



PLANNING COMMISSION AGENDA

SEPTEMBER 8, 2015

7:00 PM

CITY HALL

A. Roll Call

B. Approval of August 11, 2015 Minutes

C. Old Business: (None)

D. New Business:

SUP2015-004 / RZ2015-003, 4805 Buford Hwy. Request to rezone from M-1, Light Industry, to C-2, Commercial, and approve a Special Use Permit for automobile sales on a 4.01 acre site located at 4805 Buford Hwy. in District 6, Land Lot 257, Parcel 7

E. City Business Items:

1. Peachtree Parkway Bridge Discussion – TY Lin Engineers

2. Multi-Use Trail Discussion – Lord, Aeck, Sargent and ALTA

F. Comments by Staff and Planning Commissioners.

G. Adjournment.

CITY OF PEACHTREE CORNERS
PLANNING COMMISSION
August 11, 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 - Absent
Mark Willis, Post C
Italia Metts, Post E

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

MINUTES:

**MOTION TO APPROVE THE MINUTES FROM THE JUNE 9, 2015
PLANNING COMMISSION MEETING.**

By: Alan Kaplan

Seconded by: Mark Willis

Vote: Passed 4-0 (Kaplan, Willis, Houser, Metts)

OLD BUSINESS: (None)

NEW BUSINESS: (None)

CITY BUSINESS ITEMS:

**1. Holcomb Bridge Road Corridor Study Update – Lord, Aeck,
Sargent**

Lord, Aeck, Sargent gave an overview of the progress on Holcomb Bridge Road Corridor Study. The discussion topics were as followed:

1. Planning Process & Schedule Recap
2. Public Engagement To Date
 - a. *Peachtree Corners Festival Booth*
 - b. *Online Survey Highlights*
3. Market Analysis
4. Planning Framework (draft)

- 5. Next Steps
 - a. Second Public Meeting on August 20th
 - b. Update for Planning Commission Meeting on September 8th

2. PH2015-005

Consideration of amending City of Peachtree Corners Zoning Resolution by adding ‘Fireworks Sales’ to the list of permitted uses within the C-2 zoning district.

Mrs. Diana Wheeler, Community Development Director, informed the Commission of the amendment to Article XIII, Sec. 1308 of the Zoning Code. Staff recommends approval to Zoning Code Amendment. The recommendations are as follows:

Fireworks – retail sales of consumer fireworks within a permanent building shall meet the following requirements:

- 1. Building must meet overlay design standards, be free-standing, and be at least 2500 sq. ft. in size, but no greater than 10,000 sq. ft. in size
- 2. Must meet Gwinnett County Fire Dept. regulations, be built to ICC H3 building code requirements, and have two functioning fire extinguishers within proximity of where fireworks are stored.
- 3. Must be located at least 300 feet from a facility that sells, stores, or processes gasoline
- 4. No Smoking signs shall be displayed at building entrance
- 5. All product storage shall be contained within the building

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

MOTION TO APPROVE PH2015-005.

By: Mark Willis

Seconded: Italia Metts

Vote: (4-0) (Willis, Metts, Houser, Kaplan)

The Planning Commission meeting concluded at 8:35 PM.

Approved,

Attest:

Matt Houser, Chairman

Kym Chereck, City Clerk

SUP2015-004 /
RZ2015-003/

4805 Buford Hwy.
Auto Sales

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING AND SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: September 8, 2015

CITY COUNCIL DATE: October 20, 2015

CASE NUMBER: **RZ2015-003/SUP2015-004**

CURRENT ZONING: M-1

PROPOSED ZONING: C-2

LOCATION: 4805 BUFORD HIGHWAY

MAP NUMBERS: 6th DISTRICT, LAND LOT 257

ACREAGE: 4.01 ACRES

PROPOSED DEVELOPMENT: REZONE FROM M-1 TO C-2 TO ALLOW A USED AUTOMOBILE DEALERSHIP

FUTURE DEVELOPMENT MAP: INDUSTRIAL CORRIDOR

OWNER/APPLICANT/CONTACT: CECIL E. TUCKER

4805 BUFORD HIGHWAY

PEACHTREE CORNERS, GA 30071

770-446-8650

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DATA:

The applicant is seeking to rezone 4.01 acres on the north side of Buford Highway approximately 100 feet west of its intersection with Payne Road from M-1 (Light Industry District) to C-2 (General Business District), along with a Special Use Permit, in order to allow for a used car dealership. The property is currently used for heavy equipment rentals.

