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMB ER 09663.11 WITH AN EFFECTIVE DATE OF APRIL 6, 2004 WAS USED IN THE PREPARATION OF THE SURVEY.

11. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



EASEMENT LINES

Line #	Length	Direction
L1	22.73'	S47°05'55"E
L2	25.31'	S64°20'59"E

SITE NOTES:

- ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
- AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF PEACHTREE CORNERS REQUIREMENTS AND THE SIDEWALK REPLACED.
- PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE CITY OF PEACHTREE CORNERS, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
- INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CITY OF PEACHTREE CORNERS CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE CITY OF PEACHTREE CORNERS STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF PEACHTREE CORNERS, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
- SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
- SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
- OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
- THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
- ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
- ALL TRASH CANS AND BENCHES TO BE PROVIDED AND INSTALLED BY OWNER.

FIRE NOTES:

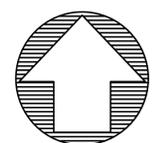
- ALL ROADS WILL FALL IN COMPLIANCE WITH THE INTERNATIONAL FIRE CODE.
- ADDITIONAL HYDRANTS WILL BE ADDED TO ENSURE COMPLIANCE WITH THE INTERNATIONAL FIRE CODE.
- (FIRE HYDRANT SPACING IN INDUSTRIAL & COMMERCIAL DEVELOPMENTS) SHALL NOT EXCEED 300 FT ALONG DEDICATED ROADWAYS. ADDITIONAL HYDRANTS MAY BE REQUIRED TO PERMIT ALL PORTIONS, OF ALL BUILDINGS, TO BE REACHED BY HOSE LAYS NOT TO EXCEED 400 FT BY ROAD TRAVEL. GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND LIFE SAFETY, SECTION 46-37(C) AN ADDITIONAL HYDRANT(S) INSTALLATIONS MAY BE NECESSARY.
- (APPROVED FIRE APPARATUS ACCESS ROADS - DIMENSIONS) FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. 2018 INTERNATIONAL FIRE CODE SECTION 503.2.1.

LEGEND

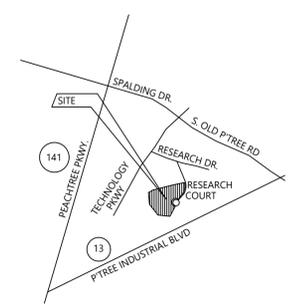
- BITUMINOUS CONCRETE
- EXISTING BITUMINOUS CONCRETE
- PERMEABLE PAYER SYSTEM

SITE DATA:

ADDRESS: 356 RESEARCH COURT, PEACHTREE CORNERS, GA 30092
 SITE AREA: 4.199 ACRES
 ZONING: M-1 (LIGHT INDUSTRIAL)
 PROPOSED ZONING (EXISTING): M-1 (LIGHT INDUSTRIAL)
 ZONING JURISDICTION: CITY OF PEACHTREE CORNERS
 DEVELOPMENT STANDARDS:
 TOTAL UNITS: PHASE 1 - 3 UNITS, MASTER - 15 UNITS
 UNIT DENSITY: PHASE 1 - 0.71 UNITS/AC, MASTER - 3.57 UNITS/AC
 FRONT YARD: 50 FEET
 SIDE YARD: 20 FEET
 REAR YARD: 15 FEET
 PARKING:
 REQUIRED PARKING: 12 SPACES
 PARKING SPACES PROVIDED: PHASE 1 - 16 SPACES, MASTER - 41SPACES
 ADA SPACES PROVIDED: 1 SPACE



THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF HYDROPRO ENGINEERING AND CONSTRUCTION. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF HYDROPRO ENGINEERING AND CONSTRUCTION RIGHTS. ©2023. HYDROPRO ENGINEERING AND CONSTRUCTION.



LOCUS MAP
N.T.S.

