



PLANNING COMMISSION AGENDA

**NOVEMBER 12, 2014
7:00 PM
CITY HALL**

- A. Roll Call**
- B. Approval of October 14, 2014 Minutes**
- C. Old Business: (None)**
- D. New Business:**
 - 1. RZ2014-002 Duke Reserve – Request to rezone property from M-1, Light Industry, to R-TH and approve associated variances in order to develop a 25-lot residential subdivision on 4.33 acres located at 5555 Spalding Drive in Land Lot 302, 6th District, Gwinnett County, Georgia.**
 - 2. SUP2014-005 Ideal Jewelry, Loan, and Pawn – Request for a special use permit to allow a pawn shop in a C-2 zoning district for property located at 6385 Spalding Drive in Land Lot 313, 6th District, Gwinnett County, Georgia.**
 - 3. PH2014-006 DDA Property – Request for concept plan approval pursuant to Ordinance 2013-06-18 on 20.6 acres of property located in the 5200 block of Peachtree Parkway in Land Lot 301, 6th District, Gwinnett County, Georgia.**
- E. City Business Items:**
 - 1. Continued Review and Discussion of City Entryway Features Design Concepts.**
 - 2. City of Peachtree Corners 2033 Comprehensive Plan Work Program review.**
- F. Comments by Staff and Planning Commissioners.**
- G. Adjournment.**

CITY OF PEACHTREE CORNERS
PLANNING COMMISSION
OCTOBER 14, 2014

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

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

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

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 9, 2014 PLANNING COMMISSION.

By: Mark Willis

Seconded by: Alan Kaplan

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

NEW BUSINESS:

RZ2014-001 Oglethorpe

Request to rezone property from R-100 to R-60 and approve associated buffer, setback, and landscape variance in order to develop a 20-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.

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 the rezoning of three parcels totaling 5.13 acres from R-100 (Single Family Residence District) to R-60 (Single Family Residence District) in order to construct 20 detached single-family homes ranging in size from 3,000 to 4,000 square feet. The applicant is also requesting six concurrent variances:

1. Reduce public road frontage requirement to 0 feet for all lots
2. Reduce front setbacks to 10 feet from the back of the curb for all lots

3. Reduce side setbacks for lots 1 through 7 and 15 through 20 to 0 feet
4. Reduce required building separation for lots 8 through 20 to 10 feet
5. Allow private streets to be 23 feet to the back of the curb with on-street parking
6. To encroach into the 50-foot undisturbed stream buffer and 75-foot impervious surface stream setback.

The property is currently developed with three single-family homes on the east side of Spalding Terrace and north side of Spalding Drive. Site plans submitted by the applicant indicate a single access point on Spalding Terrace, with two private internal streets and one private alleyway. After review of the applicant's proposal and other relevant information, Staff recommended that if approval of RZ2014-001 is considered, the following conditions should be included:

1. The site shall be limited to 19 single-family homes with a minimum of 3,000 square feet of heated floor area. (Lot #12 not included due to stream buffer encroachment.)
2. Approve variances #1 through #5 to accommodate building setbacks and internal streets; Deny the stream buffer variance.
3. The property shall be developed in general conformance with the site plan and elevations submitted with this application to the Community Development Department with revisions to meet these conditions.
4. Developer shall construct on-site stormwater detention facilities such that the runoff rate for the developed condition will be reduced by a factor of 10 percent from the existing condition for the 100 year storm event, subject to the approval of the City of Peachtree Corners Community Development Department. For the purpose of this analysis, the existing condition shall be considered in a natural, forested state.
5. The roof drains for lots 8 thru 14 shall be directed toward the storm drain system in the street and into the detention pond.
6. Developer shall provide a downstream stormwater assessment to a location beyond Spalding Terrace.
7. Walls along the property perimeter which exceed 8 feet in height shall have masonry facing material to match the primary building.
8. The applicant's arborist shall submit a plan to mitigate the impact of construction on the trees on the adjacent Hayes property and adjacent properties in Spalding Mill.
9. A Homeowners Association shall be established to maintain all common areas including private streets, detention ponds, and all stormwater facilities in accordance with Gwinnett County Stormwater Ordinances.
10. The Developer (and subsequently the Homeowners Association) shall be responsible to secure and fund the recommendations proposed in the *Traffic Impact Study for Spalding Drive Development Peachtree Corners, Georgia* prepared by A&R Engineering Inc. and dated August 28, 2014, which include signage and the services of an off-duty police officer to direct traffic in and out of Spalding Terrace during peak traffic periods.

The applicant, Alec Rickenbaker of Peachtree Residential, stated that he has no issue with Staff's conditions, with the exception of condition number 10.

Chairman Houser asked for public comment concerning this application. Eight people spoke in opposition to the application and one person spoke in favor of the application.

MOTION TO APPROVE THE APPLICANT'S REQUEST WITH STAFF'S RECOMMENDED CONDITIONS.

By: Mark Willis

Seconded: Matt Houser

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

FRIENDLY AMENDMENT TO AMEND THE MOTION FOR CONDITION NUMBER 10, TO ADD A PERIOD AFTER THE LANGUAGE *AUGUST 28, 2014*, AND STRIKE THE REMAINDER OF THE LANGUAGE FOR NUMBER 10.

By: Mark Middleton

Seconded: Matt Houser

Vote: (3-2) (Middleton, Houser, Kaplan) (Willis and Metts)

MOTION TO ADD A CONDITION NUMBER 11, THAT THE DEVELOPER CONNECT THE SIDEWALKS INTERNAL TO THE PROPOSED DEVELOPMENT TO THE EXISTING SIDEWALK ON SPALDING.

By: Matt Houser

Seconded: Alan Kaplan

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

CITY BUSINESS ITEMS:

Continued Review and Discussion of City Entryway Features Design Concepts.

This item has been deferred until the November 12th, 2014 meeting.

COMMENTS BY STAFF AND PLANNING COMMISSIONERS:

Discussion of Permeable Pavers

Mrs. Diana Wheeler, Director of Community Development, presented various permeable pavers to be used within the City of Peachtree Corners. It was agreed by the Planning Commission that that the issue of permeable pavers be forwarded on to the Green Committee.

Date for November Meeting

It was determined that in order to have a quorum for November, (Tuesday, November 11th is Veterans Day) the November Planning Commission meeting will take place on Wednesday, November 12th.

The Planning Commission meeting concluded at 9:00 PM.

Approved,

Attest:

Matt Houser, Chairman

Kym Chereck, City Clerk

RZ2014-002
Duke Reserve

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING ANALYSIS

PLANNING COMMISSION DATE:	November 12, 2014
CITY COUNCIL DATE:	December 16, 2014
CASE NUMBER	RZ2014-002
APPLICATION REQUEST	REZONE TO R-TH
LOCATION	5555 Spalding Drive
PROPERTY SIZE	4.33 ACRES
MAP NUMBER	6302 123
CURRENT ZONING	M-1
FUTURE DEVELOPMENT MAP	Preferred Office
APPLICANT	PEACHTREE RESIDENTIAL, LLC 7380 MCGINNIS FERRY RD. SUWANEE, GA 30024
CONTACT:	ALEC RICKENBAKER PHONE: 770.622.2522 ex. 205
OWNER:	AMERICAN REALTY INVESTMENTS, LTD 3520 PIEDMONT ROAD NE ATLANTA, GA 30305
RECOMMENDATION:	APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant is requesting the rezoning of one 4.33-acre parcel from M-1 (Light Industry District) to R-TH (Single Family Residence Townhome District) in order to construct 25 attached single-family townhomes ranging in size from 2,250 to 3,500 square feet.

The property was previously developed with an office building that was destroyed in a fire in 2011. The building was demolished and the site is currently vacant. Site plans submitted by the applicant indicate a single access point on Triangle Parkway across from Data Drive, with one private, gated internal street with on-street parking.

Properties located immediately to the north, east, south, and west of the subject property are all zoned M-1. Properties along Triangle Parkway typically feature office uses, while those across Spalding Drive to the south include institutional uses including a post office, library, and fire station. Several nearby properties to the southeast of the subject property are zoned C-2 (General Business) with a small shopping center and a bank, and C-1 (Neighborhood Business)

with a service station. The nearest single-family residences are located approximately 0.5 miles to the west along Spalding Drive.

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: Yes, the proposed rezoning is for residential townhomes and would provide new housing to an underserved market.

Staff Comments: Attached single-family residences are unlikely to have an adverse effect on the use and development of adjacent and nearby property. All adjacent properties are currently developed with office or institutional uses with relatively high vacancy rates. Redeveloping the property with additional office uses would add to this supply, and may be detrimental to the use of nearby properties.

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: No, the existing site is vacant and with an abundance of vacant office space in the area the proposed housing would complement surrounding uses.

Staff Comment: The proposed use of attached single-family townhomes would not negatively affect the existing use or usability of adjacent or nearby property. The property is currently undeveloped, and nearby office and commercial vacancy rates suggest that redevelopment as allowable for office use under current zoning conditions would adversely affect nearby properties. The density of the proposed development would not be excessive, compared to current allowable office space.

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 site has been vacant and on the market for a long period of time, the repurposing of the site to residential is a response to that.

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 25 homes will not cause an excessive or burdensome use of existing facilities.

Staff Comment: Trip generation estimates, using ITE Land Use #230 (Residential Condominium/Townhouse) indicate approximately 7 weekday trips per unit, for a total of 175 trips generated per weekday. Comparatively, General Office uses (ITE Land Use #710) can be expected to generate 11.01 trips per 1,000 square feet. Therefore, 25 townhouse units would be expected to generate a similar amount of daily weekday traffic to a 16,000-square-foot office building, and less traffic than any office buildings larger than 16,000 square feet. It is unlikely that transportation facilities would be overburdened by the proposed development.

