



**PLANNING COMMISSION WORKSHOP AGENDA
AUGUST 12, 2014
6:00 PM
CITY HALL**

- A. Review and Discussion of City Entryway Features Design Concepts.**

**PLANNING COMMISSION MEETING AGENDA
AUGUST 12, 2014
7:00 PM
CITY HALL**

- A. Roll Call**
- B. Approval of May 13, 2014 Minutes**
- C. Old Business: None**
- D. New Business:**
- 1. RZ2014-001 Oglethorpe – **DEFERRED BY APPLICANT**
Request to rezone property from R-100 to R-ZT and approve associated buffer, setback, and landscape variances in order to develop a 25-lot residential subdivision on 5.13 acres located at 3506 & 3496 Spalding Terrace and 5297 Spalding Drive in Land Lot 286, 6th District, Gwinnett County, Georgia.**
 - 2. SUP2014-003 New Church of Atlanta– Request for a special use permit to expand church uses to an office building adjacent to an existing church and located on 2.9 acres at 2865 Amwiler Rd. in Land Lot 250, 6th District, Gwinnett County, Georgia.**
- E. City Business Items:**
- 1. Town Center LCI Overview**
- F. Comments by Staff and Planning Commissioners.**
- G. Adjournment.**

CITY OF PEACHTREE CORNERS
PLANNING COMMISSION
MAY 13, 2014

The City of Peachtree Corners held a meeting on Tuesday, May 13, 2013 at 7:00pm. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

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

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

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE MARCH 11, 2014 PLANNING COMMISSION.

By: Alan Kaplan

Seconded by: Mark Middleton

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

Acting Chairman Willis informed the public that CIC2014-004 The Forum, which was to be heard tonight, has been withdrawn by the applicant.

OLD BUSINESS:

SUP2014-002 Eldon Smith – Auto Sales

Request for a Special Use Permit to add used auto sales to an existing church use on a 1.34 acre parcel located at 4521 Buford Highway, Land Lot 258, 6th District, Gwinnett County, Georgia.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting a Special Use Permit to add used auto sales to an existing church use. No additions or alternations to the existing buildings or site are being proposed. After review, Staff recommended approval of the Special Use Permit to add auto sales with the following eight conditions:

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

The applicant, Mr. Eldon Smith, stated that he has no issue with Staff's conditions with the exception of condition number seven (7). Mr. Smith stated that he felt there was no need for the directional signage, and if there were any issues later, then he would revisit the addition of directional signage. Mr. Smith also stated that if parking were an issue, he would let the parishioners' park on his property located across the street.

Acting Chairman Willis asked for public comment concerning this application. There was no public comment.

MOTION TO FOLLOW STAFF'S RECOMMENDATIONS WITH THE EXCEPTION OF CONDITION NUMBER SEVEN (7), TO STRIKE THAT.

By: Mark Middleton

Motion dies for lack second.

MOTION TO ACCEPT STAFF RECOMMENDATIONS WITH AMENDMENTS TO THE FOLLOWING CONDITIONS; FOR CONDITION NUMBER SIX (6), TO ADD LANGUAGE TO CONDITION NUMBER SIX THAT THE APPLICANT WILL BE HELD RESPONSIBLE FOR ENSURING THAT THE TRAFFIC FLOW, AS RECOMMENDED BY STAFF, IS BEING ADHERED TO BY ANY OF THE TENANTS OF THAT BUILDING; AND THE REMOVAL OF CONDITION NUMBER SEVEN (7).

By: Alan Kaplan

Seconded: Mark Middleton

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

CITY BUSINESS ITEMS:

Mrs. Wheeler informed the Commission that that in June they will hear an overview on the Town Center Livable Centers Initiative from the firm of Lord, Aeck and Sargent.

The Planning Commission meeting concluded at 7:54 PM.

