



PLANNING COMMISSION AGENDA

**JUNE 9, 2015
7:00 PM
CITY HALL**

- A. Roll Call**
- B. Approval of April 14, 2015 Minutes**
- C. Old Business: (None)**
- D. New Business:**
 - 1. SUP2015-003 Request Special Use Approval for building elevations and restaurants associated with the Town Center project; and request amendments to certain Town Center regulations for property located in the 5100 block of Peachtree Parkway; 6th District ; Land Lot 301; Parcel 183**

City Business Items: (None)

- F. Comments by Staff and Planning Commissioners.**

(Active Shooter Response Training will immediately follow Planning Commission Meeting)

- G. Adjournment.**

CITY OF PEACHTREE CORNERS
PLANNING COMMISSION
APRIL 14, 2015

The City of Peachtree Corners held a Planning Commission meeting. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D
Alan Kaplan, Post A
Mark Middleton, Post B
Mark Willis, Post C
Italia Metts, Post E

Staff: Diana Wheeler, Community Development Director
Kym Chereck, City Clerk

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE MARCH 10, 2015 PLANNING COMMISSION MEETING.

By: Alan Kaplan

Seconded by: Mark Willis

Vote: Passed 5-0 (Kaplan, Willis, Houser, Middleton, Metts)

OLD BUSINESS: (None)

NEW BUSINESS:

1. SUP2015-002/CIC2015-001

Request Special Use Approval for a Liquor Store and a Change in Condition pursuant to condition 1A of Gwinnett County case CIC-08-021 for a .67 acre lot located at 5242 Peachtree Parkway (Corner of Peachtree Parkway and Peachtree Corners Circle); 6th District; Land Lot 301; Parcel 31.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The request is for a Change in Conditions and a Special Use Permit on a .677-acre parcel, zoned C-2 (General Business District) Conditional, to allow for the construction of a liquor store. The subject property is located on the east side of Peachtree Parkway to the northeast of its intersection with Peachtree Corners Circle. Liquor stores are currently prohibited on the property under Change in Conditions case number

DRAFT COPY

CIC-08-021, which was approved in 2008 by the Gwinnett County Board of Commissioners before the incorporation of the City of Peachtree Corners. Additionally, the City's Zoning Resolution requires liquor stores to obtain a Special Use Permit to operate in C-2 zoning districts. Site plans and proposed conditions were provided in the Commission's packets and can be obtained at the City Clerk's office. Mrs. Wheeler informed the Commission that after review of the applicant's proposal and other relevant information, it is recommended that SUP2015-002 and CIC2012-001 be approved subject to the following Gwinnett County conditions (which are copied and / or modified as shown from CIC-08-021 with additions in **Bold** and Deletions in ~~strikethrough~~) followed by Peachtree Corners specific conditions:

1. To restrict the use of the property as follows:
 - A. All uses and special uses permitted within the C-1 zoning district. All uses permitted within the C-2 zoning district, except for the following: animal hospitals or veterinary clinics; tattoo and piercing parlors, adult bookstores or entertainment, drive-thru fast food service, automotive car wash, automotive parts store; billboards (as provided in Section 1113. 1); building, electrical or plumbing contractors; funeral homes or mausoleums; furniture rental establishments; convenience food stores with or without fuel pumps, emission inspection stations, equipment rental, hotels and motels, on-site laundry or dry cleaning establishments, self-service or coin-operated laundries; **liquor stores**, mobile buildings, parking lots and garages, plant nursery sales facility, recreation facilities which exceed 3500 square feet (but may be up to 4000 square feet for a Spa Sydell-type use), recovered materials processing facility, taxidermist, yard trimmings composting facility, clubs, lodges, fraternal institutions and meeting halls, caretaker or watchman quarters, auto body repair shops, auto repair shops or tire stores, automotive service stations with or without fuel pumps, building material sales with outdoor storage, contractors offices or the outside storage of equipment or materials, heavy equipment and farm equipment sales and service and truck rental , mini-warehouse storage facilities, mobile home or mobile building leasing or sales lots, taxi cab or limousine services, and outdoor storage of any type; pest control businesses; pet shops or grooming establishments; lounges; and any temporary uses.
 - B. Project shall be developed in general conformity with the building elevations submitted with the application package for SUP2015-002 / CIC2015-001, and shall be developed as a forum/avenues-style development and shall include elements similar in "look and feel" to the existing development immediately across Peachtree Parkway from the subject property currently known as "The Forum", and shall be developed in general conformity with the site play prepared by Wakefield, Beasley & Associates and the site plan prepared by LAI Engineering dated January 20, 2015 . The landscape plan and architectural plans shall be submitted to the Peachtree Corners

Director of Planning and Development prior to any building permits being issued.

- C. Drive-through businesses shall be prohibited, except for banks/financial institutions which may include a drive-through facility as an integrated part of the primary banking operation if the following provisions are met. Any such drive-through facility shall be structurally attached to the bank/financial institution building. Any person-to-person communication shall be conducted only through a sealed (non-operable) window (which may include an associated bank deposit tray and/or tube) and speaker system. The volume control for the speaker system shall be set so that sound shall not be audible more than 10-feet from any such speaker. Any in-person "reach-through" opening and/or the passing of food through such opening shall be prohibited. To the extent that any allowed structure ceases to be used as a bank/financial institution, then the drive-through facility associated therewith shall be demolished.
 - D. Abide by all Overlay District requirements.
 - E. The dimensions of any bank/financial institution drive-through facility shall be constructed in general conformity with the site plan prepared by Wakefield Beasley and Associates, dated October 17, 2008, and submitted for the record at the Planning Commission's October 21, 2008 meeting. Specifically, the drive aisle width at the drive-through entrance and exit shall be a maximum width of 2 feet and shall taper in accordance with the configuration depicted in the aforementioned site plan.
 - F. Liquor stores shall conform to all state and local alcohol regulations.
2. To satisfy the following site development considerations:
- A. Provide shared inter-parcel access and implement shared parking agreements with adjacent properties.
 - B. Provide a 50-foot-wide natural buffer adjacent to residential zoning. The developer shall be allowed to grade 20-feet into the buffer in order to reduce/eliminate retaining walls in accordance with the three buffer plan drawings prepared by Bilson and Associates, dated September 9, 2008, and submitted for the record at the Planning Commission's October 21, 2008 meeting. The graded area of the buffer shall be replanted in accordance with the buffer plan drawings with native Georgia trees including Tulip Poplar, Maple, Cryptomeria and Pine trees in equal distribution to provide an effective visual screen. In no event will there be less than a 75-foot setback adjacent to the stream depicted on the site plan. The developer shall place the portion of the subject property within the stream buffer in a conservation easement.

