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## COUNCIL MEETING AGENDA

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member  
Eric Christ – 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

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September 20, 2016

### COUNCIL AGENDA

7:00 PM

PEACHTREE CORNERS CITY HALL  
147 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

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#### A) CALL TO ORDER

#### B) ROLL CALL

#### C) PLEDGE OF ALLEGIANCE

#### D) MAYOR'S OPENING REMARKS

#### E) CONSIDERATION OF MINUTES – August 16, 2016

#### F) CONSIDERATION OF MEETING AGENDA

#### G) PUBLIC COMMENTS

#### H) PRESENTATIONS AND REPORTS

1. **Diana Wheeler** Staff Activity Report
2. **Greg Ramsey** Staff Activity Report
3. **John Barner** Customer Service Survey-Carl Vinson Institute
4. **Bob Wolk** Discussion on Glass Recycling and Operational Enhancements

#### I) CONSENT AGENDA

1. **APH 2016-08-038** Approval of Alcoholic Beverage License Application for Platinum Creative Arts, LLC dba Masters Mixers Paint and Party Studio at 5260 Peachtree Industrial Blvd, Peachtree Corners, GA 30071. Applicants Keisha Darden and Andre Brown are applying for Consumption on Premise Beer, Wine & Distilled Spirits License.

#### J) NEW BUSINESS

1. **Action Item** Consideration of a contract with an On Call Consultant for the SR 141 Corridor,  
**Greg Ramsey** Atlanta Regional Commission Study.

2. **Action Item**  
**Greg Ramsey** Consideration of a Change Order to extend sidewalk survey & design on Technology Parkway North to Spalding Drive.
3. **Action Item**  
**Brandon Branham** Consideration of an invoice for construction on Spalding Terrace.
4. **Action Item**  
**Diana Wheeler** Consideration of awarding a contract for design development and construction drawings of Phase II, Multi-Use Trail (west side of Peachtree Corners Circle between Holcomb Bridge Road and Jones Mill Spur).
5. **R2016-09-65**  
**Diana Wheeler** Consideration of a Resolution to amend R2015-02-06 in order to modify the jurisdictional boundary of the Downtown Development Authority to include the Holcomb Bridge Road Corridor Area.
6. **O2016-09-80**  
**Diana Wheeler** First Read and Consideration of an Ordinance to prohibit hunting and celebratory gun fire within the City of Peachtree Corners. **(Second Read and Public Hearing October 18, 2016)**
7. **O2016-09-78**  
**Diana Wheeler** First Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to 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. **(Second Read and Public Hearing October 18, 2016)**
8. **O2016-09-79**  
**Brandon Branham** First Read and Consideration of an Ordinance to amend Chapter 90 (“Solid Waste”) of the Code of the City of Peachtree Corners, Georgia, in order to provide for the time limit of carts at the street side. **(Second Read and Public Hearing October 18, 2016)**

#### **K) WORK SESSION**

1. **Greg Ramsey** Discussion on 15.03 Construction Bid Tabulation
2. **Greg Ramsey** Discussion concerning Utility Permitting & Administration
3. **Greg Ramsey** Discussion concerning bicycle lanes
4. **Diana Wheeler** Continued discussion concerning prohibiting bow hunting and celebratory gun fire.
5. **Diana Wheeler** Multi-Use Trail timeline
6. **Diana Wheeler** Town Green Update

#### **L) EXECUTIVE SESSION**

#### **M) ADJOURNMENT**

# **Meeting Minutes**

## **August 16, 2016**



**CITY OF PEACHTREE CORNERS**  
**COUNCIL MEETING MINUTES**  
**AUGUST 16, 2016 @ 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. An audible copy of the meeting is available from the City Clerk's office. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	Eric Christ – 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
City Manager	Julian Jackson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Bill Riley
City Attorney	Joe Leonard
Public Works Director	Greg Ramsey
Finance Director	Brandon Branham

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

**MAYOR'S OPENING REMARKS:** There were no opening remarks.

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE JULY 19, 2016  
COUNCIL MEETING.**

**By: Council Member Sadd**  
**Seconded by: Council Member Gratwick**  
**Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Aulbach, Christopher)**

**PUBLIC COMMENT:** Mr. Richard Healy inquired if there would be a study to see how many people are expected to use the proposed bridge (which would be located between the Forum and the Town Center).

**PRESENTATIONS AND REPORTS:**

**Staff Activity Report – Community Development**

Diana Wheeler, Community Development Director, provided her report on staff activities that occurred during the period of July 18, 2016 – August 12, 2016. These activities included, among other items, meeting with Gwinnett Transportation representatives to discuss the bus bench sign ordinance, meeting with designers to review the preliminary concept for Multi-use trail segment at the Forum, meeting with Fuqua Development for leasing updates, and meeting with an investor interested in building a soccer facility.

**Staff Activity Report – Public Works**

Greg Ramsey, Public Works Director, provided his report on staff activities that occurred in the period ending with August 8, 2016. These activities included, among other items, meetings concerning the Winters Chapel Road multiuse trail, Kavo Plaza development for Stormwater, radar sign installation on East Jones Bridge Road, and attending a conference with Johns Creek concerning the State Road 141 corridor.

**CONSENT AGENDA:**

**APH 2016-06-035**

Consideration of Approval of Alcoholic Beverage License Application for Chojang, LLC DBA Bull Gogi at 5450 Peachtree Pkwy, Suite E, Peachtree Corners, GA 30092. Applicant Jinmo Cho is applying for Consumption on Premise Beer License.

**MOTION TO APPROVE APH 2016-06-35.**

**By: Council Member Christopher**  
**Seconded: Council Member Gratwick**

**Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)**

**APH 2016-06-036**

Consideration of Approval of Alcoholic Beverage License Application for Ba Bellies at 6025 Peachtree Parkway, Suite 9 Peachtree Corners, GA 30092. Applicant David Nguyen is applying for Consumption on Premise Beer, Wine & Distilled Spirits License.

**MOTION TO APPROVE APH 2016-06-36.**

**By: Council Member Christopher**

**Seconded: Council Member Gratwick**

**Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)**

**APH 2016-06-037**

Consideration of Approval of an Alcoholic Beverage License Application for Kyungmin16, LLC DBA: Three Dollar Cafe at 6050 Peachtree Parkway, Suite 100 Peachtree Corners, GA 30092. Applicant Joseph Chung Soo Woo is applying for Consumption on Premise Beer, Wine & Distilled Spirits License.

**MOTION TO APPROVE APH 2016-06-37.**

**By: Council Member Christopher**

**Seconded: Council Member Gratwick**

**Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)**

**OLD BUSINESS:**

**O2016-07-75**

Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to 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.

Mayor Mason opened the floor for anyone wanting to speak in favor or opposition of this application. There was no response. (The signed ordinance is attached to the minutes as attachment "A")

**MOTION TO APPROVE O2016-07-75.**

**By: Council Member Sadd**

**Seconded: Council Member Christopher**

**Vote: (7-0) (Sadd, Christopher, Mason, Christ, Wright, Aulbach, Gratwick)**

**O2016-07-76**

Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to 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.

Mayor Mason opened the floor for anyone wanting to speak in favor or opposition of this application. There was no response. (The signed ordinance is attached to the minutes as attachment "B")

**MOTION TO APPROVE O2016-07-76.**

**By: Council Member Sadd**

**Seconded: Council Member Wright**

**Vote: (7-0) (Sadd, Wright, Mason, Christ, Aulbach, Christopher, Gratwick)**

**O2016-07-77**

Second Read and Consideration of PH2016-006 to amend the sign ordinance to prohibit signage on bus benches, bus shelters, and other street furnishings.

Gwinnet County expressed disagreement with the proposed ordinance and stated that approval of this ordinance would be a hardship for them. After discussion it was determined that this item would be tabled in order for the City Attorney to explore concerns from Gwinnett County.

**MOTION TO TABLE O2016-07-77.**

**By: Council Member Christopher**

**Seconded: Council Member Wright**

**Vote: (7-0) (Christopher, Wright, Mason, Sadd, Christ, Aulbach, Gratwick)**

**NEW BUSINESS:**

**ACTION ITEM**

Consideration of adding street lighting along Medlock Bridge Road and Lou Ivy Road.

Greg Ramsey, Public Works Director, informed the Mayor and Council that he has received multiple requests for additional street lighting along Medlock Bridge Road between Peachtree parkway and Spalding Drive. After review of the inquiry, it was recommended that approximately 25 lights be added to existing timber poles at the cost of \$3162.36 annually.

**MOTION TO APPROVE THE ADDITION OF STREET LIGHTS ALONG LOU IVY ROAD AND MEDLOCK BRIDGE ROAD FOR THE COST OF \$3162.36 ANNUALLY, AS PRESENTED BY GREG RAMSEY.**

**By: Council Member Wright**

**Seconded: Council Member Christopher**

**Vote: (7-0) (Wright, Christopher, Mason, Sadd, Christ, Aulbach, Gratwick)**

**ACTION ITEM**

Consideration of a contract with an On Call Consultant for survey, engineering and construction management of the 2016 LMIG (GDOT) Sidewalk Projects.

Greg Ramsey, Public Works Director, informed the Mayor and Council that the City of Peachtree Corners received GDOT LMIG funding for the 2016 calendar year sidewalk projects along Jay Bird Alley and Technology Parkway. The Jay Bird Alley sidewalk will connect Peachtree Parkway to the end of the sidewalks coming soon from the new town home development at Parkway Lane. The Technology Parkway sidewalks will begin at Westech Drive and extend north toward Technology Parkway South (toward City Hall). Four firms on the City's FY17 On Call Consulting list were contacted for a request for fee and schedule proposal for their survey, engineering & construction management services for this project. After review, Staff recommended the Keck and Wood, who came in at the lowest price of 35,640.00.

**MOTION TO APPROVE KECK AND WOOD FOR THE 2016 LMIG (GDOT) SIDEWALK PROJECTS, AS PRESENTED BY GREG RAMSEY.**

**By: Council Member Christ**

**Seconded: Council Member Christopher**

**Vote: (7-0) (Christ, Christopher, Mason, Sadd, Wright, Aulbach, Gratwick)**

**ACTION ITEM**

Consideration of extending the IGA with Gwinnett County for Stormwater Services.

Greg Ramsey, Public Works Director, informed the Mayor and Council that if the City wishes to extend their Intergovernmental Agreement (IGA) with Gwinnett County for Stormwater Services they will need to do so at this time since it is required to be done at least six months prior to the expiration of the original term. The proposed IGA was presented to the Mayor and Council in the Council Packets.

**MOTION TO APPROVE EXTENDING THE INTERGOVERNMENTAL AGREEMENT WITH GWINNETT COUNTY FOR STORMWATER SERVICES.**

**By: Council Member Sadd**

**Seconded: Council Member Aulbach**

**Vote: (7-0) (Sadd, Aulbach, Mason, Christ, Wright, Christopher, Gratwick)**

**ACTION ITEM**

Budget appropriation for business incubator.

Brandon Branham, Finance Director, presented the Mayor and Council with the FY2017 Business Incubator (Prototype Prime) budget. The budget request is \$460,000.00. Zoe Fox, Operations Manager, Prototype Prime, gave a brief update of when the incubator will be open. Ms. Fox stated that as soon as they have “coffee and internet” they will open, and welcomed the Mayor and Council to tour the facilities at any time.

**MOTION TO APPROVE \$460,000.00 FOR THE BUSINESS INCUBATOR (PROTOTYPE PRIME) FOR THE FY 2017 BUDGET.**

**By: Council Member Aulbach**

**Seconded: Council Member Christopher**

**Vote: (7-0) (Aulbach, Christopher, Mason, Sadd, Christ, Wright, Gratwick)**

**ACTION ITEM**

Consideration of awarding a contract to TerraMark for survey work associated with Phase 1(a) of the Multi-Use Trail.

Diana Wheeler, Community Development Director, requested that the Mayor and Council approve a contract to TerraMark for survey work associated with

Phase1(a) of the Multi-Use Trail. The cost of the work will be \$15,500.00, with the timeline of completion not to exceed 30 days.

**MOTION TO APPROVE THE CONTRACT TO TERRAMARK FOR SURVEY WORK ASSOCIATED WITH PHASE 1(A) OF THE MULTI-USE TRAIL, NOT TO EXCEED \$15,500.00.**

**By: Council Member Sadd**

**Seconded: Council Member Christopher**

**Vote: (7-0) (Sadd, Christopher, Mason, Christ, Wright, Aulbach, Gratwick)**

**WORK SESSION:**

**Discussion on Street Lighting**

Greg Ramsey, Public Works Director, presented the Mayor and Council with a City of Peachtree Corners map depicting where street lights and utility poles are located. Mr. Ramsey explained that the existing utility poles can house street lights. After discussion it was determined that Mr. Ramsey would determine the cost for placement of street lights on the utility poles. The Council requested that Judy Putnam, Communications Director, put out a Survey Monkey to the citizens requesting where they would like additional street lights to be placed.

**Discussion concerning Innovation Hub Master Plan**

Diana Wheeler, Community Development Director, recommended to the Mayor and Council that the area within Peachtree Corners called Technology Parkway be promoted as the Innovation Hub, instead of Technology Park. After discussion it was determined that Mrs. Wheeler would initiate a RFP for this action.

**Discussion concerning prohibiting bow hunting and celebratory gun fire.**

Diana Wheeler, Community Development Director, informed the Mayor and Council that she had proposed an ordinance prohibiting bow hunting and celebratory gun fire. A draft of the ordinance was available in the Council Packet. After discussion it was determined that the ordinance pertains to all areas located within the City of Peachtree Corners. This ordinance will be presented as new business at a future Council Meeting.

**Discussion on amendment of Chapter 90 Solid Waste Ordinance**

Brandon Branham, Finance Manager, presented to the Mayor and Council an amendment to Chapter 90, the Solid Waste Ordinance. Mr. Branham suggested that garbage and recycling containers are to be stored in the garage, rear of home or closest area to the house if other areas are not accessible. After discussion it was determined that this item would come before the Mayor and Council at the next Council meeting.

**EXECUTIVE SESSION:** There was no Executive Session.

**ADJOURNMENT:**

**MOTION TO ADJOURN AT 9:00 PM.**

**By: Council Member Sadd**

**Seconded by: Council Member Christopher**

**Vote: (7-0) (Sadd, Christopher, Mason, Christ, Wright, Aulbach, Gratwick)**

Approved,

Attest:

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

\_\_\_\_\_  
Kymberly Chereck, City Clerk  
(Seal)

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2016-002 LA COSECHA CHURCH REQUEST FOR A SPECIAL USE PERMIT TO ALLOW CURCH USES IN AN OFFICE BUILDING ZONED M-1 AND LOCATED ON 2.03 ACRES AT 6947 PEACHTREE INDUSTRIAL BOULEVARD IN LAND LOT 277, 6<sup>TH</sup> DISTRICT, PEACHTREE CORNERS, GEORGIA**

**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 July 19, 2016 and August 16, 2016;

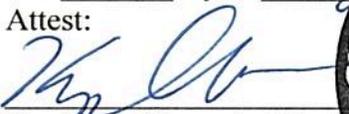
**NOW THEREFORE,** The Mayor and City Council of the City of Peachtree Corners while in Regular Session on August 16, 2016 hereby ordain and approve the Zoning Case SUP2016-002, La Cosecha Church, for the above referenced property with the following enumerated conditions:

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 only during church service hours (Sundays 11AM – 1PM). 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.

Effective this 16th day of August, 2016.

So Signed and Witnessed

this 16<sup>th</sup> day of Aug, 2016  
Attest:

  
Kimberly Chereck, City Clerk



Approved :

  
Mike Mason, Mayor

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2016-003, CITY GATE CHURCH, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW CURCH 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, 6<sup>TH</sup> DISTRICT, PEACHTREE CORNERS, GEORGIA.**

**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 July 19, 2016 and August 16, 2016;

**NOW THEREFORE,** The Mayor and City Council of the City of Peachtree Corners while in Regular Session on August 16, 2016 hereby ordain and approve the Zoning Case SUP2016-003, CityGate Church, for the above referenced property with the following enumerated 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.

Effective this 16th day of August, 2016.

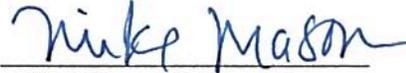
So Signed and Witnessed

Approved :

this 16<sup>th</sup> day of August, 2016  
Attest:

  
\_\_\_\_\_  
Kimberly Chereck, City Clerk



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

**Staff Report**  
**Diana Wheeler**



# Memo

TO: Mayor and Council

FROM: Diana Wheeler, Community Development Director

DATE: September 20, 2016

SUBJECT: Staff Activity Report

The following is a summary of Staff activity during the period of 9/6/16 – 9/16/16.

- A. Meetings with:
1. Engineers, landscape designers, and developer to coordinate civil plans for Town Center/Town Green
  2. Partnership Gwinnett to Coordinate Twin Lakes presentation at Redevelopment Summit Oct. 6th
  3. Green Committee to review the City's Tree Ordinance
  4. Veterans Monument representative to discuss project integration into Town Green and construction coordination
- B. Arts Council reviewed consultant proposals.
- C. Organized the City's 1<sup>st</sup> Recycling event. 350 vehicles participated. Event extended to 9/17 and 9/24.
- D. Innovation Hub Master Plan RFP issued. Responses due Oct. 5<sup>th</sup>.
- E. The following permits applications were received:

NAME	ADDRESS	TYPE
PP16-0906	KIELY ELECTRIC INC 3960 HOLCOMB BRIDGE RD	ELECTRICAL
PP16-0907	MEGA ELECTRIC LLC 7050 JIMMY CARTER BLVD STE 113	ELECTRICAL
PP16-0908	DECKS AND MORE INC 3574 SCHILLING RIDGE	DECK
PP16-0909	JAMES & NICOLE SCULLEY 4033 SPALDING HOLLOW	REMODEL
PP16-0910	SUPERIOR PLUMBING SERVICES, INC 4940 RIVERLAKE DR	PLUMBING
PP16-0911	SUPERIOR PLUMBING SERVICES, INC 6302 VIEWS TRACE	PLUMBING
PP16-0912	PLUMBING SERVICES 6405 PEACHTREE IND BLVD STE E	PLUMBING
PP16-0913	PEACHTREE SERVICE EXPERTS, LLC 4265 WAYFIELD DR	HVAC
PP16-0914	PEACHTREE SERVICE EXPERTS, LLC 6221 SPALDING DR	HVAC
PP16-0915	TBD 7075 JIMMY CARTER BLVD	RENOVATION
PP16-0916	ADAMS AND SONS ROOFING INC 3872 GRIZZARD TRL	RE-ROOF
PP16-0917	J TIMOTHY ELROD CONSTRUCTION 5634 SAPELO TRL	DECK
PP16-0918	SAMUEL JERNIGAN 6833 WOMACK CT	RE-ROOF
PP16-0919	SHUMATE MECHANICAL 4824 FITZPATRICK WAY	HVAC
PP16-0920	FINDLAY ROOFING 6186 COURTSIDE DR	RE-ROOF
PP16-0921	FINDLAY ROOFING 4803 FITZPATRICK WAY	RE-ROOF
PP16-0922	COMBINED SERVICES INC 6705 RIDGEMOORE DR	ELECTRICAL
PP16-0923	J & I CORDON SERVICES 3655 WESTCHASE VILLAGE LN 2-3777-A	ELECTRICAL
PP16-0924	J & I CORDON SERVICES 3655 WESTCHASE VILLAGE LN 1-3656-B	ELECTRICAL
PP16-0925	J & I CORDON SERVICES 3655 WESTCHASE VILLAGE LN 1-3843-A	ELECTRICAL
PP16-0926	J & I CORDON SERVICES 3655 WESTCHASE VILLAGE LN 2-3789-C	ELECTRICAL
PP16-0927	LIGHT EM UP ELECTRIC 5225 FOXHILL DR	ELECTRICAL
PP16-0928	TBD 3380 HOLCOMB BRIDGE RD	CO-LOCATE
PP16-0929	BYNUM & SONS PLUMBING 3534 CORNERS WAY	PLUMBING
PP16-0930	BYNUM & SONS PLUMBING 3220 WYNTREE DR	PLUMBING
PP16-0931	PETE WITALIS HOMES, INC 4218 RIVERVIEW DR	GARAGE

NAME	ADDRESS	TYPE
PP16-0932	ANSCO 5250 TRIANGLE PKWY STE 175	INTERIOR RENOVATIONS
PP16-0933	EUNICE BLACKSHEAR 6060 NEELY FARM DR	FOUNDATION ONLY
PP16-0934	HENRY INCORPORATED 3500 PEACHTREE CORNERS CIR	GOUND SIGN
PP16-0935	HUMPHRIES & COMPANY 2975 NORTHWOODS PKWY	INTERIOR RENOVATIONS
PP16-0936	UNITED SIGNS 145 TECHNOLOGY PKWY	GOUND SIGN
PP16-0937	BIG MOUTH SIGNS, INC 5260 PEACHTREE IND BLVD STE 500	TEMPORARY SIGN
PP16-0938	BIGH MOUTH SIGNS, INC 5260 PEACHTREE IND BLVD STE 500	PERMANENT SIGN
PP16-0939	ATLANTA DECKING AND FENCE CO., INC 3319 TURNSTONE CT	ADDITION
PP16-0940	ROOFING AND EXTERIOR SOLUTIONS INC 4184 TREADDUR BAY LN	RE-ROOF
PP16-0941	JAMES PATTERSON 6750 RIDGEMOORE DR	RE-ROOF
PP16-0942	CASTEEL HEATING AND COOLING 2942 SUMAC DR	HVAC
PP16-0943	MEHDI LOFFIJABALI 3759 MEADOW CREEK DR	PLUMBING
PP16-0944	BENCO CONSTRUCTION INC 4386 RIDGEGATE DR	REPAIR/REPLACE
PP16-0945	DANIEL'S PLUMBING 3655 WESTCHASE VILLAGE 1-3621-E	PLUMBING
PP16-0946	DANIEL'S PLUMBING 3655 WESTCHASE VILLAGE 1-3656-B	PLUMBING
PP16-0947	DANIEL'S PLUMBING 3655 WESTCHASE VILLAGE 1-3732-B	PLUMBING
PP16-0948	DANIEL'S PLUMBING 3655 WESTCHASE VILLAGE 2-3777-A	PLUMBING
PP16-0949	DANIEL'S PLUMBING 3655 WESTCHASE VILLAGE 2-3789-C	PLUMBING
PP16-0950	DANIEL'S PLUMBING 3655 WESTCHASE VILLAGE 2-3795-G	PLUMBING
PP16-0951	INJURY AND WELLNESS SPECIALITS OF GA 3800 HOLCOMB BRIDGE RD STE D	TEMPORARY SIGN
PP16-0952	PRECEDENCE INC 5600 PEACHTREE PKWY	RENOVATION
PP16-0953	MAHFOUND CONSTRUCTION 135 TECHNOLOGY PKWY	INTERIOR FINISH
PP16-0954	ADS TRINITY LLC DBA ATLANTA DEMOLITION 6131 PEACHTREE PKWY	COMPLETE DEMO
PP16-0955	THD @ HOME SERVICES 4139 TALBOT WAY	REPLACEMENT OF SIDING

### Code Enforcement Summary – August 2016

New Cases	<u>201</u>	
NOV's issued	<u>114</u>	
Citations issued	<u>6</u>	
Signs Removed from ROW	<u>57</u>	<i>(approximate)</i>
Citizen Complaints	<u>56</u>	
Field Generated Cases:	<u>145</u>	
Cases by Type:		

Residential: 144                      Commercial: 57

#### Violations by Type

Property Maintenance	<u>47</u>	Parking Illegally	<u>19</u>
Trash	<u>21</u>	Open Storage	<u>12</u>
RV/ Non-motor vehicle	<u>3</u>	Illicit Discharge	<u>1</u>
High Grass/Weeds	<u>11</u>	Other (Code Enforcement)	<u>72</u>
Illegal Signs	<u>2</u>	Trees	<u>6</u>
No Business License	<u>1</u>	Swimming Pool	<u>2</u>
No Building Permit	<u>3</u>	Graffiti	<u>1</u>
Other	<u>1</u>		

#### Year-To-Date as of 8/31/2016

2016 Cases	<u>1158</u>
2016 NOV's issued	<u>681</u>
2016 Citations issued	<u>51</u>
2016 Signs Removed from ROW	<u>434</u>
2016 cases closed with court action:	<u>17</u>

**Staff Report**  
**Greg Ramsey**



## MEMO

TO: Mayor & Council  
CC: Julian Jackson, City Manager  
FROM: Greg Ramsey, P.E., Public Works Director  
DATE: September 20, 2016  
SUBJECT: Public Works Activity Report

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The following is a summary of the Public Works Activities in the monthly period ending 9-09-16:

- A. Field Services Operations 08-09-16 thru 09-09-16
  - 1. # of Work Orders Initiated = 149
  - 2. # of Fix It App submittals for PW = 21
  - 3. # of Field Generated Work Orders = 128
  - 4. # of Work Orders Completed = 136
  - 5. # of Work Orders Referred to Other Departments = 10
  - 6. Please see below for summaries of Work Orders & Fix-It App submittals
  
- B. Capital Improvement Project updates
  - 1. 15.14 Comprehensive Transportation Plan – presentation to Planning Commission, 9/13/16, next Stakeholder Meeting, 11/10/16, final Open House, 11/17/16
  - 2. 15.06 Peachtree Parkway widening at Peachtree Industrial Blvd, bids received by Gwinnett 8/5/16, construction likely to begin early 2017
  - 3. 15.11 Roundabout on Peachtree Corners Circle – preliminary plans submitted last week, working on lighting plans and Right of Way requirements
  - 4. 15.11 Peachtree Corners Circle pedestrian crossing – final plans ready for construction advertisement September
  - 5. E. Jones Bridge & Winters Chapel Road Pedestrian Crossings – preparing final construction documents, scheduled for construction advertisement September
  - 6. 16.01 Street Resurfacing – scheduled for Mechanicsville this week for final neighborhood of FY17
  
- C. Attended the following meetings:
  - 1. Roundabout construction documents review with Pond – 8/23/16
  - 2. CTP Stakeholders Meeting – 8/25/16
  - 3. Peachtree Retail plan review – 8/25/16
  - 4. Dunwoody Hydrology Project on Winters Chapel – 8/30/16
  - 5. Twin Lakes Development – 8/30/16
  - 6. Kavo Plaza – multiple meetings
  - 7. Jones Mill Rd – multiple meetings
  - 8. AGL Line Replacements – 9/7/16
  - 9. MS4 EPD Audit – 9/9/16
  - 10. MS4 Staff Training – 9/13/16
  - 11. CTP Presentation Planning Commission – 9/13/16

**Work Orders Initiated:**

<b>Order Number</b>	<b>Scheduled</b>	<b>Description</b>	<b>Address</b>	<b>Status Type</b>	<b>Completion</b>
16-002320	8/16/2016	Decease Animal In R.O.W.	15 Technology	Completed	8/1/2016
16-002321	8/12/2016	Weeds In R.O.W.	Peachtree Rd / Mechanicsville Rd	Completed	8/19/2016
16-002322	8/17/2016	Cleared Storm Drain	Spalding Dr / Crooked Creek	Pending	
16-002323	8/11/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd	Completed	8/11/2016
16-002324	8/11/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd N	Completed	8/11/2016
16-002325	8/11/2016	Removed Deceased Animal	East Jones Bridge Rd	Completed	8/11/2016
16-002326	8/12/2016	Remove Trash In R.O.W.	Holcomb Bridge Rd	Completed	8/12/2016
16-002327	8/12/2016	High Grass / Weeds	Jay Bird Alley / Spalding Dr	Completed	8/12/2016
16-002328	8/12/2016	Decease Animal in R.O.W	Holcomb Bridge Rd	Completed	8/12/2016
16-002329	8/10/2016	Trash In The R.O.W.	S.R 141	Completed	8/10/2016
16-002330	8/10/2016	Remove Trash In R.O.W.	Peachtree Corners Circle	Completed	8/10/2016
16-002331	8/10/2016	Remove Trash In R.O.W	Park Industrial Blvd	Completed	8/10/2016
16-002332	8/10/2016	R.O.W. Landscape Maintenance	Park Industrial Dr	Completed	8/10/2016
16-002333	8/10/2016	R.O.W. Landscape Maintenance	Woodhill Dr	Completed	8/10/2016
16-002334	8/11/2016	Remove Trash In R.O.W.	Peachtree Corners Circle	Completed	8/11/2016
16-002335	9/1/2016	Tree Limbs In R.O.W.	Peachtree Ind Blvd / Saturn Ct	Completed	8/12/2016

<b>Order Number</b>	<b>Scheduled</b>	<b>Description</b>	<b>Address</b>	<b>Status Type</b>	<b>Completion</b>
16-002336	9/1/2016	Tree Limbs In R.O.W.	Peachtree Pkwy	Completed	9/8/2016
16-002337	9/1/2016	Remove Trash In R.O.W	Peachtree Corners Circle	Completed	9/1/2016
16-002338	8/12/2016	Repair Sidewalks	147 Technology Pkwy	Completed	8/12/2016
16-002339	8/12/2016	Clean Gutter	Bush Rd	Completed	8/12/2016
16-002340	8/17/2016	Repair Pothole In R.O.W.	5105 Winters Chapel Rd	Completed	8/17/2016
16-002341	8/17/2016	Tree In R.O.W.	Spring Rd / Chappell Lane	Completed	8/17/2016
16-002342	8/17/2016	Remove Signs In R.O.W.	Jay Bird Alley / Woodhill Rd	Completed	8/17/2016
16-002343	8/17/2016	High Grass / Weeds	Mechanicsville Rd / Peachtree St	Completed	8/17/2016
16-002344	8/17/2016	Remove Trash In R.O.W.	Mechanicsville Rd / Peachtree St	Completed	8/17/2016
16-002345	8/18/2016	Sign Installation	Gallatree Rd / Jones Bridge Cir	Completed	8/18/2016
16-002346	8/18/2016	Removed Graffiti	Gallatree Rd / Jones Bridge Circle	Completed	8/18/2016
16-002347	8/18/2016	Replace Sign In R.O.W.	Fontenoy Ct / Wyntree Dr	Completed	8/18/2016
16-002348	8/18/2016	Replace Sign In R.O.W.	Monarch Pine Dr	Completed	8/18/2016
16-002349	8/18/2016	Replace Sign In R.O.W.	Wyntree Ct / Wyntree Dr	Completed	8/18/2016
16-002350	8/11/2016	High Grass / Weeds	Crooked Creek / Spalding Dr	Completed	8/11/2016
16-002351	8/11/2016	High Grass / Weeds	S.R 141 / Technology Pkwy	Completed	8/11/2016
16-002352	9/6/2016	Replace Sign In R.O.W.	3430 Grove Park Dr	Completed	9/7/2016
16-002353	8/27/2016	Replaced Sign In R.O.W.	4029 Nobleman Point Nw	Completed	9/7/2016

<b>Order Number</b>	<b>Scheduled</b>	<b>Description</b>	<b>Address</b>	<b>Status Type</b>	<b>Completion</b>
16-002354	8/27/2016	Repaint Street Lines	4029 Nobleman Point Nw	In Progress	
16-002355	9/6/2016	Remove Trash In R.O.W.	5128 S.Old Peachtree Rd	Completed	9/7/2016
16-002356	8/12/2016	Hole Near Storm Drain	4300 Hallbrook Dr	Pending	
16-002357	9/7/2016	Replace Sign In R.O.W.	S.Old Peachtree Rd	Completed	9/7/2016
16-002358	8/15/2016	Remove Object In R.O.W.	6201 Indian River Dr	Pending	
16-002361	8/11/2016	Landscape R.O.W. Maintenance	S.R 141	Completed	8/11/2016
16-002362	8/9/2016	R.O.W Landscape Maintenance	Park Industrial Rd	Completed	8/11/2016
16-002363	8/11/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd	Completed	8/11/2016
16-002364	8/12/2016	R.O.W. Landscape Maintenance	S. Old Peachtree Rd	Completed	8/12/2016
16-002365	8/12/2016	R.O.W. Landscape Maintenance	Lou Ivy Rd	Completed	8/12/2016
16-002366	8/12/2016	R.O.W. Landscape Maintenance	Bush Rd	Completed	8/12/2016
16-002367	8/11/2016	R.O.W. Landscape Maintenance	Medlock Bridge Rd	Completed	8/11/2016
16-002368	8/11/2016	R.O.W. Landscape Maintenance	Thamesgate Close	Completed	8/11/2016
16-002369	8/11/2016	R.O.W. Landscape Maintenance	East Jones Bridge Rd	Completed	8/11/2016
16-002370	9/9/2016	Replaced Street Sign	5259 Cottney Croft Way	Completed	9/9/2016
16-002371	8/16/2016	R.O.W. Landscape Maintenance	S.R 141	Completed	8/16/2016
16-002372	8/16/2016	R.O.W. Landscape Maintenance	S.R 141 / Medlock Bridge Rd/ Spalding Dr	Completed	8/16/2016

