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Inside Peachtree Corners



CITY OF
**Peachtree
CORNERS**
Innovative & Remarkable

News from Around the Corners

2ND QUARTER 2016

From the Mayor's Desk

Q&A on Pedestrian Bridge

We've received a number of queries on the proposed pedestrian bridge that will connect the Town Center to The Forum and also to the city's multi-use trail system.

Following are the answers to the most frequently asked questions. If you have additional questions, please feel free to contact me or one of the councilmembers.

Why do we need a pedestrian bridge?

The simple fact is the bridge is needed for safety. There are over 45,000 cars that travel Peachtree Parkway daily, and that number is projected to increase to 50,000 within five years. It is imperative that the city provide a safe means for pedestrians and cyclists to move easily from the Town Center to The Forum.

If finding a safe way to cross Peachtree Parkway is necessary, then why not consider building a tunnel?

Building a tunnel would present a number of issues, one of which would be a continuous problem of dampness due to a creek that runs underneath the road. Adding a bridge on the other hand, adds value to the city by providing a prominent landmark which would enhance the city's economic future.

SPLOST dollars will be used to pay for the bridge but shouldn't we spend the funds on traffic improvements instead?

We are fortunate that it is not an either/or decision; we are able to do both. Peachtree Corners receives nearly \$6 million a year in SPLOST dollars that are dedicated to our city. A pedestrian bridge is a transportation project and qualifies for SPLOST funding. These funds have allowed us to launch an aggressive transportation improvement plan to address traffic problems that existed before Peachtree Corners became a city. With proper planning, we will be able to address the safety of our citizens and make road and sidewalk improvements throughout the city. Property owners enjoy a zero millage rate, no additional city taxes will be needed to pay for the pedestrian bridge.

(continued on back page)



POST YOUR EVENT ON NEW COMMUNITY CALENDAR

Good news, the city has just launched a community calendar on its website. Now residents have a place to view community events - and to post their own.

Residents are invited to post events hosted by non-profit organizations. Events must take place in Peachtree Corners.

Exceptions are schools that serve our community but may not be located here: Berkeley Lake and Stripling elementary schools; Duluth and Summerour middle schools; Duluth and Norcross high schools.

The Community Calendar is located under the "Residents" tab. The calendar is set up so you can post directly to the calendar. Please do not send notices via email. Any questions, email to info@peachtreecornersga.gov.



More New Sidewalks to be Installed in 2016

Sidewalks are planned along Jay Bird Alley from Peachtree Parkway to Crooked Creek Road in Fall 2016. Additionally, sidewalk projects are planned in Fiscal Year 2017 in these areas:

1. Technology Parkway north of Westech Drive
2. Technology Parkway, south side from Peachtree Parkway north to the existing sidewalk
3. Jay Bird Alley - east side from Crooked Creek to Spalding Drive
4. Along Crooked Creek Road from Creekstone Drive to Spalding Drive
5. Along Spalding Drive from Crooked Creek Road to Engineering Drive
6. Jimmy Carter Blvd. - south side from LA Fitness to Holcomb Bridge Road
7. Crooked Creek Road - north side from Holcomb Bridge Road to Woodmont Blvd.
8. Holcomb Bridge Road - south side from Jimmy Carter Blvd. to Views Trace Drive

Find more Public Works information on the city's website, www.peachtreecornersga.gov. Locate the "Departments" tab at the top of the page, then click on "Public Works" in the pull-down menu.

Introducing City's Newest Councilmember



Eric Christ
City Council Post 2

Neely Farm resident Eric Christ won the Post 2 city council seat in the special election held May 24.

A resident since 1998, Christ lives with his wife, Maureen McIvor, an instructor at the Robert D. Fowler YMCA, and their two daughters, a senior at Norcross High School and an 8th grader at Pinckneyville Middle School.

Christ has served as Vice Chairman of the city's Zoning Board of Appeals since Peachtree Corners was founded in 2012.

