



PLANNING COMMISSION AGENDA

**April 11, 2017
7:00 PM
CITY HALL**

- A. Roll Call**
- B. Approval of January 10, 2017 Minutes**
- C. New Business:**
 - 1. RZ2017-001 / V2017-001. Atlanta Paving. Request to rezone four parcels consisting of .65 acres from R-75 to M-1 along with associated variances to accommodate renovation and new construction at an existing business located at 6120 Second St. and 4500 Peachtree St, Dist. 6, Land Lot 251, Peachtree Corners, GA**
 - 2. RZ2017-002 / V2017-003. Atlanta Paving. Request to rezone a 3.5 acre parcel from R-75 to M-2 along with associated variances to accommodate an equipment storage and parking lot located near the 6100 and 4500 blocks of Florida Ave., Dist. 6, Land Lot 251, Peachtree Corners, GA**
 - 3. PH2017-003. Town Center Building Elevations. Request to approve building elevations for retail and restaurant buildings located at the Town Center in the 5400 Block of Peachtree Parkway, Dist. 6, Land Lot 301 , Peachtree Corners, GA**
 - 4. PH2017-004. Chuy's at Town Center Building Elevations. Request to approve building elevations for restaurant building located at the Town Center in the 5400 Block of Peachtree Parkway, Dist. 6, Land Lot 301 , Peachtree Corners, GA**
- D. Old Business: (None)**
- E. City Business Items: Update on Peachtree Corners Circle Multi-use Trail**
- F. Comments by Staff and Planning Commissioners.**
- G. Adjournment.**



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
January 10, 2017

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, January 10, 2016. 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
Rocio Monterrosa, Deputy City Clerk

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 13, 2016 PLANNING COMMISSION MEETING WITH TWO CHANGES.

By: Mark Willis

Seconded by: Italia Metts

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

NEW BUSINESS:

PH2016-008 Holcomb Bridge Road Corridor Redevelopment Overlay. Consideration of amending the zoning code in order to add Sec. 1320 to establish regulations for the redevelopment of property within the Holcomb Bridge Road Corridor.

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

MOTION TO APPROVE AMENDING THE ZONING CODE IN ORDER TO ADD SEC. 1320 TO ESTABLISH REGULATIONS FOR THE

REDEVELOPMENT OF PROPERTY WITHIN THE HOLCOMB RIDGE ROAD CORRIDOR.

By: Alan Kaplan

Seconded: Mark Willis

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

OLD BUSINESS: (None)

CITY BUSINESS ITEMS:

1. Preliminary trail design options for Peachtree Corners Circle.

Matt Cherry, Senior Associate with Lord Aeck Sargent, gave a presentation on preliminary trail design options and how it fits with the budget. Pedestrian safety and crossings was also discussed.

COMMENTS BY STAFF AND PLANNING COMMISSION:

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

Commissioners asked for update on Fiserv building (unknown if it's in foreclosure), Twin Lakes (demolition completed), Town Center (closing on February 28, 2017), New construction (LA Fitness, restaurant and dental center).

The Planning Commission meeting concluded at 8:11 PM.

Approved,

Attest:

Matt Houser, Chairman

Rocio Monterrosa, Deputy City Clerk

RZ2017-001 / V2017-001
Atlanta Paving

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING AND VARIANCE ANALYSIS

PLANNING COMMISSION DATE: APRIL 11, 2017

CITY COUNCIL DATE: MAY 16, 2017

CASE NAME: **ATLANTA PAVING**

CASE NUMBER: **RZ-2017-001/ V2017-001**

CURRENT ZONING: R-75

LOCATION: 6120 SECOND STREET AND 4500 PEACHTREE STREET

MAP NUMBERS: 6th DISTRICT, LAND LOT 251

ACREAGE: .65 ACRES

PROPOSED DEVELOPMENT: REZONE FROM R-75 TO M-1 TO ACCOMMODATE
RENOVATION AND NEW CONSTRUCTION AT AN EXISTING
BUSINESS ALONG WITH ASSOCIATED VARIANCES

FUTURE DEVELOPMENT MAP: PREFERRED OFFICE

APPLICANT: ATLANTA PAVING & CONCRETE CONSTRUCTION,
INC. C/O ANDERSON, TATE, & CARR, PC
1960 SATELITE BLVD., STE. 4000
DULUTH, GA 30097

CONTACT: MARIAN C. ADEIMY
678.518.6855

OWNER: ATLANTA PAVING & CONCRETE CONSTUCTION,
INC.
6120 SECOND STREET, NW
PEACHTREE CORNERS, GA 30360

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DATA:

The applicant is seeking to rezone four parcels totaling .65 acres. The 4 parcels are located along Peachtree Street and Second Street, they are adjacent to two existing M-I zoned parcels, owned by the Atlanta Paving Company. These properties would be contiguous if not for their separation by roadways and natural features. In addition to the rezoning, the applicant is requesting several variances to allow for smaller undisturbed buffers and setbacks.

The applicant requests to rezone the above mentioned parcels along Peachtree Street and Second Street to allow for the expansion of Atlanta Paving Inc. The proposed office building would be located on land where the existing Atlanta Paving office is located, to the west of Second Street. The proposed office will front Peachtree Street and will be expanded to approximately 5,260 square feet. Additional parking spaces would be provided along the eastern and western sides of the building. Access to the proposed office would be from two curb cuts along Peachtree Street. The two parcels proposed to be rezoned will provide another access point to the property, as well as provide more parking to accommodate increasing needs.

The rezoning of the parcels to the east of Second Street will allow for the expansion of the Atlanta Paving maintenance shop. These parcels would provide additional parking spaces for the maintenance shop, as well as a larger buffer between the M-I zoned parcels and the adjacent R-75 parcels. Currently, the site is being used by Atlanta Paving as vehicle and equipment storage.

PARCEL DESCRIPTIONS

(refer to attached colored drawing titled 'Atlanta Paving Projects' dated 2/2/17.)

Parcel #1: This property is a 1.17 acre Industrial zoned parcel located at the northwest side of Peachtree Street and Second Street. There is an existing office building on the northeastern portion of the property with approximately five parking spaces. To the south, adjacent to Peachtree Street, is a large parking and equipment area, with access from Peachtree Street. The northern portion of the property, along Georgia Avenue, is densely covered with trees. The proposed site plan shows this parcel to house a new office for Atlanta Paving, with additional parking, and no maintenance storage. Access will be from the existing curb cut along Peachtree Street.

Parcels #2 and #3: These parcels are approximately .23 acres and located immediately west of Parcel #1. The properties are currently zoned R-75 and there is a single-family residential dwelling with access from Peachtree Road on Parcel #2. To the rear of the sites are large trees. The surrounding area is largely characterized by single-family residential dwellings. The site plan shows this area is planned to be used as parking for the new Atlanta Paving office. The existing curb cut will remain as additional access to the proposed office. The applicant is requesting a variance to allow for disturbance along the rear property line, in order to increase the parking area. Parcel #3 consists of a small strip of vacant land that will be used to buffer the proposed parking lot from the surrounding single-family residential dwellings.

Parcel #4: This property has a total of 1.45 acres and consists of a large pad of concrete used by Atlanta Paving for the storage of vehicles and equipment. The site is currently zoned M-I and is located at the northeast corner of Peachtree Street and Second Street. The site has large trees along the northern and eastern property lines to buffer surrounding and adjacent properties. Access is from Peachtree Street. The applicant is proposing a 6,000 square foot maintenance shop on the southwest corner of the property, with parking in the rear, towards Georgia Avenue. No new curb cuts will be needed, as Peachtree Street will still serve as the point of entry. The applicant is requesting a variance for reduction in the required front setback from 50-feet, to 20-feet. In doing this, the building would be closer to the street and the parking would be located behind the building.

Parcels #5 and #6: These parcels are .34 acres in size, combined, and are located to the east of Second Street, and immediately east of Parcel #4. The more southern parcel, Parcel #5, is zoned R-75 and has a curb cut from Peachtree Street, as well as a single-family dwelling, and large canopy trees. On the northern parcel also sits a single-family dwelling. This property however, is more densely covered in trees. The applicant is requesting to rezone both parcels from R-75 to M-I along with variances to disturb within the required 50-foot buffer. Disturbance in this area would allow for a larger maintenance area for Atlanta Paving. The site plan shows that these parcels will be disturbed, but will still be used as buffers to the single-family dwellings to the west.

ZONING HISTORY:

The zoning history on the property currently zoned M-I (Parcels # 1 and #4), dates back to 3/27/84 when the parcels were rezoned from residential to light industrial. In January, 2008, Gwinnett County Commission authorized the use of a contractor's office on the property. That application was approved with the following conditions:

1. To restrict the use of the property as follows:
 - A. Limited to a new contractor's office consistent with the site plan and building elevation presented at the January 15, 2008 Planning Commission meeting.
 - B. Construction shall be glass, brick, and/or stone.
 - C. Obtain all necessary development and building permits, and bring the site up to all applicable standards.
 - D. Any outdoor storage shall be prohibited.
 - E. Equipment, work vehicles and materials must be parked/stored within the fenced storage area.

2. To satisfy the following site development considerations:
 - A. Provide a 20-foot wide landscape strip along the frontage of Peachtree Street, Georgia Avenue and Second Street. Landscape strip to be planted with a double staggered row of American Holly, Foster's Holly, Nellie R. Stephens Hollies, and Eastern Red Cedar a minimum of 6-feet in height and planted 10-feet on center.
 - B. Provide a 30-foot replanted buffer adjacent to all residentially zoned property.
 - C. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung or strung on the site. Yard and/or bandit signs shall be prohibited.
 - D. Ground signs shall be limited to a single externally illuminated monument type sign with a maximum height of five feet.
 - E. Billboards shall be prohibited.
 - F. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially zoned properties.
 - H. No outdoor loudspeakers shall be allowed.
 - I. Hours of operation shall be limited from 7 A.M. to 7 P.M.

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', on the next page. 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 subject property is located on and around a fully accessible, existing office and industrial site, currently occupied and operated by the Applicant. A large portion of the subject property was also previously zoned M-1, as rezoned in 2008 by Gwinnett County, and are surrounded by similarly-zoned property and uses. As reflected in

Comprehensive Plan for Gwinnett County and Future Land Use Map for the City of Peachtree Corners, the addition of a business office and accessory uses is consistent with the designation of this area for "preferred office". Accordingly, the requested uses, zoning and conditions are suitable in view of the use and development of the adjacent and nearby property.

Staff's Comment: The parcels requesting to be rezoned are adjacent to existing M-I parcels and would be suitable in view of the use and development of adjacent and nearby properties. The four parcels being rezoned from R-75 to M-I would allow for the expansion of Atlanta Paving, but would also provide a greater buffer between the industrially zoned properties and surrounding single-family dwellings.

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 current zoning and surrounding industrial uses make the requested uses and conditions compatible with the existing uses and usability of the adjacent and nearby property.

Staff's Comment: M-I zoning already exists at this location. The addition of .65 acres for the expansion of Atlanta Paving would accommodate a higher quality new office building and greater buffers adjacent to the residentially zoned properties nearby.

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: No. The current mixture of R-75 and M-I zoning designations do not allow for a reasonable economic use as currently zoned and conditioned.

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. This property is located in an area with public water and sewer availability, and direct access to two major thoroughfares, highways and interstate. The development is consistent with the area and Comprehensive Plan, with no impact on schools. Due to the existing and surrounding operations, the proposed redevelopment and office plans will not cause excessive use of existing streets, transportation facilities or utilities.

Staff's Comment: The proposed zoning and variances will not cause a greater use of existing streets, transportation facilities, or utilities than the current conditions. This development will have no impact on schools.

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 Comprehensive Plan and zoning precedent and history identifies the subject property as an appropriate location for a contractor's office, parking, storage and the existing industrial/maintenance uses, and will positively impact the City's industrial and commercial tax-base, and is consistent with the prior zoning and uses permitted on the subject property.

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

F. Are there 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: Yes. The Applicant and property owners seek to consolidate their office and business operations, with over \$35 million in annual revenue, from Gwinnett County to the City of Peachtree Corners to operate in conjunction with the existing maintenance shop use, already zoned and operated in the City.

Staff's Comment: The long term vision for this area is single-family residential, however the expansion of Atlanta Paving would protect surrounding single-family dwellings with the buffers that will surround the property.

COMPREHENSIVE PLAN:

The 2033 City of Peachtree Corners Character Area Map indicates that the property is located within the Village Residential Character Area. Policies for this are encourage “a variety of single-family attached housing options and a transition in density between low-scale single family development and commercial areas.”

DEPARTMENT ANALYSIS:

The proposed rezoning from R-75 to M-I for the four small properties that make up the rezoning request is unlikely to have an adverse impact on adjacent and nearby properties. The two larger parcels (Parcel #1 and #4) are already zoned M-I and have been accommodating light industrial uses for 33 years. Only variances are requested for these larger parcels in order to allow a new office building and parking lot. The four parcels, not currently zoned M-I will primarily be used as buffers for the adjacent single-family properties.

The proposed development requires no additional curb cuts and will keep access and vehicle patterns as they currently exist.

The applicant is requesting several variances to allow for disturbance within required buffers. These variances will benefit the surrounding properties, as they will provide extra buffer to the single-family dwellings adjacent to the subject property. The proposed expansion of Atlanta Paving offers a community benefit through the cushion that will be provided between the M-I use and R-75 zoning district. Currently, there is no buffer between the surrounding properties and Atlanta Paving. .

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that RZ2017-001 and V2017-001 be approved subject to the following conditions:

- 1. Parcels #2,3,5 and 6 (as shown on the Atlanta Paving Projects Overall Proposed Zoning Exhibit dated 2/2/2017) shall be rezoned M-1, light industry, and shall be developed in general conformity with the submitted site plan dated January 31, 2017.**
- 2. Architectural elevations shall be substantially similar to the drawings submitted on January 31, 2017.**
- 3. Access to the subject properties shall only be from Jones Mill Rd. and Peachtree Street. No commercial vehicles shall access the properties from Second St., Third St., Florida Ave., Georgia Ave., or Virginia Ave.**
- 4. Building designs shall incorporate features that are compliant with Peachtree Corners' Green Building Ordinance wherever practical.**
- 5. The following Gwinnett County zoning conditions (from RZC 2008-00035 dated 1/22/2008) shall be required:**
 - A. Provide a 20-foot wide landscape strip along the frontage of Peachtree Street, Georgia Avenue and Second Street. Landscape strip to be planted with a double staggered row of American Holly, Foster's Holly, Nellie R. Stephens Hollies, and Eastern Red Cedar a minimum of 6-feet in height and planted 10-feet on center.
 - B. Provide a 30-foot replanted buffer adjacent to all residentially zoned property.
 - C. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung or strung on the site. Yard and/or bandit signs shall be prohibited.
 - D. Ground signs shall be limited to a single externally illuminated monument type sign with a maximum height of five feet.

- E. Billboards shall be prohibited.
- F. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially zoned properties.
- H. No outdoor loudspeakers shall be allowed.
- I. Hours of operation shall be limited from 7 A.M. to 7 P.M.
- J. Obtain all necessary development and building permits, and bring the site up to all applicable standards.
- K. Outdoor storage shall be prohibited.
- L. Equipment, work vehicles, and materials must be parked and/ or stored within a fenced storage yard.

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>Atlanta Paving & Concrete Construction, Inc.</u> c/o Andersen, Tate & Carr, PC ADDRESS: <u>1960 Satellite Blvd., Ste. 4000</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>(770) 822-0900</u> E-MAIL: <u>madeimy@atclawfirm.com</u>	NAME: <u>Atlanta Paving & Concrete Construction, Inc. et al.</u> ADDRESS: <u>6120 Second Street, NW</u> CITY: <u>Peachtree Corners</u> STATE: <u>GA</u> ZIP: <u>30360</u> PHONE: <u>(770) 220-0228</u> E-MAIL: <u>dlpaving@yahoo.com</u>
CONTACT PERSON: <u>Marian C. Adeimy, Attorney</u> PHONE: <u>(678) 518-6855</u> CONTACT'S E-MAIL: <u>madeimy@atclawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-75 REQUESTED ZONING DISTRICT: M-1

LAND DISTRICT(S): 6 LAND LOT(S): 251 ACREAGE: .65

ADDRESS OF PROPERTY: 6120 2nd. Street, 4500 Old Peachtree Rd., and adjacent parcels

PROPOSED DEVELOPMENT: Renovation of existing maintenance shop and office relocation with related buffer and setback variances as further outlined in the Letter of Intent submitted herewith.

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 _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 2

Total Bldg. Sq. Ft.: Office: 9,265 sq. ft.
Maintenance shop: 6,000 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)

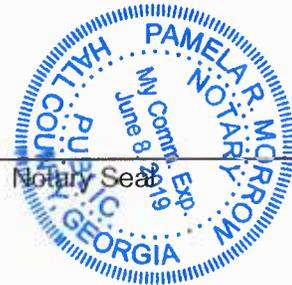
- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).

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.

Donna Lopez 1/31/17
Signature of Applicant Date
Donna Lopez, Officer/Secretary
Type or Print Name and Title

Pamela R. Morrow 1-31-17
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.

Donna Lopez 1/31/17
Signature of Property Owner Date
Donna Lopez, Officer/Secretary
Type or Print Name and Title

Pamela R. Morrow 1-31-17
Signature of Notary Public Date
Notary Seal



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. See Exhibit "B".

- 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. See Exhibit "B".

- 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?

No. See Exhibit "B".

- 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. See Exhibit "B".

- 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. See Exhibit "B".

- 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?

Yes. See Exhibit "B".

ANDERSEN TATE CARR

ANDERSEN, TATE & CARR, P.C.
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EXHIBIT "B"

ATLANTA PAVING - APPLICANT'S AND OWNERS' RESPONSES IN SUPPORT OF ZONING AND VARIANCE REQUESTS

- A) WHETHER THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/OR CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes. The subject property is located on and around a fully accessible, existing office and industrial site, currently occupied and operated by the Applicant. A large portion of the subject property was also previously zoned M-1, as rezoned in 2008 by Gwinnett County, and are surrounded by similarly-zoned property and uses. As reflected in Comprehensive Plan for Gwinnett County and Future Land Use Map for the City of Peachtree Corners, the addition of a business office and accessory uses is consistent with the designation of this area for "preferred office". Accordingly, the requested uses, zoning and conditions are suitable in view of the use and development of the adjacent and nearby property.

- B) WHETHER THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/OR CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No. The current zoning and surrounding industrial uses make the requested uses and conditions compatible with the existing uses and useability of the adjacent and nearby property.

- C) WHETHER THE PROPERTY TO BE AFFECTED BY THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/OR CHANGE IN CONDITIONS HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED AND CONDITIONED:

No. The current mixture of R-75 and M-1 zoning designations do not allow for a reasonable economic use as currently zoned and conditioned.

- D) WHETHER THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/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. This property is located in an area with public water and sewer availability, and direct access to two major thoroughfares, highways and interstate. The development is consistent with the area and Comprehensive Plan, with no impact on schools. Due to the existing and surrounding operations, the proposed redevelopment and office plans will not cause excessive use of existing streets, transportation facilities or utilities.

- E) WHETHER THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/OR CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes. The Comprehensive Plan and zoning precedent and history identifies the subject property as an appropriate location for a contractor's office, parking, storage and the existing industrial/maintenance uses, and will positively impact the City's industrial and commercial tax-base, and is consistent with the prior zoning and uses permitted on the subject property.

- F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/OR CHANGE IN CONDITIONS.

Yes. The Applicant and property owners seek to consolidate their office and business operations, with over \$35 million in annual revenue, from Gwinnett County to the City of Peachtree Corners to operate in conjunction with the existing maintenance shop use, already zoned and operated in the City.

**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 Atlanta Paving + Concrete
(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.

Donna Lopez 1/31/17 Donna Lopez, Officer/Secretary
 Signature of Applicant Date Type or Print Name and Title

[Signature] 1/31/17 Marian Adams
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

Pamela R. Morreim 1/31/17 _____
 Signature of Notary Date Notary Seal



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: 6 - 251 B - 005
(Map Reference Number) District Land Lot Parcel

Donna Lopez
Signature of Applicant Date 1/31/17

Donna Lopez, Officer/Secretary
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)

Ph B
NAME

BA II
TITLE

1-31-17
DATE

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PARCEL I.D. NUMBER: 6 - 251 B - 004
(Map Reference Number) District Land Lot Parcel

Donna Lopez Signature of Applicant 1/31/17 Date

Donna Lopez, Officer/Secretary
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)

[Signature]
NAME

TSA II
TITLE

1-31-17
DATE

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

PARCEL I.D. NUMBER: 6 - 251B - 073
(Map Reference Number) District Land Lot Parcel

Donna Lopez _____
Signature of Applicant Date 1/31/17

Donna Lopez, Officer/Secretary _____
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)

R. B. _____
NAME

TSA # _____
TITLE

1-31-17 _____
DATE

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

PARCEL I.D. NUMBER: 6 - 251 B - 008
(Map Reference Number) District Land Lot Parcel

Donna Lopez Signature of Applicant Date 1/31/17

Donna Lopez, Officer/Secretary
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)

[Signature]
NAME

Tr II
TITLE

1-31-17
DATE

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER: 6 - 2518 - 009
(Map Reference Number) District Land Lot Parcel

Donna Lopez 1/31/17
Signature of Applicant Date

Donna Lopez, Officer/Secretary
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)

R. B.
NAME

TBA II
TITLE

1-31-17
DATE

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

PARCEL I.D. NUMBER: 6 - 251 B - 021
(Map Reference Number) District Land Lot Parcel

Donna Lopez Signature of Applicant 1/31/17 Date

Donna Lopez, Officer/Secretary
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)

Rm Bn
NAME

TRIA II
TITLE

1-31-17
DATE

ANDERSEN | TATE | CARR

ANDERSEN, TATE & CARR, P.C.
ONE SUGARLOAF CENTRE
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GEORGIA 30097
(770) 822-0900
FACSIMILE: (770) 236-9754
www.atclawfirm.com

MARIAN C. ADEIMY
Attorney at Law

E-mail: madeimy@atclawfirm.com

February 1, 2017

VIA HAND-DELIVERY AND E-MAIL

City of Peachtree Corners
147 Technology Parkway NW,
City Hall, Ste. 200
Peachtree Corners, GA 30092

**RE: LETTER OF INTENT FOR REZONING AND VARIANCE REQUESTS
FOR ATLANTA PAVING & CONCRETE CONSTRUCTION, INC.**

Dear Mayor, Council and staff:

This firm represents Atlanta Paving & Concrete Construction ("Atlanta Paving" and/or the "Applicant") with regard to the rezoning and related variance applications and requests for the collective property, being seven parcels located at or near Old Peachtree Road and Second Street, in the 6th District, Land Lot 251 of Gwinnett County, located in the Peachtree Corners City limits, Parcel Nos. 6251B 004, 6251B 005, 6251B 073, 6251B 008, 6251B 008, 6251B 021, and 6251B 060 (collectively, the "Subject Property").