<b>Order Number</b>	<b>Scheduled</b>	<b>Description</b>	<b>Address</b>	<b>Status Type</b>	<b>Completion</b>
16-002373	8/17/2016	R.O.W. Landscape Maintenance	S.R 141/ Spalding Dr/ Holcomb Bridge Rd	Completed	8/17/2016
16-002374	8/9/2016	Deceased Animal In R.O.W.	Spalding Dr / Crooked Creek Dr	Completed	8/10/2016
16-002375	8/10/2016	High Grass / Weeds	Peachtree Industrial Blvd	Completed	8/10/2016
16-002376	8/10/2016	Remove Trash In R.O.W.	Medlock Bridge Rd	Completed	8/10/2016
16-002377	8/10/2016	High Grass / Weeds	Medlock Bridge Rd	Completed	8/10/2016
16-002378	8/10/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd	Completed	8/10/2016
16-002379	8/10/2016	High Grass / Weeds	Peachtree Industrial Blvd	Completed	8/10/2016
16-002380	8/10/2016	Trash In The R.O.W.	Peachtree Industrial Blvd South	Completed	8/18/2016
16-002381	8/18/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd	Completed	8/18/2016
16-002382	8/19/2016	Remove Trash In R.O.W.	Peachtree Corners Circle	Completed	8/19/2016
16-002383	8/29/2016	Remove Trash In R.O.W.	Peachtree Corners Circle	Completed	8/29/2016
16-002384	8/29/2016	High Grass / Weeds	S.R.141	Completed	8/29/2016
16-002385	8/29/2016	Remove Trash In R.O.W.	S.R 141	Completed	8/29/2016
16-002386	8/29/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd	Completed	8/29/2016
16-002387	8/30/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd S	Completed	8/30/2016
16-002388	8/30/2016	High Grass / Weeds	Peachtree Industrial Blvd N	Completed	8/31/2016
16-002389	8/30/2016	High Grass / Weeds	Peachtree Industrial Blvd	Completed	8/30/2016

<b>Order Number</b>	<b>Scheduled</b>	<b>Description</b>	<b>Address</b>	<b>Status Type</b>	<b>Completion</b>
16-002390	9/1/2016	Remove Deceased Animal In R.O.W.	East Jones Bridge Rd	Completed	9/1/2016
16-002391	9/1/2016	Remove Trash In R.O.W.	Peachtree Corners Circle	Completed	9/1/2016
16-002392	8/25/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd	Completed	8/25/2016
16-002393	8/25/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd / Triangle Pkwy	Completed	8/25/2016
16-002394	8/25/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd	Completed	8/25/2016
16-002395	8/25/2016	R.O.W. Landscape Maintenance	Holcomb Bridge Rd	Completed	8/25/2016
16-002396	8/25/2016	R.O.W. Landscape Maintenance	Holcomb Bridge Rd	Completed	8/25/2016
16-002397	8/25/2016	R.O.W. Landscape Maintenance	Winters Chapel Rd	Completed	8/22/2016
16-002398	8/22/2016	R.O.W. Landscape Maintenance	147 Technology Pkwy	Completed	8/22/2016
16-002399	8/25/2016	R.O.W. Landscape Maintenance	Crooked Creek Rd	Completed	8/25/2016
16-002400	8/25/2016	R.O.W. Landscape Maintenance	Technology Pkwy / S.R 141	Completed	8/25/2016
16-002401	8/21/2016	R.O.W. Landscape Maintenance	Spalding Dr	Completed	8/21/2016
16-002402	8/22/2016	R.O.W. Landscape Maintenance	Holcomb Bridge Rd	Completed	8/22/2016
16-002403	8/22/2016	R.O.W. Landscape Maintenance	Holcomb Bridge Rd	Completed	8/22/2016
16-002404	8/22/2016	R.O.W. Landscape Maintenance	Jay Bird Alley Rd	Completed	8/22/2016
16-002405	8/22/2016	R.O.W. Landscape Maintenance	Spalding Dr	Completed	8/22/2016
16-002406	8/23/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd	Completed	8/23/2016

<b>Order Number</b>	<b>Scheduled</b>	<b>Description</b>	<b>Address</b>	<b>Status Type</b>	<b>Completion</b>
16-002407	8/23/2016	R.O.W. Landscape Maintenance	S.R 141	Completed	8/23/2016
16-002408	8/23/2016	R.O.W. Landscape Maintenance	S.R 141	Completed	8/23/2016
16-002409	8/24/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd	Completed	8/24/2016
16-002410	8/26/2016	R.O.W. Landscape Maintenance	S.R. 141 / Medlock Bridge Rd	Completed	8/26/2016
16-002411	8/29/2016	R.O.W. Landscape Maintenance	Technology Pkwy	Completed	8/29/2016
16-002412	8/29/2016	R.O.W. Landscape Maintenance	Spalding Dr	Completed	8/29/2016
16-002413	8/29/2016	R.O.W. Landscape Maintenance	Park Industrial Blvd	Completed	8/29/2016
16-002414	8/30/2016	R.O.W. Landscape Maintenance	Holcomb Bridge Rd	Completed	8/30/2016
16-002415	8/31/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd	Completed	8/31/2016
16-002416	8/31/2016	R.O.W. Landscape Maintenance	Jones Mill Rd	Completed	8/24/2016
16-002417	9/1/2016	R.O.W. Landscape Maintenance	Peachtree Corners Circle- Holcomb Bridge	Completed	9/1/2016
16-002418	9/2/2016	R.O.W Landscape Maintenance	S.R 141/ Peachtree Industrial Blvd	Completed	9/2/2016
16-002419	8/19/2016	R.O.W. Landscape Maintenance	Spalding Dr / River Exchange Dr	Completed	8/19/2016
16-002420	8/19/2016	Installed Signs	East Jones Bridge Rd	Completed	8/19/2016
16-002421	8/19/2016	Replace Sign In R.O.W.	Wynhall Dr / Wyntree Dr	Completed	8/19/2016
16-002422	8/19/2016	Sign Installation	Wynhall Dr / Langford Rd	Completed	8/19/2016
16-002423	8/19/2016	Sign Installation	3106 Spring Dr	Completed	8/19/2016
16-002424	8/22/2016	Remove Object In R.O.W.	5570 Spalding Dr	Completed	8/22/2016

<b>Order Number</b>	<b>Scheduled</b>	<b>Description</b>	<b>Address</b>	<b>Status Type</b>	<b>Completion</b>
16-002425	8/22/2016	Remove Trash In The R.O.W	S.R 141 / Parkway Lane	Completed	8/22/2016
16-002426	8/22/2016	R.O.W. Landscape Maintenance	Jay Bird Alley Rd	Completed	8/22/2016
16-002427	8/22/2016	R.O.W. Landscape Maintenance	S.R 141 / Technology Pkwy	Completed	8/22/2016
16-002428	8/23/2016	Remove Object In R.O.W.	Peachtree Industrial Blvd	Completed	8/23/2016
16-002429	8/24/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd	Completed	8/24/2016
16-002430	8/24/2016	Removed Debris In R.O.W.	Peachtree Industrial Blvd Southbound	Completed	8/24/2016
16-002431	8/26/2016	R.O.W. Landscape Maintenance	147 Technology Pkwy	Completed	8/26/2016
16-002432	8/25/2016	R.O.W. Landscape Maintenance	Corely Rd	Completed	8/25/2016
16-002433	8/25/2016	R.O.W. Landscape Maintenance	Corley Rd / Peachtree St	Completed	8/25/2016
16-002434	8/25/2016	R.O.W. Landscape Maintenance	Mechanicsville Rd	Completed	8/25/2016
16-002435	8/26/2016	Removed Kudzu In R.O.W.	3200 Peachtree Industrial Blvd	Completed	8/26/2016
16-002436	8/26/2016	Remove Debris In R.O.W	Peachtree Industrial Blvd	Completed	8/26/2016
16-002437	8/29/2016	Illegal Signs	Peachtree Industrial Blvd	Completed	8/29/2016
16-002438	8/29/2016	Remove Traffic Controlled Device	Peachtree Industrial Blvd	Completed	8/29/2016
16-002439	8/29/2016	Remove Signs In R.O.W.	S.R 141 / Engineering Dr	Completed	8/29/2016
16-002440	8/29/2016	Remove Illegal Signs In R.O.W.	S.R 141	Completed	8/29/2016
16-002441	8/30/2016	Remove Illegal Sign	Peachtree Industrial Blvd	Completed	8/30/2016

<b>Order Number</b>	<b>Scheduled</b>	<b>Description</b>	<b>Address</b>	<b>Status Type</b>	<b>Completion</b>
16-002442	8/30/2016	Remove Illegal Sign	Peachtree Industrial Blvd	Completed	8/30/2016
16-002442	8/30/2016	Remove Illegal Sign	Peachtree Industrial Blvd	Completed	8/30/2016
16-002443	8/31/2016	Remove Illegal Signs In R.O.W.	Crooked Creek / Holcomb Bridge Rd	Completed	8/31/2016
16-002444	8/31/2016	Remove Illegal Signs In R.O.W	Peachtree Corners Circle / Holcomb Bridge Rd	Completed	8/31/2016
16-002445	8/31/2016	Sign Installation In R.O.W.	Courtside Dr	Completed	8/31/2016
16-002446	8/31/2016	R.O.W Landscape Maintenance	Jones Mill Rd	Completed	8/31/2016
16-002447	9/1/2016	Remove Trash In R.O.W.	S.R 141	Completed	9/1/2016
16-002448	9/1/2016	Remove Trash In R.O.W.	S.R 141	Completed	9/1/2016
16-002449	9/1/2016	Remove Object In R.O.W.	Peachtree Industrial Blvd	Completed	9/1/2016
16-002450	9/1/2016	Remove Object In R.O.W.	Jones Mill Rd	Completed	9/1/2016
16-002451	9/1/2016	Furniture Assembly	147 Technology Pkwy	Completed	9/6/2016
16-002452	9/1/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd	Completed	9/1/2016
16-002453	9/6/2016	R.O.W. Landscape Maintenance	S.R 141	Completed	9/7/2016
16-002454	9/7/2016	Tree In R.O.W.	Spalding Dr	Completed	9/7/2016
16-002455	9/7/2016	Replace Sign In R.O.W	Grove Park / Lou Ivy	Completed	9/7/2016
16-002456	9/8/2016	Remove Illegal Sign In R.O.W	Peachtree Pkwy / Holcomb Bridge Rd	Completed	9/8/2016
16-002457	9/8/2016	Landscape Maintenance	147 Technology Pkwy	Completed	9/8/2016

<b>Order Number</b>	<b>Scheduled</b>	<b>Description</b>	<b>Address</b>	<b>Status Type</b>	<b>Completion</b>
16-002458	9/8/2016	Installed Rumble Strips	Meadow Rue Dr	Completed	9/8/2016
16-002459	9/8/2016	High Grass / Weeds	Peachtree Industrial Blvd	Completed	9/8/2016
16-002460	9/7/2016	Remove Trash In R.O.W.	S.R 141	Completed	9/7/2016
16-002461	9/9/2016	Replace Sign In R.O.W.	5259 Cottney Croft Way	In Progress	
16-002462	8/16/2016	Intersection Repair In R.O.W	4151 Allenhurst Dr	Pending	
16-002463	8/17/2016	Clogged Storm Drain	6010 Spalding Dr	Pending	
16-002464	8/18/2016	Repair Patch Work	4128 Allenhurst Dr	Pending	
16-002465	8/24/2016	Broken Curb In R.O.W.	4191 Neely Meadows	In Progress	
16-002466	8/30/2016	Remove Deceased Animal In R.O.W	4052 East Jones Bridge Rd	Completed	8/30/2016
16-002467	9/8/2016	Remove Object In R.O.W.	4110 Royal Pennon Ct	Pending	
16-002469	8/31/2016	Sewer Leaking In R.O.W.	3229 Peachtree Corners Circle	Pending	
16-002470	8/30/2016	Flooding In R.O.W.	3617 Parkside Ct	Pending	
16-002471	8/29/2016	Water Line Break In R.O.W.	5620 Clinchfield Trace	Pending	

**Work Orders Referred To Other Departments:**

<b>Date Created</b>	<b>Request Type</b>	<b>Address</b>	<b>Status Type</b>	<b>Referred To Other Departments</b>
8/12/2016	Hole near Storm Drain City Source #16-002356	4300 Hallbrooke Dr	In-Process	Department Water Service Request #16-007460
8/15/2016	Sewer Manhole Cap #16-002358	6201 Indian River Dr	In-Process	Department Water Service Request #16-007509
8/18/2016	Repair Patchwork #16-002464	4128 Allenhurst Dr	In-Process	Department Water Resources Service Request 16-006428
8/27/2016	Flooding in R.O.W #272623	3941 Kingsley Park Lane	Completed	Department Water Resource #16-008051
8/29/16	Water Line Break #16-002471	5620 Clinchfield Trace	In-Process	Department Water Resources
8/30/2016	Flooding in R.O.W	3617 Parkside Ct	In-Process	Department Water Resources #16-008125
8/31/2016	Sewer Leak #16-002469	3229 Peachtree Corners Circle	Complete	Department Water Resources #16-008162
9/8/2016	Cable Spool in R.O.W #275504	4110 Royal Pennon Ct	In-Process	AT &T
8/16/2016	Intersection repair #16-002462	4151-4179 Allenhurst Dr	In -Process	Gwinnett DOT #917097
8/17/2016	Clogged Storm Drain #260042	6010 Spalding Dr	In-Process	Sandy Springs Request ID#16-044603

**Customer Service  
Survey –  
Carl Vinson**



# City of Peachtree Corners Business License Customer Satisfaction Survey

Survey Research and Evaluation Unit

Carl Vinson Institute of Government

**A Report Prepared for the City of Peachtree Corners**

May 2, 2016

Authors:

John R. Barner  
Michelle Bailey  
Theresa Wright

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## **Introduction and Methodology**

In the spring of 2016, the City of Peachtree Corners partnered with the Carl Vinson Institute of Government at the University of Georgia to conduct a survey of people who applied for business licenses. The City of Peachtree Corners sought customer feedback on the type of licenses issued and the business license application process. This feedback would be specific and tailored to identify strengths of the licensing process and overall customer service as well as identify avenues to improve service delivery and/or add additional services through the City of Peachtree Corners.

From March 8<sup>th</sup>, 2016 through April 22<sup>nd</sup>, 2016, the Institute of Government administered the survey of business licensees. The City of Peachtree Corners provided a complete list of the 2,186 licensees to be surveyed. Institute of Government staff e-mailed survey links to 1,686 licensees and mailed survey invitations to 500 licensees that contained a link to the survey and an individually embedded identification (ID) code. The ID code allowed the licensees to return and complete the survey if they were unable to complete it the first time. It also kept individuals from completing the survey more than once. In addition to the online survey instrument, a paper copy of the instrument was included with the invitation letters. After the first survey invitation, a reminder postcard was mailed, followed by a second invitation letter, again including the link and paper survey. E-mail respondents were mailed regular reminders on the same days as the mail-only sample.

The survey instrument (see Appendix A) included eight questions about the services provided by the City of Peachtree Corners regarding the business licensing process and overall level of customer service provided by the City of Peachtree Corners staff. The survey questions measured overall satisfaction with services and satisfaction over with five selected areas of

service: promptness, courtesy, reasonableness of time for licensure, satisfactory service provision, and knowledge and professionalism of the City of Peachtree Corners staff. Additionally, open-ended questions solicited suggestions for improving services offered (see Appendix C). Level of satisfaction is measured with a rating scale ranging from strong agreement to strong disagreement, and overall service ratings of excellent to very poor quality of service.

## **Survey Response**

Of the 2,186 licensees invited to respond to the survey, 377 completed the survey. Taking into account ineligible recipients, partial completions with sufficient information, explicit and implicit refusals, and those surveys which were unable to be delivered to their intended recipients, the final total of licensees who had the opportunity to complete the survey was 1,914, rendering the final adjusted response rate 19.69%

## **Sampling Error**

As with all surveys, the City of Peachtree Corners Business License Customer Satisfaction Survey has a potential for sampling error due to the fact that not all licensees were interviewed. For all questions that were answered by 377 respondents, the sampling error is +/- 4.6%. For any questions that were answered by significantly fewer than 377 respondents and for subgroups of the population, the sampling error is larger.

## **Item Non-Response**

The total sample for this study is reported as  $N=377$ . However, this total may not be represented in every question given or variable displayed. The reason for a reported response total less than the sample within this report is item non-response. Some respondents who

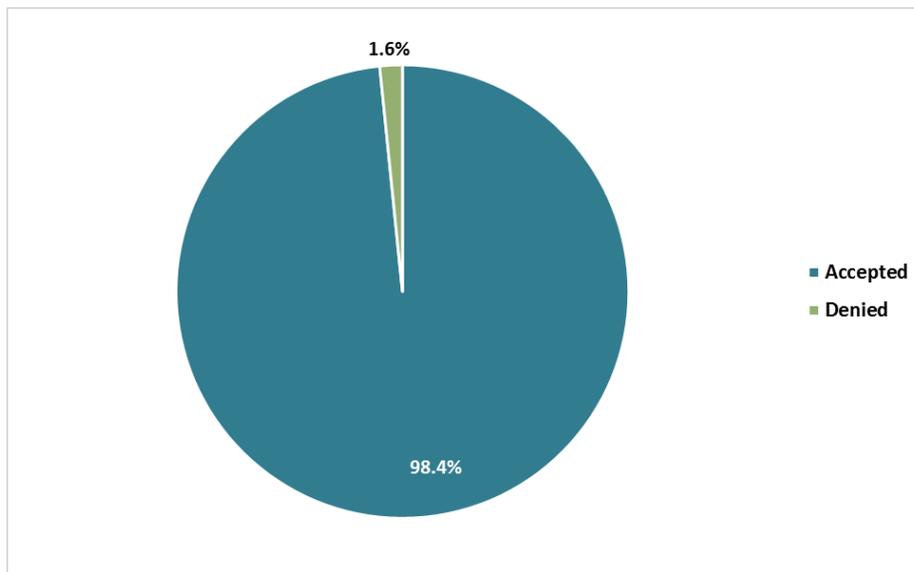
## 2015-2016 City of Peachtree Corners Business License Customer Satisfaction Survey

completed the survey may have chosen not to answer specific questions. In such cases, a total response less than the total sample is reported. Certain questions given allowed respondents to respond with multiple responses. Where respondents were able to answer with one or more responses, respondent counts will be given. When aggregated or categorical responses are available, percentages and counts will be reported.

## Respondent Profile

Respondents completing the survey were asked how many licenses they had applied for from the City of Peachtree Corners. On average, respondents had applied for approximately 2 licenses (overall mean of the sample = 1.73). The minimum number of licenses applied for was zero, and the maximum number of licenses was 33.

Respondents were further queried as to the number of licenses that were accepted or denied by the City of Peachtree Corners. As seen in Figure 1, approximately 98% of respondent licenses were accepted by the City of Peachtree Corners, with approximately 2% denied. Data on the frequency of licenses accepted can be found in Appendix B, Table 1.



*Figure 1: Number of Accepted and Denied Business Licenses*

Respondents completing the survey were asked a series of profiling questions to determine the types of licenses they regularly apply for with the City of Peachtree Corners, and the types of interaction they have most frequently with City of Peachtree Corners staff members. As Figure 2 displays, the largest number of respondents (363) identified as business occupational tax licensees, with approximately 16 respondents identifying as alcoholic beverage license

holders. Five respondents were liquor by the drink licensees, and three identified as licensed massage establishments. Other license holders identified included auto brokers, home health agencies and private security companies. Responses are given in Appendix B, Table 1.

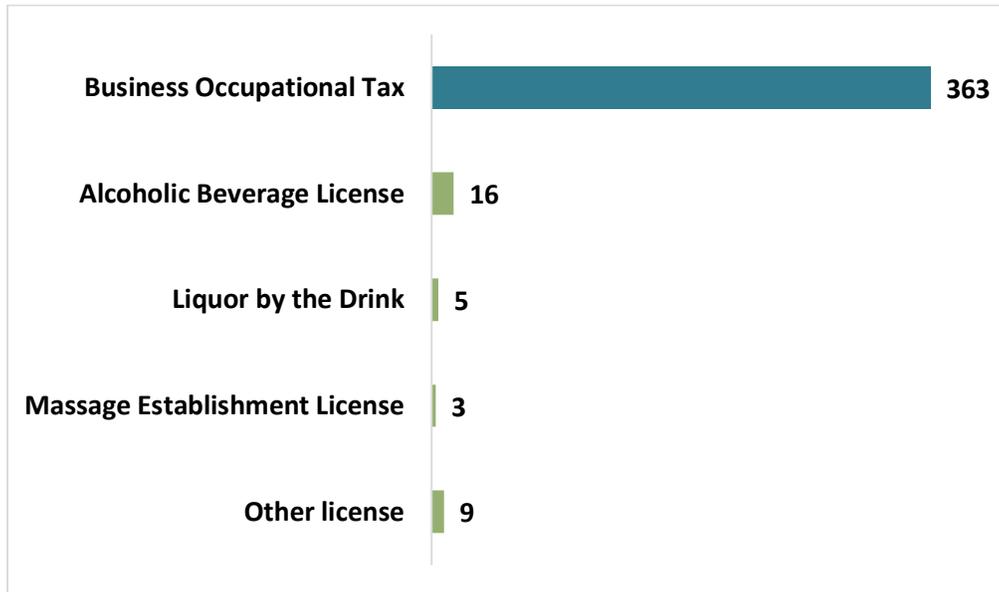


Figure 2: Type of License

Approximately 91% of respondents indicated that they had applied for a renewal of an existing business license. New licensees accounted for approximately 9% of the sample.

Additional response data can be found in Appendix B, Table 2 and Figure 3 below.

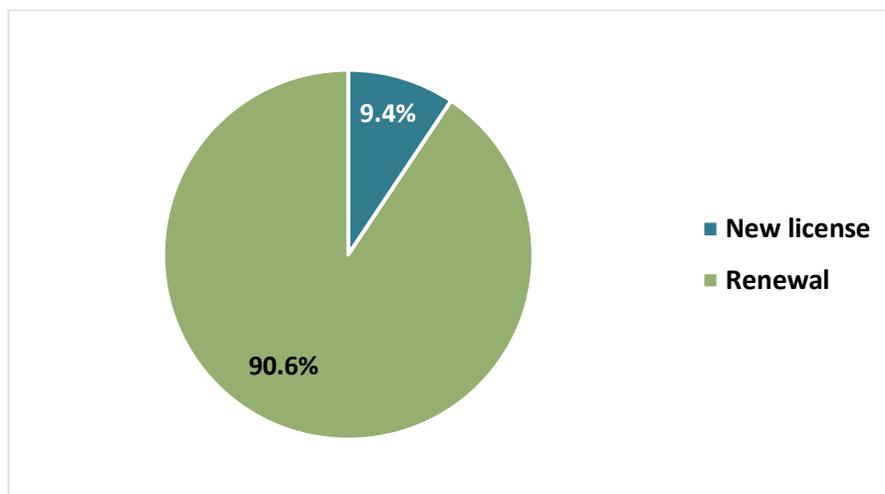


Figure 3: Type of Application

Respondents provided a description of their business operation. Figure 4 below displays that 219 respondents were Georgia-based corporations. Eighty-six respondents were sole proprietors, 39 respondents were foreign-based corporations, 39 were home-based businesses, 19 were partnerships, two were non-profit organizations, and seventeen identified as businesses other than those listed. Other businesses included California, Maryland, Pennsylvania, and Wisconsin-based corporations, limited liability corporations (LLCs), and franchisees.

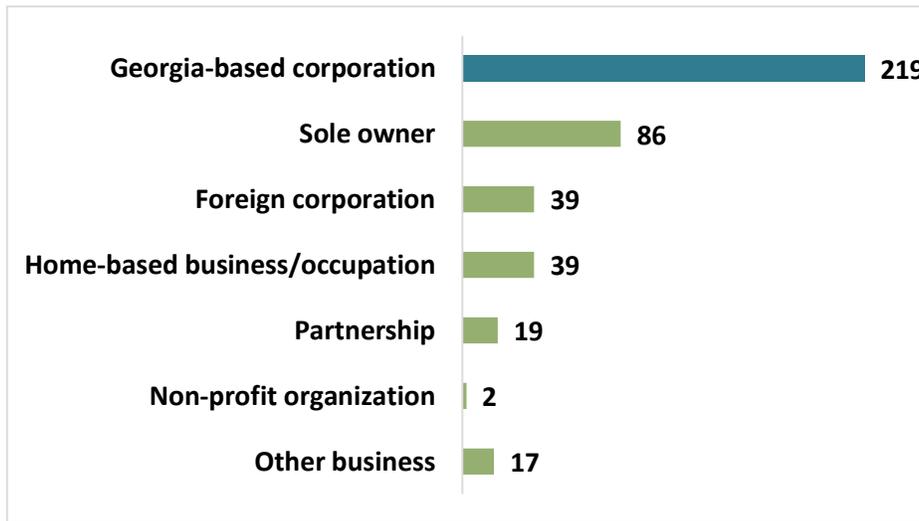


Figure 4: Description of Business

## Alcoholic Beverage Licenses

The largest number of alcoholic beverage licensees described their business as restaurants (see Figure 5). Licensees also described their business as a bar or lounge, a Sunday sales retailer, service station, hotel or motel, package store, food store or other business not listed. Other responses given included wholesalers and other retailers. Responses are given in Appendix B, Table 4.

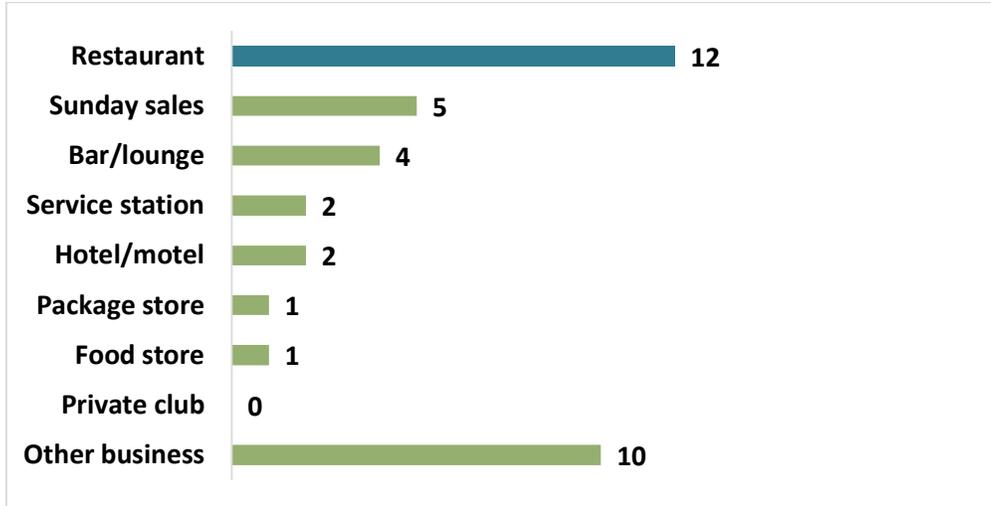


Figure 5: Alcoholic Beverage Licensee Description of Business

Alcoholic beverage licensees completing the survey were asked about the primary purpose for their alcoholic beverage license. As seen in Figure 6, the largest amount of respondents indicated that consumption on the premises was the primary purpose for holding the alcoholic beverage license. Wine and malt beverage sales, retail/package sales, and distilled spirit sales were also endorsed as primary reasons for maintaining an alcoholic beverage license.

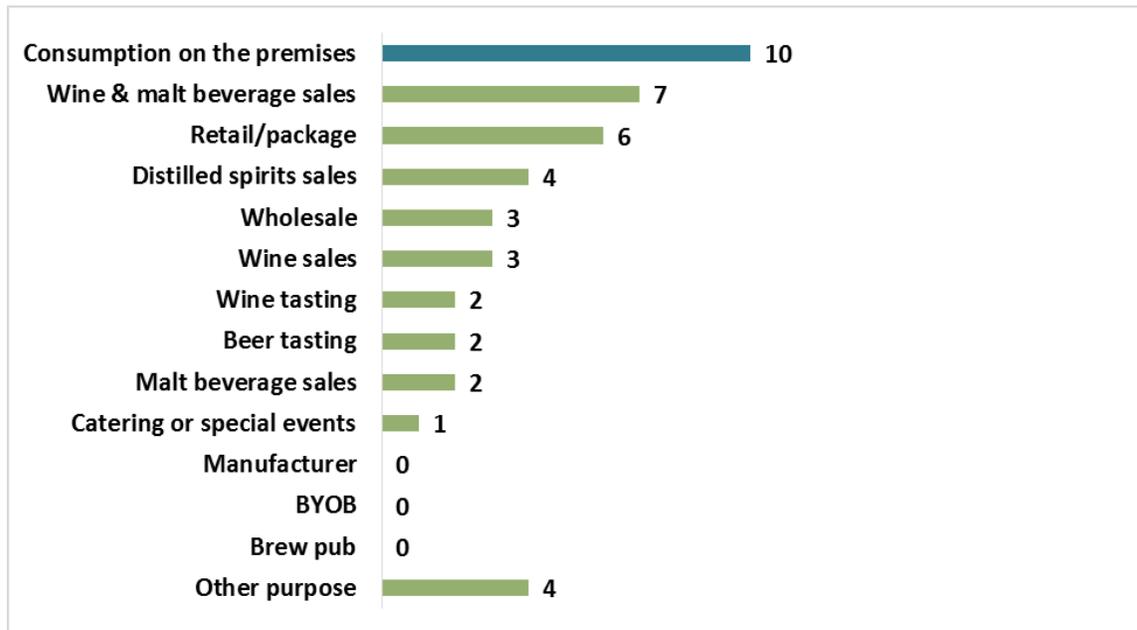


Figure 6: Purpose of Alcoholic Beverage License

## Perceptions of Staff Interactions

Respondents completing the survey were asked a series of questions to effectively gauge their satisfaction level with the services provided by the City of Peachtree Corners staff.

Respondents were asked to endorse their agreement with five selected areas of service: promptness, courtesy, reasonableness of time for application process, satisfactory service provision, and knowledge and professionalism of staff. Overall agreement ranged from approximately 94% to 97% across all five categories. Disagreement ranged from 3% to 6%.

As seen in Figure 7, approximately 45% of respondents strongly agreed that business licensing service was prompt, with an additional 42% agreeing, and 8% slightly agreeing. Approximately 1% slightly disagreed, with a similar amount disagreeing and approximately 2% strongly disagreeing. Figure 8 reports that approximately 52% strongly agreed that business licensing staff was courteous and friendly, with approximately 40% agreeing and 6% showing slight agreement. By contrast, approximately 1% slightly disagreed, with fractional disagreement and approximately 2% strong disagreement that service was courteous and friendly.