- C. Provide bike racks within the development in accordance with the overlay standards.
- D. Provide internal access to any outparcel development. No direct access to Peachtree Parkway other than the shopping center entrance per Department of Transportation approval.
- E. Entrance/exits shall be allowed onto Peachtree Corners Circle per Department of Transportation approval.
- F. No billboards shall be permitted.
- G. Dumpsters shall be screened by an opaque decorative wall, at least six (6) feet in height, which will coordinate with the building architecture, and with a gated entry. Pick-up for dumpsters shall be limited to between the hours of 8:00 a .m. and 6:00 p.m.
- H. Buildings shall be finished with architectural treatments containing a mixture of glass, brick, stone and/or stucco. All sides shall have a 32-inch or greater water table of brick or stone, except where full length glass or doors are located. The elevations of the buildings shall be in general conformity with the ~~materials presented at the October 16, 2007 meeting~~ **plans presented to and approved by the City Council at its May 19, 2015 meeting**. All mechanical appurtenances and equipment and/or ductwork shall be screened from view. Screening shall coordinate with building architecture.
- I. Provide landscaped islands throughout the parking area, including a minimum ten-foot-wide landscaped island at the end of each parking bay and a minimum six-foot-wide landscaped island for each 225 feet of continuous by length, or alternate plan as may be approved by the Director of Planning and Development.
- J. Provide or relocate and reconstruct sidewalks, as required, a minimum of five feet in width adjacent to Peachtree Parkway (U.S. Hwy. 141) and Peachtree Corners Circle. Sidewalks may meander along these roads where feasible and per DOT approval. Provide internal sidewalks connecting office, retail, and outparcel development. Submit pedestrian access plan for review and approval of the Director of Planning and Development.
- K. Outdoor lighting shall be contained in cutoff- type luminaries and shall be directed inward toward the property so as not to reflect into adjacent properties nor to create a hazard for passing automobile traffic. Any lights located on the rear of the building must be directed downward.

- L. Multi-tenant buildings shall be limited to wall signage only. Project signage shall be limited to one monument sign per road frontage except for one subdivision entrance sign and one primary ground sign adjacent to Peachtree Parkway. Monument signs shall coordinate with building architecture.
- M. Any detention ponds shall be visibly screened with landscape plantings to be approved by the Director of Planning and Development.
- N. No outside speakers shall be allowed other than on a bank usage, if any, or a Muzak system may be allowed provided no shrill or excessive noise and vibrations, amplified live entertainers, outside paging systems, phone bells, or loudspeakers will be allowed. Any Muzak system shall have downward-facing speakers and shall be inaudible ten feet from the speakers.
- O. Business hours are to be limited to Monday through Thursday from 7:00 a.m. to 12:00 midnight and Friday through Sunday from 7:00 a.m. to 2 a.m. Business hours for a coffee/bagel shop and any specialty gourmet food store(s) shall be 6:00 a.m. to 2 a.m. seven days a week.
- P. All food service facilities on the property, including outparcels, shall install odor scrubbers which remove 95% of cooking odors as determined by the Director of Community Development.
- Q. Developer shall provide a temporary 20-foot natural buffer, except for utility crossings, along the right-of-way of Peachtree Parkway and Peachtree Corners Circle. Temporary buffer may be removed upon issuance of a building permit.
- R. Truck delivery **shall be made at the rear of the building** and limited to the hours of 8:00 a.m. to 10:00p.m.
- S. No overnight parking or idling of delivery trucks shall be allowed.
- T. Operation of parking lot cleaning machinery or other maintenance equipment that emits noise shall be limited to the hours of 8:00 a.m. to 9:30 p.m.
- U. Prior to any grading or clearing, all buffers shall be clearly marked with bright orange tree save fencing to ensure that no improper or accidental buffer intrusions occur.

V. Building Elevations shall be approved subject to the following:

- 1. Exterior building materials shall be primarily brick or stone on all building sides.**

2. Appearance of the buildings shall substantially conform to the drawings prepared by Wakefield Beasley and Associates dated 2/27/15.

3. Planters with vegetation approved by the City Arborist shall be placed along the building exterior or, as an alternate, climbing plant material shall be installed at the base of the buildings or next to trellises or arbors.

4. Roof parapets shall be the same height along the entire roof line and all mechanical equipment (roof top and on the ground) shall be screened from ground view.

The applicant, Mr. Gerald Davidson, stated that he had no problem with Staff's conditions.

Chairman Houser opened the floor for public comment. There was no public comment

MOTION TO APPROVE SUP2015-001 WITH STAFF CONDITIONS AS PRESENTED.

By: Mark Willis

Seconded: Italia Metts

Vote: (5-0) (Willis, Metts, Houser, Kaplan, Middleton)

CITY BUSINESS ITEMS:

Holcomb Bridge Road Corridor Study overview presented by Lord, Aeck + Sargent.