Likewise, the construction of 25 townhomes on the site of a former office building is unlikely to place a significant new burden on water, drainage, or emergency facilities. In addition, based on standard school generation rates, a 25 unit townhouse developed could be expected to generate 8 elementary school children, 3 middle school children, and 3 high school students and is, therefore, also unlikely to burden the school system.

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: To our knowledge the City has not adopted a comprehensive land use plan.

Staff Comment: See "Comprehensive Plan" section analysis below.

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 city has acknowledged the lack of new housing and shortage of vacant property for that use. This site creates an excellent opportunity to repurpose a vacant site while providing housing for citizens of Peachtree Corners.

Staff Comment: The applicant is proposing new residential-only development in an area dominated by office and institutional uses. This proposal is supported by the fact that nearby offices currently face higher-than-desirable vacancy rates, which would likely be exacerbated by the redevelopment of office uses on the subject property. Residential uses would likely support nearby commercial areas, while placing homes in greater proximity to jobs. Additionally, the City's Comprehensive Plan expressly encourages mixed-use development in the area of the proposed development. While this proposal is residential-only, its close proximity to office, institutional, and commercial areas would be a step toward meeting the Comprehensive Plan's goals of a Central Business District with a more balanced mix of land uses.

COMPREHENSIVE PLAN:

The Peachtree Corners Comprehensive Plan lists the subject property in the Central Business District Character Area. This area is intended to be the "economic heart" of the city, with

primarily non-residential uses. At the same time, mid-rise mixed-use development is encouraged, with a specific emphasis on revitalizing traditional office parks as mixed-use environments. Two- to four-story townhouses that allow workers to live near offices are listed as an appropriate use. The proposed development meets these standards of appropriate use in the Central Business District.

The subject property is also located within the Preferred Office Area on the Peachtree Corners Future Development Map. This designation encourages office professional uses and mixed-used development, while discouraging all residential uses except in mixed-use environments. While the residential-only use of the proposed development would not be in strict keeping with this designation, the subject property's close proximity and accessibility to nearby office, commercial, and institutional uses could be considered a multi-property mixed-use development as compared to the more traditional mixed-use developed on a single, larger tract of land.

DEPARTMENT ANALYSIS:

The proposed 4.33-acre development is located on the north side of Spalding Drive to the northeast of its intersection with Triangle Parkway. The site was previously developed with an office building, which was destroyed by fire in May 2011, and is currently vacant. The Peachtree Corners Comprehensive Plan shows the property located in the Central Business District Character Area, and the Future Development Map shows it located in the Preferred Office Area.

The City is currently working on a Town Center LCI study which incorporates about 1500 acres of land along Peachtree Parkway, and includes this property. Although the study has not been finalized, the preliminary analysis suggests that inserting new residential development within existing office areas in and around Technology Park will help promote redevelopment and serve as an incentive to business relocation and job growth. In addition, the overdevelopment of office buildings during the previous development cycle suggests that the City may have had more land zoned for office use than is necessary or supportable. Converting underutilized office space into residential development in appropriate locations would serve as a 'correction' to the balance of uses that is afforded through zoning.

The proposed 25 townhouses are not likely to place an excessive burden on existing streets, transportation systems, utilities, or schools, and would not adversely affect surrounding office, institutional, and commercial properties. The development of new office space under the current M-I zoning designation would exacerbate the area's vacancy issues, while the development of residential units in the area would make the area more mixed-use in accordance with the recommendations of the Comprehensive Plan. Furthermore, since so much office vacancy currently exists in the area, it is unlikely that the subject property would be redeveloped for office use in the near future. Building a whole new office building on the subject site would be more expensive than renovating another, existing office building nearby which even further reduces the likelihood that this property will be redeveloped in the near future. In addition, financing for speculative office space is not readily available where higher

vacancy rates exist. Therefore, if the subject property is not developed for residential use, it will likely stay in its current condition for several years.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that RZ2014-002 be approved with the following conditions:

1. The site shall be limited to 25 single-family townhomes with a minimum of 2,250 square feet of heated floor area.
2. The building elevations shall be in conformance with the elevations prepared by BDI Architect, Inc., dated 10/1/14, and submitted with this application.
3. The property shall be developed in general conformance with the site plan prepared by ACR Engineering Inc., dated 9/30/14, and submitted with this application with revisions to meet these conditions.
4. Development shall include no more than one (1) full-access driveway on Triangle Parkway as shown on the submitted site plan.
5. The required sidewalk shall be provided along Triangle Parkway.
6. A 30' landscape buffer shall be provided along Triangle Parkway between Spalding Drive and the project entrance in order to save trees (no grading within tree save area). Trees and shrubs along Triangle Parkway beyond this point shall be saved to the greatest extent possible.
7. The 10' landscape strip required along Spalding Drive shall be heavily planted and shall provide diverse evergreen screening at a minimum of 5 foot height at time of installation.
8. A six foot high wrought iron fence with brick pillars placed at regular intervals shall be placed along the property perimeter.
9. Interior streets shall be private and maintained by the Homeowners' Association.

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>Peachtree Residential, LLC</u>	NAME: <u>American Realty Investments, LTD</u>
ADDRESS: <u>7380 McGinnis Ferry Road</u>	ADDRESS: <u>3520 Piedmont Road, NE</u>
CITY: <u>Suwanee</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>770-622-2522-205</u>	PHONE: <u>404-364-9529</u>
E-MAIL: <u>arickenbaker@peachtreeres.com</u>	E-MAIL: <u>dbrooks@ebsprop.com</u>
CONTACT PERSON: <u>Alec Rickenbaker</u> PHONE: <u>770-622-2522-205</u>	
CONTACT'S E-MAIL: <u>arickenbaker@peachtreeres.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6th LAND LOT(S): 302 ACREAGE: 4.33AC

ADDRESS OF PROPERTY: 5555 Spalding Drive, Norcross, GA 30092

PROPOSED DEVELOPMENT: 25 Townhomes

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description: _____

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units 25

Dwelling Unit Size (Sq. Ft.): 2250-3500 SF

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: _____

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).

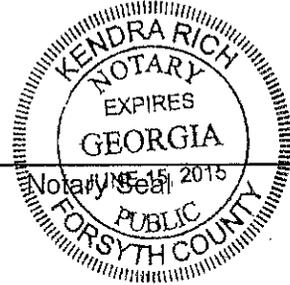
APPLICANT'S CERTIFICATION

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] _____ 9-30-14
Signature of Applicant Date

Alec Rickenbaker, President
Type or Print Name and Title

[Signature] _____ 9-30-14
Signature of Notary Public 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 Date

Type or Print Name and Title

Signature of Notary Public Date Notary Seal

APPLICANT'S CERTIFICATION

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

Signature of Applicant Date

Type or Print Name and Title

Signature of Notary Public Date Notary Seal

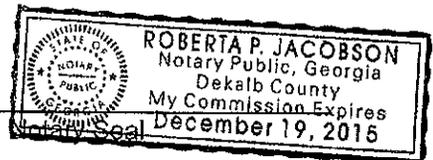
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Mary Ann Dauble 9-30-14
Signature of Property Owner Date

Mary Ann Dauble, Authorized Agent
Type or Print Name and Title

Roberta P. Jacobson 9-30-14
Signature of Notary Public Date



UNANIMOUS WRITTEN CONSENT OF GENERAL PARTNERS

The undersigned, being all of the general partners of AMERICAN REALTY INVESTORS LTD. (L.P.), a Georgia limited partnership (the "Partnership"), hereby authorize, appoint, empower and direct Mary Ann Dauble, of the County of Fulton, State of Georgia, as an authorized agent of the Partnership ("Authorized Agent"), acting alone and without necessity or joinder of any person or entity, to make, execute and deliver on behalf of the Partnership all deeds, deeds to secure debt, mortgages, leases, closing statements, affidavits, notes, assignments, certificates, amendments, and all other instruments of any kind or nature whatsoever relating to any or all of the real and personal property of the Partnership, including, but not limited to, the disposition and acquisition of property by the Partnership, in as full a manner as any such documents and instruments may be executed by the undersigned general partners or any of them, and any such actions by the aforesaid Authorized Agent are hereby ratified and confirmed by the undersigned general partners. Authorized Agent's authority granted hereunder shall be subject to and limited by any applicable limitations on the authority of the general partners set forth in the Limited Partnership Agreement of the Partnership, including, but not limited to, the obtaining of any required approvals of the limited partners of the Partnership.

This Consent and the appointment and delegation set forth herein are executed pursuant to Section 3.01(h) of the Limited Partnership Agreement of the Partnership, and may be relied upon by third parties in connection with any dealings with the Partnership.

IN WITNESS WHEREOF, the undersigned general partners have caused this Consent to be signed, sealed and delivered as of the 12th day of September 2010.

AMERICAN REALTY MANAGEMENT, LLC

By: [Signature] (SEAL)
Name: Hubertus Kuempers
Title: Member

By: [Signature] (SEAL)
Name: Carsten Kuempers
Title: Member

[Signature] (SEAL)
HUBERTUS KUEMPERS

[Signature] (SEAL)
CARSTEN KUEMPERS

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, the proposed rezoning is for residential townhomes and would provide new housing to an underserved market.

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, the existing site is vacant and with an abundance of vacant office space in the area the proposed housing will complement the surrounding uses.

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?

The site has been vacant and on the market for a long period of time, the repurposing of the site to residential is a response to that.

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?

The proposed 25 homes will not cause an excessive or burdensome use of existing facilities.

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?

To our knowledge the city has not adopted a comprehensive land use plan.

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

The city has acknowledged the lack of new housing and shortage of vacant property for that use. This site creates an excellent opportunity to repurpose a vacant site while providing housing for citizens of Peachtree Corners.