The properties immediately to the east and west of the subject property are zoned M-1 and are characterized by automotive uses. Pickneyville Park, also zoned M-1, is located immediately to the north across the Norfolk Southern rail right-of-way. Light industrial and automotive uses characterize the area to the south across Buford Highway in unincorporated Gwinnett County, with several residential areas located nearby to the east and west. The majority of properties on the north side of Buford Highway within Peachtree Corners in this area are zoned M-1, with several properties zoned C-2 and M-2 (Heavy Industry District) and one property zoned C-3 (Highway Business District).

Several used car dealerships are located within a mile of the subject property on the north and south sides of Buford Highway.

The applicant has not provided a proposed site plan. His intent is to sell the property to an auto dealership, not to run that business, himself. The property currently has an office building near the front of the site, with an 18-space paved parking lot to the front and (south) and side (west) of this primary structure. The office building has the appearance of a converted single

family home. Behind the office building are a larger warehouse-type structure and unpaved lot toward the rear of the property. A stream runs through the property behind this lot, with a wooded buffer on either side.

The site is located within the Industrial Corridor Character Area on the Future Development Map. The Industrial Corridor is intended to protect industrial and manufacturing uses. Light industrial, heavy industrial, and commercial/retail uses are considered appropriate, and sidewalks, aesthetic improvements, architectural and design standards, parking behind buildings, and natural buffers are encouraged.

The City's Zoning Resolution requires that used car dealerships obtain a Special Use Permit to operate in C-2 zoning districts. The purpose of the Special Use Permit review is to ensure that any detrimental aspects of the proposed land use are mitigated through site specific conditions.

ZONING STANDARDS:

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F', below. Following each item is the applicant's response followed by Staff's comment.

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?

Applicant's Response: Yes.

Staff's Comment: The subject property is located within the Industrial Corridor Character Area, which is largely characterized by automotive, industrial, and warehouse-type uses. The proposed use of a used automobile dealership would be suitable in this location in view of the use and development of adjacent and nearby properties. Many adjacent and nearby properties have automotive uses, and several parcels in the corridor are zoned C-2.

B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?

Applicant's Response: No.

Staff's Comment: The City's Comprehensive Plan calls for the preservation of industrial and commercial uses in the Industrial Corridor Character Area. C-2 zoning is currently found in several parcels along Buford Highway, and rezoning from a more intense M-I designation would be likely to have fewer negative impacts on surrounding properties than uses allowable under the current M-I zoning.

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?

Applicant's Response: Yes.

Staff's Comment: The property has a reasonable economic use as currently zoned.

D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Applicant's Response: No.

Staff's Comment: The impacts of a used car dealership on streets, transportation facilities, or utilities are unlikely to be excessive or burdensome in comparison to uses allowed under the current M-1 zoning, as C-2 is a less intense zoning designation. There will be no impact on schools. Likewise, the granting of a Special Use Permit for a used car dealership at this location is unlikely to result in impacts that would be considered excessive or burdensome.

E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?

Applicant's Response: Yes.

Staff's Comment: (see *Comprehensive Plan heading, next page.*)

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?

Applicant's Response: No.

Staff's Comment: The fact that several C-2 properties and automotive uses (including used car dealerships) exist along Buford Highway near the subject property would give supporting rounds for approval of the rezoning and Special Use Permit petitions.

COMPREHENSIVE PLAN:

The 2030 City of Peachtree Corners Character Area Map indicates that the property is located within the Industrial Corridor Character Area. Policies for this area encourage light industrial, heavy industrial, and commercial/retail uses, which would include C-2 zoning and a used automobile dealership. The Comprehensive Plan also calls for "improved aesthetics and transportation management" to be part of corridor redevelopment. Sidewalks along Buford Highway are desired as part of redevelopment, and parking lots should be located to the rear of buildings along the roadway whenever possible.

C-2 zoning and a Special Use Permit for a used car dealership in this location would meet the goals and policies of the Comprehensive Plan, provided that conditions are put in place to ensure that the stream to the rear of the property is properly buffered, parking is minimized between the structures on the site and Buford Highway, and that adequate pedestrian facilities are constructed along the roadway.