#	DATE	CHANGE DESCRIPTION
A	7/29/2025	INITIAL ISSUE

OWNER:

JOSEPH TWINER
 350 RESEARCH COURT
 PEACHTREE CORNERS, GA
 30092

PREPARED FOR:

MIKE TWINER
 HYDROPRO ENGINEERING &
 CONSTRUCTION
 1 HIDDEN BRANCHES CIRCLE
 DUNWOODY, GA 30338

PROJECT:
 SITE PLAN PHASE 2

PREPARED WITH:

11 THE CROFT
 ATLANTA, GA 30342
 PHONE: (404) 426-2868

DRAWING TITLE:
SITE PLAN PHASE 2

DRAWN BY: GBS | CHECKED BY: GBS
 Proj. # 2023-21

C3.01

7/29/2025

CONSTRUCTION DOCUMENTS



PRINT DATE: 7/29/2025 1:37:36 PM
 FILE INFO: C:\Users\Greg\Scotchie\OneDrive - Scotchie Civil Engineering\Documents - Scotchie Civil Engineering\Projects\2023\2023-21 Peachtree Farm\Source Drawings\2023\2023.dwg

3 BEDROOM MODEL



FRONT ELEVATION



FRONT RIGHT VIEW



LEFT REAR VIEW

2 BEDROOM MODEL



FRONT ELEVATION



FRONT RIGHT VIEW



LEFT REAR VIEW



Donnelly
design studio

joe_donnelly@icloud.com

1970 BUICE COURT
CUMMING, GA

CUSTOM DESIGN
CAD SUPPORT
3D VISUALS

678.637.0788

REVISIONS:

PEACHTREE FARM
356 RESEARCH COURT NORCROSS, GEORGIA
PERSPECTIVES

ISSUE DATE:

PLAN NAME:

PEACHTREE FARM

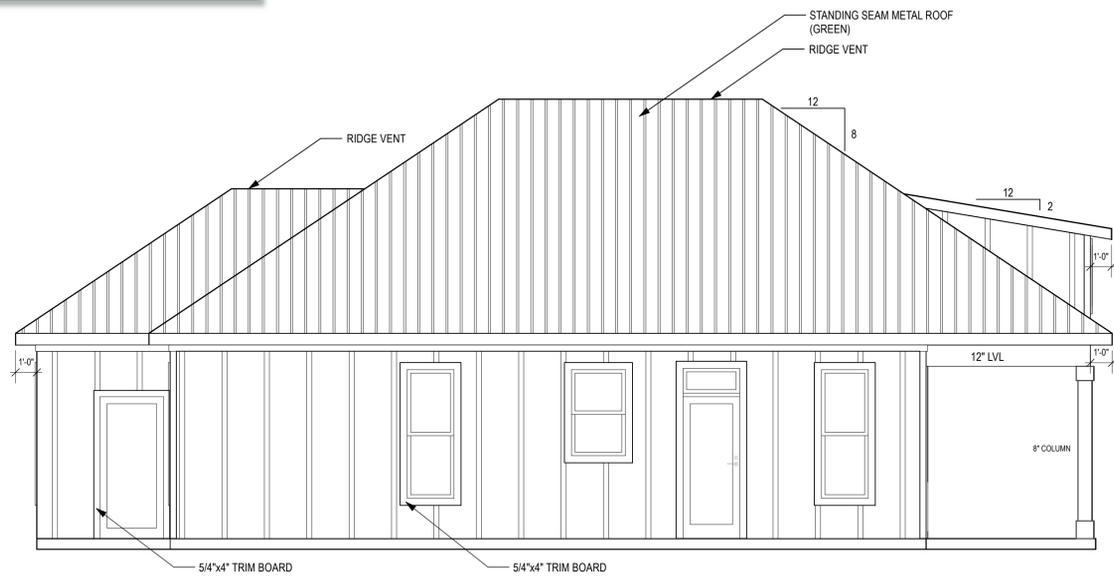
DOCUMENT PHASE:

PERMIT SET

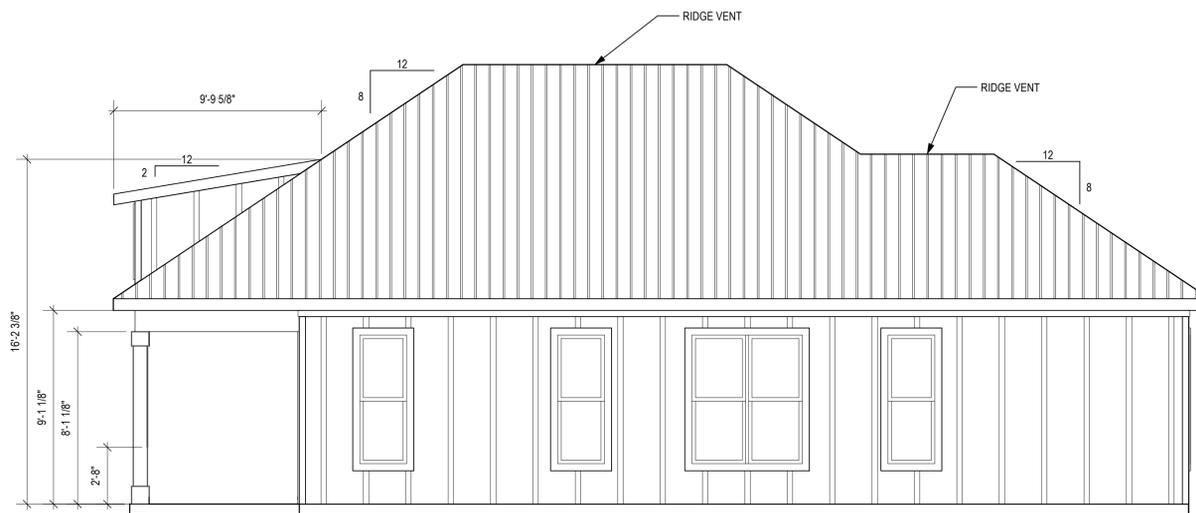
DOCUMENT DATE:

7/30/25

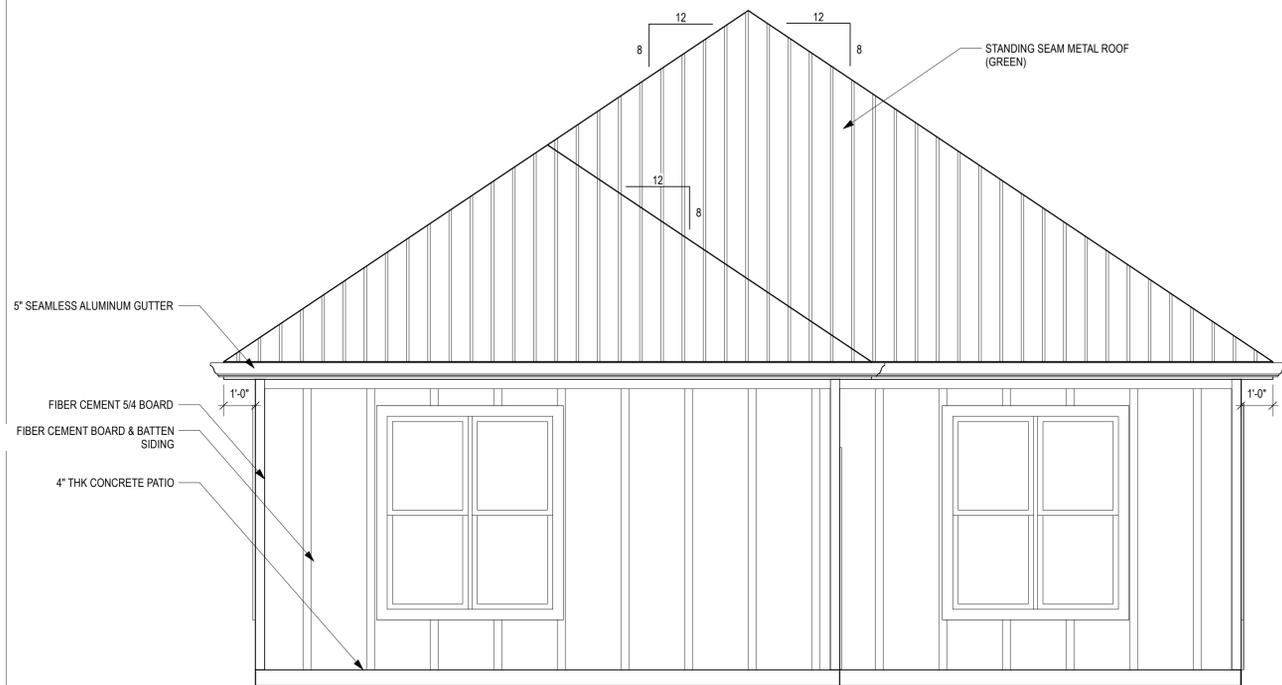
NOTE:
 1. WIFI VIDEO FLOODLIGHTS T.B.D.
 2. VIDEO DOORBELLS SHALL T.B.D.
 3. ALL THERMOSTATS TO BE SMT WIRELESS.
 4. RFID SCANNERS AT EACH BEDROOM & EXTERIOR DOOR