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 Alec Rickenbaker
(If yes, please complete the "Campaign Contributions" section below) Print Name

1. CAMPAIGN CONTRIBUTIONS

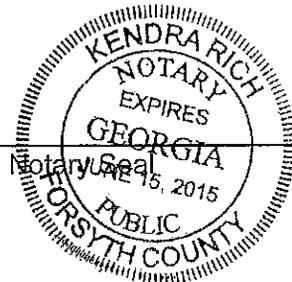
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

Alec Rickenbaker 9-30-14 Alec Rickenbaker, President
 Signature of Applicant Date Type or Print Name and Title

 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

Kendra Rich 9-30-14 _____
 Signature of Notary Date Notary Seal





September 30, 2014

City of Peachtree Corners
147 Technology Parkway NW, Suite 200
Peachtree Corners, GA 30092

RE: Rezoning Application for Duke Reserve

Dear Sirs:

Duke Reserve is an exciting new townhome community to be developed by Peachtree Residential, LLC. The 4.33 acres site is conveniently located at the intersection of Triangle Parkway and Spalding Drive just west of Peachtree Parkway. This site is located within the Triangle Parkway master plan and was previously the location for the Azko Noble office building. In 2011 the building was demolished after a fire and the site has been vacant since. Recognizing the shortage of new housing in the City and the chance to repurpose this particular property as a townhome community, this site presents an exceptional opportunity.

The site design creates a town house life style centered on convenience for its residents. Each home site has been carefully situated to provide for adequate guest parking, outdoor living, and walkability. With the very close proximity to the post office, fire station, restaurants, shopping, and employment centers, this site is an excellent residential site.

The gated community includes a mandatory homeowners association providing for full landscape maintenance for the homes. By carefully integrating existing trees, topography and open space along with timeless architectural design the neighborhood presents a style and quality commensurate with Peachtree Corners and its founder Paul Duke. The two-story homes will be four-sides brick and will ranging from 2250-3500 sqft., priced from \$400,000. Several of the sites will be basement with the remainder slab on grade.

As a 26 year old local homebuilding company with deep roots in the area Peachtree Residential offers it's customers the ability to make changes to the plans to suit their particular needs. By offering both master down and master up floorplans we expect to be selling homes to move down buyers from larger executive homes in the area as well as younger buyers seeking housing close to work or to take advantage of the excellent schools and amenities.

Sincerely,

A handwritten signature in black ink, appearing to read "Alec B. Rickenbaker".

Alec B. Rickenbaker
President

Peachtree Residential Properties
John's Creek • 7380 McGinnis Ferry Rd. • Suwanee, GA 30024
Voice 770 622 2522 • Fax 770 622 9171
www.peachtreeresidential.com

Letter of Intent / Constitutional Notice

Peachtree Residential
5555 Spalding Drive
Peachtree Corners, GA 30092

The subject property (the "Property") is 4.3 acres currently zoned M-1. The requested R-TH is a townhome residential zoning category which is not in conflict with the M-1 zoned properties which are adjacent to the Property and is consistent with the stated City policy of encouraging the repurposing of existing commercial/office sites as residential.

The hereinafter constitutional notice is now required by Georgia law.

The portions of the City of Peachtree Corners Zoning Ordinance, facially and as applied to the Property, which restrict the Property to any uses, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of Peachtree Corners Zoning Ordinance, facially and as applied to the Property, which restricts the Property to any uses, or to any zoning classification other than in accordance with the within rezoning application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the City of Peachtree Corners City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States.

A refusal by City of Peachtree Corners City Council to grant this rezoning application in accordance with the criteria requirements as requested by the Applicant would be unconstitutional and discriminated in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such

different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

The existing zoning and development standards which prohibit the Applicant's use of the property are unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to revise the Property to a constitutional classification. If action is not taken by the City to rectify this unconstitutional zoning classification within a reasonable time, a claim will be filed in the Superior Court of Gwinnett County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Accordingly, your Applicant respectfully requests that this rezoning application be granted as requested by the Applicant.

If there are any questions about this rezoning request, you may contact me at 770-622-2522 ext. 205.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alec B. Rickenbaker', with a stylized initial 'A' and 'B'.

Alec B. Rickenbaker
President

7380 McGinnis Ferry Road
Suwanee, GA 30024
(770) 622-2522

Addendum to rezoning Application for Peachtree Residential, LLC

Along with the attached October 1, 2014 application to rezone 4.33 acres from M-1 to R-TH, the applicant hereby requests the following concurrent variances to Section 1302B. of the City of Peachtree Corners Zoning Ordinance:

1. Paragraph A.8 – Internal Yard Requirements - reduce this setback from 20' to 7' from the back of curb for units 1, 3, 4, 8, 12, 19, 23, 25.
2. Paragraph A.16 – 50-foot wide landscaped strip along all exterior street frontages – reduce this to 10' on Spalding Drive and 20' on Triangle Parkway and allow a mail kiosk to encroach into the setback. Other requirements of the landscaped strip remain unchanged.

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: 64 - 302 - 123
(Map Reference Number) District Land Lot Parcel

 9-30-14
Signature of Applicant Date

Alec Rickenbaker, President
Type or Print Name and Title

Tax Commissioners Use Only

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

NAME TITLE

DATE

Tax Account		
Parcel ID	Property Type	Status
R6302 123	Real Property	Active
Mailing Address: AMERICAN RLTY INVESTORS LTD 3520 PIEDMONT RD NE STE ATLANTA , GA 30305-1582		Situs: 5555 SPALDING DR
Tax District PEACHTREE CORNERS		
Legal Description L1 BB SPALDING TRIANGLE UNI		

Tax Values		
Class Codes	353-Office Bldg LoRise 1-4	
Description	Market Value	Assessed Value
Land	\$606,600.00	\$242,640.00
Improvement	\$43,400.00	\$17,360.00
Total	\$650,000.00	\$260,000.00

Assessments		
Operation	Net Tax	Savings
School Taxes	\$5,148.00	\$0.00
STATE OF GEORGIA TAXES	\$26.00	\$0.00
County Incorporated with Police	\$3,419.00	\$0.00
Sub Total	\$8,593.00	\$0.00
Bond	Net Tax	Savings
School Taxes	\$533.00	\$0.00
County Incorporated with Police	\$62.40	\$0.00
Sub Total	\$595.40	\$0.00
Special Assessment	Net Tax	Savings
Commercial Street Lights	\$617.54	\$0.00
Stormwater Service Fee	\$1,645.74	\$0.00
Sub Total	\$2,263.28	\$0.00
Total Tax	\$11,451.68	\$0.00

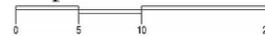
Note: You may click on the individual Authorities to view a detailed breakdown.

Tax Installment Information							
Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	22128322	10/1/2014	2014	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

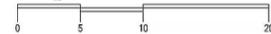
Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2014	22128322	B14.41186	\$11,451.68	9/8/2014



Conceptual Side Elevation



Conceptual Front Elevation



Duke Reserve

6290 ABBOTTS BRIDGE ROAD • SUITE 503 • BDI ARCHITECTS, INC. • JOHNS CREEK • GEORGIA • 30097 • TEL: 678.624.0090 • FAX: 678.624.0091

10/01/14

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 Title XVII of the United States Code and Chapter 37
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PUBLIC HEARING

Duke Reserve



CASE NUMBER: RZ2014-002

**PLANNING
COMMISSION**

**CITY COUNCIL
1ST READING**

**CITY COUNCIL
2ND READING**

HEARING DATES:

11/12/14

11/18/14

12/16/14

PROPERTY ADDRESS: 5555 Spalding Drive

SUP2014-005

**Ideal Jewelry, Loan,
and Pawn**

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: NOVEMBER 12, 2014
CITY COUNCIL DATE: DECEMBER 16, 2014

CASE NUMBER :**SUP2014-005**
APPLICATION REQUEST :PAWN SHOP
LOCATION :6385 SPALDING DRIVE
PROPERTY SIZE :4.17 ACRES
MAP NUMBER :6313 023
ZONING :C-2
FUTURE DEVELOPMENT MAP :PREFERRED OFFICE

APPLICANT : STAVROS PAPATHANOS
12985 HARRINGTON DR.
ALPHARETTA, GA

CONTACT :WES ALLEN
WESWGTPROPERTYGROUP.COM

OWNER: TAC SPALDING LLC
10945 STATE BRIDGE ROAD
SUITE 401-177
ALPHARETTA, GA 30022

RECOMMENDATION: APPROVAL with CONDITIONS

PROJECT DATA:

The applicant requests a Special Use Permit on a 4.17-acre parcel, zoned C-2 (General Business District), to allow a pawn shop. The existing pawn shop business is currently located across Holcomb Bridge Road from the subject property and is within the City of Sandy Springs. In this location, Holcomb Bridge Road forms the boundary between Sandy Springs and Peachtree Corners, and the pawn shop and its existing signage are clearly visible from the road, including the Peachtree Corners side of the road. The current pawn shop is a stand-alone retail facility with five wall signs, one monument sign, and a berm in between the road and the building's front parking lot featuring the words "WE BUY GOLD" in large white letters.

The subject property for the proposed relocation is the currently vacant Suite B in the Spalding Center shopping center on the northeast of the corner of Holcomb Bridge Road and Spalding Drive. Suite B faces Holcomb Bridge Road and is situated diagonally across the street from the current pawn shop location.

The surrounding area is characterized by a commercial shopping center zoned C-2 to the east, a service station zoned C-2 immediately to the south on the corner of Holcomb Bridge Road

and Spalding Drive, retail, commercial, and office uses zoned C-1 and C-2 across Spalding Drive to the south, and single-family homes zoned R-75 to the north. A C-2 fast-food restaurant is located on the southwest corner of Holcomb Bridge Road and Spalding Drive, with single-family houses zoned R-100 further to the east and west along Spalding Drive. A shopping center is located to the west across Holcomb Bridge Road from the subject property in the City of Sandy Springs, along with the current location of the pawn shop.