He is currently the CEO of a local healthcare software company. He has served in senior management and marketing positions with several Georgia-based information technology companies during his 25-year business career.

Christ holds a Bachelor of Science in Business Administration from Georgetown University and an MBA from Emory University.

He was officially sworn in during the June 21 City Council meeting.

City Streets Scheduled for Resurfacing

Phase 1 of the city's street resurfacing project has recently been completed. Phase 2, which includes 39 residential streets, began in June.



Following is the list of streets. For questions, please contact the Public Works Department at 678-691-1200.

Street Name	From Street	To Street	Neighborhood Name
Dunwoody Mill Court	Dunwoody Club Drive	cul-de-sac	Lancaster Manor
Old Woodall Court	Dunwoody Club Drive	cul-de-sac	Lancaster Manor
Turman Drive			Turman Drive
Guthridge Court	city limits	cul-de-sac	Guthridge Court
Coventry Park Court	Coventry Park Lane	cul-de-sac	Brookfield Chase
Coventry Park Lane	Bush Road	Coventry Park Court	Brookfield Chase
Coventry Park Lane	Coventry Park Court	cul-de-sac	Brookfield Chase
Kingsley Park Court			Brookfield Chase
Kingsley Park Lane			Brookfield Chase
Parkway Lane			The Corners
Corners Parkway			The Corners
Spalding Glen Drive	Winters Chapel Road	Winters Hill Drive	Spalding Chapel
Winters Hill Court	Spalding Glen Drive	Winters Hill Drive	Spalding Chapel
Winters Hill Drive	Winters Chapel Road	Spalding Glen Drive	Spalding Chapel
Jones Chapel Court	cul-de-sac	Winters Hill Drive	Spalding Chapel
Summit Trail	Holcomb Bridge Road	cul-de-sac	Summit Trail
Dunwoody Club Creek Drive	city limits	cul-de-sac	Dunwoody Club Creek
Middlewich Lane	Medlock Bridge Road	Ancroft Circle	Belhaven
Ancroft Circle			Belhaven
Felhurst Way			Belhaven
Petherton Way			Belhaven
Ancroft Court			Belhaven
Fifth Street	Florida Avenue	Gilleland Lane	Mechanicsville
Fifth Street	Virginia Avenue	Florida Avenue	Mechanicsville
Florida Avenue	Jones Mill Road	Fifth Street	Mechanicsville
Florida Avenue	Jones Mill Road	Third Street	Mechanicsville
Florida Avenue	Third Street	Second Street	Mechanicsville
Florida Avenue	Second Street	end of pavement	Mechanicsville
Georgia Avenue	Third Street	Second Street	Mechanicsville
Georgia Avenue	Second Street	end of pavement	Mechanicsville
Peachtree Street			Mechanicsville
Peachtree Street			Mechanicsville
Peachtree Street			Mechanicsville
South Peachtree Street			Mechanicsville
Peachree Street			Mechanicsville
Second Street			Mechanicsville
Third Street			Mechanicsville
Gilleland Lane			Mechanicsville
Virginia Avenue			Mechanicsville

Business Incubator Sneak-Peek Draws Large Crowd

Organizers were anticipating 75 – 100 would attend the sneak peek at the new business incubator that the City of Peachtree Corners plans to open in September. Instead, the May 26 event drew nearly 200 who were eager to learn more about the city's plans.



Entrepreneurs, business and community leaders, arrived on Wednesday afternoon at nearby Global Aviation, which hosted the event. They came to learn more and to sign up for a seat in the new 12,000 square-foot space where the new incubator will be housed. The former office space, located directly below City Hall, is currently being renovated to accommodate the new incubator which has been named Prototype Prime.

The city is partnering with renowned Georgia Tech's Advanced Technology Development Center (ATDC). The Georgia Tech program offers support by providing expertise and resources in launching and maintaining a successful incubator program.



“We were delighted with the turnout,” said Sanjay Parekh, the executive consultant for Prototype Prime.

