



PLANNING COMMISSION AGENDA

September 13, 2016
7:00 PM
CITY HALL

- A. Roll Call
- B. Approval of July 12, 2016 Minutes
- C. Old Business: (None)
- D. New Business:
 - 1. **RZ2016-004 Medlock Bridge Townhomes.** Request to rezone property from R-100, Single Family Residence and C-2, Commercial, to R-TH and approve associated variances in order to develop a 34-lot townhouse subdivision on 4.36 acres located at 3534 and 3544 Medlock Bridge Road in Land Lot 286, 6th District, Gwinnett County, Georgia
 - 2. **PH2016-007 Vending and Lockers.** Consideration of amendment to the zoning code to regulate outdoor vending and storage lockers.
- E. City Business Items:
 - 1. Transportation Study Update
 - 2. Comprehensive Plan Work Program Review
- F. Comments by Staff and Planning Commissioners.
- G. Adjournment.



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
July 12, 2016

The City of Peachtree Corners held a Planning Commission meeting. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D
Alan Kaplan, Post A
Mark Middleton, Post B
Mark Willis, Post C
Italia Metts, Post E - Absent

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

MINUTES:

**MOTION TO APPROVE THE MINUTES FROM THE APRIL 12, 2016
PLANNING COMMISSION MEETING.**

By: Alan Kaplan

Seconded by: Mark Willis

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

OLD BUSINESS: (None)

NEW BUSINESS:

- 1. SUP2016-002 La Cosecha Church.** Request for a special use permit to allow church uses in an office building zoned M-1 and located on 2.03 acres at 6947 Peachtree Industrial Boulevard in Land Lot 277, 6th District, Peachtree Corners, Georgia.

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Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting a Special Use Permit on a 2.03-acre parcel zoned M-1 (Light Industry District) to permit a facility for the conduct of religious services and ceremonies in an existing, vacant, office building. The applicant intends to purchase the entire site and do minor interior renovations for offices, classrooms, and a sanctuary. A community food pantry that will be open only during service hours is also proposed. A site plan of the property depicts the subject property located on a flag lot, located behind two smaller parcels that front Peachtree Industrial Boulevard.

After review of this application, staff recommended that the rezoning be approved subject to the following 7 conditions:

1. The special use permit for the Ministerio I. La Cosecha 3 Church shall be limited to the existing building at 6947 Peachtree Industrial Boulevard;
2. The number of fixed seats in the church shall be limited to 300 in order to meet the minimum parking requirements, provided there are 60 parking spaces available on the site;
3. General maintenance and repair of all building elevations and landscaping shall be completed prior to occupancy in order to meet property maintenance requirements. Alterations shall be subject to the review and approval of the Community Development Director;
4. Required inspections and permits shall be obtained before occupancy;
5. The community food pantry is operated as an accessory use to the church and conducted during church service hours. It shall not become a separate entity or the primary use on the site;
6. Any associated day care centers, private schools, recreational facilities, or parking lot expansions are not permitted under this Special Use Permit; (This restriction does not apply to individual programs such as after-school care or Mothers Morning Out.)
7. If the City determines that church activities sufficiently impact existing traffic, the City shall notify the church and the church shall provide an off-duty police officer during those times when church related traffic needs to be managed.

Reverend Henry Zamora represented the applicant. Reverend Zamora stated that the Church had no issues with Staff's conditions and wanted to be a part of the Peachtree Corners Community.

Chairman Houser opened the floor for public comment. There was no public comment. A motion was made after discussion concerning when the food

pantry would be opened. The applicant stated that the food pantry would be open after Church on Sunday's.

MOTION TO APPROVE SUP2016-002 WITH ASSOCIATED STAFF CONDITIONS.

By: Alan Kaplan

Seconded: Mark Middleton

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

- 2. SUP2016-003 CityGate Church.** Request for a special use permit to allow church uses in an office building zoned M-1 and located on 3.05 acres at 3100 Medlock Bridge Road, Suite 270, in Land Lot 271, 6th District, Peachtree Corners, Georgia.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting a Special Use Permit on a 3.05-acre parcel zoned M-1 (Light Industry District) to permit a facility for the conduct of religious services and ceremonies in an existing, office building. The office building is part of the Medlock Oaks Business Park, which includes a total of five buildings on five parcels. The applicant's letter of intent states that the CityGate Atlanta Church intends to lease 15,000-square-feet so that they may conduct religious services outside normal business hours. They have stated that the largest assembly area will seat approximately 175 people. No additions or alterations to the exterior of the buildings or site are being requested.

After review of this application, staff recommended that the rezoning be approved subject to the following 5 conditions:

- 1.** The special use permit for CityGate Atlanta Church shall be limited to the 15,409-square-feet in Building 200, as shown on the submitted survey and floor plan;
- 2.** The number of fixed seats in the church shall be limited to 175;
- 3.** Required inspections and interior finish permits shall be obtained before occupancy;
- 4.** Any associated day care centers, private schools, or recreational facilities are not permitted under this Special Use Permit. (This restriction does not apply to individual programs such as after-school care or Mothers Morning Out.)
- 5.** If the City determines that church activities sufficiently impact existing traffic, the City shall notify the church and the church shall provide an off-duty police officer during those times when church related traffic needs to be managed.

Mr. Jordan Edwards represented the applicant. Mr. Edwards stated that the applicant felt this was a good use of an existing space and had no issue with Staff's Conditions.

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

MOTION TO APPROVE SUP2016-003 WITH RECOMMENDED CONDITIONS BY STAFF.

By: Mark Willis

Seconded: Mark Middleton

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

CITY BUSINESS ITEMS:

1. Consideration of amendment to the sign ordinance to prohibit signage on bus benches, bus shelters, and other street furnishings.

Diana Wheeler, Community Development Director, explained that there have been some concerns expressed about the benches installed recently along some roadways due to the advertising placed along the backs of the benches. The appearance of the bus bench signs is an issue, as well as the precedent for having signage in the right-of-way. In order to address the issue, Staff researched the existing sign ordinance regulations and found the following two sections that apply:

Sec. 54-13. - Signs exempt from specified provisions of this chapter (permitting)

(9) Signage on courtesy benches, trash receptacles, newspaper boxes, automated teller kiosks and phone booths not exceeding eight square feet of sign area and not located within the required front yard setback for the zoning district. Limited to one bench sign and one trash receptacle sign per lot.

Sec. 54-10. - Prohibited signs.

The following types of signs or advertising devices are prohibited in all zoning districts of the city:

(6) Signs placed within public rights-of-way, except publicly owned, authorized or maintained signs which serve an official public purpose.

Mrs. Wheeler recommended adding the following underlined verbiage.

Sec. 54-13. - Signs exempt from specified provisions of this chapter (permitting)

(9) Signage on courtesy benches, trash receptacles, newspaper boxes, automated teller kiosks and phone booths located on private property and not exceeding eight square feet of sign area and not located within the required front yard setback for the zoning district. Limited to one bench sign and one trash receptacle sign per lot.

Sec. 54-10. - Prohibited signs.

The following types of signs or advertising devices are prohibited in all zoning districts of the city:

(6) Signs placed within public rights-of-way (including signs placed on utility poles, street benches, bus benches, bus shelters, trash cans, bike racks, and other street furnishings), except publicly owned, authorized or maintained signs which serve an official public purpose.

Chairman Houser opened the floor for public comment. There was no public comment. A motion was made after discussion concerning communication with the County, and also adding verbiage to section 54-10.6 of *non-commercial* (as stated below).

MOTION TO RECOMMEND APPROVAL OF THE AMENDMENT AS PRESENTED BY MRS. WHEELER, ALONG WITH THE RECOMMENDATION THAT WE OPEN UP DISCUSSION WITH THE COUNTY AND SEE IF THERE IS A WAY TO COORDINATE IMPLEMENTING THESE BUS STOPS AND BENCHES IN THE FUTURE, IN HOPES TO AVOID BENCHES AND SHELTERS THAT ARE INCONSISTENT WITH OUR DESIGN IDEAS FOR THE FURNISHINGS IN THE RIGHT-OF-WAYS, AND WHETHER OR NOT THE COUNTY OR ENTITY GOES ALONG WITH THAT SHOULD BE NOTED AT THAT POINT, AND IF NOT THEN PERHAPS THE CITY CAN CONSIDER FUNDING SOMETHING TO HELP ENSURE THAT THROUGHOUT THE CITY THE FURNISHINGS IN OUR RIGHT-OF-WAY HAVE SOME TYPE OF CONSISTENCY.

By: Alan Kaplan

Seconded: Mark Middleton

FRIENDLY AMENDMENT TO ADD THE ADDITIONAL LANGUAGE OF NON-COMMERCIAL TO SEC. 54-10.6 SO THAT IT READS SIGNS PLACED WITHIN PUBLIC RIGHTS-OF-WAY (INCLUDING SIGNS PLACED ON UTILITY POLES, STREET BENCHES, BUS BENCHES, BUS SHELTERS, TRASH CANS, BIKE RACKS, AND OTHER STREET FURNISHINGS), EXCEPT NON-COMMERCIAL, PUBLICLY OWNED, AUTHORIZED OR MAINTAINED SIGNS WHICH SERVE AN OFFICIAL PUBLIC PURPOSE.