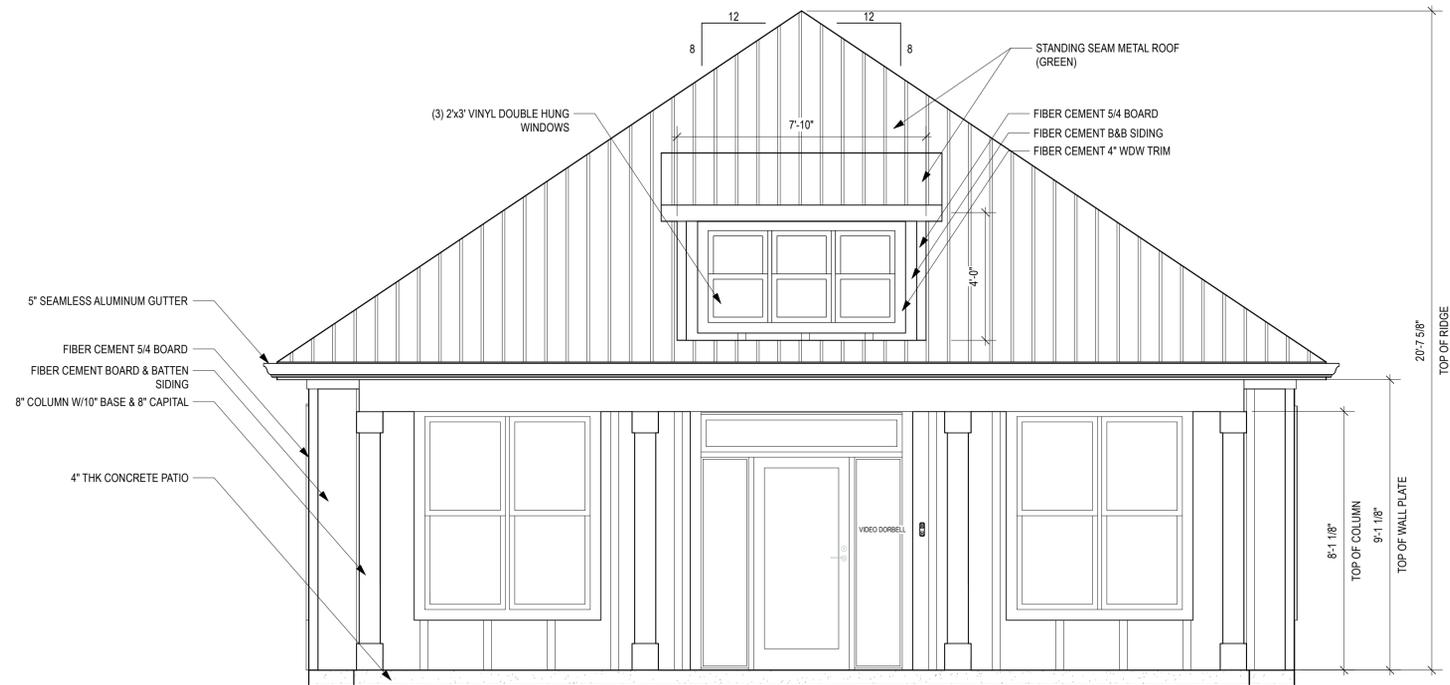
8 | LEFT ELEVATION
 Scale: 1/4" = 1'-0"



7 | RIGHT ELEVATION
 Scale: 1/4" = 1'-0"



6 | REAR ELEVATION
 Scale: 3/8" = 1'-0"



5 | FRONT ELEVATION
 Scale: 3/8" = 1'-0"



joe_donnelly@icloud.com
 1970 BUICE COURT
 CUMMING, GA
 CUSTOM DESIGN
 CAD SUPPORT
 3D VISUALS
 678.637.0788