Approved,

Attest:

Matt Houser, Chairman

Kym Chereck, City Clerk

SUP2014-003

New Church of Atlanta

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

CASE NUMBER :**SUP2014-003**
ZONING :M-I
LOCATION :2865 Amwiler Road
MAP NUMBERS :6-250-050 and 6-250-260
ACREAGE :2.9 ACRES
PROPOSED DEVELOPMENT :allow church uses in an existing office building adjacent to an existing church

CHARACTER AREA :**INDUSTRIAL CORRIDOR**

APPLICANT: NEW CHURCH OF ATLANTA, INC.
2845 AMWILER ROAD
PEACHTREE CORNERS, GA 30360

CONTACT: REV. SU (BILL) SIM PHONE: 404.966.6988

OWNER: NEW CHURCH OF ATLANTA, INC.
2845 AMWILER ROAD
PEACHTREE CORNERS, GA 30360

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DATA:

The applicant requests a Special Use Permit on a 2.9-acre parcel zoned M-I (Light Industry District) to permit church uses in an existing, vacant office building. The office building is part of the Amwiler-West office center and formerly housed eight businesses including two electronics companies and a CPA's office. The property that is the subject of this request consists of two parcels – the parcel occupied by the office building (6-250-050) and a smaller parcel (6-250-060, 0.17 acre) to the front and left. The New Church of Atlanta currently occupies the adjacent property (6-250-062) at 2845 Amwiler Road. No addition or alteration to the exterior of the buildings or site is being requested. The property is not within the overlay district.

The applicant's letter of intent states that the request is to use the building for a gymnasium, classrooms, a small chapel and offices. The Gwinnett Tax records indicate that the subject property is currently owned by the applicant.

ZONING HISTORY:

The property is currently zoned M-1 (Light Industry District) and is occupied by a 49,262 square foot brick office building constructed in 1984. In 2001 the Gwinnett County Board of Commissioners approved a Special Use Permit (SUP-01-053) permitting the New Church of Atlanta to use the adjacent property (a 28, 106 square foot brick office building constructed in 1986) as a church building with the following two conditions: 1. All activities shall be conducted within the leased building area; and, 2. Obtain required inspections and interior finish building permits for church occupancy.

DEPARTMENT ANALYSIS:

The subject property is a 2.9-acre site located at 2865 Amwiler Road. It is the back building of a two-building office center that is accessed by an island-divided entrance at Amwiler Road. The parking and driveways for the two buildings are inter-connected. The front building has been used as the worship center, office, and day care for the church since 2001.

The property is surrounded by M-1 (Light Industry) and M-2 (Heavy Industry) zoned property. Thermo-King, a refrigerated truck maintenance, repair, and storage facility is located immediately east of this site. Office-Warehouse uses also abut the property on its other sides. Across Amwiler Road to the south is a metal recycling center and to the rear of the property are open storage yards and a concrete mixing plant.

The 2033 Comprehensive Plan indicates that the parcel lies within the Industrial character area. This character area encourages the adaptive reuse of existing underutilized structures. The proposed use conforms to this development guideline. The Industrial character area also seeks to apply high standards of architectural design and building materials such as the existing brick exterior on this structure. The request to permit church uses in this existing structure would be consistent with the policies of the Character area and would put a vacant building back into productive use.

SUMMARY:

The adjacent front building already exists as a church and has been in operation for over a dozen years without problems. Since the site is adequate for church uses and the vacant building behind the existing church is a logical location for expansion, it is recommended that SUP2014-003, request to permit church uses in an existing vacant building at 2865 Amwiler Road, be approved with the following conditions:

1. Required inspections and interior finish permits shall be obtained before occupancy.
2. The three (3) parcels owned by the church shall be combined into one tax parcel (6-250-050, 6-250-060, 6-250-062)

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>Rev. Su (Bill) Sim</u>	NAME: <u>New Church of Atlanta</u>
ADDRESS: <u>2845 Amwiler Rd.</u>	ADDRESS: <u>2845 Amwiler Rd.</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30360</u>	STATE: <u>GA</u> ZIP: <u>30360</u>
PHONE: <u>404-966-6988</u>	PHONE: <u>770-447-6663</u>
E-MAIL: <u>billsim62@gmail.com</u>	E-MAIL: _____
CONTACT PERSON: <u>Bill Sim</u> PHONE: <u>404-966-6988</u>	
CONTACT'S E-MAIL: <u>billsim62@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): M1 REQUESTED ZONING DISTRICT: Special Use Permit

