



PLANNING COMMISSION AGENDA

**October 13, 2015
7:00 PM
CITY HALL**

- A. Roll Call**
- B. Approval of September 8, 2015 Minutes**
- C. Old Business: (None)**
- D. New Business:**
 - 1. RZ2015-004 / V2015-009, Jay Bird Alley Townhomes. Request to rezone from M-1, Light Industry, to R-TH, Townhomes, and provide associated variances for the development of a townhouse subdivision on a 15.76 acre site located on Jay Bird Alley at Parkway Lane in District 6, Land Lot 284, Parcel 54**
 - 2. RZ2015-005, Everland Property. Request to rezone from R-100 to MUD, pursuant to the Town Center development plan, .84 acres of property located at 3775 and 3785 Medlock Bridge Rd. in Dist. 6, LL 301**
- E. City Business Items:**
 - 1. Holcomb Bridge Road Corridor Study update - Lord, Aeck, Sargent**
- F. Comments by Staff and Planning Commissioners.**
- G. Adjournment.**

CITY OF PEACHTREE CORNERS
PLANNING COMMISSION
September 8, 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 - Absent

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

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE AUGUST 11, 2015 PLANNING COMMISSION MEETING.

By: Mark Willis

Seconded by: Alan Kaplan

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

OLD BUSINESS: (None)

NEW BUSINESS:

1. SUP2015-004/RZ2015-003

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

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is seeking to rezone 4.01 acres on the north side of Buford Highway 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 City's Zoning Resolution requires that used car dealerships obtain a Special Use Permit to operate in C-2 zoning districts.

Surrounding properties are primarily zoned M-1. This would be a down zoning, however, the zoning would be more conforming to the surrounding area. The applicant has not provided a proposed site plan. His intent is to sell the property to an auto dealership.

Diana Wheeler gave a brief overview of the property including existing buildings on the property, parking, paved and non-paved areas, and the location of the stream. She noted that there should be no adverse effect to nearby properties. In the Comprehensive Plan, the property is located within the Industrial Corridor Character Area. The rezoning does not violate the Comprehensive Plan.

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.

The applicant, Mr. Cecil E. Tucker, stated that he had no objections to the 17 conditions.

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

MOTION TO APPROVE SUP2015-004/RZ2015-003 WITH STAFF CONDITIONS AS PRESENTED.

By: Alan Kaplan

Seconded: Mark Willis

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

CITY BUSINESS ITEMS:

1. Peachtree Parkway Bridge Discussion – TY Lin Engineers

Chuck Deeb and Thomas Ziegler from TY Lin Engineers gave a presentation of the Peachtree Parkway Bridge project. They provided background information of TY Lin Engineers as well as examples of bridge designs from previous projects and possible bridge design concepts for Peachtree Corners.

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

Matt Cherry from Lord, Aeck, Sargent gave a presentation of the Multi-Use Trail project. He spoke about a Central Business District Trail Network and Phase I Trail Design (Peachtree Parkway to Medlock Bridge Road).

The Planning Commission meeting concluded at 8:43 PM.

Approved,

Attest:

Matt Houser, Chairman

Jennifer Davis, Deputy City Clerk

RZ2015-004
Jay Bird Alley
Townhomes

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING ANALYSIS

PLANNING COMMISSION DATE:	October 13, 2015
CITY COUNCIL DATE:	November 17, 2015
CASE NUMBER	RZ2015-004; VC2015-009
APPLICATION REQUEST	Rezone to R-TH (Single Family Residence Townhouse) with associated variances
LOCATION	Jay Bird Alley and Parkway Lane
PROPERTY SIZE	15.76 acres
MAP NUMBER	6 th District, Land Lot 284
CURRENT ZONING	M-1 (Light Industrial)
FUTURE DEVELOPMENT MAP	Preferred Office (Gwinnett County) Central Business District (Peachtree Corners Character Area)
APPLICANT	Pacific Group, Inc. c/o Mill Creek Consulting 4480 Commerce Drive Buford, GA 30518
CONTACT:	Mitch Peevy millcreekconsulting@gmail.com 770-614-6511
OWNER:	Peterson Real Estate, Inv. LLC 3 Plus Limited Partnership 2870 Peachtree Road NW Suite 401 Atlanta, GA 30305
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROJECT DATA:

The applicant is requesting the rezoning of a 15.76-acre parcel from M-1 (Light Industry District) to R-TH (Single Family Residence Townhouse) in order to construct 100 attached single-family townhomes with a minimum size of 2,400 heated square feet, along with a variance to reduce the 50-foot landscape strip and building setback along Parkway Lane. The property, which is currently wooded and undeveloped, is located on the south side of Parkway Lane, approximately one quarter mile northwest of its intersection with Peachtree Parkway. A stream and stream buffer run near the eastern edge of the property line along Jay Bird Alley, and a 75-foot-wide Colonial Pipeline easement runs roughly east-to-west across the southern portions of the site.

The site plan submitted by the applicant indicates a single gated full-access entry point on Parkway Lane approximately 400 feet northeast of its intersection with Jay Bird Alley, with no direct automobile or bicycle/pedestrian inter-parcel connectivity shown. Internal streets are to be private, with townhomes around the site's exterior facing Parkway Lane and interior townhomes facing common areas within the property. On all units, rear facades with two-car garage doors would face internal streets.

Properties located immediately to the north, east and west of the subject property are all zoned M-1, while parcels to the southwest across Jay Bird Alley are zoned C-2 (General Business). All adjacent properties are developed with office buildings from one to six stories in height. While the area is largely characterized by office parks, stand-alone office buildings, and small-scale retail development, several townhome developments are located within a half mile of the site.

The subject property is located within the Preferred Office district on the Peachtree Corners Future Development Map and is within Peachtree Corners' Central Business District Character Area. The property is also located within the City's Livable Centers Initiative (LCI) Study Area. The Preferred Office area encourages office/professional and mixed-use development, while discouraging "all residential, except in mixed-use". The Central Business District is intended to be "a mix of retail and commercial uses, offices, mixed-use, government and institutional properties", and "high quality mid-rise mixed-use development with significant residential components is desired." Townhouses are specifically listed as an appropriate use.

DENSITY:

The site plan shows 100 units with a pool and clubhouse located at the center. The R-TH zoning designation permits a maximum density of 8 units per acre. A 15.76 acre site, would, therefore, yield a maximum of 126 units. However, the first 200 ft. of the subject site along Jay Bird Alley includes a creek and undisturbed buffers which make that portion of the site undevelopable.

ZONING HISTORY:

There is no previous rezoning case on record for this site. However, it was originally planned as part of a larger two-building office complex with shared parking. After the first six-story building was constructed to the southeast of the subject property, the decline in the economy led to the cancellation of plans for a second building.

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: The applicant believes the proposed use is suitable.

Staff Comments: Attached single-family residences are unlikely to have an adverse effect on the use and value of adjoining and nearby property. All adjacent properties are currently developed with office or institutional uses with relatively high vacancy rates. Developing the subject site with additional office uses would add to this supply, and may be detrimental to the use and value of nearby properties. The addition of new residences to the Central Business District Character Area would help support nearby retail and commercial property.

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: The proposed use will not adversely affect the use of the surrounding properties.

Staff Comment: The proposed use of attached single-family townhomes would not negatively affect the existing usability of adjacent or nearby property. The property is currently undeveloped, and nearby office and commercial vacancy rates suggest that redevelopment as allowable under current zoning conditions could adversely affect nearby properties. The density of the proposed development would not be excessive, compared to current allowable office space.

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: The applicant believes that the subject property does not have a reasonable economic use as currently zoned.

Staff Comment: The site has a reasonable economic use as currently zoned. However, the timing of development would likely be delayed under the current zoning due to the amount of existing office vacancy in the area.

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: The proposed use will not produce an adverse effect on existing infrastructure.