DEPARTMENT ANALYSIS:

The proposed rezoning from the more intense M-1 district to the less intense C-2 district and a Special Use Permit for a used automobile dealership would be unlikely to have adverse effects on adjacent and nearby properties, which are typically industrial and automotive uses. While used car dealerships may have negative impacts on less intense commercial areas such as those characterized by office and retail uses, the north side of Buford Highway is characterized by heavy and light industrial and automotive uses. The sale of used cars on the subject property would be suitable in terms of the use of these adjacent and nearby properties. Properties to the north with less intense uses would have any potential negative impacts mitigated by the subject property's adherence to current stream buffer regulations.

The proposed rezoning and Special Use Permit would also be in keeping with the goals and policies of the City's Comprehensive Plan, provided that certain conditions of rezoning are put in place. The subject property is located within the Industrial Corridor Character Area, which is intended to encourage heavy industrial, light industrial, commercial, and retail uses along Buford Highway. The intensity of uses along this corridor is typically higher than in commercial areas that are primarily office or retail in use, making the subject property a preferred location for a used car dealership within the Peachtree Corners. While M-1 properties make up the majority of this Character Area, C-2 properties and automotive dealerships are not uncommon.

Imposing site specific conditions would ensure that the property meets current environmental regulations, as well as the goals and policies of the Comprehensive Plan for high-quality development along Buford Highway. New construction should be required to adhere to the City's 50-foot undisturbed stream buffer and additional 25-foot impervious surface setback. The site currently adheres to a 25-foot stream buffer. With rezoning, impervious surfaces should be a minimum of 75 feet from the stream at the rear of the property, with 50 feet of undisturbed vegetation along both sides of the stream. This buffering would also serve to protect adjacent and nearby properties to the north from any negative effects of the proposed development.

Additional conditions would also be needed to ensure that the site's architecture, design, landscaping, and accessibility meet the standards called for in the Comprehensive Plan. New development should include a minimum five-foot-wide sidewalk for the entire property frontage along Buford Highway, with pedestrian access to the primary structure. No new parking should be located between Buford Highway and the primary structure, and, if the current primary structure is preserved, it should maintain its residential character. New structures visible from Buford Highway should be constructed with complementary architectural features.

The number of automobiles on site should also be limited to one per parking space. Inventory should be permitted only on paved surfaces and should not be allowed in the 50-foot stream buffer or additional 25-foot impervious surface setback. Automobile repair work on the site should be permitted only within enclosed structures.

Therefore, after review of the applicant's proposal and other relevant information, it is recommended that RZ2015-004 and SUP2015-004 be approved with the following conditions:

- 1) Inventory shall be limited to one automobile per parking space. All vehicles must be parked in designated spaces and no 'tandem' or 'valet' parking shall be permitted.
- 2) No inventory shall be located on unpaved surfaces.
- 3) No new parking spaces shall be constructed between the existing office structure and Buford Highway.
- 4) Any public infrastructure upgrades that will be necessary to construct this project shall be the responsibility of the property owner/developer including the construction of a minimum five-foot-wide sidewalk along the public right-of-way along Buford Highway.
- 5) The site shall be brought into compliance with current stream buffer regulations, including a 50-foot undisturbed stream buffer and additional 25-foot impervious surface setback.
- 6) No billboards shall be permitted on the property.
- 7) All vehicle maintenance and mechanical work shall be conducted within an enclosed building.
- 8) No inoperable vehicles shall be stored outdoors.
- 9) Dumpsters shall not be located in front of the existing office structure and shall be screened by an opaque decorative wall, at least six (6) feet in height, which will coordinate with the building architecture.
- 10) Pursuant to Zoning Code Overlay Regulations, new 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. All mechanical appurtenances and equipment and/or ductwork shall be screened from view from the public right-of-way. Screening shall coordinate with building architecture. Final plans shall require approval by the Community Development Director.
- 11) Landscaped islands shall be provided 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 parking area by length. The Planning Commission may approve an alternate landscape plan.
- 12) 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 or to create a hazard for passing automobile traffic.