Atlanta Paving is a successful, family-owned business that has operated on and around the Subject Property for over twenty (20) years. The Company provides asphalt paving, milling, soil stabilization, concrete and related services to public and private institutions. Revenue is generated from highway and road construction, commercial parking lots, residential street construction, and related projects. The Applicant and its related entities saw overall revenues increase from \$14 million in 2009, to \$35 million in 2016.

The company specializes in remediation work. They currently have 6 local business and office employees, and employ over 100 workers throughout Georgia. They complete over 500 projects per year. Atlanta Paving's office location is currently located in unincorporated Gwinnett; however, they are seeking to relocate their office operations to Peachtree Corners, in conjunction with the existing maintenance shop and property owned at and near 6120 2nd Street, Peachtree Corners (Doraville), GA 30360.

I. Zoning and Variance Requests

The Subject Property includes and the Applicant is submitting the following rezoning and variance requests:

1. Office Rezoning: The Applicant requests to rezone the approximately .6 acres from R-75 to M-1, to allow for the proposed building layout, buffers and screening, in addition to the requested variances on the existing M-1 property. Atlanta Paving currently owns the 1.16 acre parcel, located at 4500 Peachtree Street, Parcel No. 6251B 005, and the adjacent maintenance shop, both which are zoned M-1, as rezoned by Gwinnett County in 2008, consistent with the surrounding Mechanicsville and Buford Highway area.

As part of the rezoning request, Atlanta Paving seeks to add and rezone the two adjacent parcels on either side of its existing property, Parcel Nos. 6251B 004 and 6251B 073, from R-75 to M-1, in order to adequately redevelop, landscape, and locate its successful office operations. A rendering of the proposed office building and design is submitted with these zoning and variance applications. If the two adjacent parcels are not added, those properties will be without a reasonable economic use. The office design will then require parking in front, will lack symmetry and connectivity between the office and maintenance buildings, and will result in an overall, less desirable layout.

The proposed design includes the location of the brick, historic-modeled office building to be placed at the front of the property, to be landscaped with parking along the sides, and to include a 5 ft. sidewalk and matching landscaping at the new maintenance building. As previously approved by Gwinnett County and shown on the site plan submitted herewith.

2. Office/Buffer Variances: As part of the rezoning request, a buffer variance is also needed. The Applicant plans to maintain the 30 ft. replanted buffer conditioned to that site, and proposes a replanted 30 - 50 ft. buffer on certain portions of the adjacent parcels to allow for redevelopment and the demolition of existing structures, and consistent with the existing 30 ft. replanted buffer on the larger M-1 office parcel.
3. Maintenance Shop Rezoning: Atlanta Paving is also requesting to rezone two smaller parcels, Parcel Nos. 6251B 009 and 6251B 021, both of which are adjacent to their existing maintenance shop, zoned M-1 and located at 6120 2nd Street, and immediately across from the proposed office location. The addition and rezoning of those proposed redevelopment and building design, to match the new office building, will allow for a quality business to continue operating within the City limits.
4. Maintenance Shop Variances: In order to accomplish the proposed redevelopment plan, the Applicant requests two related variances, to reduce the front and side setbacks to 20 ft., for Parcel No. 6251B 008, and to disturb and replant the two 50 ft. buffers on the two adjacent parcels. The variances will allow the redevelopment of a brick, historic-designed maintenance shop building to be constructed at the front of the property, to improve aesthetics and to screen parking at the back of the shop.
5. Parking (M-2) Rezoning: As a separate rezoning request, and as part of its overall relocation plan and assemblage, the Applicant also owns the 3.5 acre property located immediately down the street from its current operations, Parcel 6251B 060, at or near the 6100 and 4500 block of Florida Ave (near Doraville, Ga.). That property is immediately up the street from the proposed office and maintenance property.

The Applicant seeks to rezone that property from R-75 to M-2 in order to provide limited employee and business truck and equipment parking. The property lies adjacent to existing M-1 and industrial uses with similar equipment parking and operations, consistent with the proposed uses.

The road and driveway to that property would be improved and designed to provide direct access to Buford Highway, minimizing any potential impact on the surrounding streets. The property and parking area would be screened, buffered, and landscaped as reflected on the site plan submitted herewith. The Applicant also owns property off of Georgia Ave., in between the proposed sites. The location will allow the Applicant to complete the road and improve the overall appearance of the streets in that area.

6. Parking Variances: For the parking area, the Applicant also requests certain buffer variances, for Parcel No. 6251B 060, from the 100 ft. buffer required between M-2 and residential parcels, to 50 ft. and 75 ft. The requested variances will allow for access, due to the lack of available access in order to provide for a reasonable economic use of the subject property, with screening and landscaping as on the Site Plan submitted herewith.

II. Supporting information

If these zoning and variance requests are not approved, as the owner of the subject property, Atlanta Paving will be forced to redevelop its maintenance shop in a less desirable layout on the existing industrial-zoned property. Based on the recent purchase of the surrounding parcels, and if not zoned for compatible industrial uses, the only available residential uses are for less desirable workforce housing.

The Subject Property is located directly across Buford Highway, from several parcels zoned for M-1 light industrial use and directly across Second (2nd) Street from a parcel zoned for M-1 light industrial use that is also owned by the Owner/Applicant. There are also several other properties in the immediate vicinity zoned M-2 for heavy industrial use. The location and proximity to Buford Highway makes this an ideal location for a contractor's office and business uses. While a majority of their trucks and paving equipment remain on-site, this redevelopment plan provides access to major highways, ample screening, and parking. Like the existing maintenance shop and current route to the highways, there would be little to no impact on the surrounding properties.

Consistent with the proposed and existing uses, the City of Peachtree Corners' Future Land Use Plan and Map identify this area as preferred for office and mixed-uses. The Comprehensive Plan notes that a majority of the property in the Mechanicsville area remains vacant, due to the lack of viable business uses. The prior industrial zoning approvals and the Gwinnett County 2020 Land Use Plan designated this area as a business and industrial corridor. Consistent with that plan, Gwinnett County previously approved similar industrial uses on these and nearby properties. Based on its proximity to Buford Highway and I-85, the Subject Property has absolutely no reasonable economic use as currently zoned R-75. It would be all but impossible to develop and/or market the property for low density or detached residential uses due to the property's configuration, size and its location within one of the most significant and intensive commercial/industrial corridors in Gwinnett County.

The redevelopment of an existing, quality industrial business will improve the area and continue to support the City's overall tax base. Approval of this request will not only turn this property into something much better than what it is today but it will also turn it into something that can be a real asset to the Peachtree Corners community. The development of the property as a contractor's office is appropriate to the subject tract and is entirely consistent with the zoning, use and development of the adjacent and surrounding properties.

III. Constitutional Objections

In order to preserve their constitutional objections, the Applicant and property owners of all Subject Property further state and reserve those objections herein. The portions of the Peachtree Corners' Zoning Resolution (the "Zoning Ordinance") which classify or condition the Subject Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owners are and would be unconstitutional in that they would destroy the Applicant's and property owners' property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of

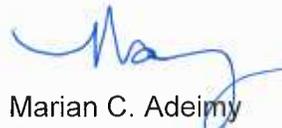
the Constitution of the State of Georgia of 1983, the Equal Protection and Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Peachtree Corners to approve the requested rezonings and related variances, with only such additional conditions as agreed to by the Applicant and property owners, so as to permit the only feasible economic use of the Subject Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Due Process and Equal Protection Clause of the Fourteenth Amendment to the Constitution. A denial of the requested rezoning will deny the Applicant and property owners' economically viable uses of the Subject Property while not substantially advancing legitimate state and City interests.

The Applicant, property owners, and their representatives welcome the opportunity to meet with the City and its representatives to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

Respectfully submitted,

ANDERSEN, TATE & CARR, P.C.

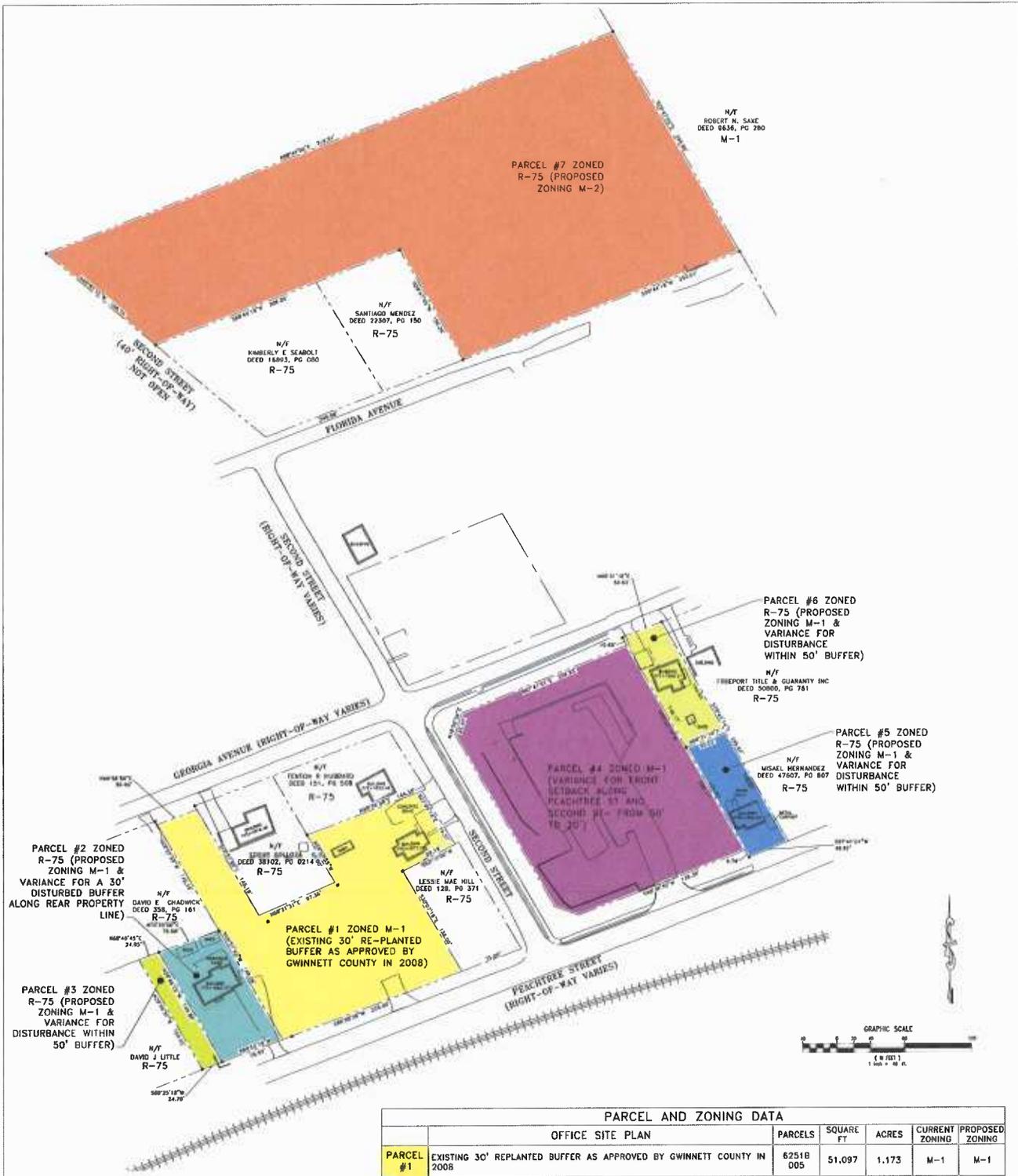


Marian C. Adeimy
Attorney for the Applicant/Owners

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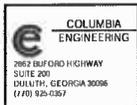
Enclosures:

Zoning Applications and exhibits



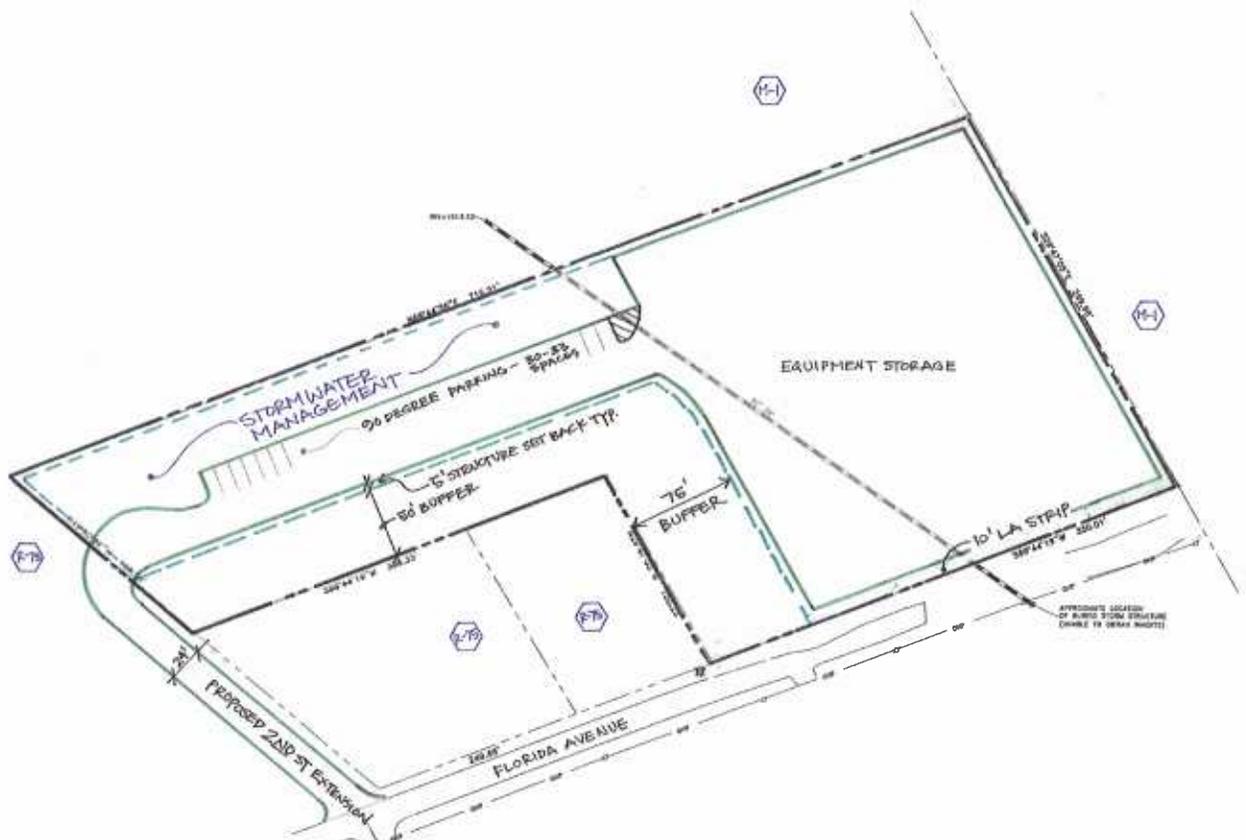
**ATLANTA PAVING PROJECTS
OVERALL PROPOSED ZONING EXHIBIT**

SK-9 2/2/2017



CES# 4761.00

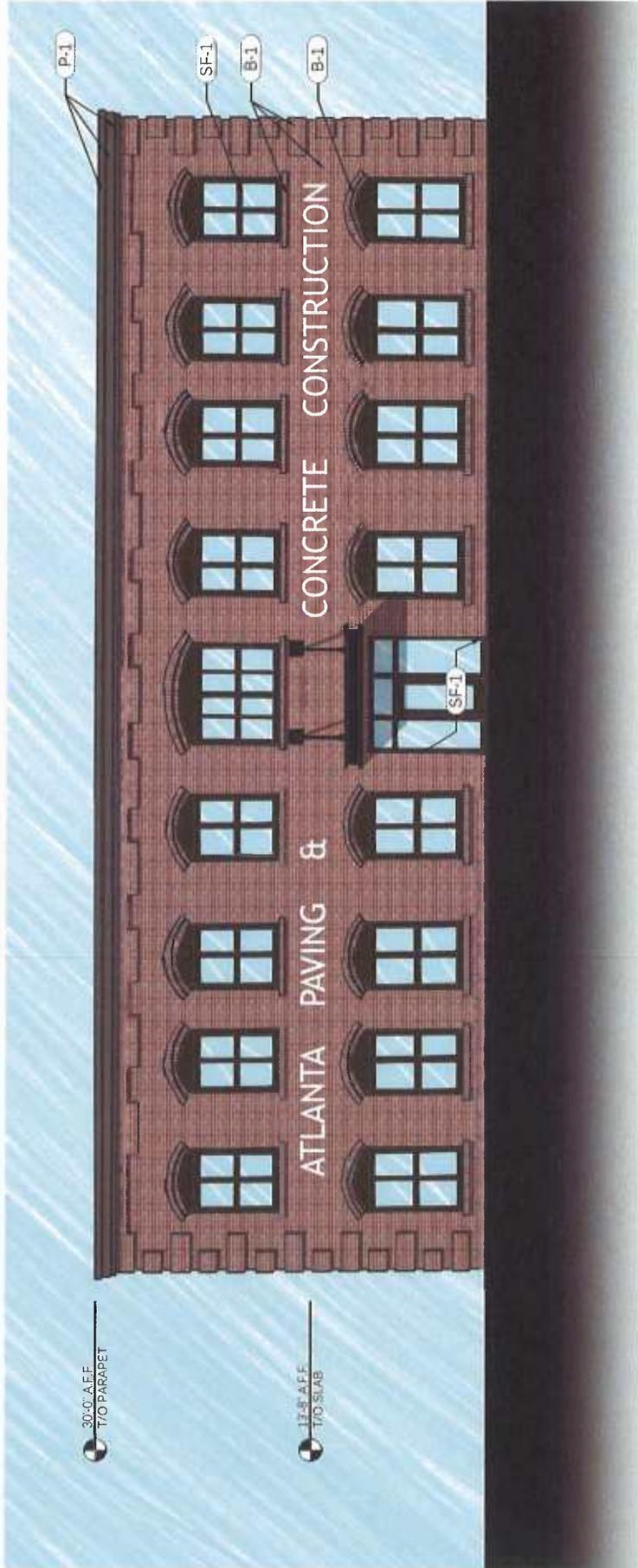
PARCEL AND ZONING DATA						
	OFFICE SITE PLAN	PARCELS	SQUARE FT	ACRES	CURRENT ZONING	PROPOSED ZONING
PARCEL #1	EXISTING 30' REPLANTED BUFFER AS APPROVED BY GWINNETT COUNTY IN 2008	6251B 005	51,097	1.173	M-1	M-1
PARCEL #2	VARIANCE FOR A 30' DISTURBED BUFFER ALONG REAR PROPERTY LINE	6251B 004	11,147	0.225	R-75	M-1
PARCEL #3	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER	6251B 073	3,689	0.084	R-75	M-1
MAINTENANCE SHOP PLAN						
PARCEL #4	VARIANCE FOR FRONT SET BACK ALONG PEACHTREE ST & 2ND ST FROM 50' TO 20'	6251B 008	62,991	1.446	M-1	M-1
PARCEL #5	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER	6251B 009	7,395	0.170	R-75	M-1
PARCEL #6	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER	6251B 021	7,468	0.171	R-75	M-1
EQUIPMENT STORAGE YD						
PARCEL #7	NO VARIANCE NEEDED	6251B 060	153,870	3.532	R-75	M-2



PARCEL AND ZONING DATA					
DEDC SITE PLAN	PARCELS	SQUARE FT	ACRES	CURRENT ZONING	PROPOSED ZONING
PARCEL #1 (EXISTING 30' REPLANTED TREE AS APPROVED BY DAWSON COUNTY IN 2004)	62518 000	51,097	1.173	M-1	M-1
PARCEL #2 (VARIANCE FOR A 30' DISTURBED BUFFER ALONG REAR PROPERTY LINE)	62518 004	11,147	0.255	R-75	M-1
PARCEL #3 (VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER)	62518 073	3,469	0.084	R-75	M-1
MAINTENANCE SHOP PLAN					
PARCEL #4 (VARIANCE FOR FRONT SET BACK ALONG PEACHTREE ST & 2ND ST FROM 50' TO 30')	62518 008	82,991	1.946	M-1	M-1
PARCEL #5 (VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER)	62518 009	7,395	0.170	R-75	M-1
PARCEL #6 (VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER)	62518 021	7,488	0.171	R-75	M-1
EQUIPMENT STORAGE YD					
PARCEL #7	62518 060	183,870	4.232	R-75	M-1



**ATLANTA PAVING PROJECTS
OVERALL ZONING SITE PLANS**
SK-8 1/31/2017



FRONT ELEVATION

EXTERIOR FINISH SCHEDULE

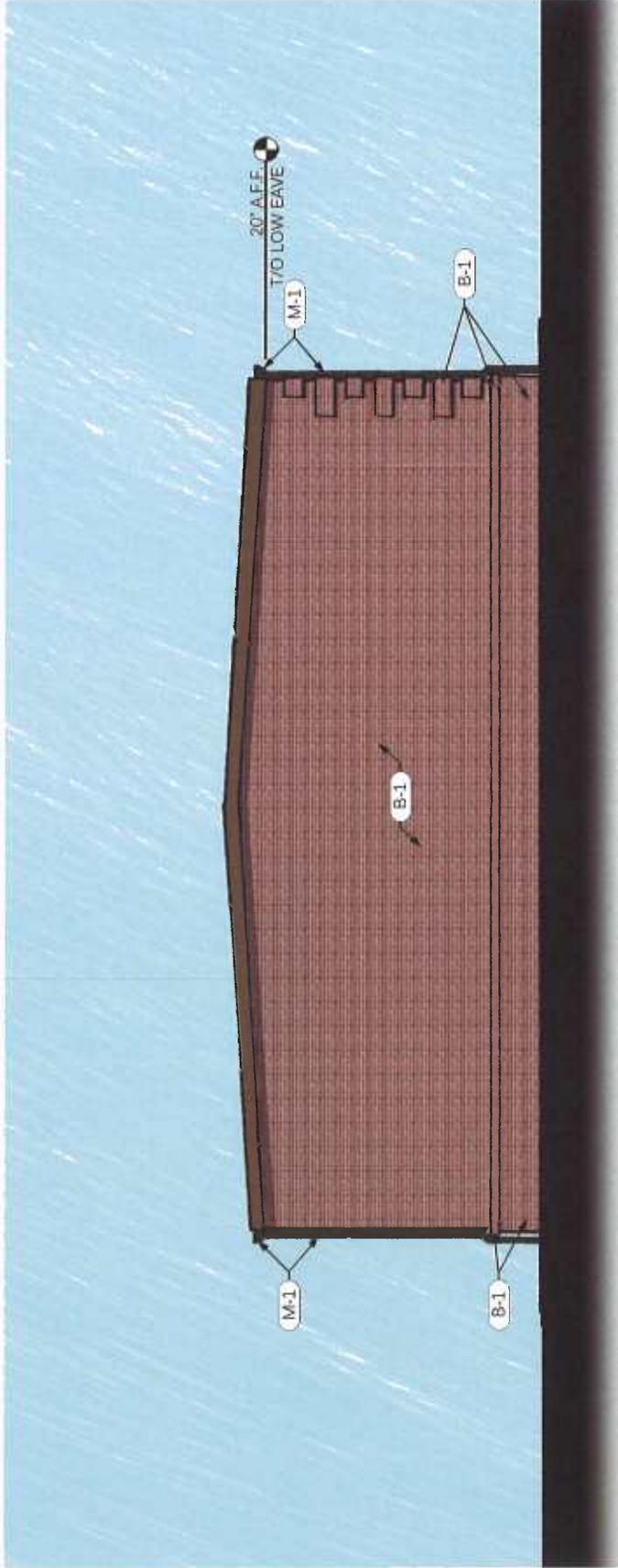
MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
P-1	PAINT	SHERWIN WILLIAMS	PAINT, COLOR TO MATCH: SW 7048 URBAN BRONZE
B-1	BRICK	BORAL	COLOR: CONCORD W/ CEMENTGREY MORTAR, TOOLED JOINTS
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: DARK BRONZE