Staff Comment: Trip generation estimates, using ITE Land Use #230 (Residential Condominium/Townhouse) indicate approximately seven weekday trips per unit, for a total of 700 trips generated per weekday. Comparatively, General Office uses (ITE Land Use #710) can be expected to generate 11.01 trips per 1,000 square feet. Therefore, 100 townhouse units would be expected to generate a similar amount of daily weekday traffic to a 64,000-square-foot office building, and less traffic than any office buildings larger than 64,000 square feet. Gwinnett County's Tax Assessor lists the office building immediately to the southeast of the subject property as having 159,084 square feet. A second such building would be likely to generate more than twice the traffic as the proposed townhomes. Therefore, it is unlikely that transportation facilities would be overburdened by the proposed development.

Likewise, the construction of 100 townhomes on a site zoned for an office building is unlikely to place a significant new burden on water, drainage, emergency, or educational facilities.

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: The subject property is designated as preferred office.

Staff Comment: See "Comprehensive Plan" section analysis below.

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: See letter of intent.

Staff Comment: The proposed attached townhome development would be located in an area characterized in large part by office and institutional uses. This proposal is supported by the fact that nearby offices currently face higher-than-desirable vacancy rates, which would likely be exacerbated by the development of new office uses on the subject property under its current zoning. New residential units would likely support nearby commercial areas, while not adding to the pool of vacant offices. Additionally, the City's Comprehensive Plan expressly encourages mixed-use development in the area of the proposed development. While this proposal is residential-only, its close proximity to office, institutional, and commercial areas would be a step toward meeting the Comprehensive Plan's goals of a Central Business District with a more balanced mix of land uses, provided that adequate connectivity with adjacent and nearby properties is ensured.

COMPREHENSIVE PLAN:

The Peachtree Corners Comprehensive Plan lists the subject property in the Central Business District Character Area. This area is intended to be the "economic heart" of the city, with primarily non-residential uses. At the same time, mixed-use development is encouraged and two to four-story townhouses that allow workers to live near offices are listed as an appropriate use.

The Comprehensive Plan also states that pedestrian access is crucial to the Central Business District's future development, and "internal streets will be pedestrian-oriented, with safe crossings, traffic calming measures, and attractive amenities." While the proposed site plan shows a sidewalk encircling much of the property, the goals of the Comprehensive Plan would be more fully met by the inclusion of direct inter-parcel pedestrian and bicycle connectivity and a minimum 10-foot-wide multi-use trail along the Colonial Pipeline easement as shown in the LCI report.

The subject property is also located within the Preferred Office Area on the City's Future Development Map. This designation encourages office and mixed-used development, while discouraging all residential uses except in mixed-use environments. While the residential-only

use of the proposed development would not be in strict keeping with this designation, it is important to recall that this property is actually part of a larger site that was originally designed for two office buildings

DEPARTMENT ANALYSIS:

The proposed 15.76-acre development is on the south side of Parkway Lane, approximately one quarter mile northwest of its intersection with Peachtree Parkway. The site is currently zoned M-1 as part of a previously approved two-building office project with shared parking. The first six-story building was constructed on the parcel immediately to the southeast, but demand for the second building has not materialized and the property has remained undeveloped. Nearby office vacancy rates are currently around 17%, which would indicate that encouraging additional office space supply in this location should not be a high priority for the City at this time; nor would it benefit existing office properties.

The Peachtree Corners Comprehensive Plan shows the property located in the Central Business District Character Area, and properties located immediately to the north, east and west of the subject property are developed with office buildings from one to six stories in height. While the area is largely characterized by office parks, stand-alone office buildings, and small-scale retail development, several townhome developments are located within a half mile of the site. The proposed development would be compatible in use and scale with these surrounding and nearby areas. The development of new office space under the current M-1 zoning designation would likely exacerbate the area's vacancy issues, while the development of residential units in the area would make the area more mixed-use in accordance with the recommendations of the Comprehensive Plan and the Town Center LCI study.

The proposed site plan does not, however, fully meet the Comprehensive Plan's emphasis on pedestrian access within the Central Business District or the LCI report's call for improved bicycle and pedestrian connectivity. The site plan should clearly show an internal sidewalk network connecting all residential units to external sidewalks along Parkway Lane and Jay Bird Alley, along with inter-parcel access to the southeast in as direct a manner as feasible. The applicant should also show how the site will comply with the LCI's designation of the Colonial Pipeline easement as part of the multi-use trail system connecting to adjacent and nearby properties to the north and south. This trail should be a minimum of 10 feet in width and should have infrastructure in place to cross the roads on either side of the property and the stream on its eastern edge. The unbuildable portion of the property along Jay Bird Alley also provides the opportunity to create an amenity area for the proposed townhome development. The applicant's site plan suggests some amenity features, but the plan for this area has not been designed. There is only a 5 ft. trail shown through the buffer area that connects with the 5 ft. required sidewalk along the perimeter of the property.

The proposed 100 townhouses are not likely to place an excessive burden on existing streets, transportation systems, or utilities, and would not adversely affect surrounding office, institutional, and commercial properties. The proximity of this property to Peachtree Elementary may be attractive to families, but the townhouse building type, house size, and lot size would not likely make this development the first choice for those with younger children. There are numerous single-family detached home subdivisions that surround the school to the north and west of the subject site. Those properties have larger yards and are likely considered more desirable for active youngsters and pets.

The Comprehensive Plan also places an emphasis on visually high-quality residential development. The building elevations provided by the applicant should be updated to include greater visual distinction between units and increased roofline variation. Individual units within the same building should also avoid repeating wall and roof materials and colors more often than every fourth unit.

The applicant has also requested a variance to reduce the building setback and landscape strip requirements along Parkway Lane from 50 feet to 5 feet. The site plan shows townhouse units with direct access to Parkway Lane and with rear-access parking via internal streets. The required 50-foot building setback does not promote the goals of the Comprehensive Plan for an increasingly connected and walkable Central Business District. In addition, the 50 ft. setback requirement is not well suited to the townhouse building type which is intended to be more of an urban residential form located closer to the street. The 50 ft. setback requirement is more appropriate in detached single-family developments than in townhome districts. These observations support the applicant's variance request and also support the need to revise the code.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that RZ2015-04 /V2015-009 be approved with the following conditions:

1. The site shall be limited to 100 attached single-family townhomes with a minimum of 2,400 square feet of heated floor area.
2. The townhome units shall be developed in general conformance with the site plan submitted with this application and prepared by Watts and Browning Engineers dated 8/24/15 (with revisions to meet these conditions and zoning and development regulations).
3. Development shall include no more than one (1) full-access driveway on Parkway Lane as shown on the submitted site plan.
4. Developer shall construct on-site stormwater detention facilities to meet the standards of the Gwinnett County Stormwater Ordinances.
5. All stormwater facilities shall be owned and maintained by the Homeowner's Association in accordance with the Gwinnett County Stormwater Ordinances.
6. The developer shall provide minimum five-foot-wide publicly accessible sidewalks along the entire right-of-way along Jay Bird Alley and Parkway Lane.

7. The developer shall provide a minimum five-foot-wide internal sidewalk network that provides access from all buildings on the property to the external sidewalk network along Parkway Lane and Jay Bird Alley, along with pedestrian access to the adjacent office parcel to the southeast.
8. The developer shall construct a minimum 10-foot-wide multi-use trail for the entire length of the Colonial Pipeline easement that is located on the developer's property. This path shall include infrastructure for safe bicycle and pedestrian crossing of Parkway Lane, Jay Bird Alley, and the stream in the southern portion of the property. The path shall also include lighting and other trail features identified in a multi-use trail master plan.
9. The developer shall provide a central mail box for the subdivision with adequate parking and pedestrian access.
10. A minimum 18" offset shall be provided between the front building elevations and roof lines of adjoining units. No more than four units within a single building grouping shall have the same front setback or roof line.
11. Front elevation materials and colors shall be varied so that none of the units within a single building grouping repeat the same combination of materials and colors.
12. Building setbacks may be reduced to five feet from the back of the sidewalk, provided that direct pedestrian access is in place between the front of units along the perimeter of the site and Parkway Lane.
13. All townhome units located along Parkway Lane shall face (or be designed to appear to face) Parkway Lane. The backs of units shall not be visible from adjoining roadways.
14. Townhouses and clubhouse building elevations shall consist of at least 80% (excluding window area) brick, stone and/or stucco on all sides.
15. Except at the entryway to the subdivision, all fences shall be made of black wrought iron (or equivalent).
16. A tree survey showing the type and location of specimen trees shall be provided and every effort shall be made to preserve specimen trees.
17. Walking trails located within the undisturbed creek area (not including the cleared easement area) shall consist of soft paths. No heavy equipment shall be used within the undisturbed areas.
18. Construction entrance for the project shall be established on Parkway Lane.



