



## PLANNING COMMISSION AGENDA

January 12, 2016  
7:00 PM  
CITY HALL

- A. Roll Call
- B. Approval of December 8, 2015 Minutes
- C. Old Business: (None)
- D. New Business: (None)
  - 1. SUP2015-006 Adult Day Care Center. Request for a special use permit to allow an adult day care center in an M-2, Heavy Industry, zoning district on a portion of a 13.1 acre site located at 4350 Peachtree Industrial Blvd. in Dist. 6, Land Lot 268, Parcel 008, Peachtree Corners, GA
- E. City Business Items:
  - 1. PH2015-008 M1 Uses in CBD. Request to amend the list of M-1 permitted uses within the CBD.
  - 2. Congratulations to Alan Kaplan and Mark Middleton on their reappointment to the Planning Commission.
  - 3. Election of Planning Commission Chairman and Vice-Chairman.
- F. Comments by Staff and Planning Commissioners.
- G. Adjournment.

**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION**  
**December 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

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

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 13, 2015  
PLANNING COMMISSION MEETING.**

**By: Mark Middleton**

**Seconded by: Mark Willis**

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

**OLD BUSINESS:** (None)

**NEW BUSINESS:** (None)

**CITY BUSINESS:**

**1. Holcomb Bridge Road Corridor Study Final Report**

Mr. Matt Cherry of Lord, Aeck, Sargent gave an overview of the final report for the Holcomb Bridge Road Corridor Study. The discussion topics were as followed:

1. Present Trends and Conditions
2. Process, Public Engagement & Planning Themes
3. Planning Strategies
4. Capital Projects & Action Plan

**2. Multi-Use Trail Study** Update

Mr. Marco Ancheita of Lord, Aeck, Sargent gave an update of the Multi-Use Trail Study. Among other items, it was determined that there will be approximately six miles of trail within the Tech Park area. A copy of the draft update is available at the City Clerk’s office.

**3. PH2015-007 T-O Zoning** Consideration of amending the City of Peachtree Corners Zoning Resolution, Art. XIII, by adding Sec. 1319, Trails and Open Space, along with a ‘T-O’ zoning map classification.

Mrs. Diana Wheeler, Community Development Director, provided background information regarding the zoning amendment. Mrs. Wheeler explained that in order to accommodate the donation of land to the trail system and the assignment of the density of that donated land to another property, Staff is proposing an amendment to the zoning Code that will establish a new zoning classification. The new classification, Trails and Open Space (T-O), outlines the regulations for land donation and ensures that the donated land remains part of the trail system in perpetuity. In addition, the T-O regulations designates a density value for the donated land and identifies the means by which the density could be assigned to other properties within specified locations.

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

**MOVE TO RECOMMEND PH2015-007 TO COUNCIL FOR APPROVAL.**

**By: Mark Middleton**

**Seconded: Mark Willis**

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

The Planning Commission meeting concluded at 8:25 PM.

Approved,

Attest:

\_\_\_\_\_

\_\_\_\_\_

Matt Houser, Chairman

Kym Chereck, City Clerk

**SUP2015-006**  
**Adult Day Care Center**

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**SPECIAL USE PERMIT ANALYSIS**

PLANNING COMMISSION DATE:	January 12, 2016
CITY COUNCIL DATE:	February 16, 2016
CASE NUMBER	<b>SUP2015-006</b>
APPLICATION REQUEST	Adult Day Care Center
LOCATION	4350 Peachtree Industrial Boulevard
PROPERTY SIZE	13.1 acres
ZONING	M-2 (Heavy Industry)
FUTURE DEVELOPMENT MAP	Preferred Office
APPLICANT	Kendall Z. Hall 1969 LeGrand Circle Lawrenceville, GA 30043
CONTACT:	Kendall Hall 678-378-0866
OWNER:	Kings Brothers, LLC 4350 Peachtree Industrial Boulevard Peachtree Corners, GA 30071 770-840-1090
RECOMMENDATION:	Approval With Conditions

**PROJECT DATA:**

The applicant requests a Special Use Permit on a portion of a 13.1-acre parcel, currently zoned M-2 (Heavy Industry District), to allow an Adult Day Care Center. The property is located on the southwest corner of Peachtree Industrial Boulevard and Turman Drive, and currently has Special Use Permits granted by Gwinnett County in 2007 for a church and a private school. The applicant has stated that the building is currently being used for a part-time school. The property is developed with a one- to three-story building, and the site plan provided by the applicant shows the proposed Adult Day Care Center located in an existing suite near the north side of the structure.