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: Yes, we believe the use is suitable given that the business is currently across the street from the subject property.

Staff's Comment: The pawn shop is unlikely to have a more negative impact on the use and development of adjacent and nearby property in the proposed location than in its current location across Holcomb Bridge Road. Its impact on traffic and other infrastructure would remain roughly the same, while Peachtree Corners would be able to take steps to minimize the impact of signage on the area's aesthetics and traffic safety.

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: No, given that the current business is across the street, we do not believe there will be adverse conditions on nearby properties.

Staff's Comment: The proposed Special Use Permit would allow Peachtree Corners to improve the aesthetic and safety impacts of the business' signage, while not increasing any adverse effects on the existing use or usability of adjacent or nearby properties.

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 property, Spalding Center, was recently renovated and is currently being marketed by GF Property Group. While the property has reasonable economic use as currently zoned we feel this SUP will help.

Staff's Comment: The property 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: No, we do not believe this to be the case given the business in question, Ideal Jewelry, is across the street.

Staff's Comment: As the business is currently in place across the street, impacts on infrastructure should remain unchanged.

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: Yes, the Special Use Permit is in conformity with the land use plan.

Staff's Comment: (see *Comprehensive Plan heading, below.*)

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 owner recently enhanced the exterior conditions of the property. The approval of this special use permit will coincide with the owners' plans of making Spalding Center a vibrant and well-occupied property in Peachtree Corners.

Staff's Comment: The fact that the subject property is currently in place almost directly across the street give supporting grounds to the approval of this Special Use Permit. Under the current circumstances, the City of Peachtree Corners is unable to take steps to improve the aesthetic and traffic-safety situation on Holcomb Bridge Road. By moving the business into Peachtree Corners, the City would be able to address these concerns with a minimal negative impact on surrounding properties, traffic, or infrastructure.

COMPREHENSIVE PLAN:

The 2030 City of Peachtree Corners Character Area Map indicates that the property is located within the Holcomb Bridge Corridor Character Area. This Character Area encourages a higher-intensity node at the corner of Holcomb Bridge Road and Spalding Drive, with a mix of destination retail and smaller, neighborhood-serving commercial uses. The proposed Special Use Permit would be in keeping with these encouraged uses.

DEPARTMENT ANALYSIS:

The business in question is currently in place directly across Holcomb Bridge Road from Peachtree Corners, within the City of Sandy Springs. The applicant has advised staff that the rent at their current location is set to increase, so they would like to relocate within the area. The existing pawn business has a significant amount of signage along Holcomb Bridge Road that has a negative impact on the aesthetics and may, therefore, impact property values. The location of the existing business – at an important gateway into the City – also affects the City's image and first impressions of Peachtree Corners for travelers new to the area. The poor appearance of the existing building and excessive signage which extends to the roof and front

landscaping provides a low quality image at the City's front door. Both the signage and building appearance for the current business location is not within the purview of Peachtree Corners regulations and its negative effects cannot be mitigated as currently situated. The relocation of the business to Peachtree Corners would provide an opportunity for the City to address some of these negative impacts by conditioning the Special Use Permit to include restrictions on sign size and location.

Therefore, after review of the applicant's proposal and other relevant information, it is recommended that SUP2014-005 be approved with the following conditions:

1. Pawn shop, as a special use, shall be added to the shopping center and limited to the designated location, Suite B, shown on the site plan provided with this application.
2. No outdoor sales, display, or storage shall be permitted.
3. Except for a 'grand opening' type banner issued in accordance with sign ordinance requirements, no other temporary advertising such as balloons, tents, or flags shall be permitted.
4. Signage shall be limited to the following: two (2) wall signs no greater than 12 sq. ft. each to be located over the windows on either side of the front door; one "open" sign no greater than 3 sq. ft. located in a window by the front door; one sign no greater than 6 sq. ft. painted on the awning over the front door; and one sign slot in the monument sign for the shopping center.
5. Except for the 'open' sign, no signage shall be placed in the windows and no signage shall be placed on the roof.
6. Where possible, landscaping should be added to the front of the property in accordance with the Overlay standards.
7. A certificate of occupancy shall not be issued until all signage at the applicant's current business location is removed (west side of Holcomb Bridge Rd. in the City of Sandy Springs.)

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>Stavros Papathevas</u>	NAME: <u>TAC Spalding LLC</u>
ADDRESS: <u>12985 Harrington Dr</u>	ADDRESS: <u>10945 State Bridge Rd</u>
CITY: <u>Alpharetta</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GEORGIA</u> ZIP: <u>30022</u>
PHONE: <u>770-527-7838</u>	PHONE: <u>770-751-6613</u>
E-MAIL: <u>norcrosiebell@att.net</u>	E-MAIL: <u>wes@gfpropertygroup.com</u>
CONTACT PERSON: <u>WES ALLEN</u> PHONE: <u>770-751-6613</u>	
CONTACT'S E-MAIL: <u>wes@gfpropertygroup.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C2 REQUESTED ZONING DISTRICT: C2

LAND DISTRICT(S): _____ LAND LOT(S): _____ ACREAGE: 4.17

ADDRESS OF PROPERTY: 6385 Spalding Drive, Peachtree Corners, GA

PROPOSED DEVELOPMENT: Ideal Jewelry, Loan, and Pawn

Staff Use Only This Section

Case Number: SUP 2014 005 Hearing Date: P/C _____ C/C _____ Received Date: 10-1-14

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] _____ 9/22/14
Signature of Applicant Date
Stavros Papaioannou _____
Type or Print Name and Title President

[Signature] _____ 9/22/14
Signature of Notary Public Date Notary Seal
William C. King
Notary Public, Fulton County, Georgia
My Commission Expires March 23, 2018

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] _____ 9/17/14
Signature of Property Owner, Agent for Owner Date
WES ALLEN, Vice-President - Leasing and Management _____
Type or Print Name and Title

[Signature] _____ 9/17/14
Signature of Notary Public Date Notary Seal
Nicholas G. Clements
Notary Public, Fulton County, Georgia
My Commission Expires: 10/21/201



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 Stavros Papatheansiou
 (If yes, please complete the "Campaign Contributions" section below) Print Name

1. CAMPAIGN CONTRIBUTIONS

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

[Signature] 9/22/14 Stavros Papatheansiou - Resident
 Signature of Applicant Date Type or Print Name and Title

 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 9/22/14 _____
 Signature of Notary Date Notary Seal

William C. King
 Notary Public, Fulton County, Georgia
 My Commission Expires **March 23, 2018**

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)

 e - 6313 - 628
District Land Lot Parcel



 9/22/14
Date

Signature of Applicant

 Stavros (Steven) Papathanasiou - President
Type or Print Name and Title

Tax Commissioners Use Only

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

NAME

TITLE

DATE

* 2013 Property Tax Bill

Tax Account		
Parcel ID	Property Type	Status
R6313 023	Real Property	Active
Mailing Address: TAC SPALDING LLC 2100 POWERS FERRY RD SE STE ATLANTA, GA 30339-5068		Situs: 6395 SPALDING DR
Tax District PEACHTREE CORNERS		
Legal Description HOLCOMB BRIDGE RD		

Tax Values		
Class Codes	343-Nbhd Shopping Ctr	
Description	Market Value	Assessed Value
Land	\$1,500,000.00	\$600,000.00
Improvement	\$535,000.00	\$214,000.00
Total	\$2,035,000.00	\$814,000.00

Assessments		
Operation	Net Tax	Savings
School Taxes	\$16,117.20	\$0.00
STATE OF GEORGIA TAXES		
	\$122.10	\$0.00
County Incorporated with Police	\$10,704.10	\$0.00
Sub Total	\$26,943.40	\$0.00
Bond	Net Tax	Savings
School Taxes	\$1,668.70	\$0.00
County Incorporated with Police	\$195.36	\$0.00
Sub Total	\$1,864.06	\$0.00
Special Assessment	Net Tax	Savings
Stormwater Service Fee	\$3,549.78	\$0.00
Sub Total	\$3,549.78	\$0.00
Total Tax	\$32,357.24	\$0.00

