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COUNCIL MEETING AGENDA

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member
James Lowe – Post 2, Council Member
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member
Lorri Christopher – Post 5, Council Member
Weare Gratwick – Post 6, Council Member

May 20, 2014

COUNCIL AGENDA

7:00 PM

PEACHTREE CORNERS CITY HALL

147 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

A) CALL TO ORDER

B) ROLL CALL

C) PLEDGE OF ALLEGIANCE

D) MAYOR'S OPENING REMARKS

E) CONSIDERATION OF MINUTES – April 15, 2014 & April 26, 2014

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) CONSENT AGENDA - No Items

I) PRESENTATIONS AND REPORTS

1. **Diana Wheeler** Staff Activity Report

J) OLD BUSINESS

1. **O2014-04-26** Second Read and Consideration of an Ordinance to amend Chapter 6 (Alcoholic Beverages”) of the Code of the City of Peachtree Corners, Georgia, in order to add Sec. 6-55 to allow the issuance of an Alcoholic Beverage Caterers License.

K) NEW BUSINESS

1. **Action Item** Consideration of Alcoholic Beverage License Application for Crestline Hotels and Resorts located at 475 Technology Pkwy, Peachtree Corners, GA 30092. Applicant is Roger Flemming for consumption on premise wine, malt beverage and distilled spirit license

- 2. **R2014-05-26** Consideration of approval of a Resolution of the City of Peachtree Corners consenting to expansion of Gwinnett Village Community Improvement District.
- 3. **Action Item** Consideration of approval of purchase for Community Development Software.
- 4. **Action Item
PH 2014-003** Consideration of approving a Certificate for Development within the Chattahoochee River Corridor in accordance with the provisions of the Metropolitan River Protection Act for a swimming pool located at 4243 Ridgegate Drive, Lot 29, Block D of the Riverview Estates Subdivision.
- 5. **O2014-03-25** First Read and consideration of a request for a Special Use Permit to add used auto sales to an existing church use on a 1.34 acre parcel located at 4521 Buford Highway in Land Lot 258, 6th District, Gwinnett County, Georgia. **(Public comment will be heard at the second reading on 06/17/14.)**
- 6. **No Action
(WITHDRAWN
BY APPLICANT)** CIC2014-004 The Forum – Request to add a free-standing, drive-up ATM on property located at 5155 Peachtree Parkway in Land Lot 317, 6th District, Gwinnett County, Georgia.

L) WORK SESSION

- 1. **Pam Ledbetter** Review of Communications Strategy.
- 2. **Brandon Branham** Update on Solid Waste.
- 3. **Wayne Wright** Update on Routine Road Maintenance.

M) EXECUTIVE SESSION

N) ADJOURNMENT

DRAFT

Council Minutes

CITY OF PEACHTREE CORNERS
COUNCIL MEETING
April 15, 2014, @ 7:00PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	James Lowe – Post 2 - absent
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Julian Jackson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Bill Riley

PLEDGE OF ALLEGIANCE: Mayor Mason led the Pledge of Allegiance.

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE MARCH 18, 2014 COUNCIL MEETING.

By: Council Member Christopher

Seconded by: Council Member Gratwick

Vote: (5-0) (Christopher, Gratwick, Mason, Wright, Aulbach)

CONSIDERATION OF THE MEETING AGENDA:

MOTION TO DELETE WORKSHOP ITEMS ONE (1) (PAM LEDBETTER – REVIEW OF COMMUNICATIONS STRATEGY) AND FIVE (5) (TOM BLACK – UPDATE ON IGA RE-SURFACING) FROM THE AGENDA.

By: Council Member Christopher

Seconded by: Council Member Sadd

Vote: (5-0) (Christopher, Sadd, Mason, Aulbach, Gratwick)

MOTION TO ADD R2104-04-26, A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT

WITH GWINNETT COUNTY REGARDING ROAD RESURFACING PROJECTS WITHIN THE CITY OF PEACHTREE CORNERS.

By: Council Member Sadd

Seconded by: Council Member Christopher

Vote: (5-0) (Sadd, Christopher, Mason, Aulbach, Gratwick)

PUBLIC COMMENT:

Mr. Joe Sawyer of 3841 Meadow Creek Court, informed the Mayor and Council that there are a large number of trailers located in his subdivision, and would like them removed. The Mayor informed Mr. Sawyer that the City Manager, Mr. Julian Jackson, would contact him to resolve this issue.

Dr. Amreeta Regmi announced to the Mayor, Council and residents that she is running for State House District 95.

PRESENTATIONS AND REPORTS:

P2014-04-16

A Proclamation of the City of Peachtree Corners, Georgia recognizing the efforts of the *United Peachtree Corners Civic Association* and declaring May 10, 2014 as Clean and Beautiful Day in Peachtree Corners.

Mayor Mason presented the Proclamation to representatives of the United Peachtree Corners Civic Association, Mrs. Pat Bruschini, Mrs. Debbie Mason, and Mr. Gray Terry, and thanked them for their service to the community.

Staff Activity Report – Community Development

Mrs. Diana Wheeler, Community Development Director, provided her report on staff activities that occurred during the period of March 31, 2014 – April 11, 2014. These activities included, among other items, establishing Friday, May 9, 2014 as the date for the first Green Community Meeting, processing plans for Earth Fair, meeting with the Festival Planning Committee, and meeting with the Downtown Development Authority to short list Town Center RFP candidates.

OLD BUSINESS:

ACTION ITEM

PH2014-002

Consideration of PH2014-002, Application of Reliance Development for final plat acceptance of Peachtree Reserve, located in Land Lot 300 of the 6th Land District of Gwinnett County Georgia.

MOTION TO REMOVE PH2014-002 FROM THE TABLE.

By: Council Member Aulbach

Seconded: Council Member Christopher

Vote: (5-0) (Aulbach, Christopher, Mason, Sadd, Gratwick)

MOTION TO APPROVE PH2014-002.

By: Council Member Aulbach

Seconded: Council Member Christopher

Vote: (5-0) (Aulbach, Christopher, Mason, Sadd, Gratwick)

O2014-03-24

Second Read and Consideration of a request for a Special Use Permit to add church and community uses to an existing 3.79 acre school facility zoned R-10 and located at 5505 Winters Chapel Road in Land Lots 311 and 312, 6th District, Gwinnet County, Georgia.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Mayor and Council. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting a Special Use Permit to add church and community uses to an existing school. No additions or alterations to the existing buildings or site are being proposed. Mrs. Wheeler stated that this item was before the Planning Commission on March 11, 2014, where it was approved with the following conditions:

1. Permitted uses shall be limited to school, educational, church and community uses.
2. Community uses shall not include commercial activities such as retail sales.
3. Community uses shall be conducted solely within the building.
4. All events on the property shall end by 9:00 PM with clean-up completed by 10:00 PM.
5. No outside sound or speaker systems shall be permitted.
6. Alcoholic beverages, except for religious use, shall be prohibited.
7. The maximum number of cars allowed on site is 130 and the maximum number of people on the property is 250.
8. Activities generating a greater parking demand than can be accommodated on site shall not be permitted.
9. Permanent signage advertising any of the additional uses or tenants shall not be permitted; however, temporary directional signage shall be permitted.
10. Approval shall be subject to reconsideration if more than three complaints are received within any 12 month period.
11. The school shall require and verify that the parking lot gates are secured after each use by any group.

The applicant, Ms. Minako Ahearn, informed the Mayor and Council that currently she has no examples of the school, church or educational uses she is proposing with the exception of music or language lessons.

Mayor Mason asked for public comment concerning this application.

Mr. Sean Dunn of 6739 Vic Ar Road stated that he is in support of this application. Mr. Dunn also stated that he has three children, all of which attended the school, and expressed high praise for the education they have received, and for the school being a good neighbor to the community.

(Council Member Wright arrived at this time.)

Mrs. Barbara Wind of 6758 Vic-Ar Road, informed the Mayor and Council that she is the President of the Lockridge Forest Civic Association, and expressed approval of the application. Mrs. Wind stated that the School has been a good neighbor, and an asset to the community.

Ms. Rhonda Bircheat of 6830 Chapel Glen Court, expressed concern with the previous Church which was located at this site, and requested that if the application is approved, that all eleven conditions be adopted.

MOTION TO APPROVE O2014-03-24, SPECIAL USE PERMIT, WITH ALL OF THE RECOMMENDED CONDITIONS FROM THE PLANNING COMMISSION.

By: Council Member Gratwick

Seconded: Council Member Sadd

Vote: (6-0) (Gratwick, Sadd, Mason, Wright, Aulbach, Christopher)

NEW BUSINESS:

ACTION ITEM

Consideration of Alcoholic Beverage License Application for Marathon Food located at 5175 S. Old Peachtree Road, Peachtree Corners, GA 30092. Applicant is Shahid Mahmood for retail package wine and malt beverage sales.

The applicant was not present. Mayor Mason opened the floor for public comment. There was no public comment.

MOTION TO APPROVE THE ALCOHOLIC BEVERAGE LICENSE APPLICATION FOR MARATHON FOOD.