DEVELOPED BY:

ATLANTA PAVING & CONCRETE
CONSTRUCTION COMPANY
PEACHTREE CORNERS, GEORGIA

MaxDesign Group Project
D16-127

01 AUGUST 2016



SIDE ELEVATION

EXTERIOR FINISH SCHEDULE			DESCRIPTION / FINISH
MARK	CATEGORY	MANUFACTURER	
B-1	BRICK	BORAL	COLOR: CONCORD W/ CEMEX "GREY" MORTAR, TOOLED JOINTS
M-1	METAL	T.B.D.	DOWNSPOUT, COLOR: "DARK BRONZE"
P-1	PAINT	SHERWIN WILLIAMS	PAINT, COLOR TO MATCH: SW 7048 "URBANE BRONZE"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "DARK BRONZE"
SF-2	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "CLEAR ANODIZED ALUMINUM"

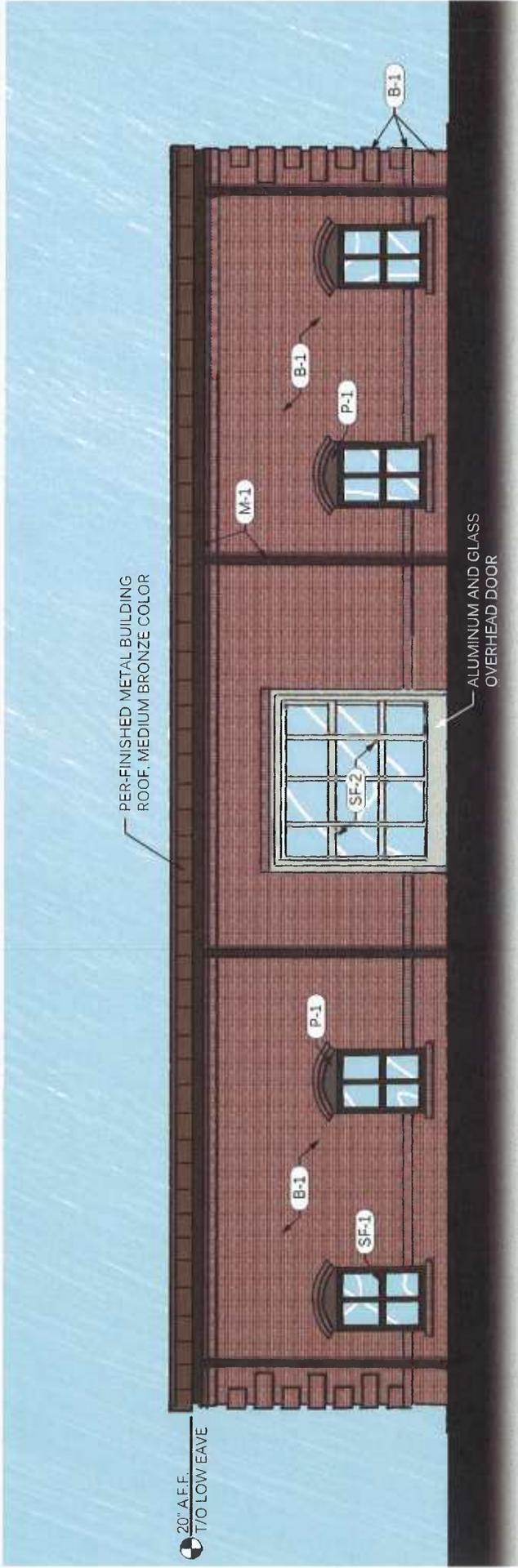
DEVELOPED BY:

ATLANTA PAVING & CONCRETE
CONSTRUCTION COMPANY
PEACHTREE CORNERS, GEORGIA

MaxDesign Group Project
D16-127

29 SEPTEMBER 2016





OLD PEACHTREE ROAD ELEVATION

EXTERIOR FINISH SCHEDULE

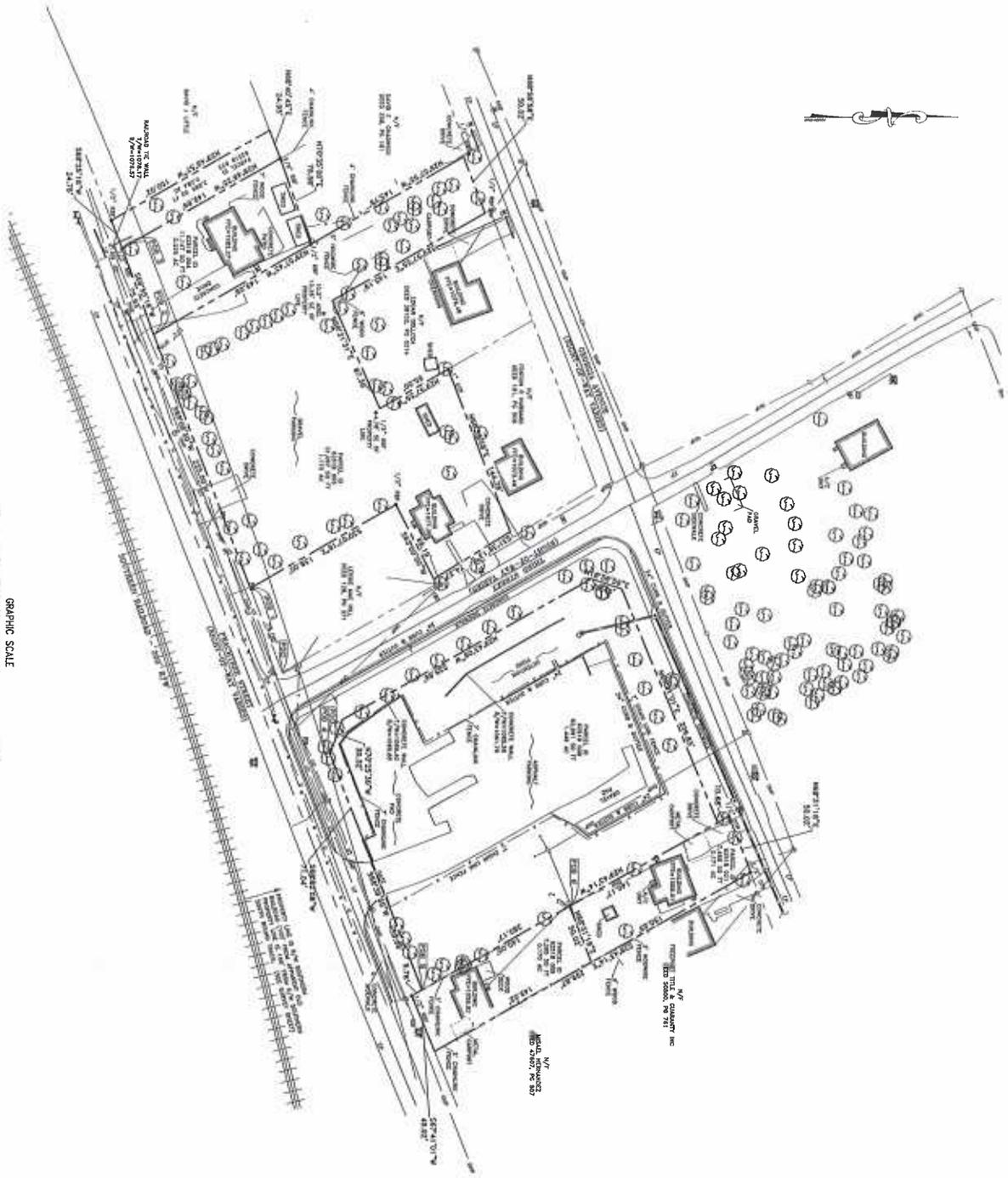
MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	BRICK	BORAL	COLOR: CONCORD W/ CEMEX "GREY" MORTAR, TOOLED JOINTS
M-1	METAL	T.B.D.	DOWNSPOUT, COLOR: "DARK BRONZE"
P-1	PAINT	SHERWIN WILLIAMS	PAINT, COLOR TO MATCH: SW 7048 "URBANE BRONZE"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "DARK BRONZE"
SF-2	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "CLEAR ANODIZED ALUMINIUM"

DEVELOPED BY:

ATLANTA PAVING & CONCRETE
CONSTRUCTION COMPANY
PEACHTREE CORNERS, GEORGIA

MaxDesign Group Project
D16-127

29 SEPTEMBER 2016



SITE

GENERAL NOTES

- 1. THE FOLLOWING SURVEY DATA... 2. THE LOCATION OF THE SUBDIVISION... 3. THE LOCATION OF THE SUBDIVISION... 4. THE LOCATION OF THE SUBDIVISION... 5. THE LOCATION OF THE SUBDIVISION... 6. THE LOCATION OF THE SUBDIVISION... 7. THE LOCATION OF THE SUBDIVISION... 8. THE LOCATION OF THE SUBDIVISION... 9. THE LOCATION OF THE SUBDIVISION... 10. THE LOCATION OF THE SUBDIVISION... 11. THE LOCATION OF THE SUBDIVISION... 12. THE LOCATION OF THE SUBDIVISION... 13. THE LOCATION OF THE SUBDIVISION... 14. THE LOCATION OF THE SUBDIVISION... 15. THE LOCATION OF THE SUBDIVISION...

SURVEY LEGEND

Table with 2 columns: Symbol and Description. Includes entries for stream, water, utility lines, and other survey features.

CIVIL ENGINEERS • LAND PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

BOUNDARY SURVEY FOR ATLANTA PAVING LAND LOT 251, 6TH DISTRICT GWINNETT COUNTY, GEORGIA

DATE: 08/2017

Table with 2 columns: Description and Date. Includes 'REVISIONS' and 'DATE'.

BOUNDARY SURVEY

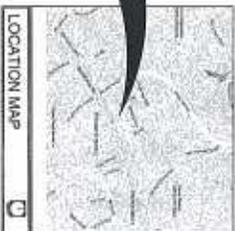
Table with 2 columns: Description and Date. Includes 'DRAWING TITLE', 'DATE', and 'PROJECT NO.'.

COLUMBIA ENGINEERING logo and contact information: 2882 BUFORD HIGHWAY, DUBLIN, GEORGIA 30096, (770) 952-0387





SITE



- GENERAL NOTES**
1. THIS BOUNDARY SURVEY, DRAWING, AND DEEDS WERE REVIEWED IN PURSUANCE OF THE RECONSTRUCTION ACT FOR PLANNING PURPOSES, PROVIDED BY MINORITY & PARTNER ATTORNEY FIRM, KATZ, FINE & CO., P.A., 1715 W. 4TH ST., SUITE 404, ATLANTA, GA 30336. THE REVIEW WAS CONDUCTED BY VFC CONSULTANTS, INC. DATED MAY 15, 1998. PLAN #2, PAGE 2.
 2. THIS BOUNDARY SURVEY, DRAWING, AND DEEDS WERE REVIEWED IN PURSUANCE OF THE RECONSTRUCTION ACT FOR PLANNING PURPOSES, PROVIDED BY MINORITY & PARTNER ATTORNEY FIRM, KATZ, FINE & CO., P.A., 1715 W. 4TH ST., SUITE 404, ATLANTA, GA 30336. THE REVIEW WAS CONDUCTED BY VFC CONSULTANTS, INC. DATED MAY 15, 1998. PLAN #2, PAGE 2.
 3. THE LOCATION OF THE SURVEYOR'S STATION AND/OR ANY MARKS ON WHICH THIS SURVEY WAS BASED ARE SHOWN BY THE SYMBOLS AND NOTED BY THE SURVEYOR'S NAME AND DATE OF SURVEY. THE SURVEYOR'S STATION IS LOCATED AT THE N/4 CORNER OF LAND LOT 251, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA.
 4. THE SURVEYOR HAS REVIEWED THE RECORD DRAWING, TITLE #6, RECORD 15, 1971, AND HAS FOUND IT TO BE CORRECT AND ACCURATE.
 5. ESTABLISHMENT OF THE SURVEY IS AS REQUIRED, SUBJECT TO ANY LOCAL ORDINANCES.
 6. THE SURVEYOR HAS REVIEWED THE RECORD DRAWING, TITLE #6, RECORD 15, 1971, AND HAS FOUND IT TO BE CORRECT AND ACCURATE.
 7. THE SURVEYOR HAS REVIEWED THE RECORD DRAWING, TITLE #6, RECORD 15, 1971, AND HAS FOUND IT TO BE CORRECT AND ACCURATE.
 8. THIS SURVEY WAS CONDUCTED FOR PLANNING PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 9. THE SURVEYOR HAS REVIEWED THE RECORD DRAWING, TITLE #6, RECORD 15, 1971, AND HAS FOUND IT TO BE CORRECT AND ACCURATE.
 10. THE SURVEYOR HAS REVIEWED THE RECORD DRAWING, TITLE #6, RECORD 15, 1971, AND HAS FOUND IT TO BE CORRECT AND ACCURATE.
 11. THE SURVEYOR HAS REVIEWED THE RECORD DRAWING, TITLE #6, RECORD 15, 1971, AND HAS FOUND IT TO BE CORRECT AND ACCURATE.
 12. THE SURVEYOR HAS REVIEWED THE RECORD DRAWING, TITLE #6, RECORD 15, 1971, AND HAS FOUND IT TO BE CORRECT AND ACCURATE.
 13. THE SURVEYOR HAS REVIEWED THE RECORD DRAWING, TITLE #6, RECORD 15, 1971, AND HAS FOUND IT TO BE CORRECT AND ACCURATE.
 14. THE SURVEYOR HAS REVIEWED THE RECORD DRAWING, TITLE #6, RECORD 15, 1971, AND HAS FOUND IT TO BE CORRECT AND ACCURATE.

SURVEY LEGEND

WATER MAIN	—
FOUR	—
WATER METER	⊕
WATER METER	⊖
END OF PAYMENT	⊕
OVERHEAD POWER	—
UTILITY LINE	—
STATE BOUNDARY	—
COMMUNICATION ROAD MARK	—
LIGHT POLE	⊕
TREE	⊕
ELECTRIC METERS	⊕
SPRING	⊕
WELL	⊕
REAR FENCE	⊕
CRAP TOP FENCE	⊕
MALLOD	⊕
COMMUNICATION RECEIVAL	⊕
GPS METERS	⊕
SHOULDER MARK ON SIDE BUSH	⊕
POINTE MARK ON SIDE BUSH	⊕
REINFORCED CONCRETE PIPE	⊕
COMBUSTIBLE METAL PIPE	⊕
CONCRETE	⊕
WOOD	⊕
BRICK	⊕
IRON	⊕
STEEL	⊕
COPPER	⊕
ALUMINUM	⊕
LEAD	⊕
ZINC	⊕
OTHER	⊕

BOUNDARY SURVEY FOR

ATLANTA PAVING
LAND LOT 251, 6TH DISTRICT
GWINNETT COUNTY, GEORGIA

REVISIONS	DATE
1.00	05/20/97
2.00	05/20/97
3.00	05/20/97
4.00	05/20/97
5.00	05/20/97

DRAWING TITLE

BOUNDARY SURVEY

DATE: 5/20/97
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=30'



COLUMBIA ENGINEERING

CIVIL ENGINEERS • LAND PLANNERS
 • LANDSCAPE ARCHITECTS • SURVEYORS

COLUMBIA ENGINEERING
 2582 BUFORD HIGHWAY
 SUITE 200
 GWINNETT, GEORGIA 30088
 (770) 852-0827



LAND DESCRIPTION 1

Parcel ID 6251B 005

ALL THAT TRACT or parcel of land lying and being in land lot 251 of the 6th land district of Gwinnett County, Georgia and within Peachtree Corners and more particularly described as follows:

BEGINNING at a capped ½" rebar set S69°08'30"W a distance of 75.00' from the intersection of the westerly Right-of-Way Third Street and the northerly Right-of-Way of Peachtree Street; thence along Peachtree Street S69°08'30"W a distance of 225.00' to a ½" rebar found; thence leaving Peachtree Street N29°57'43"W a distance of 149.09' to a ½" rebar found; thence N29°57'55"W a distance of 145.19' to a capped ½" rebar set on the new Right-of-Way of Georgia Avenue (being 25' from centerline); thence along the new Right-of-Way N68°58'58"E a distance of 50.02' to a capped ½" rebar set; thence leaving Georgia Avenue S29°57'55"E a distance of 145.19' to a capped ½" rebar set; thence N66°21'31"E a distance of 97.36' to a capped ½" rebar set; thence N29°57'55"W a distance of 65.00' to a 1" OTP found; thence N68°58'58"E a distance of 144.28' to a capped ½" rebar set on the new Right-of-Way (being 25' from centerline) of Third Street; thence along the new Right-of-Way of Third Street S31°39'13"W a distance of 74.37' to a capped ½" rebar set; thence leaving the new Right-of-Way S63°00'00"W a distance of 69.16' to a ½" rebar found; thence S30°07'18"E a distance of 138.00' to the capped ½" rebar AT THE POINT OF BEGINNING.

LAND DESCRIPTION 2

Parcel ID 6251B 004

ALL THAT TRACT or parcel of land lying and being in land lot 251 of the 6th land district of Gwinnett County, Georgia and within Peachtree Corners and more particularly described as follows:

BEGINNING at a capped ½" rebar set S69°08'30"W a distance of 300.00' from the intersection of the westerly Right-of-Way Third Street and the northerly Right-of-Way of Peachtree Street; thence along Peachtree Street S69°55'19"W a distance of 75.93' to a ½" iron pin found; thence leaving Peachtree Street N29°46'25"W a distance of 149.89' to a 3/8" rebar found; thence N70°35'00"E a distance of 75.58' to a ½" rebar found; thence S29°57'43"E a distance of 149.09' to a ½" rebar found AT THE POINT OF BEGINNING.

LAND DESCRIPTION 3

Parcel ID 6251B 073

ALL THAT TRACT or parcel of land lying and being in land lot 251 of the 6th land district of Gwinnett County, Georgia and within Peachtree Corners and more particularly described as follows:

COMMENCE at a the westerly Right-of-Way of Third Street and the westerly Right-of-Way of Peachtree Street; thence S69°08'30"W a distance of 300.00' to a capped ½" rebar set; thence along Peachtree Street S69°55'19"W a distance of 75.93' to a ½" iron pin found TO THE TRUE POINT BEGINNING; thence along Peachtree Street S68°25'18"W a distance of 24.78' to a ½" rebar found; leaving Peachtree Street N29°49'57"W a distance of 150.02' to a ½" rebar found; thence N68°40'45"E a distance of 24.95' to a 3/8" rebar found; thence S29°46'25"E a distance of 149.89' to a ½" rebar found AT THE TRUE POINT OF BEGINNING.

LAND DESCRIPTION 4

Parcel ID 6251B 008

ALL THAT TRACT or parcel of land lying and being in land lot 251 of the 6th land district of Gwinnett County, Georgia and within Peachtree Corners and more particularly described as follows:

BEGINNING at the southeasterly end of the miter of the westerly Right-of-Way of Peachtree Street and the easterly Right-of-Way of Third Street; thence along the miter N70°25'30"W a distance of 30.32' to a point at the northwesterly end of the miter on the easterly Right-of-Way of Third Street; thence along said R/W N29°43'09"W a distance of 235.86' to a point on the southwesterly end of a miter of the westerly Right-of-Way of Third Street and the southerly Right-of-Way of Georgia Avenue; thence along the miter N18°58'56"E a distance of 26.40' to a point on the southerly Right-of-Way of Georgia Avenue; thence along said R/W N67°41'01"E a distance of 209.83' to a capped ½" rebar set; thence leaving said R/W S29°43'14"E a distance of 280.17' to a capped ½" rebar set on the Right-of-Way of Peachtree Street; thence along Peachtree Street S68°39'55"W a distance of 139.39' to THE POINT OF BEGINNING

LAND DESCRIPTION 5

Parcel ID 6251B 009

ALL THAT TRACT or parcel of land lying and being in land lot 251 of the 6th land district of Gwinnett County, Georgia and within Peachtree Corners and more particularly described as follows:

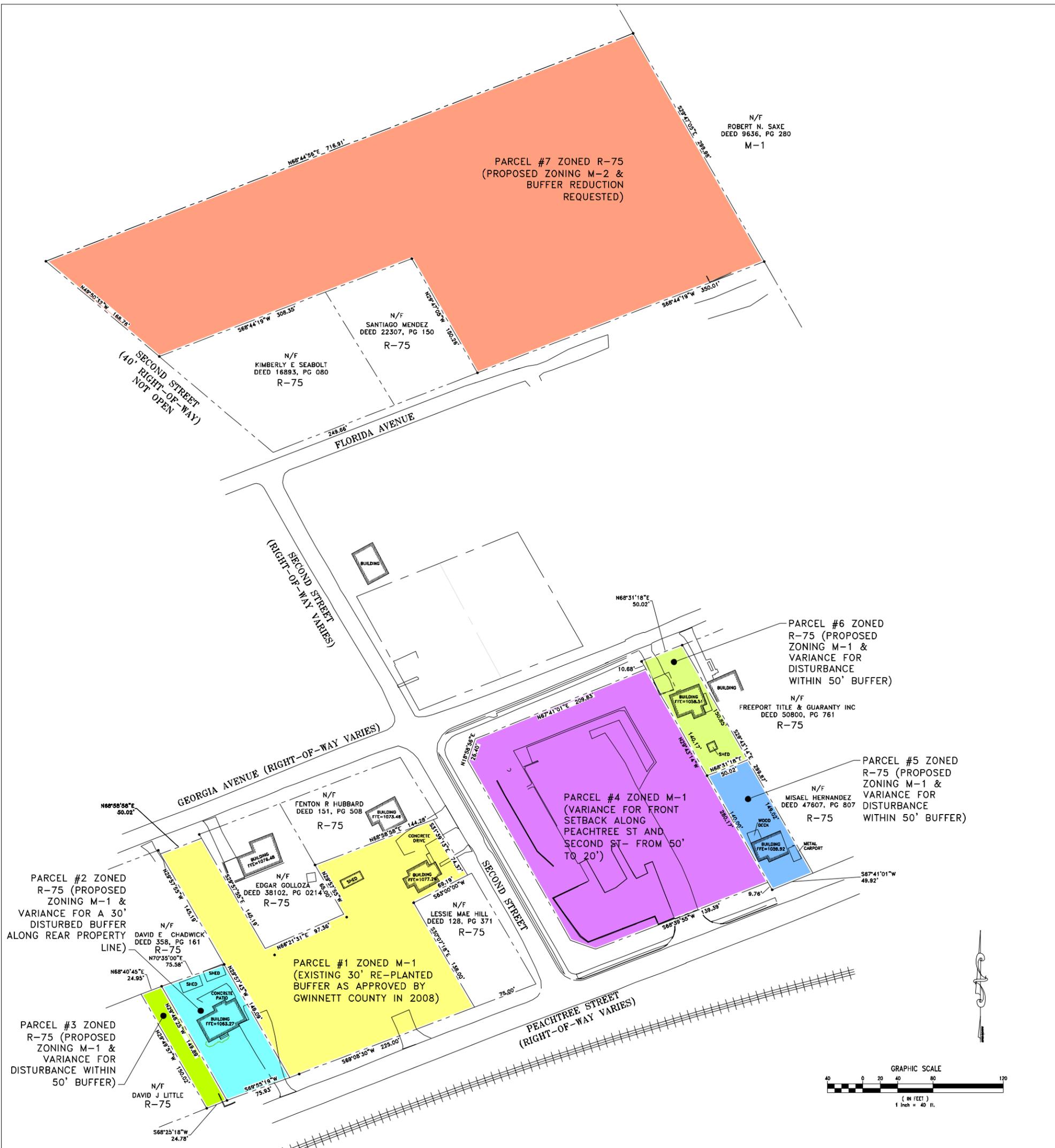
COMMENCE at the southeasterly end of the miter of the northerly Right-of-Way of Peachtree Street and the easterly Right-of-way of Third Street; thence N68°39'55"E a distance of 139.39' to a capped ½" rebar set AT THE TRUE POINT OF BEGINNING; thence leaving said R/W N29°43'14"W a distance of 140.00' to a 1" CTP found; thence N68°31'18"E a distance of 50.02 to a point; thence S29°43'14"E a distance of 149.02' to a capped ½" rebar set on the Right-of-Way of Peachtree Street; thence along said R/W S67°41'01"W a distance of 49.92' to a 1/2" rebar found; thence leaving said R/W N29°43'14"W a distance of 9.76' to THE TRUE POINT OF BEGINNING.