“There is a huge need for a business incubator in this area. We are already receiving feedback from many who are interested in being part of the program.”

The incubator will provide space and access to education, tools, venture capitalists and more to help entrepreneurs launch and scale their startups.

“It's a win-win for communities with a successful incubator,” said Mayor Mike Mason. “Not only is the success much greater when there is an incubator program to help support startups in their early years, those new business owners tend to stay in the same community adding jobs as their businesses grow.”

The main goal of an incubator is to produce successful firms which have the potential to create jobs, revitalize neighborhoods and strengthen local economies. And investing in an incubator service can provide real returns. A 2007 study by the Maryland Technology Development Corporation, shows that incubators in that state also generated approximately \$1.2 billion in gross state product and \$100 million in state and local tax revenue.

The new incubator will be located in Technology Park which was established in the 1970s and '80s and has been considered a hub for innovators. Find more information on Prototype Prime's website, www.prototypeprime.com.



Redevelopment Options for Aging Multi-Family Housing

At its March meeting, the City Council approved the launch of a study to develop strategies for the redevelopment of some of the city's aging multi-housing units, many which were built in the early 1990s.

The City Council selected Bleakley Advisory Group to study the redevelopment of existing apartment properties which have outlived their economic usefulness and have become areas of lagging property values. The study will analyze the feasibility of transitioning the properties into either new housing or other land uses.

“Finding ways to redevelop these older apartments was part of our recent study of the Holcomb Bridge Road/Outer Peachtree Corners Circle corridor,” said Mayor Mike Mason. “Research shows that this area of the city has over 4,500 apartment units which are now more than 20 years old.”

The study will target several possible sites and recommend regulatory and financial incentives to stimulate redevelopment of these properties, which ultimately will improve the corridor's economic health and quality of life. The city expects the study to be complete in mid-July.



Announcing City's First Recycling Day

On Saturday, September 10, 2016, the City of Peachtree Corners will hold its first ever recycling event. Residents of Peachtree Corners will be able to recycle electronics and shred those unwanted and no longer needed documents.

Location: 6025/6075 The Corners Parkway, 9 a.m.-1 p.m. or until truck is full.

SHREDDING EVENT

American Security Shredding will have their on-site shred truck for all paper materials. Watch your materials being shredded on the video display monitor. This event is FREE. Limited to five (5) medium size boxes or equivalent.

ELECTRONICS RECYCLING

Get rid of old cell phones, computers, copiers, and keyboards without guilt. ITAD Technologies will be on site to help you recycle those unwanted electronic devices.

This event is free except for recycling CRT monitors: Cost to recycle CRT monitors over 17" in size is \$25 each. CRT monitors 17" or smaller are \$15 each. (CASH ONLY, exact amount preferred).

Please note: We cannot accept console or projection televisions or batteries that are leaking.

Acceptable Electronics

Personal Computers	Laptops
Modems	Floppy/Disk Drives
Printers	UPS Batteries
CD-Roms	Fax Machines
Cell Phones	Circuit Boards
Copiers	Phones
PC Power Supplies	Music/VCR/CD-Players
Scanners	Keyboards
Typewriters	Wire/Cabling
Mouse/Mice	Test Equipment
Wire/Cabling Servers	PC Monitors
Networking Equipment	

We would like to thank Glenfield Capitol and The Corners for supporting this event by offering their location as the site for holding the recycling event.

Please check the City website – www.peachtreecornersga.gov – in the next few weeks for more information.



Peachtree Corners Earns "Tree City USA" Designation

Peachtree Corners was recently honored as one of state's newest "Tree City USA" communities.

Look for the new "Tree City USA" signs posted below the City Limit signs around town. The new signs were installed by the city's Public Works Department.

Peachtree Corners, was among 25 Georgia cities honored as one of the state's newest "Tree City USA" communities.

"We are very pleased to receive this recognition," said Councilmember Lorri Christopher. "Our citizen committee has worked diligently throughout the year to become a Tree City USA community, and I know everyone is very proud of this achievement."