By: Council Member Aulbach

Seconded: Council Member Christopher

Vote: (6-0) (Aulbach, Christopher, Mason, Sadd, Wright, Gratwick)

ACTION ITEM

Consideration of Alcoholic Beverage License Application for Don Julio Mexican Grill located at 5510 Spalding Drive, Ste. C, Peachtree Corners, GA 30092. Applicant is Pablo Vargas for consumption on premises of beer, wine and distilled spirits.

The applicant, Mr. Pablo Vargas was present. Mayor Mason opened the floor for public comment. There was no public comment.

MOTION TO APPROVE THE ALCOHOLIC BEVERAGE LICENSE APPLICATION FOR DON JULIO.

By: Council Member Gratwick

Seconded: Council Member Christopher

Vote: (6-0) (Gratwick, Christopher, Mason, Sadd, Wright, Aulbach)

R2014-04-24

A Resolution of the City of Peachtree Corners, Georgia establishing an Ethics Policy for Elected and Appointed Officials.

MOTION TO APPROVE R2014-04-24, A RESOLUTION ESTABLISHING AN ETHICS POLICY FOR ELECTED AND APPOINTED OFFICIALS.

By: Council Member Aulbach

Seconded: Council Member Christopher

Vote: (6-0) (Aulbach, Christopher, Mason, Sadd, Wright, Gratwick)

R2014-04-25

A Resolution of the City of Peachtree Corners, Georgia awarding a Town Center Livable Centers Initiative Study consultant contract pursuant to an Atlanta Regional Commission (ARC) Grant; and authorizing the Mayor to execute contracts with the selected Consultant and the ARC.

Mrs. Diana Wheeler informed the Mayor and Council that the Downtown Development Authority, who acted as a Steering Committee for the upcoming Town Center LCI study, recommended the following rankings for the applicants:

1. Lord, Aeck, and Sargent
2. Pond and Company
3. Sizemore Group

A motion was made after discussion and Mayor Mason thanking the Downtown Development Authority for their ranking of the applicants, and also thanking the applicants for their interest.

MOTION TO APPROVE R2014-04-25, AND AWARD LORD, AECK AND SARGENT AS THE CONSULTANT FOR THE TOWN CENTER LIVABLE CENTERS INITIATIVE STUDY.

By: Council Member Christopher
Seconded: Council Member Aulbach
Vote: (6-0) (Christopher, Aulbach, Mason, Sadd, Wright, Gratwick)

O2014-04-26

First Read and Consideration of an Ordinance to amend Chapter 6 (Alcoholic Beverages”) of the Code of the City of Peachtree Corners, Georgia, in order to add Sec. 6-55 to allow the issuance of an Alcoholic Beverage Caterers License. (Second read for this item will be on May 20, 2014.)

R2014-04-26

A Resolution authorizing the Mayor to enter into an Intergovernmental Agreement with Gwinnett County regarding road resurfacing projects within the City of Peachtree Corners.

MOTION TO APPROVE R2014-04-26.

By: Council Member Christopher
Seconded: Council Member Gratwick
Vote: (6-0) (Christopher, Gratwick, Mason, Sadd, Wright, Aulbach)

WORK SESSION:

Update – GIS Mapping and Data

Mr. Steve Pohlmann, the City’s GIS consultant, presented the Mayor and Council with an update on the City’s GIS mapping and data services. After the presentation and discussion it was determined that Mr. Pohlmann would return before the Mayor and Council with updates, and work on crime statistics and post office addressing.

Request by GDOT to approve Memorandum of Agreement concerning street lights on Peachtree Parkway.

Mrs. Diana Wheeler, Community Development Director, informed the Mayor and Council that the Georgia Department of Transportation has requested that the Mayor and Council approve a standard agreement they will utilize with local jurisdictions and others that have some authority over right-of-ways. This agreement indemnifies GDOT against liability and any responsibilities that might be attributed to them for street lights. In this case, the street lights are new ones being installed by Chase Bank (currently under construction) and located along Peachtree Parkway. After discussion it was determined that the Mayor and Council are in agreement with the street lights on Peachtree Parkway.

Discussion – IGA Routine Maintenance

Mr. Tom Black of CH2MHILL presented the Mayor and Council with a list of services for a potential Intergovernmental Agreement with Johns Creek for Public Works Services. The maintenance services the City could select would include road maintenance, right-of way maintenance, stormwater maintenance and emergency services. After discussion it was determined that this item would come before the Mayor and Council for consideration of approval at the May 20, 2014 meeting.

Presentation on new Community Development Software

Mr. Brandon Branham, Accounting Manager/Clerk of Court, informed the Mayor and Council that the City is in need of a new Community Development Software. Mr. Branham recommended the software company of BS&A. After discussion it was determined that this item would go before the Mayor and Council for consideration of approval at the May 20, 2014 meeting.

Update on Solid Waste

Mr. Brandon Branham, Accounting Manager/Clerk of Court, informed the Mayor and Council that after five attempts to collect the Solid Waste fees, the City has 730 delinquent accounts for the Solid Waste collection services. The next step the City will take is, if the bill is not paid by 4:00 pm on May 2, 2014, there will be non-collection of the delinquent households for two consecutive weeks in May.

ADJOURNMENT:

MOTION TO ADJOURN AT 9:00 PM.

By: Council Member Sadd

Seconded by: Council Member Wright

Vote: (6-0) (Sadd, Wright, Mason, Aulbach, Christopher, Gratwick)

Approved,

Attest:

Mike Mason, Mayor

Kyemberly Chereck, City Clerk

(Seal)

CITY OF PEACHTREE CORNERS
COUNCIL RETREAT
April 26, 2014, @ 8:30 AM

The Mayor and Council of the City of Peachtree Corners held a Council Retreat at Lake Lanier Islands, 7000 Lanier Islands Parkway, Buford, GA 30518. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	James Lowe – Post 2 - Absent
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Julian Jackson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Bill Riley
Consultant	Wayne Wright
Meeting Facilitator	Gordon Maner

The retreat began at 8:30 AM and ended at 4:50 PM. There was discussion concerning creating a vision, strategic priorities for the future, short term issues, one-year action items and two – five year issues tied to strategic priorities. No action was taken.

Approved,

Attest:

Mike Mason, Mayor

Kymerly Chereck, City Clerk

(Seal)

Staff Activity Report



Memo

TO: Mayor and Council

CC: Julian Jackson, City Manager

FROM: Diana Wheeler, Community Development Director

DATE: May 16, 2014

SUBJECT: Staff Activity Report

The following is a summary of Staff activity during the period of 4/14/14 – 5/16/14.

- A. Meetings with:
 1. Town Center LCI consultants to coordinate project and establish meeting dates
 2. Festival Planning Committee to strategize about City's booth.
 3. Vendor concerning electric car charging stations.
 4. GC Dept. of Water Resources Personnel to discuss city permitting requirements for County utility and infrastructure projects
- B. Conducted the first Green Community Meeting.
- C. Worked on brochure of city accomplishments for Festival.
- D. Received rezoning application for townhouse project across from Norcross HS (scheduled for July 8 Planning Commission meeting)
- E. Reviewed plans for various development projects.
- F. Responded to phone calls and e-mails from residents, business people, and others.

Processed the following permit applications:

DATE	BUSINESS NAME	ADDRESS	PERMIT TYPE
4/14/2014	SALON DE BELLEZA	3330 PEACHTREE CORNERS CIR STE E	CERTIFICATE OF OCCUPANCY
4/14/2014	PEACHTREE CUTS & STYLES	5450 PEACHTREE PKWY 1C	PERMANENT SIGN
4/15/2014	FASHION SHADES	3850 HOLCOMB BRIDGE RD STE 450	CERTIFICATE OF OCCUPANCY
4/16/2014	LARRY'S GIANT SUBS	5270 PEACHTREE PKWY	TEMPORARY SIGN
4/16/2014	MARK SCHMIDT	3931 GUNNIN ROAD	ADDITION
4/16/2014	MERIT CONSTRUCTION	6525 THE CORNERS PKWY COMMON AREA	CORRIDORS
4/17/2014	WILLIAM J. HOLLIS	6312 DEERINGS HOLLOW	ADDITION
4/17/2014	INTELNETWORKS	6450 SPALDING DRIVE STE	ELECTRICAL
4/17/2014	HENRY INCORPORATED	5650 PEACHTREE PARKWAY	PERMANENT SIGN
4/17/2014	SCOTT CONTRACTING	5445 TRIANGLE PKWY STE 200	INTERIOR FINISH
4/18/2014	ALL RISKS LIMITED EXPANSION	275 SCIENTIFIC DRIVE	INTERIOR FINISH
4/18/2014	ROBERT NECESSARY	5195 CHAVERSHAM LN	DECK/PORCH ADDITION
4/21/2014	GEORGIA DELTA MECHANICAL	5500 EDGERTON DRIVE	PLUMBING