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"/>

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units 100

Dwelling Unit Size (Sq. Ft.): ~~2,400~~ 2,400

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

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).

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>PACIFIC Group Inc</u> C/O <u>MILL CREEK CONSULTING</u> ADDRESS: <u>4480 Commerce Dr.</u> CITY: <u>BUFFORD</u> STATE: <u>GA</u> ZIP: <u>30518</u> PHONE: <u>770-614-6511</u> E-MAIL: <u>millcreekconsulting@gmail.com</u>	<u>PETERSON REAL ESTATE INV. LLC</u> NAME: <u>3PLUS LIMITED Partnership</u> ADDRESS: <u>2870 Peachtree Rd. N.W.</u> <u>STE 401</u> CITY: <u>ATLANTA</u> STATE: <u>GA</u> ZIP: <u>30305</u> PHONE: _____ E-MAIL: _____
CONTACT PERSON: <u>MITCH PERUY</u> PHONE: <u>770-614-6511</u> CONTACT'S E-MAIL: <u>MILLCREEKCONSULTING@GMAIL.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6 LAND LOT(S): 284 ACREAGE: 15.76

ADDRESS OF PROPERTY: PARKWAY LANE

PROPOSED DEVELOPMENT: Townhomes

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description: _____

Description of Property
Jay Bird Alley Tract

All of that tract or parcel of land lying and being in Land Lot 284 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the southeasterly r/w of Parkway Lane (60'r/w) and the easterly r/w of Jay Bird Alley (100'r/w), proceed thence along the southeasterly r/w of Parkway Lane (60'r/w) the following courses and distances;

1. North 55°17'21" East for a distance of 123.16 feet to a point;
2. North 59°06'42" East for a distance of 161.14 feet to a point;
3. 383.19 feet along the arc of a curve to the Left, said curve having a radius of 667.00 feet and being subtended by a chord of North 42°39'12" East, 377.94 feet to a point;
4. North 26°11'43" East for a distance of 78.72 feet to a point;
5. thence 587.03 feet along the arc of a curve to the Right, said curve having a radius of 242.84 feet and being subtended by a chord of South 84°33'02" East, 454.18 feet to a point;
6. South 15°17'48" East for a distance of 382.26 feet to a point;
7. 261.71 feet along the arc of a curve to the Left, said curve having a radius of 793.94 feet and being subtended by a chord of South 24°44'25" East, 260.53 feet to a point;

thence departing the southeasterly r/w of Parkway Lane (60'r/w) proceed South 81°10'02" West for a distance of 61.92 feet to a point; thence 683.73 feet along the arc of a curve to the Left, said curve having a radius of 604.00 feet and being subtended by a chord of North 87°38'47" West, 647.81 feet to a point; thence 246.26 feet along the arc of a curve to the Left, said curve having a radius of 134.01 feet and being subtended by a chord of South 07°16'21" West, 213.04 feet to a point; thence South 45°22'22" East for a distance of 122.76 feet to a point; thence 120.34 feet along the arc of a curve to the Left, said curve having a radius of 122.98 feet and being subtended by a chord of South 04°29'21" West, 115.60 feet to thence South 30°13'18" East for a distance of 182.00 feet to a point; thence 164.93 feet along the arc of a curve to the Right, said curve having a radius of 105.00 feet and being subtended by a chord of South 14°46'42" West, 148.49 feet to a point; thence South 59°46'42" West for a distance of 41.50 feet to a point; thence South 74°09'35" West for a distance of 40.26 feet to a point on the easterly r/w of Jay Bird Alley (100'r/w); thence along the easterly r/w of Jay Bird Alley (100'r/w) the following courses and distances;

1. North 30°13'18" West for a distance of 717.99 feet to a point;
2. 297.43 feet along the arc of a curve to the Left, said curve having a radius of 11509.16 feet and being subtended by a chord of North 30°57'43" West, 297.42 feet to the **point of beginning**.

Said tract or parcel containing 15.76040 Acres or 686,523 square feet.

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Pacific Group, Inc., requests rezoning on 15.76 acres for the purpose of developing a townhome community. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from M-1 to R-TH. The subject property is located on Parkway Lane and is found in the 6th district, land lot 284 in Peachtree Corners.

The enclosed site plan indicates 100 units on the subject site. The site plan shows that the project will utilize a gated entrance from Parkway Lane. The minimum heated square footage for the homes will be 2,400 sf with a maximum height for the proposed dwellings 35'. The exterior of all dwellings will consist of brick, stone or of fiber cement siding. Price range for the units will be from the low \$300s to mid-\$300's. The applicant is proposing to reduce the required 50 foot setback along all street frontages to 5 feet to accommodate rear entry townhomes with a 2 car garage from the interior private streets. The project will also have several small pocket parks as well as an active recreation area with a cabana and swimming pool. All landscape maintenance will be performed by the mandatory home owners association.

This property is located in the Livable Center Initiative (LCI) focus area for the City of Peachtree Corners. That study recommends the City should make it a major priority to facilitate a broader diversity of housing types to attract and provide more housing alternatives for millennials. The LCI further states that this is especially needed in the Technology Park area for the emerging "Millennial" generation. This proposed project is planned to supply the millennial housing need in the Tech Park area. The two older office buildings across Parkway Lane were recently sold. It is our hope that these building will be renovated to attract new businesses and promote a viable live/ work community.

REZONING APPLICANT'S LETTER OF INTENT

The LCI also recommends that a trail system be constructed along the gas pipeline that runs through the Tech Park area and part of this property is bisected by that easement. The applicant is proposing to have approximately 6 acres or 38% of the property as open space with most of that being next to Jay Bird Alley and in that area they would construct the beginning of the proposed trail along the gas pipeline easement.

Finally, this proposed development meets the five key LCI strategies:

1. Address Traffic Issues, this community is a walkable location to the existing office buildings in the Tech Park area and will hopefully help attract new companies to relocate in the area as well.

2. Facilitate More Housing Choices to serve the younger “millennial” workforce as recommended by the LCI.

3. Refresh & Redevelop, this will hopefully induce new companies to locate in the area and create more jobs.

4. Amenitize & Connect, we are proposing to begin the construction of the integrated trail system.

5. Create Remarkable Spaces, this community will be a catalyst for the younger work force and aid Peachtree Corners to attract new businesses.

The Pacific Group in conjunction with Taylor Morrison Homes is excited to bring this type of quality project to the City of Peachtree Corners and looks forward to meeting with the citizens and the Mayor and Council to discuss this proposed development.

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.

The Pacific Group, Inc.

[Signature]

8-26-15

Signature of Applicant

Date

Michael Kilsallon, President

Type or Print Name and Title

Geri Lynn Kelly

8/26/15

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.

3 PLUS LIMITED PARTNERSHIP

By [Signature]

08-18-15

Signature of Property Owner

Date

J. Robert Mobley, General Partner

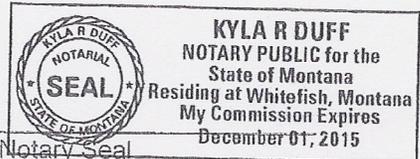
Type or Print Name and Title

[Signature]

Kyla R. Duff 08/18/2015

Signature of Notary Public

Date



County of Flathead

APPLICANT'S RESPONSE
STANDARDS GOVERNING 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 APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

(B) WILL THIS PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

(C) DOES THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED?
THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE 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:
THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

(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 SUBJECT PROPERTY IS DESIGNATED AS PREFERRED OFFICE.