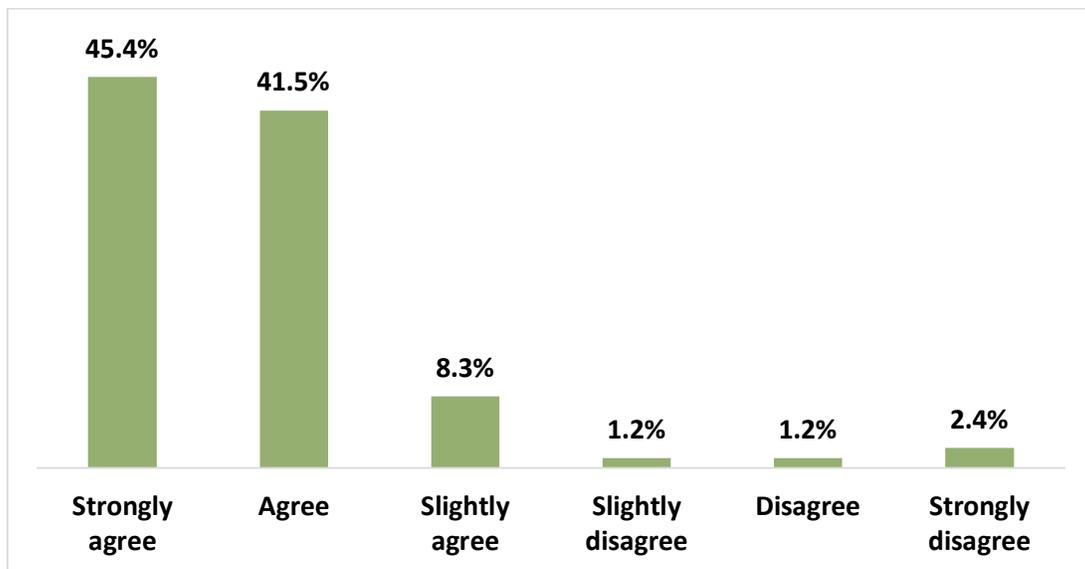


Figure 7: Promptness of Service

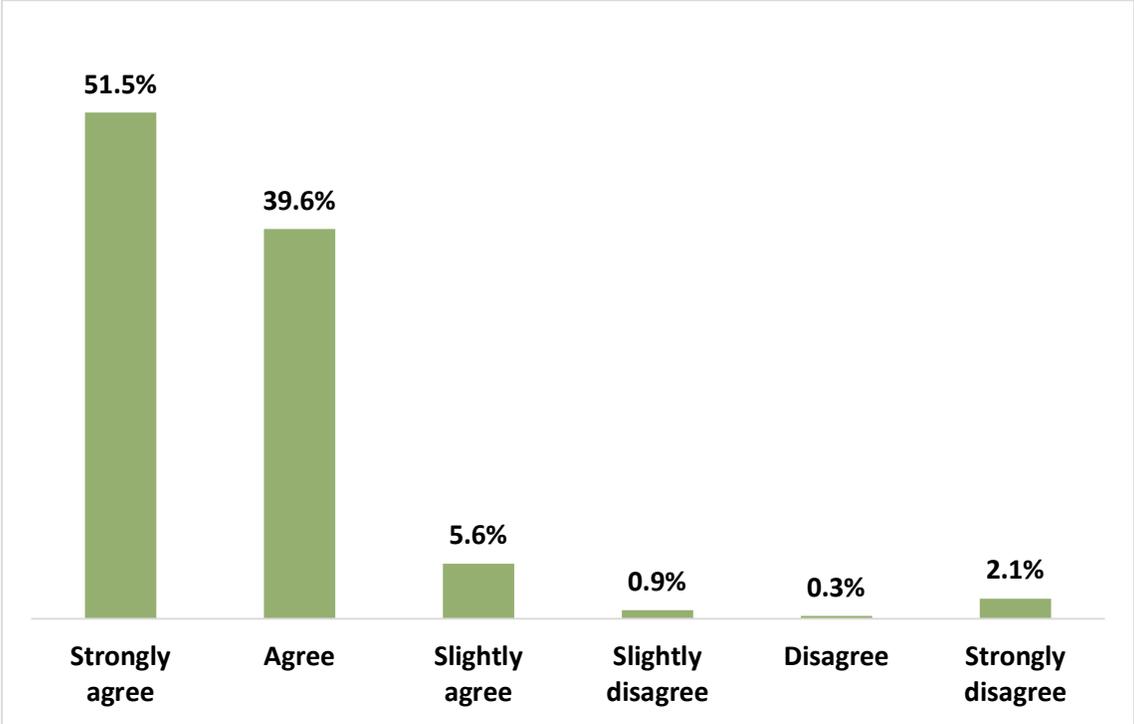
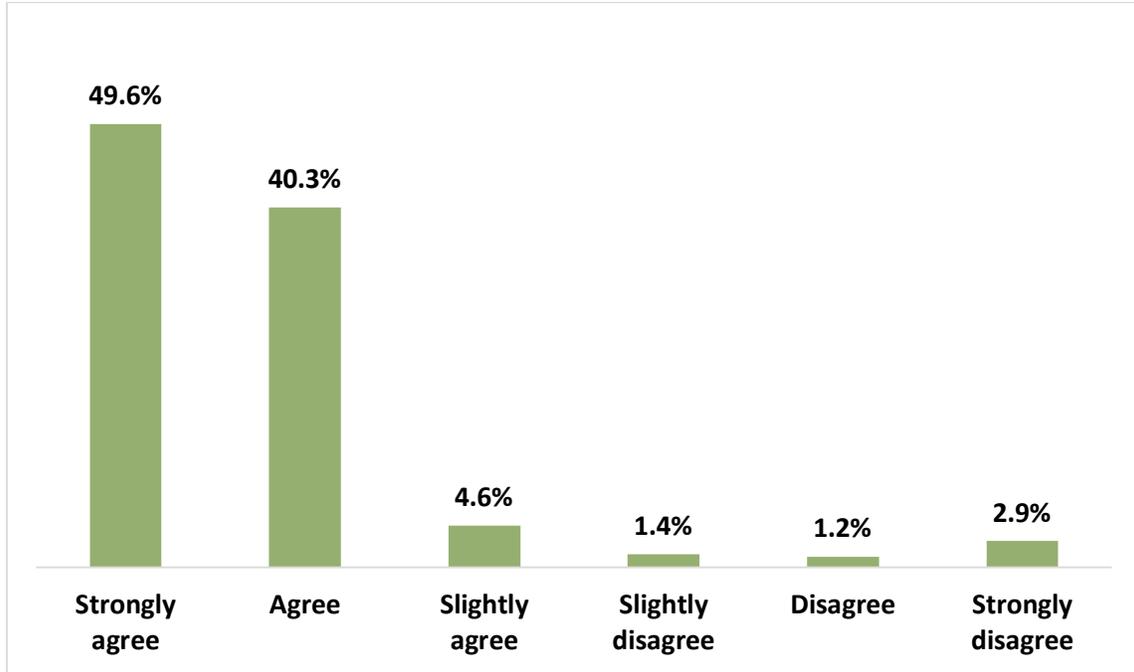


Figure 8: Courtesy and Friendliness

Regarding the reasonableness of the amount of time that the City of Peachtree Corners took to respond to requests for information or applications, approximately 50% of respondents strongly agreed that the response time was reasonable. As shown in Figure 9 below, over 40% agreed with approximately 5% slightly agreeing. Approximately 1% percent slightly disagreed, with 1% disagreeing and 3% strongly disagreeing.



*Figure 9: Requests and Applications Handled in Reasonable Amount of Time*

Regarding the perception of satisfactory service and response, as shown in Figure 10, approximately 49% of respondents strongly agreed that the service and/or response was satisfactory, over 41% agreed with approximately 4% slightly agreeing. Approximately 1% slightly disagreed, with 1% disagreeing and approximately 4% strongly disagreeing. Figure 11 presents respondent views on the knowledge and professionalism of the City of Peachtree Corners staff. Approximately 48% strongly agreed that the staff involved with issuing their business licenses were knowledgeable and professional, with approximately 41% agreeing and approximately 6% slightly agreeing, compared to 1% slight disagreement, 1% disagreement, and 3% strong disagreement among respondents. Data for all responses are presented in Appendix B, Table 5.

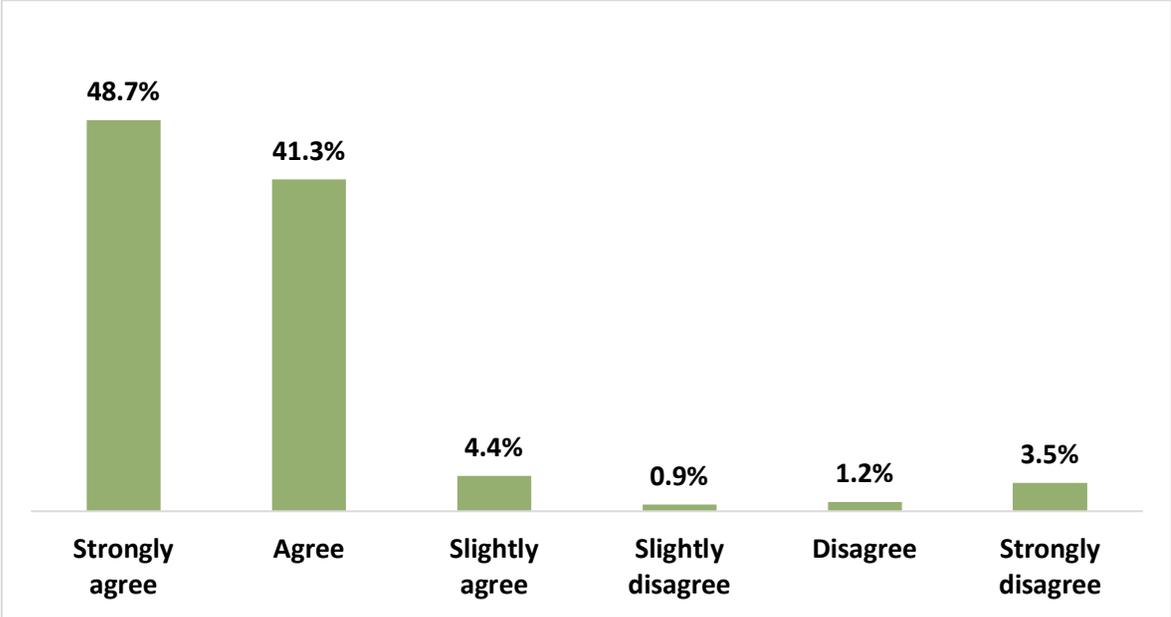


Figure 10: Satisfactory Service and/or Response

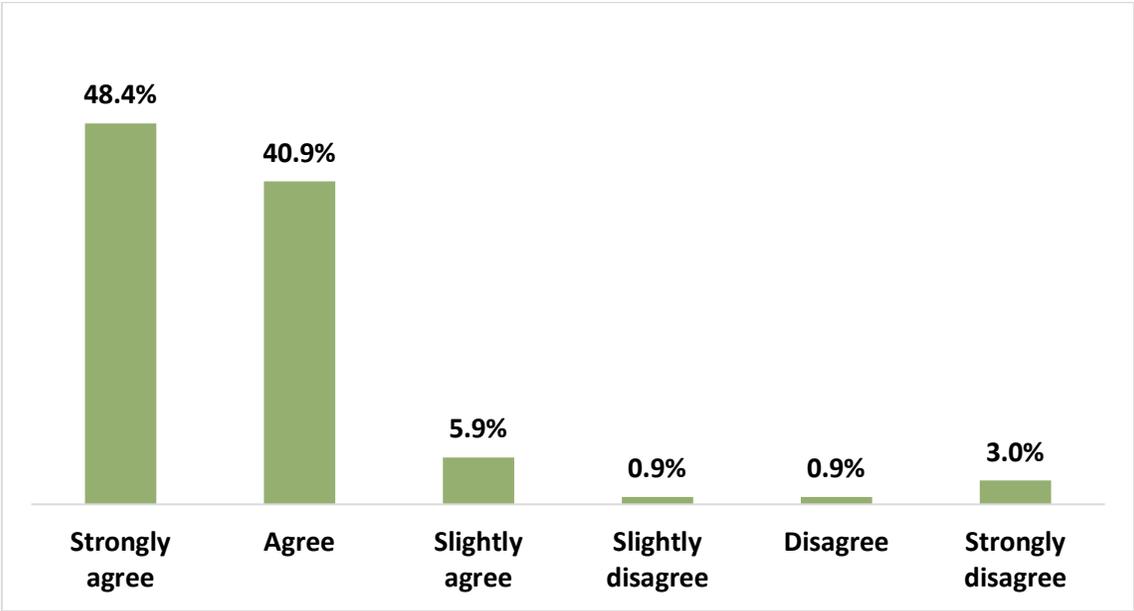
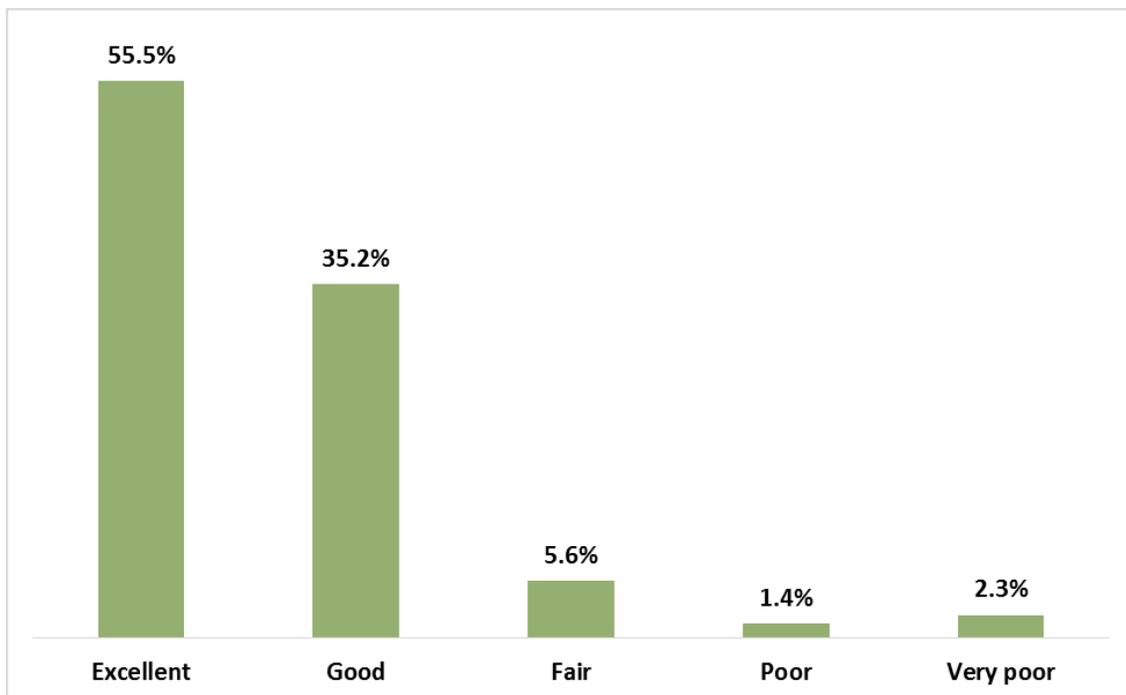


Figure 11: Knowledge and Professionalism of Staff

## Overall Customer Satisfaction

Respondents completing the survey were asked to provide an overall rating of satisfaction with the services provided by the City of Peachtree Corners Building Division. Respondents were asked to endorse their level of satisfaction as excellent, good, fair, poor or very poor. As seen in Figure 12, 56% of all respondents rated the services provided by the City of Peachtree Corners as excellent. Thirty-five percent of respondents rated the services as good, with 6% of respondents rating the services as fair. One percent of respondents rated the business licensing services provided by the City of Peachtree Corners as poor, with 2% rating the services as very poor. Data for all responses are presented in Appendix B, Table 7.



*Figure 12: Overall Customer Satisfaction*

Respondents completing the survey were asked two specific open-ended questions to determine their level of customer satisfaction with the services provided by the City of Peachtree Corners. The first open-ended question asked for specific elements of the business license

application process that went well for the respondent. Verbatim responses are contained in Appendix C. The second open-ended response question asked respondents if there were any suggested improvements to the business license application process or procedure. Verbatim responses are contained in Appendix C.

## Appendix A: Survey Instrument

### Online Survey



Which of the following licenses did you apply for from the City of Peachtree Corners? (Select all that apply)

- Business Occupational Tax (Business License)
- Alcoholic Beverage License
- Liquor by the Drink
- Massage Establishment License
- Other (please specify):

Was this a new license or a renewal of an existing license?

- New License
- Renewal

Next

*Problems? Questions? Please contact the survey administrator at [survey@uga.edu](mailto:survey@uga.edu).*



**Business License Customer Satisfaction Survey**

How would you describe your business for the purpose of obtaining a business license? (Select all that apply)

- Georgia-based Corporation
- Foreign Corporation
- Sole Owner
- Partnership
- Non-Profit Organization
- Home-based business/occupation
- Other (please specify):

Back

Next

*Problems? Questions? Please contact the survey administrator at [survey@uga.edu](mailto:survey@uga.edu).*



**Business License Customer Satisfaction Survey**

How would you describe your business for the purpose of obtaining an alcoholic beverage license?  
(Select all that apply)

- Restaurant
- Bar/Lounge
- Package Store
- Private Club
- Food Store
- Service Station
- Hotel/Motel
- Sunday Sales
- Other (please specify):

Back

Next

*Problems? Questions? Please contact the survey administrator at [survey@uga.edu](mailto:survey@uga.edu).*



**Business License Customer Satisfaction Survey**

How would you describe the purpose for obtaining the alcoholic beverage license? (Select all that apply)

- Retail/package
- Consumption on the premises
- Manufacturer
- Wine tasting
- Beer tasting
- BYOB
- Catering or special events
- Wholesale
- Wine & Malt Beverage Sales
- Malt Beverage Sales
- Wine Sales
- Distilled Spirits Sales
- Brew Pub (on premises)
- Other (please specify):

Back

Next

*Problems? Questions? Please contact the survey administrator at [survey@uga.edu](mailto:survey@uga.edu).*



**Business License Customer Satisfaction Survey**

Please indicate how much you agree or disagree with the following statements.

City of Peachtree Corners staff...

	Strongly agree	Agree	Slightly agree	Slightly disagree	Disagree	Strongly disagree
... answered questions and/or returned calls promptly.	<input type="radio"/>					
... gave satisfactory service/response.	<input type="radio"/>					
... handled my request and application in a reasonable amount of time.	<input type="radio"/>					
... was knowledgeable and professional.	<input type="radio"/>					
... was friendly and courteous.	<input type="radio"/>					

Back

Next

Problems? Questions? Please contact the survey administrator at [survey@uga.edu](mailto:survey@uga.edu).



**Business License Customer Satisfaction Survey**

How would you rate the overall service you received?

- Excellent
- Good
- Fair
- Poor
- Very poor

In total, how many licenses have you applied for from the City of Peachtree Corners?

Were any licenses applied for that were not granted?

- Yes
- No

Back

Next

*Problems? Questions? Please contact the survey administrator at [survey@uga.edu](mailto:survey@uga.edu).*



**Business License Customer Satisfaction Survey**

What specific elements of the City of Peachtree Corners license application process worked well for you?

How could we better meet your customer service expectations?

Back

Submit

*Problems? Questions? Please contact the survey administrator at [survey@uga.edu](mailto:survey@uga.edu).*



Thank you for taking the time to complete this survey.  
Your assistance in providing this information is very much appreciated.

*Problems? Questions? Please contact the survey administrator at [survey@uga.edu](mailto:survey@uga.edu).*

*Paper Survey*

City of Peachtree Corners Business License  
Customer Satisfaction Survey

PLEASE FOLLOW THESE INSTRUCTIONS...

- ♦ Use a blue or black ink pen to fill out this questionnaire. (DO NOT USE A PENCIL)
- ♦ Completely fill in the appropriate bubble like this ●
- ♦ If you make a mistake, mark through the incorrect bubble like this ✕ and fill in the correct bubble.



1. Which of the following licenses did you apply for from the City of Peachtree Corners? (Select all that apply)
- Business Occupational Tax (Business License)
  - Alcoholic Beverage License
  - Liquor by the Drink
  - Massage Establishment License
  - Other (please specify):  
\_\_\_\_\_

2. Was this a new license or a renewal of an existing license?
- New License
  - Renewal

Please answer questions 3-5 based on the license types you selected in question 1. **If you have not applied for a business license or alcoholic beverage license from the City of Peachtree Corners, please skip to question 6 on the back.**

3. If you applied for a business license from the City of Peachtree Corners, how would you describe your business? (Select all that apply)
- Georgia-based Corporation
  - Foreign Corporation
  - Sole Owner
  - Partnership
  - Non-Profit Organization
  - Home-based business/occupation
  - Other (please specify):  
\_\_\_\_\_

4. If you applied for an alcoholic beverage license from the City of Peachtree Corners, how would you describe your business? (Select all that apply)
- Restaurant
  - Bar/Lounge
  - Package Store
  - Private Club
  - Food Store
  - Service Station
  - Hotel/Motel
  - Sunday Sales
  - Other (please specify):  
\_\_\_\_\_

5. If you applied for an alcoholic beverage license from the City of Peachtree Corners, how would you describe the purpose for obtaining the license? (Select all that apply)
- Retail/package
  - Consumption on the premises
  - Manufacturer
  - Wine tasting
  - Beer tasting
  - BYOB
  - Catering or special events
  - Wholesale
  - Wine & Malt Beverage Sales
  - Malt Beverage Sales
  - Wine Sales
  - Distilled Spirits Sales
  - Brew Pub (on premises)
  - Other (please specify):  
\_\_\_\_\_

2636069125

Please continue survey on back →

2015-2016 City of Peachtree Corners Business License Customer Satisfaction Survey

PLEASE completely fill in the appropriate bubble, like this  . If you make a mistake, mark through the incorrect bubble like this  .

6. Please indicate how much you agree or disagree with the following statements.

City of Peachtree Corners staff...	Strongly Agree	Agree	Slightly Agree	Slightly disagree	Disagree	Strongly disagree
...answered questions and/or returned calls promptly.	<input type="radio"/>					
...was friendly and courteous.	<input type="radio"/>					
...handled my request and application in a reasonable amount of time.	<input type="radio"/>					
...gave satisfactory service/response.	<input type="radio"/>					
...was knowledgeable and professional.	<input type="radio"/>					

7. How would you rate the overall service you received?

- Excellent
- Good
- Fair
- Poor
- Very poor

8. In total, how many licenses have you applied for from the City of Peachtree Corners?

		# of licenses
--	--	---------------

9. Were any licenses applied for that were not granted?

- Yes
- No

10. What specific elements of the City of Peachtree Corners license application process worked well for you?

11. How could we better meet your customer service expectations?

*Thank you for taking the time to complete this survey.  
Your assistance in providing this information is very much appreciated.*

3338069125

## Appendix B: Data Tables

*Table 1: License Acceptance Rate*

	<b>N</b>	<b>%</b>
<b>Accepted</b>	367	98.4%
<b>Denied</b>	6	1.6%

*Table 2: Type of License*

	<b>N</b>
<b>Business Occupational Tax</b>	363
<b>Alcoholic Beverage License</b>	16
<b>Liquor by the Drink</b>	5
<b>Massage Establishment License</b>	3
<b>Other license</b>	9

*Table 3: License Status*

	<b>N</b>	<b>%</b>
<b>New license</b>	35	9.4%
<b>Renewal</b>	339	90.6%

*Table 4: Business Description*

	<b>N</b>
<b>Georgia-based corporation</b>	219
<b>Sole owner</b>	86
<b>Foreign corporation</b>	39
<b>Home-based business/occupation</b>	39
<b>Partnership</b>	19
<b>Non-profit organization</b>	2
<b>Other business</b>	17

*Table 5: Type of Business*

	<b>N</b>
<b>Restaurant</b>	12
<b>Sunday sales</b>	5
<b>Bar/lounge</b>	4
<b>Service station</b>	2
<b>Hotel/motel</b>	2
<b>Package store</b>	1
<b>Food store</b>	1
<b>Private club</b>	0
<b>Other business</b>	10

*Table 6: Purpose of Alcohol License*

	<b>N</b>
<b>Consumption on the premises</b>	10
<b>Wine &amp; malt beverage sales</b>	7
<b>Retail/package</b>	6
<b>Distilled spirits sales</b>	4
<b>Wholesale</b>	3
<b>Wine sales</b>	3
<b>Wine tasting</b>	2
<b>Beer tasting</b>	2
<b>Malt beverage sales</b>	2
<b>Catering or special events</b>	1
<b>Manufacturer</b>	0
<b>BYOB</b>	0
<b>Brew pub</b>	0
<b>Other purpose</b>	4

2015-2016 City of Peachtree Corners Business License Customer Satisfaction Survey

Table 7: Staff Perceptions

	Strongly agree		Agree		Slightly agree		Slightly disagree		Disagree		Strongly disagree	
	N	%	N	%	N	%	N	%	N	%	N	%
<b>Answered questions and/or returned calls promptly</b>	153	45.4%	140	41.5%	28	8.3%	4	1.2%	4	1.2%	8	2.4%
<b>Was friendly and courteous</b>	174	51.5%	134	39.6%	19	5.6%	3	0.9%	1	0.3%	7	2.1%
<b>Handled my request and application in a reasonable amount of time</b>	171	49.6%	139	40.3%	16	4.6%	5	1.4%	4	1.2%	10	2.9%
<b>Gave satisfactory service/response</b>	165	48.7%	140	41.3%	15	4.4%	3	0.9%	4	1.2%	12	3.5%
<b>Was knowledgeable and professional</b>	163	48.4%	138	40.9%	20	5.9%	3	0.9%	3	0.9%	10	3.0%

Table 8: Overall Customer Service Rating

	<b>N</b>	<b>%</b>
<b>Excellent</b>	197	55.5%
<b>Good</b>	125	35.2%
<b>Fair</b>	20	5.6%
<b>Poor</b>	5	1.4%
<b>Very poor</b>	8	2.3%

## Appendix C: Comments

*Comments are presented verbatim. Where multiple respondents have offered a similar comment, the number of respondents is provided in parenthesis. Each bullet designates the comments of separate survey participants.*

### **Question: What specific elements of the business license application process worked well for you?**

- 100% good
- After all the paper work was done, it was pretty quick to receive it in the mail. Everyone was very nice.
- All (7)
- All application paperwork was easy to understand and complete. The office enabled a stress free application process.
- all areas
- All of it
- All transactions were handled through the mail, so we had no direct interaction with PTC staff. Please take this into account when considering my response in #6 above.
- All, I would like to see these services online...
- Application was clear and easy to follow
- Applying and paying online. However, this time I had to mail a check.
- At least I could drive to city hall and take care of it.
- Being able to do everything without going to the city.
- Being able to do it all online.
- Being able to renew the license and pay online.
- Brandon walked me through the process. I work with city often and the team always takes good care of me.
- Close to home/office, quick service.
- Convenience
- Customer service was very responsive when I called them to ask them why my license was expired and the new one hadn't been received.
- Did it online
- Didn't understand about the moratorium on issuing the license, but it didn't really matter.
- Don't know
- Ease of application
- Easy - quick
- Easy access to city hall
- Easy Process. No Problems.

## 2015-2016 City of Peachtree Corners Business License Customer Satisfaction Survey

- Easy to apply
- Electronic
- Electronic communication. Personnel were helpful
- everything
- Everything was great.
- Everything was mailed in and completed in a timely fashion
- Everything was online - I had no person I needed to speak to.
- Everything went well
- everything worked out fine
- Excellent information received by telephone and then easy access to the City Hall.
- Excellent service and very friendly and courteous staff. Very helpful
- Faster and polite
- Flat practitioners fee
- For the past two years, 2014, 2015, I paid for the license BUT, I had to go to city hall to get it printed. I had hoped it would have been mailed to me. Now, 2016, I paid again, but have not received a license!! WHY?
- Form is easy to fill out and license obtained in just a few minutes.
- Forms are a little confusing
- Friendly and fast, I can't ask for much else.
- Friendly and knowledgeable staff.
- Friendliness
- Getting the license
- Going into the office and making payment was easy.
- good
- Great customer service!
- I appreciate that the renewal process is fairly simple. Some other GA cities require multiple forms to renew as if you've never had a license there before, so the fact that Peachtree Corners doesn't do that is nice. Ms. Dintan was helpful ever if I had questions on our original registration request.
- I completed the application form in our office and did not interact with any City employees. As a result I am not able to assess their skills.
- I did it online. Excellent!
- I did it through regular mail.
- I did not have any contact with personnel when renewing my license. It was done by mail. Your survey questions forced me to answer questions which did not apply to me. Need to allow for a "Not Applicable/didn't use" response.
- I did not have to contact the city staff with my renewal.
- I found all elements working for me

- I had no problems at all. Walked in, filed paperwork, out within 5 minutes.
- I have always received great customer service.
- I have only submitted a renewal via the mail and have not ever had any interaction with personnel. It has always been a very easy process this way.
- I moved my company from Macon to PC (where I have lived since 1992) and I had heard some horror stories --- but honestly - my experience was very positive. I am very grateful and appreciative of the PC Folks!
- I renewed by mail.
- I walked in and out. No waiting.
- I'm happy with the service now.
- In the past in person great
- It was a renewal this year and it was easy. Last year when I applied, everyone was wonderful. My experience overall is great.
- It was all ok.
- It was very easy
- IT WAS VERY QUICK.
- It's all been a real pain, honestly. My first license, I went in to your office. I paid at both windows to only be told after payment, I didn't need to pay at the second window and a refund would not be offered.
- Letter reminder for renewal
- Located very close to my store, so it was very convenient to go over when I needed to.
- Location (2)
- location (you're literally around the corner) dealt with several different people- everyone was friendly and helpful
- Love everyone at the office, Very nice and professional. Most importantly the process was easy and fast.
- Love the online application. makes it quick and easy
- Loved getting info in advance to fill out
- Move the Business from Norcross to Peachtree Corners, was like going from night to day. Took 2 days to get a Business License in Norcross and about 5 minutes in Peachtree Corner. Service was excellent.
- Much more convenient than having to travel to Lawrenceville for administrative support at county offices.
- N/A (5)
- No category for my line of business: behavior health (applied behavior analyst). There is a national certification, but not a state license, so my business license cannot fall under professional business license.
- No problems with the application process or renewal.

2015-2016 City of Peachtree Corners Business License Customer Satisfaction Survey

- No waiting line. Easy
- None (4)
- None, City personnel didn't have any understanding of the relationship of an existing lease, Certificate of Occupancy and the requested new license for a new company whose personnel would be using existing space. It was a nightmare trying to explain the concept to the City staff.
- None...form had wrong amount pre-printed on it. Wanted help understanding what I thought was mistake. No one returned calls. Fixed form...mailed it in.
- nothing
- Nothing specific
- Nothing worked "well." Obtaining a business license is just another governmental obstacle I have to overcome before getting permission to go to work.
- Nothing wrong with the present application. I am not familiar with alcohol application
- Nothing, I think you forgot to include basic instructions for the form.
- Okay
- online
- Online payment
- on line renewal and payment
- Online ability to make payment
- Online app and pay
- Online application
- Online help
- Online process makes it simple
- Online renewal (4)
- Online renewal feature is very time saving.
- Online services
- Only renewed a license vial mail; no phone contact
- Paper process. Form was not pre-populated with information that was known from prior year. However, the form was essentially the same in 2015 as 2014 making it relatively easy to transpose the data year to year.
- Payment by mail.
- People.
- Personable and friendly service at the licensing office
- Personal and direct communication
- Please let your staff know they were wonderful. Thank you and have a nice day.
- Preprinted form to fill out and mail.
- Process went smoothly
- Process works fine and the turnaround for acceptance is quick.

- prompt
- Prompt and immediate replacement of the license application which I had misplaced, is an important element in my positive responses.
- Question #6 was difficult to answer as I did not talk with the City of Peachtree Corners staff
- Quick and professional!
- Receiving the reminder and the complete process of submitting the application is very user friendly and everything is on time.
- Receiving the renewal in a timely manner so we have plenty of time to process before the due date
- Renewal process was expedient.
- Renewal... I didn't send payment, my form was returned and I returned it with a check. Smooth.
- Renewals were easy to complete and turnaround time was very quick. Nice job!
- Renewed by mail, so most previous questions do not apply. Quick, easy
- Since we are a non-profit, we requested our renewal and it was processed right away
- Speed
- Technology Parkway
- That were available to answer questions.
- Thawg
- The 1 on 1 service
- The 1st yr. that PT Corners incorporated the process was OK, but cumbersome because we had to go in person to begin the process and there was a confusion and it was time-consuming. Now that the process is operate on all aid and smooth and all by mail, it's very easy. I was delayed in mailing in this survey because I had not yet received my 2016 business license when you sent 1st survey.
- The ability to receive my renewal via email so I can start on the renewal process internally.
- The application completion piece was great however the system was unable to accept payments online so that was an unexpected delay and we had to mail in check and print the completed application from website since it would be save.
- The application process was standard to the industry. I sent the completed application and payment on 3.10.16. Today is 3.31.16 and I have not received the license.
- The auto broker license permit zoning
- The clerk's attitude; friendly, courteous, knowledgeable and professional. Efficiency with good customer service.
- The entire process was handled very well.

- The first time I applied in the office. The last 2 times I applied by mail. Easy and received in a short time.
- The form they provide is excellent. I was previously located in DeKalb County and I now realize I was over-reporting my revenues the entire time. The Peachtree Corners reporting form is clear and informative and eliminates such errors for out of state sales, etc.
- The information by telephone.
- The nice lady walked me through the form and advised me. She was a great help and made the process painless
- the overall process which allows a speeding return of your license
- The process is clearly defined and very simple to follow. My questions were answered completely and the friendly staff eliminates stress.
- The process is fast and efficient.
- The process like many is about forms and automation, not about people. I would stress the importance of use of technology, since we are a technology company, but at no point should you forget reaching out to people. The real question, what is the value of a City of Peachtree Corners Business License, outside of a tax.
- The process of renewal online is simple but the system has some glitches. It miscalculates the tax due sometimes.
- The process was smooth. The employees directed us where to go and it worked.
- The quick response when we had additional questions.
- The small staff was courteous, explained every step of the process clearly, and spent the necessary time to ensure I understood exactly what I needed to do to secure a license.
- The staff was very knowledgeable in what I needed to fill out to make it happen.
- This is a business license renewed by mail. No contact with staff occurred
- This was a renewal, so it was fairly straightforward.
- This was a renewal. No problems applying for initial application when Peachtree Corners replaced City of Norcross due to the address
- User friendly, and prompt response
- Very easy process
- Very easy to fill out and send in
- Very friendly staff and very helpful
- Very knowledgeable with all of my questions.
- We did not have any interaction with the representatives from Peachtree Corners. We really cannot answer the questions fairly as all we did was mail the renewal.
- We renewed our business license using the online capabilities. So I never came in contact with any of the staff. The online portal is great for me as I obtain renewal licenses for 20 offices through different cities in the Atlanta metro and surrounding areas and anytime I

complete a process faster and online makes it way more efficient. The only problem I encountered was the fact that the website didn't accept credit card payments. It kept giving logon error. But it went through fine when I used banking account information.