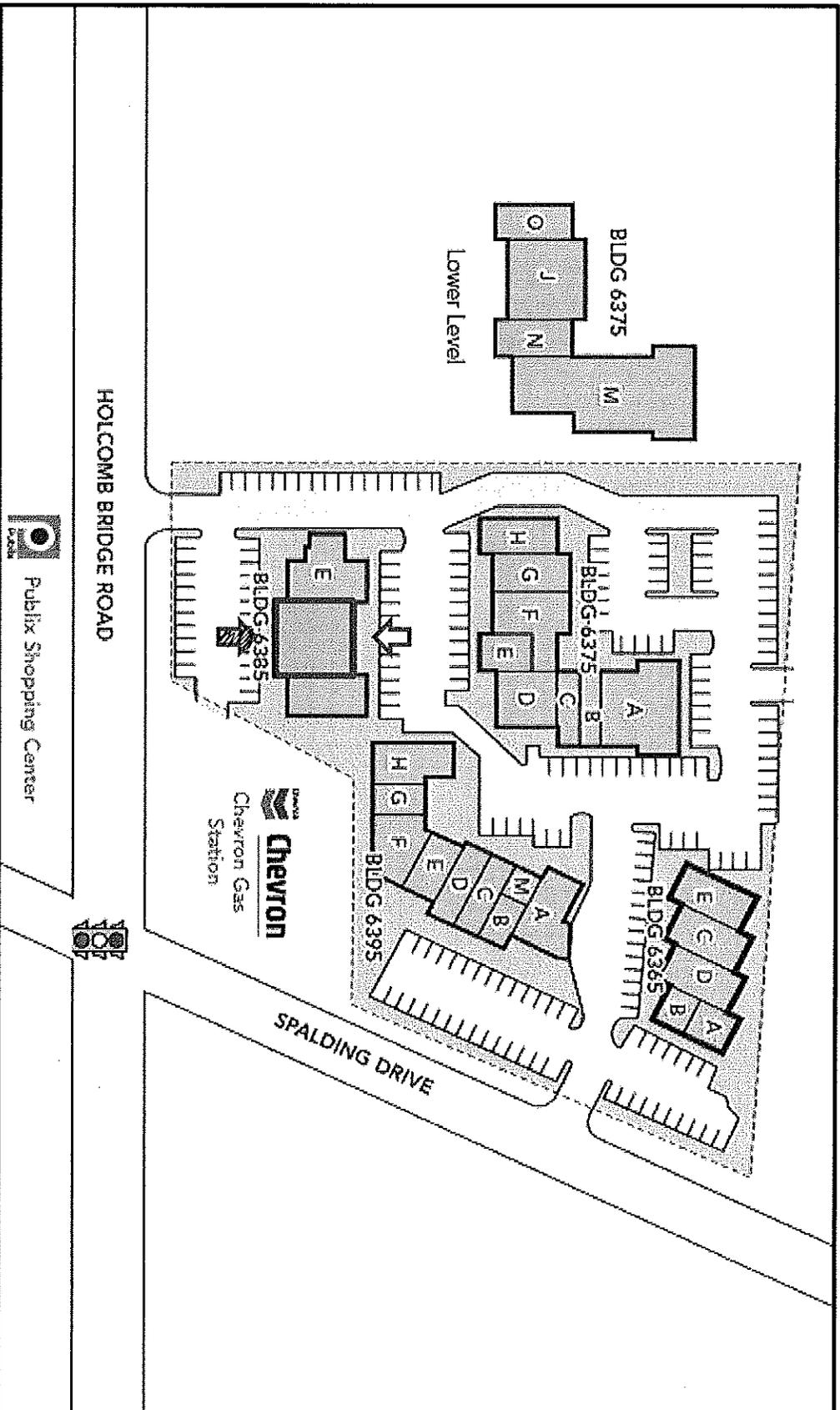
Note: You may click on the individual Authorities to view a detailed breakdown.

Tax Installment Information							
Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	21796287	12/1/2013	2013	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2013	21796287	B13.99552	\$32,357.24	10/1/2013

Spalding Center Site Plan

6385 Spalding Drive – Suite B – Peachtree Corners, GA 30092



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, we believe the use is suitable given that the business is currently across the street from the subject property.
- 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, given that the current business is across the street we do not believe there will be adverse conditions on nearby property(s).
- 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?
The current property, Spalding Center, was recently renovated and is currently being marketed by BF Property Group. While the property has reasonable economic use as currently zoned we feel this SUP will help.
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
No, we do not believe this to be the case given the business in question, Ideal Jewelry, is across the street.
- 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, the special use permit is in conformity with the land use plan.
- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?
The owner recently enhanced the exterior conditions of the property. The approval of this special use permit will coincide with the owners plans of making Spalding Center a vibrant and well occupied property in Peachtree Corners.

**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)

Stavros Papathanasiou
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] 9/22/14 Stavros Papathanasiou - Resident
Signature of Applicant Date Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 9/22/14 _____
Signature of Notary Date Notary Seal

William C. King
Notary Public, Fulton County, Georgia
My Commission Expires March 23, 2018

Existing Pawn Store – west side of Holcomb Bridge Road



Proposed Pawn Store location –east side of Holcomb Bridge Rd. (with Staff recommended signage.)



PH2014-006
DDA Property

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

CONCEPT PLAN ANALYSIS

PLANNING COMMISSION DATE: NOVEMBER 12, 2014
CITY COUNCIL DATE: DECEMBER 16, 2014

CASE NUMBER **PH2014-006**
APPLICATION REQUEST CONCEPT PLAN APPROVAL
LOCATION 5200 BLOCK OF PEACHTREE PKWY.
PROPERTY SIZE 20.6 ACRES
MAP NUMBER 6-301-183,
CURRENT ZONING MIXED USE DEVELOPMENT(MUD)
FUTURE DEVELOPMENT MAP PREFERRED OFFICE

APPLICANT / OWNER CITY OF PEACHTREE CORNERS
DOWNTOWN DEVELOPMENT AUTHORITY

CONTACT: DAN GRAVELINE, CHAIRMAN

RECOMMENDATION: APPROVE

PROJECT SUMMARY:

The subject property is comprised of 20.6 acres and is located across Peachtree Parkway from the Forum shopping center. The Downtown Development Authority acquired the property in May, 2013 for the purpose of developing it into a mixed use Town Center. Since the acquisition, the property has been rezoned from RM-13, multi-family housing, to Mixed Use Development (MUD). This rezoning was subject to one condition included in Ordinance 2013-06-18 as follows: *that the concept plans and associated regulations for the development of the subject property be reviewed by the Planning Commission and approved by the City Council.*

Over the past six months, designers have worked to capture the vision for a mixed use Town Center and convert that vision into a plan for the property. This effort has met with some challenges because of the configuration of the site and other factors including the need to tie into an existing development, work around an antenna tower, incorporate a creek with buffers, and accommodate the potential for future expansion.

The resulting plan provides a mix of uses in a balanced environment with equal amounts of both built and open spaces. Ground floor spaces within the commercial areas of the plan are designed for retail, restaurant, and entertainment. Second floor spaces are intended for office use. The residential units shown on the plan are designed as for-sale townhomes. There are three access points into the site, an opportunity for a nature trail, and a Town Square that's over two acres in size. Future plans call for a Performing Arts facility and one or two restaurants to be located just off the Town Square.

In order for the development to be built in accordance with the intent for the property and fulfill the vision for the site, development regulations have to be established. The regulations recommended for the property are shown in Tables 'A' and 'B' (attached).

ZONING STANDARDS:

Zoning Code Section 1318 governs MUD zoned property. This Section is divided into thirteen regulation categories including permitted uses, density, building height, design criteria, common area, parking, and signage. Many of these regulations are intended to guide a developer/ applicant in the preparation of a plan and ensure that the final product will conform to community objectives, particularly with regard to common areas.

However, this application is different than what the Zoning Code assumes in that the Downtown Development Authority intends to retain ownership of most of the common areas including the parking deck, the town square, and the main internal roadways. Therefore, the development concerns in this case would only apply to the commercial and residential portions of the property which constitute no more than 12 of the 20.6 acres.

DEPARTMENT ANALYSIS:

This concept plan represent a development that is intended to serve several functions. It is first and foremost a town center, a place where the community can come together and share good times. It is also a landmark destination and a companion piece to the Forum, providing a counterbalance of activity on the east side of Peachtree Parkway. Finally, it is a place for entertainment and night life in a community where those amenities are currently lacking.

The Town Center concept plan offers live, work, and play options within a fairly small development area. It is designed to encourage pedestrian activity and also to accommodate connectivity to adjacent properties and future growth. As with most design problems, there are many possible solutions. Although other plan configurations could also be suitable, the plan presented should function well. It meets its objectives and has no 'fatal flaws' which would undermine its success.

RECOMMENDATION:

It is recommended that the submitted concept plan for the DDA property be approved and subject to the Town Center Standards outlined in Tables 'A' and 'B', attached.

Town Center Standards

Table 'A' Permitted and Prohibited Uses

Permitted Uses

Residential Development: For-Sale Townhouses; Condominiums

Commercial Development: Ground Floor: Retail, Chef-driven Restaurants, Cinema with dining, Music venue, Performing Arts venue, boutique hotel, and C-1 and C-2 permitted uses except as noted below.

Second and all other Floors: All uses permitted on the ground floor and professional offices, administrative offices, service uses (i.e. salons, spas, travel agencies, banks, fitness facilities[3500 sq. ft. or less], tutoring), entertainment uses (i.e. comedy and jazz clubs,) civic uses, residential uses, and C-1, and C-2 permitted uses except as noted below.

Prohibited Uses

Residential Development: Single-Family Detached Housing; Multi-Family Rental Housing; Assisted Living.

Commercial Development: Animal hospitals or veterinary clinics; tattoo and piercing parlors; adult bookstores or entertainment; fast food restaurants with or without drive-thru window (pick-up/to go windows at non-fast food restaurants permitted); national chain restaurants; automotive related uses such as car wash, automotive parts store; billboards; building, electrical or plumbing contractors; funeral homes or mausoleums; furniture rental establishments; convenience food stores with or without fuel pumps, emission inspection stations; equipment rental; extended stay and limited service hotels; laundry or dry cleaning establishments; liquor stores; plant nursery sales facility; recreation or fitness facilities which exceed 3500 square feet); industrial uses, automotive service stations with or without fuel pumps; building material sales with outdoor storage, taxi cab or limousine services; pest control businesses; pet shops or pet grooming establishments; mattress store; nail salon; day care facility; driving school; discount stores; grocery store (gourmet and specialty food store permitted); second run movie theater; and clothing resale stores.