The letter of intent indicates the proposed hours of operation for the Adult Day Care Center would be from 8:00am through 2:00pm. The Center would serve up to 112 guests and staff, and is currently pending State licensing.

The surrounding area is largely characterized by industrial and office uses, including properties immediately to the east, west, and south and numerous properties to the east and west between Peachtree Industrial Boulevard and Buford Highway. Properties immediately to the

north across Peachtree Industrial Boulevard are vacant, with single-family residences further to the north.

The subject property is located within the Preferred Office district on the 2033 Comprehensive Plan's Future Land Use Map. The property is not 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 forms of industrial".

#### ZONING HISTORY:

The property is currently zoned M-2 (Heavy Industrial District). Special Use Permits were granted by Gwinnett County in 2007 for a church and a private school at this location.

#### 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 Comment: Yes.*

*Staff's Comment:* In terms of the use and development of adjacent and nearby property, an Adult Day Care Center would not be significantly different than a school or church, which are currently permitted on the subject property. Adjacent and nearby properties are largely office or industrial in use, and a Special Use Permit for the proposed use within an existing structure would be suitable in this location.

**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 Comment: No.*

*Staff's Comment:* The proposed Special Use Permit would not alter the current site plan or building footprint on the subject property and would allow a use that would be unlikely to have any adverse impacts on the surrounding area.

**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 Comment: Reasonable perhaps. However, the property is not currently under long-term lease and is not being utilized to its full capacity.*

*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 Comment:* No. The maximum expected occupancy at the location is 112 persons, with 89% of those being shuttled via passenger van during off-peak hours.

*Staff's Comment:* The proposed use would be unlikely to result in an excessive or burdensome use of streets, transportation facilities, utilities, or schools. As the applicant has stated that 89% of guests will utilize passenger van shuttles to the facility, traffic generation would be unlikely to be significantly higher than under the current Special Use Permit for a school, and would be unlikely to have a significantly higher peak-hour trip generation than under the current Special Use Permit for a church. There would be little effect on utilities and no effect on schools.

**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 Comment:* The property is zoned M-2, but is currently housing an educational facility. The building itself, location, etc., is well-suited to our operational requirements.

*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 property currently having Special Use Permits for non-industrial, non-office uses (church and school) gives supporting grounds for the approval of the proposed Special Use Permit for an Adult Day Care Center.

**COMPREHENSIVE PLAN:**

The 2033 Peachtree Corners Comprehensive Plan Future Development Map indicates that the property is located within the Preferred Office Character Area. All industrial uses are discouraged in this area, with office and mixed-use development encouraged. While an Adult Day Care Center is not an office use, it would add to the mixed-use nature of the area around the subject property while helping shift the property away from industrial uses. This would be in keeping with the intent of the Preferred Office Character Area.

**DEPARTMENT ANALYSIS:**

The subject property is a 13.1-acre tract on the southwest corner of Peachtree Industrial Boulevard and Turman Drive. The site is currently zoned M-2 (Heavy Industry District), which requires a Special Use Permit for a Day Care Center. Gwinnett County approved two Special

Use Permits in 2007 on the property for a private school and a church. The property is currently developed with a one-story industrial structure attached to a two- and three-story office building. The proposed use would be entirely within the existing structure.