- We were promptly refunded when we overpaid.
- Web based application and payment speed the process tremendously.
- Yes
- Yes, more clear

**Question: How could we better meet your customer service expectations?**

- ? (2)
- A confirmation email stating receipt of paperwork, and then an email stating processing, and finally a confirmation that license was issued would be great! Or maybe a company login to see the process ongoing.
- A great deal more training for the City staff who is involved with this process is needed.
- Accept credit cards online with no additional fee
- Add online payment for fees.
- All my expectations were met.
- All needs were met, no problem!
- Already good
- Am satisfied with the level of customer service.
- At this time we are happy.
- Being able to apply and receive licenses on line.
- By giving a better customer's satisfaction and reaching out to what is expected of me by my customers
- Come to Sun Dragon Yoga and do some yoga!
- Could not do any better!
- Customer service was fine.
- Customer Service was very good.
- Didn't deal with anyone, so hard to rate customer service.
- Doing well already.
- don't know, did a great job the way it is
- Efforts to renew my license online failed and I had to go to the office to complete the renewal.
- Everything fine with this process. By the way - The Bridge to nowhere is a total waste of tax money!!
- Everything is just fine!!
- Everything was fine.
- Everything was straight forward to understand and complete.

- Extended hours
- Faster response to queries and info requests
- Fill out and submit renewal form online
- For some reason, my application last year caused my license to appear in arrears to some in the City, as I was contacted two different times by an official indicating that I was not current
- Get the web process working.
- Have a downloadable and printable renewable tax year form online. I made a mistake on the one that was mailed out, but couldn't find one to print out.
- Have a FAQ section on the website
- Have an "express" form for simple renewals with minimum fee.
- Have better explanation of the business form to figure out the money owed from year to year
- Have the person processing in-person completed applications do their job. I was the only one there, but was told that she was told not to process any applications and I should use the on-line process. The on-line process wasn't working. Wound up mailing the application and still haven't gotten a response.
- Have your employees know which license and applications are needed and to assist.
- I am a small business owner with a one man operation formed as an LLC. I'm supposed to include information from my 1040. That's a problem as I don't get my information until after the March deadline. Shift the license deadline to April 31, please.
- I can't think of anything
- I did not find a bad customer service
- I didn't have any problems
- I don't quite understand this survey, since for me the process involved only getting a form, filling it out, and returning it with a check. No humans involved at all, so questions about the Peachtree Corners staff have no meaning.
- I have an online home business which drop ships all its products, meaning no customers come to the residence and no product is delivered to the residence. Since this business requires a Federal license, the Fed will not issue due to PTC Home business rules regarding running a retail business out of a residence. This rule needs to be changed, to allow a business such as mine to operate out of a residence. A business of this type has absolutely no impact on the neighborhood and I can see no negatives what so ever on PTC.
- I have asked the city for 2+ years to stop tractor trailer parking on Jones Mill Ct. as well as fix the pot hole at the end of our street. Also, keep Peachtree Corners Circle clean. No response on the first. Also, limited response on the last. You want me to give you 100% of what you want, but you only want to take responsibility for 15% of your duties to us.

2015-2016 City of Peachtree Corners Business License Customer Satisfaction Survey

- I tried to apply online, but the numbers were not correct online, so I used the paper version. I left 2 messages on the office phone, but never received a call back. I enclosed a note with the paperwork and got a fine response by email after that.
- If process could be done on-line
- If we could pay our license online via ACH or electronic check, that would be great. This is a not a problem as we can write a check. It is really just a "wish list" kind of thing.
- Institute on line process. It is easy and faster. It avoids administrative delays
- It's fine
- Just continue with the excellent people that you have at the counter.
- Keep doing what they doing
- keep up the good work
- Let them keep doing the good work they are doing.
- Make names of staff available on the website so that you know who you are dealing with
- Make the application process electronic, not just with the pdf form, but where you can fill it out and submit it through the website.
- Make the location of certain documents known on the application. Maybe give specific names.
- make your forms simpler
- More clearly define and coordinate better with county personnel to assist clients through the bureaucratic paperwork red tape. The enormous move of our business was delayed due to this problem.
- More personable
- My experience was good. No changes needed.
- N/A (11)
- Need in state and out of state sales clarified on reporting.
- Need more staff; waiting are with sitting chairs; no facility for restroom or water fountain out front
- Need to work on their online communications. Could not make payment for 2016 online. Could not get a knowledgeable response to why the online payment was not working.
- No changes
- No comments
- No contact with customer service, the license application is very intuitive and handled it myself.
- no problem
- No problems. More problems with our own staff response to our requests for info.
- No suggestions
- None (5)
- Not I can think of at this moment!

2015-2016 City of Peachtree Corners Business License Customer Satisfaction Survey

- Not require all the forms unless some part of the information has changed.
- Not sure. Perhaps online application process. For people living in condo communities, it was difficult for the clerk to find me on the trash/water billing system, since this goes through my HOA.
- Nothing (3)
- Nothing comes to mind right now.
- Nothing I can think of.
- Nothing more
- Nothing needs to change for me.
- Nothing so far.
- Nothing specific
- Offer an on-line option with pre-populated form with last year's tax payer information included.
- Online renewal
- perfect
- Please review the above statement in #10.
- Please stop sending me requests to fill out surveys. The City of Peachtree Corners is a far cry from the "limited, bare bones" government it was touted to be, if approved.
- Please train the employee for knowledge to prove their professional service.
- price
- Provide summary of business licenses breakdown with renewal paperwork next year
- Receiving the renewed licenses in a timely manner.
- Return phone calls. Don't print wrong amounts on form.
- Send me my license!!!
- Send some basic instructions or at least a description of the information you are looking for.
- So far it's been good.
- So far so good. If not broken, why fix it
- So far, my experience has been good. No changes needed.
- Stay open later than 5:00 PM.
- Stop asking for proof of driver's license for renewal
- Thank you!
- The City of Peachtree Corners so far has been responsive in a positive way to the needs and wishes of its citizens.
- The email link to scan and email my renewal application did not work. After several failed attempts, I finally had to send it by mail.
- The form for the business license renewal has a known error. I spent a lot of time trying to figure-out why the numbers did not make sense and finally called in to your office for

help. Very nice gal on her second day on the job, said that her predecessor had mentioned the error to her and told me how to work around it. You all should have preemptively communicated to renewing businesses about the error on the form. Even if other organizations do not notice the error and waste time as I did trying to figure-out the numbers, their calculation of the taxes due will be wrong!

- The forms are not the most user friendly, especially when it comes to questions about estimated revenues, etc.
- The process was very simple.
- The system was down due to some litigation the first time I went in, so had to go back a second time. Also, the back sheet which figures the amount of your fee is too complicated.
- There is some confusing wording around ownership that is different than last year. Last year it asked if the manager was foreign, this year it asked if the owner was foreign
- There needs to be directions on how to complete forms.
- They are doing a great job
- They did great.
- They need to be quicker and faster in correspondence and communication. It takes a very long time to receive correspondence or related letters.
- They should keep on file forms and documents that show my US citizenship and not make me submit those forms again.
- They were great. I was impressed with how kind they were. Ruby was awesome.
- Train your staff!!! They have no clue in answering the most basic questions about license and renewals
- Train your staff better
- Training issue: train to be customer service oriented and understand the service that they are trying to provide.
- Try cashing a check in a timely fashion. It's been 3 weeks and still no deposit. The lady said there is a stack of checks we need to get to!!!
- Use the computers you have and do not send surveys to respondents that replied online. Save our tax dollars.
- Very good (2)
- We are lighting fixtures sales company. We would like to know this area home builders list or home building contractors list. Thank you
- We I pay for my license I would like to receive my new license.
- We never received our copy of the license in the mail.
- We think/wish that Online Payment system should be available all the time.
- We were unable to submit our payment online. That would have made the process better.

- When application is received and there are errors on the form you need to let the company know immediately. As I sent in ours on February 11, 2016 and had to call about it after it was expired (3/31/16) and then to find out there were errors on the form. Once I called them and talked to them the only way to resolve it was to pay by credit card and now I have to call back to find out how to have my check returned to me.
- When we had an address change, it was challenging to get answers as to what we had to do for a new license with our new address. It was taken care of in the end.
- Worked fine
- Would like to have online option for renewal application and payment
- You already did
- You are doing a fantastic job. There should be more opportunity for registered company to get together at least once a month in evening to meet and greet. Maybe once in morning and once in evening.
- You are doing good
- You can't
- You can't; I had no problems
- You could have an online renewal process.
- You meet all service expectations. Thank you.
- Your staff didn't have a clue when I asked them what needed to be done to obtain a business license and how much it cost. After 30 minutes of waiting around in the lobby, they finally found someone who knew a little. So there was very little "cross pollination" among the staff... they just knew their own specialized job and nothing else, no general knowledge base. And now the form that needs to be filled out for a renewal is very time-consuming and almost requires an accountant. Definitely a pain.



# City of Peachtree Corners Building Permit Customer Satisfaction Survey

Survey Research and Evaluation Unit

Carl Vinson Institute of Government

**A Report Prepared for the City of Peachtree Corners Building Division**

January 28, 2016

Authors:

John R. Barner  
Michelle Bailey  
Theresa Wright

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## **Introduction and Methodology**

In fall of 2015, the City of Peachtree Corners Building Division partnered with the Carl Vinson Institute of Government at the University of Georgia to conduct a survey of people who applied for building permits within six-to-eight months of the survey. The Building Division sought customer feedback on the permit application and inspection process. This feedback would be specific and tailored to identify strengths of the permit process and overall customer service as well as identify avenues to improve service delivery and/or add additional services through the Building Division.

From November 16, 2015 through January 11, 2016, the Institute of Government administered the survey of permit applicants. The City of Peachtree Corners provided a complete list of the 638 recent permit applicants to be surveyed. Institute of Government staff mailed survey invitations that contained a link to the survey and an individually embedded identification (ID) code. The ID code allowed the permit applicants to return and complete the survey if they were unable to complete it the first time. It also kept individuals from completing the survey more than once. In addition to the online survey instrument, a paper copy of the instrument was included with the invitation letters.

After the first survey invitation, a reminder postcard was mailed, followed by a second invitation letter, again including the link and paper survey. The survey instrument (see Appendix A) included nine questions about the services provided by the City of Peachtree Corners Building Division regarding the permit application process, building inspection process, and overall level of customer service provided by the Building Division staff.

For both permit application and building inspection, the questions measured overall satisfaction with services and satisfaction over the past 6-12 months with five selected areas of

service: promptness, courtesy, reasonableness of time for application/inspection, satisfactory service provision, and knowledge and professionalism of Building Division staff. Additionally, open-ended questions solicited suggestions for improving services offered (see Appendix C). Level of satisfaction is measured with a rating scale ranging from strong agreement to strong disagreement, and overall service ratings of excellent to very poor quality of service.

## **Survey Response**

Of the 638 recent permit applicants invited to respond to the survey, 102 completed the survey. Taking into account ineligible recipients, partial completions with sufficient information, explicit and implicit refusals, and those surveys which were unable to be delivered to their intended recipients, the final total of permit applicants who had the opportunity to complete the survey was 552, rendering the final adjusted response rate 18.47%

## **Sampling Error**

As with all surveys, the City of Peachtree Corners Building Permit Customer Satisfaction Survey has a potential for sampling error due to the fact that not all permit applicants counties were interviewed. For all questions that were answered by 102 respondents, the sampling error is +/- 9.7%. For any questions that were answered by significantly fewer than 102 respondents and for subgroups of the population, the sampling error is larger.

## **Item Non-Response**

The total sample for this study is reported as  $N=102$ . However, this total may not be represented in every question given or variable displayed. The reason for a reported response total less than the sample within this report is item non-response. Some respondents who completed the survey may have chosen not to answer specific questions. In such cases, a total response less than the total sample is reported.

## Respondent Profile

Respondents completing the survey were asked a series of profiling questions to determine their job or professional title, the types of permits they regularly apply for with the Building Division, and the types of interaction they have most frequently with Building Division staff members. As Figure 1 displays, a% of respondents identified themselves as contractors or builders, with approximately 18% of respondents identifying as homeowners or residents. Approximately 6% of respondents identified as owners or prospective owners of property and 4% as developers. Responses are given in Appendix B, Table 1. Approximately 15% identified as a category not specified in the responses stated above. These included business owners, engineers, leasees and plumbers. Other responses are given in Appendix B, Table 2.

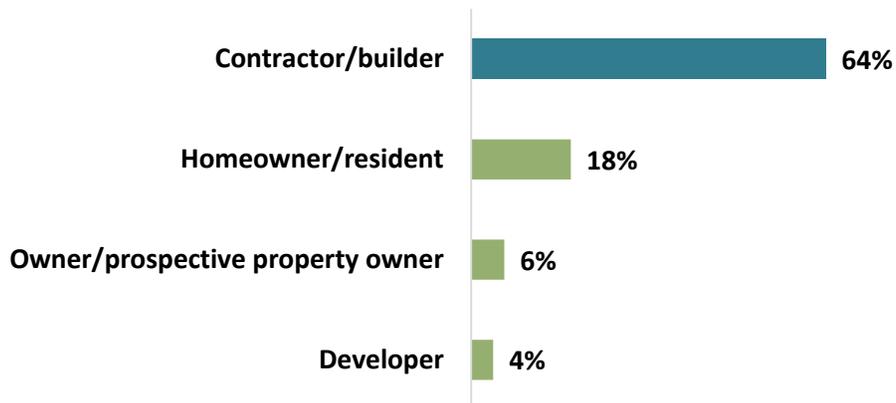


Figure 1: Respondent Profession

Approximately 28% of respondents indicated that they had applied for an interior remodeling permit within the last six months. Permits for residential additions (approximately 19%), certificates of occupancy (approximately 16%), commercial additions (approximately 12%) and interior finishes (approximately 11%) were also frequently applied for by survey respondents. Additional response data can be found in Appendix B, Table 3 and Figure 2 below.

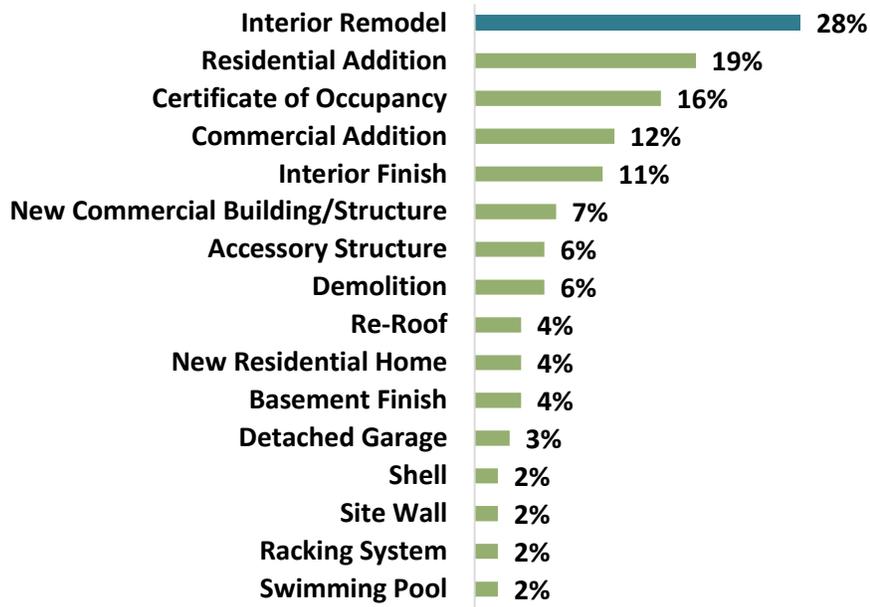


Figure 2: Permit Applications in Past Six Months.

Respondents were also queried as to the number of projects requiring permit applications brought to the Building Division in the last six months. Figure 3 below displays that, for approximately 83% of respondents, one to five permits were required for their building project. Eight percent of respondents required six to ten permits and 9% required more than 15 permits for their building project.

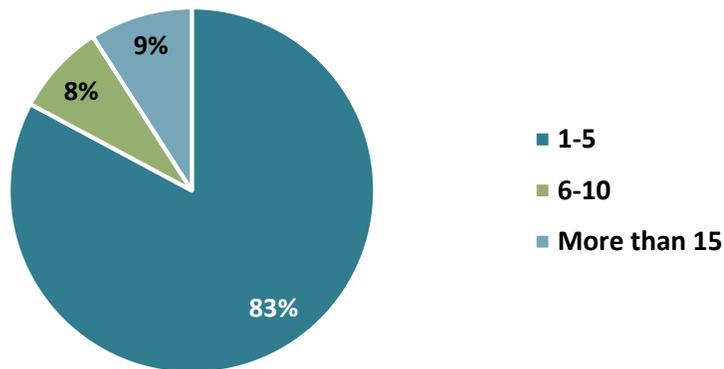
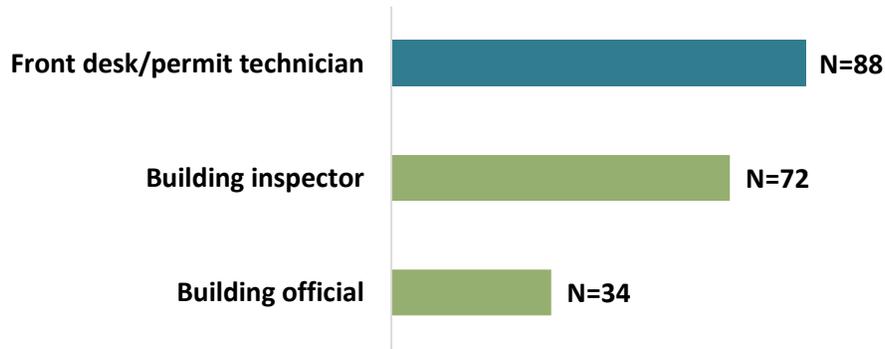


Figure 3: Projects Requiring Permits Brought to Building Division in Last Six Months

Respondents were queried as to their interactions with the staff of the Building Division. Of those surveyed, Figure 4 below displays that 88 respondents (over 87%) noted that their interactions were mainly with the front desk personnel or permit technicians. Seventy-two respondents (approximately 71%) indicated that they interacted with a building inspector and 34 respondents (approximately 34%) indicated they interacted with a building official, with two respondents (2%) indicating that they were unsure of the title of the Building Division staff with whom they interacted. Responses are given in Appendix B, Table 4.



*Figure 4: Interactions with Building Division Staff*

## Building Division Staff

Respondents completing the survey were asked a series of questions to effectively gauge their satisfaction level with the services provided by the City of Peachtree Corners Building Division staff. Respondents were asked to endorse their agreement with five selected areas of service: promptness, courtesy, reasonableness of time for application/inspection, satisfactory service provision, and knowledge and professionalism of Building Division staff. As seen in Figure 5, overall agreement ranged from approximately 93% to 97% across all five categories. Disagreement ranged from 2% to 7%.

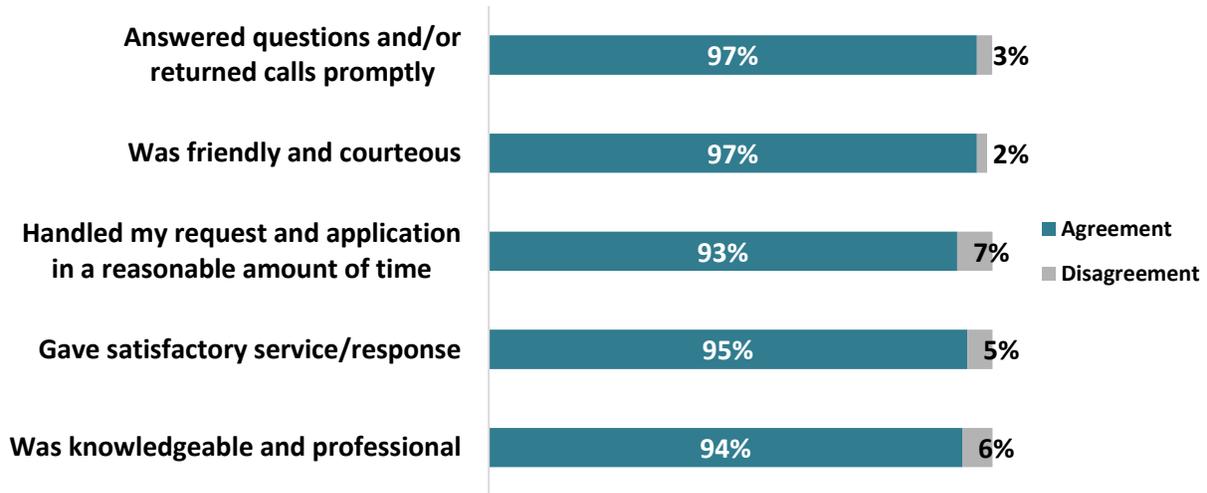


Figure 5: Perceptions of Building Division Staff

Each of the five selected areas was analyzed individually. Regarding promptness in returning calls or answering questions, Figure 6 below illustrates a strong trend of agreement, with approximately 53% strongly agreeing and approximately 38% agreeing that the Building Division staff were prompt in their service delivery compared with 1% across all three categories of disagreement. Regarding staff courtesy and friendliness within the Building Division, a similar trend of agreement was noted in survey respondents. Figure 7 illustrates a strong trend of agreement, with over 59% strongly agreeing and approximately 32% agreeing that Building

2015-2016 City of Peachtree Corners Building Permit Customer Satisfaction Survey

Division staff were friendly and courteous in their service delivery compared to no responses showing slight disagreement and 1% expressing disagreement and strong disagreement, respectively.

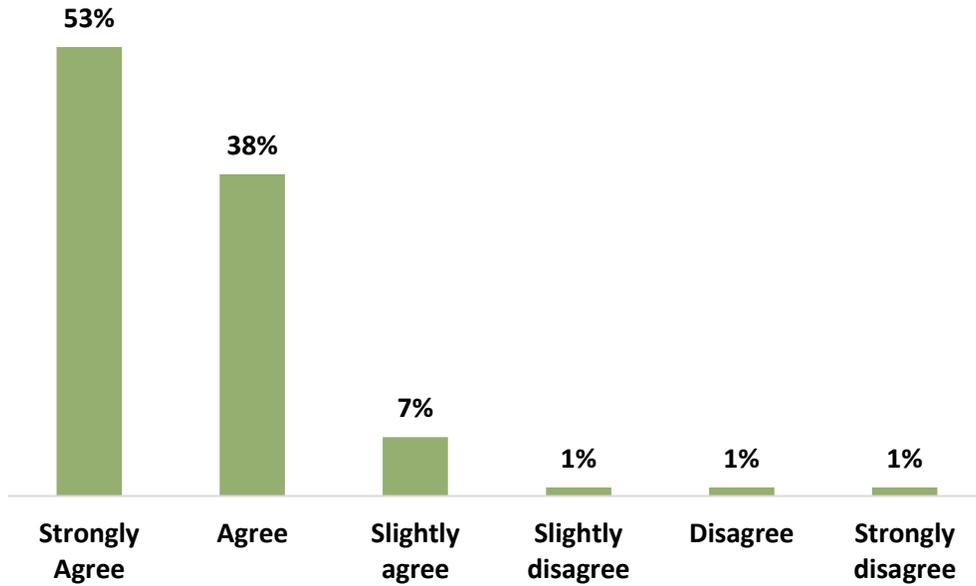


Figure 6: Promptness of Service

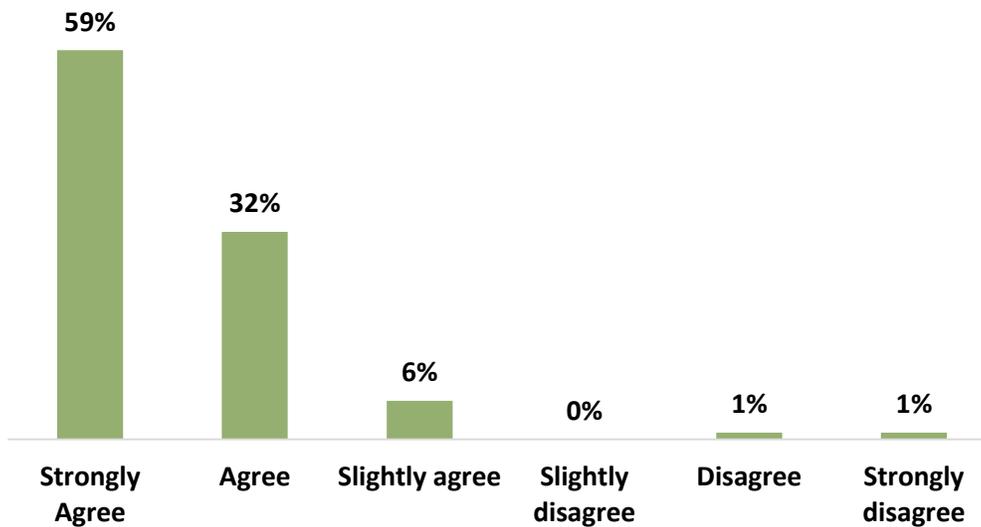


Figure 7: Courtesy and Friendliness

Regarding the reasonableness of the amount of time that the Building Division took to respond to requests for information or permit applications, over 50% of respondents strongly agreed that the response time was reasonable. As shown in Figure 8, over 30% agreed with approximately 12% slightly agreeing. One percent slightly disagreed, with 3% disagreeing and strongly disagreeing, respectively.

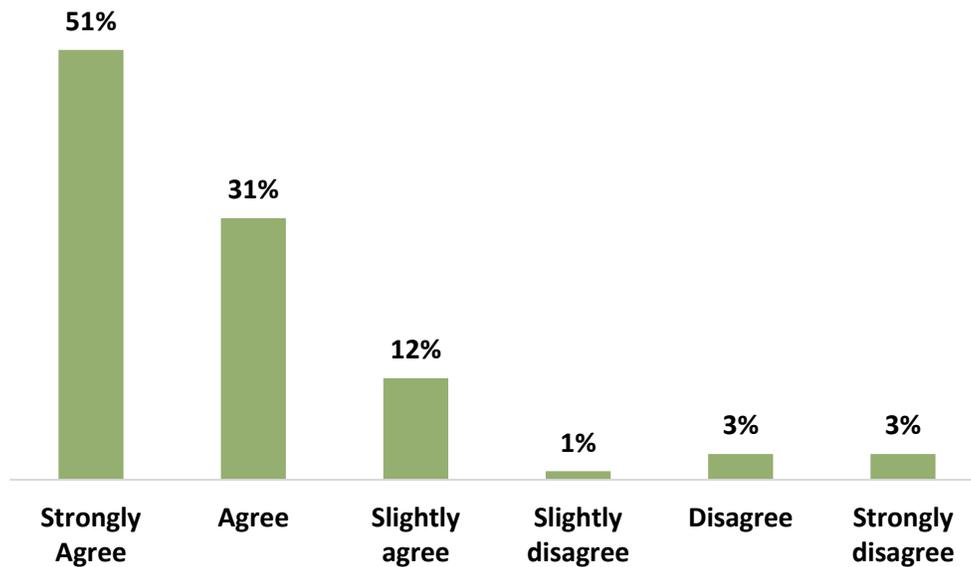


Figure 8: Requests and Applications Handled in Reasonable Amount of Time

Regarding the perception of satisfactory service and response, as shown in Figure 9, approximately 55% of respondents strongly agreed that the service and/or response was satisfactory, over 32% agreed with approximately 8% slightly agreeing. One percent slightly disagreed, with 2% disagreeing and strongly disagreeing, respectively. Figure 10 presents respondent views on the knowledge and professionalism of Building Division staff.

Approximately 54% strongly agreed that the staff involved with issuing their permits were knowledgeable and professional, with approximately 35% agreeing and approximately 6% slightly agreeing, compared to 3% slight disagreement, 2% disagreement, and 1% strong disagreement among respondents. Data for all responses are presented in Appendix B, Table 5.

2015-2016 City of Peachtree Corners Building Permit Customer Satisfaction Survey

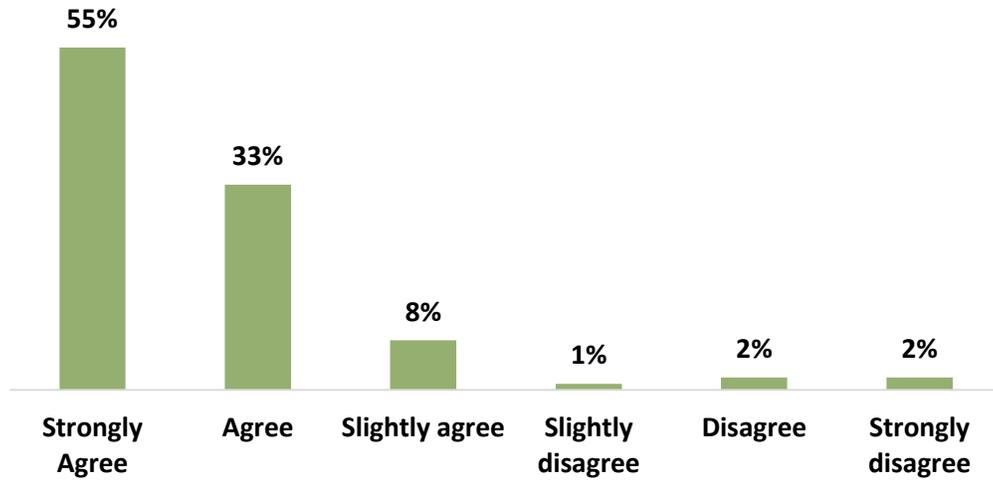


Figure 9: Satisfactory Service and/or Response

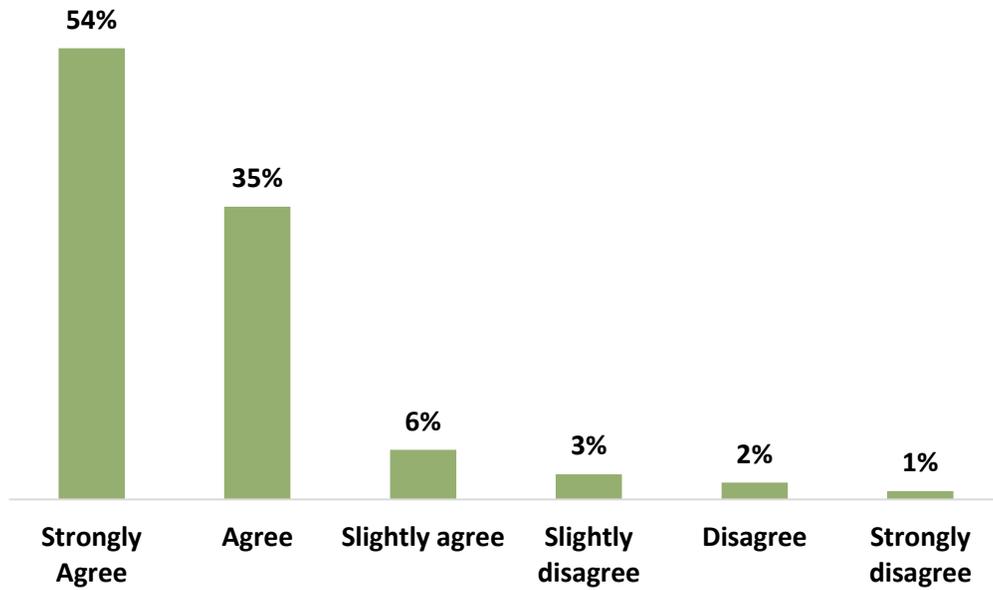


Figure 10: Knowledge and Professionalism of Staff

## Building Inspection

Respondents who had received a building inspection were asked a series of questions to effectively gauge their satisfaction level with the building inspection provided by the City of Peachtree Corners Building Division. Respondents were asked to endorse their agreement with three areas of service: promptness, the knowledge and professionalism of building inspector, and satisfactory service provision. As seen in Figure 11, overall agreement ranged from approximately 91% to 99% across all five categories. Disagreement ranged from 1% to 9%.