LAND DISTRICT(S): * LAND LOT(S): * ACREAGE: 2.9 Acres

ADDRESS OF PROPERTY: 2865 Amwiler Rd. Peachtree Corners, GA 30360

PROPOSED DEVELOPMENT: None

*PIN 6-250-050 PIN 6-250-060

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description: _____

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE POINT OF THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF AMWILER ROAD (AN 80 FOOT RIGHT-OF-WAY) WITH THE EASTERN RIGHT-OF-WAY LINE OF AMWILER INDUSTRIAL DRIVE (A 60 FOOT RIGHT-OF-WAY); THENCE PROCEEDING SOUTHEASTERLY ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF AMWILER ROAD A DISTANCE OF 1,606.65 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUN NORTH 07 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 206.22 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 20 MINUTES 00 SECONDS WEST A DISTANCE OF 206.22 FEET TO A POINT, THENCE RUN NORTH 82 DEGREES 20 MINUTES 00 SECONDS WEST A DISTANCE OF 1.50 FEET TO A POINT, THENCE RUN NORTH 07 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 47.00 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING, FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, RUN THENCE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 33.60 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 149.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 14 DEGREES 06 MINUTES 20 SECONDS EAST A DISTANCE OF 33.53 FEET) TO A POINT, THENCE RUN NORTH 80 DEGREES 07 MINUTES 28 SECONDS WEST A DISTANCE OF 198.72 FEET TO A POINT, THENCE RUN SOUTH 10 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 51.11 FEET TO A POINT; THENCE RUN NORTH 71 DEGREES 09 MINUTES 43 SECONDS EAST A DISTANCE OF 40.80 FEET TO A POINT; THENCE RUN SOUTH 50 DEGREES 38 MINUTES 20 SECONDS EAST A DISTANCE OF 24.17 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 31.01 FEET TO A POINT, THENCE RUN NORTH 70 DEGREES 34 MINUTES 15 SECONDS EAST A DISTANCE OF 24.05 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 26.28 FEET TO A POINT; THENCE RUN SOUTH 49 DEGREES 51 MINUTES 17 SECONDS EAST A DISTANCE OF 24.25 FEET TO A POINT; THENCE RUN NORTH 10 DEGREES 48 MINUTES 12 SECONDS EAST A DISTANCE OF 11.90 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 40.31 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE PROPERTY IS MORE PARTICULARLY DESCRIBED AS BEING TRACT NO. 4 CONTAINING 0.1703 ACRES IN ACCORDANCE WITH THE CERTAIN AS-BUILT SURVEY PREPARED FOR AMWILER-WEST ASSOCIATES AND WESTCORP, DATED April 15, 1987, LAST REVISED SEPTEMBER 20, 1995.

AND

TOGETHER WITH AN UNDIVIDED INTEREST IN AN EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER LINE AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN EASEMENT BY AND BETWEEN AMWILER-GWINNETT JOINT VENTURE, COMPOSED OF K.S. INC. AND PRUDENTIAL INSURANCE COMPANY OF AMERICA, AND WEST REAL ESTATE COMPANY DATED FEBRUARY 10, 1983, RECORDED IN DEED BOOK 2725, AND PAGE 461, GWINNETT COUNTY, GEORGIA RECORDS.

AND

TOGETHER WITH AN ACCESS EASEMENT KNOWN AS "TRACT NO. 4 EASEMENT", AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN EASEMENT AGREEMENT DATED FEBRUARY 27, 1984 BY AND BETWEEN AMWILER-WEST ASSOCIATES AND WESTCORP, RECORDED IN DEED BOOK 2730, PAGE 141, GWINNETT COUNTY, GEORGIA RECORDS, AS AMENDED BY THAT CERTAIN AMENDMENT TO EASEMENT AGREEMENT BY AND BETWEEN AMWILER-WEST ASSOCIATES AND WESTCORP DATED APRIL 30, 1987, RECORDED IN DEED BOOK 4327, PAGE 176, AFORESAID RECORDS.