The Future Development Map shows the property located in the Preferred Office district. Properties located immediately to the south, east and west, along with the majority of nearby properties, are developed with office and industrial uses. The proposed Special Use Permit would not change the existing scale of the structures on the property, would be compatible in use with these surrounding and nearby areas, and would be unlikely to place an excessive burden on existing streets, transportation systems, utilities, or schools.

The Comprehensive Plan discourages all industrial uses within the Preferred Office character area, and promotes office and mixed-use development. Utilizing the subject property for a non-industrial purpose furthers the Comprehensive Plan's objective. While an Adult Day Care Center is not listed as an appropriate use in this area, the Comprehensive Plan calls for the area to be home to "diverse employment- and revenue-generating businesses" and to allow for "transitions as economic demand changes." An Adult Day Care Center would add to the diversity of businesses in the Character Area and would serve as an amenity to nearby residential areas.

**RECOMMENDATION:**

**After review of the applicant's proposal and other relevant information, it is recommended that SUP2015-006 be approved with the following conditions:**

1. The Adult Day Care Center shall be developed in general accordance with the site plan submitted with this application. The proposed use shall be limited to space within the existing structures on the subject property.
2. The Adult Day Care Center shall be limited to a maximum of 112 guests and staff at any time.
3. Hours of operation shall be limited to 8:00am to 2:00pm, seven days per week.

**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>Kendall Z. Hall</u>	NAME: <u>KINGS BROTHERS LLC</u>
ADDRESS: <u>1969 LeGrand Cir.</u>	ADDRESS: <u>4350 PEACHTREE INDUSTRIAL BLVD</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Norcross, PEACHTREE CORNERS</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>678/378-0866</u>	PHONE: <u>(770)840-1090</u>
E-MAIL: <u>khall8484@yahoo.com</u>	E-MAIL: <u>jliang@colorimaging.com</u>
CONTACT PERSON: <u>KENDALL HALL</u> PHONE: <u>678-378-0866</u>	
CONTACT'S E-MAIL: <u>KHALL8484@yahoo.com</u>	

**APPLICANT IS THE:**

- OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

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

LAND DISTRICT(S): 6 LAND LOT(S): 268 ACREAGE: PART OF 13.1 ACRES

ADDRESS OF PROPERTY: 4350 PEACHTREE INDUSTRIAL BLVD.

PROPOSED DEVELOPMENT: ADULT DAY CARE CENTER

*Staff Use Only This Section*

Case Number: SVP 2015-006 Hearing Date: P/C 1/12/16 C/C 2/16/16 Received Date: 12/1/15

Fees Paid: \$850 By: D. WHEELER

**Related Cases & Applicable Conditions:**

Description: \_\_\_\_\_

**Good Fortune LLC**  
**1969 Legrand Circle**  
**Lawrenceville, GA 30043**  
**(678) 378-0866**

1 December 2015

City of Peachtree Corners  
Planning and Zoning Commission  
Suite 200  
147 Technology Parkway  
Peachtree Corners, GA 30092

Dear Sirs and Madam:

Our organization, Good Fortune LLC, is exploring the feasibility of opening an Adult Day Center in your jurisdiction.

The purpose of our facility will be to offer a "program that addresses primarily the basic social and recreational activities needed to be provided to aging adults, but also provides, as required, limited personal care assistance, supervision, or assistance essential for sustaining the activities of daily living" (O.C.G.A. § 49-6-82). We will offer meal services for our clients, but will not offer any degree of on-site habitation.

More specifically, we will be providing:

- Age appropriate recreational activities
- Social activities
- Medicine dispensing
- Daily living assistance
- Hot meals and snacks
- Educational opportunities
- Transportation to and from the facility

The location that we are interested in is 4350 Peachtree Industrial Blvd., Norcross, GA 30071. This location is zoned as an M-2 Heavy Industry District, but is currently being used, part-time, as a Chinese School.

In addition to providing a valuable service to the senior population in the area, we will also be offering opportunities for local high school students to earn valuable experience in the healthcare industry. We are developing both volunteer and internship programs for this purpose.

I appreciate your consideration in this matter, and my colleagues and I look forward to the opportunity to present our ideas to you personally.