4/21/2014	GEORGIA DELTA MECHANICAL	2000 GRANITE SPRINGS LN	PLUMBING
4/21/2014	THE SUNSHINE HOUSE	5970 CROOKED CREEK RD	TEMPORARY SIGN
4/21/2014	SAMGWANG CORPORATION	3125 GATEWAY DR	CERTIFICATE OF OCCUPANCY
4/21/2014	ANDREW GOODSPEED	4760 POMARINE CIRCLE	REMODEL
4/22/2014	PARKER YOUNG CONSTRUCTION	4031 DEERINGS DRIVE	ELECTRICAL
4/22/2014	MME CONSTRUCTION GROUP	4480 PEACHTREE CORNERS CIR	INTERIOR FINISH
4/22/2014	DOUBLE T CONTRACTING	5555 TRIANGLE PKWY STE 100/200	INTERIOR FINISH
4/22/2014	SUPERIOR PLUMBING SERVICES, INC	3450 HIGHCROFT CIRCLE	PLUMBING
4/22/2014	WESTERN AIRE	6305 WINDSOR TRACE DR	HVAC
4/22/2014	RJW CONTRACTING, INC	6015 COURTSIDE DRIVE	REROOF
4/23/2014	METRO MECHANICAL INC	6637 HARVEST MILL	HVAC
4/23/2014	LAW ENFORCEMENT & SECURITY SPEC., PRIVATE TRAIN..ACA	3230 MEDLOCK BRIDGE #112	CERTIFICATE OF OCCUPANCY
4/23/2014	GLOBAL AVIATION DISTRIBUTION	3145 NORTHWOODS PKWY STE 300	CERTIFICATE OF OCCUPANCY
4/23/2014	GLOBAL AVIATION HELICOPTER	3145 NORTHWOODS PKWY STE 300	CERTIFICATE OF OCCUPANCY
4/23/2014	DENYSE COMPAINES, INC	3600 HOLCOMB BRIDGE RD	PERMANENT SIGN
4/23/2014	SEASONAL SOLUTIONS, INC	3600 HOLCOMB BRIDGE RD	PERMANENT SIGN
4/23/2014	NORTH ATLANTA INSTALLATION	5130 PEACHTREE PKWY	PERMANENT SIGN
4/23/2014	IGLESIA EVANGELICA SALVOS POR GRACIA, INC	5875 PEACHTREE IND BLVD STE 140	CERTIFICATE OF OCCUPANCY
4/24/2014	MACKENZIE MAY	6026 COURTSIDE DRIVE	ADDITION
4/24/2014	AMERICAN TOWER	5025 WINTERS CHAPEL RD	CELL SITE
4/24/2014	BREEZEWAY HEATING AND AIR	4801 BANKSIDE WAY	HVAC
4/25/2014	NORTH ATLANTA INSTALLATION	5130 PEACHTREE PKWY	PERMANENT SIGN
4/25/2014	NORTH ATLANTA INSTALLATION	5130 PEACHTREE PKWY	PERMANENT SIGN
4/25/2014	NORTH ATLANTA INSTALLATION	5130 PEACHTREE PKWY	PERMANENT SIGN
4/25/2014	CROWN CASTLE	3055 JONES MILL RD	CELL SITE
4/28/2014	MERCER SERVICES, JR	6105 PEACHTREE PKWY	HVAC
4/28/2014	FAST SIGNS	120 TECHNOLOGY PKWY	PERMANENT SIGN
4/28/2014	INTEGRATED PLUMBING SOLUTIONS	3341 PEACHTREE CORNERS CIR	PLUMBING
4/28/2014	MITEC	5445 TRIANGLE PKWY STE 200	ELECTRICAL
4/28/2014	THE NEON COMPANY	6251 SMITHPOINTE DRIVE	PERMANENT SIGN
4/28/2014	THE NEON COMPANY	6251 SMITHPOINTE DRIVE	PERMANENT SIGN
4/29/2014	LEE'S SIGNS	6450 SPALDING DRIVE STE A	TEMPORARY SIGN
4/29/2014	SEIBERT AND SONS, INC	3225 PEACHTREE CORNERS CIRCLE	CONSTRUCTION TRLR
4/29/2014	OMNI SIGNS	5005 MEDLOCK BRIDGE STE 830	TEMPORARY SIGN
4/29/2014	COWART RESIDENTIAL LLC	5143 CREEK WALK CIRCLE	SINGLE FAMILY HOMES
4/29/2014	COWART RESIDENTIAL LLC	5203 CREEK WALK CIRCLE	SINGLE FAMILY HOMES
4/30/2014	ATLANTA FIRE ALARM SYSTEMS	3209 HOLCOMB BRIDGE RD	ELECTRICAL
4/30/2014	MOORE POWER INC	3225 PEACHTREE CORNERS CIRCLE	TEMPORARY POLE
5/1/2014	TRAFFIC AND ROADWAY SUPPLY, LLC	3260 POINTE PKWY STE 1000	CERTIFICATE OF OCCUPANCY
5/1/2014	AMACHER BROS CONSTRUCTION	5390 TRIANGLE PKWY STE 300	DEMO
5/1/2014	BIO MED	3100 MEDLOCK BRIDGE RD STE 200	CERTIFICATE OF OCCUPANCY
5/1/2014	KNOLL CONSTRUCTION, LLC	6330 PRIMROSE HILL COURT	INTERIOR FINISH
5/2/2014	OFFICE MAX	5270 PEACHTREE PKWY	TEMPORARY SIGN
5/2/2014	ITS CONSTRUCTION INC	3330 PEACHTREE CORNERS CIR STE G	DEMO
5/2/2014	ITELNETWORKS	6525 THE CORNERS PKWY STE 300	ELECTRICAL
5/2/2014	HUMPHRIES AND COMPANY LLC	5051 PEACHTREE CORNERS CIR STE 100	INTERIOR FINISH
5/2/2014	HUMPHRIES AND COMPANY LLC	5051 PEACHTREE CORNERS CIR STE 200	INTERIOR FINISH
5/5/2014	APT TECHNOLOGIES	5445 TRIANGLE PKWY STE 200	ELECTRICAL
5/5/2014	LEWIS REEVES PROPERTIES, INC	4398 RIVERVIEW DRIVE	DEMO
5/5/2014	PLUMBWISE, INC	6495 BANNOR LANE	PLUMBING
5/5/2014	HOME APPRECIATORS LLC	5673 CREEKSIDE DRIVE	BASEMENT FINISH
5/5/2014	HOLCOMB BRIDGE PEDIATRICS/ DR. STETLER	6450 SPALDING DRIVE STE A	CERTIFICATE OF OCCUPANCY
5/5/2014	HOLCOMB BRIDGE PEDIATRICS/ DR. KATSITCDZE	6450 SPALDING DRIVE STE A	CERTIFICATE OF OCCUPANCY
5/5/2014	ELECTRICAL PLUMBING CONTRACTOR	3028 ADRIATIC COURT	ELECTRICAL
5/6/2014	HIBACHI	3230 MEDLOCK BRIDGE RD STE 106	CERTIFICATE OF OCCUPANCY
5/6/2014	GEORGIA DELTA MECHANICAL, INC	3846 WINTERS HILL DRIVE	PLUMBING
5/6/2014	PHYSICAL LINK COMM	6525 THE CORNERS PKWY STE 300	ELECTRICAL
5/6/2014	C & W CONTRACTING SERVICES	6649 PEACHTREE IND BLVD STE A	INTERIOR FINISH
5/7/2014	THE WRIGLEY GROUP, INC	6670 JONES MILL CT	INTERIOR FINISH

02014-04-26

**Catering
Ordinance**

**AN ORDINANCE TO AMEND CHAPTER 6 (“ALCOHOLIC BEVERAGES”) OF THE
CODE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, IN ORDER TO
ADD SEC. 6-55 TO ALLOW THE ISSUANCE OF AN ALCOHOLIC BEVERAGE
CATERERS LICENSE.**

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, Chapter 6 (“Alcoholic Beverages”) of The Code of the City of Peachtree Corners currently does not allow licensed establishments to provide full catering services to their customers; and

WHEREAS, the Mayor and Council desire to allow licensed establishments to offer full catering services as defined herein;

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

Section 6-55. - Alcoholic beverage caterers.

(a)

License requirements for resident caterers.

(1)

Any caterer who possesses a valid license from the city to sell or otherwise dispense malt beverages, wine or distilled spirits at a fixed location within the city may apply for an off-premises license that permits sales at a catered event or function as authorized herein.

(2)

Each off-premises catering license, authorized herein, shall be valid only for the event or function for which the license is issued. The fee for each license shall be set by resolution of the city council, and this fee amount shall remain in effect until modified or amended by subsequent resolution adopted by the city council.

(3)

It shall be unlawful for any person to engage in, carry on, or conduct the sale or distribution of alcoholic beverages off-premises in connection with a catered event or function without first having obtained a license as provided herein.

(b)

Permit requirements for nonresident caterers.

(1)

A nonresident alcoholic beverage caterer shall submit an application for an off-premises event permit to the city manager or designee. The fee for each such permit shall be \$50.00 as authorized by O.C.G.A. § 3-11-3 (or such fee as may be authorized by any future amendment or revision thereto).

(2)

An application for an event permit shall include the name of the caterer, the date, address, time, and name of the event and the quantity and type of alcoholic beverages to be transported from the licensee's primary location to the location of the applied-for catered event or function.