- 13) Permanent freestanding project signage shall be limited to one monument sign that shall coordinate with building architecture.
- 14) Any detention ponds shall be visibly screened with landscape plantings to be approved by the Planning Commission.
- 15) Outside speakers shall not be audible from adjacent properties.
- 16) 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.
- 17) All conditions must be met before a business license can be issued.

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>Cecil E. Tucker</u>	NAME: <u>Same</u>
ADDRESS: <u>4805 Buford Hwy</u>	ADDRESS: _____
CITY: <u>Norcross</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: _____ ZIP: _____
PHONE: <u>770-446-8650</u>	PHONE: _____
E-MAIL: <u>cecil@tuckerequipmentsales.com</u>	E-MAIL: _____
CONTACT PERSON: <u>Cecil Tucker</u> PHONE: <u>770/446-8650</u>	
CONTACT'S E-MAIL: <u>cecil@tuckerequipmentsales.com</u>	

APPLICANT IS THE:

- OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M1 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): 6th LAND LOT(S): 257 parcel 7 ACREAGE: 4.01 acres

ADDRESS OF PROPERTY: 4805 Buford Hwy Norcross, GA 30071

PROPOSED DEVELOPMENT: Used Auto Dealership PC

SUP 2015-004

Staff Use Only This Section

Case Number: RT 2015-003 Hearing Date: PIC 9/8/15 CIC 10/20/15 Received Date: 7/27/15

Fees Paid: \$ 850 By: _____

Related Cases & Applicable Conditions:

Description: _____

LETTER OF INTENT

July 21, 2015

TO: City of Peachtree Corners
Zoning Office

From: Cecil E. Tucker

RE: 4805 Buford Hwy
Peachtree Corners, GA 30071

I am applying to have the above property rezoned from M1 Zoning District to C2 Zoning District. I am proposing to locate a used auto dealership on the property.

Thank You,

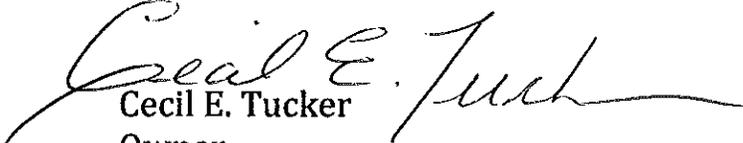
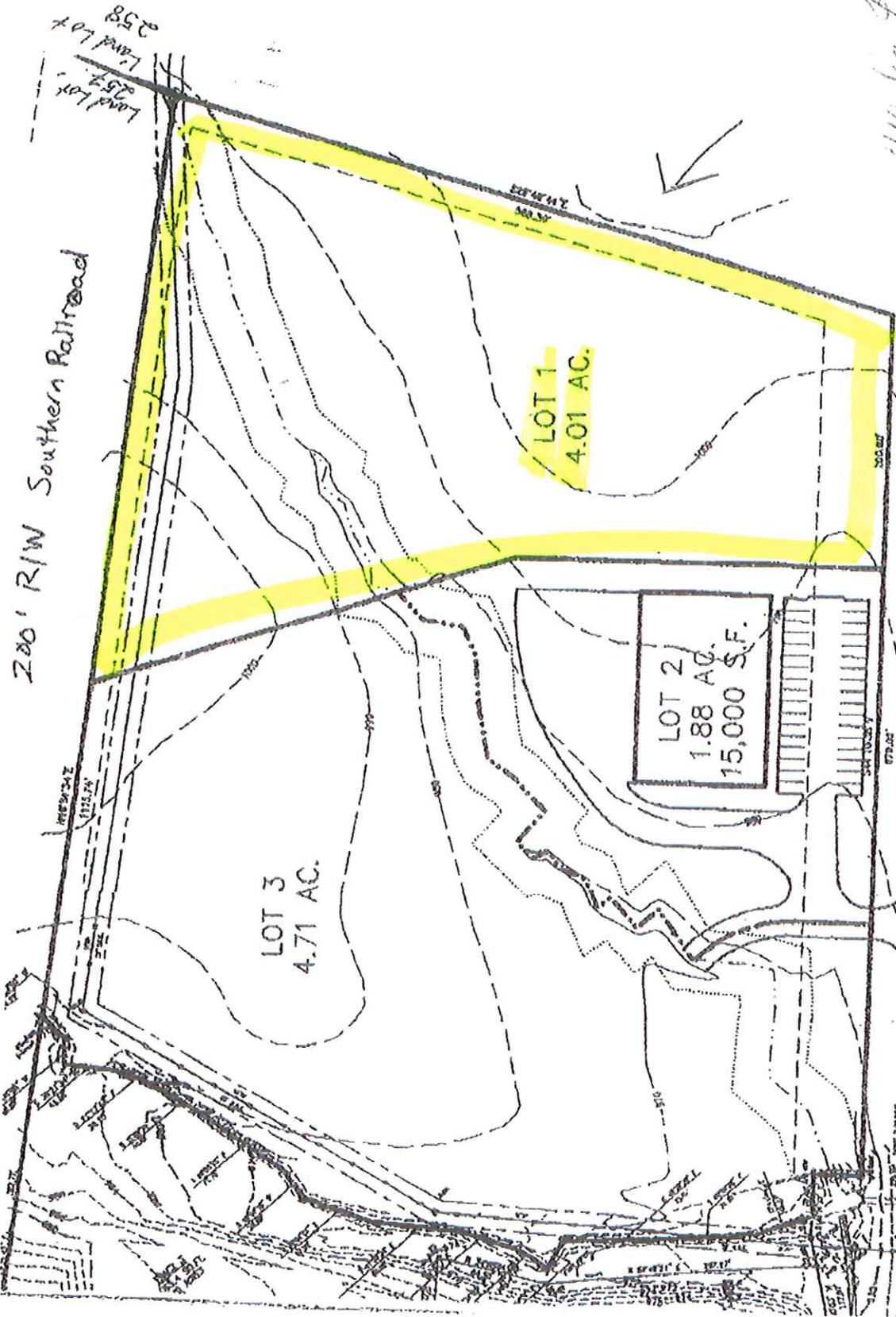
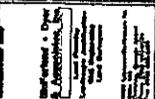