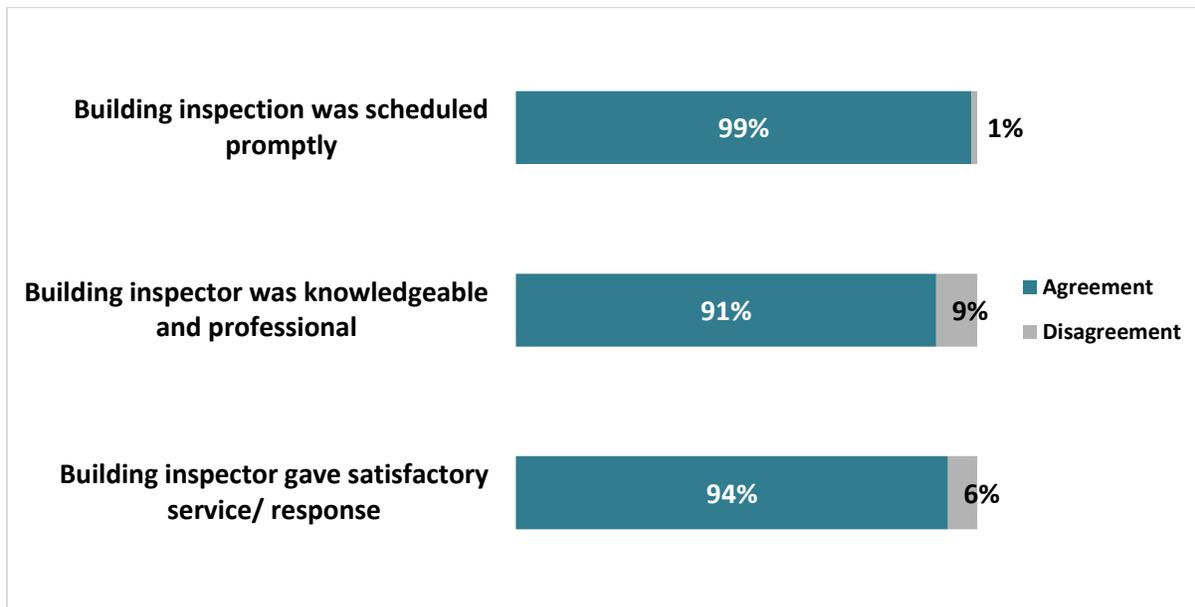
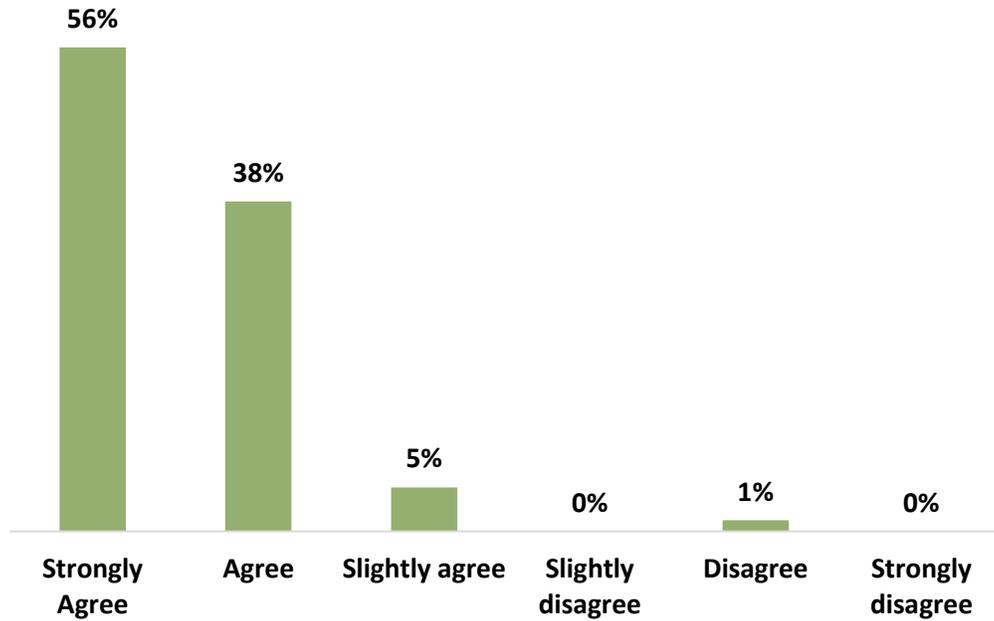


Figure 11: Building Inspection Overall Satisfaction

Regarding promptness in scheduling of building inspections, Figure 12 below illustrates a strong trend of agreement, with approximately 56% strongly agreeing and approximately 38% agreeing that building inspectors were prompt in their scheduling of building inspections compared with 1% disagreement, with no strong disagreement or slight disagreement being reported.



*Figure 12: Promptness of Building Inspection*

Approximately 53% strongly agreed that the building inspectors were knowledgeable and professional, with approximately 37% agreeing and approximately 1% slightly agreeing, compared to 1% slight disagreement, 8% disagreement, and no strong disagreement among respondents. Figure 13 presents respondent views on the knowledge and professionalism of building inspectors. Regarding the perception of satisfactory service and response, as shown in Figure 14, approximately 49% of respondents strongly agreed that the service and/or response was satisfactory, over 39% agreed with approximately 5% slightly agreeing, 6% disagreeing and no slight or strong disagreement, respectively. Data for all responses are presented in Appendix B, Table 6.

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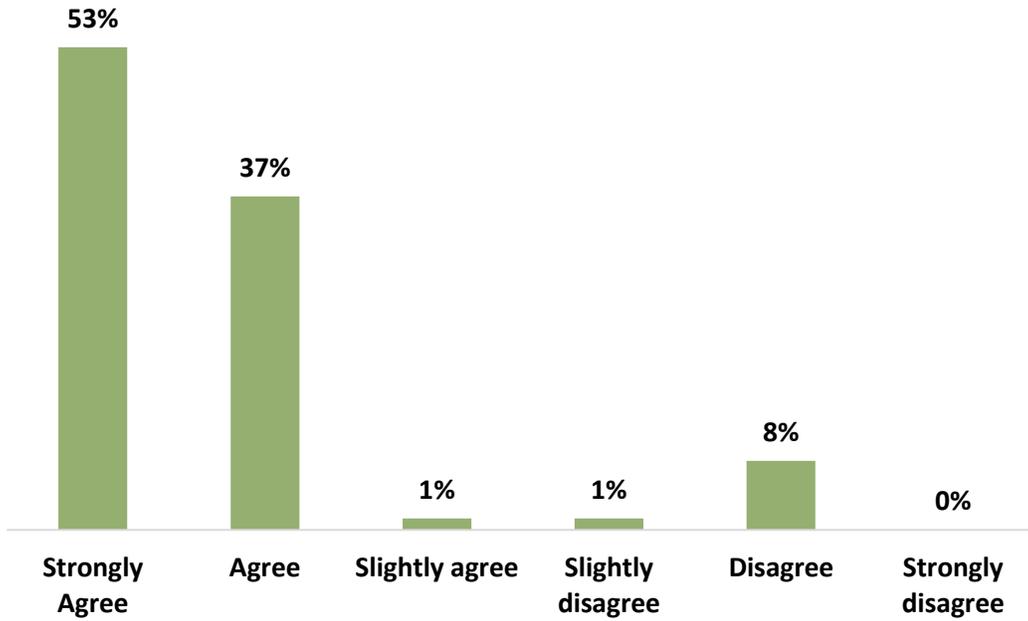


Figure 13: Knowledge and Professionalism of Building Inspectors

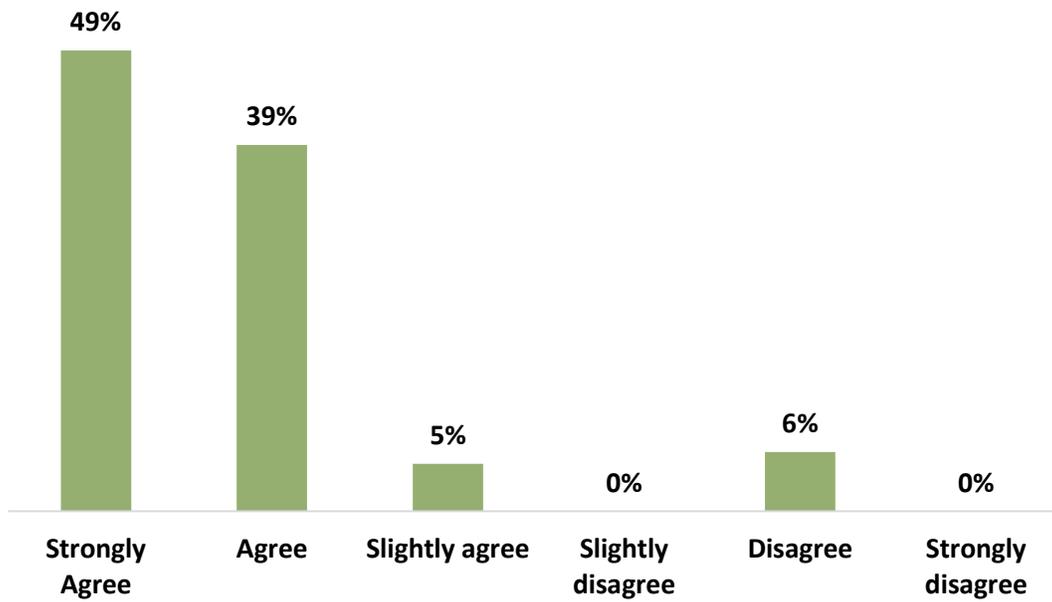


Figure 14: Satisfactory Service/Response from Building Inspectors

## Overall Customer Satisfaction

Respondents completing the survey were asked to provide an overall rating of satisfaction with the services provided by the City of Peachtree Corners Building Division. Respondents were asked to endorse their level of satisfaction as excellent, good, fair, poor or very poor. As seen in Figure 15, 56% of all respondents rated the services provided by the City of Peachtree Corners Building Division as excellent. Thirty-two percent of respondents rated the services as good, with 8% of respondents rating the services as fair. Three percent of respondents rated the services provided by the City of Peachtree Corners Building Division as poor, with 1% rating the services as very poor. Data for all responses are presented in Appendix B, Table 7.

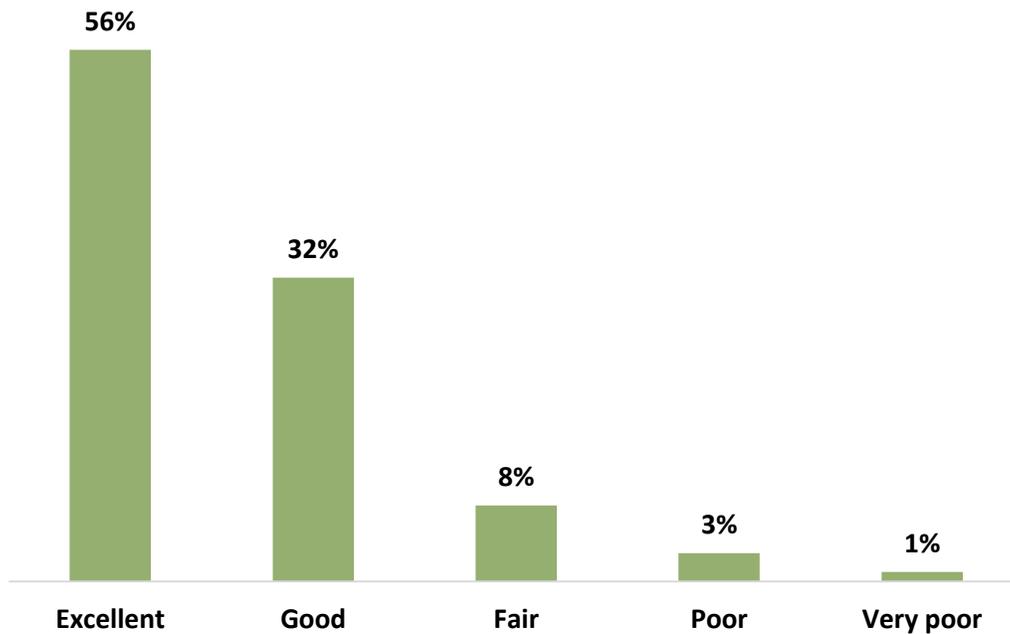


Figure 15: Overall Customer Satisfaction Rating

Respondents completing the survey were asked two specific open-ended questions to determine their level of customer satisfaction with the services provided by the City of Peachtree Corners Building Division. The first open-ended question asked for specific elements of the permit application process that went well for the respondent. The highest percentage of respondents (32%) answered that the friendliness and helpfulness of the Building Division staff were welcome parts of the application process. Seventeen percent of respondents felt the inspection process went well, and 16% indicated all aspects of the permit application process went well. Three respondents, or approximately 5% of the respondents indicated that no part of the process went well. Data for all responses are presented in Appendix B, Table 8. Verbatim responses are contained in Appendix C.

The second open-ended response questions asked respondents if there were any suggested improvements to the City of Peachtree Corners Building Division permit application process or procedure. The largest respondent section (approximately 44%) stated that there were no improvements needed or problems encountered. Approximately 17% suggested that the permit application process could be completed faster. Approximately 15% felt the building inspection process could be improved and approximately 9% felt that more services could be provided online. Data for all responses are presented in Appendix B, Table 9. Verbatim responses are contained in Appendix C.

## Appendix A: Survey Instrument

### Online Survey

#### City of Peachtree Corners Building Permit Customer Satisfaction Survey

##### Welcome to the City of Peachtree Corners Building Permit Customer Satisfaction Survey

The City of Peachtree Corners Building Division has partnered with the Carl Vinson Institute of Government at the University of Georgia to conduct a survey of people who applied for building permits within the last six-to-eight months. The Building Division wants to know how well you were treated during your permit application and inspection process. We also want to find out if there are ways to improve our customer service or additional services we should consider providing through the Building Division.

Please enter your access code:



*Problems? Questions? Please contact the survey administrator, Michelle Bailey, at 706.542.7131 or [survey@uga.edu](mailto:survey@uga.edu)*

#### City of Peachtree Corners Building Permit Customer Satisfaction Survey

Are you a: (Select all that apply)

- Contractor/builder
- Homeowner/resident
- Property owner/prospective property owner
- Developer
- Other (please specify):



0%  100%

*Problems? Questions? Please contact the survey administrator, Michelle Bailey, at 706.542.7131 or [survey@uga.edu](mailto:survey@uga.edu)*

## City of Peachtree Corners Building Permit Customer Satisfaction Survey

In the past six months, have you applied for any of the following permits? (Select all that apply)

- New commercial building/structure
- Commercial addition
- Shell
- Interior finish
- Foundation only
- Site wall
- Pre-engineered buildings (construction trailers, etc.)
- Re-roof
- Racking system
- Certificate of occupancy
- New residential home
- Residential addition
- Detached garage
- Accessory structure
- Interior remodel
- Basement finish
- Demolition
- Swimming pool



0%  100%

*Problems? Questions? Please contact the survey administrator, Michelle Bailey, at 706.542.7131 or [survey@uga.edu](mailto:survey@uga.edu)*

## City of Peachtree Corners Building Permit Customer Satisfaction Survey

With which Building Division staff did you interact during the course of this project? (Select all that apply)

- Front desk/permit technician
- Building official
- Building inspector
- Other (please specify):
- Don't know



0%  100%

Problems? Questions? Please contact the survey administrator, Michelle Bailey, at 706.542.7131 or [survey@uga.edu](mailto:survey@uga.edu)

## City of Peachtree Corners Building Permit Customer Satisfaction Survey

Please indicate how much you agree or disagree with the following statements.

Building Division staff...	Strongly agree	Agree	Slightly agree	Slightly disagree	Disagree	Strongly disagree
...answered questions and/or returned calls promptly.	<input type="radio"/>					
...was friendly and courteous.	<input type="radio"/>					
...handled my request and application in a timely manner.	<input type="radio"/>					
...gave satisfactory service/response.	<input type="radio"/>					
...was knowledgeable and professional.	<input type="radio"/>					



0%  100%

Problems? Questions? Please contact the survey administrator, Michelle Bailey, at 706.542.7131 or [survey@uga.edu](mailto:survey@uga.edu)

## City of Peachtree Corners Building Permit Customer Satisfaction Survey

If you interacted with a building inspector during your permit application process, please answer the following questions.

	Strongly agree	Agree	Slightly agree	Slightly disagree	Disagree	Strongly disagree
Building inspection was scheduled promptly.	<input type="radio"/>					
Building inspector was knowledgeable and professional.	<input type="radio"/>					
Building inspector gave satisfactory service/response.	<input type="radio"/>					



0%  100%

Problems? Questions? Please contact the survey administrator, Michelle Bailey, at 706.542.7131 or [survey@uqa.edu](mailto:survey@uqa.edu)

## City of Peachtree Corners Building Permit Customer Satisfaction Survey

How would you rate the overall service you received?

- Excellent
- Good
- Fair
- Poor
- Very poor



0%  100%

Problems? Questions? Please contact the survey administrator, Michelle Bailey, at 706.542.7131 or [survey@uqa.edu](mailto:survey@uqa.edu)

## City of Peachtree Corners Building Permit Customer Satisfaction Survey

In total, how many projects requiring permits have you brought to the Peachtree Corners Building Division?

- 1-5
- 6-10
- 11-15
- More than 15



0%  100%

*Problems? Questions? Please contact the survey administrator, Michelle Bailey, at 706.542.7131 or [survey@uca.edu](mailto:survey@uca.edu)*

## City of Peachtree Corners Building Permit Customer Satisfaction Survey

What specific elements of the Building Division permit application process worked well for you?



0%  100%

*Problems? Questions? Please contact the survey administrator, Michelle Bailey, at 706.542.7131 or [survey@uca.edu](mailto:survey@uca.edu)*

## City of Peachtree Corners Building Permit Customer Satisfaction Survey

How could we better meet your customer service expectations?



0%  100%

*Problems? Questions? Please contact the survey administrator, Michelle Bailey, at 706.542.7131 or [survey@uqa.edu](mailto:survey@uqa.edu)*

## City of Peachtree Corners Building Permit Customer Satisfaction Survey

**Thank you for taking the time to complete this survey.  
Your assistance in providing this information is very much appreciated.**

0%  100%

*Problems? Questions? Please contact the survey administrator, Michelle Bailey, at 706.542.7131 or [survey@uqa.edu](mailto:survey@uqa.edu)*

**Paper Survey**

City of Peachtree Corners Building Permit Customer Satisfaction Survey

**PLEASE FOLLOW THESE INSTRUCTIONS...**

- ♦ Use a blue or black ink pen to fill out this questionnaire. (DO NOT USE A PENCIL)
- ♦ Completely fill in the appropriate bubble like this ●.
- ♦ If you make a mistake, mark through the incorrect bubble like this ✕, and fill in the correct bubble.



1. Are you a: (Select all that apply)
- Contractor/builder
  - Homeowner/resident
  - Property owner/prospective property owner
  - Developer
  - Other (please specify): \_\_\_\_\_

2. In the past six months, have you applied for any of the following permits? (Select all that apply)
- |  |  |
|--|--|
| <input type="radio"/> New commercial building/structure                      | <input type="radio"/> Certificate of occupancy |
| <input type="radio"/> Commercial addition                                    | <input type="radio"/> New residential home     |
| <input type="radio"/> Shell  | <input type="radio"/> Residential addition     |
| <input type="radio"/> Interior finish  | <input type="radio"/> Detached garage          |
| <input type="radio"/> Foundation only  | <input type="radio"/> Accessory structure      |
| <input type="radio"/> Site wall  | <input type="radio"/> Interior remodel         |
| <input type="radio"/> Pre-engineered buildings (construction trailers, etc.) | <input type="radio"/> Basement finish          |
| <input type="radio"/> Re-roof  | <input type="radio"/> Demolition               |
| <input type="radio"/> Racking system   | <input type="radio"/> Swimming pool            |

3. With which Building Division staff did you interact during the course of this project? (Select all that apply)
- Front desk/permit technician
  - Building official
  - Building inspector
  - Other (please specify): \_\_\_\_\_
  - Don't know

4. Please indicate how much you agree or disagree with the following statements.

<b>Building Division staff...</b>	Strongly Agree	Agree	Slightly Agree	Slightly disagree	Disagree	Strongly disagree
...answered questions and/or returned calls promptly.	<input type="radio"/>					
...was friendly and courteous.	<input type="radio"/>					
...handled my request and application in a timely manner.	<input type="radio"/>					
...gave satisfactory service/response.	<input type="radio"/>					
...was knowledgeable and professional.	<input type="radio"/>					

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Please continue survey on back →

2015-2016 City of Peachtree Corners Building Permit Customer Satisfaction Survey

5. If you interacted with a building inspector during your permit application process, please answer the following questions. (If not, SKIP to Question #6)

	Strongly Agree	Agree	Slightly Agree	Slightly disagree	Disagree	Strongly disagree
Building inspection was scheduled promptly.	<input type="radio"/>					
Building inspector was knowledgeable and professional.	<input type="radio"/>					
Building inspector gave satisfactory service/response.	<input type="radio"/>					

6. How would you rate the overall service you received?

- Excellent
- Good
- Fair
- Poor
- Very poor

7. In total, how many projects requiring permits have you brought to the Peachtree Corners Building Division?

- 1-5
- 6-10
- 11-15
- More than 15

8. What specific elements of the Building Division permit application process worked well for you?

9. How could we better meet your customer service expectations?

*Thank you for taking the time to complete this survey. Your assistance in providing this information is very much appreciated.*

1384067133

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## Appendix B: Data Tables

*Table 1: Respondent Profession*

	<b>N</b>	<b>%</b>
<b>Contractor/builder</b>	64	63.4%
<b>Homeowner/resident</b>	18	17.8%
<b>Owner/prospective property owner</b>	6	5.9%
<b>Developer</b>	4	4.0%
<b>Other</b>	15	14.9%

**Note:** Respondents were allowed to select all that apply, so percentages will be greater than 100%

*Table 2: Other Types of Respondent Profession*

	<b>N</b>	<b>%</b>
<b>Business Owner</b>	2	13.0%
<b>Church Leader</b>	1	6.0%
<b>Designer</b>	1	6.0%
<b>Engineer</b>	2	13.0%
<b>Environmental Consultant</b>	1	6.0%
<b>HVAC Company</b>	1	6.0%
<b>Leasee</b>	4	25.0%
<b>Plumber</b>	2	13.0%
<b>SIGN Company</b>	2	13.0%

**Note:** Respondents were allowed to provide more than one response, so percentages will be greater than 100%

*Table 3: Permit Applications in Past Six Months*

	<b>N</b>	<b>%</b>
<b>Interior Remodel</b>	28	27.7%
<b>Residential Addition</b>	19	18.8%
<b>Certificate of Occupancy</b>	16	15.8%
<b>Commercial Addition</b>	12	11.9%
<b>Interior Finish</b>	11	10.9%
<b>New Commercial Building/Structure</b>	7	6.9%
<b>Accessory Structure</b>	6	5.9%
<b>Demolition</b>	6	5.9%
<b>Re-Roof</b>	4	4.0%
<b>New Residential Home</b>	4	4.0%
<b>Basement Finish</b>	4	4.0%
<b>Detached Garage</b>	3	3.0%
<b>Shell</b>	2	2.0%
<b>Site Wall</b>	2	0.2%

2015-2016 City of Peachtree Corners Building Permit Customer Satisfaction Survey

<b>Racking System</b>	2	2.0%
<b>Swimming Pool</b>	2	2.0%
<b>Foundation Only</b>	0	0.0%
<b>Pre-Engineered Buildings (Construction Trailers etc.)</b>	0	0.0%

**Note:** Respondents were allowed to select all that apply, so percentages will be greater than 100%

*Table 4: Interactions with Building Division Staff*

	<b>N</b>	<b>%</b>
<b>Front desk/permit technician</b>	88	87.1%
<b>Building inspector</b>	72	71.3%
<b>Building official</b>	34	33.7%
<b>Unknown</b>	2	2.0%

**Note:** Respondents were allowed to select all that apply, so percentages will be greater than 100%

*Table 5: Perceptions of Building Division Staff*

	<b>Strongly Agree</b>		<b>Agree</b>		<b>Slightly Agree</b>		<b>Slightly Disagree</b>		<b>Disagree</b>		<b>Strongly Disagree</b>	
	N	%	N	%	N	%	N	%	N	%	N	%
<b>Answered questions and/or returned calls promptly.</b>	53	52.5%	38	37.6%	7	6.9%	1	1.0%	1	1.0%	1	1.0%
<b>WAS friendly and courteous.</b>	60	59.4%	32	31.7%	6	5.9%	0	0.0%	2	1.0%	1	1.0%
<b>Handled my request and application in a reasonable amount of time.</b>	51	50.5%	31	30.7%	12	11.9%	1	1.0%	3	3.0%	3	3.0%
<b>Gave satisfactory service/response.</b>	55	54.5%	33	32.7%	8	7.9%	1	1.0%	2	2.0%	2	2.0%
<b>Was knowledgeable and professional.</b>	54	53.5%	35	34.7%	6	5.9%	3	3.0%	2	2.0%	1	1.0%

*Table 6: Perceptions of Building Inspectors and Inspection Process*

	<b>Strongly agree</b>		<b>Agree</b>		<b>Slightly agree</b>		<b>Slightly disagree</b>		<b>Disagree</b>		<b>Strongly disagree</b>	
	N	%	N	%	N	%	N	%	N	%	N	%
<b>Building inspection was scheduled promptly.</b>	44	55.7%	30	38.0%	4	5.1%	0	0.0%	1	1.3%	0	0.0%
<b>Building inspector was knowledgeable and professional.</b>	42	53.2%	29	36.7%	1	1.3%	1	1.3%	6	7.6%	0	0.0%
<b>Building inspector gave satisfactory service/response.</b>	39	49.4%	31	39.2%	4	5.1%	0	0.0%	5	6.3%	0	0.0%

2015-2016 City of Peachtree Corners Building Permit Customer Satisfaction Survey

Table 7: Overall Customer Satisfaction

	N	%
<b>Excellent</b>	56	56.0%
<b>Good</b>	32	32.0%
<b>Fair</b>	8	8.0%
<b>Poor</b>	3	3.0%
<b>Very poor</b>	1	1.0%

Table 8: Satisfaction with Permit Application Process

What specific elements of the Building Division permit application process worked well for you?	N	%
<b>All</b>	10	16.1%
<b>Review/Advice</b>	4	6.5%
<b>Communication</b>	2	3.2%
<b>Application/Permits</b>	3	4.8%
<b>Inspection</b>	11	17.7%
<b>Friendliness and Helpfulness of Staff</b>	20	32.3%
<b>Online Forms</b>	1	1.6%
<b>Scheduling/logistics</b>	7	11.3%
<b>Zoning</b>	1	1.6%
<b>None</b>	3	4.8%

Table 9: Suggested Improvements

How could we better meet your customer service expectations?	N	%
<b>Improve inspection</b>	7	15.2%
<b>No problems</b>	20	43.5%
<b>Better communication</b>	3	6.5%
<b>Complete process faster</b>	8	17.4%
<b>More online services</b>	4	8.7%
<b>More advice</b>	2	4.3%
<b>Less strict requirements</b>	1	2.2%
<b>More amenities</b>	1	2.2%

## Appendix C: Comments

Comments are presented verbatim. Where managed network services comments refer back to technology provider comments (i.e., “ditto,” “same response as before,” etc.), the verbatim technology provider comment is included in parentheses. Each bullet designates the comments of separate survey participants.

### **Question: What specific elements of the Building Division permit application process worked well for you?**

- Plan review and revisions review.
- Ability to communicate with involved parties.
- Advice on how design a frameless steam shower to meet code.
- All
- All elements were good.
- All of it. I work in many counties and this was the easiest in 5 years.
- All of the above. Mike Sargent was very helpful and was very professional and helped me all the way through the process. Mike is an excellent inspector.
- All worked well.
- All.
- Application.
- Building being inspected.
- Consolidating permits.
- Demolition permitting.
- Efficient, friendly staff.
- Everyone was cooperative. It was a better experience than working with other "new cities" like Johns Creek.
- Everyone was very nice and professional.
- Everything - a bit unfair as I have known Ruby and Johnny for some time. They know exactly what they are doing and do it well.
- Girl at front desk amazingly efficient think name was Ruby. She knows more of what is going on than others.
- Good advice and engineering help on our project.
- Having online forms helped but were not always clear.
- I find it beneficial that one inspector does all inspections.
- I requested and received a pre-inspection courtesy review on the project. The inspector was helpful in identifying the items that he would be most interested in seeing.
- I was glad someone came to see what our builder was doing was up to code because I did not know.
- Interactions with the front clerk.
- meeting with Zoning administration; Johnny & Ringo.

- Mike Sargent was excellent in promptly answering questions about this work, including suggestions as appropriate, etc.
- Mike Sargent was my building inspector. Mike was very helpful and was extremely knowledgeable. Mike went out of his way to help me through the permitting process. I have worked on several buildings and rehab projects over the past 10 years and I have never worked with a more competent, professional and courteous man. Peachtree corners has a very valuable team member with Mike. Ruby, working the front desk was extremely helpful as well.
- Ms. Biggers was helpful. The inspector (I forget his name) inspected all trades at the same time. I like that.
- N/A
- None at this time.
- Permit technician at front desk is very sweet, courteous and helpful.
- Permit technician was very professional, courteous and helpful.
- Would like to let you know, in April 2015 I applied for a building permit with building official in charge Don Wilkins, for reasons unbeknownst to me, Mr. Wilkins has refused to cooperate with me so we couldn't start the project, therefore, we withdraw our permit request and all the document, later, we wrote a letter to Mrs. Diana Wheeler, please read the attached letter which we never received any answer. Letter 2: The purpose of this letter is to inform you that effective immediately, I am withdrawing my permit request and all the documents that I signed for the [identifying project information removed]. The reason that I am pulling out of this project is because your building official Don Wilkins is not cooperating with me. The landlord, my employees and subcontractors have spent countless hours working on this project and we have put a lot of effort and incurred a lot of expense over the past three months. We have done everything that was required and asked of us in order to build a new outstanding building for your city. For reasons unbeknownst to me, Mr. Wilkins has refused to cooperate with me so I can complete this project. Therefore, I would like to bring Mr. Wilkins unprofessional behavior to your attention. Mr. Wilkins' inappropriate behavior has caused damage to the landlord's investment and he has upset all of the contractors involved in this project. I would appreciate a response explaining why Mr. Wilkins has been uncooperative with me. Mr. Wilkins does not respond neither to my calls nor my emails. I hand delivered a file to his secretary; yet, one week later I was told he had not received my file. During the last fifteen (15) years, I have completed numerous projects in Gwinnett, Cobb, Fulton, and DeKalb counties and I have never had as much of a problem working with a building official. I would rather lose the very high profit that I would gain by completing this project than to receive no respect from your building official and be discriminated against due to my race.
- Prevented code violations during remodel process.
- Quick and efficient.
- Ruby Biggers was very friendly and helpful.
- Ruby was always pleasant and professional...

- Ruby, Ringo, Mike and Eric care about being helpful and providing a great service. They have been great to work with.
- Scheduling and approvals.
- Scheduling was amazingly simple and responsive. Inspectors were helpful. Provided great education to me as I acted as my own general contractor for a bathroom addition.
- Start to finish.
- The ability to conduct business by mail and email.
- The Building Division was very helpful in helping us figure out to build the project and satisfy our client.
- The ease of submittal and pick-up.
- The entire process of obtaining our certificate of occupancy and business license.
- The friendliness of the staff.
- The permit process itself was relatively easy and permits were issued in a timely manner.
- The permit tech in the front office was knowledgeable and courteous. The process itself was difficult. It took several weeks to get a simple interior bathroom remodel permit. The permit tech apologized several times during the process. After several weeks she finally went into the building officials' office and stood at his desk until he signed the permit. When I mentioned the length of time it took to get a permit to the building inspector on his first visit to the job site he stated that Gwinnett County was handing out permits like "candy" and they, Peachtree Corners, were going to tighten up the process. That is an absurd position to take. Once the building authority issues a permit they have control of the job and why punish a homeowner or builder who is trying to follow procedure. Plus the delay in issuing a permit slow the builders' cash flow.
- The process was slow and the permit was ready for some time and no one called to let me know. I had to go and ask for them to look for the permit, which was setting in a stack. Once I received the permit the remainder of the project when fine.
- The staff and process were very well done. I pull permits in the 15 county area including most city jurisdictions and all the major counties. Peachtree Corners is at the top of the list for working with. Great municipality to work with!
- Time and customer service.
- Timely, professional, knowledgeable.
- Timing - everything works according to schedule.
- Very nice people. Front desk (Ruby Biggers) very nice to deal with. Inspector Sargent is great - very knowledgeable and fair, Erick is very good too.