By: Mark Willis

Accepted by: Alan Kaplan

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

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

2. Consideration of amendment to the zoning code to regulate outdoor vending and storage lockers.

Diana Wheeler, Community Development Director, informed the Commission that the Mayor and Council are requesting that the Planning Commission recommend verbiage to amend the zoning code to regulate outdoor vending and storage lockers. This is a result of a request from Amazon who would like to

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install a new product, Amazon Locker, at various locations throughout the city. The Amazon Locker is an orange colored storage unit that measures 7.3 ft. high, 9 ft. long, and 1.9 ft. deep. It functions like a grouping of post office boxes by allowing people to pick-up or return their Amazon purchases to a locked unit at the customer's convenience. The Locker helps to address the security issue sometimes involved with the home delivery of packages. Amazon would like to place these Lockers at QuikTrip's within the City of Peachtree Corners. Mrs. Wheeler provided the Commission with information on how the surrounding Cities intend to handle the placement of the Amazon Lockers. After discussion it was determined that the Planning Commission required additional information and time in order to make a recommendation; therefore, this item will be heard again at a later date.

COMMENTS BY STAFF AND PLANNING COMMISSION:

Diana Wheeler, Community Development Director, informed the Commission that there would be no meeting for the month of August.

The Planning Commission meeting concluded at 8:00 PM.

Approved,

Attest:

Matt Houser, Chairman

Kym Chereck, City Clerk

RZ2016-004
Medlock Bridge Rd.
Townhomes

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING ANALYSIS

PLANNING COMMISSION DATE: September 13, 2016
CITY COUNCIL DATE: October 19, 2016

CASE NUMBER: **RZ2016-004**
CURRENT ZONING: R-100 and C-2
LOCATION: 3534 and 3544 Medlock Bridge Road
MAP NUMBERS: 6th District, Land Lot 286
ACREAGE: 4.36 ACRES
PROPOSED DEVELOPMENT: REZONE TO R-TH (Single Family Residence
Townhouse District) for a 34-lot townhome
development.
FUTURE DEVELOPMENT MAP: Suburban Neighborhood

APPLICANT CONTACT: THE MILLER GROUP, LLC
2494 JETT FERRY ROAD, SUITE 201
DUNWOODY, GA 30338
770.451.4455

OWNER: SARAH H. WATERS (3544 MEDLOCK BRIDGE)
ZHENG LE (3534 MEDLOCK BRIDGE)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant is requesting to rezone two parcels that total 4.36-acres for the development of a 34-lot townhome development at a density of 7.8 units/acre. The first parcel, located at 3534 Medlock Bridge Road, is .84 acres in size and is currently zoned R-100 (Single Family Residence District). The second parcel, 3544 Medlock Bridge Road, is 3.52 acres and is zoned both R-100 (Single Family Residence District) and C-2 (General Business District). While both properties were previously developed as single-family residential lots, 3544 Medlock Bridge Road is currently used by CC Waters Wrecker Services.

The proposed project includes varied townhome unit widths at 24-feet, 27-feet, and 30-feet, all of which are frontloaded. The applicant has stated that each unit will have approximately 2,100-square feet of heated space, a two-car garage, and a 20-foot pad at each garage for guest parking. Concurrent variances have been requested to reduce the side setback from 40-feet to 25-feet on the north (side) property line, to 25-feet on the easternmost portion of the south (side) property line, and to 20-feet on the westernmost portion of the south (side) property line. A 20-foot buffer is included along the rear and side property lines.

The site plan submitted by the applicant indicates a single access point on Medlock Bridge Road which would require a new curb cut to be located in the right-turn deceleration lane for the Northpointe Townhome Community. A 20-foot wide internal drive for one-way traffic circulation is also proposed. Open space is provided in a common green space located in the middle of the one-way loop through the main portion of the proposed development.

Properties located immediately to the north are zoned RM-10 (Multi-family Residence District) and are located within the Northpointe Townhome Community. The properties to the west and south are a part of the Regency at Belhaven subdivision and are zoned R-ZT (Single Family Residence District). Across Medlock Bridge Road to the west are several R-100 (Single Family Residence District) properties.

ZONING HISTORY:

3534 Medlock Bridge Road and the residential portion of 3544 Medlock Bridge Road were zoned R-100 (Single Family Residence District) in 1970. The C-2 portion of 3544 Medlock Bridge Road was zoned in 1976.

ZONING STANDARDS:

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

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

Applicant's Response: The proposed zoning is a suitable use considering the adjacent and nearby properties. Traveling south along Medlock Bridge Road away from the subject parcel, the next two properties are zoned RZT (Regency at Belhaven) and RM10 (Liberty Hampshire Place). Traveling north the next two properties are zoned RM10 (Northpointe Communities) and RZT (Belhaven). Properties across Medlock Bridge Road are zoned R60 and R100.

Staff Comments: The surrounding area is currently zoned and developed as single-family detached and attached neighborhoods, therefore the proposal of a 34-lot townhome development is unlikely to have any adverse effect on the use and development of adjacent and nearby property. A 20-foot buffer is proposed to provide protection to the communities to the north, east, and south.

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

Applicant's Response: The proposed zoning is similar to the adjacent parcel RM10. That property has already been developed as townhomes. The property to the south has already been developed as RZT single family residences.

Staff Comment: The proposed use of attached single-family townhomes would not negatively affect the existing use or usability of adjacent or nearby property as it is located in a predominately residential area of the City of Peachtree Corners. One property is currently used for a wrecker service company which has adverse effects on the surrounding residential neighborhoods, so the redevelopment of this lot into strict residential use will be an improvement for the area.

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

Applicant's Response: The parcel is currently zoned R-100. There are no 3+ acre R-100 parcels located along Medlock Bridge Road.

Staff Comment: The site has a reasonable economic use as currently zoned.

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

Applicant's Response: The proposed project will consist of 34 units. A single curb cut on to Medlock Bridge Road. Sanitary sewer service is available in both the Belhaven subdivision to the east and the Northpointe community to the north. Water service is available on Medlock Bridge road.

Staff Comment: A trip generation estimate was not provided by the applicant, however, the addition of 34-units should not cause excessive or burdensome use of existing streets or transportation facilities. The developer may need to restudy the location of the proposed access point into the neighborhood, as the current proposal could have a negative impact on the Northpointe Community to the north. An extension of the current right-turn declaration lane may be required.

Likewise, the construction of 34 townhomes is unlikely to place a significant new burden on water, drainage, or emergency facilities.

An analysis from the Gwinnett County Board of Education is needed to determine the impact to the school system. However, based on similar past development proposals, it can be estimated that 34 townhomes would generate 6 additional elementary school students, 2 middle school students, and 4 high school students.

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

Applicant's Response: The proposed residential use is in conformance with the current Land Use Plan.

Staff Comment: See "Comprehensive Plan" section analysis on the following page.

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

Applicant's Response: The property is currently being used for a wrecker service. It contains a number of junk cars. The use is inappropriate for the surrounding residential uses.

Staff Comment: Agree. The use of 3544 Medlock Bridge Road as a wrecker service location is incompatible with the surrounding area and the intent of the Suburban Neighborhood character area. It also undermines residential property values and maintenance.

COMPREHENSIVE PLAN:

The Peachtree Corners Comprehensive Plan lists the subject property in the Suburban Neighborhood Character Area. This area is intended to “foster stable, established housing options for Peachtree Corners families” and provide “housing options attractive to professionals and their families at low scales of development that maintain the natural feel of the area.” Appropriate uses include single family detached residential, open space, and institutional uses such as churches and schools. Design criteria includes new development being compatible with existing character, density and lot size; buffers between existing and new developments; and open space and tree preservation. While townhomes are not listed as an appropriate use, an existing townhome community is located to the north of the subject property and has not caused conflict within the character area. The proposed development meets all three design criteria, as well as the intent of the Suburban Neighborhood Character Area.

DEPARTMENT ANALYSIS:

The proposed 4.36-acre development is located on the east side of Medlock Bridge Road, between the Regency at Belhaven subdivision and the Northpointe Communities townhome development. One parcel is used as a single-family residence, while the other property is used by a commercial wrecking company. The Peachtree Corners Comprehensive Plan shows the property located in the Suburban Neighborhood Character Area.

The proposed 34 townhouses are not likely to place an excessive burden on existing streets, transportation systems, or utilities, and would not adversely affect surrounding residential properties as a 20-foot buffer is provided along the north, east, and south property lines. The Zoning Ordinance states in Section 606 that “all property zoned for R-TH, RMD, R-ZT and all RM uses shall have a buffer along any rear and side property lines abutting a lower density residential use,” however, the table does not list a buffer requirement for when R-TH abuts RM-10 or R-ZT. Staff feels that a 20-foot buffer is sufficient given the abutting zoning districts.

While the development is unlikely to have a negative impact on existing streets, the County will likely require that a deceleration lane be built for the subdivision. In addition, the developer

may need to make some adjustments to the proposed plan to accommodate the right-turn deceleration lane for Northpointe Communities.

The applicant has requested a concurrent variance to reduce the 40-foot side yard setback to 25-feet on the north (side) property line, and 20 and 25-feet on the south (side) property line. The submitted site plan does not clearly differentiate between all of the buffer and setback lines so a revised plan will need to be submitted to the Community Development Director to ensure compliance with the requirements of the Zoning Ordinance as no structure shall be located less than five feet from any buffer. Staff supports the request for the concurrent variance as the layout of the proposed neighborhood, with the townhomes fronting on a common green space and a buffer along the rear and side property lines, meets the intent of the Comprehensive Plan and would not cause substantial detriment to the public good if granted.