TAX ID #: R6250 050 AND R6250 060





아틀란타 새교회

New Church of Atlanta Presbyterian Church in America
2845 Amwiler Rd. Atlanta, GA 30360

Letter of Intent for Special Use Permit

The applicant Bill Sim, Senior Pastor of New Church of Atlanta, submits this application for approval of a Special Use Permit for the existing 38,566 sq. ft. (with 12,498 sq. ft. mezzanine) in approximately 2.9 acres of land located at 2865 Amwiler Rd. Peachtree Corners, Georgia, Gwinnett County. The applicant is requesting a SUP for the purpose of serving the congregation of about 300 families. The worship center is and will continuously be at 2845 Amwiler Rd., adjacent to the subject property. The Special Use Permit for current church property was granted in 2001.

We have a plan to renovate the subject property for the following purposes; gymnasium, classrooms, small chapel, and offices. We will submit for the necessary permits as the need arises.

We do not have plans to make any outside structural changes.

The applicant respectfully requests the application for the Special Use Permit be granted.

Sincerely,

Rev. Bill Sim,
Senior Pastor of New Church of Atlanta

APPLICANT'S CERTIFICATION

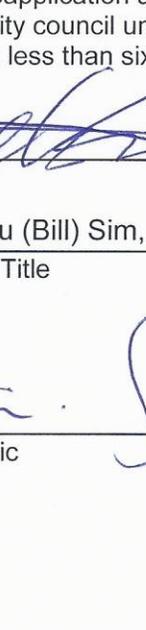
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In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



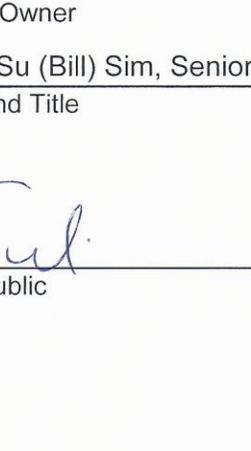
Signature of Applicant
June 25, 2014

Date
Rev. Su (Bill) Sim, Senior Pastor

Type or Print Name and Title

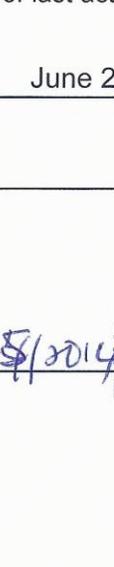


Signature of Notary Public
06/25/2014

Date


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.



Signature of Property Owner
June 25, 2014

Date
Rev. Su (Bill) Sim, Senior Pastor

Type or Print Name and Title



Signature of Notary Public
06/25/2014

Date


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

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

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

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?
Yes.
-
-
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?
No.
-
-
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?
Yes. Our members reside not only in Peachtree Corners, but also in surrounding communities.
As this additional building will serve our congregation better, they will spend more time and money at and near the church property.
-
-
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
Not at all. The new building will mainly serve the existing congregation and our main gathering is on Sunday.
-
-
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?
Yes. We don't have any plan to have a further land development. We are requesting to use the purchased building and utilize it to our use.
-
-
- 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?
Our current building, 2845 Amwiler Rd, is a sister building to the newly purchased building, meaning they were built together originally. We obtained the special use permit for our current building in 2001.
-
-



NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA

Richard Steele, Tax Commissioner
www.GwinnettTaxCommissioner.com

770-822-8800

OWNER OF RECORD	TAX YEAR	APPRAISAL DETAIL
PRIETO PROPERTIES LLC	2013	LAND VALUE: \$461,400 BLDG VALUE: \$2,078,600
PROPERTY LOCATION & DESCRIPTION	District	PARCEL ID
2865 AMWILER RD AMWILER RD	PEACHTREE CORNERS	R6250 050
		TOTAL VALUE: \$2,540,000 ASSESSED VALUE: \$1,016,000 ACREAGE: 3.3100