LAND DESCRIPTION 6

Parcel ID 6251B 021

ALL THAT TRACT or parcel of land lying and being in land lot 251 of the 6th land district of Gwinnett County, Georgia and within Peachtree Corners and more particularly described as follows:

COMMENCE at the southeasterly end of the miter of the northerly Right-of-Way of Peachtree Street and the easterly Right-of-way of Third Street; thence N68°39'55"E a distance of 139.39' to a capped ½" rebar set; thence leaving said R/W N29°43'14"W a distance of 140.00' to a 1" CTP found AT THE TRUE POINT OF BEGINNING; thence N29°43'14"W a distance of 150.85' to a 1/2" OTP found on the Right-of-Way of Georgia Avenue; thence along said R/W N68°31'18"E a distance of 50.02' to a ½" OTP found; thence leaving said R/W S29°43'14"E a distance of 150.85' to a point; thence S68°31'18"W a distance of 50.02' to a 1" CTP at THE TRUE POINT OF BEGINNING.



ATLANTA PAVING PROJECTS OVERALL PROPOSED ZONING EXHIBIT

SK-9 2/2/2017

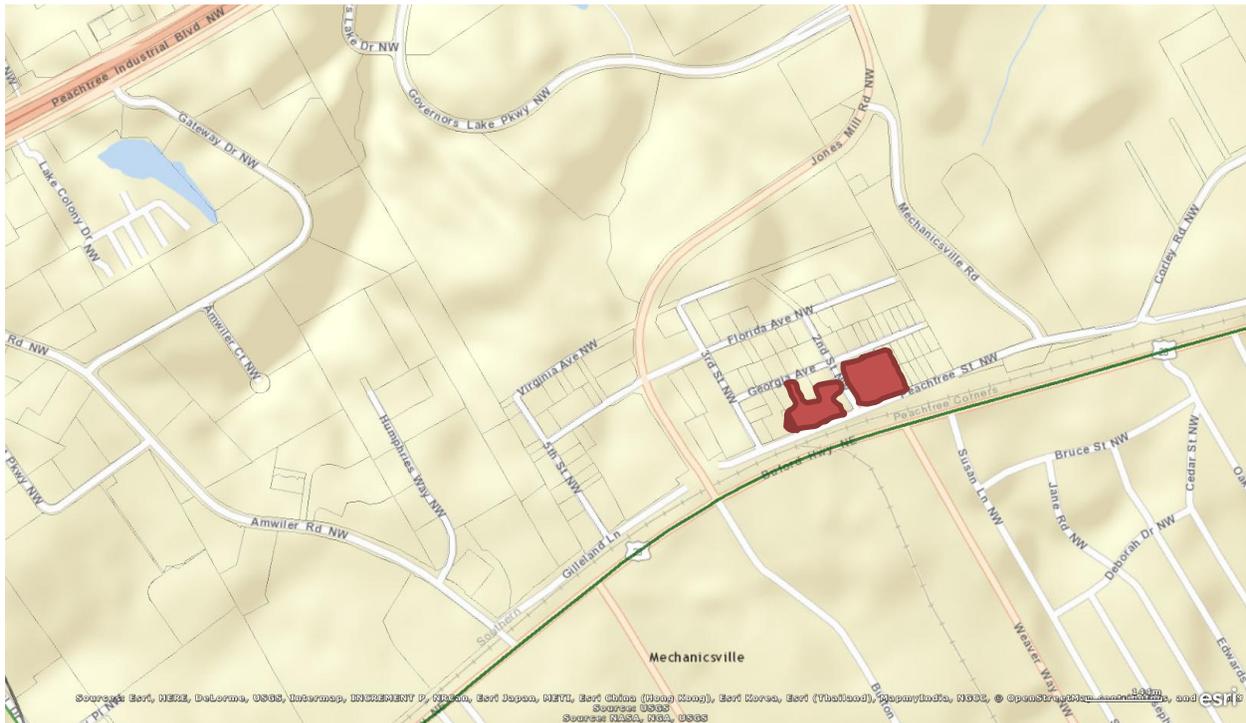


CES# 4761.00

PARCEL AND ZONING DATA						
	OFFICE SITE PLAN	PARCELS	SQUARE FT	ACRES	CURRENT ZONING	PROPOSED ZONING
PARCEL #1	EXISTING 30' REPLANTED BUFFER AS APPROVED BY GWINNETT COUNTY IN 2008	6251B 005	51,097	1.173	M-1	M-1
PARCEL #2	VARIANCE FOR A 30' DISTURBED BUFFER ALONG REAR PROPERTY LINE	6251B 004	11,147	0.225	R-75	M-1
PARCEL #3	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER	6251B 073	3,689	0.084	R-75	M-1
MAINTENANCE SHOP PLAN						
PARCEL #4	VARIANCE FOR FRONT SET BACK ALONG PEACHTREE ST & 2ND ST FROM 50' TO 20'	6251B 008	62,991	1.446	M-1	M-1
PARCEL #5	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER	6251B 009	7,395	0.170	R-75	M-1
PARCEL #6	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER	6251B 021	7,468	0.171	R-75	M-1
EQUIPMENT STORAGE YD						
PARCEL #7	BUFFER REDUCTION REQUESTED	6251B 060	153,870	3.532	R-75	M-2

PROPERTY LOCATION MAP

Atlanta Paving



CASE NUMBER:

RZ2017-01 / V2017-001

**PLANNING
 COMMISSION**

**CITY COUNCIL
 1ST READING**

**CITY COUNCIL
 2ND READING**

HEARING DATES:

APRIL 11, 2017

APRIL 18, 2017

MAY 16, 2017

PROPERTY ADDRESS:

6120 Second St. and 4500 Peachtree St.

RZ2017-002 / V2017-003
Atlanta Paving

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING AND VARIANCE ANALYSIS

PLANNING COMMISSION DATE: APRIL 11, 2017

CITY COUNCIL DATE: MAY 16, 2017

CASE NAME: **ATLANTA PAVING**

CASE NUMBER: **RZ2017-002/V2017-003**

CURRENT ZONING: R-75

LOCATION: SECOND ST. AND FLORIDA AVE.

MAP NUMBERS: 6th DISTRICT, LAND LOT 251

ACREAGE: 3.5 ACRES

PROPOSED DEVELOPMENT: REZONE FROM R-75 TO M-2 TO ACCOMMODATE EMPLOYEE AND TRUCK PARKING AND STORAGE ALONG WITH ASSOCIATED VARIANCES

FUTURE DEVELOPMENT MAP: PREFERRED OFFICE

APPLICANT: ATLANTA PAVING & CONCRETE CONSTRUCTION, INC. C/O ANDERSON, TATE, & CARR, PA
1960 SATELITE BLVD., STE. 4000
DULUTH, GA 30097

CONTACT: MARIAN C. ADEIMY
678.518.6855

OWNER: ATLANTA PAVING & CONCRETE CONSTRUCTION, INC.
6120 SECOND STREET, NW
PEACHTREE CORNERS, GA 30360

RECOMMENDATION: DENIAL

PROJECT DATA:

The applicant is seeking to rezone a 3.5 acre parcel located to the northeast of the intersection of Second Street and Florida Avenue from R-75 to M-2. The subject property is owned by the Atlanta Paving Company and is approximately two blocks north of their existing business location. In addition to the rezoning, the applicant has requested a variance to allow for an encroachment into the buffer between residential and industrial uses. The variance would accommodate an access drive off Virginia Ave. by reducing the required buffer adjacent to existing single family homes.

Atlanta Paving would like to utilize this vacant site that they own for additional employee, truck and equipment parking. The application originally showed this property accessed from Second Street. However, an amendment to the application was submitted to show an alternate route along Virginia Ave. The applicant has stated that Virginia Avenue, currently unimproved, would be upgraded and built to accommodate Atlanta Paving's vehicles including dump trucks that weigh 26,500 pounds, employee vehicles, and equipment trailers. This site would provide greater convenience to the company than their current situation which requires vehicle parking and truck storage at a remote site.

The site plan, submitted on January 31, 2017, shows approximately 33 proposed parking spaces adjacent to Second Street. To the rear of the property, adjacent to Florida Avenue, is the proposed area for equipment storage.

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', on the next page. 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 subject property is located on and around a fully accessible, existing office and industrial site, currently occupied and operated by the Applicant. A large portion of the subject property was also previously zoned M-1, as rezoned in 2008 by Gwinnett County, and are surrounded by similarly-zoned property and uses. As reflected in Comprehensive Plan for Gwinnett County and Future Land Use Map for the City of Peachtree Corners, the addition of a business office and accessory uses is consistent with the designation of this area for "preferred office". Accordingly, the requested uses, zoning and conditions are suitable in view of the use and development of the adjacent and nearby property.

Staff's Comment: The parcels requesting to be rezoned are adjacent to existing R-75 parcels and would not be suitable in view of the use and development of adjacent and nearby properties. This site was not part of the previous Gwinnett County rezoning case and is located well within the residential part of the area. It is dissimilar to Atlanta Paving's other property which is

located along the periphery of the residential area. The location of this site requires large trucks to bisect a residential neighborhood.

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 current zoning and surrounding industrial uses make the requested uses and conditions compatible with the existing uses and usability of the adjacent and nearby property.

Staff's Comment: M-2 zoning could adversely affect the existing use or value of adjacent properties. Truck parking with reduced setbacks could negatively impact quality of life for the residentially zoned properties nearby. City policies do not call for industrial uses at this location, as this area is identified for residential use.

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: No. The current mixture of R-75 and M-I zoning designations do not allow for a reasonable economic use as currently zoned and conditioned.

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. This property is located in an area with public water and sewer availability, and direct access to two major thoroughfares, highways and interstate. The development is consistent with the area and Comprehensive Plan, with no impact on schools. Due to the existing and surrounding operations, the proposed redevelopment and office plans will not cause excessive use of existing streets, transportation facilities or utilities.

Staff's Comment: This development will have no impact on schools; however, the proposed use of the property for truck storage and vehicle parking will cause a burdensome use of existing residential streets.

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 Comprehensive Plan and zoning precedent and history identifies the subject property as an appropriate location for a contractor's office, parking, storage and the existing industrial/maintenance uses, and will positively impact the City's industrial and commercial tax-base, and is consistent with the prior zoning and uses permitted on the subject property.

Staff's Comment: (see Comprehensive Plan heading, next page.)

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

Applicant's Response: Yes. The Applicant and property owners seek to consolidate their office and business operations, with over \$35 million in annual revenue, from Gwinnett County to the City of Peachtree Corners to operate in conjunction with the existing maintenance shop use, already zoned and operated in the City.

Staff's Comment: There are no other existing or changing conditions affecting the use and development of the property.

COMPREHENSIVE PLAN:

The 2033 City of Peachtree Corners Character Area Map indicates that the property is located within the Village Residential Character Area. Policies for this are encourage “a variety of single-family attached housing options and a transition in density between low-scale single family development and commercial areas.”

The Mechanicsville neighborhood on Buford Highway is designated as Village Residential. This historic neighborhood, one of the oldest in Gwinnett County, also houses the Mechanicsville School House, which is on the National Register of Historic Places and Peachtree Corner’s only designated historic structure. While some of the homes and lots in this neighborhood are in need of investment, the community values the importance of protecting the neighborhood’s legacy and historic development patterns. It is particularly important to protect this neighborhood from surrounding industrial uses, as some industrial uses have encroached into the neighborhood.

DEPARTMENT ANALYSIS:

The proposed rezoning from R-75 to M-2 is likely to have an adverse impact on adjacent and nearby properties. While improving the condition of existing industrial properties is encouraged, expanding beyond the periphery of the Mechanicsville area would likely be detrimental to the existing residential properties. The industrial businesses currently located in this area are accessed from main roads and do not require the use of residential streets. Locating an industrial use that is only accessible from residential streets would likely have a negative impact on residential quality of life. The non-residential traffic driving through this small community to access the paving company parking lot may jeopardize pedestrian safety on the smaller roads that were not designed for larger vehicles. Improving Virginia Ave. to provide access would reduce commercial trips on other neighborhood streets, but could not guarantee that all those commercial trips would be eliminated. There are currently signs posted that prohibit heavy commercial vehicle access through the residential neighborhood; however, those signs are often ignored.

In addition, the applicant's proposal to improve Virginia Ave. relies on their ability to acquire a 2600 sq. ft. piece of property located at the road's intersection with Jones Mill. This land is needed to provide the turning radius for the vehicles as well as the visibility at the corner. However, this land has not yet been acquired and assurances cannot be offered that the land will be purchased. If the property owner does not want to sell, the applicant does not have the means to compel a sale.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that RZ2017-002/V2017-003 be denied.

ANDERSEN | TATE | CARR

ANDERSEN, TATE & CARR, P.C.
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DULUTH, GEORGIA 30097
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www.atclawfirm.com

R. Matthew Reeves
Direct Phone: (770) 236-9768
Direct Fax: (770) 236-9778

Email: mreeves@atclawfirm.com

March 24, 2017

Via U.S. Mail and Email to dwheeler@peachtreecornersga.gov

Ms. Diana Wheeler
Community Development Director
City of Peachtree Corners
147 Technology Parkway, Suite 200
Peachtree Corners, GA 30092

**Re: Amendment to Atlanta Paving's application in RZ2017-002 / V2017-003,
3.5 acre tract on Florida Avenue**

Dear Ms. Wheeler:

This letter is written on behalf of Applicant Atlanta Paving in response to your email dated March 15, 2017, to amend application numbers RZ2017-002 / V2017-003 to provide more details on a proposal to improve the currently unused Virginia Avenue public right of way. The Applicant identified the unused/uncompleted Virginia Avenue right of way in response to your Staff Report and outreach to neighbors, many of whom have provided support for the Applicant's proposals.

Enclosed is a Storage Yard Access Route Exhibit prepared by Columbia Engineering which shows the proposed improvements/completion of Virginia Avenue, the location of the proposed access point to the subject property, and the modifications to be made at the intersection of Jones Mill Road and the currently unimproved Virginia Avenue right of way. In addition to the new roadway construction shown on the exhibit, the existing paved roadway of Virginia Avenue will be improved to handle the proposed vehicular traffic generated by Atlanta Paving equipment.

The number, type, and weight of vehicles expected to utilize Virginia Avenue daily during the morning and afternoon peak hours are as follows: several dump trucks which weigh approximately 26,500 pounds each, and approximately fifteen employee vehicles (cars, pickups, and SUV's) which weigh approximately 10,000 pounds or less. The Applicant plans to turn off or not use reverse beeping features, from 7 pm to 7 am.

March 24, 2017

Page 2

Approximately weekly, the Applicant uses lowboy trailers to transport paving equipment such as pavers, bobcats, rollers, milling machines, and other equipment or vehicles, with approximate weights of 4,000 pounds to 26,500 pounds. The Applicant leaves most of its equipment and vehicles on jobsites.

The Applicant believes that acquisition/utilization of 2,600 square feet from an adjacent neighbor at the intersection of Jones Mill Road and Virginia Avenue would be beneficial to this road completion. The Applicant has contacted this neighbor about the 2,600 square feet and hopes to hear back soon about this facet of the proposal.

The Applicant, its engineers and I are glad to meet with you and other applicable City or other officials to discuss this facet of the Applications, or other matters relating to the Applications. Thank you for your continued review of the matter.

Sincerely,

ANDERSEN, TATE & CARR, P.C.

Matt Reeves /JTB

R. Matthew Reeves

RMR:tfb

cc: Atlanta Paving & Concrete Construction

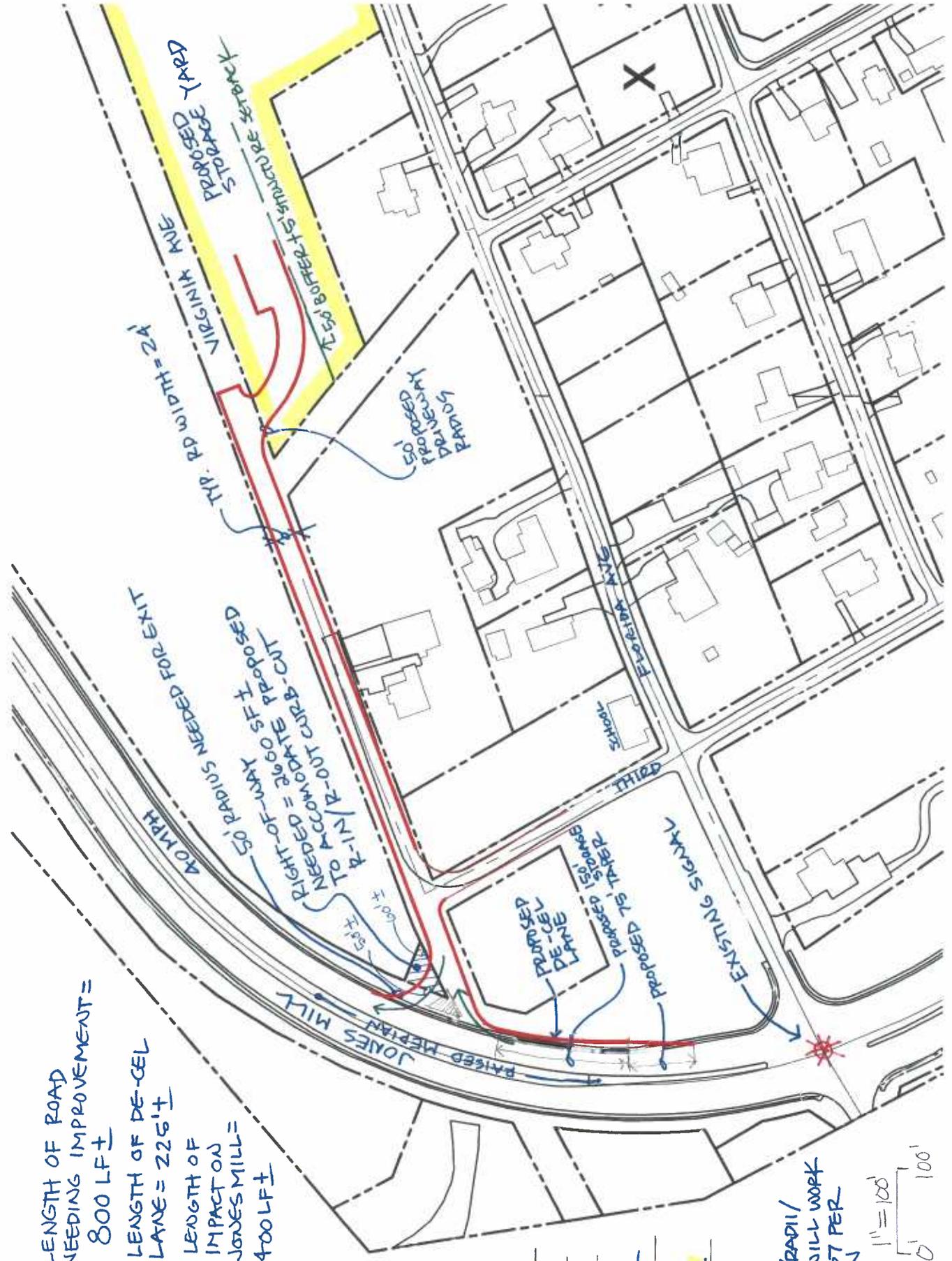
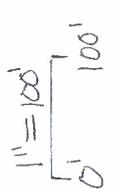
- LENGTH OF ROAD NEEDING IMPROVEMENT = 800 LF ±
- LENGTH OF DE-CEL LANE = 226' ±
- LENGTH OF IMPACT ON JONES MILL = 400 LF ±

STORAGE
YARD
ACCESS
ROUTE
EXHIBIT

ROUTE 1

3/21/17

THIS ROUTE/RADIUS/ RD. WIDTH WILL WORK FOR WB-67 PER AUTO TURN



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>Atlanta Paving & Concrete Construction, Inc.</u> c/o Andersen, Tate & Carr, PC ADDRESS: <u>1960 Satellite Blvd., Ste. 4000</u>	NAME: <u>Atlanta Paving & Concrete Construction, Inc. et al.</u> ADDRESS: <u>6120 Second Street, NW</u>
CITY: <u>Duluth</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30360</u>
PHONE: <u>(770) 822-0900</u>	PHONE: <u>(770) 220-0228</u>
E-MAIL: <u>madeimy@atclawfirm.com</u>	E-MAIL: <u>dlpaving@yahoo.com</u>
CONTACT PERSON: <u>Marian C. Adeimy, Attorney</u> PHONE: <u>(678) 518-6855</u>	
CONTACT'S E-MAIL: <u>madeimy@atclawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-75 REQUESTED ZONING DISTRICT: M-2

LAND DISTRICT(S): 6 LAND LOT(S): 251 ACREAGE: 3.5

ADDRESS OF PROPERTY: Near the 6100 and 4500 blocks of Florida Ave., NW (Doraville 30360)

PROPOSED DEVELOPMENT: Use as employee and screened equipment/truck parking for nearby paving business, with the buffer variances reflected in the Letter of Intent submitted herewith.