(F) ARE THERE 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:
SEE LETTER OF INTENT.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____

RECEIVED BY: _____

**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)

The Pacific Group, Inc.
Michael Kilgallon
Print Name

1. CAMPAIGN CONTRIBUTIONS

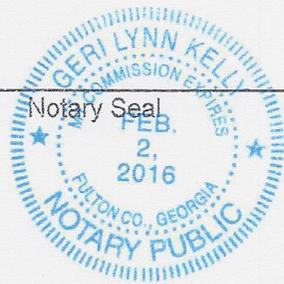
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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.

The Pacific Group, Inc.
[Signature] 8-26-15 Michael Kilgallon, President
Signature of Applicant Date Type or Print Name and Title

[Signature] 8-26-15 Mitch Perry, President
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 8/26/15
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 - 284 - 054
(Map Reference Number) District Land Lot Parcel

The Pacific Group, Inc
MTC

Signature of Applicant

8-26-15
Date

Michael Kulgallon, 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

Collection Cart Items: 0 Total: \$0.00 [Checkout](#) [View](#)

Tax Account		
Parcel ID	Property Type	Last Update
R6284 054	Real Property	5/18/2015 1:08:42 AM
Mailing Address: PETERSON REAL ESTATE INVESTMENTS LLC 2870 PEACHTREE RD NW STE 401 ATLANTA, GA 30305-2918		Situs: 0 PARKWAY LN
<input type="button" value="Change Mailing Address"/>		Tax District: PEACHTREE CORNERS
Legal Description		
PT L1 BB ROYAL PTREE CORNERS 1		

Tax Bills							
Tax Year	Bill Type	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2014	Original	\$8,640.16	\$8,899.36	\$0.00	\$0.00	12/1/2014	\$0.00
2013	Original	\$11,480.96	\$11,480.96	\$0.00	\$0.00	12/1/2013	\$0.00
2012	Original	\$12,720.18	\$12,720.18	\$0.00	\$0.00	1/1/2013	\$0.00
2011	Original	\$14,598.84	\$14,598.84	\$0.00	\$0.00	4/1/2012	\$0.00
Total							\$0.00

Print Tax Bill

* This bill is good through Oct 1, 2014 only.