The City of Peachtree Corners adopted a tree ordinance and urban forestry plan and planted a tree at City Hall and held an Arbor Day event. The tree planting helped the city meet one of the standards necessary to be a Tree City USA for the 2015 year.

There are 135 Tree City USAs in Georgia; nationwide there are over 3,400 Tree City USA communities.



When Do I Need a Building Permit?

Summer is the busiest time for home improvement projects, and the City of Peachtree Corners Building Department is reminding homeowners to understand rules regarding building permits before embarking on common remodeling projects.

A permit is generally required for remodeling projects that involve changes to the building's existing footprint, electrical, plumbing or mechanical/HVAC systems.

Adding new windows to existing walls usually requires a permit. You are likely to need a permit for any project that goes beyond a simple repair or aesthetic upgrade such as adding:

- supporting walls or taking down load-bearing walls,
- an in-ground concrete pool or a porch/deck,
- replacing the roof,
- backyard shed or
- concrete sidewalks, driveways and slabs

There are two major reasons why a homeowner needs a permit on projects, the first is because when a permit is filed, city officials will inspect the work completed at different stages to ensure the work complies with current safety and health building codes. The second, and most significant reason, is it protects the homeowner's investment they are making to improve the property.

The code states, "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."

For questions, please contact the Building Inspector at 470-395-7027.

Building in the Chattahoochee River Corridor area requires different permitting procedures. Call the Planning and Development Manager at 470-395-7022 for more information.

New Community Resources Page Added to Website



Last year the city formed a Community Resource Committee: Its task was to locate services within the city and surrounding communities to assist those in need.

The Resource Committee is now proud to report that a page on the city's website has been added with links to locate services for a wide variety of needs including help with securing health services, family and personal support, housing, child care, legal services, senior care and much more.

The new page is located under the "Residents" tab on the city's website, www.peachtreecornersga.gov. A printed version is also available. Contact Jennifer Howard at jhoward@peachtreecornersga.gov, or by phone at 678-691-1200 for more information.

Maintain Lawn During Growing Season

Summer is here and grass and vegetation are growing. Homeowners and business owners are responsible for providing regular maintenance of their property's landscaping.

Front, side, and rear yards should be well maintained, mowed regularly and free from trash, weeds and overgrown vegetation. All residents are responsible for ensuring that their property is free from all litter and debris for health and sanitation reasons.

Code Section 302.4 states: All premises yards and exterior property shall be maintained free from debris, litter, and rubbish, as well as grass and weeds in excess of 12 inches in height. The term "exterior property" shall include all areas on the property to the edge of street pavement. All noxious weeds shall be prohibited.

Having your property on a routine maintenance schedule is one way to guarantee your property will not have any code violations.



Peachtree Corners Festival 2016



City Plans Lake-Front Millennial Housing, Walking Trails

At its Tuesday, March 15, meeting the City Council unanimously approved the Twin Lakes development, a nearly 39-acre project which will allow commercial, multi-family and pedestrian trails on land located in Technology Park.

The project, which totals 38.73 acres, combines 10 parcels located along Peachtree Parkway, Peachtree Industrial Boulevard, Technology Parkway and Guthridge Court. A significant point in this project includes the donation of 13.5 acres to the city by the developer. The donated acreage will be used by the city to develop the first segment of a public trail system to Technology Park Lake. The developer also agreed to contribute \$42,500 toward the construction of the multi-use trail path and a boat dock that will allow public access to the 15-acre lake.

The Twin Lake development includes a 295-unit high end millennial housing complex that will be built along the lake's shores and designed to attract the work force needed to support the high number of jobs in Technology Park. The residential development will feature resort-style amenities including a pool, boat dock, paddle boats, hiking/biking trail, cyber café, fitness facilities and a dog park. Access to the development will be from Peachtree Industrial Boulevard. In addition, two retail stores, a RaceTrac convenience store and a retail wine and spirit shop, will be constructed on Peachtree Parkway across from Engineering Drive.