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

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

No. of Buildings/Lots: _____

Dwelling Unit Size (Sq. Ft.): _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

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

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

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

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

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

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

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

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

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

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

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.

Donna Lopez 1/31/17
Signature of Applicant Date
Donna Lopez, Officer/Secretary
Type or Print Name and Title

Pamela R. Morrow 1-31-17
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.

Donna Lopez 1/31/17
Signature of Property Owner Date
Donna Lopez, Officer/Secretary
Type or Print Name and Title

Pamela R. Morrow 1-31-17
Signature of Notary Public 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. See Exhibit "B".

- 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. See Exhibit "B".

- 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?

No. See Exhibit "B".

- 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. See Exhibit "B".

- 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. See Exhibit "B".

- 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?

Yes. See Exhibit "B".

ANDERSEN | TATE | CARR

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MARIAN C. ADEIMY
Attorney at Law

E-mail: madeimy@atclawfirm.com

EXHIBIT "B"

ATLANTA PAVING - APPLICANT'S AND OWNERS' RESPONSES IN SUPPORT OF ZONING AND VARIANCE REQUESTS

- A) WHETHER THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/OR CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes. The subject property is located on and around a fully accessible, existing office and industrial site, currently occupied and operated by the Applicant. A large portion of the subject property was also previously zoned M-1, as rezoned in 2008 by Gwinnett County, and are surrounded by similarly-zoned property and uses. As reflected in Comprehensive Plan for Gwinnett County and Future Land Use Map for the City of Peachtree Corners, the addition of a business office and accessory uses is consistent with the designation of this area for "preferred office". Accordingly, the requested uses, zoning and conditions are suitable in view of the use and development of the adjacent and nearby property.

- B) WHETHER THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/OR CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No. The current zoning and surrounding industrial uses make the requested uses and conditions compatible with the existing uses and useability of the adjacent and nearby property.

- C) WHETHER THE PROPERTY TO BE AFFECTED BY THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/OR CHANGE IN CONDITIONS HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED AND CONDITIONED:

No. The current mixture of R-75 and M-1 zoning designations do not allow for a reasonable economic use as currently zoned and conditioned.

- D) WHETHER THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/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. This property is located in an area with public water and sewer availability, and direct access to two major thoroughfares, highways and interstate. The development is consistent with the area and Comprehensive Plan, with no impact on schools. Due to the existing and surrounding operations, the proposed redevelopment and office plans will not cause excessive use of existing streets, transportation facilities or utilities.

- E) WHETHER THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/OR CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes. The Comprehensive Plan and zoning precedent and history identifies the subject property as an appropriate location for a contractor's office, parking, storage and the existing industrial/maintenance uses, and will positively impact the City's industrial and commercial tax-base, and is consistent with the prior zoning and uses permitted on the subject property.

- F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE REQUESTED REZONING, SPECIAL USE PERMIT, AND/OR CHANGE IN CONDITIONS.

Yes. The Applicant and property owners seek to consolidate their office and business operations, with over \$35 million in annual revenue, from Gwinnett County to the City of Peachtree Corners to operate in conjunction with the existing maintenance shop use, already zoned and operated in the City.

**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 Atlanta Laying + Concrete
(If **yes**, please complete the "Campaign Contributions" section below) Print Name

1. CAMPAIGN CONTRIBUTIONS

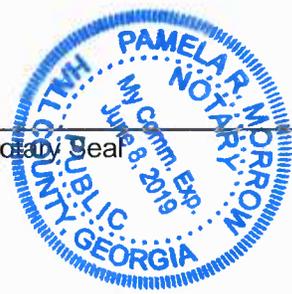
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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.

Donna Lopez 1/31/17 Donna Lopez, Officer/Secretary
 Signature of Applicant Date Type or Print Name and Title

Marian Adams 1/31/17 Marian Adams
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

Pamela R. Morrow 1/31/17 _____
 Signature of Notary Date Notary Seal



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: 6 - 251B - 060
(Map Reference Number) District Land Lot Parcel

Donna Lopez _____
Signature of Applicant Date

Donna Lopez, Officer/Secretary _____
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)

[Signature] _____
NAME

[Signature] _____
TITLE

1-31-17 _____
DATE

ANDERSEN | TATE | CARR

ANDERSEN, TATE & CARR, P.C.
ONE SUGARLOAF CENTRE
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GEORGIA 30097
(770) 822-0900
FACSIMILE: (770) 236-9754
www.atclawfirm.com

MARIAN C. ADEIMY
Attorney at Law

E-mail: madeimy@atclawfirm.com

February 1, 2017

VIA HAND-DELIVERY AND E-MAIL

City of Peachtree Corners
147 Technology Parkway NW,
City Hall, Ste. 200
Peachtree Corners, GA 30092

**RE: LETTER OF INTENT FOR REZONING AND VARIANCE REQUESTS
FOR ATLANTA PAVING & CONCRETE CONSTRUCTION, INC.**

Dear Mayor, Council and staff:

This firm represents Atlanta Paving & Concrete Construction ("Atlanta Paving" and/or the "Applicant") with regard to the rezoning and related variance applications and requests for the collective property, being seven parcels located at or near Old Peachtree Road and Second Street, in the 6th District, Land Lot 251 of Gwinnett County, located in the Peachtree Corners City limits, Parcel Nos. 6251B 004, 6251B 005, 6251B 073, 6251B 008, 6251B 008, 6251B 021, and 6251B 060 (collectively, the "Subject Property").

Atlanta Paving is a successful, family-owned business that has operated on and around the Subject Property for over twenty (20) years. The Company provides asphalt paving, milling, soil stabilization, concrete and related services to public and private institutions. Revenue is generated from highway and road construction, commercial parking lots, residential street construction, and related projects. The Applicant and its related entities saw overall revenues increase from \$14 million in 2009, to \$35 million in 2016.

The company specializes in remediation work. They currently have 6 local business and office employees, and employ over 100 workers throughout Georgia. They complete over 500 projects per year. Atlanta Paving's office location is currently located in unincorporated Gwinnett; however, they are seeking to relocate their office operations to Peachtree Corners, in conjunction with the existing maintenance shop and property owned at and near 6120 2nd Street, Peachtree Corners (Doraville), GA 30360.

I. Zoning and Variance Requests

The Subject Property includes and the Applicant is submitting the following rezoning and variance requests:

1. Office Rezoning: The Applicant requests to rezone the approximately .6 acres from R-75 to M-1, to allow for the proposed building layout, buffers and screening, in addition to the requested variances on the existing M-1 property. Atlanta Paving currently owns the 1.16 acre parcel, located at 4500 Peachtree Street, Parcel No. 6251B 005, and the adjacent maintenance shop, both which are zoned M-1, as rezoned by Gwinnett County in 2008, consistent with the surrounding Mechanicsville and Buford Highway area.

As part of the rezoning request, Atlanta Paving seeks to add and rezone the two adjacent parcels on either side of its existing property, Parcel Nos. 6251B 004 and 6251B 073, from R-75 to M-1, in order to adequately redevelop, landscape, and locate its successful office operations. A rendering of the proposed office building and design is submitted with these zoning and variance applications. If the two adjacent parcels are not added, those properties will be without a reasonable economic use. The office design will then require parking in front, will lack symmetry and connectivity between the office and maintenance buildings, and will result in an overall, less desirable layout.

The proposed design includes the location of the brick, historic-modeled office building to be placed at the front of the property, to be landscaped with parking along the sides, and to include a 5 ft. sidewalk and matching landscaping at the new maintenance building. As previously approved by Gwinnett County and shown on the site plan submitted herewith.

2. Office/Buffer Variances: As part of the rezoning request, a buffer variance is also needed. The Applicant plans to maintain the 30 ft. replanted buffer conditioned to that site, and proposes a replanted 30 - 50 ft. buffer on certain portions of the adjacent parcels to allow for redevelopment and the demolition of existing structures, and consistent with the existing 30 ft. replanted buffer on the larger M-1 office parcel.
3. Maintenance Shop Rezoning: Atlanta Paving is also requesting to rezone two smaller parcels, Parcel Nos. 6251B 009 and 6251B 021, both of which are adjacent to their existing maintenance shop, zoned M-1 and located at 6120 2nd Street, and immediately across from the proposed office location. The addition and rezoning of those proposed redevelopment and building design, to match the new office building, will allow for a quality business to continue operating within the City limits.
4. Maintenance Shop Variances: In order to accomplish the proposed redevelopment plan, the Applicant requests two related variances, to reduce the front and side setbacks to 20 ft., for Parcel No. 6251B 008, and to disturb and replant the two 50 ft. buffers on the two adjacent parcels. The variances will allow the redevelopment of a brick, historic-designed maintenance shop building to be constructed at the front of the property, to improve aesthetics and to screen parking at the back of the shop.
5. Parking (M-2) Rezoning: As a separate rezoning request, and as part of its overall relocation plan and assemblage, the Applicant also owns the 3.5 acre property located immediately down the street from its current operations, Parcel 6251B 060, at or near the 6100 and 4500 block of Florida Ave (near Doraville, Ga.). That property is immediately up the street from the proposed office and maintenance property.

The Applicant seeks to rezone that property from R-75 to M-2 in order to provide limited employee and business truck and equipment parking. The property lies adjacent to existing M-1 and industrial uses with similar equipment parking and operations, consistent with the proposed uses.

The road and driveway to that property would be improved and designed to provide direct access to Buford Highway, minimizing any potential impact on the surrounding streets. The property and parking area would be screened, buffered, and landscaped as reflected on the site plan submitted herewith. The Applicant also owns property off of Georgia Ave., in between the proposed sites. The location will allow the Applicant to complete the road and improve the overall appearance of the streets in that area.

6. Parking Variances: For the parking area, the Applicant also requests certain buffer variances, for Parcel No. 6251B 060, from the 100 ft. buffer required between M-2 and residential parcels, to 50 ft. and 75 ft. The requested variances will allow for access, due to the lack of available access in order to provide for a reasonable economic use of the subject property, with screening and landscaping as on the Site Plan submitted herewith.

II. Supporting information

If these zoning and variance requests are not approved, as the owner of the subject property, Atlanta Paving will be forced to redevelop its maintenance shop in a less desirable layout on the existing industrial-zoned property. Based on the recent purchase of the surrounding parcels, and if not zoned for compatible industrial uses, the only available residential uses are for less desirable workforce housing.

The Subject Property is located directly across Buford Highway, from several parcels zoned for M-1 light industrial use and directly across Second (2nd) Street from a parcel zoned for M-1 light industrial use that is also owned by the Owner/Applicant. There are also several other properties in the immediate vicinity zoned M-2 for heavy industrial use. The location and proximity to Buford Highway makes this an ideal location for a contractor's office and business uses. While a majority of their trucks and paving equipment remain on-site, this redevelopment plan provides access to major highways, ample screening, and parking. Like the existing maintenance shop and current route to the highways, there would be little to no impact on the surrounding properties.

Consistent with the proposed and existing uses, the City of Peachtree Corners' Future Land Use Plan and Map identify this area as preferred for office and mixed-uses. The Comprehensive Plan notes that a majority of the property in the Mechanicsville area remains vacant, due to the lack of viable business uses. The prior industrial zoning approvals and the Gwinnett County 2020 Land Use Plan designated this area as a business and industrial corridor. Consistent with that plan, Gwinnett County previously approved similar industrial uses on these and nearby properties. Based on its proximity to Buford Highway and I-85, the Subject Property has absolutely no reasonable economic use as currently zoned R-75. It would be all but impossible to develop and/or market the property for low density or detached residential uses due to the property's configuration, size and its location within one of the most significant and intensive commercial/industrial corridors in Gwinnett County.

The redevelopment of an existing, quality industrial business will improve the area and continue to support the City's overall tax base. Approval of this request will not only turn this property into something much better than what it is today but it will also turn it into something that can be a real asset to the Peachtree Corners community. The development of the property as a contractor's office is appropriate to the subject tract and is entirely consistent with the zoning, use and development of the adjacent and surrounding properties.

III. Constitutional Objections

In order to preserve their constitutional objections, the Applicant and property owners of all Subject Property further state and reserve those objections herein. The portions of the Peachtree Corners' Zoning Resolution (the "Zoning Ordinance") which classify or condition the Subject Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owners are and would be unconstitutional in that they would destroy the Applicant's and property owners' property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of

the Constitution of the State of Georgia of 1983, the Equal Protection and Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Peachtree Corners to approve the requested rezonings and related variances, with only such additional conditions as agreed to by the Applicant and property owners, so as to permit the only feasible economic use of the Subject Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Due Process and Equal Protection Clause of the Fourteenth Amendment to the Constitution. A denial of the requested rezoning will deny the Applicant and property owners' economically viable uses of the Subject Property while not substantially advancing legitimate state and City interests.

The Applicant, property owners, and their representatives welcome the opportunity to meet with the City and its representatives to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

Respectfully submitted,

ANDERSEN, TATE & CARR, P.C.

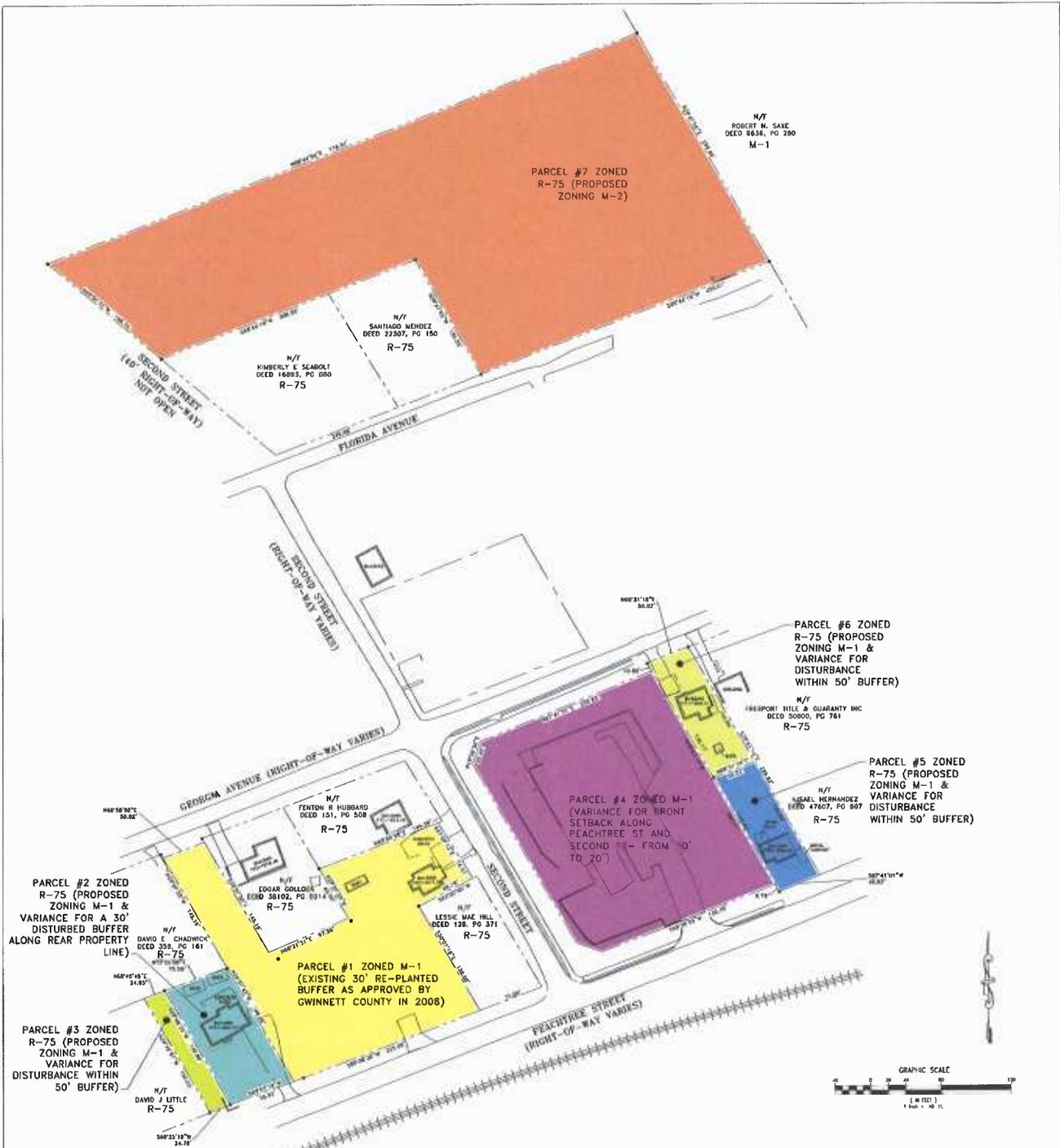


Marian C. Adeimy
Attorney for the Applicant/Owners

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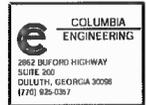
Enclosures:

Zoning Applications and exhibits



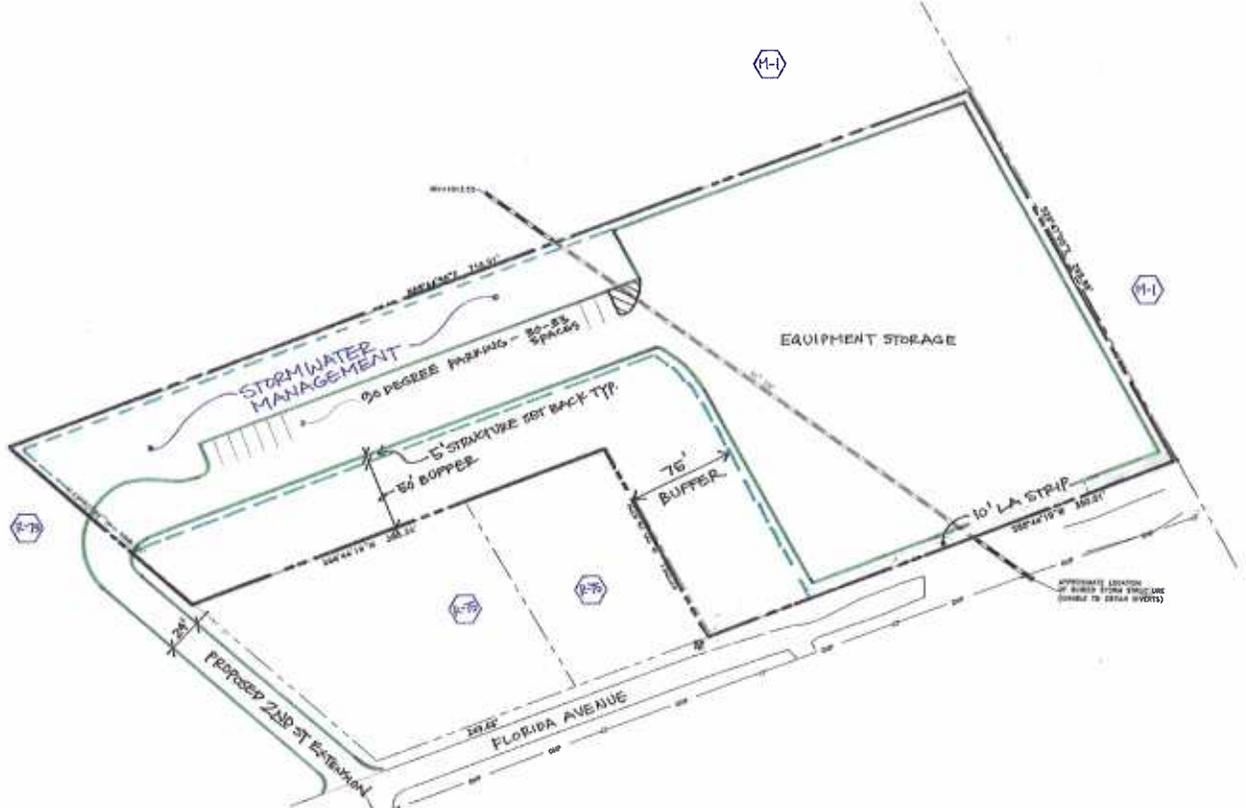
**ATLANTA PAVING PROJECTS
OVERALL PROPOSED ZONING EXHIBIT**

SK-9 2/2/2017

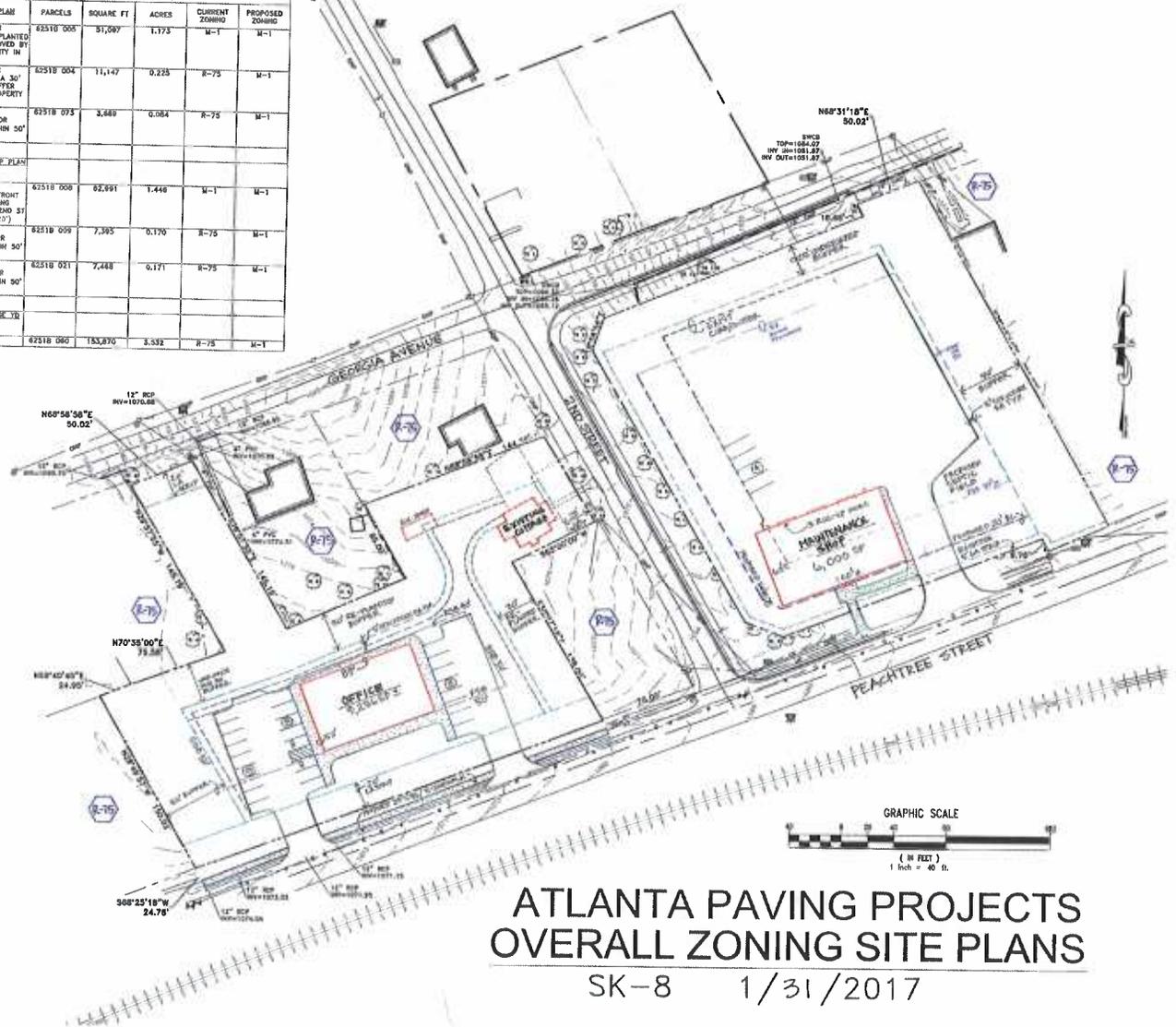


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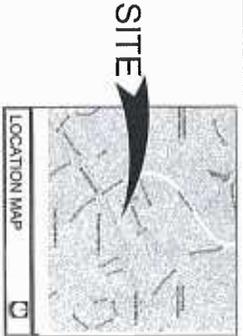
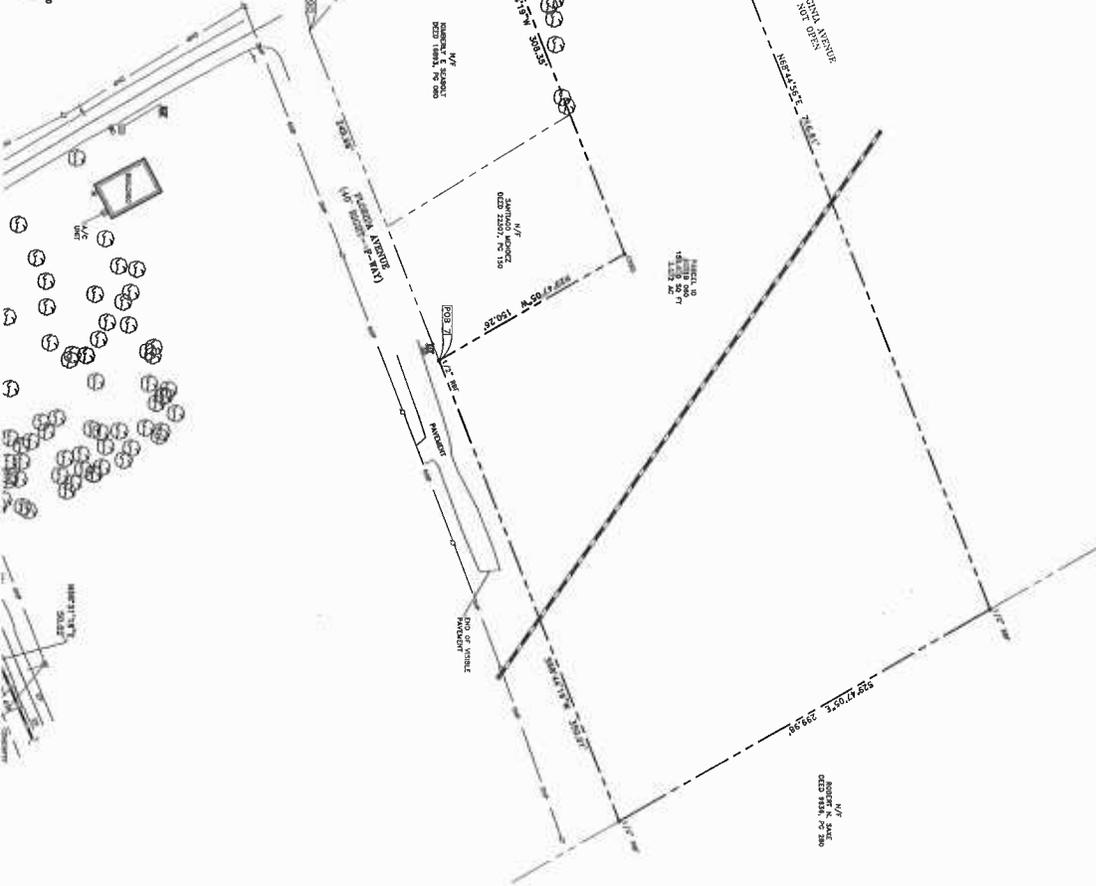
PARCEL AND ZONING DATA							
	OFFICE SITE PLAN		PARCELS	SQUARE FT	ACRES	CURRENT ZONING	PROPOSED ZONING
PARCEL #1	EXISTING 30' REPLANTED BUFFER AS APPROVED BY GWINNETT COUNTY IN 2008		6251B 005	51,097	1.173	M-1	M-1
PARCEL #2	VARIANCE FOR A 30' DISTURBED BUFFER ALONG REAR PROPERTY LINE		6251B 004	11,147	0.225	R-75	M-1
PARCEL #3	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER		6251B 073	3,689	0.084	R-75	M-1
MAINTENANCE SHOP PLAN							
PARCEL #4	VARIANCE FOR FRONT SET BACK ALONG PEACHTREE ST & 2ND ST FROM 50' TO 20'		6251B 008	62,991	1.446	M-1	M-1
PARCEL #5	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER		6251B 009	7,395	0.170	R-75	M-1
PARCEL #6	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER		6251B 021	7,468	0.171	R-75	M-1
EQUIPMENT STORAGE YD							
PARCEL #7	NO VARIANCE NEEDED		6251B 080	153,870	3.532	R-75	M-2



PARCEL AND ZONING DATA						
OFFICE SITE PLAN	PARCELS	SQUARE FT	ADRES	CURRENT ZONING	PROPOSED ZONING	
PARCEL #1 (EXISTING 50' REPLANTED BUFFER AS APPROVED BY CHROMEY COUNTY IN 2008)	82518 005	51,087	1.173	M-1	M-1	
PARCEL #2 (VARIANCE FOR A 30' DISTURBED BUFFER ALONG REAR PROPERTY LINE)	82518 004	11,147	0.225	R-75	M-1	
PARCEL #3 (VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER)	82518 075	3,889	0.084	R-75	M-1	
MAINTENANCE SHOP PLAN						
PARCEL #4 (VARIANCE FOR FRONT SET BACK ALONG PEACHTREE ST & 2ND ST FROM 50' TO 20')	82518 008	82,891	1.448	M-1	M-1	
PARCEL #5 (VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER)	82518 009	7,385	0.170	R-75	M-1	
PARCEL #6 (VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER)	82518 021	7,448	0.171	R-75	M-1	
EQUIPMENT STORAGE Y8						
PARCEL #7	82518 080	183,870	3.552	R-75	M-1	



ATLANTA PAVING PROJECTS
OVERALL ZONING SITE PLANS
 SK-8 1/31/2017



GENERAL NOTES

1. THE FOLLOWING SURVEY, DRAWINGS, AND NOTES WERE PREPARED BY MEASURING THIS PROPERTY AND THE ADJACENT PROPERTY, PREPARED BY HUNLEY & HUNLEY, CIVIL ENGINEERS, INC., FOR THE PROJECT, 251 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, ON MAY 15, 1988. PLAT # 44, PAGE 44.
2. THE SURVEY WAS MADE BY MEASUREMENTS OF THE CORNER STAKE MARKS, WHICH WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED. THE CORNER STAKE MARKS WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED. THE CORNER STAKE MARKS WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED.
3. THE SURVEY WAS MADE BY MEASUREMENTS OF THE CORNER STAKE MARKS, WHICH WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED. THE CORNER STAKE MARKS WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED.
4. THE SURVEY WAS MADE BY MEASUREMENTS OF THE CORNER STAKE MARKS, WHICH WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED. THE CORNER STAKE MARKS WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED.
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10. THE SURVEY WAS MADE BY MEASUREMENTS OF THE CORNER STAKE MARKS, WHICH WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED. THE CORNER STAKE MARKS WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED.
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12. THE SURVEY WAS MADE BY MEASUREMENTS OF THE CORNER STAKE MARKS, WHICH WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED. THE CORNER STAKE MARKS WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED.
13. THE SURVEY WAS MADE BY MEASUREMENTS OF THE CORNER STAKE MARKS, WHICH WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED. THE CORNER STAKE MARKS WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED.
14. THE SURVEY WAS MADE BY MEASUREMENTS OF THE CORNER STAKE MARKS, WHICH WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED. THE CORNER STAKE MARKS WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED.
15. THE SURVEY WAS MADE BY MEASUREMENTS OF THE CORNER STAKE MARKS, WHICH WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED. THE CORNER STAKE MARKS WERE FOUND TO BE IN PLACE AND CORRECTLY LOCATED.

SURVEY LEGEND

STORM DRAIN	---
WATER MAIN	---
FENCE	---
WATER VALVE	○
WATER METER	○
EDGE OF PAVEMENT	---
OVERHEAD POWER	---
UNDERGROUND POWER	---
WIRE	---
THE HEIGHT	---
COMMUNICATION MARK HOLD	---
POWER POLE	---
TREE	---
LEADING METERS	---
COVERED 1/2" REBAR SET	---
STEEL RAILROAD	---
OPEN TOP PIPE	---
CHIMNEY TOP PIPE	---
WALKWAY	---
COMMUNICATION FERTILIZER	---
DAY LETTER	---
SHOULDER WITH CATCH BASIN	---
ROBUST WITH CATCH BASIN	---
REINFORCED CONCRETE PIPE	---
COMBUSTIBLE METAL PIPE	---
CONCRETE	---
ASPHALT	---
GRAVEL	---
DIRT	---
ROCK	---
CLAY	---
GRAVEL	---
DIRT	---
ROCK	---
CLAY	---

CIVIL ENGINEERS • LAND PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

BOUNDARY SURVEY FOR
ATLANTA PAVING
LAND LOT 251, 6TH DISTRICT
GWINNETT COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION
1	02/27/14	ISSUED

BOUNDARY SURVEY

DRAWN BY	JR	CHECKED BY	DM
PROJECT NO.	431133	DATE	5-1
FIELD DATE	10/20/13	SCALE	1"=40'
PLOT DATE	10/20/13		2 OF 2

COLUMBIA
ENGINEERING
2882 BLUFORD HIGHWAY
DUBLIN, GEORGIA 30098
(770) 955-0287

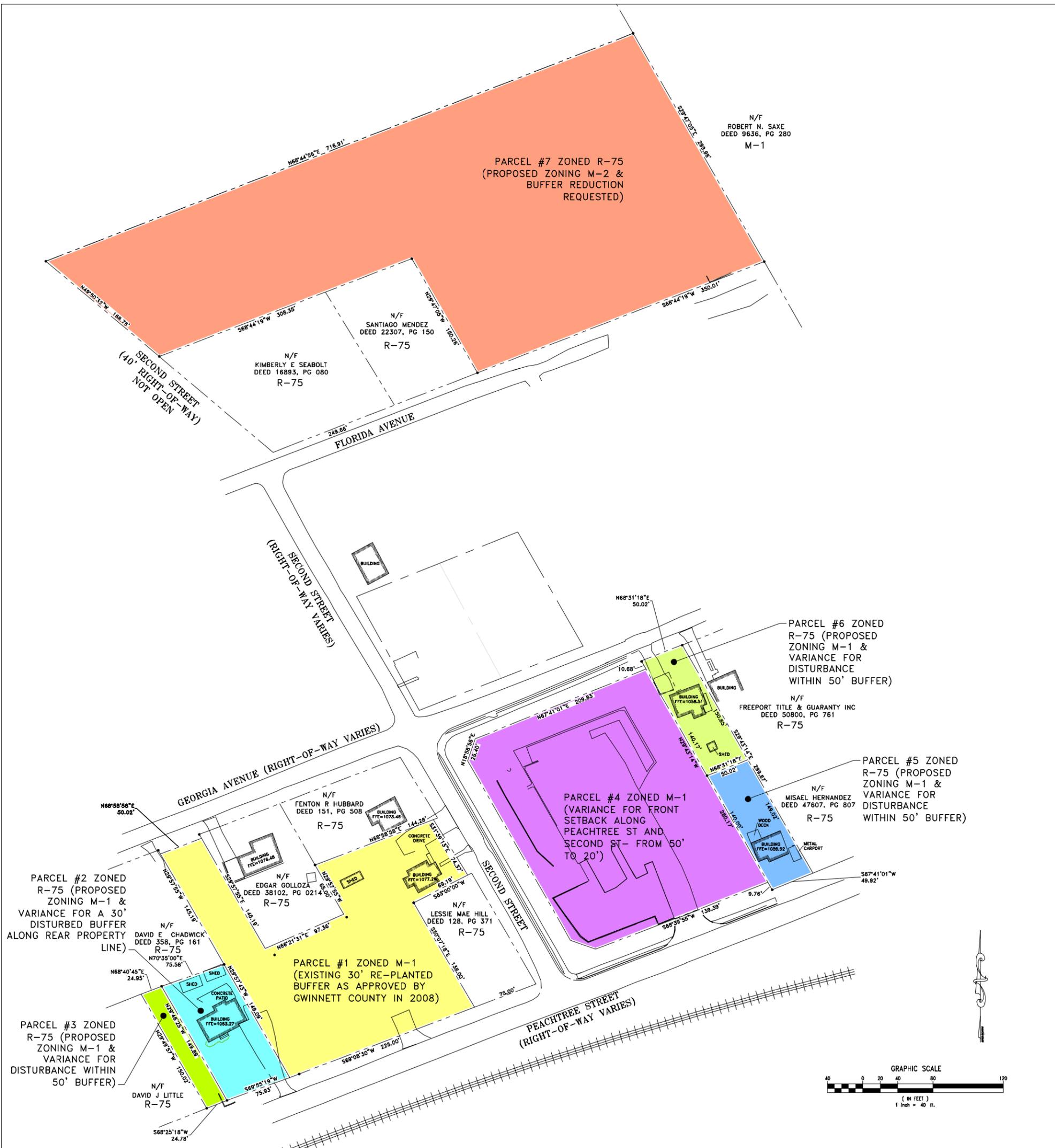


LAND DESCRIPTION 7

Parcel ID 6251B 060

ALL THAT TRACT or parcel of land lying and being in land lot 251 of the 6th land district of Gwinnett County, Georgia and within Peachtree Corners and more particularly described as follows:

BEGINNING at a ½" rebar found on the northerly Right-of-Way of Florida Avenue (40' R/W) being N68°44'19"W a distance of 249.66' from the easterly Right-of-Way of Second Avenue (40' R/W); thence leaving said R/W N29°47'05"W a distance of 150.26' to a capped ½" rebar set; thence S68°44'19"W a distance of 308.35' to a ½" rebar found on the Right-of-Way of Second Street (not open, 40' R/W); thence along said R/W N49°50'32"W a distance of 168.76' to a ½" rebar found at the southerly R/W of Virginia Avenue (not open, 40' R/W); thence along said R/W N68°44'56"E a distance of 716.91' to a ½" rebar found; thence leaving said R/W S29°47'05"E a distance of 299.98' to a ½" rebar found on the northerly R/W of Florida Avenue (40' R/W) thence along said R/W S68°44'19"W a distance of 350.01' to a ½" rebar found at the POINT OF BEGINNING.



**ATLANTA PAVING PROJECTS
OVERALL PROPOSED ZONING EXHIBIT**

SK-9 2/2/2017



CES# 4761.00

PARCEL AND ZONING DATA						
	OFFICE SITE PLAN	PARCELS	SQUARE FT	ACRES	CURRENT ZONING	PROPOSED ZONING
PARCEL #1	EXISTING 30' REPLANTED BUFFER AS APPROVED BY GWINNETT COUNTY IN 2008	6251B 005	51,097	1.173	M-1	M-1
PARCEL #2	VARIANCE FOR A 30' DISTURBED BUFFER ALONG REAR PROPERTY LINE	6251B 004	11,147	0.225	R-75	M-1
PARCEL #3	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER	6251B 073	3,689	0.084	R-75	M-1
MAINTENANCE SHOP PLAN						
PARCEL #4	VARIANCE FOR FRONT SET BACK ALONG PEACHTREE ST & 2ND ST FROM 50' TO 20'	6251B 008	62,991	1.446	M-1	M-1
PARCEL #5	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER	6251B 009	7,395	0.170	R-75	M-1
PARCEL #6	VARIANCE FOR DISTURBANCE WITHIN 50' BUFFER	6251B 021	7,468	0.171	R-75	M-1
EQUIPMENT STORAGE YD						
PARCEL #7	BUFFER REDUCTION REQUESTED	6251B 060	153,870	3.532	R-75	M-2

PROPERTY LOCATION MAP

Atlanta Paving



CASE NUMBER:	RZ2017-02 / V2017-003		
	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
HEARING DATES:	APRIL 11, 2017	APRIL 18, 2017	MAY 16, 2017
PROPERTY ADDRESS:	the 6100 and 4500 blocks of Florida Ave.		

PH2017-003
Town Center
Building Elevations

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING ANALYSIS

PLANNING COMMISSION DATE: APRIL 11, 2017

CITY COUNCIL DATE: MAY 16, 2017

CASE NAME: **TOWN CENTER BUILDING ELEVATIONS**

CASE NUMBER: **PH2017-003**

CURRENT ZONING: MUD (MIXED USE DEVELOPMENT)

LOCATION: 5400 BLOCK OF PEACHTREE PARKWAY

MAP NUMBERS: 6th DISTRICT, LAND LOT 301

ACREAGE: 5.1 ACRES

PROPOSED DEVELOPMENT: NEW BUILDINGS AT TOWN CENTER

APPLICANT: FUQUA BCDC PEACHTREE CORNERS
3575 PIEDMONT RD.
ATLANTA, GA 30305

CONTACT: KEVIN FLOYD
404-907-1709

OWNER: FUQUA BCDC PEACHTREE CORNERS
3575 PIEDMONT RD.
ATLANTA, GA 30305

RECOMMENDATION: APPROVE

PROJECT BACKGROUND:

The concept plans for the Town Center were approved July 21, 2015 with the adoption of Ordinance 2015-06-49. This Ordinance (attached) identifies specific appearance standards for all the buildings in the Town Center. Criteria for building elevations listed in the ordinance address items such as building walls, roof lines, parapets, building materials, and landscaping. In addition to this ordinance, Table 'B', the development regulations for the Town Center, (attached) also includes building requirements.

The submitted site plans shows buildings that are numbered as follows:

- Bldg. #100 is the first building on the right upon arrival into the Town Center and consists of two restaurant spaces.
- Bldg. #200 is the second building on the right and consists of four tenant spaces.
- Bldg. #300 is the second level of Bldg. #200 and consists of office and retail spaces (and includes the parking deck).
- Bldg. #400 is a stand-alone restaurant building facing the Town Green.
- Bldg. #500 consists of two restaurants facing the Town Green.
- Bldg. #600 is the building on the left upon arrival into the Town Center.

In addition to these buildings, there are other buildings that are not a part of this application, but will be considered separately in the future:

- Building #700, the CineBistro building.
- The buildings on the two outparcels facing Peachtree Parkway.

PLAN REVIEW:

The intent of the Town Center regulations is to ensure that the buildings for this project are similar in appearance to The Forum. Therefore, the Town Center regulations address the elements that make The Forum distinctive such as varied roof heights, masonry materials, landscaping and a European inspired architectural style. Staff compared the submitted Town Center building elevations designed by Lyman Davidson, Dooley, Inc., architects, to the requirements stipulated in Ordinance 2015-06-49 and Table 'B'.

The submitted plans were found to meet the stipulated criteria by providing the following:

- Walls that are at least $\frac{3}{4}$ brick or stone
- Varied roof lines
- Taller building elements at the corners
- Awnings throughout
- Landscaping on or immediately adjacent to the buildings

Since the plans are not yet fully detailed, two of the requirements could not be evaluated but would still need to be incorporated into the final plans:

1. Requirement to screen rooftop mechanical equipment
2. Requirement to include decorative elements such as rooftop finials and window planter boxes

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that PH2017-003 be approved.

AN ORDINANCE TO APPROVE TOWN CENTER DEVELOPMENT DRAWINGS AND PERMITTED RESTAURANTS, AND AMEND SPECIFIC TOWN CENTER REGULATIONS PURSUANT TO SUP2015-003, TOWN CENTER / DDA PROPERTY FOR 20.6 ACRES OF PROPERTY LOCATED IN THE 5200 BLOCK OF PEACHTREE PARKWAY.

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

WHEREAS: Public meetings were held by the Mayor and City Council of Peachtree Corners on June 16, 2015 and July 21, 2015;

NOW THEREFORE, The Mayor and City Council of the City of Peachtree Corners while in Regular Session on July 21, 2015 hereby ordain and approve Zoning Case SUP2015-003 for the following:

1. Approve the architecture of the commercial and residential buildings.
2. Amend the Town Center Standards, Table 'A' to expand the type of restaurants permitted.
3. Amend the Town Center Standards, Table 'B', to allow Townhouses to be 4 stories with a maximum height of 50 ft. (instead of 3 stories and 40 ft.)
4. Amend the Town Center Standards, Table 'B, to allow the width of Townhouses to be 22 ft. instead of 24 ft.
5. Amend the height standards for retail / office buildings to allow a minimum of 2 stories or 2 stories in appearance.

These approvals shall be subject to the following conditions:

I. With regard to Building Elevations:

- A. Project shall be developed in general conformity with the renderings submitted with the application package for SUP2015-003, and commercial property shall be developed with a similar level of detail as the Forum Shopping Center including the following:**
1. Walls visible from streets or walkways shall be at least 3/4 brick or stone (excluding window area).
 2. Pitched roofs shall be slate, tile, or dimensional architectural shingle in brown, beige, taupe, or light gray color. (Dark gray, charcoal, and black roof colors are prohibited.)
 3. Parapets on free standing buildings shall be placed around the entire perimeter of the roof and shall screen rooftop mechanical equipment.
 4. Parapets on end units of multi-tenant buildings shall be placed around the entire perimeter of the end unit roof that is visible to pedestrians.
 5. Corners of the retail / office buildings shall incorporate taller elements with pyramidal or conical roofs similar to Barnes and Noble at the Forum.
 6. A change in roof style, material, color or roof plane shall occur at least every 40 ft. (for changes in roof plane, a minimum 18" offset shall be provided)

7. Each commercial building shall incorporate at least one room (accessible from the rear) for the collection of trash and storage of dumpsters, compactors, and recycling bins.
8. Commercial buildings surrounding the parking deck shall be designed to screen the parking deck, cars, and people on the highest level of the deck from ground views.
9. Plant material shall be incorporated along front and side elevation of buildings, as approved by Staff.
10. Heavy landscaping shall be placed between commercial buildings and the stream buffer.
11. Contrasting accent bands on walls, water tables at base of buildings, roof top finials, window box planters, and other decorative elements shall be utilized to enhance the building aesthetic.
12. Awnings shall be provided throughout the commercial areas to protect pedestrians from inclement weather.