Table 'B'

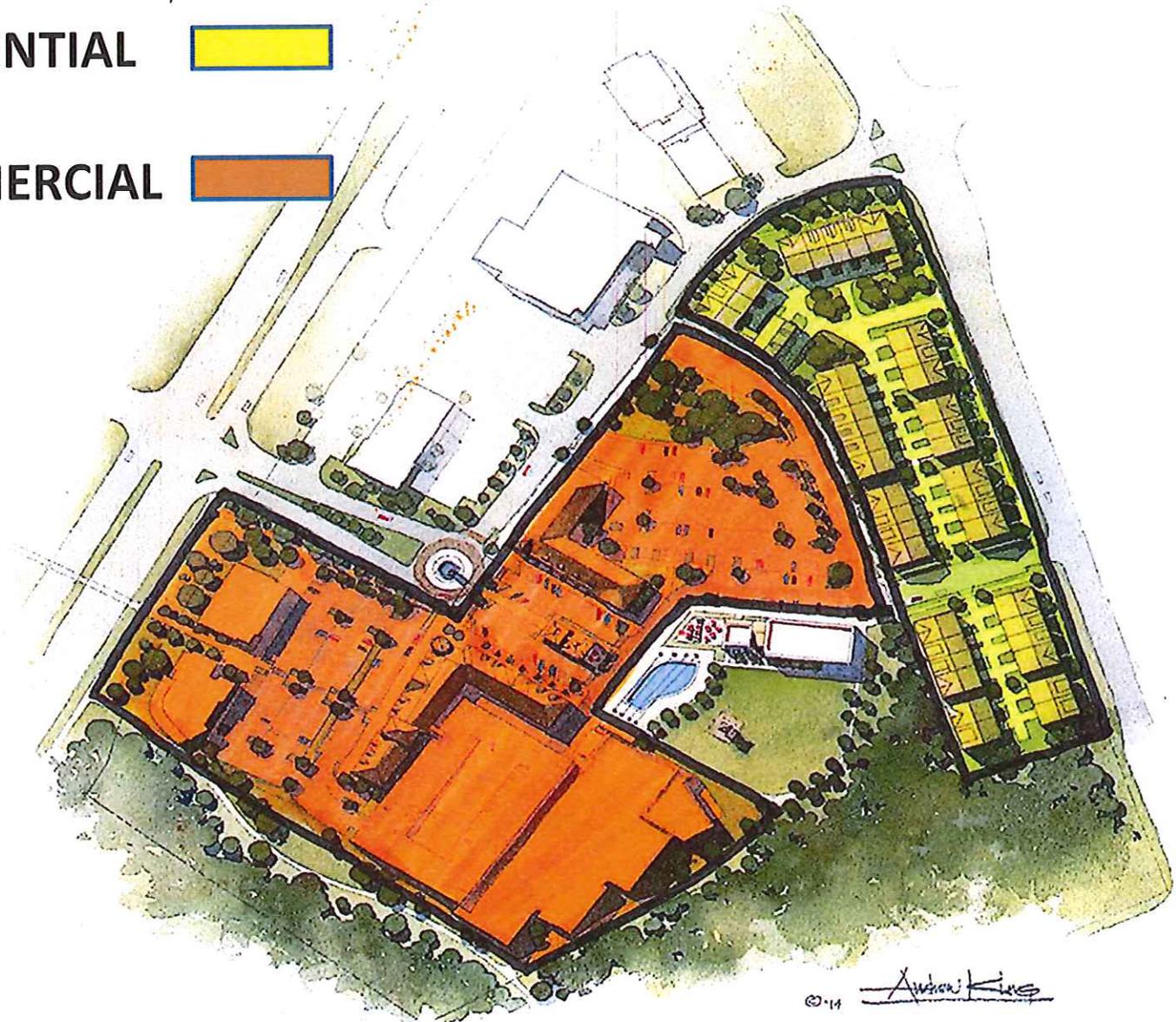
Regulations

Regulation	Residential Development	Commercial Development
Height	Townhouse – 40 ft. max. Condominium – 70 ft. max.	retail/office bldg. – 20 ft. min./70 ft. max. restaurant, theater – 40 ft. max. hotel – 70 ft. max.
Stories	Townhouse- 3-stories max. Condominium – 5-stories max.	retail/ office – 2- stories min. / 4-stories max. restaurant, theater – 2 stories max. hotel – 5-stories max.
Unit size	Townhouse – 2000 sq. ft. min. Condominium – 1000 sq. ft. min.	
Setback: Front	Townhouse- 10 ft. min. next to ext. rd. 5 ft. min. next to int. rd. Condominium- 20 ft. (ext. rd.) 10 ft. (int. rd.)	retail/office- 20 ft. (ext. rd.); 0 ft. (int. rd.) restaurant – 20 ft. (ext. rd.); 0ft. (int. rd.) hotel – 20 ft. (ext. rd.); 0 ft. (int. rd.) theater – 20 ft. (ext. rd.); 0 ft. (int. rd.)
Side	Townhouse – 5 ft. min. on non- attached side 10 ft. min. between Buildings Condominium – 10 ft. min.	outparcels - 20 ft. from property line all others – 10 ft. between buildings
Rear	All development – 10 ft. min.	
Lot Width	Townhouse- 24 ft. min.	outparcels – 75 ft. min.
Building Facing	All buildings located along an external road must face, or appear to face, that road.	
Building Aesthetic	Traditional European inspired style similar in appearance to the Forum	
Walls	Primarily brick or stone with stucco accents (and glass store fronts in commercial bldgs.)	
Roof: Color Materials	earth tones slate, tile or architectural shingles	medium shades of browns and greys with a slate or tile appearance. Commercial roofs must incorporate breaks and change in material or color at least every 40 ft.
Pitch	Townhouse- min. 4:12 Condominium and Office/retail buildings to match roof pitch at the Forum.	
Signage	Sign package (incl. materials, sizes, colors, font types, location, number) to be approved by Planning Commission	
Landscaping	10 ft. wide strip along parking lots and external roadways. Street trees along internal and external streets and parking lot islands as per Overlay Standards (Zoning Code Sec. 1315). Commercial and condominium buildings shall incorporate live plant material growing immediately in front of or directly on the building.	
Lighting / street furnishings	– per Zoning Code regulations and subject to Planning Commission approval.	
Parking	per Zoning Code regulations	
Screening	per Zoning Code regulations	

RESIDENTIAL



COMMERCIAL



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City Retained

Property 

(Approx. 8 acres)

Developer

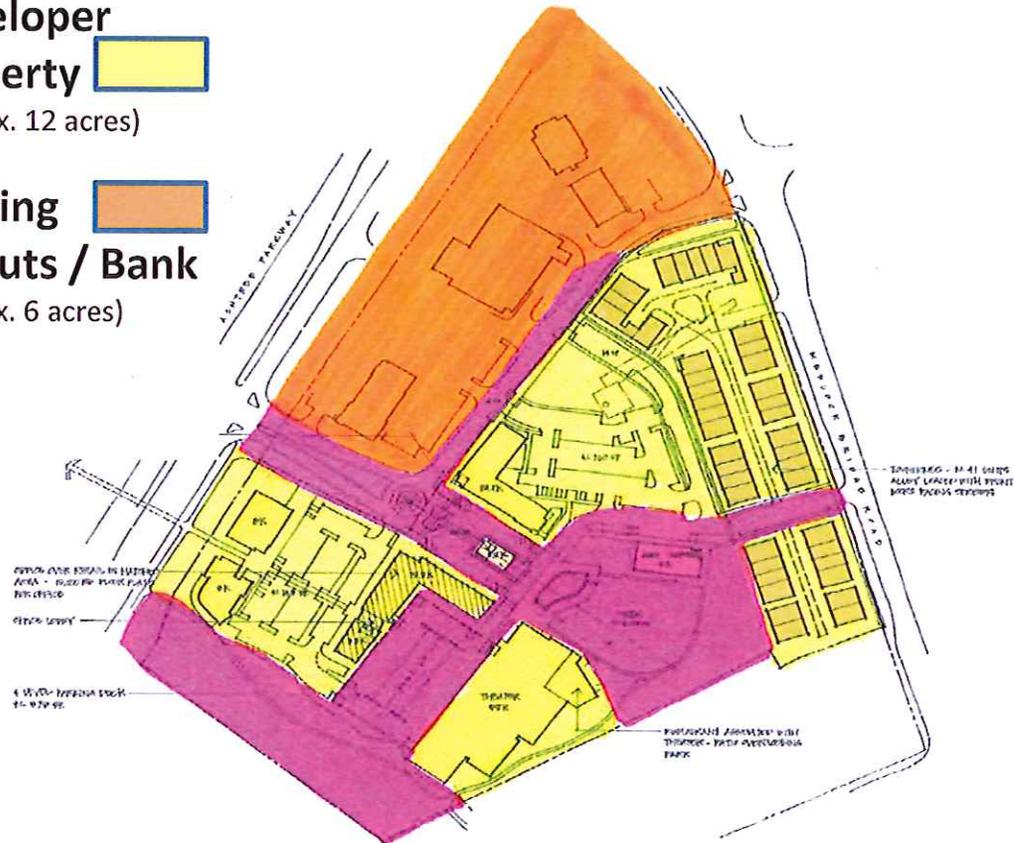
Property 

(Approx. 12 acres)