Taylor Morrison Townhome Product Elevations & Color Schemes

August 31, 2015

TaylorMorrison^{inc}



Plan 1 - Elevation C

Plan 1 - Elevation A

Plan 2 - Elevation A

Plan 2 - Elevation B

Plan 1 - Elevation D

Plan 1 - Elevation B





Plan 1 - Elevation C

Plan 1 - Elevation A

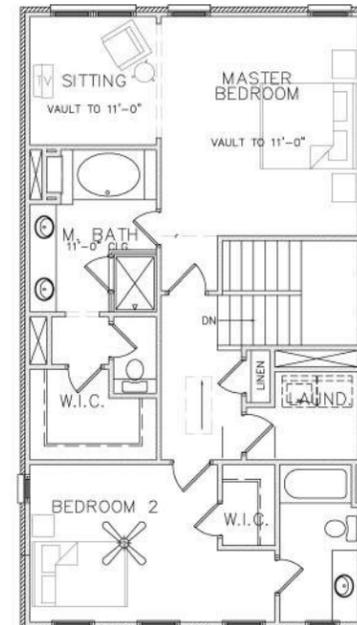
Plan 2 - Elevation A

Plan 2 - Elevation B

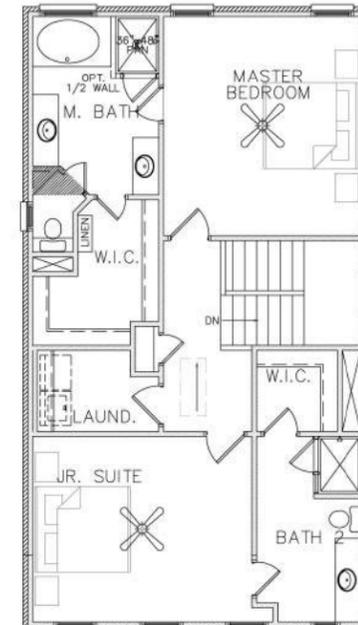
Plan 1 - Elevation D

Plan 1 - Elevation B

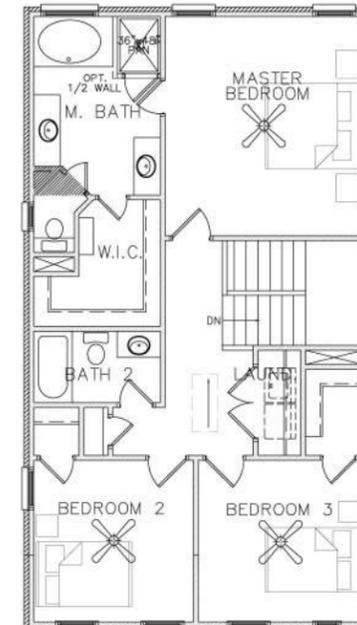
Air Conditioner
Unit Location



2nd Floor
Option 1

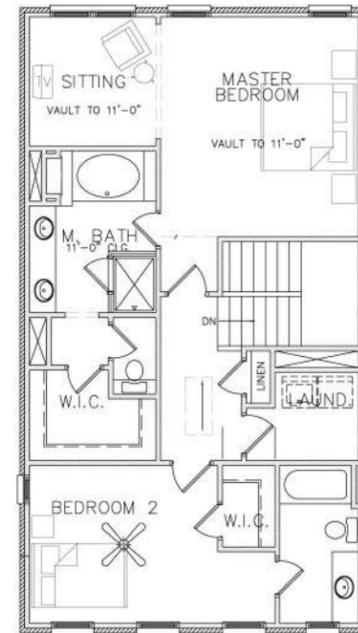


2nd Floor
Option 2

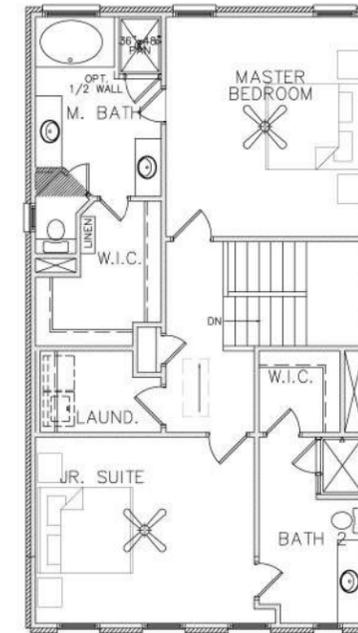


2nd Floor
Option 3

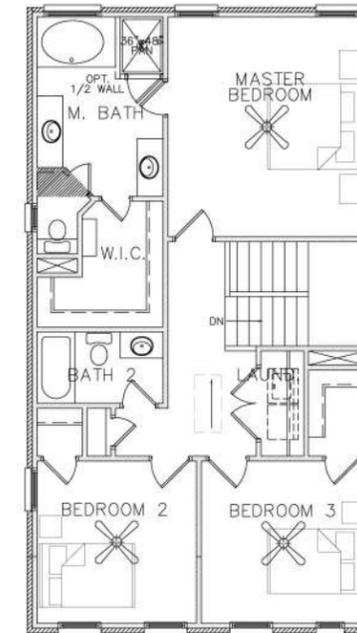
Air Conditioner
Unit Location



2nd Floor
Option 1

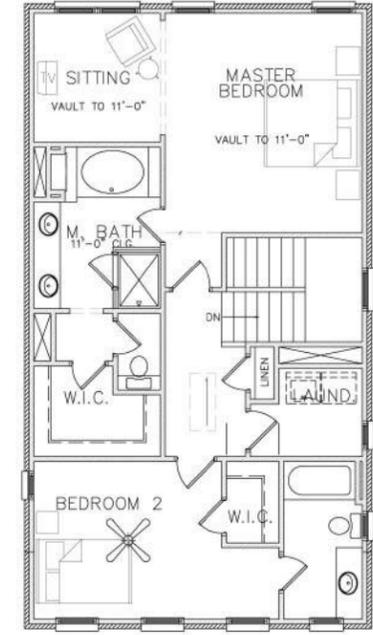
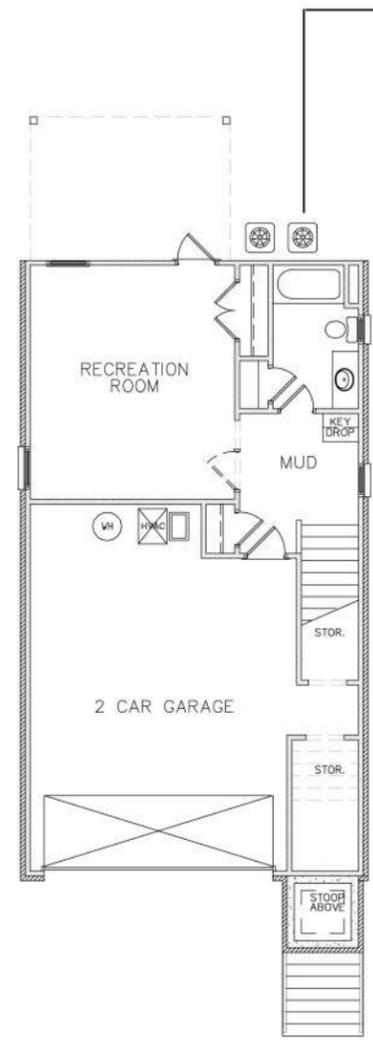


2nd Floor
Option 2

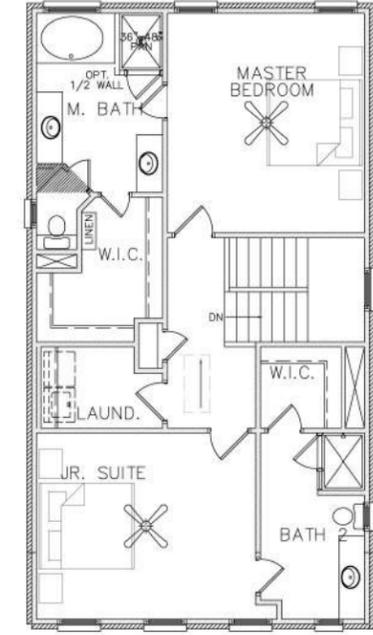


2nd Floor
Option 3

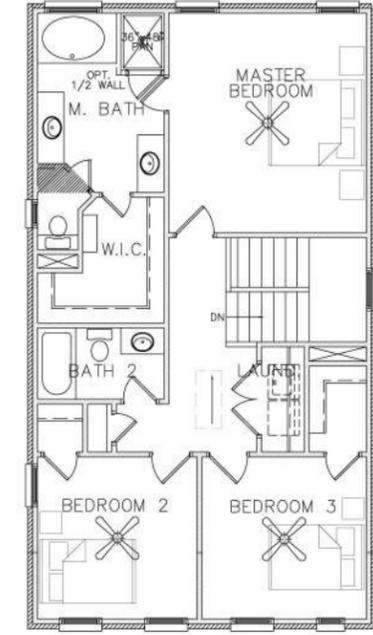
Air Conditioner
Unit Location



2nd Floor
Option 1



2nd Floor
Option 2



2nd Floor
Option 3



Plan 3 - Elevation A

Plan 4 - Elevation A

Plan 3 - Elevation B

Plan 4 - Elevation C

Plan 4 - Elevation B





Plan 3 - Elevation A

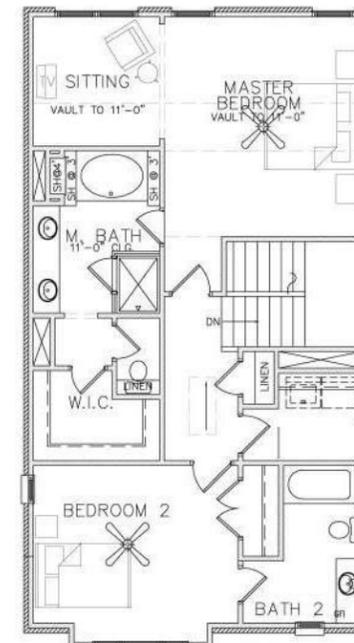
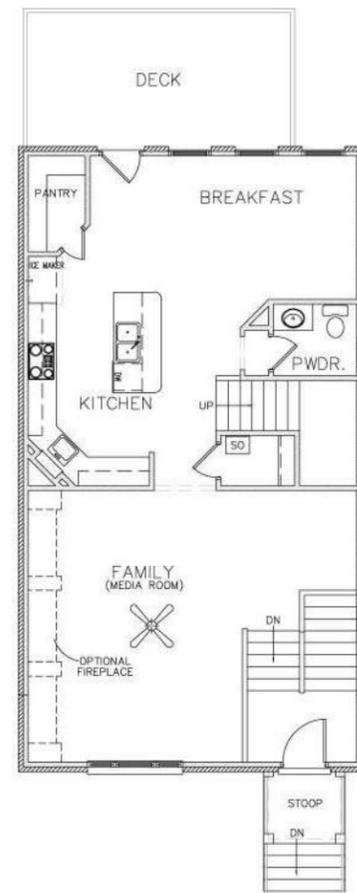
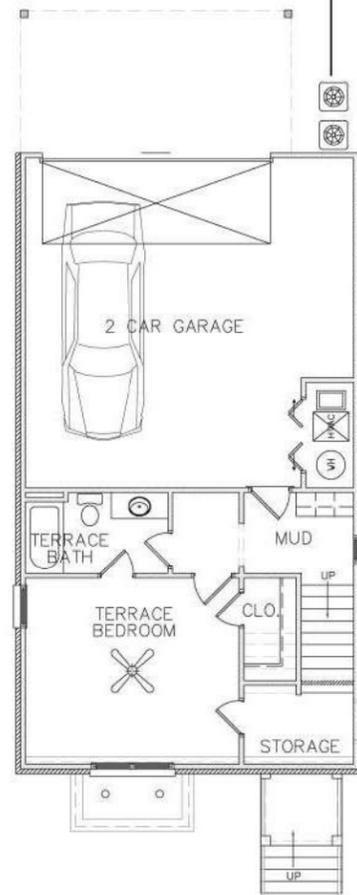
Plan 4 - Elevation A