Staff recommends approval with conditions of the proposed project as it meets the intent of the Comprehensive Plan, is suitable in view of the use and development of adjacent and nearby property, and if approved, would not adversely affect the existing use of said properties.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that RZ2016-002 be approved with the following conditions:

1. The site shall be limited to 34 single-family townhomes with a minimum heated floor area of 2,100 square feet and a minimum unit width of 24-feet.
2. The property shall be developed in general conformance with the site plan prepared by Patterson Engineering Company dated June 28, 2016, and submitted with this application with revisions to meet these conditions and the requirements of all city codes and ordinances except as noted herein.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 25-feet on the easternmost portion of the south (side) property line, and to 20-feet on the westernmost portion of the south (side) property line.
4. Building elevations shall be submitted to the Community Development Director for review and approval.
5. The green space in the center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided such as a shade structure with seating or a fire pit. An amenity area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.

6. Development shall include no more than one (1) full-access driveway on Medlock Bridge Road.
7. Sidewalks shall be provided adjacent to both side of interior streets.
8. A 50-foot wide landscaped strip shall be provided along the Medlock Bridge Road frontage.
9. Interior street names shall relate to Peachtree Corners history or culture and shall be approved by Staff.
10. Interior streets shall be private and maintained by the Homeowners Association.
11. The existing trees in the buffers shall be preserved by the developer and enhanced with additional trees where buffers are sparse (northern property line adjacent to Lockmed Dr.) (Future homeowners may modify the landscaping in the buffer within their own property.)
12. The existing specimen pine tree along Medlock Bridge Rd. shall be preserved and incorporated into the plan.
13. Every effort shall be made to preserve existing specimen trees whose locations coincide with the planned green space.

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>The Miller Group, LLC</u>	NAME: <u>Sarah H. Waters</u>
ADDRESS: <u>2494 Jett Ferry Road, Suite 201</u>	ADDRESS: <u>3544 Medlock Bridge Road</u>
CITY: <u>Dunwoody</u>	CITY: <u>Peachtree Corners</u>
STATE: Georgia _____ ZIP: <u>30338</u>	STATE: Georgia _____ ZIP: <u>30092</u>
PHONE: <u>770-451-4455</u>	PHONE: _____
E-MAIL: <u>robmiller @tmgleasing.com</u>	E-MAIL: _____
CONTACT PERSON: Robert Miller / Charles Patterson_PHONE: <u>770-451-4455 770-451-7676</u>	
CONTACT'S E-MAIL: <u>robmiller @tmgleasing.com cp@pattersoncompany.net</u>	

APPLICANT IS THE:

- OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 C-2 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6th LAND LOT(S): 286 ACREAGE: 3.52

ADDRESS OF PROPERTY: 3544 Medlock Bridge Road

PROPOSED DEVELOPMENT: Townhomes

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description: _____

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>The Miller Group, LLC</u>	NAME: <u>Zheng Le</u>
ADDRESS: <u>2494 Jett Ferry Road, Suite 201</u>	ADDRESS: <u>3534 Medlock Bridge Road</u>
CITY: <u>Dunwoody</u>	CITY: <u>Peachtree Corners</u>
STATE: Georgia _____ ZIP: <u>30338</u>	STATE: Georgia _____ ZIP: <u>30092</u>
PHONE: <u>770-451-4455</u>	PHONE: _____
E-MAIL: <u>robmiller @tmgleasing.com</u>	E-MAIL: _____
CONTACT PERSON: Robert Miller / Charles Patterson_PHONE: <u>770-451-4455 770-451-7676</u>	
CONTACT'S E-MAIL: <u>robmiller @tmgleasing.com cp@pattersoncompany.net</u>	

APPLICANT IS THE:

- OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6th LAND LOT(S): 286 ACREAGE: 0.84

ADDRESS OF PROPERTY: 3534 Medlock Bridge Road

PROPOSED DEVELOPMENT: Townhomes

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

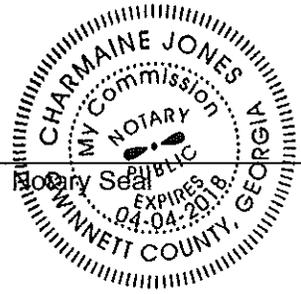
Description: _____

APPLICANT'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

[Signature] _____ Date 07/28/2016
Signature of Applicant
ROBERT MILLER, MANAGER
Type or Print Name and Title

[Signature] _____ Date 7-28-16
Signature of Notary Public



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.

Sara D Waters by Richard Waters POA _____ Date 7-26-16
Signature of Property Owner
Sara D. Waters by Richard Waters, POA
Type or Print Name and Title

[Signature] _____ Date 7/26/16
Signature of Notary Public



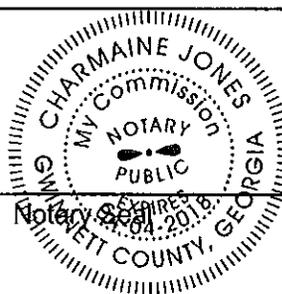
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[Signature] _____ Date 07/28/2016

ROBERT MILLER _____ MANAGER
Type or Print Name and Title

[Signature] _____ Date 7-28-16



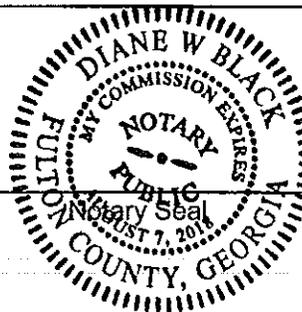
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Le Zheng Ning Fang _____ Date 7-26-16

Le Zheng _____ NING FANG
Type or Print Name and Title

[Signature] _____ Date 7/26/16



Legal Description
3544 Medlock Bridge Road
Property of Clifford C. Waters & Sarah D. Waters

All that tract of land lying and being in Land Lot 286 of the 6th District, Gwinnett County, Georgia, containing 3.523 Acres and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point formed by the Northeastern Right of Way of Medlock Bridge Road (a 100 foot Right of Way), aka State Route 141 and the South line of the A.W. Holtzclaw estate); thence running a distance of 518.0 feet along the northeasterly Right of Way of Medlock Bridge Road to an iron pin found and the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED; continue along the Northeasterly Right of Way of Medlock Bridge Road (a 100 foot Right of Way) running North 18° 00' 00" East a distance of 250.00 feet to an iron pin found; thence departing said Right of Way of Medlock Bridge Road (a 100 foot Right of Way) running North 72° 00' 00" East, a distance of 580.00 feet to an iron pin found; thence running South 18° 00' 00 " East, a distance of 250.00 feet to an iron pin found; thence running South 66° 44" 00" West, a distance of 320.74 feet to an iron pin found; thence running North 16° 55' 30" West, a distance of 34.87 feet to an iron pin found; thence running South 71° 04' 00" West, a distance of 261.34 feet to an iron pin found; located on the northeasterly Right of Way of Medlock Bridge Road (a 100' Right of Way) and the **TRUE POINT OF BEGINNING**.

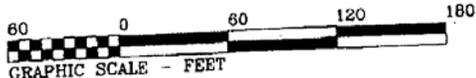
Said parcel contains 153,461 S.F. or 3.523 Acres and is based on a survey prepared by Virgil Frank Gaddy. dated February 14, 1974.

47846
00849

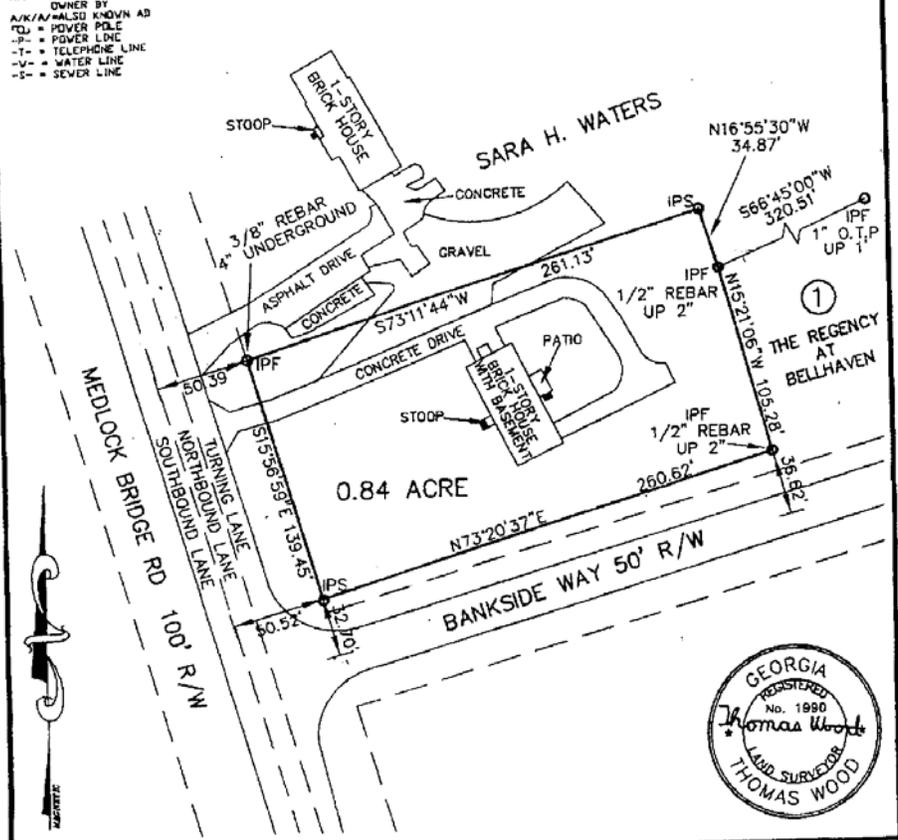
Exhibit "C"