Respectfully Yours,

*Kendall Hall*

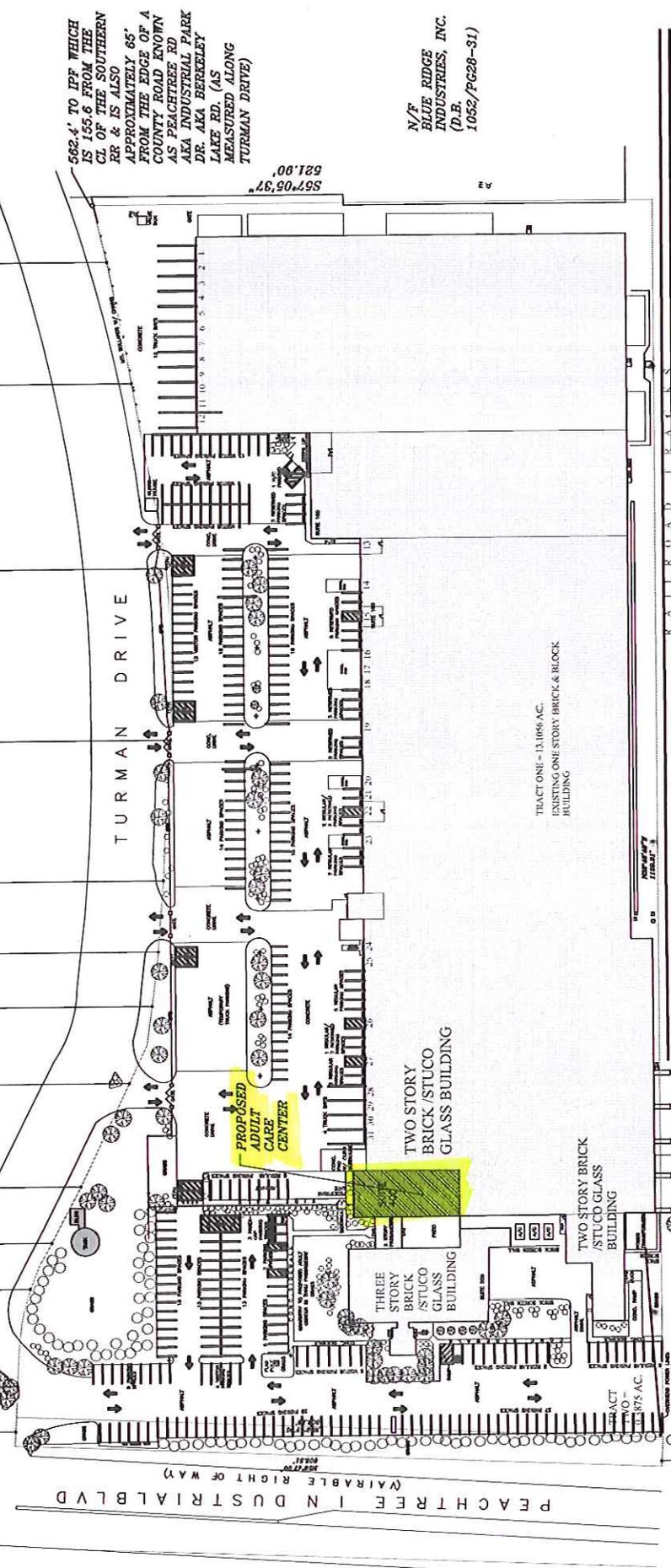
Kendall Hall

- HOURS OF OPERATION : M, W, T, F, S. → 8:00 AM - 2:00 PM  
- STATE LICENSE PENDING  
- 100 GUESTS + STAFF

E1502006



S30°13'00"E 28.00'  
 S30°13'00"E 59.67'  
 A=99.81'  
 R=222.944'  
 LC=98.98'  
 S17°23'30"E 57.2330'E  
 S04°34'00"E 19.95'  
 A=90.48'  
 R=1873.836'  
 LC=90.47'  
 S05°57'00"E 105.21'  
 S26°09'16"E 74.64'  
 A=27.73'  
 R=1873.836'  
 LC=90.47'  
 S05°57'00"E 505.5700'E  
 A=105.74'  
 R=1763.450'  
 LC=106.73'  
 S29°00'27"E 529.0027'E  
 A=200.25'  
 R=144.890'  
 LC=200.09'  
 S31°20'39"E 531.2039'E  
 R=584.090'  
 LC=81.56'  
 S39°24'09"E 539.2409'E  
 S43°24'22"E 182.79'  
 A=118.50'  
 R=1785.408'  
 LC=118.48'  
 S46°18'27"E



SITE INFORMATION TAKEN FROM SITE SURVEY BY WATTS & BROWNING ENGINEERS, INC DATED 12/16/98 AND ALL REFERENCES ON THAT SURVEY AND SITE PLAN BY NORMAN HUNT DATED 5/26/99



**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?

Reasonable, perhaps. However, the property is not currently under long-term lease and is not being utilized to its full capacity.

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. The maximum expected occupancy at the location is 112 persons, with 89% of those being shuttled via passenger van during off-peak hours.

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 property is zoned M2, but is currently housing an educational facility. The building itself, location, etc. is well suited to our operational requirements.

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.

**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.

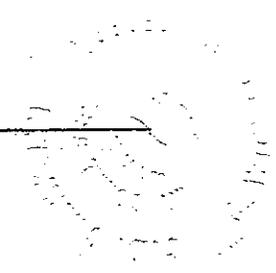
Kendall Z. Hall  