Mr. Matt Cherry of Lord, Aeck + Sargent gave a brief overview of the Holcomb Bridge Road Corridor Study. After discussion Commissioner Alan Kaplan suggested that the study be expanded to include the area from Holcomb Bridge Road to Winters Chapel Road (Spalding Drive), and to consider connectivity from the Winters Chapel Road area to Holcomb Bridge Road.

The Planning Commission meeting concluded at 8:10 PM.

Approved,

Attest:

Matt Houser, Chairman

Kym Chereck, City Clerk

SUP2015-003

**DDA Property
Town Center**

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: JUNE 9, 2015
CITY COUNCIL DATE: JULY 21, 2015

CASE NUMBER :**SUP2015-003**
ZONING :MIXED USE DEVELOPMENT (MUD)
LOCATION :5100 BLOCK PEACHTREE PARKWAY
MAP NUMBERS :6th DISTRICT, LAND LOT 301, PARCEL 183
ACREAGE :20.6 ACRES
REQUEST :APPROVAL OF BUILDING ELEVATIONS AND RESTAURANTS,
AND CHANGE TO TOWN CENTER STANDARDS
FUTURE DEVELOPMENT MAP: PREFERRED OFFICE

APPLICANT: HEATHER CORREA ON BEHALF OF FUQUA
ACQUISITIONS II, LLC

CONTACT: HEATHER CORREA

OWNER: CITY OF PEACHTREE CORNERS DOWNTOWN
DEVELOPMENT AUTHORITY

RECOMMENDATION: APPROVE WITH CONDITIONS

BACKGROUND:

The subject property, located across Peachtree Parkway from the Forum Shopping Center, was rezoned to Mixed Use Development in July 2, 2013. A master plan with development regulations were adopted for the site on December 16, 2014. The master plan calls for a mixed use project with retail, restaurants, theater, townhomes, deck parking and a town green. In addition, the development standards identify specific uses that would be allowed and the architectural treatment of the buildings to be developed. There is also a requirement that building aesthetics, signage, lighting, and street furniture be approved by the Planning Commission.

REQUEST:

The applicant would like approval of the submitted architectural renderings that show the development intent for the proposed commercial and residential buildings. The approval requested would be for the building style, features, materials, and colors. The renderings also suggest what landscaping, lighting, signage, and street furnishings might look like within the project; however, it is early in the design development and exact items to be used have not yet been specified. In addition to aesthetic approval for the buildings, the applicant would like to modify some of the development regulations to better suit the proposed project. These modifications include an increased height for townhomes and a decrease to the number of stories for the retail / office buildings. In addition, the development standards also stipulate that

chef-driven restaurants are permitted by right, but chain restaurants must receive special approval. In order to avoid multiple public hearings, the applicant has submitted a list of potential restaurants that, if approved, will be used to solicit prospective tenants to the project.

In summary, the applicant's request is as follows:

1. Approve the architecture (including the materials and colors) of the commercial and residential buildings.
2. Approve the submitted restaurant list
3. Amend the Town Center Standards, Table 'B', to allow Townhouses to be 4 stories with a maximum height of 50 ft. (instead of 3 stories and 40 ft.)
4. Amend the height standards for retail / office buildings to allow a minimum of 2 stories or 2 stories in appearance.

DEPARTMENT ANALYSIS:

The regulations for the Town Center property require the architecture of the commercial buildings to be similar in appearance to the Forum. The purpose of matching this aesthetic is to promote a common visual identity and capitalize on an existing, successful brand. As the Town Center LCI documented, many people already identify the Forum as the commercial focal point of the City. Visually matching the two properties on either side of Peachtree Parkway and then joining them with a bridge will undoubtedly strengthen both projects. The Forum will then provide most of the retail offerings while the Town Center contributes most of the entertainment. One side will enhance the other and, together, they will create an unparalleled destination that will serve both the community and the region.

As mandated, the applicant's drawings reflect the aesthetics of the Forum. Buildings shown are primarily earth-tone stone and brick with stucco bands, delineated water tables, awnings, and decorative lighting. Both pitched roofs with dormers and flat roofs with parapets are shown. The commercial building in front of the parking deck is designed to look like a two-story building in order to screen the deck; however, the applicant intends to build it as a one-story structure. The applicant believes that there is limited demand for second story office space and is concerned that on-going vacancy on the second floor would be detrimental to the project.

The applicant intends to assign the development of the residential portion of the project to John Wieland Homes, a highly-regarded regional homebuilder. The elevations submitted by John Wieland Homes appear compatible with the architecture of the commercial buildings. They include similar materials, roof lines, and design details. Although all the design details have not yet been submitted, the quality of the builder's previous projects ensures that a level of detail comparable to the Forum will be met on the townhome buildings.

The Town Center project will likely include eight or nine restaurants. Ideally, all would be chef-driven, innovative dining concepts. However, in order for multiple restaurants to succeed within a shared venue, there needs to be a wide variety of culinary options. Additionally, there also needs to be a constancy of tenants within that venue. Chain restaurants can bring both variety and stability to the Town Center. While many chain restaurants do not fit the character of the Town Center and are not desirable, having some within the project may be

advantageous. They will bring concept recognition, loyal customers, and a history of financial viability to the Town Center project. This will reduce tenant turnover which is high in the untested restaurant business and which would be very disruptive to the Town Center. Limiting chain restaurants to those that are local and regional will ensure variety. Adding a few, quality, high-end, national chain restaurants will provide the stability of well-known, tested brands that have the financial resources to ensure longevity. These restaurants will help draw visitors to a new venue and will, in a sense, serve as the anchor tenants for the Town Center.