Cecil E. Tucker
Owner

Exhibit "A"

410 in H pipe
26080 cu yds cut



Buford Highway - U.S. Highway No. 23
Gunnville Community GA



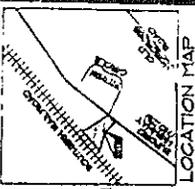
CECIL E. TUCKER
380 MITCHELL ROAD
NORCROSS, GA
30071

CECIL E. TUCKER

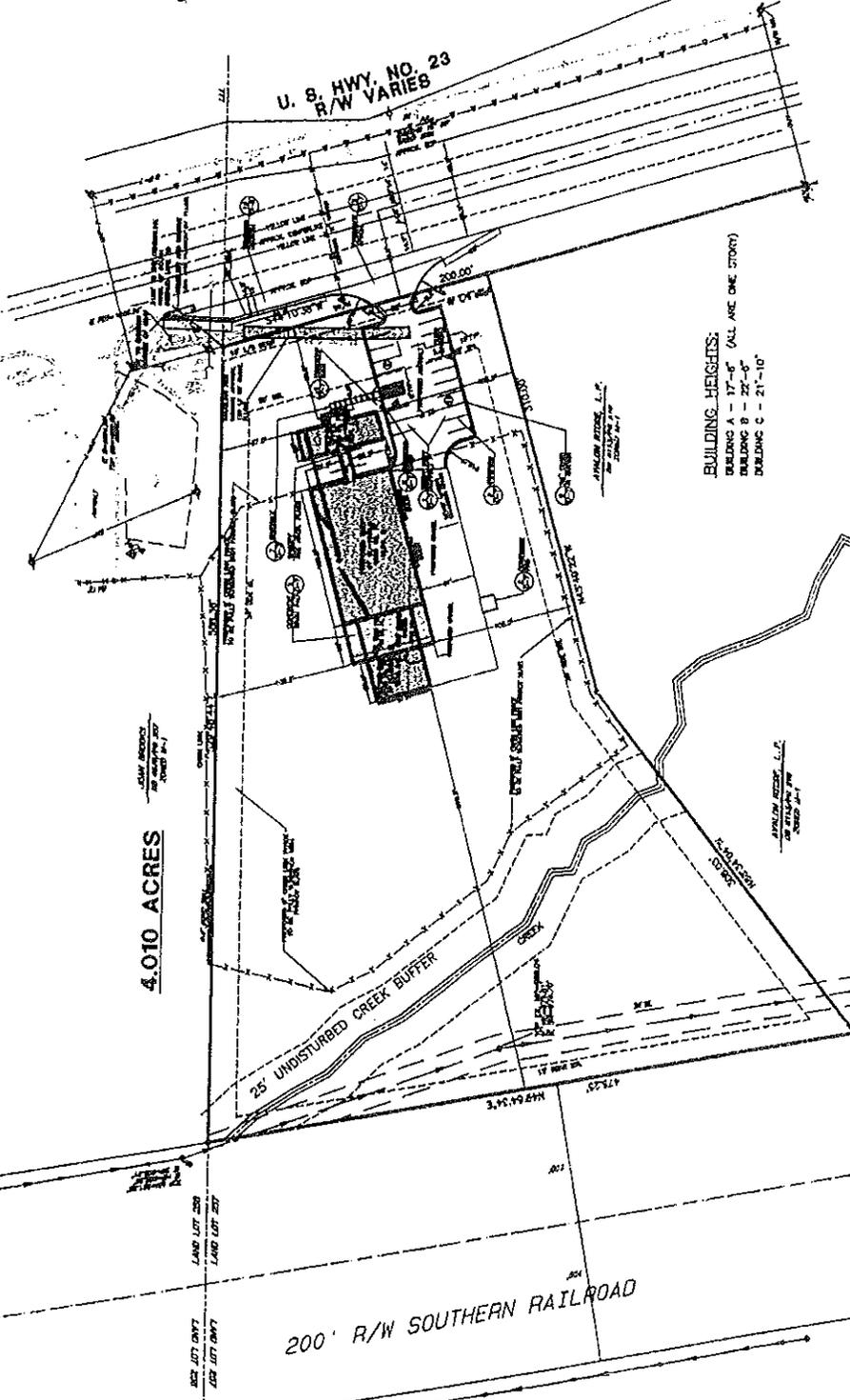
PROJECT NO. 170-3-20-16

SITE PLAN

C-1



- GENERAL NOTES:**
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BUILDING HEIGHTS:
 BUILDING A - 17'-0" (ALL ARE ONE STORY)
 BUILDING B - 22'-0"
 BUILDING C - 21'-10"

SWINNETT CO. DEPT. OF PLANNING AND DEVELOPMENT
 1. A VARIANCE WAS APPROVED TO ALLOW FOR GRASS, ALONG THE EAST AND NORTH SIDES OF THE BUILDING FOR EQUIPMENT STORAGE.
 2. THIS PROPERTY IS LOT 25 OF UNIT ONE, ANGLON BROOK, L.P. A/C, HIGHWAY 23, FINAL SUBDIVISION PLAN DATED 10-1-92, PARCEL # 6-257-000.
 3. OTWISSETT CO. VARIANCE # 2192000-0002.

SWINNETT CO. DEPT. OF FIRE & EMERGENCY SERVICES

1. SURFACES OF CURB RAMPS SHALL COMPLY WITH RULE 120-3-20-16, GEORGIA ACCESSIBILITY CODE.
2. GROUND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP-RESISTANT AND SHALL COMPLY WITH RULE 120-3-20-19, GEORGIA ACCESSIBILITY CODE.
3. DURING CONSTRUCTION ACCESS ROADS SHALL BE CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED FOR STANDARD THE PREVENTION CODE 1994 EDITION SECTION 602.6.1
4. CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH RULE 120-3-20-40, THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP INCLUDING FLANGES. RULE 120-3-20-18(7) GEORGIA ACCESSIBILITY CODE.

SWINNETT COUNTY NOTES:

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RELATIVE PRECISION CENTER
 1" = 40' HORIZ.
 1" = 10' VERT.



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?