(3)

The original event permit shall be kept in the vehicle transporting the alcoholic beverages to the catered event or function.

(4)

It shall be unlawful for a licensed alcoholic beverage caterer to distribute, sell, or otherwise dispense alcoholic beverages off-premises without an event permit as authorized herein.

(c)

Limitation on license. A licensed alcoholic beverage caterer may sell or otherwise dispense only that which is authorized by his alcoholic beverage license. For example, if the alcoholic beverage caterer possesses a valid license to sell malt beverages, he may sell or otherwise dispense only malt beverages at the authorized catered event or function.

(d)

Sunday sales. An alcoholic beverage caterer wishing to cater an event or function on Sunday must possess a valid Sunday sales license and comply with the requirements of state law with respect to the service of alcoholic beverages on Sunday.

(e)

Tax on sales by resident caterers. Excise taxes are imposed upon the sale of alcoholic beverages by a resident caterer as provided in Article IX of this chapter.

(f)

Tax on drinks served by nonresident caterers. Excise taxes are imposed upon the total of individual alcoholic beverage drinks served by a nonresident caterer in the amounts set forth in article IX of this chapter and shall be paid within 30 days after the conclusion of the catered event or function.

Effective this 20th day of May, 2014.

Approved by:

Mike Mason, Mayor

Kym Chereck, City Clerk

SEAL

**Alcoholic
Beverage
License
Application**



Mike Mason, Mayor

Phil Sadd - Post 1, Council Member
Alex Wright - Post 3, Council Member
Lorri Christopher - Post 5, Council Member

James Lowe - Post 2, Council Member
Jeanne Aulbach - Post 4, Council Member
Weare Gratwick - Post 6, Council Member

To: Mayor and City Council
Cc: Julian Jackson, City Manager
From: Diana Wheeler, Community Development Director
Date: May 20th, 2014 City Council Meeting

Agenda Item: APH 2014-09-009- Approval of Alcoholic Beverage License Application for Crestline Hotels and Resorts at 475 Technology Pkwy, Peachtree Corners GA 30092. Applicant is Roger Flemming for Consumption on Premise Wine, Malt Beverage, and Distilled Spirit License.

Staff Recommendation:

Approve the application for Consumption on Premise Beer, Wine, & Distilled Spirit Beverage License for Crestline Hotels and Resorts operating as Atlanta Marriott Norcross at 475 Technology Pkwy, Peachtree Corners, GA 30092

Background:

Applicant submitted a completed application on April 1, 2014. Required advertising for the application was published in the Gwinnett Daily Post, the legal organ of the City, on May 9th and May 16th. The applicant has passed the background investigation and meets all requirements.

Summary:

Staff has reviewed this application and finds no reason to deny the application.

Alternatives:

None

R2014-05-26

Gwinnett Village

CID

RESOLUTION OF THE CITY OF PEACHTREE CORNERS
CONSENTING TO EXPANSION OF
GWINNETT VILLAGE COMMUNITY IMPROVEMENT DISTRICT

WHEREAS, by Act of the Legislature, 2001 H.B. 654, as amended, the Georgia Legislature enacted the Gwinnett County Community Improvement Districts Act; and

WHEREAS, pursuant to said Act, the Gwinnett Village Community Improvement District (hereinafter "CID") was created in 2006; and

WHEREAS, a majority of the owners of real property within a proposed expansion area, as attached hereto, which will be subject to taxes, fees, and assessments levied by the District Board, have consented in writing to their inclusion into the CID; and

WHEREAS, the owners of real property within the proposed expansion area of the CID which constitutes at least 75% by value of all real property within said expansion area which will be subject to taxes, fees and assessments levied by the District Board, according to the most recent approved Gwinnett County ad valorem tax digest, have consented in writing to their inclusion into the CID; and

WHEREAS, the City of Peachtree Corners has determined that the expansion of the CID would promote the provision of governmental services and facilities within said District; and

WHEREAS, the City of Peachtree Corners has determined that the expansion of the CID would be in the best interest of the citizens of Peachtree Corners.

NOW, THEREFORE, BE IT RESOLVED, that the City of Peachtree Corners consents to the expansion of the boundaries of the Gwinnett Village Community Improvement District as attached hereto.

PASSED AND ADOPTED by the City of Peachtree Corners, Gwinnett County, Georgia this _____ day of _____, 2014.

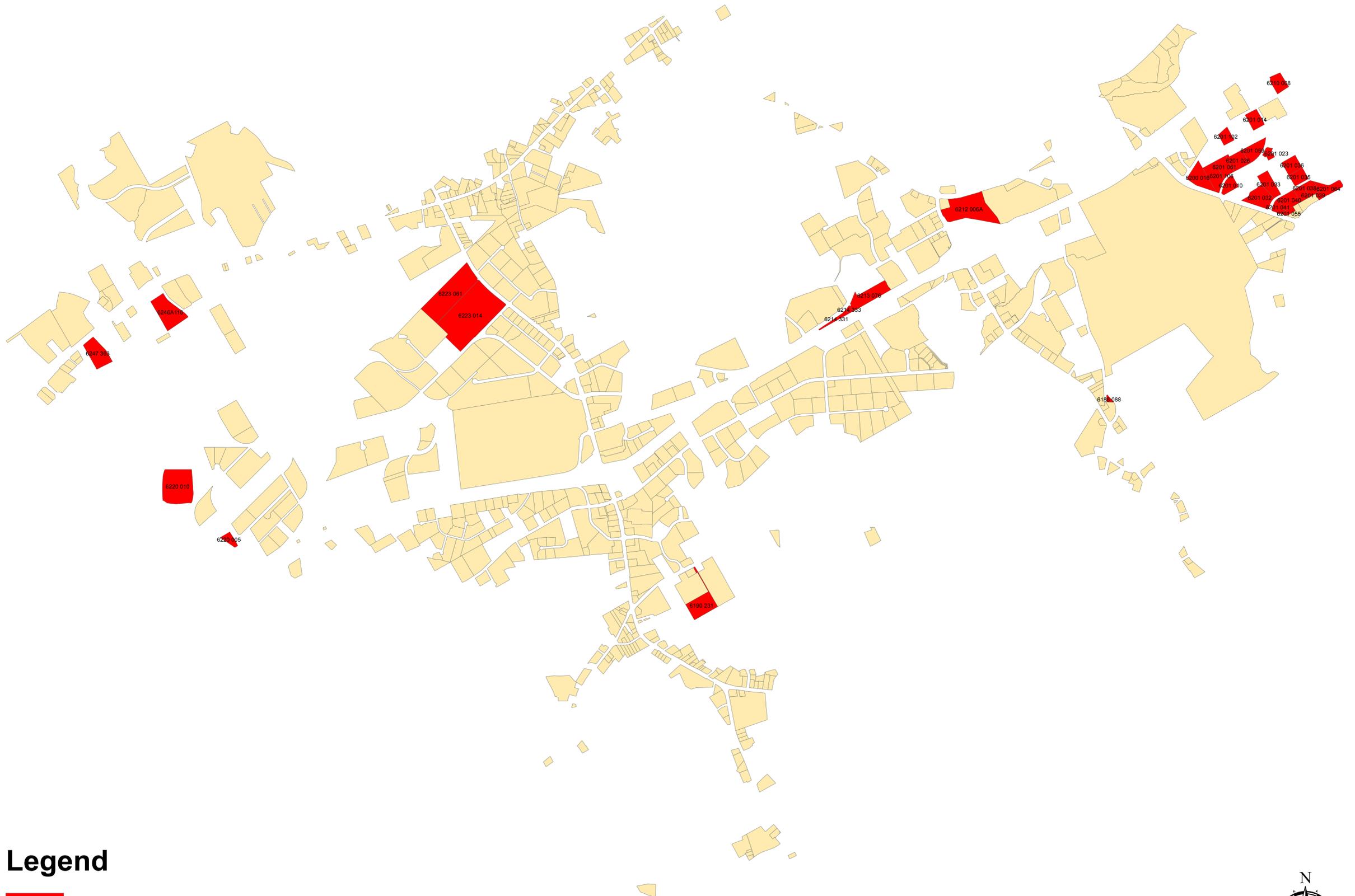
Mayor

ATTEST:

City Clerk

(Seal)