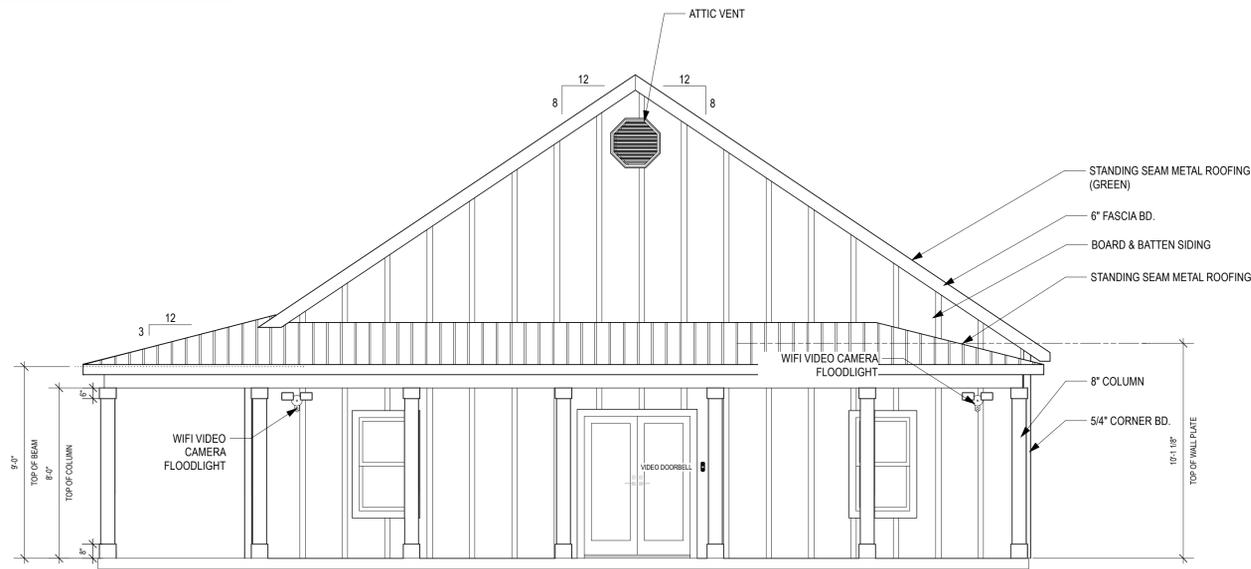
REVISIONS:

NO.	DESCRIPTION

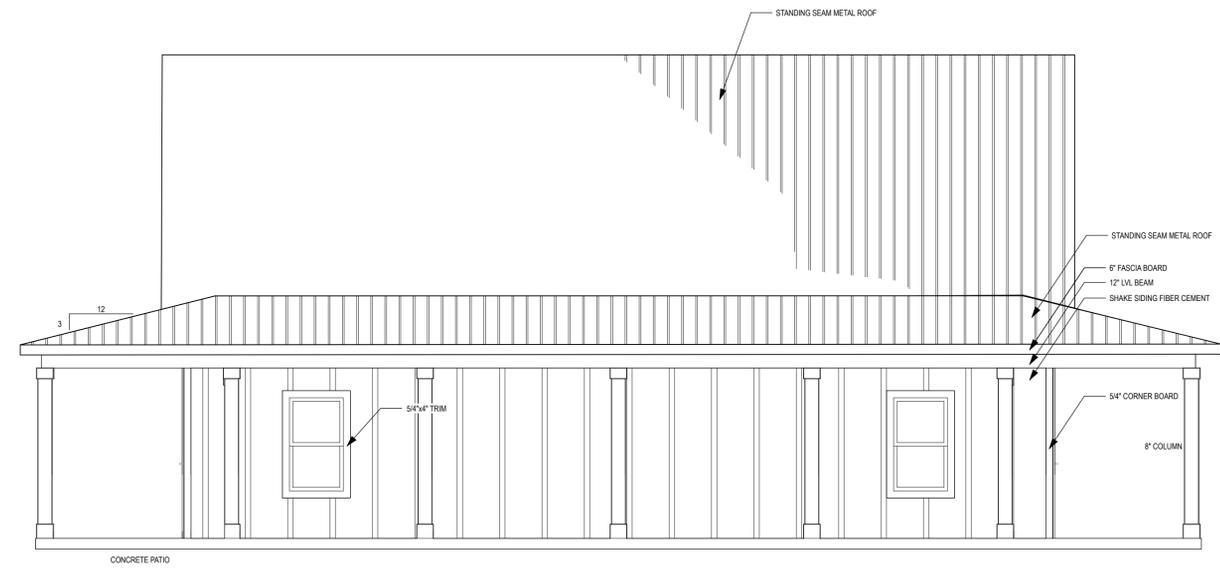
PEACHTREE FARM
 356 RESEARCH COURT NORCROSS, GEORGIA
 3 BEDROOM EXTERIOR ELEVATIONS