"This is, without a doubt, one of the most exciting projects for Peachtree Corners," said Mayor Mike Mason. "The donated land, valued at nearly \$4 million, will allow our citizens access to a lake that, up until now, has not been open to the public and will contribute the first segment of our multi-use trail system that will eventually run throughout the city."

As part of the recently passed Trails and Open Space ordinance, the developer gains housing credits to be applied toward the millennial housing project for every acre of land donated to the trail system.

Mayor Mason added, "I've been approached by a number of Technology Park businessmen who have told me that if we didn't have millennial housing, they would be forced to relocate their businesses. I've also heard from residents who wanted good quality rental housing for their adult kids so they could remain in Peachtree Corners, so this development will fill two very important needs."

Part of the 13.5 acre donation is an 8.56-acre parcel on the southeast corner of Peachtree Parkway and Engineering Drive. This parcel will be developed as a trail hub for the city's multi-use trail system. The convenience store and wine and spirits shop will be located on five acres across from the donated land.

Conceptual rendering: does not represent actual development.



City Council Elects Mayor Pro Tem

During its March 15 meeting, the City Council unanimously elected Councilmember Weare Gratwick (Post 6), as Mayor Pro Tem. In the position, Gratwick will assume mayoral duties in the event of the mayor's absence.

"It's just good practice to have someone designated as mayor pro tem in place," said Mayor Mason. "Councilmember Gratwick has been on the council since the city was founded, and I think the councilmembers made a solid choice when they nominated and approved Weare for the position."

Councilmember Alex Wright (Post 3) nominated Gratwick and the remaining councilmembers voted to approve the nomination.

"It's really an honor to be selected," said Gratwick. "I'm pleased that the mayor and my fellow councilmembers have put their trust in me by selecting me as mayor pro tem."



From the Mayor's Desk

(continued from front page)

What are the economic benefits?

The competition between cities for new businesses and residents comes down to providing the highest quality of life and amenities we can offer. A town center with restaurants, green space, a movie theatre and high end townhomes will be enhanced by connecting to The Forum and the multi-use trails via a pedestrian bridge. It will also improve home property values. According to Nancy Minor, a leader in the residential real estate community: "A pedestrian bridge will have a tremendously positive impact on residential property values."

Where are we in the planning process?

We are still gathering information. No decisions have been made and no votes have been taken. The process for developing a bridge actually started with the 2013 Comprehensive Plan which recommended an in-depth analysis of the Town Center area. The study was completed in 2015 and included the recommendation for a pedestrian bridge to be built over Peachtree Parkway as part of the multi-use trail system.

You can view the plans on the city's website. Visit www.peachtreecornersga.gov, locate the button near the bottom labeled "City Projects," select "Project Studies" then click on the linked marked "Multi Use Trail Study."

Mike Mason

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Update on Veterans Monument Fundraising

The Peachtree Corners Veterans Monument fundraising committee is raising funds for the new

Veterans Monument which will be located on the Town Green of the new Town Center. To date, \$39,000 has been raised - the goal is \$350,000.

There are a variety of ways to contribute to the PTVM. One popular choice is to "Donate a Brick Paver." Visit the PTVM website (www.ptcvets.net) to learn about purchasing a brick to honor a veteran and the other opportunities.



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City Council Post 4, Jeanne Aulbach

City Council Post 5, Lorri Christopher

City Council Post 6, Weare Gratwick

City Staff

City Manager, Julian Jackson

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Municipal Court: 770-609-8816

Hours: 9 a.m. – 4 p.m. Monday – Friday

Website: www.peachtreecornersga.gov

Facebook: www.facebook.com/peachtreecornersga

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Public Safety

Gwinnett County Police Department

Non- Emergency: 770-513-5700

Emergency: 911

Gwinnett County Fire and Emergency Services

770-518-4800