Signature of Applicant

10/13/2015  
Date

KENDALL Z. HALL  
Type or Print Name and Title

Cindy Cunningham 10/13/15  
Signature of Notary Public Date

Notary Seal



12/8/2018

**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.

S. Wang  
Signature of Property Owner

11/06/2015  
Date

SUELING WANG, Managing member  
Type or Print Name and Title

Shobha Patel  
Signature of Notary Public

11/6/15  
Date

Notary Seal



**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      KENDALL Z. HALL  
 (If yes, please complete the "Campaign Contributions" section below)      Print Name

1. CAMPAIGN CONTRIBUTIONS

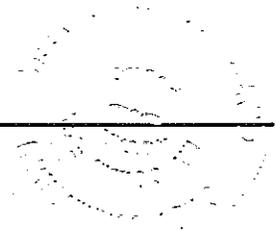
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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.

Kendall Z. Hall      10/13/2015      KENDALL Z. HALL  
 Signature of Applicant      Date      Type or Print Name and Title

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

Cindy Cunningham      12-13-15      \_\_\_\_\_  
 Signature of Notary      Date      Notary Seal



12/8/2018

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CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

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CHECK ONE:       YES       NO      KENDALL Z. HALL  
(If yes, please complete the "Campaign Contributions" section below)      Print Name

1. CAMPAIGN CONTRIBUTIONS

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Kendall Z. Hall      10/13/2015      KENDALL Z. HALL  
 Signature of Applicant      Date      Type or Print Name and Title

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

Cindy Cunningham      10-13-15      \_\_\_\_\_  
 Signature of Notary      Date      Notary Seal