Plan 3 - Elevation B

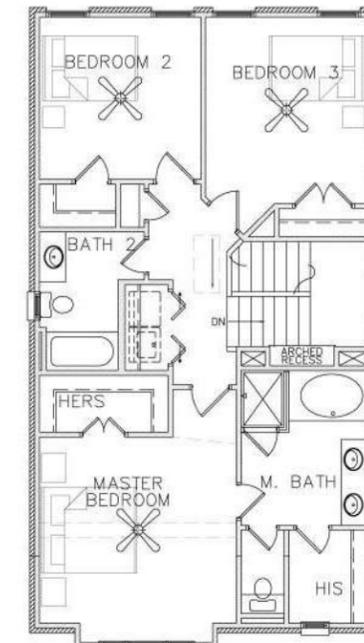
Plan 4 - Elevation C

Plan 4 - Elevation B

Air Conditioner
Unit Location

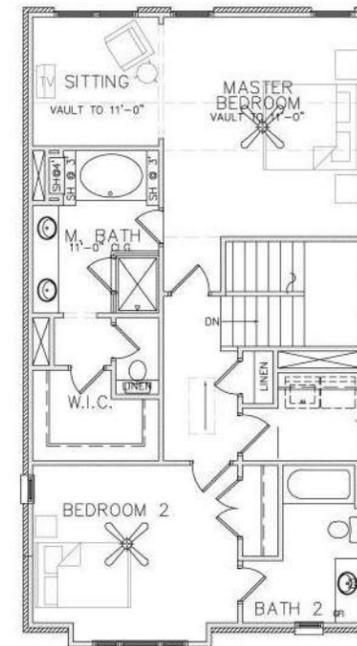
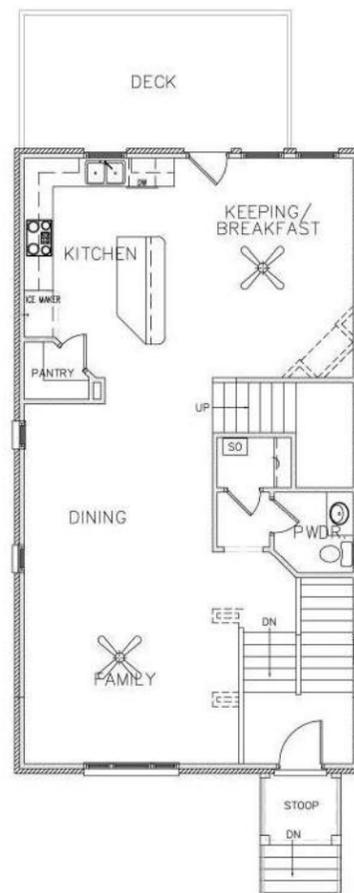
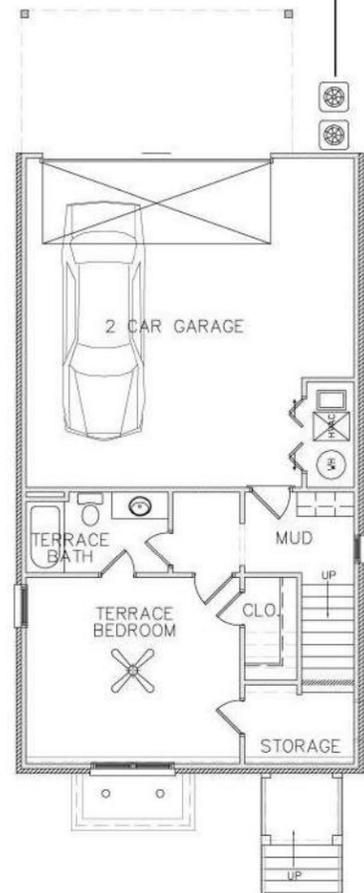


2nd Floor
Option 1

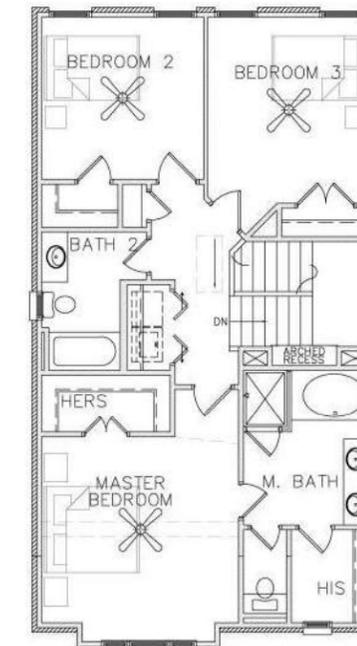


2nd Floor
Option 2

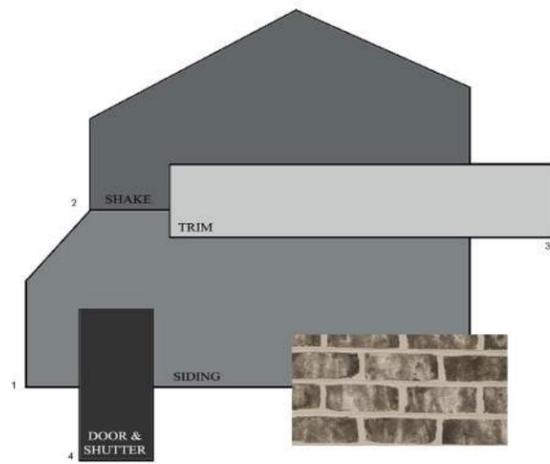
Air Conditioner
Unit Location



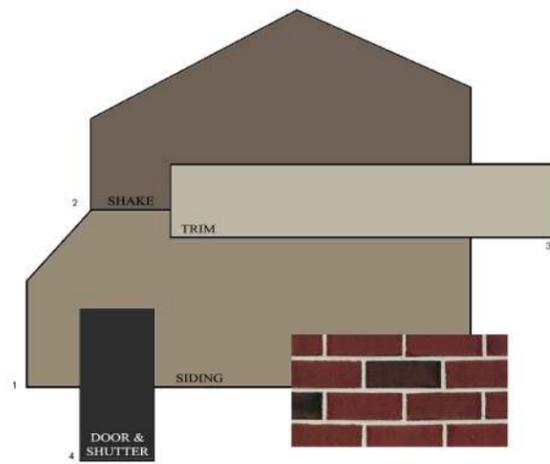
2nd Floor
Option 1



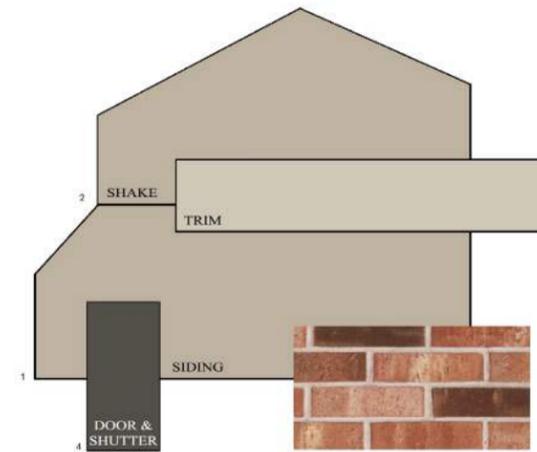
2nd Floor
Option 2



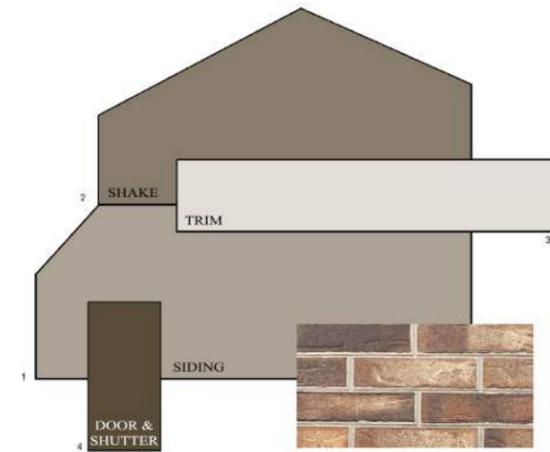
1. Software - SW 7074
 2. Web Gray - SW 7075
 3. Gray Screen - SW 7071
 4. Black Magic - SW 6991
- Everst Gray Tudor Brick



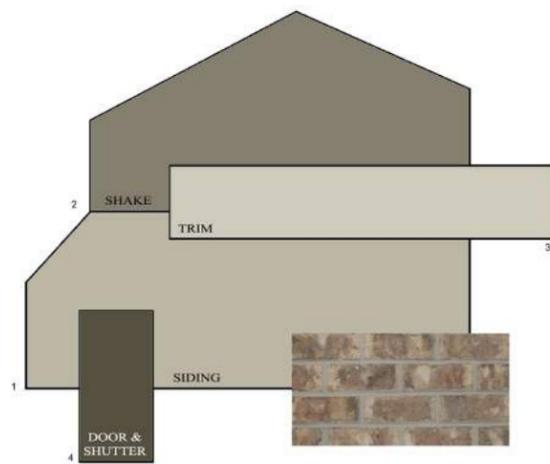
1. Curio Gray - SW 0024
 2. Homestead Brown - SW 7515
 3. Analytical Gray - SW 7051
 4. Tricorn Black - SW 6258
- Farmington Brick



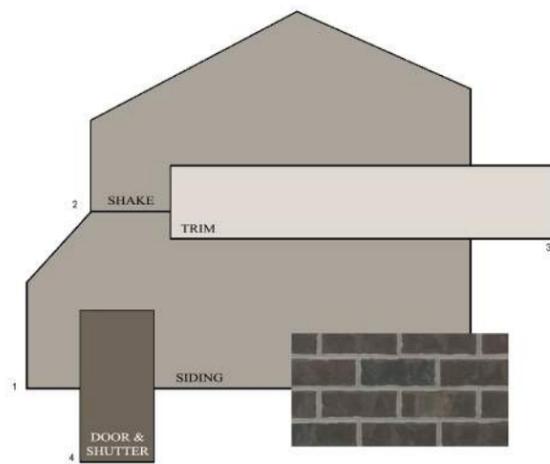
1. Balanced Beige - SW 7037
 2. Balanced Beige - SW 7037
 3. Accessible Beige - SW 7036
 4. Urbane Bronze - SW 7048
- Hallmark Bluffton Brick