Therefore, after review of the applicant's proposal and other relevant information, it is recommended that SUP2015-003 be approved with the following conditions:

- I. With regard to Building Elevations:
 - A. Project shall be developed in general conformity with the renderings submitted with the application package for SUP2015-003, and commercial property shall be developed with a similar level of detail as the Forum Shopping Center including the following:
 1. Walls visible from streets or walkways shall be at least 2/3 brick or stone (excluding window area).
 2. Pitched roofs shall be slate, tile, or dimensional architectural shingle in brown, beige, taupe, or light gray color. (Dark gray, charcoal, and black roof colors are prohibited.)
 3. Parapets on free standing buildings shall be placed around the entire perimeter of the roof and shall screen rooftop mechanical equipment.
 4. Parapets on end units of multi-tenant buildings shall be placed around the entire perimeter of the end unit roof that is visible to pedestrians.
 5. Corners of the retail / office buildings shall incorporate taller elements with pyramidal or conical roofs similar to Barnes and Noble at the Forum.
 6. A change in roof style, material, color or roof plane shall occur at least every 40 ft. (for changes in roof plane, a minimum 18" offset shall be provided)
 7. Each commercial building shall incorporate at least one room (accessible from the rear) for the collection of trash and storage of dumpsters, compactors, and recycling bins.
 8. Commercial buildings surrounding the parking deck shall be designed to screen the parking deck, cars, and people on the highest level of the deck from ground views.
 9. Plant material shall be incorporated along front and side elevation of buildings, as approved by Staff.
 10. Heavy landscaping shall be placed between commercial buildings and the stream buffer.
 11. Contrasting accent bands on walls, water tables at base of buildings, roof top finials, window box planters, and other decorative elements shall be utilized to enhance the building aesthetic.
 12. Awnings shall be provided throughout the commercial areas to protect pedestrians from inclement weather.
 - B. Residential buildings shall be at least 2/3 brick or stone on all sides.

- C. Residential buildings located on the Town Green shall have upper level decks or balconies overlooking the Town Green.
- D. Residential buildings shall face (or appear to face) the main roads on which they are located including Medlock Bridge Rd. and the main internal project road.
- E. Fences in residential areas shall be limited to decorative wrought iron (or similar material) and, if located in the front yard, fences shall not exceed 4 ft. in height.

2. With regard to applicant proposed restaurants:

- A. In addition to chef-driven restaurants, the following local and regional chain restaurants and high-end national chain restaurants shall be permitted:

| | |
|---------------------|-----------------------|
| Brixx Pizza | Soban Korean Southern |
| Fresh to Order | Heirloom Market BBQ |
| Chicken Salad Chick | Tin Lizzy |
| Yeah Burger | Big Ketch |
| Tin Drum | Marlow's Tavern |
| Del Frisco | Flip Burger |
| Figo Pasta | Brio |
| Mirko Pasta | Dancing Goat |
| Novo Pizza | |

3. With regard to Town Center Standards, 'Table B':

- A. Regulations shall be amended to allow townhomes up to 4 stories with a maximum height of 50 ft.
- B. Regulations shall be amended to allow retail / office buildings to be a minimum of 2 stories or have a 2 story appearance.

4. With regard to remaining Town Center development:

- A. Commercial buildings located on the Town Green (not including the theater) shall be developed as restaurants.
- B. At a minimum, those restaurants located on the Town Green shall provide roof top dining overlooking the Town Green.
- C. All food service facilities on the property, including outparcels, shall install odor scrubbers which remove 95% of cooking odors.
- D. Decorative string lights shall be hung across the main boulevard for the length of that roadway from the commercial buildings closest to the traffic circle to the Town Green.
- E. Pedestrian walkways and crosswalks shall incorporate decorative paving treatments, as approved by Staff.
- F. All mechanical equipment shall be screened from view. Screening shall coordinate with building architecture.
- G. Bike racks, electric vehicle recharge station, and car pool spaces shall be provided.
- H. Applicant shall submit sign package, lighting standards, street furnishings, landscaping plan, theater building elevations, and outparcel building elevations for review and approval by Planning Commission and City Council.



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 | CHECK |
|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------|
| Completed Application Form | • 10 Copies | <input type="checkbox"/> |
| Boundary Survey with Legal Description | • 10 Copies | <input type="checkbox"/> |
| Site Plan | • 2 full size Copies • 10- 8-1/2" x 11" or 11" x 17" reductions | <input type="checkbox"/> |
| Letter of Intent | • 10 Copies | <input type="checkbox"/> |
| Applicant Certification with Notarized Signature | • 10 Copies | <input type="checkbox"/> |
| Property Owner Certification with Notarized Signature | • 10 Copies | <input type="checkbox"/> |
| Standards Governing Exercise of the Zoning Power | • 10 Copies | <input type="checkbox"/> |
| Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions) | • 10 Copies | <input type="checkbox"/> |
| Verification of Paid Property Taxes (most recent year) | • One (1) Copy (for each tax parcel included) | <input type="checkbox"/> |
| Electronic copy of all of the above | • One (1) copy | <input type="checkbox"/> |
| Application Fee | • Make checks payable to the City of Peachtree Corners | <input type="checkbox"/> |
| ADDITIONAL EXHIBITS (IF REQUIRED) | | |
| Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, HRR, R-SR, MUD or MUO rezoning requests | • 10 Copies | <input type="checkbox"/> |
| Traffic Study | • 10 Copies | <input type="checkbox"/> |
| Development of Regional Impact Review Form | • 2 Copies | <input type="checkbox"/> |
| Building Compliance Inspection | • 2 Copies | <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 | OWNER INFORMATION |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| NAME: <u>HEATHER CORREA</u> ADDRESS: <u>ELEVEN PIEDMONT CENTER</u> <u>3495 PIEDMONT RD, ST 905</u> | NAME: <u>FUQUA ACQUISITIONS II, LLC</u> ADDRESS: <u>ELEVEN PIEDMONT CENTER</u> <u>3495 PIEDMONT RD, ST 905</u> |
| CITY: <u>ATLANTA</u> | CITY: <u>ATLANTA</u> |
| STATE: <u>GA</u> ZIP: <u>30305</u> | STATE: <u>GA</u> ZIP: <u>30305</u> |
| PHONE: <u>404/907-1709</u> | PHONE: <u>404/907-1709</u> |
| E-MAIL: <u>Heather.correa@fuquader.com</u> | E-MAIL: <u>Heather.correa@fuquader.com</u> |
| CONTACT PERSON: <u>HEATHER CORREA</u> PHONE: _____ | |
| CONTACT'S E-MAIL: _____ | |