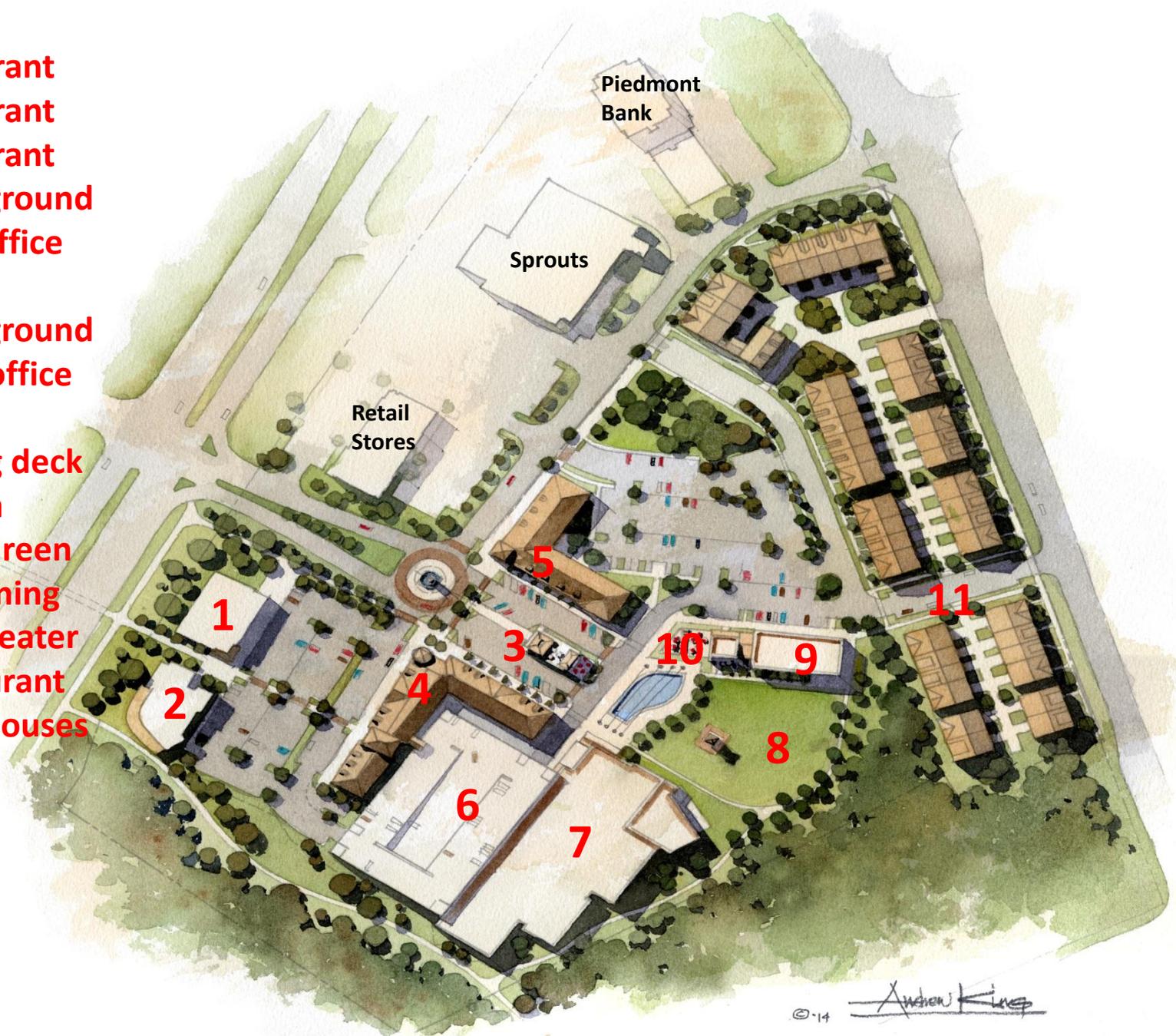
Existing 

Sprouts / Bank

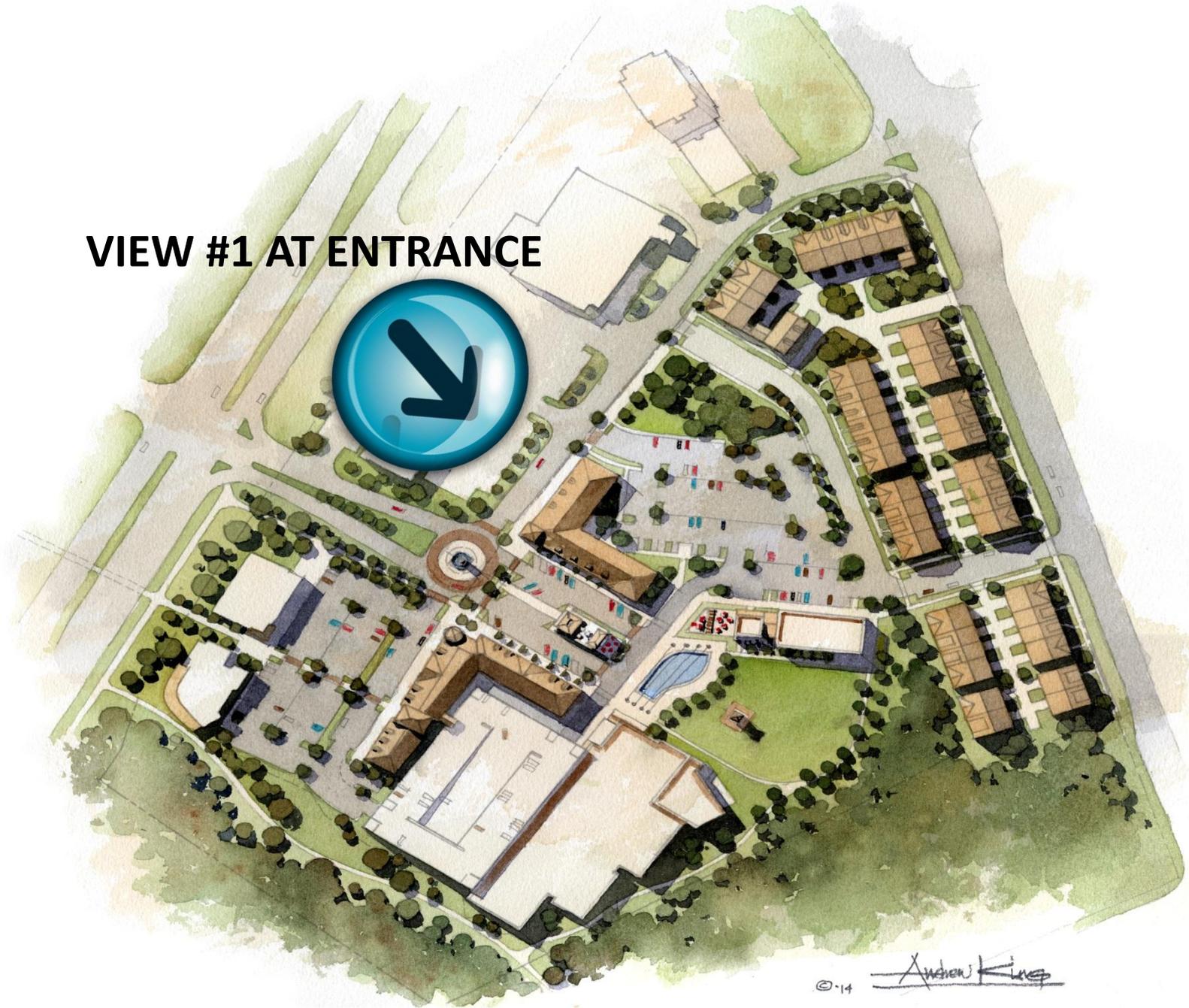
(Approx. 6 acres)



1. Restaurant
2. Restaurant
3. Restaurant
4. Retail ground floor/office above
5. Retail ground floor/ office above
6. Parking deck
7. Cinema
8. Town Green
9. Performing Arts Theater
10. Restaurant
11. Townhouses