**Question: How could we better meet your customer service expectations?**

- On a visit to do a rough inspection on one bathroom the building inspector said everything was fine but he was going to put me down as failing the inspection because we had a 5 gallon trash can in the bathroom. My trades are required to keep the home clean as they work. The area was clean and the trash can was one third full of small debris. We moved the can and passed the inspection. That has no relation to code. 2. The building inspector followed lumber loads through the neighborhood trying to find builders working without a permit. He followed loads to my job site. Very strange. 3. We could not get a final inspection on the job until all tools were removed and the trash dumpster was removed. That is not code. We had some non-code work to do in the house that the homeowners wanted done after the bathrooms were finished. That way only portions of the house were disturbed at any given time. We had to remove the dumpster for the inspection and then replace the dumpster to finish the work. It was a \$300 penalty for the homeowner. 4. I spoke to some of my peers during this project to see if my experience with Peachtree Corners was unique to me. My experience was not unique and was actually better then what they were experiencing.
- all good
- Building inspectors - initially Leonard was good to work with and Mike Sargent was difficult. However, as time went on Mike became very professional and his business knowledge was exceptional.
- Could've been done quicker.
- Everything was fine.
- everything was good; we are not quite finished
- Fax or email capability. Currently have to hand walk in requests.
- Free cookies and punch would be nice (but all is fine).
- Good.
- I think the service was great no changes needed.
- I was 100% satisfied and could add to the better customer service comments.
- Inspector had an attitude. Asked us to do things in the 20 years I've been in business I've never been asked to do. When I questioned why he got irritated. When we sent them pictures for his approval on an item, he never responded. Basically had an attitude problem.
- Inspector was from up north and he did not know code (spec. 4' frost line). Also took real long time for plans to be reviewed - longer than other cities Sandy Springs Dunwoody.
- Issue permit within two weeks.
- It should not take a week to get a permit. Other municipalities will provide permit on the spot.
- Just keep doing what you do.
- Keep doing what you are doing.

2015-2016 City of Peachtree Corners Building Permit Customer Satisfaction Survey

- Keep it up.
- Keep the same people available to get the relationships needed. There have been several turnovers over the last couple of years.
- More follow-up. Our contractor abandoned us, and maybe they could help us figure out how to move our project along.
- More online access.
- My customer service expectations were met.
- n/a
- N/A.
- Need to be LESS RESTRICTIVE in SIGN and BE FOR GROWTH OF BUSINESSES in area instead of Preventing them from Advertising or putting signs or marketing material on their shop etc. as long as that does not interfere with other people or property
- No change.
- No complaints.
- No improvements suggested. Everything was great.
- No issues.
- None.
- Nothing, wonderful experience. Inspector did seem overloaded with work.
- Online permit application or email.
- Overall the experience has been satisfactory though we had one occasion on a project that we felt the building inspector was flat out RUDE to the person house sitting for us to make sure he had access to the house for his inspection. It is correct to assume he was expecting to meet with the homeowner; he failed the inspection (not because the homeowner was not present but for other reasons) and as he was walking out of the house he turned around and told her he did not want to see HER there the next time he stopped by. We just feel that it is not the proper way to treat someone.
- Provide same day service for permits as Gwinnett County does.
- return phone calls on same day, and plan approval was slow for a simple interior remodel project
- Review and approve permits quicker. Don't lose subcontractor information. Develop an online registration for sub and contractor and keep information on file.
- Since we were building a 26 unit apartment building it would have been helpful to be able get a larger number of units inspected on each visit.
- Some things don't have quick turnaround because there isn't currently a formal permit process, like requesting concrete driveway extensions. Thank you!
- Submit affidavits online - even permits if we had to get one.
- The entire process met our expectations. This was a great department to work with.
- The interaction between city and county is very confusing to the end user and neither entity seemed to offer much assistance on the others responsibilities. This resulted in

much back and forth, wasting time and delaying out move in. City costs were much more expensive than Berkley Lake where we moved from.

- The overall experience has been fair if I need to put a grade on it. We just didn't feel we were treated properly as a company by the building inspector on one particular project. Our policy is to have a rep onsite on inspection day to make sure the inspector has access. We do not like to tie down our homeowners; we respect their agendas. On the first inspection the inspector seemed very disappointed that the homeowner was not home for him and when he finished the inspection, as he was walking out the door he turned and told our rep he didn't want to see "her" on his next visit. On second visit - the homeowner was present and throughout the inspection he kept asking the H/O if he was "happy with our service and if he wasn't he needed to let him know" The customer on repeated occasions told him that he WAS happy. The inspector was pushy on the subject. Don't know why he kept asking the same question. It was inappropriate in our opinion.
- The requirements for the project that I applied for were unnecessarily strict/cautious. I wanted to build a simple extension for my back porch and they safety specs I was required to meet were costly and even my builders noted that they were unnecessary.
- There could be better and more email interaction
- We would like some advice on how best to keep the project moving forward after our contractor left.

# **Consent Agenda**



Mike Mason, Mayor

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

Eric Christ - Post 2, Council Member  
Jeanne Aulbach - Post 4, Council Member  
Weare Gratwick - Post 6, Council Member

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To: Mayor and City Council  
Cc: Julian Jackson, City Manager  
From: Diana Wheeler, Community Development Director  
Date: September 20th, 2016, City Council Meeting

Agenda Item: APH 2016-08-038- Approval of Alcoholic Beverage License Application for Platinum Creative Arts, LLC dba Masters Mixers Paint and Party Studio at 5260 Peachtree Industrial Blvd, Peachtree Corners, GA 30071. Applicant Keisha Darden and Andre Brown is applying for Consumption on Premise Beer, Wine & Distilled Spirits License.

**Staff Recommendation:**

Approve the application for Consumption on Premise Beer, Wine & Distilled Spirits – BYOB License Beverage License for Platinum Creative Arts, LLC dba Masters Mixers Paint and Party Studio at 5260 Peachtree Industrial Blvd, Peachtree Corners, GA 30071

**Background:**

Applicant submitted a completed application on August 30th, 2016. Required advertising for the application was published in the Gwinnett Daily Post on September 9th, and September 16th, applicant has passed the background investigation and meets all requirements.

**Discussion:**

New Business  
Staff has reviewed this application and recommends approval.

**Alternatives:**

None

**Action Item**

On Call Consultant

**Greg Ramsey**



# MEMO

TO: Mayor & Council  
 CC: Julian Jackson, City Manager  
 FROM: Greg Ramsey, P.E., Public Works Director  
 DATE: September 20, 2016  
 SUBJECT: PTC 15.08 Consultant Contract Recommendation

The City of Peachtree Corners received a grant from the Atlanta Regional Commission in Spring 2016 for \$200,000 for a State Route 141 Corridor Study. There is a match requirement of \$50,000, so the total project budget is \$250,000. This project will be coordinated with efforts on the same corridor by the City of Johns Creek.

Four firms on the City's FY17 On Call Consulting list were contacted for a request for qualifications, fee and schedule for their professional services for this project and three responses were received. Following a review by Staff, the highest scoring firm was Wolverton & Associates. Staff recommends authorization for the Mayor & City Attorney to enter into a Consultant Services Agreement with Wolverton & Associates for \$232,800.

### 15.08 SR 141 Corridor Study - SOQ/Schedule/Fee review

Company Name	Total Score	Qualifications 1-100 (70%)	Cost Scoring 1-100 (20%)	Cost Proposed	Schedule Score 1-100 (10%)
BWSC	70.70	68.00	70.00	\$245,500.00	91
Pond & Company	79.94	79.00	89.00	\$198,000.00	68.4
Wolverton & Associates	85.50	86.00	81.00	\$232,800.00	91

# **Action Item**

Change Order to  
Extend Sidewalk

**Greg Ramsey**



## MEMO

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TO: Mayor & Council  
CC: Julian Jackson, City Manager  
FROM: Greg Ramsey, P.E., Public Works Director  
DATE: September 20, 2016  
SUBJECT: PTC 16.04 Change Order to Extend Project

---

The City of Peachtree Corners received GDOT LMIG funding for 2016 calendar year sidewalk projects along Jay Bird Alley and Technology Parkway. The Jay Bird Alley sidewalk will connect Peachtree Parkway to the end of the sidewalks coming soon from the new town home development at Parkway Lane. The Technology Parkway sidewalks will begin at Westech Drive and extend north toward Technology Parkway South (toward City Hall).

Last month, Mayor & City Council approved a contract with Keck & Wood, Inc. for \$35,640. After that project began, further study revealed that the current Fiscal Year 2017 budget has adequate funding to extend the sidewalk along Technology Parkway all the way to Spalding Drive. This will effectively finish the sidewalks for the entire length of Technology Parkway, and it will provide a vital link to SR 141 and Spalding Drive for pedestrians who use transit, those who walk to school and for those using the road recreationally.

The extended length of sidewalk will require additional survey & design services, as shown here:

1. Additional Survey: \$2,190
  2. Construction Plans: \$10,570
  3. Miscellaneous Services: \$1,395
- Total = \$14,155

**Staff recommends approval of a Change Order to the original Keck & Wood contract in the amount of \$14,155.** That would bring the total contract amount for Keck & Wood to \$49,795.

# **Action Item**

Construction on  
Spalding Terrace

**Brandon Branham**

Oglethorpe Development - Spalding Terrace

East Coast Grading Invoice

Item #	Description	Unit	Unit Price	Requested Quantity	Requested Total	Actual Quantity for turn lane	Actual Total Price for turn lane	Notes
1	Demo existing curb & gutter, sidewalk & concrete drive	LS	\$5,500.00	1	\$5,500.00	0	\$0.00	Demo was required without adding the turn lane, original road was 18 feet wide, minimum required by code is 22 feet
2	Saw cut	LF	\$2.50	555	\$1,387.50	0	\$0.00	same note as above
3	30" curb & gutter with GAB	LF	\$17.96	60	\$1,077.60	0	\$0.00	same note as above
PAVING								
1	10" GAB, 4" 25mm, 2" 19mm, 1.5" 9.5mm	SY	\$47.72	446	\$21,283.12	207.8	\$9,915.26	207.8 SY of paving
2	Mill & Overlay 1.5" 9.5mm	SY	\$14.98	241	\$3,610.18	0	\$0.00	Not required by addition of turn lane, widening was required by the code to meet 22 ft minimum
3	Striping & Signage	LS	\$800.00	1	\$800.00	1	\$668.15	2 stop bar, 120 ft striping, 2 arrows
4	Traffic Control	LS	\$1,750.00	1	\$1,750.00	0	\$0.00	Adding the turn lane did not increase scope of traffic control

GRAND TOTAL = \$35,408.40

\$10,583.41



July 11, 2016

Mayor Mike Mason  
City of Peachtree Corners  
147 Technology Parkway  
Peachtree Corners, GA 30092

RE: Oglethorpe

Dear Mr. Mayor:

The purpose of this letter is to request reimbursement for the road improvements to Spalding Drive and Spalding Terrace that have been completed at the direction of the City. I met with the Staff to review our request and was very disappointed with their position so I am reaching out to you directly. The issue is the refusal to reimburse us for the costs to construct the decel lane on Spalding Drive which was required as a direct result of the center turn lane installed at the City's request.

These are the facts:

- During the rezoning process with the support of a detailed traffic study it was determined that no decel lanes or center turn lane was necessary. This was supported by Gwinnett DOT (see attached letter) and there was no such requirement at the final rezoning approved by the City Council.
- At the City's request, in order to placate some neighbors, a center turn lane was designed and included in our plans with the understanding that we would be reimbursed for the costs for this improvement.
- The center turn lane change to our plans caused improvements to be made within the ROW of Spalding Drive resulting in Gwinnett DOT requiring a decel lane on Spalding Drive.
- Neither the center turn lane (\$35,412) nor the decel lane (\$22,288) were funded through our development loan and we have been funded these costs out of pocket. These unanticipated cost are significant and we need to be reimbursed (total \$57,700).

We are developing a fine community and continue to work with the neighborhood and the staff to resolve any concerns that may arise. We are good builders and developers and have made a significant investment in Oglethorpe and Duke Reserve both of which will be great assets to the City.

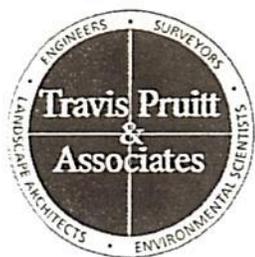
The right and fair resolution to this is for the City to fully reimburse us for the costs of the center turn lane and the decel lane (invoices attached). Anything less would be contrary to the spirit of our agreement.

Sincerely,

Alec B. Rickenbaker  
President

cc: Dave Borreson

Peachtree Residential Properties  
John's Creek • 7380 McGinnis Ferry Rd. • Suwanee, GA 30024  
Voice 770 622 2522 • Fax 770 622 9171  
[www.peachtreeresidential.com](http://www.peachtreeresidential.com)



April 20, 2016

Mr. Alec Rickenbaker  
Peachtree Residential Properties  
7380 McGinnis Ferry Road  
Suwanee, Georgia 30024

Re: Oglethorpe Subdivision

Dear Mr. Rickenbaker:

This letter is concerning roadway improvements on Spalding Drive and Spalding Terrace as part of the Oglethorpe subdivision. As the property was going through rezoning, in mid October Travis Pruitt & Associates sent a zoning plan to Gwinnett Department of Transportation to inquire about the possibility of having an entrance to the subdivision on Spalding Drive. Mr. Lewis Cooksey reviewed the plan and indicated by email that the entrance would be required from Spalding Terrace and not allowed on Spalding Drive. No road improvements were shown on the plan and no road improvements on Spalding Drive contemplated.

Later as the property was rezoned and we proceeded with design, the condition requiring a left turn lane on Spalding Terrace at Spalding Drive drove the need to improve the intersection to make it wider. In turn, Gwinnett County required a deceleration lane on Spalding Drive into Spalding Terrace. The County worked with us on the length of the decel lane and allowed a shorter lane due to the limited distance to the next driveway. On April 3, 2015, I met with Lewis Cooksey to discuss the road improvements and the possibility of not requiring the permitted deceleration lane and what was driving the need of it. I understood from the meeting that if we limited the improvements to Spalding Terrace and did not have to get into the right of way on Spalding Drive then no improvements would be required on Spalding Drive.

Based on the discussions that I have had with Gwinnett County and the plans that we have produced, one with a left turn lane on Spalding Terrace and one without a left turn lane on Spalding Terrace, the left turn lane is forcing improvements in the Spalding Drive right of way that could otherwise be avoided. These improvements in the Spalding Drive right of way is widening the intersection, causing the radii to be revised, and driving the need for a deceleration lane.

If you have any questions please do not hesitate to contact me at (770)416-7511.

Sincerely,  
TRAVIS PRUITT & ASSOCIATES, INC.

Andrew G. Blakey, P.E., LEED AP  
Vice President



P.O. Box 579  
 Rutledge, GA 30663  
 O: 770-266-0505  
 F: 800-927-1791

# INVOICE

Date: 6/2/2016

<b>Customer Name / Address:</b>
The Pacific Group 5755 Dupree Rd. Atlanta, GA 30327

<b>Job Name / Location:</b>
Oglethorpe Spalding Dr. @ Spalding Terrace Norcross, GA <b>CENTER TURN LANE, DECEL LANE, &amp; ADDITIONAL PAVING</b>

Item #	Description	Quantity	Unit	Unit Price	Total
1	Demo Existing Curb & Gutter, Sidewalk, & Concrete Drive	1	LS	\$ 5,500.00	\$ 5,500.00
2	Saw Cut	555	LF	\$ 2.50	\$ 1,387.50
3	30" Curb & Gutter w/ GAB	175	LF	\$ 17.96	\$ 3,143.00
4	Sidewalk	995	SF	\$ 3.50	\$ 3,482.50
5	HC Ramps	1	EA	\$ 650.00	\$ 650.00
	<b>PAVING</b>				
1	10" GAB, 4" 25MM, 2" 19MM, 1.5" 9.5MM	446	SY	\$ 47.72	\$ 21,283.12
2	Mill & Overlay - 1.5" 9.5MM	965	SY	\$ 14.98	\$ 14,455.70
3	1.5" 9.5MM Overlay	346	SY	\$ 8.09	\$ 2,799.14
4	Striping & Signage	1	LS	\$ 1,500.00	\$ 1,500.00
5	Traffic Control	1	LS	\$ 3,499.74	\$ 3,499.74
	<b>Total</b>			<b>\$</b>	<b>57,700.70</b>

Barricade rental, sawing, striping & coring costs (if necessary) to be billed at East Coast Grading's cost. All in place work to be accurately measured & invoiced accordingly. If required and at the Developer's approval, extra equipment & materials as follows:

Crushed Stone Base.....	\$21.00/ton	Motorgrader.....	\$95.00/hour	Portland Cement.....	\$325.00/ton
Surge Stone.....	\$28.00/ton	Loader.....	\$95.00/hour	Asphalt.....	\$95.00/ton
# 4 Stone.....	\$28.00/ton	Tandem.....	\$80.00/hour		

**Notes:**

- \*\* Grade to be +/-, 1/10" by others. Subgrade compaction to be 95% or more and staking by others. Elevation to be 1% or more for proper drainage.
- \*\* If a base Prime Coat is required, add \$1.50 / Sq. Yd.
- \*\* Asphalt prices are not guaranteed. Asphalt pricing will be adjusted up or down at the time of installation according to the cost of material and hauling.
- \*\* Payment to be made Net 30 days from invoice date of all draws on materials installed. Net 30 days from paving invoice date.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. This proposal may be withdrawn if not accepted within 30 days. Our workers are fully covered by Workmen's Compensation Insurance.



P.O. Box 579  
 Rutledge, GA 30663  
 O: 770-266-0505  
 F: 800-927-1791

# INVOICE

Date: 7/8/2016

<b>Customer Name / Address:</b>
The Pacific Group 5755 Dupree Rd. Atlanta, GA 30327

<b>Job Name / Location:</b>
Oglethorpe Spalding Dr. @ Spalding Terrace Norcross, GA
<b>CENTER TURN LANE</b>

Item #	Description	Quantity	Unit	Unit Price	Total
1	Demo Existing Curb & Gutter, Sidewalk, & Concrete Drive	1	LS	\$ 5,500.00	\$ 5,500.00
2	Saw Cut	555	LF	\$ 2.50	\$ 1,387.50
3	30" Curb & Gutter w/ GAB	60	LF	\$ 17.96	\$ 1,077.60
	<b>PAVING</b>				
1	10" GAB, 4" 25MM, 2" 19MM, 1.5" 9.5MM	446	SY	\$ 47.72	\$ 21,283.12
2	Mill & Overlay - 1.5" 9.5MM	241	SY	\$ 14.98	\$ 3,613.93
3	Striping & Signage	1	LS	\$ 800.00	\$ 800.00
4	Traffic Control	1	LS	\$ 1,750.00	\$ 1,750.00
	<b>Total</b>			<b>\$</b>	<b>35,412.15</b>

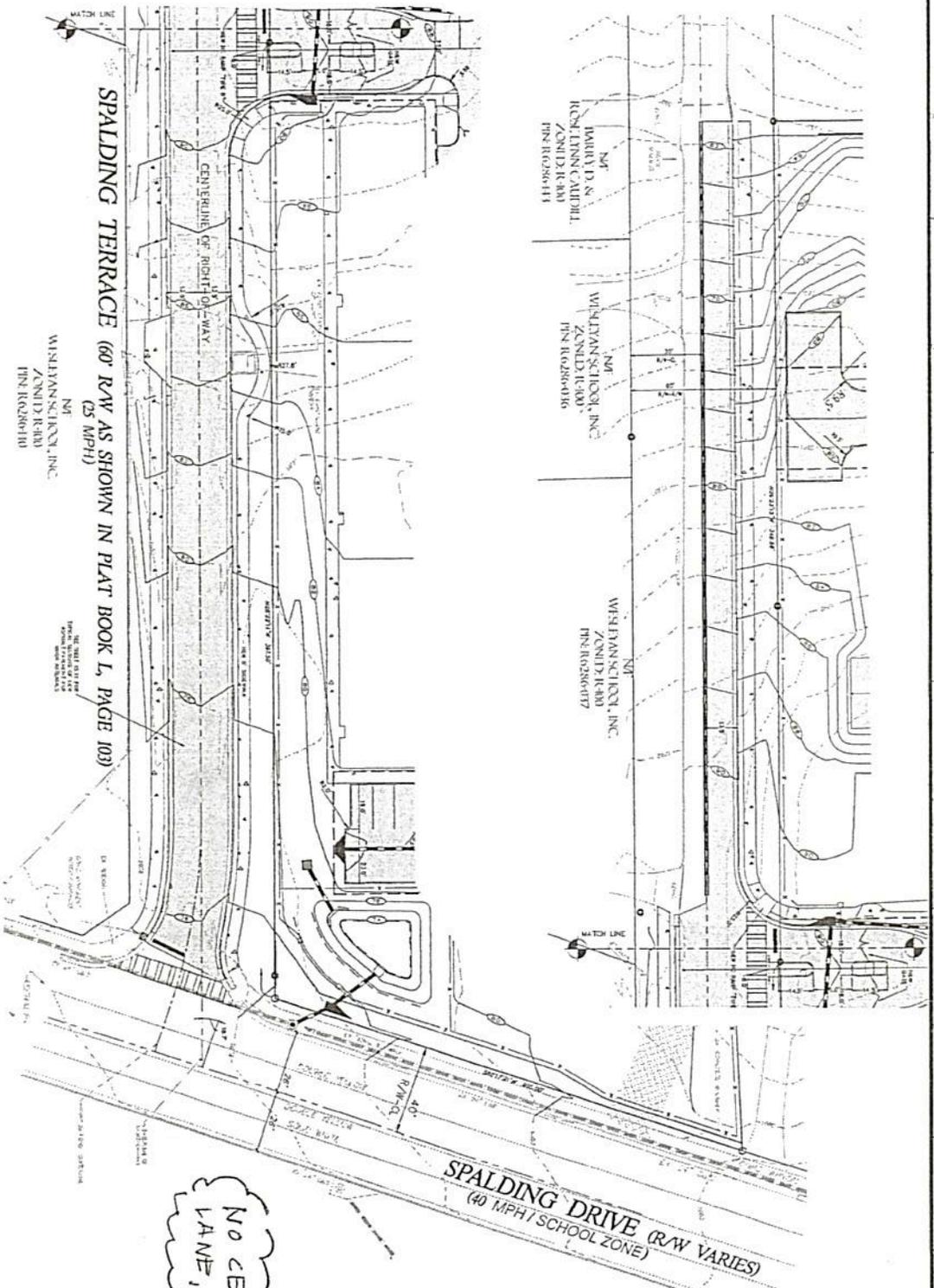
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Surge Stone.....	\$28.00/ton	Loader.....	\$95.00/hour	Asphalt.....	\$95.00/ton
# 4 Stone.....	\$28.00/ton	Tandem.....	\$80.00/hour		

**Notes:**

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- \*\* If a base Prime Coat is required, add \$1.50 / Sq. Yd.
- \*\* Asphalt prices are not guaranteed. Asphalt pricing will be adjusted up or down at the time of installation according to the cost of material and hauling.
- \*\* Payment to be made Net 30 days from invoice date of all draws on materials installed. Net 30 days from paving invoice date.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. This proposal may be withdrawn if not accepted within 30 days. Our workers are fully covered by Workmen's Compensation Insurance.



WILLYAN SCHOOL, INC.  
ZONING PERM  
PIN R0286010

WILLYAN SCHOOL, INC.  
ZONING PERM  
PIN R0286011

WILLYAN SCHOOL, INC.  
ZONING PERM  
PIN R0286016

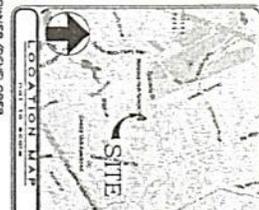
WILLYAN SCHOOL, INC.  
ZONING PERM  
PIN R0286017



**DOT NOTES**

1. An underground, hand-dug, water supply well is proposed adjacent to the existing project. The well is to be installed in the centerline of the existing 40 MPH school zone. The well is to be installed in the centerline of the existing 40 MPH school zone. The well is to be installed in the centerline of the existing 40 MPH school zone.

**NO CENTER TURN LANE, NO DEFL. LANE**



**OWNER/DEVELOPER**  
Portfolio Management Corp.  
2380 Buckner Parkway  
N. W. 10th Street, Suite 200  
Atlanta, Georgia 30329  
(770) 622-2822  
www.portfoliomgmt.com



**ALTERNATE ENTRANCE PLAN**  
**OGLETHORPE**

PARCELS 22, 38 & 39, LAND LOT 286, 6TH DISTRICT, CITY OF PEACHTREE CORNERS, DUNWELT COUNTY, GEORGIA

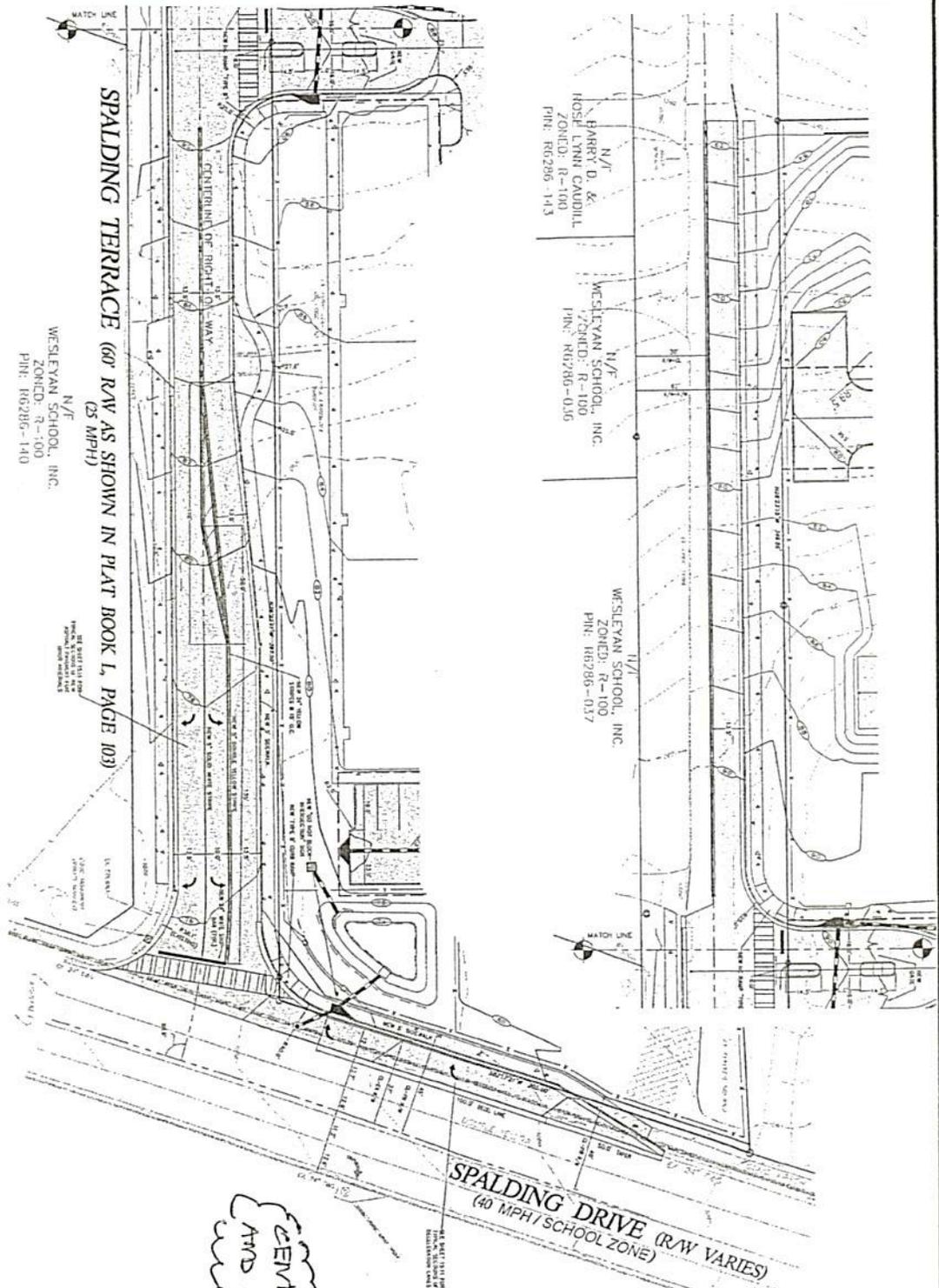


6117 Park Drive, Suite 200  
Norcross, Georgia 30093  
Phone: (770) 414-7211  
Fax: (770) 414-4739  
www.travispruitt.com  
License Number: 000016423  
e-mail: jhuch@travispruitt.com



DATE: 11/11/13  
TIME: 1:00 PM  
BY: TRAVIS PRUITT  
PROJECT NO. 1301

NO.	DATE	DESCRIPTION	BY



SPALDING TERRACE (60' R/W AS SHOWN IN PLAT BOOK L, PAGE 103)  
 (35 MPH)  
 N/F  
 WESLEYAN SCHOOL, INC.  
 ZONED: R-100  
 PIN: R0286-140

N/F  
 HARRY D. &  
 HOSEL LYNN CAUDILL  
 ZONED: R-100  
 PIN: R0286-143

N/F  
 WESLEYAN SCHOOL, INC.  
 ZONED: R-100  
 PIN: R0286-036

N/F  
 WESLEYAN SCHOOL, INC.  
 ZONED: R-100  
 PIN: R0286-037

SPALDING DRIVE (R/W VARIES)  
 (40 MPH / SCHOOL ZONE)

CENTER TOWN LANE  
 AND DEZEL LANE



3/1/03  
 JASON BASH, P.E. No. 28727  
 CIVIL ENGINEER  
 1000 Peachtree Street, N.E., Suite 1000  
 Atlanta, Georgia 30309  
 Phone: (404) 525-1111  
 Fax: (404) 525-1112  
 E-mail: jason@jasonbush.com

**DOT NOTES:**  
 1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
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 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

NO.	DATE	DESCRIPTION
1	3/1/03	PRELIMINARY
2	3/1/03	REVISED
3	3/1/03	REVISED
4	3/1/03	REVISED
5	3/1/03	REVISED
6	3/1/03	REVISED
7	3/1/03	REVISED
8	3/1/03	REVISED
9	3/1/03	REVISED
10	3/1/03	REVISED

**LOCATION MAP**  
 SHOWING THE SITE LOCATION WITHIN THE CITY OF OGLETHORPE, GEORGIA.

**OWNER/DEVELOPER**  
 Portfolio Management Corp.  
 2300 Indiana Ferry Rd., Suite 100  
 Suwanee, GA 30074  
 (770) 922-2522 (LOCAL) (770) 922-2522

**City of Oglethorpe**  
 4317 Park Drive, Suite 430  
 Norcross, Georgia 30053  
 Phone: (770) 416-7311  
 Fax: (770) 416-4739  
 www.cityofoglethorpe.com  
 Council: Mayor: JASON BASH  
 E-mail: jbash@cityofoglethorpe.com

**Travis Pruitt**  
 ASSOCIATES, INC.  
 2700 Peachtree Road, Suite 1000  
 Atlanta, Georgia 30329  
 Phone: (404) 525-1111  
 Fax: (404) 525-1112  
 E-mail: tris@travispruitt.com

NO.	DATE	DESCRIPTION
1	3/1/03	PRELIMINARY
2	3/1/03	REVISED
3	3/1/03	REVISED
4	3/1/03	REVISED
5	3/1/03	REVISED
6	3/1/03	REVISED
7	3/1/03	REVISED
8	3/1/03	REVISED
9	3/1/03	REVISED
10	3/1/03	REVISED

NO.	DATE	DESCRIPTION
1	3/1/03	PRELIMINARY
2	3/1/03	REVISED
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6	3/1/03	REVISED
7	3/1/03	REVISED
8	3/1/03	REVISED
9	3/1/03	REVISED
10	3/1/03	REVISED

**OGLETHORPE**

PARCELS 32, 38 & 36, LAND LOT 286, 6TH DISTRICT, CITY OF PEACHTREE CORNERS, GWINNETT COUNTY, GEORGIA.