BK47846PG0849

- *****LEGEND*****
- IPF = IRON PIN FOUND
 - IPS = SIGN PIN SET
 - R/W = RIGHT OF WAY
 - BL = BUILDING LINE
 - PL = PROPERTY LINE
 - UL = UTILITY ESMT.
 - UC = CREEK
 - CL = CENTER LINE
 - CM = CONCRETE MONUMENT
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - GMD = GEORGIA MILITIA DISTRICT
 - N/F = NOW OR FORMERLY
 - OWNER BY
 - A/K/A = ALSO KNOWN AS
 - PO = POWER POLE
 - PL = POWER LINE
 - TL = TELEPHONE LINE
 - WL = WATER LINE
 - SL = SEWER LINE



THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED WITH TOTAL STATION, HAS AN ANGULAR ERROR OF 9 SECONDS PER ANGULAR POINT, A CLOSURE OF 1 IN 109,183 FEET, AND WAS ADJUSTED BY COMPASS RULE. THIS PLAT HAS A CLOSURE OF 1 IN 263,276 FEET.



SURVEY FOR: ESTATE OF MILDRED WILLEEN HOLTZCLAW, SARA H. WATERS, EXECUTRIX
 LL 286, 6TH DISTRICT, GWINNETT COUNTY
 DATE: JULY 5, 2006
 THOMAS WOOD & ASSOCIATES 50 MAIN ST. BUFORD GA. 30518: PHONE 770-945-3804

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 286 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, CONTAINING 0.84 ACRES, MORE OR LESS, AS SHOWN ON "SURVEY FOR THE ESTATE OF MILDRED WILLEN HOLTZCLAW, SARA H. WATERS, EXECUTRIX," DATED JULY 5, 2006 AND PREPARED BY THOMAS WOOD & ASSOCIATES, REGISTERED LAND SURVEYOR (A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "C" AND IS INCORPORATED HEREIN BY REFERENCE), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, FIND AN IRON PIN SET AT A POINT FORMED BY THE INTERSECTION OF A LINE FROM THE CENTER LINE OF MEDLOCK BRIDGE ROAD (A 100 FOOT RIGHT-OF-WAY) THENCE PROCEEDING NORTH 50.52 FEET EAST AND THE CENTER LINE OF BANKSIDE WAY (A 50 FOOT RIGHT-OF-WAY) AND PROCEEDING NORTH 32.70 FEET WEST TO THE IRON PIN SET AND THE TRUE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 20 MINUTES 37 SECONDS EAST A DISTANCE OF 260.62 FEET TO IRON PIN FOUND (½ INCH REBAR); THENCE NORTH 15 DEGREES 21 MINUTES 06 SECONDS WEST A DISTANCE OF 105.28 FEET TO AN IRON PIN FOUND (½ INCH REBAR); THENCE NORTH 16 DEGREES 55 MINUTES 30 SECONDS WEST A DISTANCE OF 34.87 FEET TO AN IRON PIN SET; THENCE SOUTH 73 DEGREES 11 MINUTES 44 SECONDS WEST A DISTANCE OF 261.13 FEET TO AN IRON PIN FOUND; THENCE SOUTH 15 DEGREES 56 MINUTES 59 SECONDS EAST A DISTANCE OF 139.45 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING.

Patterson Engineering Company

civil engineering • land development

July 20, 2016

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

Re: Letter of Intent – Rezoning

To Whom It May Concern,

Please accept this letter as notification that the Miller Group, LLC plans to make application to rezone parcels located at 3544 (Parcel R6286 023B) and 3534 (Parcel R6286 023) Medlock Bridge Road. The current zoning for the parcel at 3544 Medlock Bridge Road is both R-100 and C-2. The current zoning for the parcel located at 3534 Medlock Bridge Road is R-100.

The proposed zoning for both parcels is R-TH. Our site plan for the project includes 34 units, each consisting of approximately 2100 sf of heated space. The plan contemplates a 2 car garage for each unit with a 20' pad at each garage for guest parking. Drive aisles will be 20' in width for one way traffic circulation.

Side yard set backs are reduced to 25' along the northern property line with a 20' buffer adjacent to the existing RM-10 Northpointe townhome project. Along the southern property lines, side yard setback is reduced to 25' along with a 20' buffer adjacent to the existing RZT Regency at Belhaven.

If you have any questions, please feel free to contact me.

Sincerely,

Patterson Engineering Company



Charles M. Patterson, P.E.

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? **The proposed zoning is a suitable use considering the adjacent and nearby properties. Traveling south along Medlock Bridge Road away from the subject parcel, the next two properties are zoned RZT (Regency at Belhaven) and RM10 (Liberty Hampshire Place). Traveling North the next two properties are zoned RM10 (Northpointe Communities) and RZT (Belhaven). Properties across Medlock Bridge Road are zoned R60 and R100**
- 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?
- C. **The proposed zoning is similar to the adjacent parcel RM10. That property has already been developed as townhomes. The property to the south has already been developed as RZT single family residences**
- D. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned? **The parcel is currently zoned R-100. There are no 3+ acre R100 parcels located along Medlock Bridge Road**
- E. 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? **The proposed project will consist of 34 units. A single curb cut on to Medlock Bridge Road. Sanitary sewer service is available in both the Belhaven subdivision to the east and the Northpointe community to the north. Water service is available on Medlock Bridge Road.**
- F. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan? **The proposed residential use is in conformance with the current Land Use Plan**
- G. 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?
- H. **The property is currently being used for a wrecker service. It contains a number of junk cars. The use is inappropriate for the surrounding residential uses.**

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)

ROBERT MILLER

 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.

[Signature]

 Signature of Applicant

07/28/2016

 Date

ROBERT MILLER

 Type or Print Name and Title

Signature of Applicant's
 Attorney or Representative

Date

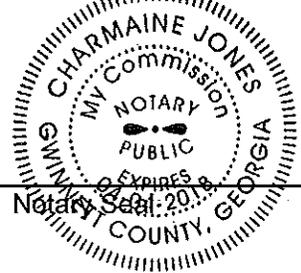
Type or Print Name and Title

[Signature]

 Signature of Notary

7-28-16

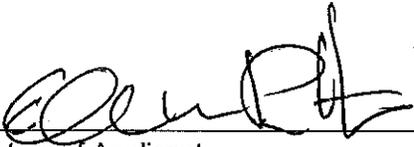
 Date



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

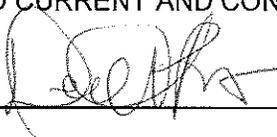
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER: (Map Reference Number)	<u>R 6</u>	<u>2806</u>	<u>023</u>
	District	Land Lot	Parcel
	<u>R 6</u>	<u>2806</u>	<u>023 B</u>
Signature of Applicant			Date
<u>CHARLES W. PATTERSON</u>			
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)

<u>Deidre Pitts</u>		<u>Tax Service Associate II</u>
NAME		TITLE
<u>7/28/16</u>		
DATE		

RESIDENTIAL DEVELOPMENT

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units 43

No. of Buildings/Lots: _____

Dwelling Unit Size (Sq. Ft.): _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

- A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-100, R-75, RL, MHS.

0 - 5 Acres = \$ 500
> 5 - 10 Acres = \$ 1,000
> 10 - 20 Acres = \$ 1,500
> 20 - 100 Acres = \$ 2,000
> 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
Maximum Fee: \$10,000

- B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

0 - 5 Acres = \$ 850
> 5 - 10 Acres = \$1,600
> 10 - 20 Acres = \$2,100
> 20 - 100 Acres = \$2,600
> 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