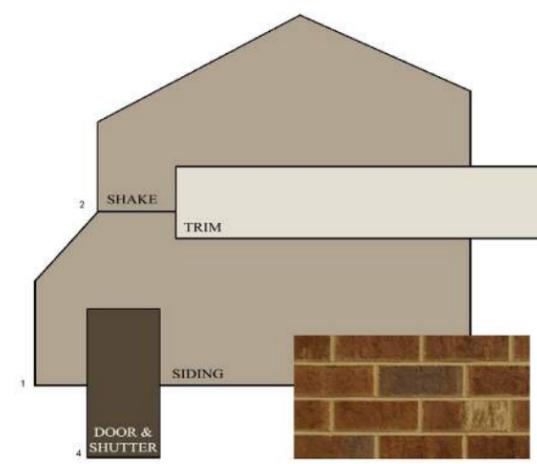
1. Mega Greige - SW 7031
 2. Warm Stone - SW 7032
 3. Incredible White - SW 7028
 4. Status Bronze - SW 7034
- Old Savannah Brick



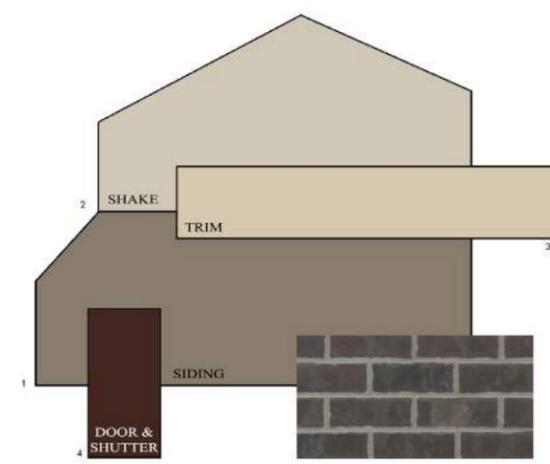
1. Analytical Gray - SW 7051
 2. Adaptive Shade - SW 7053
 3. Useful Gray - SW 7050
 4. Enduring Bronze - SW 7055
- Harbour Shoals Brick



1. Functional Gray - SW 7024
 2. Functional Gray - SW 7024
 3. Simple White - SW 7021
 4. Griffin - SW 7026
- Cypress Cove Brick



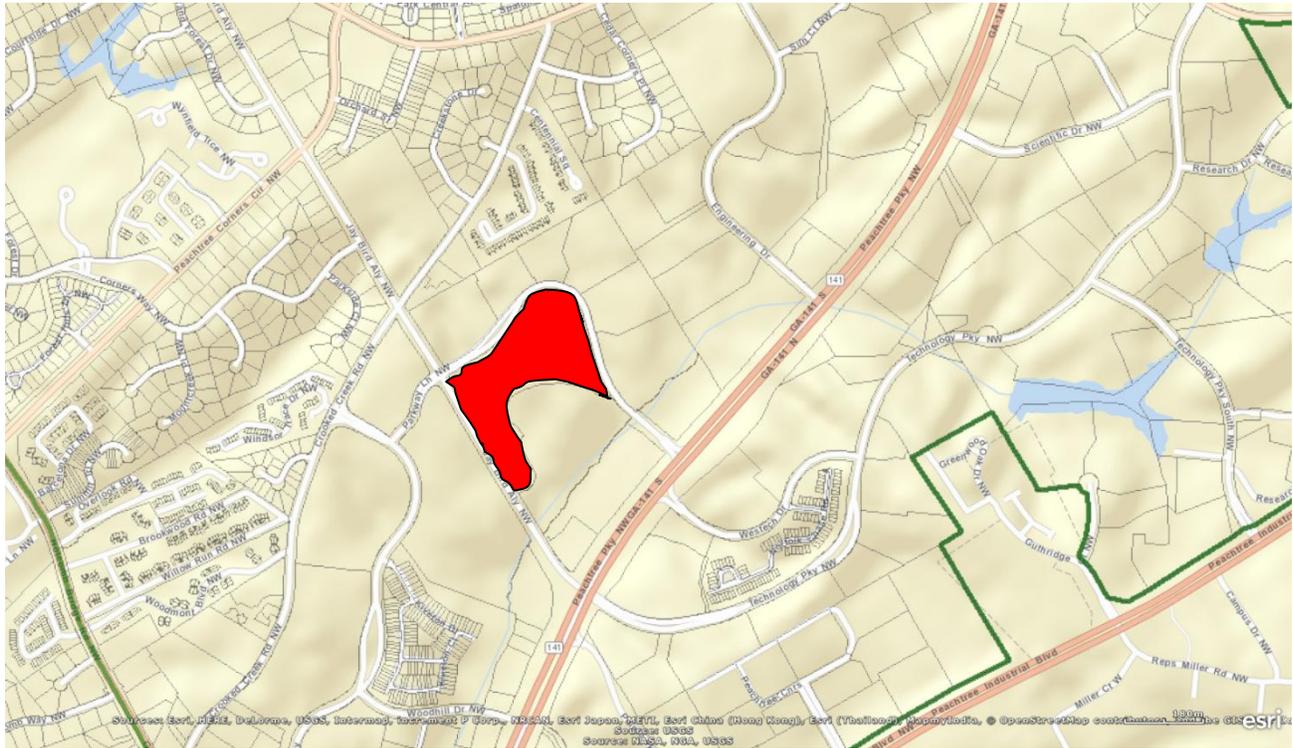
1. Tony Taupe - SW 7038
 2. Tony Taupe - SW 7038
 3. Aesthetic White - SW 7035
 4. Van Dyke Brown - SW 7041
- Northbridge Brick



1. Warm Stone - SW 7032
 2. Accessible Beige - SW 7036
 3. Kilim Beige - SW 6106
 4. Polished Mahogany - SW 2838
- Cypress Point Brick

PROPERTY LOCATION MAP

Jay Bird Alley Townhomes



CASE NUMBER:

RZ2015-004

**PLANNING
COMMISSION**

**CITY COUNCIL
1ST READING**

**CITY COUNCIL
2ND READING**

HEARING DATES:

OCT. 13, 2015

OCT. 20, 2015

NOVEMBER 17, 2015

PROPERTY ADDRESS:

JAY BIRD ALLEY AT PARKWAY LANE

RZ2015-005
Everland Property

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING ANALYSIS

PLANNING COMMISSION DATE: OCTOBER 13, 2015
CITY COUNCIL DATE: NOVEMBER 17, 2015

CASE NUMBER : **RZ2015-005**
ZONING : MIXED USE DEVELOPMENT (MUD)
LOCATION : 3775 + 3785 MEDLOCK BRIDGE RD.
MAP NUMBERS : 6th DISTRICT, LAND LOT 301, PARCELS 003B + 003C
ACREAGE : .845 ACRES
REQUEST : REZONE TO MUD (MIXED-USE DEVELOPMENT)
FUTURE DEVELOPMENT MAP : PREFERRED OFFICE
CURRENT ZONING : R-100

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

CONTACT : HEATHER CORREA

OWNER : EVERLAND INC. AND CF PEACHTREE CORNERS
INVESTMENTS, LLC

**RECOMMENDATION : APPROVE WITH CONDITION THAT
DEVELOPMENT IS CONSISTENT WITH
APPROVED MASTER PLAN**

BACKGROUND:

The subject property consists of two residential lots located along Medlock Bridge Rd. These lots are part of the Town Center project, but are not owned by the City's Downtown Development Authority. When zoning on the DDA's property (surrounding these two lots) was amended to MUD on July 2, 2013, the subject properties were not included. However, when the Town Center plans were developed, these two lots were swept into the design. Over time, the properties' R-100 zoning was overlooked. As the work was being done to prepare the DDA property for its upcoming sale, the issue of the existing residential zoning on these two lots surfaced.