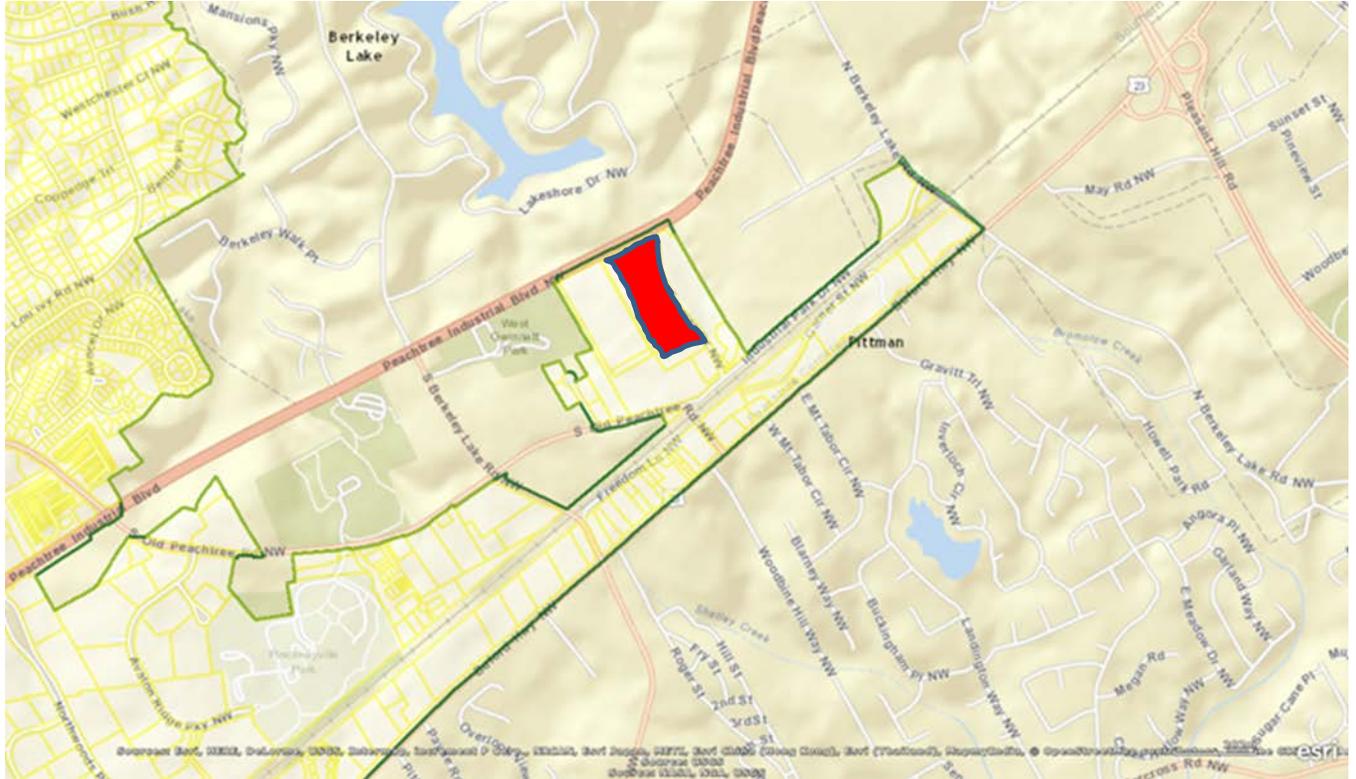


12/8/2018



## PROPERTY LOCATION MAP

### Adult Day Care



**CASE NUMBER:**

**SUP2015-006**

**HEARING DATES:**

**PLANNING  
COMMISSION**

**JAN. 12, 2016**

**CITY COUNCIL  
1<sup>ST</sup> READING**

**JAN. 19, 2016**

**CITY COUNCIL  
2<sup>ND</sup> READING**

**FEBRUARY 16, 2016**

**PROPERTY ADDRESS:**

**4350 PEACHTREE INDUSTRIAL BOULEVARD**

**PH2015-008**  
**Limited M1 Uses in CBD**



# Memo

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TO: Planning Commission

FROM: Diana Wheeler, Community Development Director

DATE: January 12, 2016

SUBJECT: Limited M-1 Uses in CBD

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Peachtree Corners' 2033 Comprehensive Plan established a vision for the City's Central Business District that includes mixed-use developments, multi-use trails, and revitalized office and retail properties. The Town Center LCI study advanced that vision by identifying action items to be undertaken that would help implement the City's long-term plan. One of those action items, Economic Development Initiative D4, states, "Develop overlay standards specific to the Central Business District".