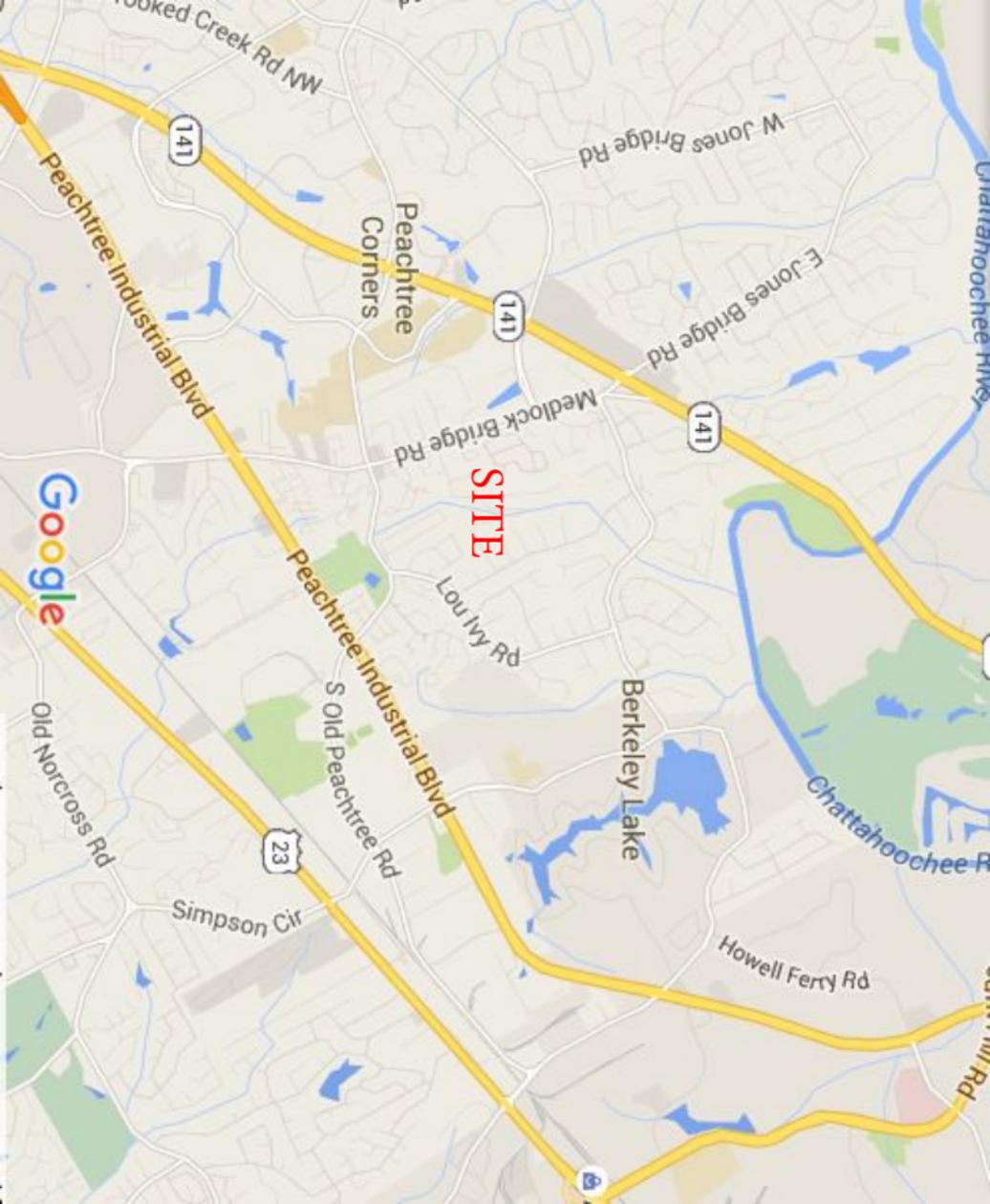
For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

0 - 5 Acres = \$ 850
> 5 - 10 Acres = \$1,600
> 10 - 20 Acres = \$2,100
> 20 - 100 Acres = \$2,600
> 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
6. Zoning Certification Letter - \$100 (per non-contiguous parcel).



141

Peachtree Industrial Blvd

Peachtree
Corners

141

Medlock Bridge Rd

SITE

141

Peachtree Industrial Blvd

Lou Ivy Rd

Berkeley Lake

Chattahoochee R

23

Old Norcross Rd

S Old Peachtree Rd

Simpson Cir

Howell Ferry Rd

Google



Gwinnett County GIS
75 Langley Dr.
Lawrenceville, GA 30046

Details of " Land Parcels "

Attribute	Value
Parcel ID (PIN)	6286 023
Lot	

Assessor Information (sdewh1)

Assessor Information	
PIN	6286 023
Address	3534 MEDLOCK BRIDGE RD
City, ZIP code	PEACHTREE CORNERS

Owner / Property Information

Property Information	
PIN	R6286 023
Owner Name 1	ZHENG LE
Owner Name 2	FANG NING
Owner Address	3534 MEDLOCK BRIDGE RD
Owner Address 2	
Owner City	NORCROSS
Owner Country	
Tax District Tag	20
Assessment Neighborhood	6313
Property Class Description	Residential SFR
Legal acres	0.7600
Dwelling Value (appraised)	95100
Land Value (appraised)	40000
Total Value (appraised)	135100
Dwelling Value (assessed)	38040
Land Value (assessed)	16000
Total Value (assessed)	54040
Address	3534 MEDLOCK BRIDGE RD
City	PEACHTREE CORNERS
Zip Code	30092

Sales Information

Sales Information	
1 - Sale Date	01/31/2008
Sale Amount	0
Deed Book Page	48612 844
2 - Sale Date	01/31/2008
Sale Amount	225000
Deed Book Page	48612 812
3 - Sale Date	04/16/2007
Sale Amount	0
Deed Book Page	47846 847

Building Information

Building Information	
----------------------	--

Use description	Single family
Improvement type	DWELLING
Building type	Ranch
Year built	1965
Stories	1.0
Attic	None
Main Floor(s) finished area	1400
Attic finished area	0
Basement finished area	0
Total Basement area	1400



Gwinnett County GIS
 75 Langley Dr.
 Lawrenceville, GA 30046

Details of " Land Parcels "

Attribute	Value
Parcel ID (PIN)	6286 023B
Lot	

Assessor Information (sdewh1)

Assessor Information	
PIN	6286 023B
Address	3544 MEDLOCK BRIDGE RD
City, ZIP code	PEACHTREE CORNERS

Owner / Property Information

Property Information	
PIN	R6286 023B
Owner Name 1	WATERS SARA H
Owner Name 2	
Owner Address	3544 MEDLOCK BRIDGE RD
Owner Address 2	
Owner City	NORCROSS
Owner Country	
Tax District Tag	20
Assessment Neighborhood	8115
Property Class Description	Residential SFR
Legal acres	3.3300
Dwelling Value (appraised)	112000
Land Value (appraised)	120600
Total Value (appraised)	232600
Dwelling Value (assessed)	44800
Land Value (assessed)	48240
Total Value (assessed)	93040
Address	3544 MEDLOCK BRIDGE RD
City	PEACHTREE CORNERS
Zip Code	30092

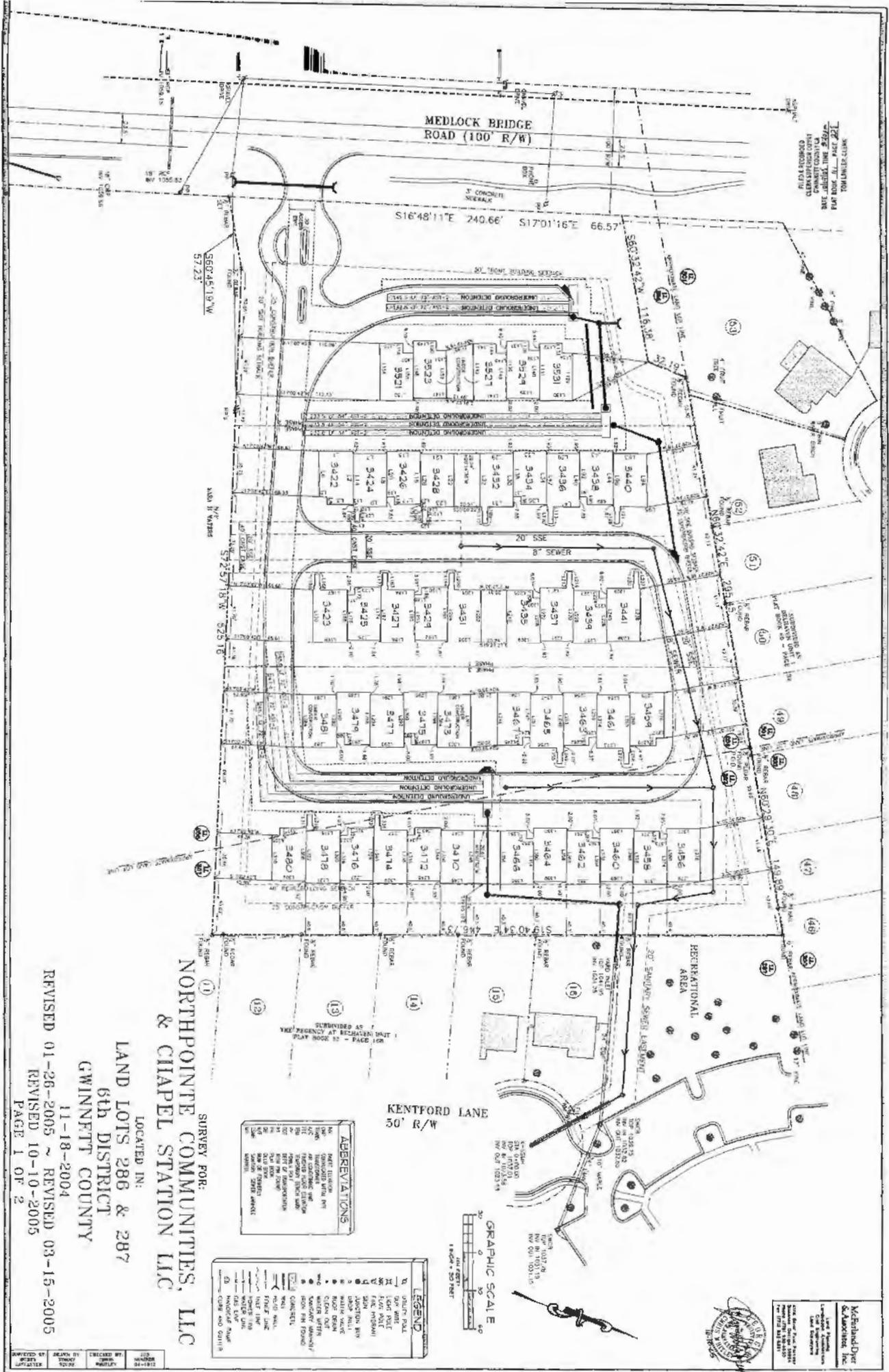
Sales Information

Sales Information	
1 - Sale Date	
Sale Amount	
Deed Book Page	
2 - Sale Date	
Sale Amount	
Deed Book Page	
3 - Sale Date	
Sale Amount	
Deed Book Page	

Building Information

Building Information	
-----------------------------	--

Use description	Single family
Improvement type	DWELLING
Building type	Conventional
Year built	1949
Stories	1.0
Attic	None
Main Floor(s) finished area	1712
Attic finished area	0
Basement finished area	0
Total Basement area	0



THIS PLAN IS THE PROPERTY OF THE ENGINEER AND ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT.