YOUR EXEMPTION & CREDIT SAVINGS

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 37.84% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOF	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
COUNTY GENERAL FUND	1,016,000		0		0		1,016,000		0.007400		7,518.40
DETENTION CENTER BOND	1,016,000		0		0		1,016,000		0.000240		243.84
DEVELOPMENT/CODE ENFORCEMENT	1,016,000		0		0		1,016,000		0.000000		0.00
FIRE & EMS	1,016,000		0		0		1,016,000		0.003200		3,251.20
POLICE	1,016,000		0		0		1,016,000		0.001600		1,625.60
RECREATION	1,016,000		0		0		1,016,000		0.000950		965.20
TOTAL COUNTY TAXES									0.013390		13,604.24

SCHOOL TAXES - Levied by the Board of Education and representing 61.74% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOF	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
SCHOOL	1,016,000		0		0		1,016,000		0.019800		20,116.80
SCHOOL BOND	1,016,000		0		0		1,016,000		0.002050		2,082.80
TOTAL SCHOOL TAXES									0.021850		22,199.60

STATE, CITY & OTHER TAXES - Levied by State, City or other authorities and representing 0.42% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOF	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
STATE	1,016,000		0		0		1,016,000		0.000150		152.40
TOTAL OTHER TAXES											152.40

TOTAL MILLAGE RATE: 0.035390 **TOTAL AD VALOREM TAXES: 35,956.24**

NON-AD VALOREM ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
STORMWATER SERVICE	\$2.46/100 sq.ft. X 94000 sq.ft.	2,312.40	AD VALOREM TAXES:	35,956.24
			ASSESSMENTS:	2,312.40
			INTEREST:	382.69
			TOTAL AMOUNT DUE	38,651.33
			LESS PAYMENTS RECEIVED:	38,651.33
TOTAL NON-AD VALOREM ASSESSMENTS:		2,312.40	GRAND TOTAL DUE THIS BILLING:	0.00

06/24/2014

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2013	R6250 050	06-24-2014	0.00	



R6250 050 1
STATE BANK AND TRUST COMPANY
PO BOX 4748
MACON GA 31208-4748

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property



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NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA

Richard Steele, Tax Commissioner
 www.GwinnettTaxCommissioner.com

770-822-8800

OWNER OF RECORD		TAX YEAR	APPRAISAL DETAIL	
PRIETO FILBERTO		2013	LAND VALUE:	\$1,200
			BLDG VALUE:	\$0
PROPERTY LOCATION & DESCRIPTION		District	PARCEL ID	TOTAL VALUE:
AMWILER RD		PEACHTREE	R6250 060	\$1,200
AMWILER RD		CORNERS		ASSESSED VALUE:
				\$480
				ACREAGE:
				0.1700

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS,
 PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
 If you have an escrow account, your tax information is available to your mortgage
 company; however, it is your responsibility to ensure taxes are paid.

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 37.90% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
COUNTY GENERAL FUND	480		0		0		480		0.007400		3.55
DETENTION CENTER BOND	480		0		0		480		0.000240		0.12
DEVELOPMENT/CODE ENFORCEMENT	480		0		0		480		0.000000		0.00
FIRE & EMS	480		0		0		480		0.003200		1.54
POLICE	480		0		0		480		0.001600		0.77
RECREATION	480		0		0		480		0.000950		0.46
TOTAL COUNTY TAXES									0.013390		6.44

SCHOOL TAXES - Levied by the Board of Education and representing 61.68% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
SCHOOL	480		0		0		480		0.019800		9.50
SCHOOL BOND	480		0		0		480		0.002050		0.98
TOTAL SCHOOL TAXES									0.021850		10.48

STATE, CITY & OTHER TAXES - Levied by State, City or other authorities and representing 0.41% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
STATE	480		0		0		480		0.000150		0.07
TOTAL OTHER TAXES											0.07