ISSUE DATE:
 PLAN NAME:
 PEACHTREE FARM
 DOCUMENT PHASE:
 PERMIT SET
 DOCUMENT DATE:
 7/30/25

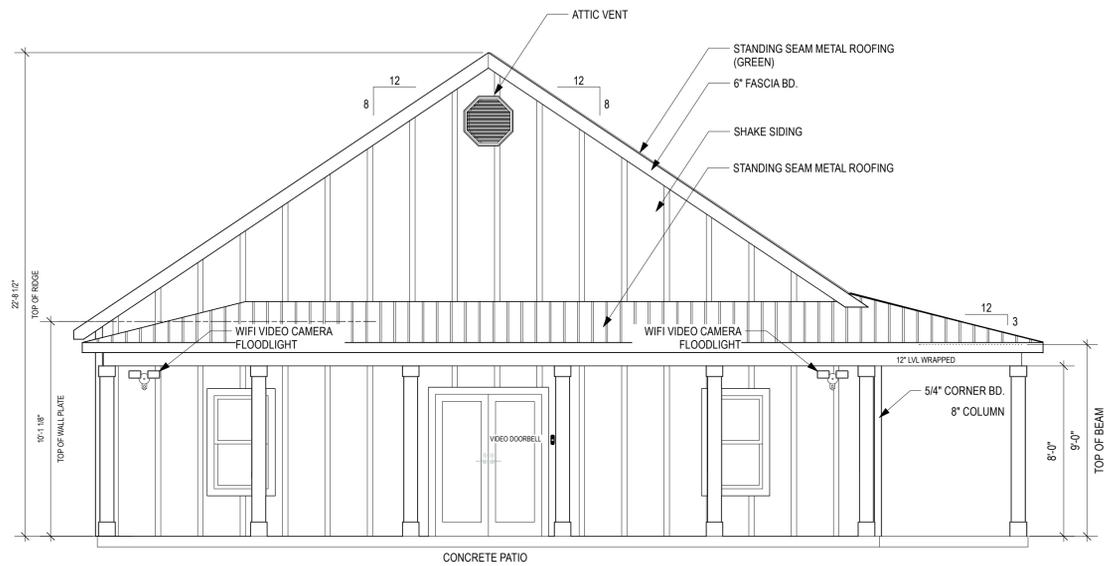
NOTE:
 1. WIFI VIDEO FLOODLIGHTS T.B.D..
 2. VIDEO DOORBELLS SHALL T.B.D..
 3. ALL THERMOSTATS TO BE SMT WIRELESS.
 4. RFID SCANNERS AT EACH BEDROOM & EXTERIOR DOOR