MEDLOCK BRIDGE ROAD (100' R/W)

S16°48'11"E 240.66' S17°01'16"E 66.57'

S56°45'19"W 57.23'

20' TRAMP W/BACK SECTION

KENTFORD LANE 50' R/W

RECREATIONAL AREA

SUBMITTED AS THE PRELIMINARY AT RECREATION UNIT 1 PLAT BOOK 22 - PAGE 108

ABBREVIATIONS

1" = 10'	1" = 20'	1" = 30'	1" = 40'	1" = 50'
1" = 60'	1" = 70'	1" = 80'	1" = 90'	1" = 100'
1" = 110'	1" = 120'	1" = 130'	1" = 140'	1" = 150'
1" = 160'	1" = 170'	1" = 180'	1" = 190'	1" = 200'
1" = 210'	1" = 220'	1" = 230'	1" = 240'	1" = 250'
1" = 260'	1" = 270'	1" = 280'	1" = 290'	1" = 300'
1" = 310'	1" = 320'	1" = 330'	1" = 340'	1" = 350'
1" = 360'	1" = 370'	1" = 380'	1" = 390'	1" = 400'
1" = 410'	1" = 420'	1" = 430'	1" = 440'	1" = 450'
1" = 460'	1" = 470'	1" = 480'	1" = 490'	1" = 500'
1" = 510'	1" = 520'	1" = 530'	1" = 540'	1" = 550'
1" = 560'	1" = 570'	1" = 580'	1" = 590'	1" = 600'
1" = 610'	1" = 620'	1" = 630'	1" = 640'	1" = 650'
1" = 660'	1" = 670'	1" = 680'	1" = 690'	1" = 700'
1" = 710'	1" = 720'	1" = 730'	1" = 740'	1" = 750'
1" = 760'	1" = 770'	1" = 780'	1" = 790'	1" = 800'
1" = 810'	1" = 820'	1" = 830'	1" = 840'	1" = 850'
1" = 860'	1" = 870'	1" = 880'	1" = 890'	1" = 900'
1" = 910'	1" = 920'	1" = 930'	1" = 940'	1" = 950'
1" = 960'	1" = 970'	1" = 980'	1" = 990'	1" = 1000'

LEGEND

1" = 10'	1" = 20'	1" = 30'	1" = 40'	1" = 50'
1" = 60'	1" = 70'	1" = 80'	1" = 90'	1" = 100'
1" = 110'	1" = 120'	1" = 130'	1" = 140'	1" = 150'
1" = 160'	1" = 170'	1" = 180'	1" = 190'	1" = 200'
1" = 210'	1" = 220'	1" = 230'	1" = 240'	1" = 250'
1" = 260'	1" = 270'	1" = 280'	1" = 290'	1" = 300'
1" = 310'	1" = 320'	1" = 330'	1" = 340'	1" = 350'
1" = 360'	1" = 370'	1" = 380'	1" = 390'	1" = 400'
1" = 410'	1" = 420'	1" = 430'	1" = 440'	1" = 450'
1" = 460'	1" = 470'	1" = 480'	1" = 490'	1" = 500'
1" = 510'	1" = 520'	1" = 530'	1" = 540'	1" = 550'
1" = 560'	1" = 570'	1" = 580'	1" = 590'	1" = 600'
1" = 610'	1" = 620'	1" = 630'	1" = 640'	1" = 650'
1" = 660'	1" = 670'	1" = 680'	1" = 690'	1" = 700'
1" = 710'	1" = 720'	1" = 730'	1" = 740'	1" = 750'
1" = 760'	1" = 770'	1" = 780'	1" = 790'	1" = 800'
1" = 810'	1" = 820'	1" = 830'	1" = 840'	1" = 850'
1" = 860'	1" = 870'	1" = 880'	1" = 890'	1" = 900'
1" = 910'	1" = 920'	1" = 930'	1" = 940'	1" = 950'
1" = 960'	1" = 970'	1" = 980'	1" = 990'	1" = 1000'

GRAPHIC SCALE
1" = 50' HORIZONTAL
1" = 20' VERTICAL



Michael Dyer & Associates, Inc.
Professional Engineer and Architect
1000 Northpointe Blvd.
Gwinnett County, GA 30040
Phone: 770-433-1111
Fax: 770-433-1112

SURVEY FOR:
NORTHPOINTE COMMUNITIES, LLC
& **CHAPEL STATION LLC**

LOCATED IN:
LAND LOTS 286 & 287
6th DISTRICT
GWINNETT COUNTY

11-18-2004
REVISED 01-26-2005 ~ REVISED 03-15-2005
REVISED 10-10-2005
PAGE 1 OF 2



PUBLIC HEARING NOTICE
The following information is being provided to the public for their information and to allow them to be heard on the proposed project.
Project Name: [Illegible]
Project Location: [Illegible]
Project Description: [Illegible]
Public Hearing Date: [Illegible]
Public Hearing Time: [Illegible]
Public Hearing Location: [Illegible]
For more information, please contact [Illegible] at [Illegible] or visit the project website at [Illegible].



**Overlay Ordinance
Amendment:
Outdoor vending**

**(Attachments were presented at the July
Planning Commission meeting. Additional
updated information will be provided at the
September 13th meeting)**



Memo

TO: Planning Commission Members

FROM: Diana Wheeler, Community Development Director

DATE: July 12, 2016

SUBJECT: Outdoor vending

Amazon would like to install a new product, 'Amazon Locker', at various locations throughout the city. The Amazon Locker, (see attached drawing), is an orange colored storage unit that measures 7.3 ft. high, 9 ft. long, and 1.9 ft deep. It functions like a grouping of post office boxes by allowing people to pick-up or return their Amazon purchases to a locked unit at the customer's convenience. The Locker helps to address the security issue sometimes involved with the home delivery of packages.

The unit is waterproof and has lighting and air conditioning. There are Lockers currently located in major cities throughout the country including Boston, Chicago, Los Angeles, San Francisco, New York, and Seattle; however, there are no current locations in Georgia. While some of the units have been placed indoors at locations such as shopping malls, others are located outside of convenience stores and gas stations.

In some ways, these units are similar to outdoor vending machines such as soda and snack dispensing machines, and Redbox. Some communities (i.e. Sandy Springs, Brookhaven, Johns Creek) classify all of these as 'out of store marketing devices' and regulate them. Other communities (i.e. Lawrenceville, Duluth) don't regulate them. It appears that there are no problems either way and the decision of whether to regulate is simply a matter of community preference.

Amazon has contacted Staff to determine if there are any requirements for their Lockers because they would like to partner with QuikTrip to place their units along the outside of the convenience store buildings at the gas stations.

Research

Inquiries were made of surrounding jurisdictions as to how they intend to handle Amazon Lockers when they are proposed to be located outside of buildings. (The lockers located inside of buildings are not an issue.) Sandy Springs, Brookhaven, Dunwoody, Suwanee, and Gwinnett County have all identified a specific approach as outlined on the following page.

City of Sandy Springs and City of Brookhaven:

Both added provisions for “Out of store marketing devices” (used for ATMs, Redbox, etc.).

Out of store marketing device is defined as any facility or equipment which is located outside of a primary building on a site zoned for nonresidential uses, which is used for the primary purpose of providing a product or service without the owner's or agent's immediate presence, and which is manufactured to include a color, form, graphic, illumination, symbol, and/or writing thereon to communicate information regarding the product or service provided thereby to the public. Examples of out-of-store marketing devices include: bank ATM units, vending machines, newspaper racks, drink machines, ice boxes, and phone booths.

Sec. 21-83. - Out-of-store marketing device.

- (a) Out-of-store marketing devices shall be allowed in nonresidential zoning districts.
- (b) The marketing device shall not exceed ten feet in height and shall not be illuminated except for illumination intrinsic to the device.

(Ord. No. 2015-06-02, § 1(21-32), 6-9-2015

The City of Johns Creek has similar regulations, but restricts any one location to two devices:

Sec. 12E.5. - Miscellaneous Provisions.