# **Action Item**

Multi-Use Trail  
Phase 2 Award  
Contract

**Diana Wheeler**



# Memo

---

TO: Mayor and Council

CC: Julian Jackson, City Manager

FROM: Diana Wheeler, Community Development Director

DATE: September 20, 2016

SUBJECT: Multi-Use Trail Phase 2 Design and Construction Documents

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RFP2016-006 for the design and development of the Peachtree Corners Circle segment of the trail construction was issued on July 5, 2016. When the cost proposals for the work came back too high, Staff amended the RFP to reduce its scope and reissued it. Three qualified proposals were then received from three experienced firms that have all done work with the City in the past. All the proposals involve public engagement, production of preliminary design through construction documents, construction cost estimating, and construction administration. The lowest bidder was Pond, with a proposed cost of \$247,710.

## Recommendation

Award the Multi-Use Trail Phase 2 contract to Pond in an amount not to exceed \$247,710.

# Peachtree Corners Multi-Use Trail, Phase 2

## RFP #2016-006

### Addendum #1

#### 3.SCOPE OF PROJECT

Consultants are anticipated to provide full design services for the development of a multi-use trail along Peachtree Corners Circle from Holcomb Bridge Road to **Peachtree Industrial Boulevard Jones Mill Spur** (see red line with arrow heads on map, next page) consistent with a preliminary concept identified in the Holcomb Bridge Road Corridor Study (see study pages 32 and 33 attached. Entire study can be found at:

<http://peachtreecornersga.gov/home/showdocument?id=1755>)

The project involves:

- 1) Designing a multi-use trail from Holcomb Bridge Road to **Peachtree Industrial Boulevard Jones Mill Spur** on the west side of Peachtree Corners Circle that will accommodate pedestrian and bicycle traffic.
- 2) Providing construction documents.
- 3) Determining the need for vehicular crossings, signage, pedestrian crossings, board walks, bridges, and identify locations.
- 4) Fostering partnerships and community support.
- 5) Providing a time schedule for completing work with dates (work plan).
- 6) Estimating costs and potential sources of funding for the projects identified in the plan.
- 7) Providing resumes for key staff performing analysis and planning, highlighting past experience.

#### 4.SPECIFIC TASKS

At a minimum, the consultant firm overseeing this project will be responsible for the following tasks:

1. Preliminary Design **and Traffic Analysis**
  - a) ~~Perform field surveying and coordinate with site survey.~~
  - b) ~~Verify property ownership.~~
  - c) ~~Identify and document existing traffic conditions and constraints.~~
  - d) Create streetscape and trail conceptual plan for entire corridor including trail location, width, landscaping, street trees, decorative pavers, lighting, crosswalks, lane configurations, bus stops, amenity areas.
2. Schematic Design and Construction Documents
  - a) Generate CAD-based trail location schematics that include landscaping, street trees, decorative paving, lighting, crosswalks, **lane configurations**, bus stops, amenities, etc.
  - b) **Provide right-of-way easement and acquisition plan, if necessary.**
  - c) Perform preliminary civil engineering, including stormwater management, utility and erosion control plans.
  - d) Provide full construction drawings, including site geometry, land configuration, traffic control devices, required street signage, grading, drainage, site utilities, sediment and

erosion control plans, electrical-lighting plan, retaining walls (if necessary) street crossings, and guard rails or fences, if needed.

e) Provide three-dimensional corridor illustrations.

### 3. Construction Cost Estimates, Bidding

a) Provide construction and furnishings estimates.

b) Incorporate comments of staff and city officials into bid documents.

c) Assist city with bidding process, responding to requests for information.

### 4. City Coordination and Public Participation

a) Participate in applicable meetings with city staff (up to **8 5** meetings anticipated).

b) Make presentations to the public, city council and planning commission members (up to **6 4** meetings anticipated).

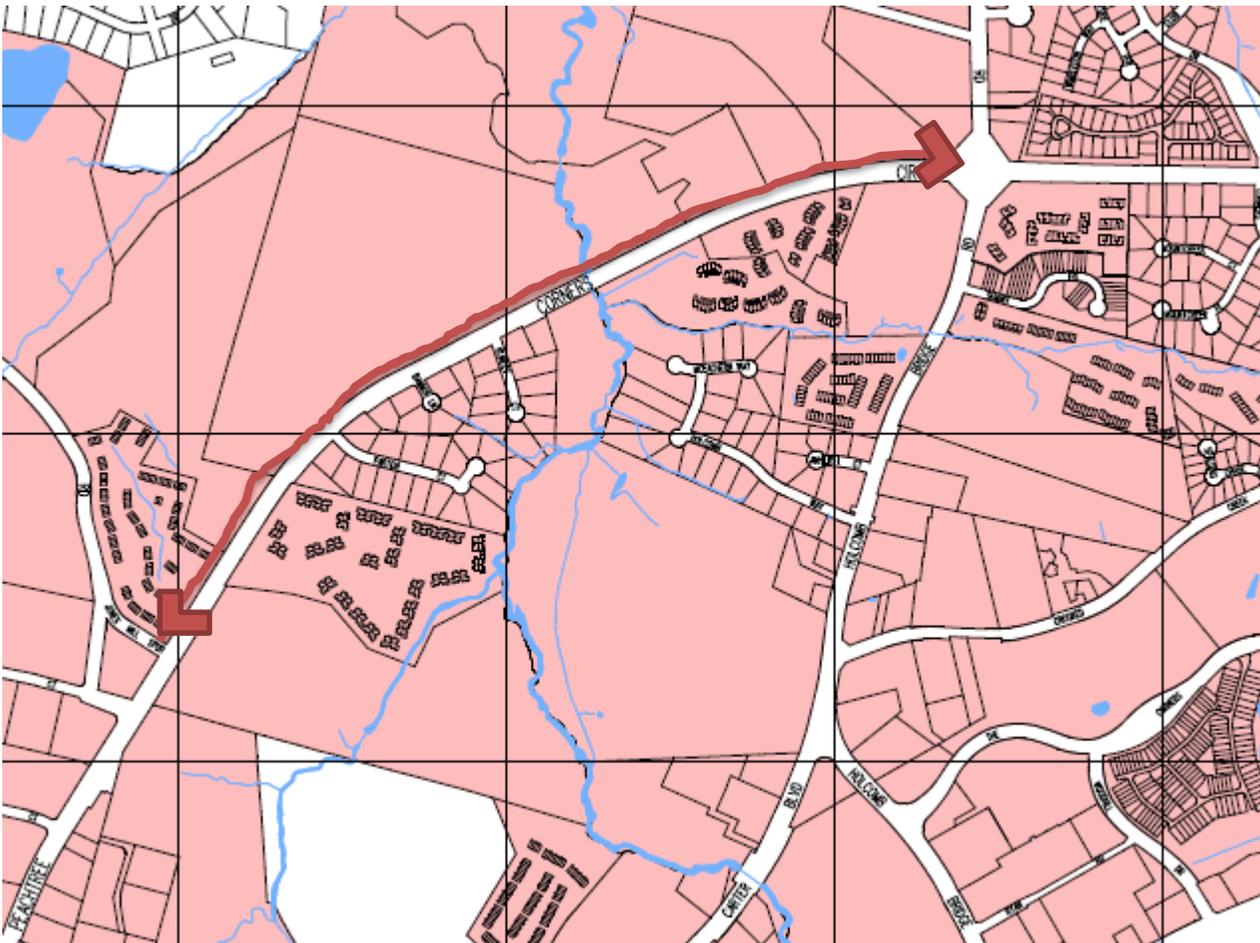
c) Engage the public in work sessions, workshops, one-on-one and in open house-style meeting (up to 2 meetings anticipated).

d) Discuss the project with key stakeholders, including property owners, as needed (up to 3 meetings anticipated).

### 5. Construction Administration

a) Assist the City with response to contractor questions and proposals.

b) Provide job site visits 2 times per month to assess work, address on-site issues, prepare field progress reports, review payment requests, and review final punch list.



# Multi-Use Trail, Phase 2 Plan RFP 2016- 006

## LOG-IN SHEET

Responses due no later than 11AM, August 1, 2016

Time Rec'd	Company Name / Address	Contact Name	e-mail / phone number	fee proposed
1. 09:18 7-29-16	Sprinkle Consulting, Inc. 3355 Lenox Rd., Ste. 750 Atlanta, GA 30326	Bruce Landis	404-855-7254 <a href="mailto:Landis@sprinkleconsulting.com">Landis@sprinkleconsulting.com</a>	\$266,892
2. 09:27 8-1-16	Pond & Company 3500 Parkway Lane, Ste. 600 Peachtree Corners, GA30092	Ronald Osterloh	678-336-7740 <a href="mailto:osterloh@pondco.com">osterloh@pondco.com</a>	\$247,710
3. 10:27 8-1-16	Keck & Wood, Inc. 3090 Premiere Parkway, Ste 200 Duluth, GA 30097	Richard Gurney	678-417-4000 <a href="mailto:kwc corp@keckwood.com">kwc corp@keckwood.com</a>	\$295,310

**R2016-09-65**

**A RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND R2013-02-06, ESTABLISHING THE DOWNTOWN DEVELOPMENT AUTHORITY, IN ORDER TO EXTEND THE JURISDICTIONAL BOUNDARY OF THE DDA TO INCORPORATE THE HOLCOMB BRIDGE CORRIDOR AREA; TO REPEAL CONFLICTING RESOLUTIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Peachtree Corners Downtown Development Authority was established by Resolution 2013-02-06; and

**WHEREAS**, Resolution 2013-02-06 stipulates the DDA's authority and the areas of the city in which that authority can be applied;

**WHEREAS**, it has been requested by the DDA, and determined by the Mayor and Council to be in the best interest of the City, to extend the DDA's jurisdictional boundaries to include the Holcomb Bridge Road Corridor Area;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Peachtree Corners, that Resolution 2013-02-06 is hereby amended to incorporate the underlined words (and associated map) as follows:

***BE IT FURTHER RESOLVED*** that the "downtown development area" shall be that geographical area described in Exhibit A, ***and Exhibit B*** attached hereto and made a part hereof by reference, which area, in the judgment of the Mayor and Council of the City, constitutes the "central business district" of the City as contemplated by the Downtown Development Authorities Law.

SO RESOLVED AND EFFECTIVE this 20th day of September, 2016.

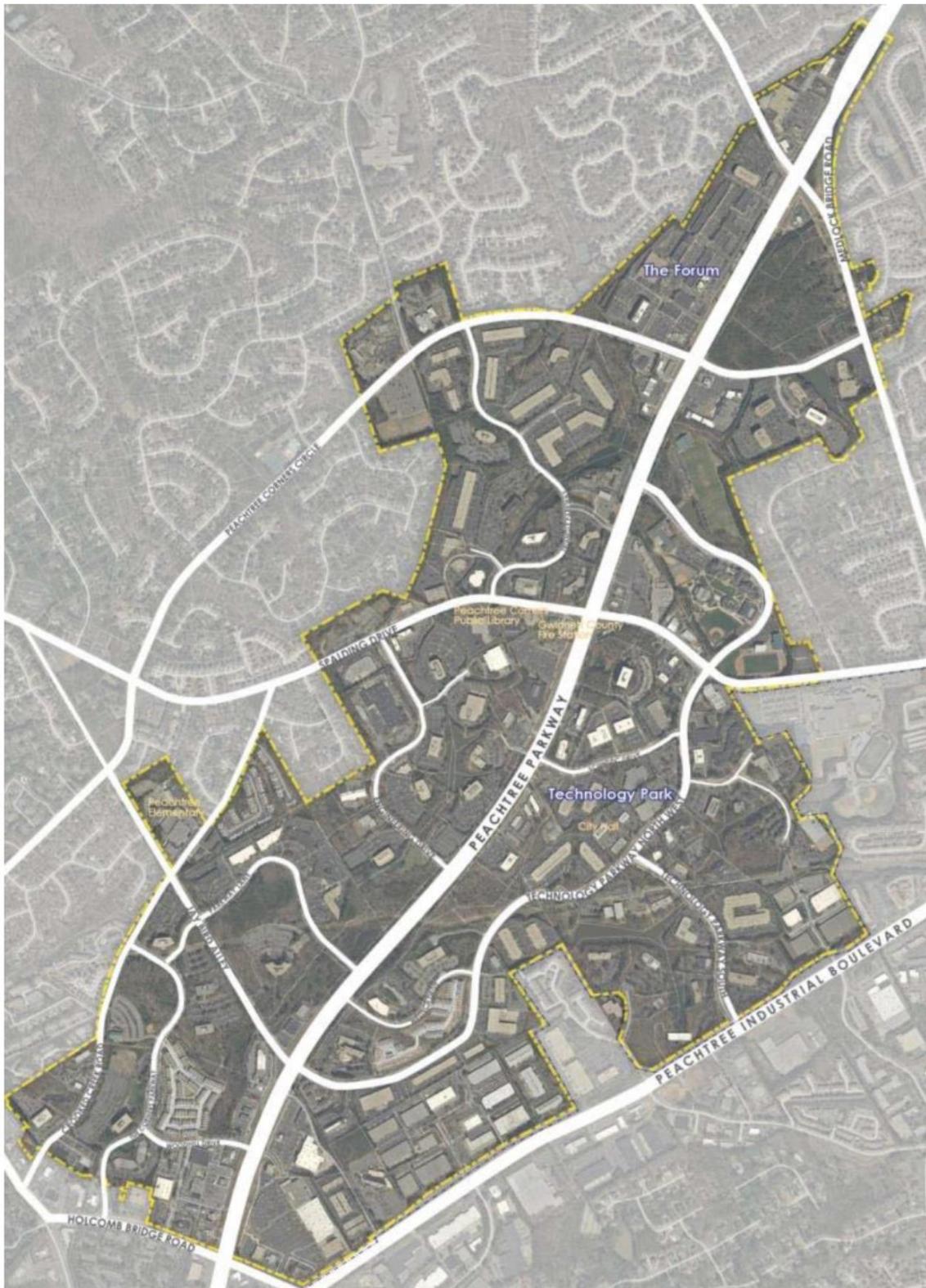
Approved:

Attest:

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

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

# Exhibit 'A'



**Central Business District boundary map**

# Exhibit 'B'



**Focus Area Map**  
**HOLCOMB BRIDGE** corridor study  
 Prepared for The City of Peachtree Corners by Lord Aeck Sargent | Map Revised 04.28.15

	1/4 MILE	1/2 MILE	1 MILE
	5-7 min	10-15 min	20-25 min
	2-3 min	4-6 min	8-12 min
		1-2 min	2-4 min

**02016-09-80**

**AN AMMENDMENT TO THE CODE OF ORDINANCES, CITY OF PEACHTREE CORNERS, GEORGIA ARTICLE II, CHAPTER 42, NUISANCES, TO PROHIBIT THE DISCHARGE OF WEAPONS IN RESIDENTIAL AREAS EXCEPT AS AUTHORIZED; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE AN EFFECTIVE DATE;**

**WHEREAS**, the Mayor and Council of the City of Peachtree Corners, Georgia is authorized under Article IX, Section II, Paragraph III of the Constitution of the State of Georgia to adopt reasonable ordinance to protect and improve the public health, safety, welfare, and aesthetics of the citizens of the City of Peachtree Corners, Georgia; and

**WHEREAS**, regulating the use of weapons in residential areas serves a public purpose and protects the public interest; and

**WHEREAS**, the Mayor and Council have determined that the lack of regulations concerning the use of weapons in residential areas is detrimental to the public welfare;

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

**Section 1:** (Words underlined are added)

Chapter 42 –NUISANCES

Article 1. – In General

Sec. 42-2.1 – Discharge of Weapons. It shall be unlawful to discharge any firearm, bow, crossbow, or any missile within the residential areas of the City of Peachtree Corners. This section shall not be construed to prohibit any officer of the law from discharging a firearm in the performance of his/her duty, nor any citizen from discharging a weapon when lawfully defending person or property.

**Section 2**

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Effective this 20th day of September, 2016.

Approved by:

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

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

SEAL

**02016-09-78**

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO 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 TOWNHOME SUBDIVISION ON 4.36 ACRES LOCATED AT 3534 AND 3544 MEDLOCK BRIDGE ROAD IN LAND LOT 286, 6<sup>TH</sup> DISTRICT, PEACHTREE CORNERS, GEORGIA**

**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 September 20, 2016 and October 18, 2016;

**NOW THEREFORE,** The Mayor and City Council of the City of Peachtree Corners while in Regular Session on October 18, 2016 hereby ordain and approve the Zoning Case RZ2016-004 Medlock Bridge Townhomes, for the above referenced property with the following enumerated 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.

Effective this 18th day of October, 2016.

So Signed and Witnessed

Approved :

this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Attest:

\_\_\_\_\_  
Kymerly Chereck, City Clerk

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

**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: 6<sup>th</sup> 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 [below 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.

~~The impact to surrounding schools is unknown without an analysis from the Gwinnett County Board of Education.~~ 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/applicant may need to restudy the entry to the neighborhood as it relates to both make some adjustments to the proposed plan to accommodate the right-turn deceleration lane for Northpointe Communities ~~and the alignment with Hampton Ridge. An extension of the right-turn deceleration lane along the east side of Medlock Bridge Road should also be reviewed.~~

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 easternmost portion of the south (side) property line, and to 20-feet on the westernmost portion of 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. ~~(location?)~~
7. ~~Provide s~~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 ~~and shall include a decorative fence/wall and entrance monument~~.
- ~~8.9.~~ Interior street names shall relate to Peachtree Corners history or culture and shall be approved by Staff.
- ~~9.10.~~ Interior streets shall be private and maintained by the Homeowners Association.
- ~~10.11.~~ The~~Preserve~~ existing trees in the buffers shall be preserved by the developer and enhanced d 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.)
- ~~11.12.~~ Preserve the~~The~~ existing specimen pine tree along Medlock Bridge Rd. shall be preserved and incorporated into the plan.
- ~~12.13.~~ 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): 6<sup>th</sup>      LAND LOT(S): 286 ACREAGE: 3.52

ADDRESS OF PROPERTY: 3544 Medlock Bridge Road

PROPOSED DEVELOPMENT: Townhomes

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*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): 6<sup>th</sup>      LAND LOT(S): 286      ACREAGE: 0.84

ADDRESS OF PROPERTY: 3534 Medlock Bridge Road

PROPOSED DEVELOPMENT: Townhomes

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*Staff Use Only This Section*

Case Number: \_\_\_\_\_ Hearing Date: P/C \_\_\_\_\_ C/C \_\_\_\_\_ Received Date: \_\_\_\_\_

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

**Related Cases & Applicable Conditions:**

\_\_\_\_\_

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

\_\_\_\_\_

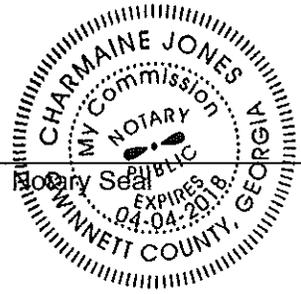
\_\_\_\_\_

**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.

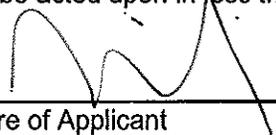
Sara D Waters by Richard Waters POA \_\_\_\_\_ Date 7-26-16  
Signature of Property Owner  
Sara D. Waters by Richard Waters, POA  
Type or Print Name and Title

[Signature] \_\_\_\_\_ Date 7/26/16  
Signature of Notary Public



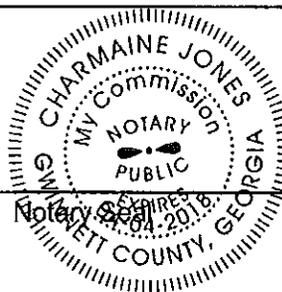
**APPLICANT'S CERTIFICATION**

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 of Applicant \_\_\_\_\_ Date 07/28/2016

ROBERT MILLER MANAGER  
Type or Print Name and Title \_\_\_\_\_

  
Signature of Notary Public \_\_\_\_\_ Date 7-28-16

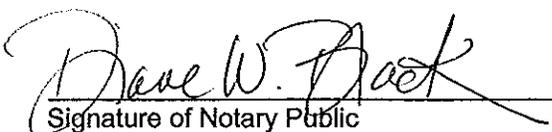


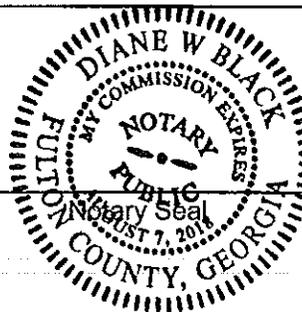
**PROPERTY OWNER'S CERTIFICATION**

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.

Le Zheng Ning Fang NING FANG 7-26-16  
Signature of Property Owner \_\_\_\_\_ Date

Le Zheng NING FANG  
Type or Print Name and Title \_\_\_\_\_

  
Signature of Notary Public \_\_\_\_\_ Date 7/26/16



Recorded Feb 28, 1977

SURVEY DATA. PLAT A.W. HOLTZCLAW ESTATE BY M.L. DUNNADO APRIL 1962

Original Survey C8C

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 2/28/77 TIME PAGE 235  
PLAT BOOK 5  
TOM LAWLER, CLERK  
11/20/80 JPS

A.W. HOLTZCLAW ESTATE

CLIFFORD C. WATERS & SARA D. WATERS  
AREA: 3.32858 ACRES

A.W. HOLTZCLAW ESTATE



111° 20' 00\"/>

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF EXISTING CONDITIONS AND MEETS THE MINIMUM STANDARDS AS REQUIRED BY LAW

*[Signature]*  
REG. NO. 989



PROPERTY OF

CLIFFORD C. WATERS & SARA D. WATERS  
PART OF A.W. HOLTZCLAW ESTATE  
LAND LOT 289 2.6TH DISTRICT  
GWINNETT COUNTY, GEORGIA  
DATE FEBRUARY 1977 V.M.S. F. 37207 & ASSOC.  
SCALE 1" = 40' 1244 CLAYBENT AVENUE  
JOB NO. T40215 DEPT. OF GEORGIA SURVEY  
E.C.S. 110038 633-6254

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**.

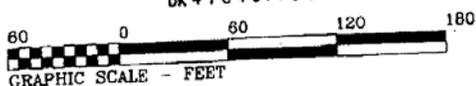
Said parcel contains 153,461 S.F. or 3.523 Acres and is based on a survey prepared by Virgil Frank Gaddy. dated February 14, 1974.

47846  
00849

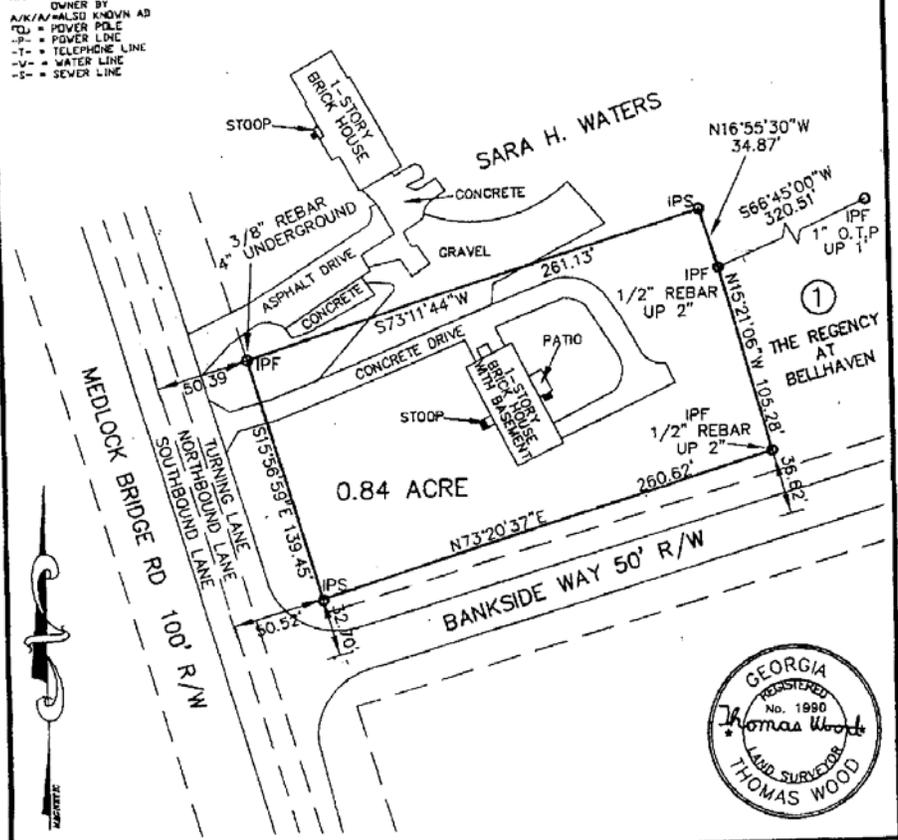
Exhibit "C"

BK47846PG0849

- \*\*\*\*\*LEGEND\*\*\*\*\*
- IPF = IRON PIN FOUND
  - IPS = IRON 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 6<sup>TH</sup> 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.

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# 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

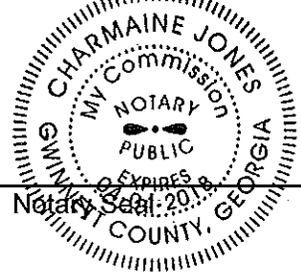
Signature of Applicant's  
 Attorney or Representative

Date

Type or Print Name and Title

[Signature]  
 \_\_\_\_\_  
 Signature of Notary

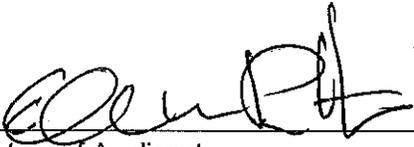
7-28-16  
 \_\_\_\_\_  
 Date



**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

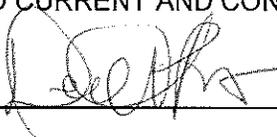
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION 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.

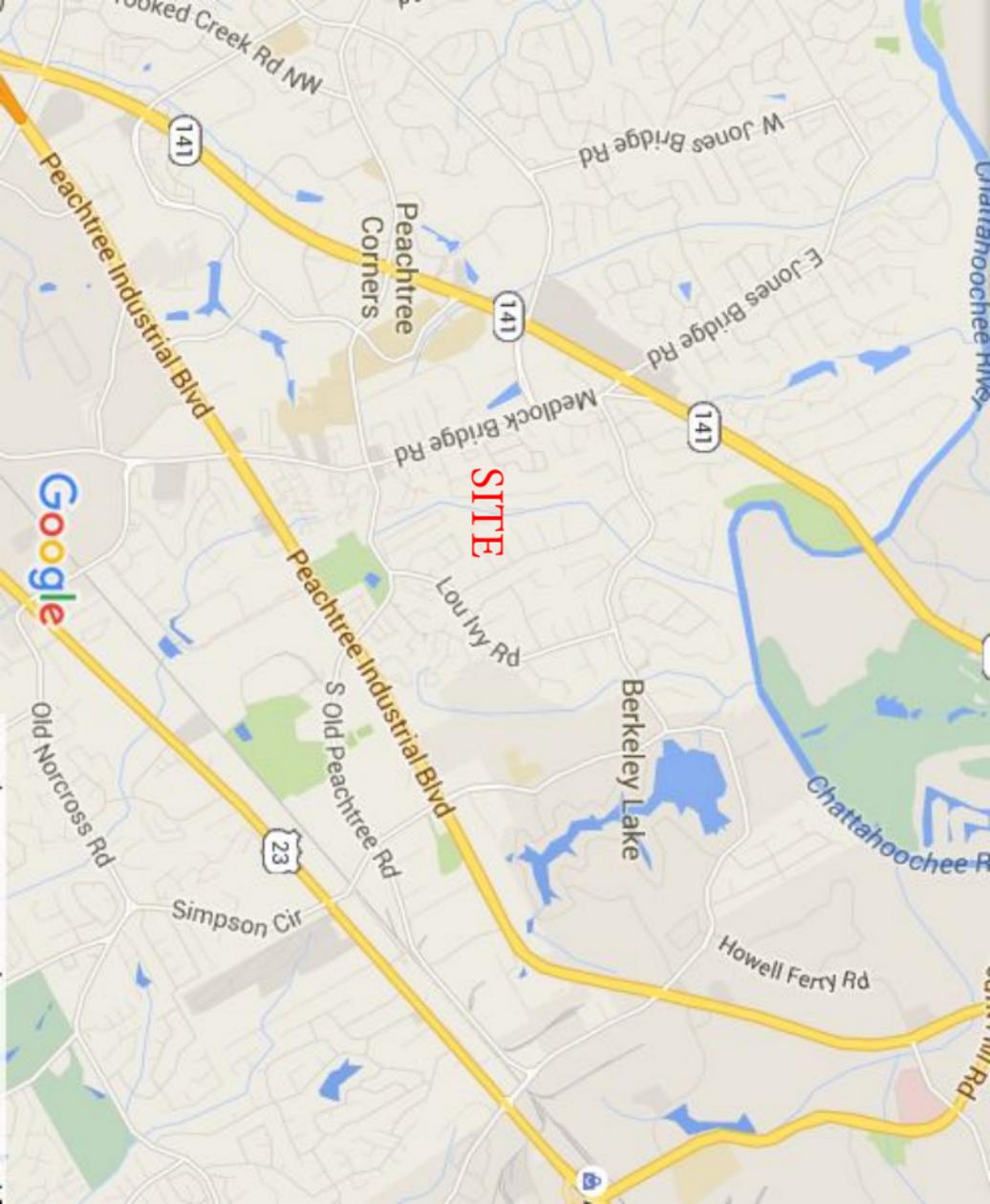
0 - 5 Acres = \$ 850  
> 5 - 10 Acres = \$1,600  
> 10 - 20 Acres = \$2,100  
> 20 - 100 Acres = \$2,600  
> 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

#### 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).





SITE

141

141

141

23

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 "**

<b>Attribute</b>	<b>Value</b>
Parcel ID (PIN)	6286 023B
Lot	

**Assessor Information (sdewh1)**

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

**Owner / Property Information**

<b>Property Information</b>	
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

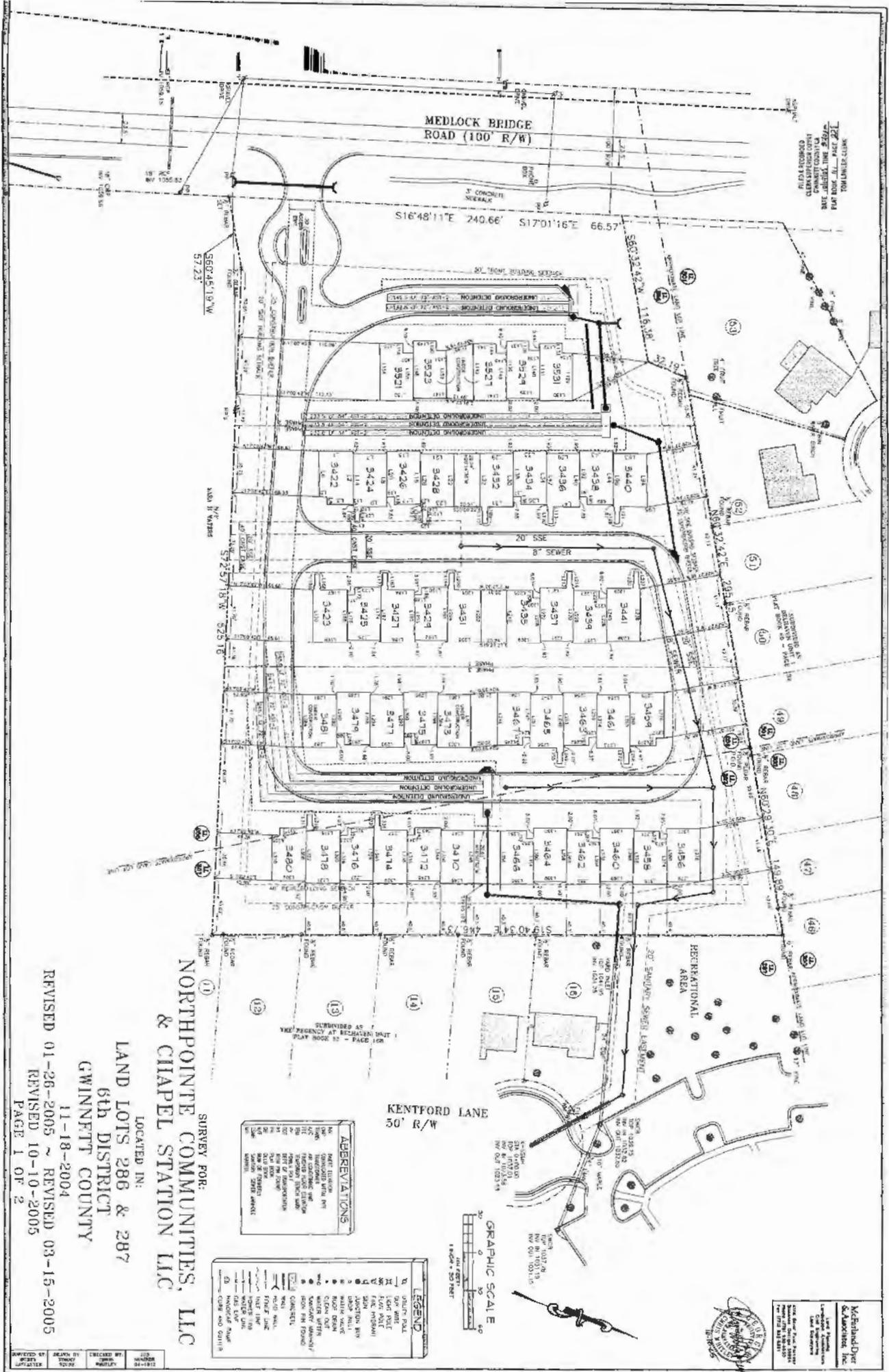
**Sales Information**

<b>Sales Information</b>	
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**