APPLICANT IS THE:

- OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): TOWN CENTER REQUESTED ZONING DISTRICT: NA

LAND DISTRICT(S): 4 LAND LOT(S): 301 ACREAGE: 21.448

ADDRESS OF PROPERTY: _____

PROPOSED DEVELOPMENT: MIXED USE TOWN CENTER

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 ± 69

Dwelling Unit Size (Sq. Ft.): 3000 SF

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 8

Total Bldg. Sq. Ft.: ± 122,538

Gross Density: ± 329,538 SF

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).

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.

[Signature] _____ April 30, 2015 _____
Signature of Applicant Date

Heather Correa, Fugua Acquisitions II, LLC, Vice President _____
Type or Print Name and Title

[Signature] _____ 4/30/15 _____
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.

Signature of Property Owner Date

Type or Print Name and Title

Signature of Notary Public Date 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

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?

NO

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?

YES

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?

YES

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?

YES. PLEASE SEE LETTER OF INTENT

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)

Fuqua Acquisitions II, LLC / Heather Correa
 Vice President
 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] April 30, 2015 Heather Correa, Vice President
 Signature of Applicant Date Type or Print Name and Title

[Signature] April 30, 2015 Jim Ackerman, General Counsel
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 4/30/15 Notary Seal
 Signature of Notary Date



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 - 301 - R6301183
(Map Reference Number) District Land Lot Parcel

 April 30, 2015
Signature of Applicant Date

Heather Correa, Fugua Acquisitions II, LLC, Vice President
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

LETTER OF INTENT

Application for Special Use Permit and Changes to Conditions

Peachtree Corners Mixed Use Project

Fuqua Development

The purpose of this Letter of Intent is to:

1. Request a Special Use Permit for the inclusion of the restaurants on the attached list to be allowed as tenants in the Project.
2. To request the following modifications to Table “B” of the Town Center Standards:
 - a. Reduce the required number of stories under the Commercial category to one (1) with the requirement that the buildings must appear to have a 2nd story.
 - b. Increase the height in the Townhouse category to 50’
 - c. Increase the number of stories in the Townhouse category to 4.
 - d. Decrease the minimum lot width in the Townhouse category to 22’

EXPLANATION FOR REQUESTS

SPECIAL USE PERMIT

1. **Allow restaurants listed on the attached Exhibit to be tenants in the Project.**
 - a. We understand the intent of the “chef driven” language in Table “A” of the Town Center Standards is to provide a level of quality in the restaurants operating in the Town Center but also add a variety of concepts not readily available in the Peachtree Corners area. There are many exceptional restaurant concepts that are not necessarily “chef driven” that provide a high end quality product in their particular food category and are not represented in the immediate area. These are listed on the attached Exhibit.

CHANGE IN CONDITIONS - TABLE “B” OF THE TOWN CENTER STANDARDS

1. **Reduce the number of stories under the Commercial category to one (1).**
 - a. Requiring all retail buildings to include a 2nd story office is a hardship due to the following reasons:
 - i. The total amount of office square footage required under the current Town Centers standard is 35,800 SF. Leasing this amount of square footage is not marketable.
 - ii. The lending institutions require a minimum amount of pre-leased space before committing to a construction loan. Since the minimum pre-leasing

requirement of the lender cannot be met in this market, it will either delay the start of the project until the pre-leasing threshold is met or require an undue burden on the financial balance of the project due to the increased amount of equity required.

- iii. There is not enough parking in the surface parking lot immediately behind the 17,400 SF retail building for both retail and office users. Office users will be the first to arrive and will occupy the majority of the parking spaces leaving inadequate parking for the retail and restaurant tenants. Therefore, retail and restaurant tenants will be reluctant to lease space. A requirement in the office leases requiring the office tenants to park in the parking structure will only make it more difficult to lease the office space. If such language were in the office leases, very little could be done in the way of enforcement and the retail and restaurant users know this from previous experiences in situations like this. The result is making the development less attractive to lease space in.

- b. However, we are proposing to provide 10,800 SF of 2nd floor office space in the 10,800 SF retail building adjacent to the parking structure.

2. Increase the number of floors of the Townhomes to four (4).

- a. The Town Home product will have roof top terraces with an in-law suite. This requires a fourth floor.

3. Increase the height of the Townhomes to 50'.

- a. Being a 4 floor product, the ceiling heights of the town homes will be 10', not including the structure between ceiling and floor. Therefore, the additional height is required.

4. Decrease the minimum lot width of the Townhomes to 22'.

- a. The 4 story, Town Home product with roof top terraces will have a minimum of 3,200 SF, therefore a minimum width of 24' is not required to produce the quality and price point desired for the Town Center.