TOTAL MILLAGE RATE: 0.035390

TOTAL AD VALOREM TAXES: 16.99

NON-AD VALOREM ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
STORMWATER SERVICE	\$2.46/100 sq.ft. X 4100 sq.ft.	100.86	AD VALOREM TAXES:	16.99
			ASSESSMENTS:	100.86
			INTEREST:	2.36
			TOTAL AMOUNT DUE	120.21
			LESS PAYMENTS RECEIVED:	120.21
TOTAL NON-AD VALOREM ASSESSMENTS:		100.86	GRAND TOTAL DUE THIS BILLING:	0.00

06/24/2014

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2013	R6250 060	06-24-2014	0.00	



R6250 060 2
 STATE BANK AND TRUST COMPANY
 PO BOX 4748
 MACON GA 31208-4748

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property

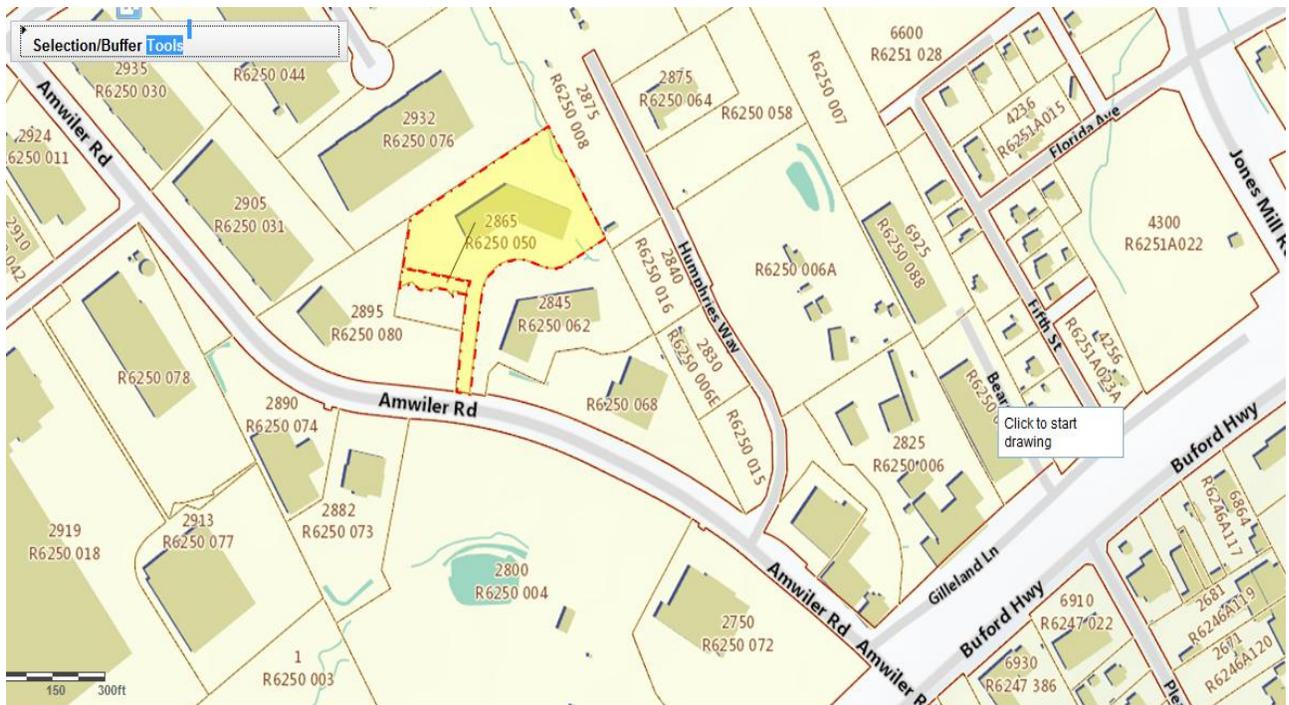


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PUBLIC HEARING

NEW CHURCH OF ATLANTA



CASE NUMBER: SUP2014-003

**PLANNING
COMMISSION**

**CITY COUNCIL
1ST READING**

**CITY COUNCIL
2ND READING**

HEARING DATES:

8/12/14

8/19/14

9/16/14

PROPERTY ADDRESS: 2865 AMWILER ROAD