Gwinnett Village CID with 2014 Expansion



Legend

-  Expansion Parcels
-  Gwinnett Village Parcels



EXHIBIT B

GWINNETT VILLAGE CID EXPANSION PARCEL LIST

PIN	OWNER OF RECORD (OOR)	Desc
6213 076	Realty Income Corp	Brook Hollow
6214 333	Realty Income Corp	Brook Hollow
6214 331	Realty Income Corp	Brook Hollow
6246A116	1998 Augustus Partners LP	Button Gwinnett Drive
6190 231	Guo Peng LLC	Singleton Road
6220 005	Camana Holdings LLC	Button Gwinnett Drive
6220 010	Metro Green LL	Pleasantdale Road
6186 088	Hoang Le Linh	Hillcrest Road
6223 061	ER4 LLC	Best Friend Road
6223 014	ER4 LLC	Best Friend Road
6210 008	SVN Gwinnett Park LLC A Delaware L	Doan Way
6201 014	SVN Gwinnett Park LLC A Delaware L	Shackleford Road
6200 016	SVN Gwinnett Park LLC A Delaware L	Beaver Ruin Rd
6201 106	SVN Gwinnett Park LLC A Delaware L	Park Dr
6201 061	SVN Gwinnett Park LLC A Delaware L	Park Dr
6201 026	SVN Gwinnett Park LLC A Delaware L	Park Dr
6201 059	SVN Gwinnett Park LLC A Delaware L	Park Dr
6201 032	SVN Gwinnett Park LLC A Delaware L	International Blvd
6201 023	SVN Gwinnett Park LLC A Delaware L	Communications Dr
6201 035	SVN Gwinnett Park LLC A Delaware L	International Blvd
6201 040	SVN Gwinnett Park LLC A Delaware L	International Blvd
6201 039	SVN Gwinnett Park LLC A Delaware L	International Blvd
6201 064	SVN Gwinnett Park LLC A Delaware L	International Blvd
6201 036	Gwinnett Park SPE LLC	International Ct
6212 006A	Lowe's Home Centers	Beaver Ruin Rd
6201 038	AO Leasing Inc	International Blvd
6201 055	Beaver Ruin 1550 LLC	Beaver Ruin Rd
6201 041	Rush Timothy C & Cynthia A	Beaver Ruin Rd
6201 010	PJM Holdings LLC	Park Dr
6201 033	E Four Holdings LLC	International Blvd
6201 102	Whitetail Land Group LLC	Shackleford Road
6247 363	Cabot 111-GA1MO2 LLC	Buford Highway

**RESOLUTION OF THE GWINNETT VILLAGE
COMMUNITY IMPROVEMENT DISTRICT BOARD
CONSENTING TO EXPANSION OF
GWINNETT VILLAGE COMMUNITY IMPROVEMENT DISTRICT**

WHEREAS, by Act of the Legislature, 2001 H.B. 654, as amended, the Georgia Legislature enacted the Gwinnett County Community Improvement Districts Act; and

WHEREAS, pursuant to said Act, the Gwinnett Village Community Improvement District (hereinafter "CID") was created by Resolution of the Gwinnett County Commission on March 21, 2006 and by Resolution of the City of Norcross on March 27, 2006; and

WHEREAS, a majority of the owners of real property within a proposed expansion area, as attached hereto, which will be subject to taxes, fees, and assessments levied by the District Board, have consented in writing to their inclusion into the CID; and

WHEREAS, the owners of real property within the proposed expansion area of the CID which constitutes at least 75% by value of all real property within said expansion area which will be subject to taxes, fees and assessments levied by the District Board, according to the most recent approved Gwinnett County ad valorem tax digest, have consented in writing to their inclusion into the CID; and

WHEREAS, the CID Board has determined that the expansion of the CID would promote the provision of governmental services and facilities within said District; and

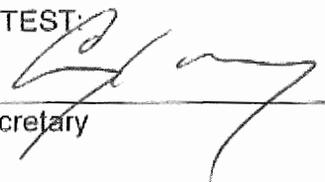
WHEREAS, the CID Board has determined that the expansion of the CID would be in the best interest of the citizens of Gwinnett County, Norcross, and Peachtree Corners.

NOW, THEREFORE, BE IT RESOLVED, that the CID Board consents to the expansion of the boundaries of the Gwinnett Village Community Improvement District as attached hereto.

PASSED AND ADOPTED by the CID Board this 10 day of April, 2014.



Shiv Aggarwal, Chairman

ATTEST:


Secretary

**Community
Development
Software**



Cost Totals

Not including Annual Service Fees (\$11,389)

Building Department .NET \$23,120

Field Inspection .NET \$5,500

Access My Gov/Building Department \$13,872

Work Order .NET \$14,445

Data Conversions \$4,500

Custom Import \$8,500

Project Management and Implementation Planning \$9,350

Implementation and Training \$19,800

Travel Expenses \$9,020

Tablets \$5,000

Grand Total (with Travel Expenses) \$113,107

Action Item
PH 2014-003

METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

**4243 RIDGEGATE DRIVE
RIVERVIEW ESTATES
LOT 29 BLOCK D; 6TH DISTRICT, LAND LOT 329**

The Mayor and City Council of the City of Peachtree Corners while in Regular Session on May 20, 2014 approved the Application for Metropolitan River Protection Act Certificate (PH2014 003) for the referenced property with the following conditions:

1. Applicant shall file the certificate in the real estate records of Clerk of Superior Court of Gwinnett County.
2. Applicant shall stake limits of land disturbing activity for city approval prior to issuance of the building permit.
3. Applicant shall provide Affidavit confirming as/built conditions prior to issuance of certificate of occupancy.

APPLICANT: ROBERT & MARGARET ANNE CARGO

ARC REVIEW: CONSISTENT

DATE OF CITY COUNCIL HEARING: MAY 20, 2014

ACTION TAKEN: APPROVED WITH CONDITIONS

DATE OF CERTIFICATE: MAY 20, 2014

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT
CERTIFICATE**

CASE NUMBER : PH2014 003

LOCATION : 4243 RIDGEGATE DRIVE

PROPOSED DEVELOPMENT : CONSTRUCTION OF A NEW SWIMMING POOL

CONTACT : STEVE GADDIS 404-271-4275
ROBERT & MARGARET ANNE CARGO

OWNER : ROBERT & MARGARET ANNE CARGO

RECOMMENDATION : APPROVE WITH CONDITIONS

REQUEST SUMMARY

The property is located in the Riverview Estates subdivision and consists of one single family home on a 1.00 acre lot. The owner wishes to demolish the existing swimming pool in order to build a larger swimming pool.

The applicant requests certification of this property in accordance with the Metropolitan River Corridor Protection Act (MRPA).

HISTORY

In 1973, in response to growing concerns about the Chattahoochee River, the Georgia General Assembly enacted the Metropolitan River Protection Act (Georgia Code 12-5-440 et seq.). It established a 2000-foot Corridor along both banks of the Chattahoochee and its impoundments for the 48 miles between Buford Dam and Peachtree Creek.

The act requires the Atlanta Regional Commission to protect the Chattahoochee River Corridor and to review new development proposals. The act requires local governments along the corridor to implement the ARC plan by issuing permits based on ARC findings, monitoring land-disturbing activity in the corridor and enforcing the act and the plan. Permit submittals for new homes and additions within the Chattahoochee River Corridor must show legal compliance with the plan.

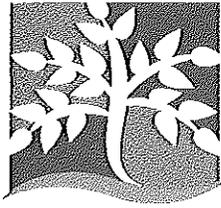
The existing residence at 4243 Ridgeway Drive was built prior to the Metropolitan River Corridor Protection Act (MRPA). The owner wishes to demolish the existing pool and build a new pool. This new development must obtain a Chattahoochee River Corridor Certificate prior to submittal of construction documents. There will not be an increase in land use density as a result of this approval. In addition, letters of support have been received from surrounding neighbors.

The applicant submitted plans for the proposed construction to The Atlanta Regional Commission (ARC). The ARC reviewed the plans for clearing limits and for the creation of impervious surfaces based on vulnerability categories and found this project to be compliant with MRPA. The City does not conduct a separate review, but only confirms the ARC's findings through approval of the certification.

RECOMMENDATION

After review of the applicant's proposal, it is recommended that the Metropolitan River Protection Act Certificate for 4243 Ridgeway Drive be approved with the following conditions:

1. Applicant shall file the certificate in the real estate records of the Clerk of Superior Court of Gwinnett County.
2. Applicant shall stake limits of land disturbing activity for city approval prior to issuance of the building permit.
3. Applicant shall provide Affidavit confirming as/built conditions prior to issuance of certificate of occupancy.



CITY OF
**Peachtree
CORNERS**
Innovative & Remarkable

March 3, 2014

Jim Santo
Principal Environmental Planner
Natural Resources Division
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303-2538

Re: 4243Ridgegate Drive

Dear Jim:

The City of Peachtree Corners respectfully requests an ARC Chattahoochee River Corridor Classification review for the referenced lot. Attached please find the completed application, \$250 certified check and the required exhibits: ARC application form, site plan including vulnerability categories and the proposed site plan including clearing and impervious allocations.

Please let me know if you need further information and thank you for your help through this process.