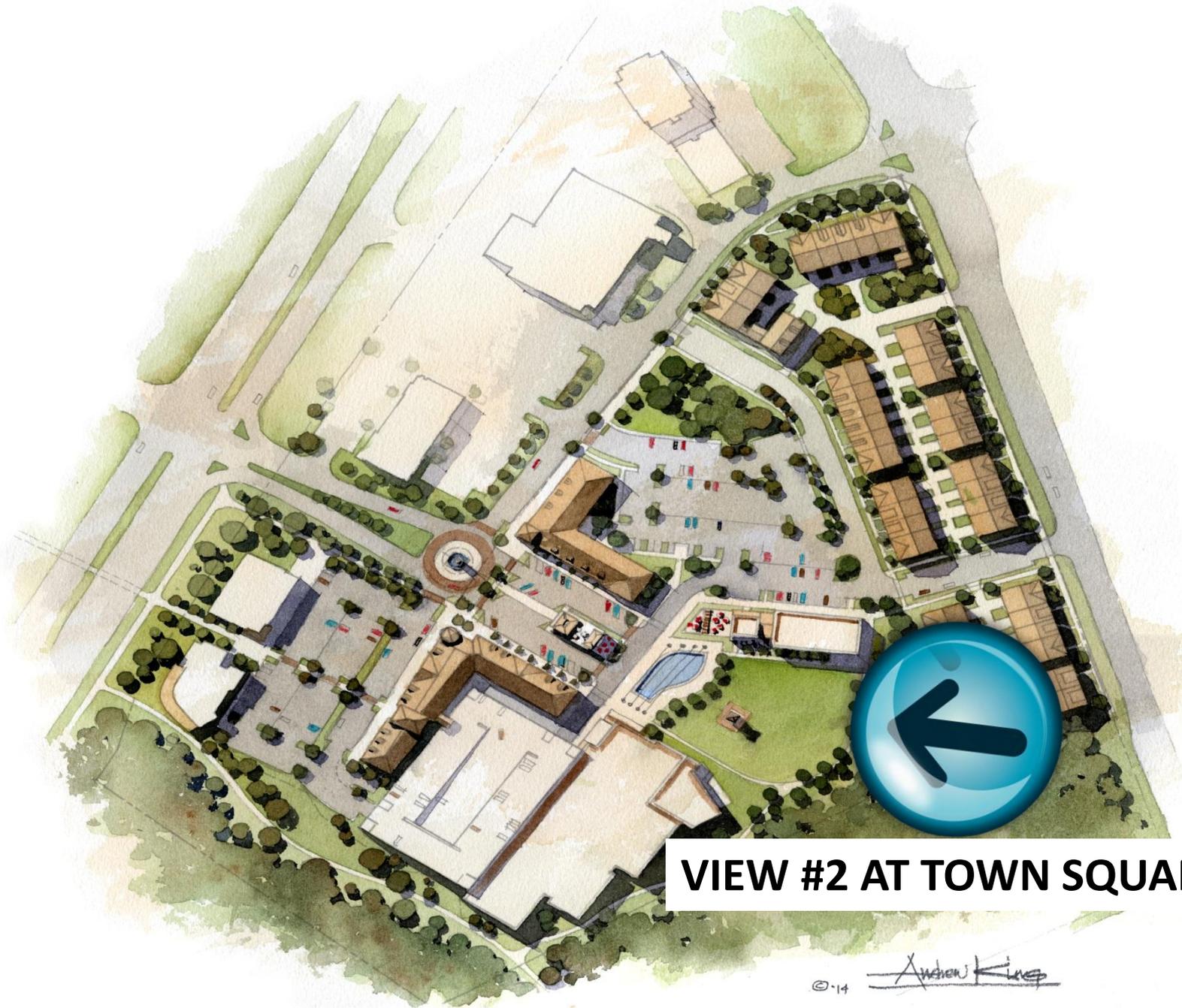


VIEW #1 AT ENTRANCE





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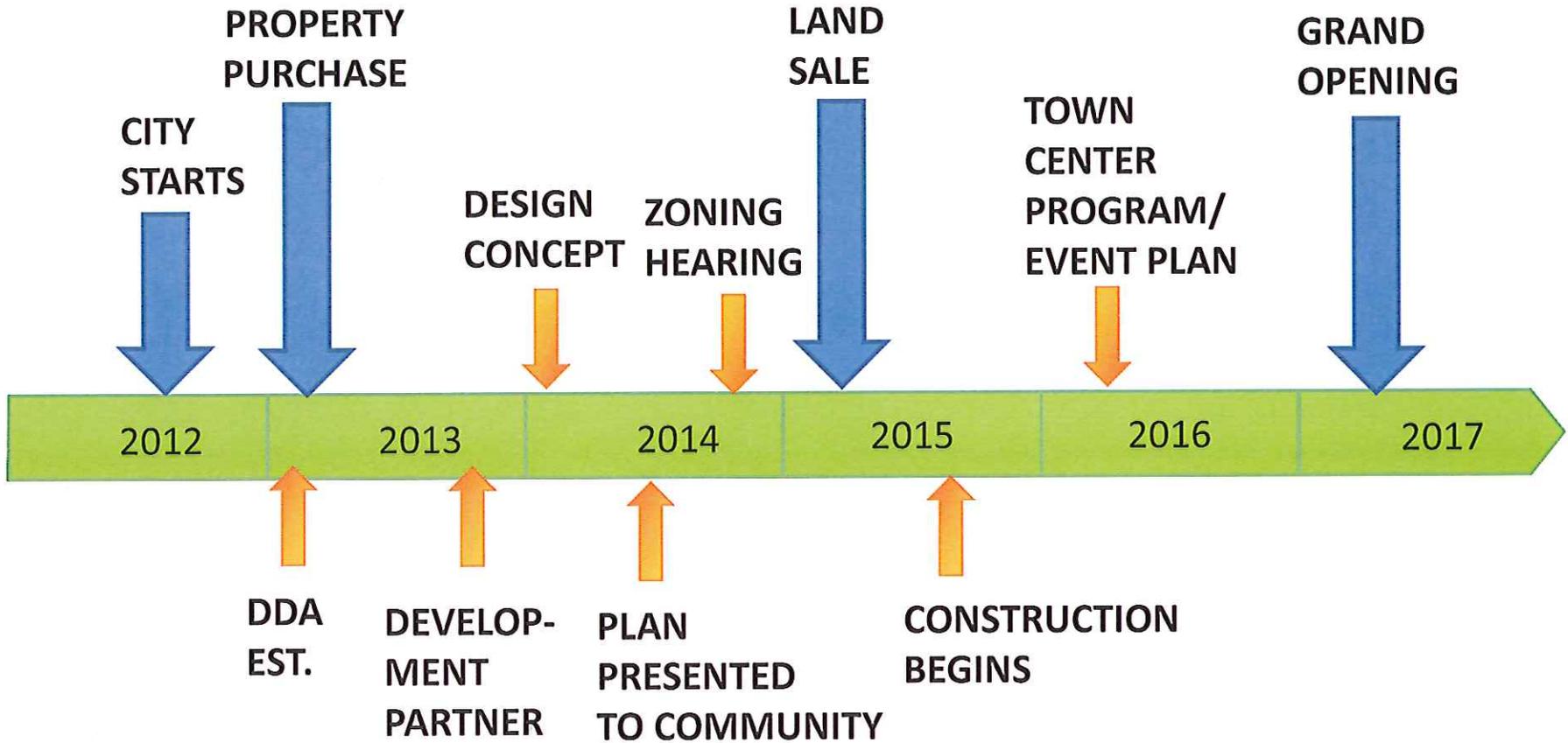


VIEW #2 AT TOWN SQUARE



Andrew King
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TIMELINE



TOWN CENTER

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>Dan Graveline</u>	NAME: <u>(SAME)</u>
ADDRESS: <u>147 Technology Parkway</u>	ADDRESS: _____
CITY: <u>Peachtree Corners</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: _____ ZIP: _____
PHONE: _____	PHONE: _____
E-MAIL: <u>dgraveline7@gmail.com</u>	E-MAIL: _____
CONTACT PERSON: <u>Dan Graveline</u> PHONE: _____	
CONTACT'S E-MAIL: <u>dgraveline7@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): MUD REQUESTED ZONING DISTRICT: MUD

LAND DISTRICT(S): 6 LAND LOT(S): 301 ACREAGE: 20.6

ADDRESS OF PROPERTY: 5200 Block of Peachtree Parkway

PROPOSED DEVELOPMENT: Town Center Master Plan

Staff Use Only This Section

Case Number: PH2014-006 Hearing Date: P/C 11/12/14 C/C 12/16/14 + 1/20/15 Received Date: _____

Fees Paid: N/A 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 of Applicant

10-22-14
Date

DAN GRAVELINE, DDA CHAIRMAN

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

PROPERTY OWNER'S CERTIFICATION

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



Signature of Property Owner

10-22-14
Date

DAN GRAVELINE, DDA CHAIRMAN

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

Comprehensive
Plan Work Program
Review

COMMUNITY WORK PROGRAM

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



COMPLETED



SOME WORK DONE

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

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

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

Item	Description	Fiscal Year(s)					Estimated Total Cost	Funding Source	Responsible Department or Agency
		2014	2015	2016	2017	2018			
G2.Y7	Coordinate with Gwinnett County on the implementation of the Gwinnett County Greenways Master Plan.	√	√	√	√	√	n/a	Staff	City, County
G2.Y8	Coordinate with Gwinnett County on the implementation of the Gwinnett County Parks & Recreation Master Plan.	√	√	√	√	√	n/a	Staff	City, County
G3.Y9	Coordinate with Gwinnett County Department of Transportation on project within the City and regarding additional studies and improvements. Specifically proposed changes to Holcomb Bridge Road and Peachtree Parkway.	√	√	√	√	√	n/a	Staff	City, County
G3.Y10	Coordinate with Gwinnett Village CID on projects in the City.	√	√	√	√	√	n/a	staff	City, County
G3.Y11	Work with Gwinnett County to identify sidewalks that are in need of replacement, extension or repair.	√	√	√	√	√	n/a	Staff	City, County
G3.Y12	Investigate the potential for outside funding sources to further develop pedestrian connections and bike facilities.	√	√	√	√	√	n/a	Staff	City
G3.Y13	Investigate the potential for state/federal funding for pedestrian/bicycle enhancements on Peachtree Parkway and Peachtree Industrial Boulevard.	√	√	√	√	√	n/a	Staff	City
G3.Y14	Utilize findings of ARC's Bike/Ped Task Force to generate new ideas for bike/ped provisions.	√	√	√	√	√	n/a	Staff	City
G3.Y15	Coordinate with Gwinnett County to assist where possible to improve access, ingress, and egress to outdated retail centers and upgrade surrounding road networks.	√	√	√	√	√	n/a	Staff	City, County
G3.Y16	Work with Gwinnett County to prioritize road resurfacing projects, drainage projects, and sidewalk projects.	√	√	√	√	√	n/a	Staff	City, County
G3.Y17	Work with Gwinnett County, GDOT, and the Atlanta Regional Commission to prioritize the need for traffic calming and integrate traffic calming projects.	√	√	√	√	√	n/a	Staff	City, County
G4.Y18	Pursue the possibility of developing a Tax Allocation District (TAD) or Community Improvement District (CID) to implement public system improvements in a timely manner.	√	√	√	√	√	n/a	Staff	City
G4.Y19	Investigate downtown development grant programs for application in the Central Business District.	√	√	√	√	√	n/a	Staff	City
G4.Y20	Pursue county-administered CDBG funds for redevelopment efforts.	√	√	√	√	√	n/a	Staff	City
G4.Y21	Work with Partnership Gwinnett on other economic development efforts and resources, such as assistance for small businesses and entrepreneurs.	√	√	√	√	√	n/a	Staff	City
G4.Y22	Communicate with businesses via electronic newsletter to keep them informed of developments in the City.		√	√	√	√	n/a	Staff	City, PCBA
G4.Y23	Encourage revitalization of properties along the Buford Highway corridor.	√	√	√	√	√	n/a	GVCID	DDA, Planning Commission
G4.Y24	Protect the industrial area and preserve its viability by discouraging incompatible, adjacent land uses.	√	√	√	√	√	n/a	GVCID	DDA, Planning Commission

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