NO

EXHIBIT A**Legal Description**

All that tract or parcel of land lying and being in Land Lot 257 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Begin at a rebar set at the intersection of the land lot line common to Land Lots 257 and 258, said District and County and the northwesterly right of way line of U.S. Highway No. 23 (a right of way of undisclosed widths); running thence along said northwesterly right of way line of U.S. Highway No. 23 South $44^{\circ} 10' 38''$ West a distance of 200.0 feet to a rebar set; thence leaving said northwesterly right of way line and running North $45^{\circ} 49' 22''$ West a distance of 310.00 feet to a rebar set; thence North $68^{\circ} 34' 04''$ West a distance of 308.03 feet to a rebar set on the southeasterly right of way line of the Southern Railroad (a 200 foot right of way); running thence along said railroad right of way North $49^{\circ} 54' 34''$ East a distance of 478.25 feet to a $\frac{1}{2}$ inch rebar found; thence leaving said railroad right of way South $29^{\circ} 48' 44''$ East a distance of 568.36 feet to a rebar set on the aforementioned northwesterly right of way line of U.S. Highway No. 23 and The Point of Beginning.

Said parcel contains 4.01 acres and is shown on and described according to that certain survey for Cecil E. Tucker, prepared by Hannon, Meeks & Bagwell, Miles H. Hannon, G.R.L.S. No. 1528, dated April 13, 1999, which survey is hereby made a part of this description by this reference.

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: 6th - 257 Parcel 7
(Map Reference Number) District Land Lot Parcel

Cecil E. Tucker 7/21/15
Signature of Applicant Date

Cecil E. Tucker Owner
Type or Print Name and Title

Tax Commissioners Use Only

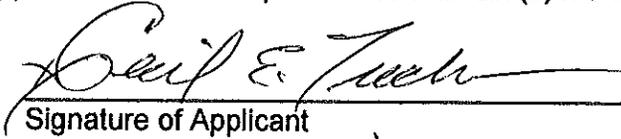
(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME TITLE

DATE

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.



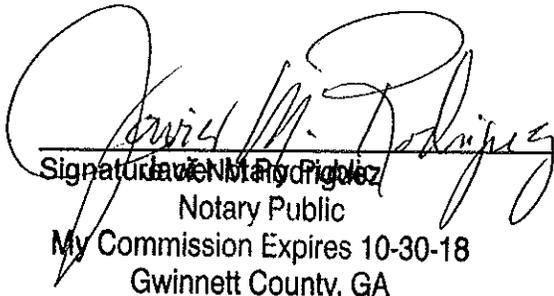
7/21/15

Signature of Applicant

Date

Cecil E. Tucker - Owner

Type or Print Name and Title


Signature of Notary Public
Notary Public
My Commission Expires 10-30-18
Gwinnett County, GA

7/21/15

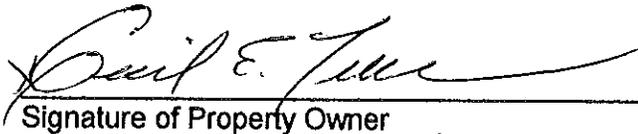
Signature of Notary Public

Date

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.



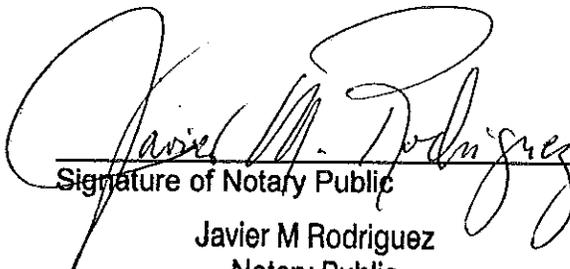
7/21/15

Signature of Property Owner

Date

Cecil E. Tucker - Owner

Type or Print Name and Title


Signature of Notary Public
Notary Public
My Commission Expires 10-30-18
Gwinnett County, GA

7/21/15

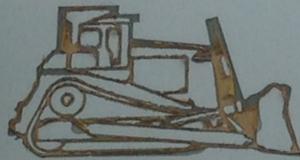
Signature of Notary Public

Date

Notary Seal



TUCKER



EQUIPMENT SALES, INC.

4805 BUFORD HWY. (770) 446-8650





PROPERTY LOCATION MAP

4805 Buford Hwy.



CASE NUMBER:

SUP2015-004/RZ2015-003

**PLANNING
COMMISSION**

**CITY COUNCIL
1ST READING**

**CITY COUNCIL
2ND READING**

HEARING DATES:

SEPT. 8, 2015

SEPT. 15, 2015

OCTOBER 20, 2015

PROPERTY ADDRESS:

4805 BUFORD HIGHWAY