Sincerely,

Lynn Pierson
Zoning Administrator

CITY OF PEACHTREE CORNERS
DEPARTMENT OF PLANNING & DEVELOPMENT
147 Technology Parkway, Suite 200, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.cityofpeachtreecornersga.com

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** City of Peachtree Corners
2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Robert A. and Margaret Anne Cargo
Mailing Address: 4243 Ridgeway Drive
City: Duluth **State:** Georgia **Zip:** 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-773-0060 Margaret Anne **Fax:** N/A
Other Numbers: 678-773-1243 Bob
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Cleve Gaddis
Mailing Address: 10475 Medlock Bridge Road, Suite 119
City: Johns Creek **State:** Georgia **Zip:** 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-271-4275 **Fax:** 866-936-1270
Other Numbers: _____
4. **Proposed Land or Water Use:**
Name of Development: Riverview Estates Subdivision
Description of Proposed Use: Existing single-family detached residential dwelling
Owners will remove existing pool and build a slightly larger pool.
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: See attached exhibit "A"
- Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:** _____
Riverview Estates, 4243 Ridgeway Drive, Duluth, GA 30097
- Size of Development (Use as Applicable):**
- | | |
|---------------|--|
| Acres: | Inside Corridor: <u>One</u> |
| | Outside Corridor: _____ |
| | Total: _____ |
| Lots: | Inside Corridor: <u>One</u> |
| | Outside Corridor: _____ |
| | Total: _____ |
| Units: | Inside Corridor: <u>One - existing dwelling to remain</u> |
| | Outside Corridor: _____ |
| | Total: _____ |
- Other Size Descriptor (i.e., Length and Width of Easement):**
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: N/A

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? NO

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): N/A

7. How Will Sewage from this Development be Treated?

A. Septic tank Existing septic tank to remain in place

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u>	Percent Imperv. <u>Surf.</u>
				(Maximums Shown In Parentheses)	
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	43,733 SF	<u>Existing</u> 21,636 SF	13,119 SF	(50) ^{49.5}	(30) ³⁰
E				(30)	(15)
F				(10)	(2)
Total:	43,733 SF	21,636 SF	13,119 SF	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
If "yes", indicate the 100-year floodplain elevation: _____

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No
If "yes", indicate the 500-year flood plain elevation: No

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

X Written consent of all owners to this application. (Space provided on this form)

X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

X Description of proposed use(s). (Space provided on this form)

X Existing vegetation plan.

X Proposed grading plan.

X Certified as-builts of all existing land disturbance and impervious surfaces.

X Approved erosion control plan.

X Detailed table of land-disturbing activities. (Both on this form and on the plans)

Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

Documentation on adjustments, if any.

Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

Site plan.

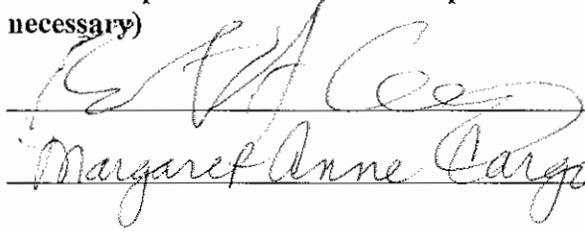
Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

Concept plan.

Lot-by-lot and non-lot allocation tables.

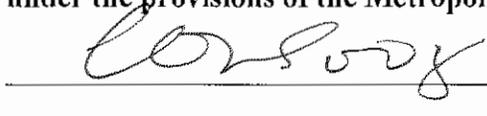
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

 _____ 2-27-14
Margaret Anne Cargo _____ 2/27/14

Signature(s) of Owner(s) of Record

Date

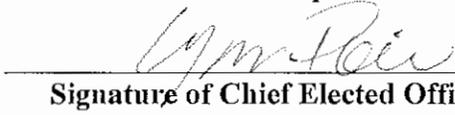
13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

 _____ 2/27/2014

Signature(s) of Applicant(s) or Agent(s)

Date

14. The governing authority of City of Peachtree Corners requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 _____ 3-3-14
Signature of Chief Elected Official or Official's Designee Date

Vicinity Map

4243 Ridgeway, Drive, Duluth, GA 30097



B7784
8881

Exhibit "A"

File # 92-7146-01

BOOK 770d PAGE 1

KING TAYLOR & STOVALL P.C.
1590 LAKESIDE PARKWAY, SUITE 200
P.O. BOX 144
TUCKER, GA 30084-0044

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, Made the 26th day of July, in the year one thousand nine hundred ninety-two, between

Gary H. Cox and Patricia K. Cox

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Robby A. Arndt, Sr. and Marilyn K. Arndt

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits),

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 329 of the 6th District of Gwinnett County, Georgia, being Lot 29, Block "D", Unit No. 3, Riverside Estates Subdivision, as per plat recorded in Plat Book 4, Page 210, Gwinnett County Records, which plat is made a part of this description by reference thereto; and being improved property known as 2263 Ridgeway Drive, according to the present system of numbering property in Gwinnett County, Georgia.

GWINNETT CO, GEORGIA
REAL ESTATE TRANSFER TAX
\$ 295.00
GARY H YATES CLERK OF
SUPERIOR COURT

92 AUG -7 AM 8:00
GARY H. YATES, CLERK

This property is being conveyed subject to restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, unto the said Grantee, his heirs, assigns and assigns forever, to the only proper use, benefit and behoof of the said Grantee forever to him, his heirs and assigns.

AND THE SAID Grantor will warrant and defend the title to the above described property unto the said Grantee, his heirs, assigns and assigns forever, against the claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: 66032
Witness: [Signature] (Seal)
Witness: [Signature] (Seal)
Witness: [Signature] (Seal)
My Commission Expires March 28, 1993

PUBLIC HEARING

4243 RIDGEGATE DRIVE



CASE NUMBER: PH2014-003

**PLANNING
COMMISSION**

**CITY COUNCIL
1ST READING**

**CITY COUNCIL
2ND READING**

HEARING DATES: na 5-20-14 na

PROPERTY ADDRESS: 4243 RIDGEGATE DRIVE

02014-03-25

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2014-002 REQUEST FOR A SPECIAL USE PERMIT ON A 1.34 ACRE PARCEL ZONED C-2 (COMMERCIAL) TO ALLOW USED AUTO SALES ON PROPERTY LOCATED IN DISTRICT 6, LAND LOTS 258, PARCEL 240 AT 4521 BUFORD HIGHWAY; APPLICANT: ELDON SMITH

WHEREAS: Notice to the public regarding said modification to conditions of zoning has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on May 20, 2014 and June 17, 2014;

NOW THEREFORE, The Mayor and City Council of the City of Peachtree Corners while in Regular Session on June 17, 2014 hereby ordain and approve the Zoning Case SUP2014-002, Eldon Smith car lot, for the above referenced property with the following enumerated conditions:

- 1. Used auto sales shall be permitted on 1.34 acres.**
- 2. No inoperable vehicles shall be visible from the right-of-way.**
- 3. No vehicle repair or maintenance shall be conducted outdoors.**
- 4. Business identification signage shall be limited to one wall sign no greater than 60 sq. ft. in area and one monument sign no greater than 4 ft. high and 24 sq. ft. in area.**
- 5. A maximum of 90 vehicles shall be permitted to be parked on the property overnight.**
- 6. When church activities are taking place, only one-way traffic shall be used on-site so that vehicles may only enter the property from S. Berkeley Lake Rd. and exit the property onto Buford Hwy. and the applicant shall be responsible for ensuring that the tenant complies with this requirement.**
- 7. A business license shall not be issued to an auto sales company until the following has occurred:**
 - a. A dumpster enclosure is built and the dumpster is placed within it.**
 - b. Any trailers and inoperative vehicles are removed from the property.**
 - c. The property is cleared of debris and extraneous materials.**

Effective this 17th day of June, 2014.

So signed and Witnessed

Approved :

this _____ day of _____, 2014

Attest:

Kymerly Chereck, City Clerk
(SEAL)

Mike Mason, Mayor

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE :MAY 13, 2014
CITY COUNCIL DATE :JUNE 17, 2014

CASE NUMBER :**SUP2014-002**
APPLICATION REQUEST :USED AUTO SALES
LOCATION :4521 BUFORD HIGHWAY
PROPERTY SIZE :1.34 ACRES
ZONING :C-2
FUTURE DEVELOPMENT MAP :INDUSTRIAL CORRIDOR
MAP NUMBERS :6-258-240

APPLICANT / OWNER :ELDON SMITH
4805 BOGIE ROAD
DULUTH, GA 30096

CONTACT :ELDON SMITH PHONE: 770.355.8772

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DATA:

The applicant requests a Special Use Permit on a 1.34 acre parcel zoned C-2 (General Business District) to allow used auto sales. No additions or alterations to the existing building or site are being proposed.

The applicant's letter of intent states that this property has been owned by his family for over 200 years and that a commercial building was built on the property in the 1980's for automotive and boat repair and service. He would now like to reintroduce an automotive use to the property through a special use permit for automotive sales. Members of the existing church currently occupying the property would then like to operate a used car lot at the front of the site as a means of helping to defray the rent on the property. The church would remain on the site and continue to use the building for services and other church related activities.

ZONING HISTORY:

The subject property has been zoned C-2 (General Business District) since 1979 (REZ1979-00035). A Special Use Permit was approved in 1999 (SUP1999-00032) to allow equipment rental, sales and service. A variance was approved in 2005 (ZVR2005-00019) to allow gravel on the rear of the property instead of a pavement.