Peachtree Corners Town Center and Mixed Use Development
 – Potential Restaurant Tenants

| TENANT | BLDG S.F. |
|----------------------------|-----------|
| Black Finn | 4,500 |
| Blaze Pizza | 2,600 |
| Brixx Pizza | 3,000 |
| Pie Five Pizza | 2,200 |
| Fresh to Order | 2,800 |
| Chicken Salad Chick | 2,800 |
| Grub Burger Bar | 4,000 |
| Burger 21 | 3,600 |
| Burger Fi | 3,000 |
| Yeah Burger | 3,400 |
| Menchies | 1,700 |
| Miller Ale House | 8,500 |
| Firebirds | 6,500 |
| La Madeliene | 4,000 |
| Outback | 5,700 |
| Bonfish | 6,000 |
| Tin Drum | 2,600 |
| Starbucks | 1,900 |
| Freebirds Burritos | 2,200 |
| Del Frisco | 7,500 |
| First Watch | 3,400 |
| Another Broken Egg | 3,400 |
| Newk's Café | 4,500 |
| Capriotti's | 1,800 |
| Figo Pasta | 2,500 |
| Mirko Pasta | 2,500 |
| Novo Pizza | 5,000 |
| Soban Korean Southern | 3,000 |
| Heritage BBQ | 2,500 |
| Tin Lizzy | 3,500 |
| Big Ketch | 3,500 |
| Marlow's Tavern | 4,500 |
| Flip Burger | 4,000 |
| Pure Taqueria | 3,500 |
| PeiWei (Fast Casual Asian) | 2,800 |
| Dancing Goat | 2,400 |
| | |
| Brio | 5,000 |
| Chuy's | 3,800 |

| TENANT | BLDG S.F. | Website | Local Chain | Regional Chain | National Chain | Type of Food | Price (Google) | Order Method | Comments |
|---------------------|-----------|-----------------------------------------------------------------------------------|-------------|----------------|----------------|------------------------------|----------------|--------------|--------------------------------------------------------------------------------|
| Black Finn | 4,500 | http://blackfinnameripub.com/ | | | X | American | \$\$ | Table | Restaurant and Bar with Craft Beers and Signature Cocktails |
| Blaze Pizza | 2,600 | http://www.blazepizza.com/ | | | X | Pizza | \$ | Counter | Fast Casual - Crispy pizza with creative toppings & sauces |
| Brixx Pizza | 3,000 | http://brixxpizza.com/ | | X | | Pizza | \$\$ | Table | Wood-fired brick oven - Casual Sit down restaurant with craft beer |
| Pie Five Pizza | 2,200 | http://www.piefivepizza.com/ | | | X | Pizza | \$ | Counter | Fast Casual - Customized pizzas baked in 5 minutes |
| Fresh to Order | 2,800 | http://www.freshtoorder.com/ | | X | | American | \$ | Counter | Fast Casual with chef-quality meal - "Fine food fast" |
| Chicken Salad Chick | 2,800 | http://www.chickensaladchick.com/ | | X | | Sandwich | \$ | Counter | Sandwich, soup, and salads - 15 different chicken salads |
| Grub Burger Bar | 4,000 | http://www.grubburgerbar.com/ | | | X | Burger | \$ | Table | Gourmet burgers & non-beef options plus spiked milkshakes & creative cocktails |
| Burger 21 | 3,600 | https://www.burger21.com/ | | | X | Burger | \$ | Counter | Creative Burgers, fries & shakes with a sauce bar |
| Burger Fi | 3,000 | http://burgerfi.com/ | | | X | Burger | \$ | Counter | Gourmet burgers with beer & wine |
| Yeah Burger | 3,400 | http://www.yeahburger.com/ | X | | | Burger | \$\$ | Counter | Real Food with Local ingredients - Natural & Organic burgers |
| Menchies | 1,700 | http://www.menchies.com/ | | | X | Frozen Yogurt | \$ | Counter | Self-serve frozen yogurt with toppings |
| Miller Ale House | 8,500 | http://www.millersalehouse.com/ | | | X | American/Seafood | \$\$ | Table | Casual Sports Pub |
| Firebirds | 6,500 | http://firebirdsrestaurants.com/ | | | X | American/Steak House/Seafood | \$\$ | Table | Wood-fired steak & seafood - upscale lodge like setting at a modest price |
| La Madeleine | 4,000 | http://lamadeleine.com/ | | | X | French | \$\$ | Counter | County French Café with bakery |
| Outback | 5,700 | http://www.outback.com/ | | | X | Steak House | \$\$ | Table | Australian Outback themed - Casual atmosphere |
| Bonefish | 6,000 | https://www.bonefishgrill.com/ | | | X | Seafood | \$\$ | Table | Fun, stylish, conversational atmosphere - finest of fresh seafood |
| Tin Drum | 2,600 | http://tindrumcafe.com/ | X | | | Asian | \$ | Counter | Pan-Asian with noodles & curries |
| Starbucks | 1,900 | http://www.starbucks.com/ | | | X | Coffee | \$ | Counter | Seattle- based coffeehouse with tea |
| Freebirds Burritos | 2,200 | http://freebirds.com/ | | | X | Mexican | \$ | Counter | Fast causal - Custom burritos |