1. Front and side yards, parking lots, areas immediately adjacent to buildings or any area outside the interior permanent and sheltered portions of a building shall not be used for storage, display or sale of goods except for out of store marketing devices, restaurant/cafe; seating, seasonal holiday trees, pumpkins, open air fairs (provided an Administrative Permit is obtained pursuant to Article 19 of the Zoning Ordinance).
2. Outside storage is prohibited except LP tanks, garden centers and plant nurseries. A maximum of two out of store marketing devices (ie. drink machines, video drop-boxes) may be permitted, provided they are located adjacent to the building.

Gwinnett County and the City of Suwanee:

Outside vending requires a Special Use Permit as it is considered an outdoor display.

Additionally, Gwinnett County will only allow the lockers in C-2 zoning.

City of Dunwoody:

Sec. 27-175. - Retail sales kiosks, vending machines and donation drop boxes.

Retail sales kiosks, vending machines and donation drop boxes are allowed only if located entirely within an enclosed building or within the exterior perimeter footprint of an allowed building.

Recommendation

Consider the following underlined zoning code amendments :

Add the following definition:

ARTICLE III. – DEFINITIONS

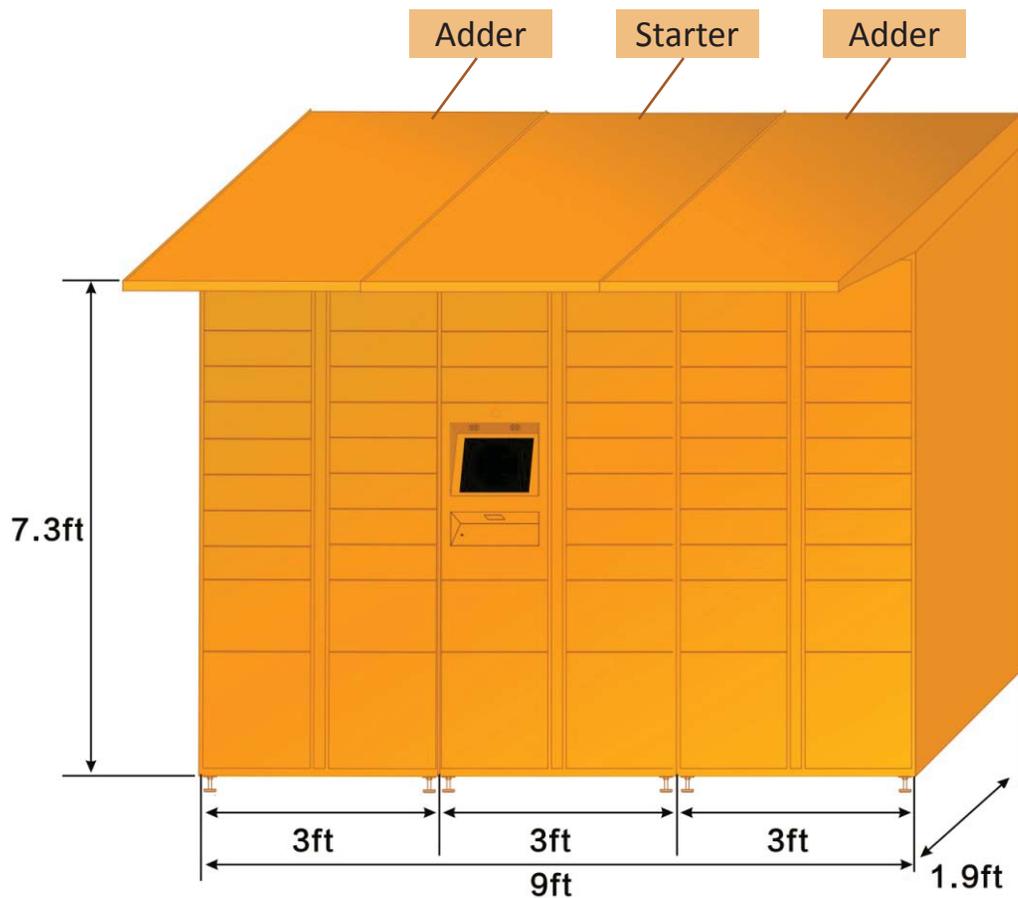
Out of store marketing device is any facility or equipment which is located outside of a primary building on a site zoned for nonresidential uses, which is used for the primary purpose of providing a product or service without the owner's or agent's immediate presence, and which is manufactured to include a color, form, graphic, illumination, symbol, and/or writing thereon to communicate information regarding the product or service provided to the public. Examples of out-of-store marketing devices include: bank ATM units, movie and other vending machines, newspaper racks, drink machines, ice boxes, and storage lockers.

Add the following regulation:

Section 600 A - Out-of-store marketing device.

- (a) Out-of-store marketing devices shall be allowed in nonresidential zoning districts.*
- (b) The marketing device shall not exceed ten feet in height and shall not be illuminated except for illumination intrinsic to the device.*
- (c) A maximum of two outside storage devices that are visible from the street shall be allowed.*
- (d) Out-of-store marketing devices shall be located adjacent to the primary building on the property unless an alternate location is approved by the Community Development Director.*

Amazon new generation Locker - Outdoor



Weather proof design

- The outdoor Locker is water proof with shelter equipped with embedded lights
- The computing equipment compartment include a built-in air conditioner
- Operating temperature ranges from -20c to 50c

Electrical (US Market)

Power consumption	840 Watt (max), 125 Watt (regular)
Input Voltage	120 AC @ 50/60Hz 8.0A
Estimated annual energy consumption	~ 14789 KWh



Transportation Study Update

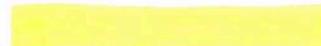
**(power point presentation
will be provided at the meeting)**

**Comprehensive Plan
Work Program
Review**

Comprehensive Plan 2033 City of Peachtree Corners, GA									
COMMUNITY WORK PROGRAM									
Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
Goal 1: Build and strengthen a unified and family-friendly multicultural community.									
G1.1	Establish a volunteer, 'Traditions Committee' to establish a 'Cultural Master Plan' in order to identify and implement projects that create community identity and help establish community traditions including projects related to special events, the arts, and branding, as well as projects that enrich community life such as efforts that enhance outdoor activities and nightlife.	√					n/a	Staff	City
G1.2	Promote identity programs with local neighborhoods (e.g. street signs with neighborhood names).		√				n/a	Community	UPCCA
G1.3	Investigate incentives for the redevelopment of housing, especially multi-family housing that fall below community standards. Request ARC assistance to identify economically viable redevelopment options.		√				n/a	Staff/ARC	City/ARC-Community Choices Program
G1.4	Set up a "special attention" citizen committee to investigate the potential of necessary services and agency coordination for underserved populations.	√					n/a	Staff	City
G1.5	Draft and adopt specialized design standards within the Overlay District to promote architectural design and appearance appropriate to location.		√				\$30,000	General Fund	City
G1.6	Work with the Gwinnett County Police Department to establish neighborhood watch programs.	√					n/a	Community	UPCCA
G1.7	Prepare a wayfinding master plan study(Phase I) and implement a signage and wayfinding program using the Peachtree Corners logo and identity (Phase II).		√				\$40,000 (Phase I)	General Fund	City
G1.8	Create an Arts & Culture Task Force to pursue opportunities to introduce the performing and visual arts to the community.		√				n/a	Community	City
G1.9	Study use of universal symbols on signage for commercial businesses and community activities such as festivals, market days, and special events (aids in cross cultural communication).			√			\$15,000	Community	City



COMPLETED

STARTED, IN PROCESS,
OR ON-GOING

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
Goal 2: Maintain a high-quality natural and cultural environment.									
G2.1	Draft recreational and open space standards and incentives for all new development and redevelopment.		√				\$15,000	General Fund	City
G2.2	Develop a map identifying underutilized open space using GIS analysis and coordinate with a map showing greenway development opportunities on private property.	√					n/a	Staff/ARC	City/ARC-Community Choices Program
G2.3	Create an Arts Council to organize events and recruit artists' galleries, theaters, and studios to the City.			√			n/a	n/a	City, City Council
G2.4	Establish a Green Council to recommend best practices for energy efficiency, rainwater harvesting and other environmentally friendly development efforts on public facilities and property and to make recommendations to City Council.		√				n/a	General Fund	City, County
G2.5	Institute a "community planting" day similar to or coordinated with Trees Atlanta "Neighborhood Program" to work with citizens on tree planting and dedication or Arbor Day celebration.	√	√	√	√	√	- \$250/tree	City, Gwinnett Clean and Beautiful	City, County
G2.6	Study existing stream buffer regulations and investigate the impact of increasing stream protection buffers to community, property owners and environment and codify changes as needed.	√					\$15,000	City, Gwinnett Clean and Beautiful	City/Soil Conservation District
G2.7	Explore the interest and costs in establishing a museum or attraction at the Mechanicsville School House.		√				Unk.	Staff	City
G2.8	Modify land development regulations to require that large-scale new development or redevelopment of properties on the Chattahoochee River provide public access to the river and planned greenways.	√					n/a	Staff	City
G2.9	Coordinate with neighboring jurisdictions about the possibility of a jointly-acquired open space.		√				n/a	Staff	City
G2.11	Communicate with Mechanicsville residents about their needs and determine their interest in protecting the historic identity of the neighborhood (Phase I). If desired create overlay district (Phase II).	√		√			n/a (Phase I) \$30,000 (Phase II)	Staff/General Fund/DCA	City/DCA