DEPARTMENT ANALYSIS:

The subject property is a 1.34-acre site located at 4521 Buford Highway which is the southwest corner of the intersection of Buford Highway and South Berkeley Lake Road. A single story metal building with a lean-to shed at the back is the only structure on the property. The property is surrounded by a metal picket fence along the front and a chain link fence with barbed wire along the rear. Sidewalks are constructed along both frontages. The metal building located on the property has housed several uses over the years and currently accommodates a church. The building has two rollup garage doors on the side. The front and side of the property are paved and striping shows that approximately 70 cars could be parked there. Additional cars could be parked on the rear of the property although that portion of the site is unpaved. Currently at the rear of the property are a dumpster, a pile of wooden pallets, two trailers, and a variety of miscellaneous household type items that have been left outside. There is a paved driveway at the front of the property that is blocked by the fence and a side entry off South Berkeley Lake Road that appears to be the only functioning access to the property. When Staff visited the site, (Tuesday at 1PM), the church was in the middle of conducting a food give-away program. This is a regular activity at this location. The parking lot was almost completely full and there was a steady stream of cars entering and exiting the site.

Most of the time, the auto sales and church activities will likely operate on different days and at different hours; however, on occasion, situations may occur when both uses compete for the site. When such conflicts take place, the primary issue of concern is the impact that the simultaneous use of the property will have on surrounding street traffic. For example, if the front of the property is occupied with stationary, for-sale vehicles while church activities are taking place, the potential exists that vehicles wanting to enter and exit the site from S. Berkeley Lake Road will stack out onto the roadway and back up circulation. In order to avoid this scenario, one-way vehicle circulation should be used on the site with cars entering the property on S. Berkeley Lake Rd. and exiting onto Buford Hwy. This means that if the Buford Hwy. access (which is currently closed) were used as an exit, vehicles waiting to leave the property would stack on-site and be less likely to disrupt adjoining roadways.

Trees separate the property from the adjoining property along the southern property line and a row of Bradford Pear trees are located along the South Berkeley Lake right-of-way. The intersection of Buford Highway and South Berkeley Lake Road is signalized. South Berkeley Lake Road continues as Simpson Circle and enters unincorporated Gwinnett County at the centerline of Buford Highway.

The property abuts right-of-way on three sides: Buford Highway to the east; South Berkeley Lake Road to the north; and the railroad to the west. The adjoining property to the south is zoned M-1 (Light Industry) and is being used for a truck leasing business. The corner lot across South Berkeley Lake Road is zoned C-2 and is being used for auto repair. The two corners across Buford Highway are located in Gwinnett County. The northeast corner is zoned C-1 and is occupied by a convenience store/gas station and the southeast corner is zoned M-2 (Heavy industry) and is being used for light manufacturing and warehousing. The property across the railroad is zoned M-1 (Light Industry) and is occupied by a mixed residential and commercial use with outdoor storage.

The 2033 Comprehensive Plan indicates that the parcel lies within the Industrial Corridor character area. Buford Highway and the rail line define both the subject property and the location of this corridor. Commercial uses are deemed appropriate in the Industrial Corridor. The request to permit used auto sales is consistent with the policies of the Industrial Corridor and compatible with surrounding uses provided appropriate conditions are applied. Zoning Code section 1308.E.4 requires used automotive sales lots and associated service facilities have a minimum lot size of 1.5 acres. However, over the years, this property has been diminished by the loss of acreage to right-of-way widening.

SUMMARY:

Commercial uses are appropriate in this corridor and non-conflicting uses surround the location. Additionally, comparable businesses are located within proximity of the subject property. However, while there is ample parking on the site, traffic will have to be coordinated in order to accommodate both church use and auto sales on the same property. Additionally, property maintenance issues currently exist on site with evidence of outdoor storage, an overflowing dumpster, trailers visible from the street, and cars parking on gravel. These issues would need to be addressed before a new use could be established at this location.

Therefore, after review of the applicant's proposal, it is recommended that the request for a Special Use Permit to add used auto sales at 4521 Buford Highway, SUP2014-002, be approved with the following conditions:

- 1. Used auto sales shall be permitted on 1.34 acres.**
- 2. No inoperable vehicles shall be visible from the right-of-way.**
- 3. No vehicle repair or maintenance shall be conducted outdoors.**
- 4. Business identification signage shall be limited to one wall sign no greater than 60 sq. ft. in area and one monument sign no greater than 4 ft. high and 24 sq. ft. in area.**
- 5. A maximum of 90 vehicles shall be permitted to be parked on the property overnight.**
- 6. When church activities are taking place, only one-way traffic shall be used on-site so that vehicles may only enter the property from S. Berkeley Lake Rd. and exit the property onto Buford Hwy. and the applicant shall be responsible for ensuring that the tenant complies with this requirement.**
- 7. A business license shall not be issued to an auto sales company until the following has occurred:**
 - a. A dumpster enclosure is built and the dumpster is placed within it.**
 - b. Any trailers and inoperative vehicles are removed from the property.**
 - c. The property is cleared of debris and extraneous materials.**

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>ELDON Smith</u>	NAME: <u>ELDON SMITH</u>
ADDRESS: <u>4805 Bogie Rd</u>	ADDRESS: <u>4805 BOGIE RD.</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>770 355-8772</u>	PHONE: <u>770-355-8772</u>
E-MAIL: <u>Eldon and Maryann @ Bell South</u>	E-MAIL: <u>ELDON AND MARYANN @ Bell</u>
CONTACT PERSON: <u>ELDON Smith</u> ^{NET}	PHONE: <u>770-355-8772</u> ^{SOUTH-NET}
CONTACT'S E-MAIL: <u>Eldon and Maryann @ Bell South</u> ^{NET}	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT: _____

LAND DISTRICT(S): ^{PEACHTREE} CORNERS LAND LOT(S): 258 ACREAGE: 1.34

ADDRESS OF PROPERTY: 4521 BUFORD HWY. NORCROSS, GA 30071

PROPOSED DEVELOPMENT: AUTO SLS

Staff Use Only This Section

Case Number: SUP 2014 002 Hearing Date: P/C _____ C/C _____ Received Date: 1-24-14

Fees Paid: 850 By: LP

Related Cases & Applicable Conditions:

Description: _____

Letter of Intent -

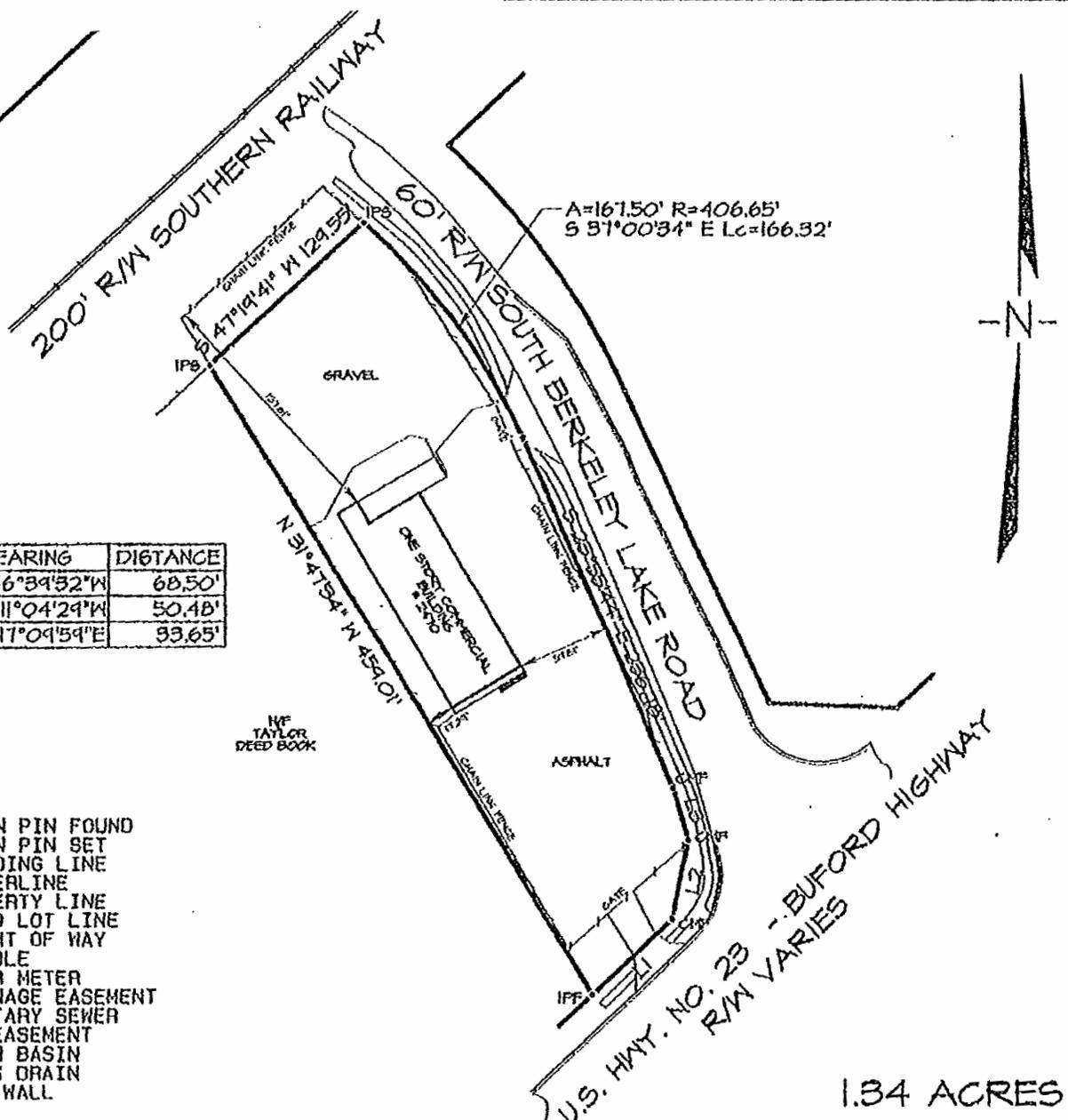
DATE: 1-22-13

THE INTENT TO SALE AUTOMOBILES ON THIS LOT, LIKE THE FAMILY HAVE OWNE THIS PROPERTY FOR OVER 120 YEARS. THIS WAS OUR GRAND PARENTS FARM, WE HAVE GIVEN LAND TO COUNTY FOR ROAD EXPANSION, BOTH ROADS BU FORD HWY AND S. BERKELEY WERE DIRT ROADS, THE COUNTY REQUIRED 1.50 ACRE, WE WERE LEFT WITH 1.34 ACRES. WE HAVE ASK COUNTY TO CHANGE THEY HAVE CHANGED TO 1.25 ACRES WE BUILT A COMMERCIAL BUILDING IN 80'S FOR AUTOMIVE AND BOATS AND SERVICE. WE WOULD LIKE TO CONTINUE USE PROPERTY FOR AUTOMIVE SALES.

Eldon Smith
Property owner

APP- Auto Sales to Church use,
to prevent TRAFFICK problems, one way TRAFFICK
will Be Used on property. with Entrance
off S. Berkeley Exit Buford Hwy.

4-14-14
Eldon Smith



LINE	BEARING	DISTANCE
L1	S 46°39'52\"W	68.50'
L2	S 11°04'29\"W	50.48'
L3	S 17°09'59\"E	93.65'

LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- BL = BUILDING LINE
- CL = CENTERLINE
- PL = PROPERTY LINE
- LLL = LAND LOT LINE
- R/W = RIGHT OF WAY
- MH = MANHOLE
- WM = WATER METER
- DE = DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- CB = CATCH BASIN
- CD = CROSS DRAIN
- HW = HEAD WALL

BY TAYLOR DEED BOOK

1.34 ACRES

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS OF LAW.



SURVEY FOR:
ELDON SMITH

LAND LOT 258 of the 6th DISTRICT
GWINNETT COUNTY, GEORGIA

DATE: OCT 23, 2009
DRAWN WPG SCALE 1" = 100'

JOB NO. 091023-4

G R E S H A M
PLANNING & DEVELOPMENT, INC.
SURVEYORS CONSTRUCTION MANAGEMENT PLANNERS
P.O. BOX 2255 CLARKESVILLE, GA 30523 708.764.8844

THE REFERENCED PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS

APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

YES

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

NO

C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

YES

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

NO

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

YES

F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit; or change in conditions?

THE PROPERTY IS BEST USE AS AUTOMOTIVE PURPOSES, THE PROPERTY HAD AUTOMOTIVE USE IN PAST. THE PROPERTY BESIDE AND ACROSS STREET IS APPROVED AND BEING USED FOR AUTOMOTIVE PURPOSES,

**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)

_____ 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.

Eidon Smith 1-22-13 EIDON Smith owner.
Signature of Applicant Date Type or Print Name and Title

Briggs Allen 1/22/13 BRIGGS ALLEN
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 1/22/13 _____
Signature of Notary Date Notary Seal

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.

Eldon Smith 1-22-13
Signature of Applicant Date

Eldon Smith owner
Type or Print Name and Title

Justin Lynn Cain 1/22/13 _____
Signature of Notary Public Date Notary Seal

PROPERTY OWNER'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

Eldon Smith 1-22-13
Signature of Property Owner Date

Eldon Smith owner
Type or Print Name and Title

Justin Lynn Cain 1/22/13 _____
Signature of Notary Public Date Notary Seal



PAYMENT RECEIPT - DUPLICATE

Department of Property Tax
 Richard Steele
 75 Langley Dr
 Lawrenceville, GA 30046
 770-822-8800

Receipt Number: B13.58083
 Date Received: 09/18/2013
 Received By: ltkhall
 Location: GJAC

www.GwinnettTaxCommissioner.com

Description	Balance	Net Tax	Interest	Fees/Late Charges	Current Due	Current Paid	Balance Remaining
Tax Year: 2013 PIN: R6258 240 Primary Owner: ELDON S SMITH REVOCABLE TRUST Property Addr: 4521 BUFORD HWY Property Desc: 5 6 16 16 STEELE EST	4,331.12	4,331.12	0.00	0.00	4,331.12	4,331.12	0.00
Totals:	4,331.12	4,331.12	0.00	0.00	4,331.12	4,331.12	0.00

Tender Information:	Charge Summary:	
Check	4,331.12	Real Property
Total Tendered	4,331.12	Total Charges

Thank you for your payment. Payments made with a check, credit or debit card are pending transactions. Your taxes will be considered paid when the funds are received from your financial institution. If there is a balance remaining, the amount due is good only for the date on this receipt. Additional fees and interest may be added to any unpaid balance; call 770-822-8800 for total amount due.

By Whom Paid:

SMITH LTD
 2725 S ATLANTIC AVE
 DAYTONA BEACH SHORES FL 32118

CHARGES	4,331.12
PAID	4,331.12
BALANCE REMAINING	0.00
AMOUNT TENDERED	4,331.12
CHANGE	0.00

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: PEACHTREE 258 R6258 240
(Map Reference Number) CORNERS - Land Lot - Parcel
District

[Signature] 1-21-14
Signature of Applicant Date

ELDON SMITH OWNER.
Type or Print Name and Title

Tax Commissioners Use Only

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

NAME TITLE

DATE

City - Peachtree Corners off.
 - 678-691-1200
 MIKE MASON - MAYOR -



NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA

Richard Steele, Tax Commissioner
 www.GwinnettTaxCommissioner.com

770-822-8800

OWNER OF RECORD		TAX YEAR	APPRAISAL DETAIL			
ELDON S SMITH REVOCABLE TRUST SMITH HENRY ELMER		2013	LAND VALUE:	\$125,400		
PROPERTY LOCATION & DESCRIPTION 4521 BUFORD HWY 56 15 16 STEELE EST		TAX DISTRICT PEACHTREE CORNERS	PARCEL ID R6258 240	BUILDING VALUE:	\$124,600	
				TOTAL VALUE:	\$250,000	
			ASSESSED VALUE:	\$100,000		
			ACREAGE:	1.360000		
YOUR EXEMPTION & CREDIT SAVINGS		FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE				
<p><i>pd 9-14-13</i> <i>#2661</i></p>		If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.				
		The gradual reduction and elimination of the state property tax is the result of property tax relief passed by the Governor and the General Assembly.				
COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 37.83% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS =	TAXABLE VALUE X	MILL RATE =	TAXES LEVIED
COUNTY GENERAL FUND	100,000	0	0	100,000	0.007400	740.00
DETENTION CENTER BOND	100,000	0	0	100,000	0.000240	24.00
DEVELOPMENT/CODE ENFORCEMENT	100,000	0	0	100,000	0.000000	0.00
FIRE & EMS	100,000	0	0	100,000	0.003200	320.00
POLICE	100,000	0	0	100,000	0.001600	160.00
RECREATION	100,000	0	0	100,000	0.000950	95.00
TOTAL COUNTY TAXES					0.013390	1,339.00
SCHOOL TAXES - Levied by the Board of Education and representing 61.75% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS =	TAXABLE VALUE X	MILL RATE =	TAXES LEVIED
SCHOOL	100,000	0	0	100,000	0.019800	1,980.00
SCHOOL BOND	100,000	0	0	100,000	0.002050	205.00
TOTAL SCHOOL TAXES					0.021850	2,185.00
STATE, CITY & OTHER TAXES - Levied by the State, City or other authorities and representing 0.42% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS =	TAXABLE VALUE X	MILL RATE =	TAXES LEVIED
STATE	100,000	0	0	100,000	0.000150	15.00
TOTAL OTHER TAXES						15.00
TOTAL MILLAGE RATE: 0.0353900				TOTAL AD VALOREM TAXES: 3,539.00		
NON-AD VALOREM ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS			
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT		
STORMWATER SERVICE	\$2.46/100 sq.ft. X 32200 sq.ft.	792.12	AD VALOREM TAXES:	3,539.00		
			ASSESSMENTS:	792.12		
			TOTAL AMOUNT DUE	4,331.12		
TOTAL NON-AD VALOREM ASSESSMENTS:		792.12	GRAND TOTAL DUE THIS BILLING:		4,331.12	

Briggs Allen

REAL ESTATE

Office: 770-566-5100 Cell: 770-563-5100

Fax: 404-793-4844

3305 Stone Bridge Road • Duluth, GA 30133

Atlanta Office, GA 30107

Email: briggsallen@briggsallen.com