| | | | | | | | | | |
|-----------------------|-------|-----------------------------------------------------------------------------------|-------------------------|---|---|-------------|--------|---------|------------------------------------------------------------------------|
| Del Frisco | 7,500 | http://delfriscos.com/ | | | X | Steak House | \$\$\$ | Table | Table Cloth - Trendy upscale |
| First Watch | 3,400 | http://www.firstwatch.com/ | | | X | Breakfast | \$\$ | Table | Fresh food made to order - open for breakfast, brunch, and lunch |
| Another Broken Egg | 3,400 | http://www.anotherbrokenegg.com/ | | | X | Breakfast | \$\$ | Table | Gourmet Café - open for breakfast, brunch, and lunch |
| Newk's Café | 4,500 | http://www.newks.com/ | | | X | American | \$ | Counter | Sandwich, soup, salads, and pizza - Casual setting |
| Capriotti's | 1,800 | http://www.capriottis.com/ | | | X | Sandwich | \$ | Counter | Relaxed setting with signature subs and salads |
| Figo Pasta | 2,500 | http://www.figopasta.com/ | X | | | Italian | \$\$ | Counter | Build-your-own pasta dishes plus panini & salads |
| Mirko Pasta | 2,500 | http://www.mirkopasta.com/ | | X | | Italian | \$\$ | Table | Made-from scratch pasta |
| Novo Pizza | 5,000 | http://www.novopizzeria.com/ | *one location - Canada | | | Pizza | \$\$ | Table | Authentic Neapolitan wood fired pizza and Italian dishes |
| Soban Korean Southern | 3,000 | http://www.sobban.com/ | *one location - Atlanta | | | Korean | \$\$ | Table | Korean classics with a southern twist |
| Heritage BBQ | 2,500 | (No Information available) | | | | | | | |
| Heirloom Market BBQ | | http://www.heirloommarketbbq.com/ | *one location - Atlanta | | | Barbecue | \$ | Counter | Barbecue with Asian accent |
| Tin Lizzy | 3,500 | http://www.tinlizzyscantina.com/ | X | | | Mexican | \$ | Table | Casual Tex-Mex spot with over 25 gourmet soft tacos |
| Big Ketch | 3,500 | http://www.thebigketch.com/ | *one location - Atlanta | | | Seafood | \$\$ | Table | Fresh casual seafood with beachy modern atmosphere |
| Marlow's Tavern | 4,500 | http://www.marlowstavern.com/ | | X | | American | \$\$ | Table | Relaxed spot with custom cocktails |
| Flip Burger | 4,000 | https://flipburgerboutique.com/ | | X | | Burger | \$\$ | Table | Gourmet burgers and shakes - Modern |
| Pure Taqueria | 3,500 | http://www.puretaqueria.com/ | | X | | Mexican | \$\$ | Table | Authentic Mexican taqueria |
| PeiWei | 2,800 | https://www.peiwei.com/ | | | X | Asian | \$ | Counter | Pan-Asian with noddle and rice dishes |
| Dancing Goat | 2,400 | http://www.batdorfcoffee.com/ | | X | | Coffee | \$ | Counter | Coffee bar with industrial feel |
| Brio | 5,000 | http://www.brioitalian.com/ | | | X | Italian | \$\$\$ | Table | Table Cloth - Tuscan-inspired grill fare - warm and relaxed atmosphere |
| Chuy's | 3,800 | http://www.chuys.com/ | | | X | Mexican | \$\$ | Table | Tex-Mex with big portions |







THE LOFT

MODERN artifacts

INSURE IT

THE BOX

STUDIO

THE BOX

CATTLE

tots

west side cafe



SOUTH STREET
ALE HOUSE

AXIS FITNESS

Antique

Town Center Standards

Table 'A'

Permitted and Prohibited Uses

Permitted Uses

Within 'Residential'
Designated Area: For-Sale Townhouses; Condominiums

Within 'Commercial'
Designated Area: Ground Floor: Retail, Chef-driven Restaurants, (Special Use approval required for chain restaurants), Cinema with dining, bakery and confectionary, Music venue, Performing Arts venue, boutique hotel, and C-1 and C-2 permitted uses except as noted in Prohibited Uses, below.
Second and all other Floors: All uses permitted on the ground floor and professional offices, administrative offices, service uses (i.e. salons, spas, travel agencies, fitness facilities [3500 sq. ft. or less], tutoring), entertainment uses (i.e. comedy and jazz clubs,) civic uses, residential uses, and C-1, and C-2 permitted uses except as noted in Prohibited Uses, below.

Prohibited Uses

Within 'Residential'
Designated Area: Single-Family Detached Housing; Multi-Family Rental Housing; Assisted Living.

Within 'Commercial'
Designated Area: Animal hospitals or veterinary clinics; retail bank (ATM permitted); tattoo and piercing parlors; adult bookstores or entertainment (general bookstores selling adult books on an incidental basis permitted); fast food restaurants with or without drive-thru window (pick-up/to go windows at non-fast food restaurants permitted); automotive related uses such as car wash or automotive parts store; billboards; building, electrical or plumbing contractors; funeral homes or mausoleums; crematory; furniture rental establishments; convenience food stores with or without fuel pumps, emission inspection stations; equipment rental; extended stay and limited service hotels; laundry or dry cleaning establishments; liquor stores, (specialty beer or specialty wine store permitted); plant nursery sales facility; recreation or fitness facilities which exceed 3500 square feet); industrial uses, automotive service stations with or without fuel pumps; building material sales with outdoor storage, taxi cab or limousine services; pest control businesses; pet shops or pet grooming establishments, (pet supplies store permitted); mattress store; nail salon; day care facility; driving school; discount stores; grocery store (gourmet and specialty food store permitted); second run movie theater; lottery ticket sales; tobacco products store; phone stores; precious metals store (jewelry store permitted); and clothing resale stores.

Town Center Standards

Table 'B'