<b>Building Information</b>	
-----------------------------	--

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'

S60°45'19"W 57.23'

20' TRAMP W/BACK SECTION

20' SSE

20' SEWER

20' SEWER

20' SEWER

20' SEWER

20' SEWER

20' SEWER

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'
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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'
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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' FEET



McHardy-Dyer & Associates, Inc.  
Professional Seal  
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

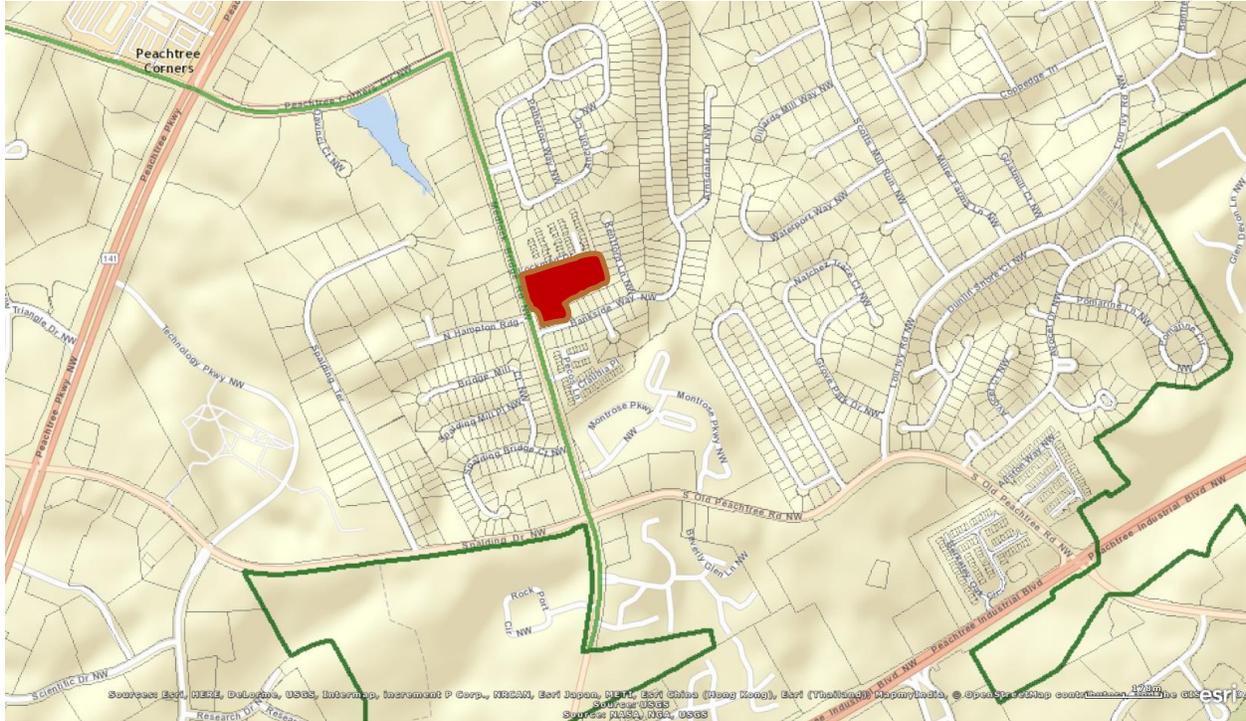






## PROPERTY LOCATION MAP

### Medlock Bridge Rd. Townhomes



**CASE NUMBER:**

**RZ2016-004**

**PLANNING  
COMMISSION**

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

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

**HEARING DATES:**

**SEPT. 13, 2016**

**SEPT. 20, 2016**

**OCT. 18, 2016**

**PROPERTY ADDRESS:**

**3534 and 3544 Medlock Bridge Road**

**02016-09-79**

**AN ORDINANCE TO AMEND CHAPTER 90 SECTION 09 (“SOLID WASTE”) OF THE CODE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, IN ORDER TO PROVIDE FOR THE TIME LIMIT OF CARTS AT THE STREET SIDE.**

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

**WHEREAS**, pursuant to Section 1.12(b) of the City Charter, the City is charged with exercising the power of solid waste management services; and

**WHEREAS**, the Mayor and Council desire to amend the current solid waste ordinance;

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

**Section 1:**

That Section 90-09, Chapter 90 (Solid Waste) of the Code of Ordinance, City of Peachtree Corners, are hereby amended to read as follows:

**Sec. 90-09. Time limit at street-side and storage of cart.**

The cart shall be placed at street-side no earlier than 3:00 p.m. on the day before the scheduled collection day and the cart shall be removed from street-side no later than 9:00 a.m. on the day after collection. The cart shall then be stored or placed only in the rear yard or inside enclosed structures where they are not visible from the street. Townhome or Condo units with a common wall or walls bordering the adjacent unit, which are unable to store refuse bins and carts in rear yard or enclosed structure due to lack of exterior access, must store refuse bins and carts as close to the Townhome or Condo unit as possible. Violations of this section shall be reported to the department of community development. Upon receiving a complaint, the department shall investigate such complaint. Any party failing to remove the cart from street-side within the specified time after receiving the notice shall be in violation of this code section.

**Section 2**

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 3**

It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code Ordinances, City of Peachtree Corners, Georgia and the sections of this Ordinance may be amended to accomplish such intention.

Effective this \_\_\_\_\_ day of September \_\_\_\_, 2016.

Approved by:

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

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

SEAL

**Work Session**

Construction Bid

**Greg Ramsey**

**Invitation to Bid PTC 15.03 Intersection Improvements Holcomb Bridge Road at Jimmy Carter Boulevard**  
**Friday, August 05, 2016**

Bid Item No	GDOT Item No	Item Description	Unit	Qty	ER Snell		Tople Construction		Matriarch Construction	
					Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	150-1000	TRAFFIC CONTROL, PROJECT # 15-03	Lump Sum	1	\$66,100.00	\$66,100.00	\$85,000.00	\$85,000.00	\$35,044.27	\$35,044.27
2	210-0100	GRADING COMPLETE PROJECT # 15-03	Lump Sum	1	\$275,800.00	\$275,800.00	\$315,000.00	\$315,000.00	\$290,244.80	\$290,244.80
3	310-1101	GR AGGR BASE CRS, INCL MATL	TN	580	\$29.25	\$16,965.00	\$55.00	\$31,900.00	\$32.00	\$18,560.00
4	318-3000	AGGR SURF CRS	TN	200	\$29.25	\$5,850.00	\$25.00	\$5,000.00	\$32.00	\$6,400.00
5	402-1802	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME	TN	45	\$390.00	\$17,550.00	\$112.00	\$5,040.00	\$143.37	\$6,451.65
6	402-1812	RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME	TN	90	\$119.00	\$10,710.00	\$112.00	\$10,080.00	\$92.11	\$8,289.90
7	402-3121	RECYCLED ASPH CONC 25 mm SUPERPAVE, GP 1 OR 2, INCL BITUM MATL	TN	42	\$182.00	\$7,644.00	\$103.00	\$4,326.00	\$83.05	\$3,488.10
8	402-3103	RECYCLED ASPH CONC 9.5 mm SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	TN	927	\$76.75	\$71,147.25	\$112.00	\$103,824.00	\$88.42	\$81,965.34
9	402-3190	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL	TN	21	\$314.00	\$6,594.00	\$103.00	\$2,163.00	\$83.05	\$1,744.05
10	413-1000	BITUM TACK COAT (0.035 GAL/SY)	GL	473	\$2.10	\$993.30	\$6.00	\$2,838.00	\$4.77	\$2,256.21
11	432-5010	MILL ASPH CONC PVMT, VARIABLE DEPTH	SY	2525	\$6.05	\$15,276.25	\$7.20	\$18,180.00	\$4.15	\$10,478.75
12	441-0104	CONC SIDEWALK, 4 IN	SY	684	\$51.25	\$35,055.00	\$51.75	\$35,397.00	\$35.00	\$23,940.00
13	441-0754	CONC MEDIAN, 7 1/2 IN	SY	253	\$94.00	\$23,782.00	\$85.50	\$21,631.50	\$44.00	\$11,132.00
14	441-5004	CONC HEADER CURB, 10 IN, TP4	LF	34	\$31.25	\$1,062.50	\$30.00	\$1,020.00	\$15.00	\$510.00
15	441-6216	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	LF	221	\$21.50	\$4,751.50	\$24.00	\$5,304.00	\$15.00	\$3,315.00
16	441-6222	CONC CURB & GUTTER, 8 IN X 30 IN, TP 2	LF	1806	\$18.25	\$32,959.50	\$25.00	\$45,150.00	\$15.00	\$27,090.00
17	500-9999	CLASS B CONC, BASE OR WIDENING	CY	41	\$231.00	\$9,471.00	\$250.00	\$10,250.00	\$177.00	\$7,257.00
<b>DRAINAGE</b>										
18	550-1180	STORM DRAIN PIPE, 18 IN, H 1-10	LF	26	\$171.00	\$4,446.00	\$75.00	\$1,950.00	\$38.74	\$1,007.24
19	550-1240	STORM DRAIN PIPE, 24 IN, H 1-10	LF	10	\$376.00	\$3,760.00	\$100.00	\$1,000.00	\$46.27	\$462.70
20	611-3000	RECONSTR CATCH BASIN, GROUP 1	EA	1	\$3,320.00	\$3,320.00	\$2,850.00	\$2,850.00	\$2,277.00	\$2,277.00
21	611-3010	RECONSTRUCT DROP INLET, GROUP 1	EA	1	\$3,740.00	\$3,740.00	\$3,200.00	\$3,200.00	\$2,293.00	\$2,293.00
22	611-3030	RECONSTRUCT STORM SEWER MANHOLE	EA	1	\$2,800.00	\$2,800.00	\$3,500.00	\$3,500.00	\$1,148.00	\$1,148.00
23	668-1100	CATCH BASIN, GP 1	EA	1	\$3,320.00	\$3,320.00	\$4,000.00	\$4,000.00	\$2,277.00	\$2,277.00
24	668-4300	STORM SEWER MANHOLE, TP 1	EA	2	\$2,790.00	\$5,580.00	\$3,000.00	\$6,000.00	\$968.00	\$1,936.00
<b>TRAFFIC SIGNAL</b>										
25	639-5004	PRESTRESSED CONC STRAIN POLE, TP IV	EA	3	\$7,780.00	\$23,340.00	\$7,885.00	\$23,655.00	\$13,000.00	\$39,000.00
26	639-5014	PRESTRESSED CONC STRAIN POLE, TP IV, INCL LUMINAIRE ARM	EA	1	\$9,230.00	\$9,230.00	\$9,345.00	\$9,345.00	\$16,000.00	\$16,000.00
27	647-1000	TRAFFIC SIGNAL INSTALLATION NO. 1	Lump Sum	1	\$89,900.00	\$89,900.00	\$92,000.00	\$92,000.00	\$165,000.00	\$165,000.00
28	935-1512	OUTSIDE PLANT FIBER OPTIC CABLE DROP, SINGLE MODE, 12 FIBER	LF	270	\$2.15	\$580.50	\$2.25	\$607.50	\$3.00	\$810.00
29	935-3502	FIBER OPTIC CLOSURE, FDC (WALL MOUNTED), 12 FIBER	EA	1	\$967.00	\$967.00	\$1,000.00	\$1,000.00	\$1,250.00	\$1,250.00
30	935-4010	FIBER OPTIC SPLICE, FUSION	EA	4	\$51.75	\$207.00	\$54.00	\$216.00	\$60.00	\$240.00
31	936-1000	CCTV SYSTEM	EA	1	\$7,630.00	\$7,630.00	\$7,725.00	\$7,725.00	\$10,000.00	\$10,000.00
32	937-6000	MICRTOWAVE DETECTION ASSEMBLY	EA	8	\$8,350.00	\$66,800.00	\$8,455.00	\$67,640.00	\$11,000.00	\$88,000.00
33	939-2300	FIELD SWITCH, TYPE A	EA	1	\$2,890.00	\$2,890.00	\$2,925.00	\$2,925.00	\$2,500.00	\$2,500.00
34	939-2230	GBIC, TYPE D LX	EA	2	\$371.00	\$742.00	\$376.00	\$752.00	\$250.00	\$500.00
<b>SIGNING &amp; MARKING</b>										
35	636-1033	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING TP 9	SF	165	\$47.25	\$7,796.25	\$62.00	\$10,230.00	\$22.40	\$3,696.00
36	636-1036	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING TP 11	SF	16	\$21.25	\$340.00	\$22.00	\$352.00	\$18.75	\$300.00
37	636-2070	GALV STEEL POSTS, TP 7	LF	143	\$8.90	\$1,272.70	\$10.00	\$1,430.00	\$11.05	\$1,580.15
38	639-5003	PRESTRESSED CONC. STRAIN POLE, TP III	EA	2	\$8,380.00	\$16,760.00	\$8,290.00	\$16,580.00	\$8,273.22	\$16,546.44
39	653-0110	THERMOPLASTIC PVMT MARKING ARROW, TP 1	EA	2	\$83.75	\$167.50	\$92.00	\$184.00	\$100.00	\$200.00
40	653-0120	THERMOPLASTIC PVMT MARKING, ARROW, TP 2	EA	26	\$83.75	\$2,177.50	\$102.00	\$2,652.00	\$100.00	\$2,600.00
41	653-0210	THERMOPLASTIC PVMT MARKING WORD, TP 1	EA	6	\$167.00	\$1,002.00	\$182.00	\$1,092.00	\$100.00	\$600.00
42	653-1501	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	LF	2195	\$0.56	\$1,229.20	\$1.00	\$2,195.00	\$1.00	\$2,195.00
43	653-1502	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	LF	2730	\$0.56	\$1,528.80	\$1.00	\$2,730.00	\$1.00	\$2,730.00
44	653-1704	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	LF	167	\$8.35	\$1,394.45	\$5.25	\$876.75	\$10.00	\$1,670.00
45	653-2804	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	LF	2693	\$2.80	\$7,540.40	\$2.65	\$7,136.45	\$3.00	\$8,079.00
46	653-3501	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	GLF	3387	\$0.45	\$1,524.15	\$0.85	\$2,878.95	\$1.00	\$3,387.00
47	653-3502	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	GLF	636	\$0.45	\$286.20	\$0.85	\$540.60	\$1.00	\$636.00
48	653-6004	THERMOPLASTIC TRAF STRIPING, WHITE	SY	490	\$5.60	\$2,744.00	\$5.25	\$2,572.50	\$10.00	\$4,900.00
49	653-6006	THERMOPLASTIC TRAF STRIPING, YELLOW	SY	179	\$5.60	\$1,002.40	\$5.25	\$939.75	\$10.00	\$1,790.00
50	654-1001	RAISED PAVEMENT MARKERS, TP 1	EA	38	\$5.60	\$212.80	\$5.50	\$209.00	\$15.00	\$570.00
51	654-1003	RAISED PAVEMENT MARKERS, TP 3	EA	175	\$5.60	\$980.00	\$5.50	\$962.50	\$15.00	\$2,625.00
<b>EROSION CONTROL</b>										
52	161-1000	EROSION CONTROL PROJECT # 15-03	Lump Sum	1	\$64,000.00	\$64,000.00	\$15,000.00	\$15,000.00	\$19,128.00	\$19,128.00
<b>TOTALS =</b>						\$942,922.15		\$999,030.50		\$946,100.60

# **Work Session**

Bow Hunting &  
Celebratory Gun  
Fire

**Diana Wheeler**



# Memo

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TO: Mayor and Council

FROM: Diana Wheeler, Community Development Director

DATE: September 20, 2016

SUBJECT: Hunting Within City Limits

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The matter of hunting within the city limits was discussed in January and again in August of this year. Hunting, and in particular bow hunting, is a cause for concern, especially in residential areas where homes are located close together. Staff researched how other communities addressed this issue and found that most prohibit hunting on government owned property (parks, trail, etc.). The City of Duluth has more stringent regulations that prohibit hunting city-wide. An overview of staff's findings are as follows:

In the **City of Duluth**, it is unlawful for any person other than law enforcement to discharge any sort of gun, pistol, rifle or BB or air gun within the city, unless they are protecting life or property. The city has a permitting process for those wanting to operate an organized dove shoot or turkey shoot (10-5).

Section 13.1.3 in the **City of Roswell** states it is unlawful to discharge any firearm, bow, crossbow, air gun BB gun, etc. without a permit from the city administrator or his designee. There are requirements for obtaining the permit, including the taking of a state-approved course.

The **City of Norcross** approved an ordinance in 2014 stating those who wish to hunt on property they own, or on another person's property with permission from the owner, shall obtain a letter of authorization from the chief of police (28-5).

In 2011, the **City of Dunwoody** approved an ordinance regarding the killing of wildlife, stating it is unlawful for any person to hunt, trap, shoot, maim or kill any animal or wildlife within any of the city recreation facilities without the written permission of the director, unless threatened with bodily injury or death (25-39).

The City of **Berkeley Lake** does not allow discharging firearms or bows within 300 yards of any street or building, or on another person's land without express permission. The city does not allow the use of air rifle, BB guns of a distance of more than 25 feet if they have enough force to break windows, damage property or injury people or animals (Sec. 46-2). This allows for the use of plastic, yellow pellet toy guns, but not the CO2-powered or pump-actuated pellet or BB guns. There is no hunting allowed in city greenspaces.

The **City of Johns Creek** has an ordinance that prohibits hunting in public parks (Sec. 38-57).

In the **City of Sandy Springs**, it is unlawful to hunt in city parks without written permission of the city council. Similarly, one is not allowed to discharge a firearm or possess an explosive substance, including fireworks, in city parks.

### **Gwinnett County Law**

According to Gwinnett County's code (78-32, and 78-55), people cannot hunt on county property unless they have permission for wildlife management purposes. (74-7). This effectively applies to parks. Gwinnett's code also states that complaints about wild animals and/or hunting shall be forwarded to the Georgia Department of Natural Resources (10-40).

### **Georgia Law**

The official Code of Georgia (16-11-103) states it is unlawful for any person, without legal justification, to discharge a firearm on or within 50 yards of a public highway. In addition, one must acquire authorization to hunt on another person's property. The code states, "It shall be unlawful for any person to fire or discharge a firearm on the property of another person, firm, or corporation without having first obtained permission from the owner or lessee of the property." Also, hunters are required to have a state permit and must not be under the influence of alcohol. If a hunter does not have permission to hunt on another person's property, they could be charged with trespassing as well (16-7-21).

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Some hunters have expressed concerns that the deer population will become a nuisance if the herd is not thinned on a periodic basis. Staff researched how other suburban communities address the issue of wildlife overpopulation and found that many utilize sportsmen's groups to organize specific events to thin the herd. Bethel Park, PA, for example, started an annual archery hunt in the mid-1990s, using Whitetail Management Associates, a private sportsmen's group, to manage the program. Upper St. Clair, another community in Pennsylvania, has utilized sharpshooters since 2015, contracting with the U.S. Department of Agriculture's Animal and Plant Health Inspection Service, to help when too many deer became a nuisance.

### Recommendation

1. Adopt the proposed ordinance which is similar to Duluth's and reads as follows:

*Sec. 42-2.1 – Discharge of Weapons. It shall be unlawful to discharge any firearm, bow, crossbow, or any missile within the residential areas of the City of Peachtree Corners. This section shall not be construed to prohibit any officer of the law from discharging a firearm in the performance of his/her duty, nor any citizen from discharging a weapon when lawfully defending person or property.*

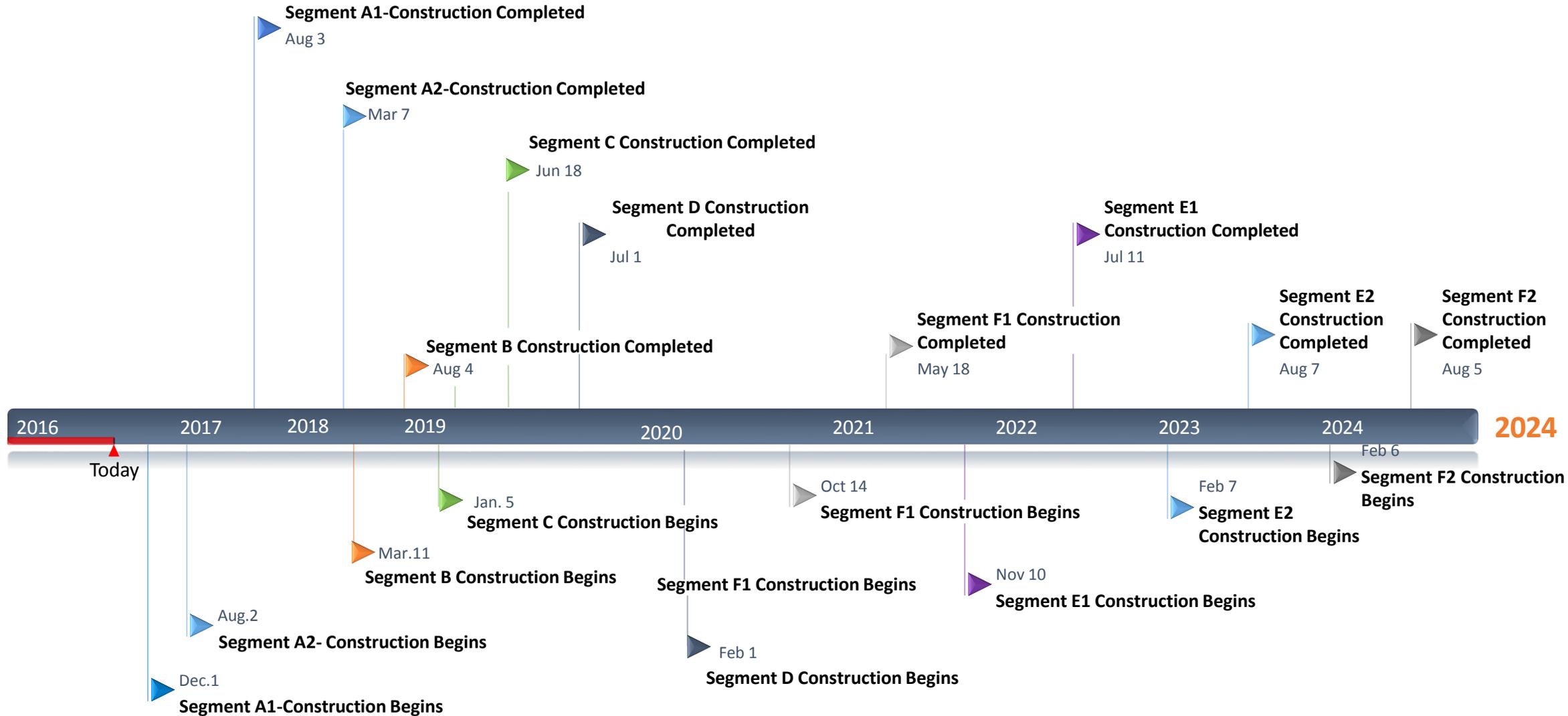
2. If the wildlife population becomes problematic, contract with a government agency or sportsmen's group to thin the herds.

**Work Session**

Multi-Use Trail

Timeline

**Diana Wheeler**



# MULTI-USE TRAIL MAP

**KEY**

- EXISTING TRAILS
- - - LCI FRAMEWORK VALIDATED TRAIL
- - - MODIFIED TRAIL ROUTE
- - - LOW PAVED TRAIL FEASIBILITY  
(POTENTIAL UNPAVED / NATURAL TRAIL OR FUTURE SIDEWALK IMPROVEMENT)
- POTENTIAL TRAIL HUB / OPEN SPACE
- 2014 LCI FOCUS AREA



CITY OF NORCROSS

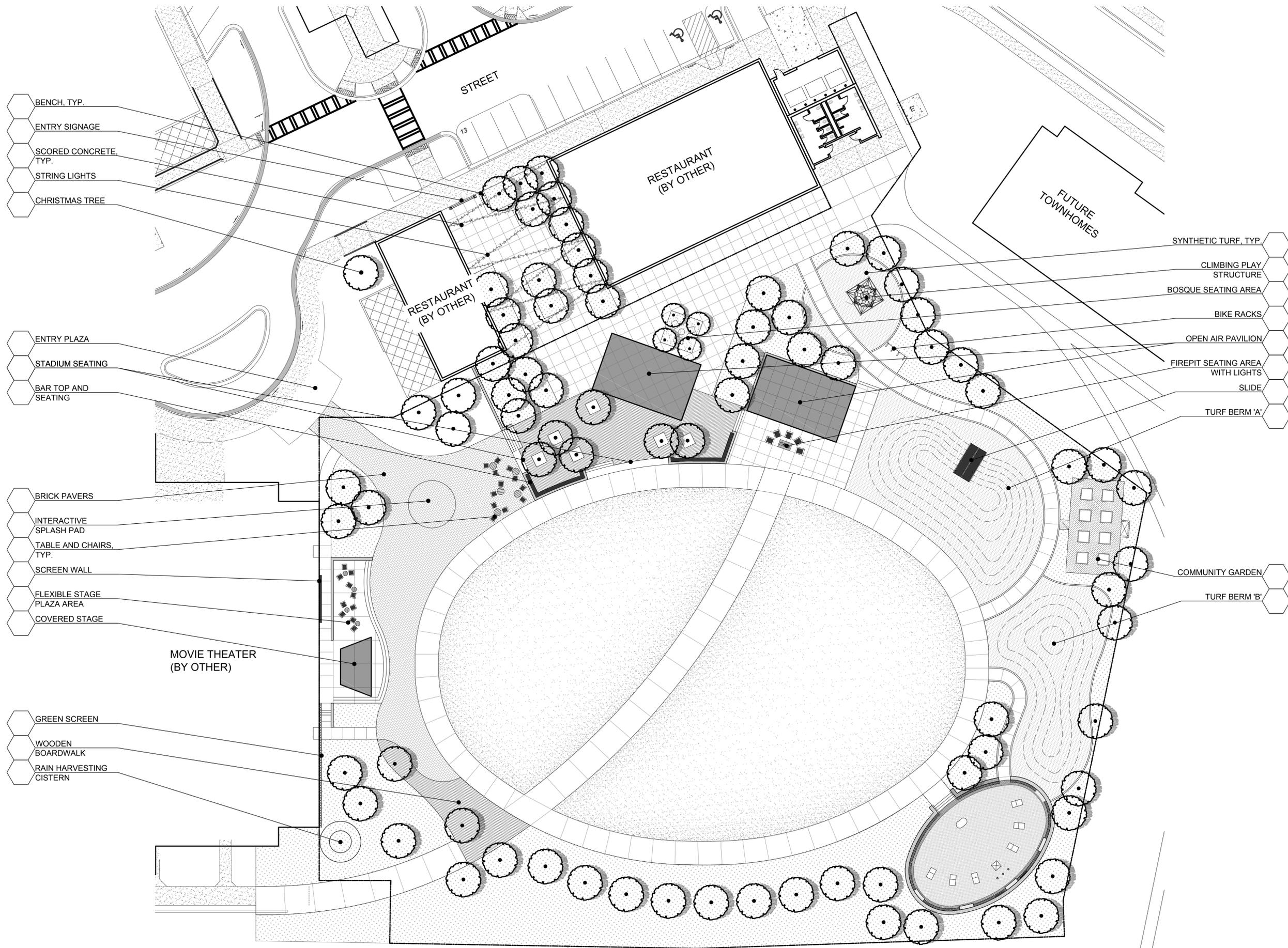


# **Work Session**

Town Green Update

**Diana Wheeler**

P:\PROJECTS\City of Peachtree Corners\Town Center Park\CAD\2.00 Layout Plan.dwg (L-2.00) Plotted on: Sep 13, 2016 - 4:47pm by bbell



- BENCH, TYP.
- ENTRY SIGNAGE
- SCORED CONCRETE, TYP.
- STRING LIGHTS
- CHRISTMAS TREE

- ENTRY PLAZA
- STADIUM SEATING
- BAR TOP AND SEATING

- BRICK PAVERS
- INTERACTIVE SPLASH PAD
- TABLE AND CHAIRS, TYP.
- SCREEN WALL
- FLEXIBLE STAGE PLAZA AREA
- COVERED STAGE

- GREEN SCREEN
- WOODEN BOARDWALK
- RAIN HARVESTING CISTERN

- SYNTHETIC TURF, TYP.
- CLIMBING PLAY STRUCTURE
- BOSQUE SEATING AREA
- BIKE RACKS
- OPEN AIR PAVILION
- FIREPIT SEATING AREA WITH LIGHTS
- SLIDE
- TURF BERM 'A'

- COMMUNITY GARDEN
- TURF BERM 'B'



1389 Peachtree Street NE, Suite 200  
Atlanta, Georgia 30309  
phone: 404.873.6730  
fax: 404.874.6471  
www.tsw-design.com

seal

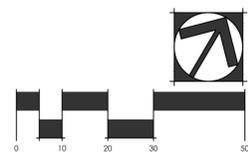
PEACHTREE CORNERS  
TOWN GREEN

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revisions

**NOT FOR CONSTRUCTION**

north arrow + scale



project title  
**Peachtree Corners  
Town Green**  
Peachtree Corners, GA  
for  
City of Peachtree Corners  
147 Technology Parkway  
Peachtree Corners, GA 30092

drawing information  
project number: 16102  
contact: Adam Williamson  
drawn by: Beverly Bell  
checked by: Peyton Peterson  
scale: 1" = 20'-0"

drawing date  
September 13, 2016  
sheet title  
SITE PLAN

sheet number  
**L-0.00**



Cafe Tables



Turf Berm



Climbing Play Structure



Slide



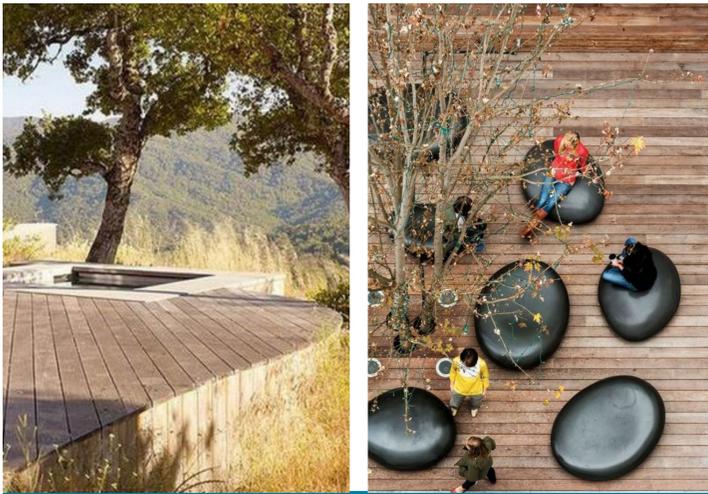
Screen Wall



Interactive Water Feature



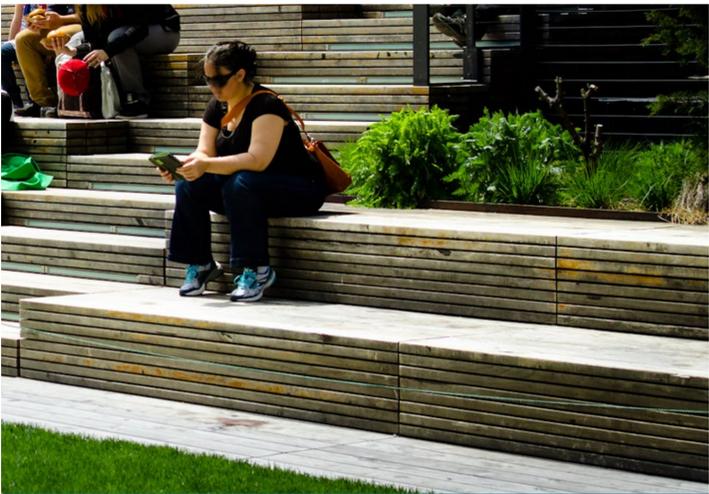
Art: Lights



Wooden Boardwalk



Green Wall



Stadium Seating



Entry Signage



Open Air Pavilion

# Town Green : Concept Imagery