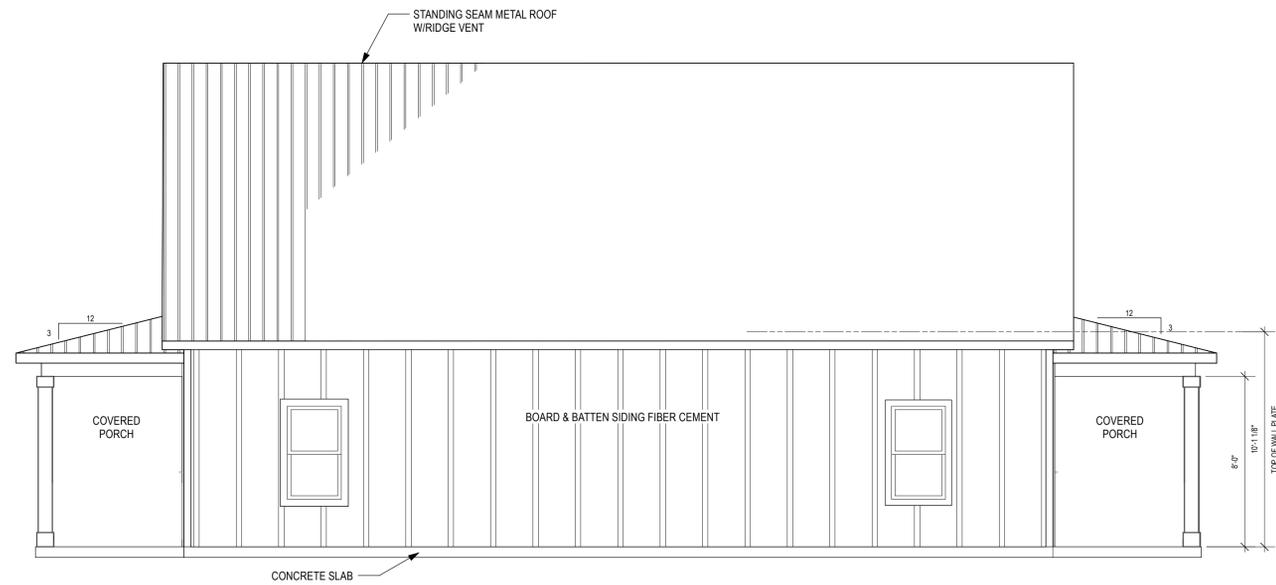
5 | FRONT ELEVATION
 Scale: 1/4" = 1'-0"



2 | LEFT ELEVATION
 Scale: 1/4" = 1'-0"



1 | REAR ELEVATION
 Scale: 1/4" = 1'-0"



3 | RIGHT ELEVATION
 Scale: 1/4" = 1'-0"



Donnelly
 design studio

joe_donnelly@icloud.com

1970 BUICE COURT
 CUMMING, GA

CUSTOM DESIGN
 CAD SUPPORT
 3D VISUALS

678.637.0788

REVISIONS:

PEACHTREE FARM
 356 RESEARCH COURT NORCROSS, GEORGIA
 2-BEDROOM EXTERIOR ELEVATIONS

ISSUE DATE:

PLAN NAME:

PEACHTREE FARM

DOCUMENT PHASE:

PERMIT SET

DOCUMENT DATE:

7/30/25



Letter of Intent July 22, 2025

The location of Peachtree Farm is 350 Research Ct., Peachtree Corners, GA, 30092, inside the prestigious Technology Park office park and is zoned M-1. The property consists of 4.2 acres and the parcel Id is R6285 104.

Peachtree Farm Overview

Peachtree Farm is a 501(c)3 Nonprofit organization that provides prevocational services for individuals with intellectual and developmental disabilities on a sustainable urban farm. The farm's programs include vocational training, life skills training, a social club for individuals with disabilities, and organizing the Peachtree Corners Farmers Market. This year, Peachtree Farm will break ground on a new program for supportive-independent living homes to be leased to adults with disabilities.

The farm grows hydroponic tomatoes, plant starts for local gardeners, and a variety of vegetables. The tomatoes are wholesaled to restaurants, meal kit companies, and a food desert distributor. The plant starts are sold twice a year at the spring and fall plant sale, providing local starts to over 750 local gardeners. The remaining vegetables are sold at the Peachtree Corners Farmers Market.

Phased Development Plan

To clarify our current development and proposed phases, the property will be developed in the following phases:

The existing development consists of a hydroponic greenhouse, nursery, and associated infrastructure.

The next phase will consist of the construction of three single-family homes. Two 3-bedroom and one 2-bedroom home will be constructed on the area already cleared and graded. Additional site work will include partial removal and renovation of the temporary parking lot and expansion of the existing stormwater system and temporary detention pond.

The final phase will see the whole site development, including grading and installing permanent stormwater facilities and the construction of additional homes and the community/laboratory building.

Change of Conditions

In order to facilitate the development of the farm, Peachtree Farm is requesting a change of conditions to the Special Use Permit SUP2020-01 to more adequately meet the needs of the individuals with disabilities served by this development.

The change of conditions is limited to the following changes:

1. Replacing the Conceptual Site Plan with the New Conceptual Site Plan by Hydropro Engineering & Construction, Dated 7-29-2025
2. Replacing the elevations with New Elevations prepared by Donnelly Design Studio, dated 7-30-2025