The master plan for the Town Center was adopted 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 adopted development standards identify specific uses that would be allowed and the architectural treatment of the buildings to be developed. The two lots that comprise this application are included in the townhome portion of the project. In order for townhouses to be built, the zoning must be amended.

REQUEST:

The applicant would like the properties to be rezoned so that their zoning is consistent with the remainder of the Town Center project and the land can be developed for townhomes as shown on the master plan.

DEPARTMENT ANALYSIS:

Since the Town Center plan has already been reviewed at public hearing and approved, this rezoning can be considered a technical change. It will serve to further the objective of the master plan which is to develop the applicant's property for townhomes.

Therefore, after review of the applicant's request and other relevant information, it is recommended that RZ2015-005 be approved with the condition that development of the two properties be consistent with the approved Town Center master plan.

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>	NAME: <u>CF Peachtree Parkway Holdings, LLC</u>
ADDRESS: <u>Fifteen Piedmont Center 3575 Piedmont Rd., NE, Ste. 800</u>	ADDRESS: <u>Fifteen Piedmont Center 3575 Piedmont Rd., NE, Ste. 800</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@fuquadev.com</u>	E-MAIL: <u>heather.correa@fuquadev.com</u>
CONTACT PERSON: <u>Heather Correa</u> PHONE: <u>(404) 907-1709</u>	
CONTACT'S E-MAIL: <u>heather.correa@fuquadev.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): Towncenter REQUESTED ZONING DISTRICT: NA

LAND DISTRICT(S): 6 LAND LOT(S): 301 ACREAGE: 0.895

ADDRESS OF PROPERTY: 3785 Medlock Bridge Rd., Peachtree Corners, GA

PROPOSED DEVELOPMENT: Mixed Use Town Center/ Townhomes

Staff Use Only This Section

Case Number: RZ 2015-005 Hearing Date: P/C 10/13 C/C 11/17/15 Received Date: _____

Fees Paid: Waived By: DW

Related Cases & Applicable Conditions:

Description: _____

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 Jeff Fuqua - CF Peachtree Parkway
 (If yes, please complete the "Campaign Contributions" section below) Print Name Holdings, LLC

1. **CAMPAIGN CONTRIBUTIONS - Charitable Contributions**

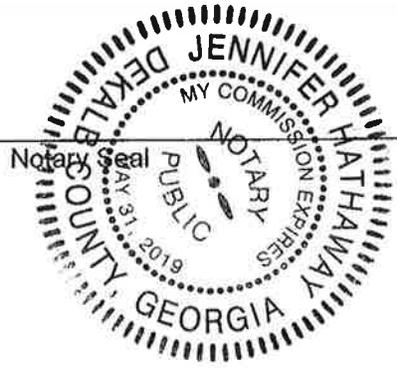
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
<u>Christmas in the Corners</u>	<u>\$1000.00</u>	<u>10/20/14</u>	<u>North Pole Sponsor</u>
<u>Peachtree Corners Festival</u>	<u>\$2,500.00</u>	<u>5/21/15</u>	<u>Gold Sponsor</u>

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] 9/30/15 Jeff Fuqua, Manager
 Signature of Applicant Date Type or Print Name and Title
CF Peachtree Parkway Holdings, LLC

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

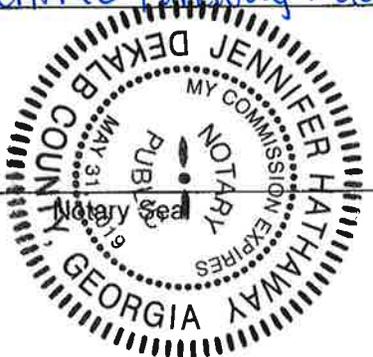
[Signature] 9/30/15
 Signature of Notary Date



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.

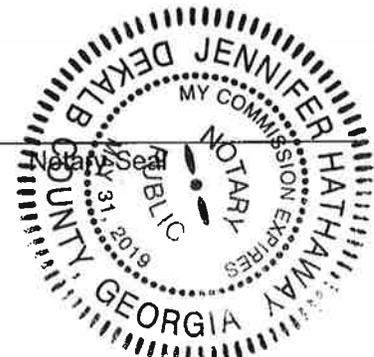
[Signature] _____ Date 9/30/2015
Signature of Applicant
HEATHER CORREA, VP CF Peachtree Parkway Holdings, LLC
Type or Print Name and Title

[Signature] _____ Date 9/30/15
Signature of Notary Public


PROPERTY OWNER'S CERTIFICATION 3785

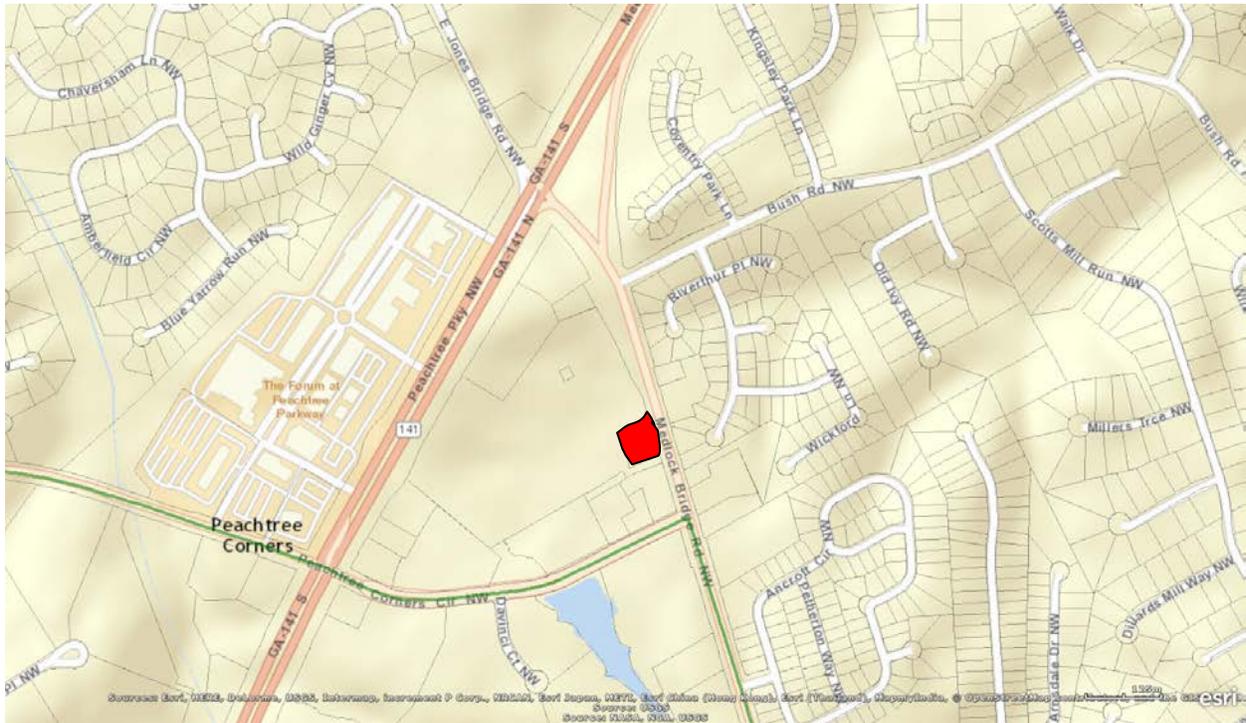
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In 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] _____ Date 9/30/15
Signature of Property Owner
Jeff Fugua, Manager - CF Peachtree Parkway Holdings, LLC
Type or Print Name and Title

[Signature] _____ Date 9/30/15
Signature of Notary Public


PROPERTY LOCATION MAP

Everland Property



CASE NUMBER:

RZ2015-005

**PLANNING
COMMISSION**

**CITY COUNCIL
1ST READING**

**CITY COUNCIL
2ND READING**

HEARING DATES:

OCT. 13, 2015

OCT. 20, 2015

NOVEMBER 17, 2015

PROPERTY ADDRESS:

3775 and 3785 Medlock Bridge Rd.