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
Goal 3: Integrate transportation and accessibility into development decisions.									
G3.1	Work with Gwinnett Village CID on implementation projects within Peachtree Corners including Jimmy Carter Boulevard at Buford Highway intersection improvements.	√	√				n/a	Gwinnett Village CID	Gwinnett Village CID
G3.2	Work with Gwinnett Village CID on implementation of sidewalk connection and transit access improvements along Buford Highway from DeKalb County to Jimmy Carter Boulevard.	√	√				n/a	Gwinnett Village CID	Gwinnett Village CID
G3.3	Develop a gateway master plan for major entrances to the City for the "Six Gates of Peachtree Corners" (Phase I). Coordinate implementation (Phase II).		√				\$12,000 (Phase I)	General Fund	City
G3.4	Develop preferred roadway cross-section for Peachtree Parkway, including landscaping and public art. Explore alternatives to widening the road with other interventions like signal timing and extended turn lanes.		√				n/a	Transportation Funds	County
G3.5	Develop preferred roadway cross-section for Holcomb Bridge Road, including landscaping and public art.		√				n/a	Transportation Funds	County
G3.6	Work with developers to create a safe pedestrian crossing from The Forum to the future development site across Peachtree Parkway.	√	√	√			n/a	Transportation Funds, private	City, GDOT
G3.7	Modify zoning to require new developments to connect and/or provide easements to any identified pedestrian linkages as part of development approval.		√				n/a	Staff	City
G3.8	Complete a Safe Routes to School study to pursue funding for pedestrian and bicycle facilities near Peachtree Elementary, Simpson Elementary, and Pinckneyville Middle.			√			\$20,000	General Fund	City
G3.9	Pursue ARC livable centers initiative (LCI) grant (Phase I) to develop a corridor master plan for Holcomb Bridge Road to enhance connectivity and quality of life. Create Corridor Master Plan (Phase II).					√	\$0 (Phase I) \$30,000 (Phase II)	Staff/ARC	City

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
Goal 4: Enable redevelopment and capture high-quality new development.									
G4.1	Update zoning ordinance/subdivision regulations to include comprehensive plan recommendations. Investigate rezoning property to more accurately reflect existing uses.		√				\$100,000	General Fund	City
G4.2	Create specific redevelopment plan for the Holcomb Bridge Road corridor and then market the plan to the development community.			√			\$80,000	General Fund, Grants	City
G4.3	Complete a redevelopment plan for the Transitional Growth area.			√			\$50,000	General Fund	City
G4.4	Implement the selected plan for the property across from The Forum.	√	√	√	√	√	n/a	Joint DDA/ private	Private
Goal 5: Emerge as the most desirable and advantageous community in the Atlanta region.									
G5.1	Develop an incentive program for the redevelopment of aging office parks and buildings.			√			n/a	Staff	City
G5.2	Investigate the establishment of Opportunity Zones within areas of the City that qualify.		√				n/a	Staff	City
G5.3	Identify major employers and determine their needs with the goal of enhancing retention efforts.		√	√			n/a	Staff	City
G5.4	Coordinate with Partnership Gwinnett to develop marketing materials for the Governor's Lake Parkway area and provide to developers.	√	√	√			n/a	Staff/DDA	City, Partnership Gwinnett
YEARLY ACTION ITEMS: Actions required yearly by City Staff and Community members to maintain excellence									
G1.Y1	Monitor regional and U.S. Census Bureau estimates of the City's population.	√	√	√	√	√	n/a	Staff	City
G1.Y2	Maintain data on issuance of housing starts (building permits) for estimates of population and housing.	√	√	√	√	√	n/a	Staff	City
G1.Y3	Encourage neighborhood organizations to engage in community-building activities.	√	√	√	√	√	n/a	Staff	City
G1.Y4	Maintain a strong relationship with the Gwinnett County Board of Education through Peachtree Corners's local representative.	√	√	√	√	√	n/a	Community	Homeowners' Associations, Gwinnett County Board of Education
G1.Y5	Build education coalitions with parents, teachers, and school councils to communicate school needs to Gwinnett County Schools.	√	√	√	√	√	n/a	Community	City
G1.Y6	Engage the Gwinnett County Police Department in safety partnerships that strive for crime prevention and community engagement.	√	√	√	√	√	n/a	Community	City

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
G2.Y7	Coordinate with Gwinnett County on the implementation of the Gwinnett County Greenways Master Plan.	√	√	√	√	√	n/a	Staff	City, County
G2.Y8	Coordinate with Gwinnett County on the implementation of the Gwinnett County Parks & Recreation Master Plan.	√	√	√	√	√	n/a	Staff	City, County
G3.Y9	Coordinate with Gwinnett County Department of Transportation on project within the City and regarding additional studies and improvements. Specifically proposed changes to Holcomb Bridge Road and Peachtree Parkway.	√	√	√	√	√	n/a	Staff	City, County
G3.Y10	Coordinate with Gwinnett Village CID on projects in the City.	√	√	√	√	√	n/a	staff	City, County
G3.Y11	Work with Gwinnett County to identify sidewalks that are in need of replacement, extension or repair.	√	√	√	√	√	n/a	Staff	City, County
G3.Y12	Investigate the potential for outside funding sources to further develop pedestrian connections and bike facilities.	√	√	√	√	√	n/a	Staff	City
G3.Y13	Investigate the potential for state/federal funding for pedestrian/bicycle enhancements on Peachtree Parkway and Peachtree Industrial Boulevard.	√	√	√	√	√	n/a	Staff	City
G3.Y14	Utilize findings of ARC's Bike/Ped Task Force to generate new ideas for bike/ped provisions.	√	√	√	√	√	n/a	Staff	City
G3.Y15	Coordinate with Gwinnett County to assist where possible to improve access, ingress, and egress to outdated retail centers and upgrade surrounding road networks.	√	√	√	√	√	n/a	Staff	City, County
G3.Y16	Work with Gwinnett County to prioritize road resurfacing projects, drainage projects, and sidewalk projects.	√	√	√	√	√	n/a	Staff	City, County
G3.Y17	Work with Gwinnett County, GDOT, and the Atlanta Regional Commission to prioritize the need for traffic calming and integrate traffic calming projects.	√	√	√	√	√	n/a	Staff	City, County
G4.Y18	Pursue the possibility of developing a Tax Allocation District (TAD) or Community Improvement District (CID) to implement public system improvements in a timely manner.	√	√	√	√	√	n/a	Staff	City
G4.Y19	Investigate downtown development grant programs for application in the Central Business District.	√	√	√	√	√	n/a	Staff	City
G4.Y20	Pursue county-administered CDBG funds for redevelopment efforts.	√	√	√	√	√	n/a	Staff	City
G4.Y21	Work with Partnership Gwinnett on other economic development efforts and resources, such as assistance for small businesses and entrepreneurs.	√	√	√	√	√	n/a	Staff	City
G4.Y22	Communicate with businesses via electronic newsletter to keep them informed		√	√	√	√	n/a	Staff	City, PCBA

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
G4.Y25	Explore the possibility of using the Downtown Development Authority to initiate redevelopment of multifamily housing in Transitional Growth area.	√	√	√	√	√	n/a	DDA	
G4.Y26	Further develop, refine, and implement land use recommendations for character areas.	√	√	√	√	√	n/a	City	Staff
G5.Y27	Encourage office parks to provide connections to greenways for employees and visitors.	√	√	√	√	√	n/a	Staff	City
G5.Y28	Encourage large-scale new development that incorporates any type of community gathering space or open space to provide Wi-Fi and other technological enhancements.	√	√	√	√	√	n/a	Staff	City
G5.Y29	Facilitate communication between Tech Park owners, businesses, Board of Directors, and the City in order to coordinate planning and redevelopment efforts.	√	√	√	√	√	n/a	Staff	City
G5.Y30	Identify and pursue businesses that are needed, but not well represented in the City such as movie theaters, grocery stores, specialty restaurants and businesses that enhance night life and recreation.		√	√	√	√	n/a	Staff	City
G5.Y31	Encourage marketing office properties with natural, outdoor amenities, not just those that are in the building.	√	√	√	√	√	n/a	Staff	Private
G5.Y32	Collaborate with Partnership Gwinnett on other office marketing efforts.	√	√	√	√	√	n/a	Staff	City, Partnership Gwinnett
G5.Y33	Stay involved in regional discussions.	√	√	√	√	√	n/a	Staff	City
G5.Y34	Continue to effectively communicate the development process, and advocate for streamlining where opportunities exist.	√	√	√	√	√	n/a	Staff	City
G5.Y35	Monitor the provision of municipal services and their ability to meet the growing population and workforce.	√	√	√	√	√	n/a	Staff	City
G5.Y36	Periodically revisit and update intergovernmental service agreements.	√	√	√	√	√	n/a	Staff	City
G5.Y37	Facilitate partnerships with the Georgia Hispanic Chamber of Commerce to support local Hispanic businesses and business owners.	√	√	√	√	√	n/a	Staff	City
G5.Y38	Work with Gwinnett County to identify where sanitary sewer systems are needed in the City.		√	√	√	√	n/a	Staff	City