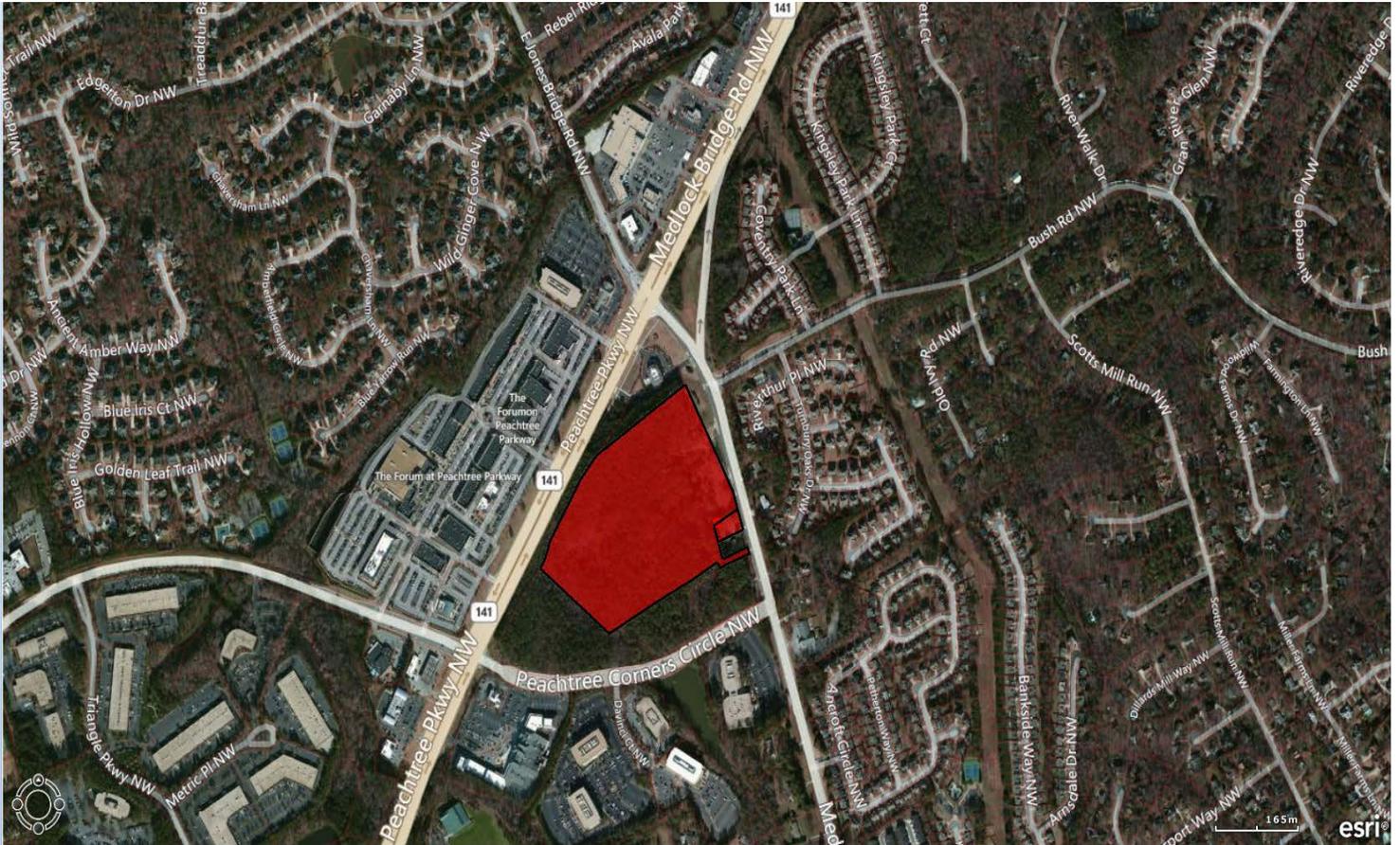
Development Regulations

| Regulation | Residential Development | Commercial Development |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Height | Townhouse – 40 ft. max. Condominium – 70 ft. max. | retail/office bldg. – 20 ft. min./70 ft. max. restaurant, theater – 40 ft. max. hotel – 70 ft. max. |
| Stories | Townhouse- 3-stories max. Condominium – 5-stories max. | retail/ office bldg.. – 2- stories min. / 4- stories max. free-standing restaurant, theater – 2 stories max. hotel – 5-stories max. |
| Unit size | Townhouse – 2000 sq. ft. min. Condominium – 1000 sq. ft. min. | |
| Setback: Front | Townhouse- 10 ft. min. next to ext. rd. 5 ft. min. next to int. rd. Condominium- 20 ft. (ext. rd.) 10 ft. (int. rd.) | retail/office- 20 ft. (ext. rd.); 0 ft. (int. rd.) restaurant – 20 ft. (ext. rd.); 0ft. (int. rd.) hotel – 20 ft. (ext. rd.); 0 ft. (int. rd.) theater – 20 ft. (ext. rd.); 0 ft. (int. rd.) |
| Side | Townhouse – 5 ft. min. on non-attached side 10 ft. min. between Buildings Condominium – 10 ft. min. | outparcels - 20 ft. from property line all others – 10 ft. between buildings |
| Rear | All development – 10 ft. min. | |
| Lot Width | Townhouse- 24 ft. min. | outparcels – 75 ft. min. |
| Building Facing | All buildings located along an external road must face, or appear to face, that road. | |
| Building Aesthetic | Traditional European inspired style similar in appearance to the Forum and as approved by the Planning Commission. | |
| Walls | Primarily brick or stone with stucco accents (and glass store fronts in commercial bldgs.) | |
| Roof: Color Materials Pitch | earth tones slate, tile or architectural shingles | medium shades of browns and greys with a slate or tile appearance. Commercial roofs must incorporate breaks and change in material or color at least every 40 ft. |
| Signage | Townhouse- min. 4:12 Condominium and Office/retail buildings to match roof pitch at the Forum. | |
| Landscaping | Sign package (incl. materials, sizes, colors, font types, location, number) to be approved by Planning Commission | |
| Lighting / street furnishings | 10 ft. wide strip along parking lots and external roadways. Street trees along internal and external streets and parking lot islands as per Overlay Standards (Zoning Code Sec. 1315). Commercial and condominium buildings shall incorporate live plant material growing immediately in front of or directly on the building. | |
| Parking | per Zoning Code regulations and subject to Planning Commission approval. | |
| | per Zoning Code regulations | |

Screening

per Zoning Code regulations

PUBLIC HEARING
TOWN CENTER PROPERTY



| | | | |
|--------------------------|----------------------------------------|--------------------------------------------|--------------------------------------------|
| CASE NUMBER: | SUP2015-003 | | |
| HEARING DATES: | PLANNING COMMISSION | CITY COUNCIL 1ST READING | CITY COUNCIL 2ND READING |
| | 6/09/2015 | 6/16/2015 | 7/21/2015 |
| PROPERTY ADDRESS: | 5200 Block of Peachtree Parkway | | |