Overlay standards can include many features such as requirements for lighting, signage, landscaping and building architecture. However, one of the most important features of an overlay standard is the regulation of uses. Most of the land within the City's CBD is zoned M-1, Light Industry. This zoning classification includes uses that are inconsistent with the vision established for the CBD.

Staff proposes that an amendment be made to the Zoning Code prohibiting the M-1 uses listed below within the CBD. These uses would continue to be allowed in other M-1 zoned areas of the city. In addition, provisions would be made for existing businesses that operate a prohibited use but are already in operation. Finally, uses that were approved through zoning or permitting but never activated, would also be addressed.

M-1 Uses Proposed to be Prohibited Within the Central Business District:

Automobile Body Repair Shop	Mini-Warehouse or Self-Storage facility
Baking Plant	Outdoor Storage
Cold Storage Plant	Plastics Extrusion Plant
Funeral Homes and Crematories	Recovered Materials Processing Facility
Ice Manufacturing/Packing Plant	Sexually Oriented Businesses
Laundry / Dry Cleaning Plant (does not apply to retail pick-up facility)	Soft Drink Bottling/ Distribution Plant
Maintenance Shop (automobile fleet vehicles)	Truck Rental or Leasing
	Truck Fleet Maintenance Shop

**AN ORDINANCE TO AMEND CITY OF PEACHTREE CORNERS ZONING  
RESOLUTION ART. XII, BY AMENDING SEC. 1310, M-1, LIGHT INDUSTRY  
DISTRICT, IN ORDER TO LIMIT PERMITTED USES WITHIN THE CENTRAL  
BUSINESS DISTRICT; REPEALING CONFLICTING REGULATIONS; AND SETTING  
AN EFFECTIVE DATE**

**WHEREAS,** the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

**WHEREAS,** pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning; and

**WHEREAS,** the Mayor and Council desire to amend the 2012 Zoning Resolution;

**NOW THEREFORE,** the Council of the City of Peachtree Corners hereby ordains, as follows:

**Section 1:** The City of Peachtree Corners 2012 Zoning Resolution shall be amended by adding the following (underlined words):

**SECTION 1310 M-1 LIGHT INDUSTRY DISTRICT**

**Permitted Uses**

Only the following uses shall be permitted within the M-1 Light Industry District and no structure shall be erected, structurally altered or enlarged for any use other than as permitted herein with the exception of a) uses lawfully established prior to the effective date of this amendment, b) special uses as permitted herein, c) accessory uses as defined in Article III, Definitions, or d) other uses which are clearly similar to and consistent with the purpose of this district, **or e) limited uses (listed at the end of this section) for property located within the Central Business District (see CBD map).**

**Permitted Uses within the Central Business district (see CBD map)**

a) **All permitted M-1 uses shall be allowed on M-1 zoned property in the Central Business District except the following:**

**Automobile Body Repair Shop**  
**Baking Plant**  
**Cold Storage Plant**  
**Funeral Homes and Crematories**  
**Ice Manufacturing/Packing Plant**  
**Laundry / Dry Cleaning Plant (does not apply to retail pick-up facility)**  
**Maintenance Shop (automobile fleet vehicles)**

**Mini-Warehouse or Self-Storage facility**  
**Outdoor Storage**  
**Plastics Extrusion Plant**  
**Recovered Materials Processing Facility**  
**Sexually Oriented Businesses**  
**Soft Drink Bottling/ Distribution Plant**  
**Truck Rental or Leasing**  
**Truck Fleet Maintenance Shop**

- b) **Businesses with an active business license that operate a use listed in a) shall be considered a legal, non-conforming use and may continue to operate for as long as the business license stays active and the business is not discontinued for six months or longer.**
- c) **Uses listed in a) that were authorized by zoning hearing, building permit, land disturbance permit or other similar approval, shall be void if the use did not become operational as evidenced by the issuance of a business license by 2/16/16.**

**Section 2**

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed. Effective this 16th day of February, 2016.

Approved by:

\_\_\_\_\_  
Kym Chereck, City Clerk

\_\_\_\_\_  
Mike Mason, Mayor

SEAL