- B. Residential buildings shall be at least 3/4 brick or stone on all sides.
- C. Residential buildings located on the Town Green shall be designed to face the Town Green and have upper level decks or balconies overlooking the Town Green.
- D. Each residential building located on the Town Green shall be separated from the Town Green by a landscaped front yard surrounded by a 4 foot wrought iron (or similar) fence with decorative gate.
- E. Residential buildings shall face (or appear to face) the main roads on which they are located including Medlock Bridge Rd. and the main internal project road.
- F. Fences in residential areas shall be limited to decorative wrought iron (or similar material) and, if located in the front yard, fences shall not exceed 4 ft. in height.
- G. No backyard type appliances or storage (i.e. barbeque grills, bicycles, garbage cans, play equipment) shall be located in the front yard or visible from the Town Green.

2. With regard to amending Town Center Standards Table 'A', the list of permitted uses shall be modified as follows:

Within 'Commercial'

Designated Area: Ground Floor: Retail, ~~Chef-driven Restaurants, (Special Use approval required for chain restaurants),~~ Cinema with dining, bakery and confectionary, Music venue, Performing Arts venue, boutique hotel, ~~and C-1 and C-2 permitted uses except as noted in Prohibited Uses,~~ below, and Restaurant uses as follows:

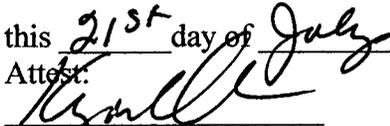
1. Chef-driven dining concepts; local chain restaurants; regional chain restaurants; and national chain restaurants
2. National chain restaurants cannot exceed 50% of the total number of all restaurants

3. Local chain restaurants, regional chain restaurants, and national chain restaurants, combined, cannot exceed 85% of the total number of all restaurants
 4. No more than two restaurants shall be permitted in any food category (i.e. Mexican, Thai, French)
 5. The Community Development Director shall determine compliance with requirements numbered 2, 3, and 4 listed above.
3. With regard to Town Center Standards, 'Table B':
- A. Regulations shall be amended to allow townhomes up to 4 stories with a maximum height of 50 ft.
 - B. Regulations shall be amended to allow retail / office buildings to be a minimum of 2 stories or have a 2 story appearance.
 - C. Townhouse width shall be amended to allow 22 ft. units.
4. With regard to remaining Town Center development:
- A. Commercial buildings located on the Town Green (not including the theater) shall be developed as restaurants.
 - B. At a minimum, those restaurants located on the Town Green shall provide roof top dining overlooking the Town Green.
 - C. All food service facilities on the property, including outparcels, shall install odor scrubbers which remove 95% of cooking odors.
 - D. Decorative string lights shall be hung across the main boulevard for the length of that roadway from the commercial buildings closest to the traffic circle to the Town Green.
 - E. Pedestrian walkways and crosswalks shall incorporate decorative paving treatments, as approved by Staff.
 - F. All mechanical equipment shall be screened from view. Screening shall coordinate with building architecture.
 - G. No 'back of house' activities or equipment such as loading docks and dumpsters shall be visible from the Town Green.
 - H. Bike racks, electric vehicle recharge station, and car pool spaces shall be provided.
 - I. Applicant shall submit sign package, lighting standards, street furnishings, landscaping plan, theater building elevations, and outparcel building elevations for review and approval by Planning Commission and Council.

Effective this 21st day of July, 2015.

So Signed and Witnessed

this 21st day of July, 2015
Attest:


Kimberly Chereck, City Clerk



Approved :


Mike Mason, Mayor



Town Center Standards

Table 'B'

Development Regulations

Regulation	Residential Development	Commercial Development
Height	Townhouse – 50 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- 4-stories max. Condominium – 5-stories max.	retail/ office bldg.. – 2- stories (or 2 stories in appearance) min. / 4- stories max. free-standing 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- 22 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 and as approved by the Planning Commission.	
Walls	Primarily brick or stone with stucco accents (and glass store fronts in commercial bldgs.)	
Roof: Color Materials	earth tones medium shades of browns and greys (charcoal, dark gray, black prohibited) slate, tile or architectural shingles 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	



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	CHECK
Completed Application Form	• 10 Copies	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 10 Copies	<input type="checkbox"/> N/A
Site Plan	• 2 full size Copies • 10- 8-1/2" x 11" or 11" x 17" reductions	<input checked="" type="checkbox"/>
Letter of Intent	• 10 Copies	<input type="checkbox"/> N/A
Applicant Certification with Notarized Signature	• 10 Copies	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 10 Copies	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 10 Copies	<input type="checkbox"/> N/A
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 10 Copies	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (for each tax parcel included)	<input type="checkbox"/> N/A
Electronic copy of all of the above	• One (1) copy	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)		
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, HRR, R-SR, MUD or MUO rezoning requests	• 10 Copies	<input type="checkbox"/> N/A
Traffic Study	• 10 Copies	<input type="checkbox"/> N/A
Development of Regional Impact Review Form	• 2 Copies	<input type="checkbox"/> N/A
Building Compliance Inspection	• 2 Copies	<input type="checkbox"/> N/A

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>Fuqua BCDC Peachtree Corners Project Owner, LLC</u>	NAME: <u>Fuqua BCDC Peachtree Corners Project Owner, LLC</u>
ADDRESS: <u>3575 Piedmont Road, NE</u>	ADDRESS: <u>3575 Piedmont Road, NE</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>30305</u>	STATE: <u>Georgia</u> ZIP: <u>30305</u>
PHONE: <u>(404) 907-1709</u>	PHONE: <u>(404) 907-1709</u>
E-MAIL: <u>jeff.fuqua@fuquadev.com</u>	E-MAIL: <u>jeff.fuqua@fuquadev.com</u>
CONTACT PERSON: <u>Kevin Floyd</u> PHONE: <u>(404) 907-1709</u>	
CONTACT'S E-MAIL: <u>kevin.floyd@fuquadev.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): MUD REQUESTED ZONING DISTRICT: N/A

LAND DISTRICT(S): 6TH LAND LOT(S): 301 ACREAGE: 5.102

ADDRESS OF PROPERTY: 5200 Medlock Bridge Road, Peachtree Corners, GA 30092

PROPOSED DEVELOPMENT: Peachtree Corners Town Center

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 N/A

Dwelling Unit Size (Sq. Ft.): N/A

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 6

Total Bldg. Sq. Ft.: 57,380

Gross Density: N/A

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).

5.102 ACRES X 75 \$/ACRE +
\$1,200 = \$1582.65

APPLICANT'S CERTIFICATION

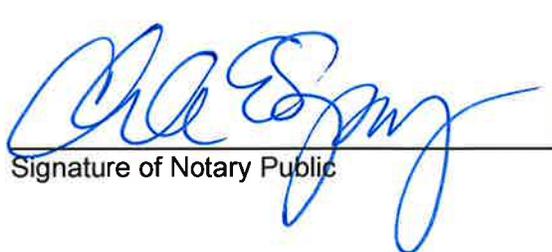
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In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

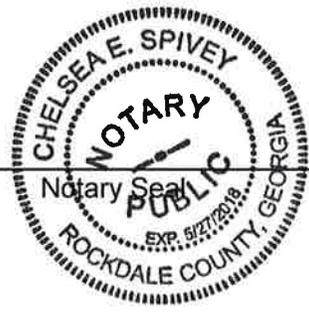
Type or Print Name and Title

Date
March 20, 2017



Signature of Notary Public
3/20/17

Date



PROPERTY OWNER'S CERTIFICATION

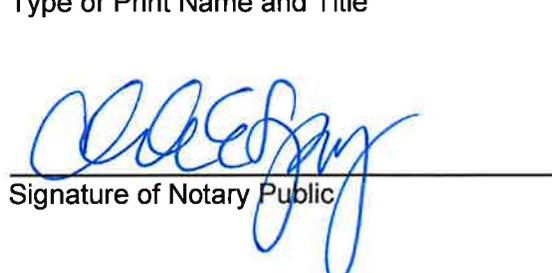
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In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

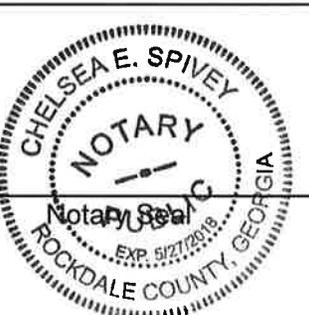
Type or Print Name and Title

Date
March 20, 2017



Signature of Notary Public
3/20/17

Date



**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 Jeffrey S. Fuqua
(If **yes**, please complete the "Campaign Contributions" section below) Print Name

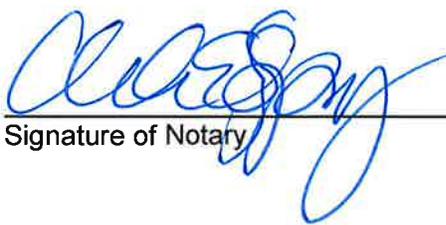
1. CAMPAIGN CONTRIBUTIONS

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.

 March 20, 2017 Jeffrey S. Fuqua
 Signature of Applicant Date Type or Print Name and Title

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

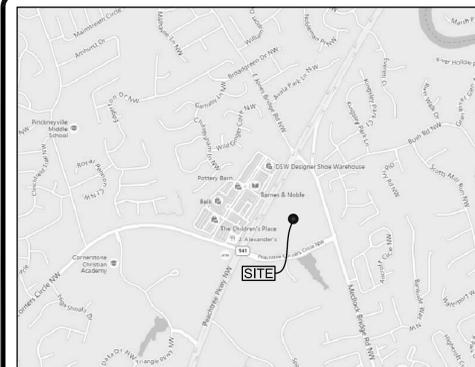
 3/20/17
 Signature of Notary Date



THIS "OVERALL" PLAN SHEET IS FOR REFERENCE PURPOSES & CONSTRUCTION NOTES ONLY. PLEASE REFER TO THE PARTIAL PLAN SHEETS FOR DETAILED DESIGN INFORMATION.

1. DEVELOPER — FLOQUA DEVELOPMENT, LP
FIFTEEN PIEDMONT BUILDING
3575 PIEDMONT ROAD, NE | SUITE 800
ATLANTA, GEORGIA 30305
CONTACT: MR. GREER SCOGGINS
PHONE: 404-907-1709

2. CIVIL ENGINEER — HAINES GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



LOCATION MAP

#5242 PEACHTREE PKWY.
N/2 PROPERTY OF
DIRK LAUKIEN
DEED BOOK 53636 / PAGE 262
ZONED C2

TRACT AREAS DATA CHART

CITY PARCELS	ACRES
ROADS, ROW ACCESS EASEMENTS	3.211
TOTAL DEVELOPMENT AREAS	3.211
DD PARCELS	2.018
PARK	2.412
TRAILS AND CREEK AREA	1.759
PARKING STRUCTURE	6.189
TOTAL DEVELOPMENT AREAS	6.189
DEVELOPMENT PARCELS	ACRES
OUTPARCEL 1	0.958
OUTPARCEL 2	1.248
THEATER LEASE PREMISES	4.833
RETAIL	5.026
RESIDENTIAL	12.209
TOTAL DEVELOPMENT AREAS	12.209
TOTAL TRACT AREA	21.609

SITE PARKING CHART

BUILDING AREA (SQ. FT.)	PARKING REQUIREMENTS PER CITY CODE (MIN. RATIO)	PARKING PROVIDED (RATIO)	SPACES	SPACES
NORTH RETAIL & RESTAURANT DEVELOPED				
RESTAURANT	2,000	13	27	
RESTAURANT	3,600	24	88	
RESTAURANT	2,400	16	32	
RESTAURANT	4,750	28	96	
RESTAURANT	6,500	43	137	
RESTAURANT	2,800	19	37	
RETAIL	980	2	5	
RETAIL	2,250	1.0 / 500 sq ft	11	
TOTAL	24,740	6.1 / 1,000 sq ft	150	12.1 / 1,000 sq ft
SOUTH RETAIL, RESTAURANT, THEATER, & OFFICE DEVELOPMENT				
OUTPARCEL #1 (Restaurant)	8,000	53	107	
OUTPARCEL #2 (Restaurant)	6,000	44	88	
RESTAURANT	3,600	24	48	
RESTAURANT	3,800	25	51	
RESTAURANT	6,800	43	87	
RESTAURANT	1,500	10	20	
RESTAURANT	3,300	22	44	
RETAIL	800	2	4	
RETAIL	3,600	1.0 / 500 sq ft	7	
RETAIL	4,000	8	20	
OFFICE	3,500	1.0 / 500 sq ft	7	
THEATER (993 Seats)	41,000	1.0 / 3.1 seats	328	1.0 / 1.5 seats
TOTAL	64,500	6.6 / 1,000 sq ft	567	13.2 / 1,000 sq ft
OVERALL DEVELOPMENT				
RESTAURANT	52,900	1.0 / 150 sq ft	353	1.0 / 75 sq ft
RETAIL	11,600	1.0 / 500 sq ft	23	1.0 / 200 sq ft
OFFICE	3,500	1.0 / 500 sq ft	7	1.0 / 150 sq ft
THEATER (993 Seats)	41,000	1.0 / 3.1 seats	328	1.0 / 1.5 seats
TOTAL	109,000	6.9 / 1,000 sq ft	712	13.2 / 1,000 sq ft
TOTAL SPACES WITHIN PARKING STRUCTURE LIMITS: 678				

GENERAL NOTES:

- SITE IS LOCATED IN THE CITY OF PEACHTREE CORNERS, GWINNETT COUNTY, GEORGIA, LAND LOT 301, 6th DISTRICT, PIN 6301 183.
- ALL NEW CONSTRUCTION SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.) AND THE GEORGIA ACCESSIBILITY ACT (G.A.A.), CURRENT EDITIONS, SEE ARCHITECTURAL DWG'S FOR STRUCTURE COMPLIANCE.
- SITE IS ZONED M.U.D. (MIXED USE DEVELOPMENT).
- TOTAL SITE AREA = ±21.61 ACRES (INCLUDING ±3.29 ACRES OF R.O.W.).
- TOTAL DISTURBED AREA = ±21.6 ACRES (INCLUDING R.O.W. WORK).
- ALL CONSTRUCTION TO CONFORM TO CITY OF PEACHTREE CORNERS, GWINNETT COUNTY, AND THE STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
- ALL DIMENSIONS TO / FROM FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL GOVERNING AUTHORITY OR THE GEORGIA DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR TO COORDINATE RELOCATION/MODIFICATION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL GOVERNING AUTHORITY HAVING JURISDICTION.
- EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- ALL SILT BARRIERS MUST BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
- CLEARING, NO GRADING SHALL BE DONE UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA, THE MAP NUMBER FOR THIS AREA IS 13130C007G, DATED MARCH 4, 2013.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF PEACHTREE CORNERS AND GWINNETT COUNTY REGULATIONS AND CODES AND D.S.I.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED, THOSE ISLANDS ARE TO HAVE 24" CURB & GUTTER, ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
- ALL CURBED RADI ARE TO BE 3' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY, ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- ALL EXISTING INFORMATION DEPICTED HEREIN IS PER THE SURVEY ENTITLED "TOPOGRAPHIC SURVEY FOR FLOQUA DEVELOPMENT", PREPARED BY GEOSURVEY, LTD. DATED NOVEMBER 11, 2015.
- WETLANDS ARE NOT LOCATED WITHIN THE BOUNDARY LIMITS OF THE SUBJECT SITE.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
- THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED ALL TENANT STANDARD SITEWORK SPECIFICATIONS.
- ALL STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
- ALL WORK WITHIN GOVT R/W SHALL BE GOVERNED BY THE GA D.O.T. PERMITS.
- CONTRACTOR TO HAVE A REGISTERED SURVEYOR SET A BENCH MARK FOR THE PROJECT, THIS IS TO BE USED FOR ALL CONSTRUCTION STAKING AND SETTING FINISH FLOOR ELEVATIONS ON SITE. CONTROL TO BE SET AND PROTECTED.
- SEE LANDSCAPE AND HARDSCAPE PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS ETC.).

UTILITY AND CROSS ACCESS EASEMENTS BETWEEN THE TWO SEPARATE TRACTS ARE TO BE RECORDED AFTER CONSTRUCTION AND SHOWN ON THE FINAL PLAT

SIDEWALK PAVERS NOTE:

- AS REQUIRED BY THE CITY OF PEACHTREE CORNERS ZONING ORDINANCE 2015-06-49, ITEM 4.G, PEDESTRIAN WALKWAYS AND CROSSWALKS SHALL INCORPORATE DECORATIVE PAVING TREATMENTS, AS APPROVED BY STAFF.
- IN ACCORDANCE WITH THIS REQUIREMENT, HARDSCAPE PLANS WILL BE DESIGNED BY T.S.W. AND SUBMITTED UNDER SEPARATE COVER FOR CITY APPROVAL.
- SAID HARDSCAPE PLANS SHALL ALSO INCORPORATE ALL OTHER REQUIRED SITE AMENITIES, SUCH AS BICYCLE RACKS, TRASH RECEPTACLES, ETC.
- UPON APPROVAL OF THE SAID HARDSCAPE PLANS, DESIGN SHALL BE INCORPORATED INTO THIS SET OF DOCUMENTS FOR THE PURPOSE OF COORDINATION DURING CONSTRUCTION.

THE PROJECT DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR

SIDEWALKS ARE NOT ALLOWED WITHIN THIRTEEN FEET FROM THE EDGE OF THE ROADWAY WITHOUT CURB AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURES.

ALL AREAS OF THE ROAD THAT ARE WIDENED FOR CONSTRUCTION SHALL BE RESURFACED PRIOR TO STRIPING.

GWINNETT COUNTY DOT IS NOT ON THE ON-CALL SYSTEM CALL 770-822-7474 WHEN LOCATING UTILITIES.

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON MEDLOCK BRIDGE ROAD IS 40 MPH. THE DRIVEWAYS HAVE THE SIGHT DISTANCE VISIBILITY AS FOLLOWS. THE SIGHT DISTANCE LENGTH IS MEASURED FROM THE CENTERLINE OF THE DRIVEWAY IN BOTH DIRECTIONS ALONG THE RIGHT-OF-WAY LINE OF THE INTERSECTED STREET. THE SIGHT DISTANCE NOTED BELOW IS FOR AN OBJECT 3.5 FEET ABOVE THE INTERSECTED STREET VIEWED FROM THE CENTERLINE OF THE INTERSECTED DRIVEWAY AT AN EYE HEIGHT OF 3.5 FT. ABOVE THE GROUND.

DRIVEWAY No.1 (NORTHERN DRIVEWAY - SIGNALIZED):
SIGHT DISTANCE = ±520 FEET TO THE LEFT & ±1,800 FEET TO THE RIGHT

DRIVEWAY No.2 (SOUTHERN DRIVEWAY - FULL ACCESS):
SIGHT DISTANCE = 605 FEET TO THE LEFT & 1,200 FEET TO THE RIGHT

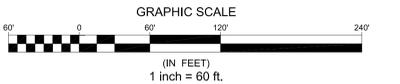
THE REQUIRED SIGHT DISTANCE LEFT IS 500' FOR 2 AND 3 LANES.

SIGNED: *J. O. Baker, Engineer*

LEGEND

EXISTING EDGE OF PAVEMENT	---
EXISTING CURB & GUTTER	---
EXISTING BUILDING	---
PROPOSED CONCRETE CURB & GUTTER	---
PROPOSED BUILDING	---
PROPOSED RETAINING WALL	---
PROPERTY LINES	---
PROPOSED DUMPSTER ENCLOSURE	---
PROPOSED PAINTED CROSSWALK	---
PROPOSED DECORATIVE CROSSWALK	---
FIRE LANE SIGNAGE/MARKINGS	---
PROPOSED SIGNAGE	---
PROPOSED SIGNAGE SYMBOLS	---
PROPOSED HANDICAP RAMPS	---
PROPOSED CONCRETE SIDEWALKS (CONCRETS SHALL INCORPORATE DECORATIVE PAVING; SEE "SIDEWALK PAVERS NOTE")	---
PROPOSED HEAVY DUTY CONCRETE	---
PROPOSED STANDARD DUTY ASPHALT	---
PROPOSED HEAVY DUTY ASPHALT	---
PROPOSED GWINNETT COUNTY D.O.T. ASPHALT	---

OVERALL SITE PLAN



GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

Dial 811
Or Call 800-282-7411

CAUTION-NOTE TO CONTRACTOR

THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON RECORDS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATION OF EXISTING UTILITIES ABOVE OR BELOW GROUND & TO VERIFY EXISTING UTILITIES BEFORE BEGINNING ANY CONSTRUCTION.

HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



PEACHTREE CORNERS TOWN CENTER
5200 MEDLOCK BRIDGE ROAD
CITY OF PEACHTREE CORNERS, GEORGIA
6th DISTRICT, LAND LOT 301, PIN 6301 183

NO.	BY	DATE	DESCRIPTION
1	TLF	06/01/16	BID DOCUMENTS
2	TLF	10/26/16	OWNER / REVIEW COMMENTS
3	TLF	01/19/17	BID DOCUMENTS
4	TLF	02/02/17	CITY RESUBMITTAL
5	TLF	02/21/17	CITY / COUNTY RESUBMITTAL

DATE	CHECKED BY
02/08/2016	RCL
SHEET TITLE	
SITE PLAN	
SHEET NUMBER	
C-10	

REVISIONS

NO.	DESCRIPTION

Project Scope
**Peachtree Corners
Town Center**
Peachtree Corners, GA

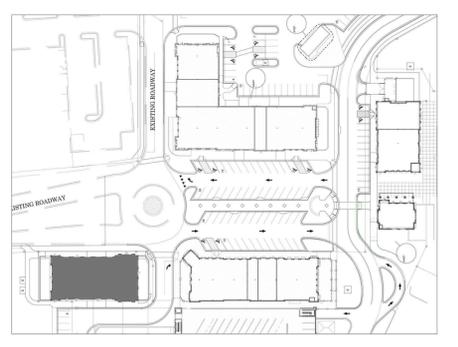
**Peachtree
Corners Town
Center**
5200 Medlock Bridge
Rd. Peachtree Corners,
GA

Fuqua Development
3575 Piedmont Rd. NE
Suite 800
Atlanta, GA 30305

TITLE ELEVATIONS

STATUS Project Status
JOB 116018.01
QC Checker
DRAWN Author
SHEET **A120**
DATE 07/17/14

EXTERIOR FINISH SCHEDULE			
MARK	MATERIAL	Manufacturer	COMMENTS
AS-2	SHINGLE- WHITE	GAF TIMBERLINE	
AS-3	SHINGLE - DRIFTWOOD	GAF TIMBERLINE	
AV-2	FABRIC AWNING	SUNBRELLA: SAGE	
AV-3	FABRIC AWNING	SUNBRELLA: BURGUNDY	
BR-1	BRICK, OLD MISSISSIPPI	CHEROKEE BRICK AND TILE	
EPS-1	EIFS - ARMY GREEN #477A	DRYVIT	
EPS-3	EIFS- BUCKSKIN #444	DRYVIT	
EPS-4	EIFS- WHITE	DRYVIT	
ST-1	ASHLAR STONE- CREME BUFF	ROCKCAST	CHISELED FACE FINISH
ST-2	ASHLAR STONE - STONE CREEK	ROCKCAST	SMOOTH FINISH
ST-3	CALIZA STONE - GRIS	ROCKCAST	TRIM AROUND BUILDING
TR-1	EXT. PAINT WHITE		



2 WEST ELEVATION
1/8" = 1'-0"

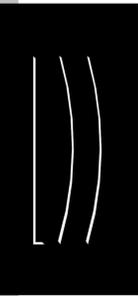
3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



Lyman
Davidson
Dooley, Inc.
1640 Powers Ferry Road
Marietta, GA 30067
770.850.8494 f
770.956.9030 f
liddi-architects.com
ATLANTA
TAMPA

REVISIONS

NO.	DATE	DESCRIPTION

New Construction
**Peachtree Corners
Town Center**
Peachtree Corners, GA

**Peachtree
Corners Town
Center**
5200 Medlock Bridge
Rd., Peachtree Corners,
GA
FuquaDevelopment
3575 Piedmont Road
Suite 800
Atlanta, Georgia 30305

TITLE Unnamed

STATUS Design Development

JOB 116018.01

QC Checker

DRAWN Author

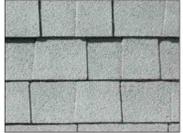
SHEET **A704**

DATE 01/25/2017

MARK	MATERIAL	COMMENTS
AS-1	SHINGLES, DRIFTWOOD	GAF TIMBERLINE SHINGLES
AS-2	SHINGLES, WHITE	GAF TIMBERLINE SHINGLES
AS-3	SHINGLES, SHAKENWOOD	GAF TIMBERLINE SHINGLES
AW-1	FABRIC AWNING	SUNBELLA, OCEAN BLUE, BURGUNDY, SAGE
BR-2	BRICK, AUTUMN SMOKE	CHEROKEE BRICK AND TILE
BR-3	BRICK, BROOKHAVEN	CHEROKEE BRICK AND TILE
EPS-1	EIFS ARMY GREEN #471A	DRYVIT
EPS-2	EIFS DOVER SKY #104	DRYVIT
EPS-3	EIFS BUCKSKN #444	DRYVIT
ST-1	ASHLAR STONE, CREME BUFF	ROCKCAST; ASHLAR PATTERN; CHISELED
ST-2	CALIZA STONE, STONE CREEK	ROCKCAST; ASHLAR PATTERN; CHISELED
ST-3	CALIZA STONE, GRIS	ROCKCAST; SMOOTH FINISH
TR-1	CHINA WHITE	TRIM COLOR



SHINGLES-GOLDEN AMBER
AS-1



SHINGLES-WHITE
AS-2



SHINGLES-DRIFTWOOD
AS-3



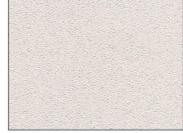
BRICK-AUTUMN SMOKE
BR-2



BRICK-BROOKHAVEN
BR-3



EIFS-ARMY GREEN
EPS-1



EIFS-DOVER SKY
EPS-2



EIFS-BUCKSKN
EPS-3



ASHLAR STONE-CREME BUFF
ST-1



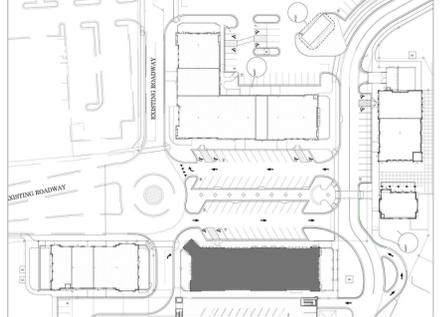
CALIZA STONE-STONE CREEK
ST-2



CALIZA STONE-GRIS (SMOOTH)
ST-3



PAINT-CHINA WHITE
TR-1



KEY PLAN



3 BLDG 200 N
3/32" = 1'-0"



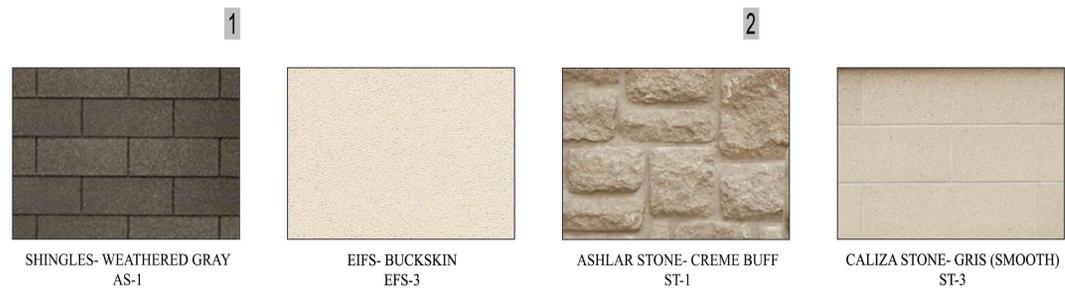
1 BLDG 200 W
3/32" = 1'-0"



2 BLDG 200 E
3/32" = 1'-0"



4 BLDG 200 S
3/32" = 1'-0"

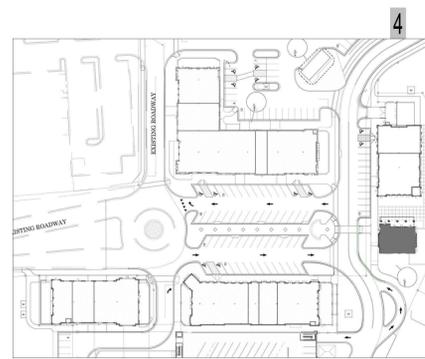


SHINGLES - WEATHERED GRAY
AS-1

EFS - BUCKSKIN
EFS-3

ASHLAR STONE - CREME BUFF
ST-1

CALIZA STONE - GRIS (SMOOTH)
ST-3



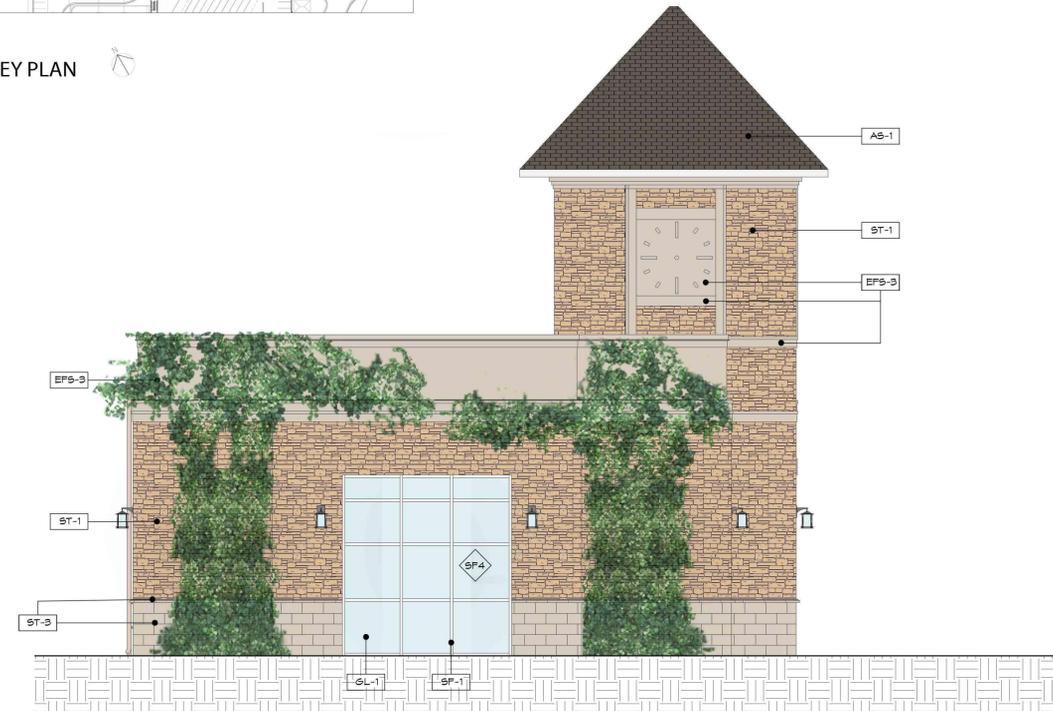
KEY PLAN

EXTERIOR FINISH SCHEDULE			
MARK	MATERIAL	MANUFACTURER	COMMENTS
AS-1	SHINGLE - WEATHERED GRAY	GAF ROYAL SOVERIGN	
EFS-3	BUCKSKIN #449	DRYVIT	
GL-1	GLAZING		
MTL-1	PAINT	SHERWIN WILLIAMS	PAINT TO MATCH STONE COLOR
SF-1	1" INSUL. ALUM. STOREFRONT		
ST-1	ASHLAR STONE - CREME BUFF	ROCKCAST	CHISELED FACE
ST-3	CALIZA STONE - GRIS	ROCKCAST	SMOOTH FACE
TR-1	CHINA WHITE		TRIM AROUND BUILDING

NOTE: CONTRACTOR TO SUBMIT SAMPLES AND TO BUILD SAMPLE WALL BEFORE ORDERING MATERIALS (SEE SPECS.)



1 BLDG 400 N
3/16" = 1'-0"



2 BLDG 400 E
3/16" = 1'-0"



3 BLDG 400 W
3/16" = 1'-0"



4 BLDG 400 S
3/16" = 1'-0"

ARCHITECTURE
PLANNING
INTERIOR DESIGN

Lyman
Davidson
Dooley, Inc.

1640 Powers Ferry Road
Building One
Marietta, GA 30067
770.850.8494 f
770.956.9030 f
liddi-architects.com
ATLANTA
TAMPA

REVISIONS

New Construction
**Peachtree Corners
Development**
Peachtree Corners, GA

Peachtree
Corners
Development
5200 Medlock Bridge
Rd. Peachtree Corners,
GA

FuquaDevelopment
3575 Piedmont Rd. NE
Suite 800
Atlanta, GA 30305

TITLE EXTERIOR
ELEVATIONS

STATUS Design Development

JOB 116018.01

QC Checker

DRAWN Author

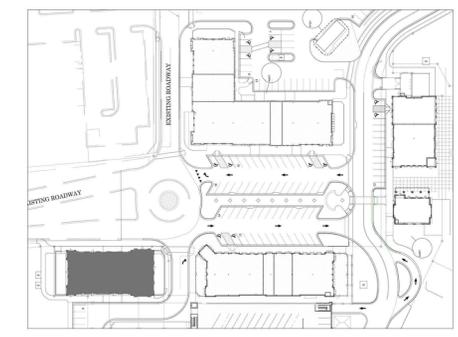
SHEET **A420**

DATE 01/19/2017

01/19/2017 PRICING SET

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MARK	MATERIAL	COMMENTS
	FABRIC AWNINGS	SUNBRELLA, OCEAN BLUE, BURGANDY, SAGE
AS-1	SHINGLE WEATHERED GRAY	GAF ROYAL SOVERIGN
AS-2	SHINGLE SILVER LINING	GAF ROYAL SOVERIGN
AS-3	SHINGLE GOLDEN CEDAR	GAF ROYAL SOVERIGN
EPS-1	EIFS - ARMY GREEN #47TA	DRYVIT
EPS-2	EIFS - DOVER SKY #104	DRYVIT
ST-1	ASHLAR STONE - CREME BUFF	ROCKCAST; ASHLAR PATTERN; CHISELED FINISH
ST-2	CALIZA STONE - STONE CREEK	ROCKCAST; ASHLAR PATTERN; CHISELED FINISH
ST-3	CALIZA STONE - GRIS	ROCKCAST; SMOOTH FINISH
TR-1	CHINA WHITE	TRIM AROUND BUILDING



KEY PLAN



1 BLDG 500 E
1/8" = 1'-0"



2 BLDG 500 S
1/8" = 1'-0"



3 BLDG 500 W
1/8" = 1'-0"



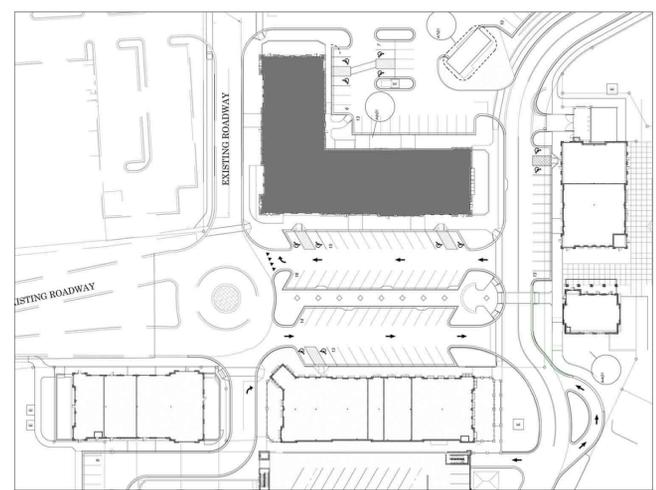
4 BLDG 500 N
1/8" = 1'-0"

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NO.	DESCRIPTION



ELEVATION FINISH SCHEDULE		
ABBREV.	MATERIAL, COLOR	MANUFACTURER
AS-1	SHINGLES, SHAKEWOOD	GAF - TIMBERLINE SERIES
AS-2	SHINGLES, WHITE	GAF - TIMBERLINE SERIES
AS-3	SHINGLES, DRIFTWOOD	GAF - TIMBERLINE SERIES
BR-1	BRICK, OLD MISSISSIPPI	CHEROKEE BRICK AND TILE
BR-2	BRICK, AUTUMN SMOKE	CHEROKEE BRICK & TILE
BR-3	BRICK, BROOKHAVEN	CHEROKEE BRICK & TILE
EFS-1	EFS - ARMY GREEN #471A	DRYVIT
EFS-2	EFS - DOVER SKY #104	DRYVIT
ST-1	ASHLAR STONE - CREME BUFF	ROCKCAST: ASHLAR PAT, CHISELED FINISH
ST-2	CALIZA STONE - STONE CREEK	ROCKCAST: ASHLAR PAT, CHISELED FINISH
ST-3	CALIZA STONE - GRIS	ROCKCAST: SMOOTH FINISH
TR-1	PAINT- CHINA WHITE	TRIM AROUND BUILDING



1 BLDG 600 E
3/32" = 1'-0"

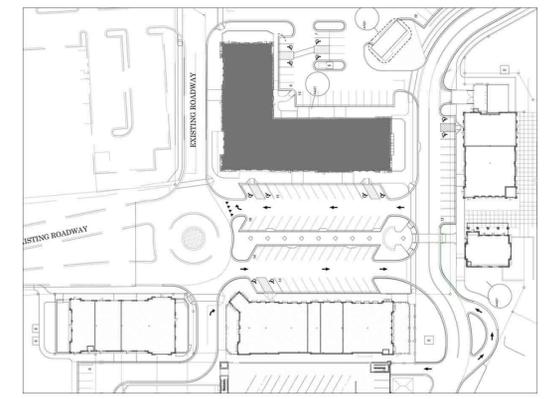
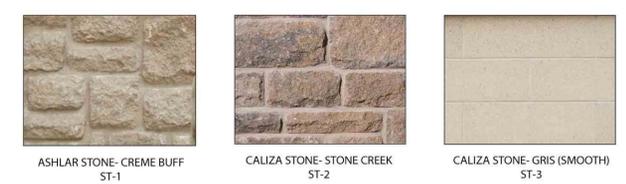
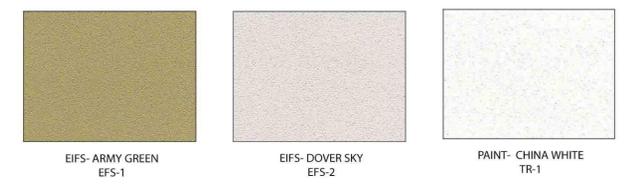
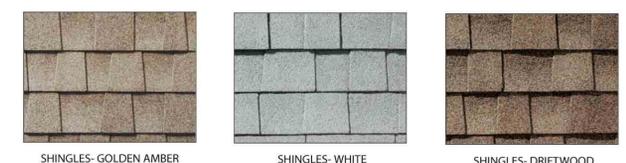


2 BLDG 600 S
3/32" = 1'-0"

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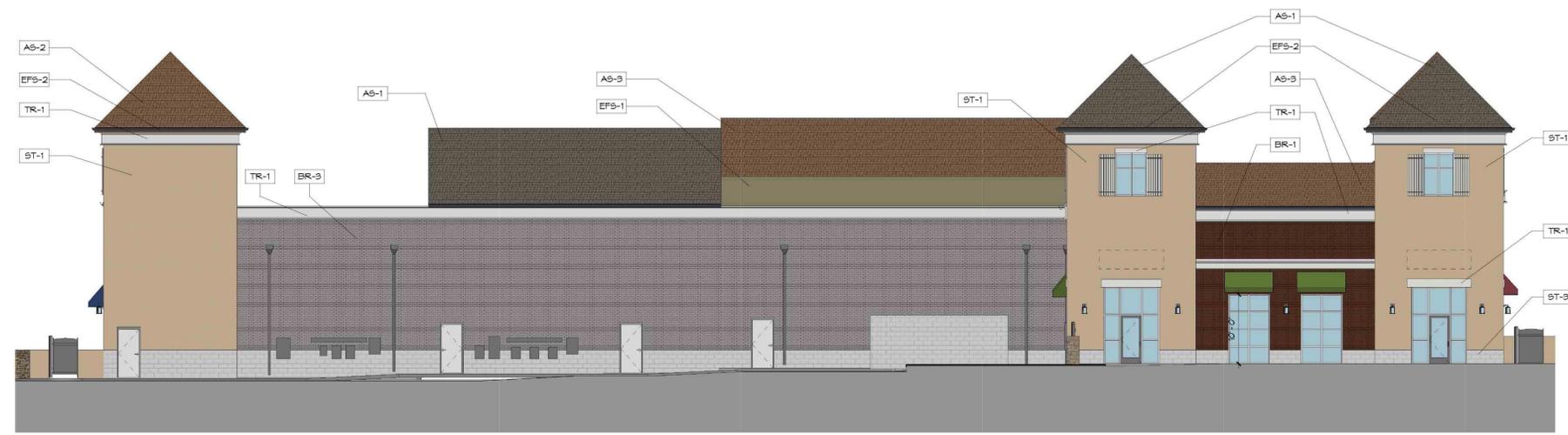
ELEVATION FINISH SCHEDULE		
ABBREY.	MATERIAL, COLOR	MANUFACTURER
AS-1	SHINGLES, SHAKEWOOD	SAF - TIMBERLINE SERIES
AS-2	SHINGLES, WHITE	SAF - TIMBERLINE SERIES
AS-3	SHINGLES, DRIFTWOOD	SAF - TIMBERLINE SERIES
BR-1	BRICK, OLD MISSISSIPPI	CHEROKEE BRICK AND TILE
BR-2	BRICK, AUTUMN SMOKE	CHEROKEE BRICK 4 TILE
BR-3	BRICK, BROOKHAVEN	CHEROKEE BRICK 4 TILE
EFS-1	EFS - ARMY GREEN #4TTA	DRYVIT
EFS-2	EFS - DOVER SKY #104	DRYVIT
ST-1	ASHLAR STONE - CREME BUFF	ROCKCAST: ASHLAR PAT, CHISELED FINISH
ST-2	CALIZA STONE - STONE CREEK	ROCKCAST: ASHLAR PAT, CHISELED FINISH
ST-3	CALIZA STONE - GRIS	ROCKCAST: SMOOTH FINISH
TR-1	PAINT- CHINA WHITE	TRIM AROUND BUILDING



KEY PLAN



2 BLDG 600 W
3/32" = 1'-0"



1 BLDG 600 N
3/32" = 1'-0"

P:\11601800 Peachtree Corners Retail Development\Drawings\TAMPA REVIT MODEL\2017-03-20 600 Model\BLDG 600 Revit Central.rvt
3/20/2017 3:49:29 PM

1 2 3 4 5 6



CALIZA STONE- STONE CREEK
ST-2

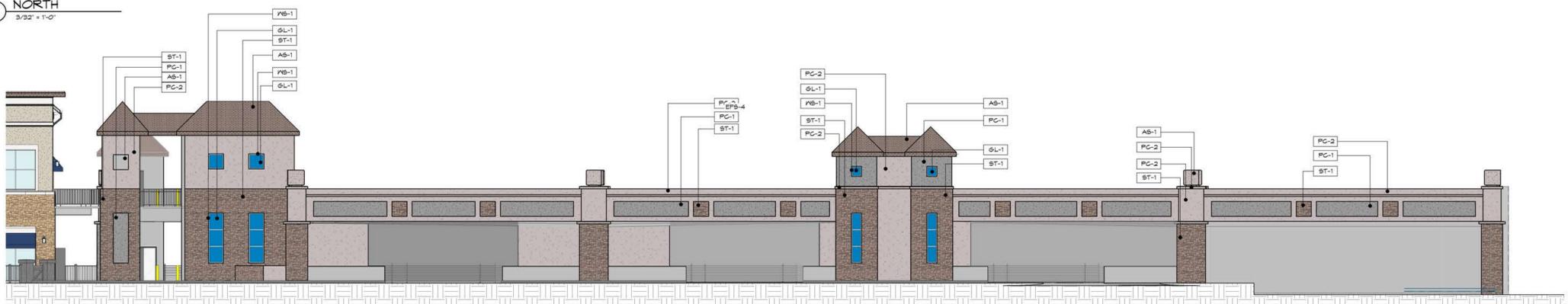


SHINGLES- DRIFTWOOD
AS-3

MARK	MATERIAL	BASIS OF DESIGN	COMMENTS
AS-1	ASPHALT SHINGLE	GAF TIMBERLINE SERIES	GAF DRIFTWOOD
SL-1	GLAZING	KAWNEER	
PC-1	PRE CAST CONCRETE	PRE CAST	HEAVY SANDBLAST FINISH
PC-2	PRE CAST CONCRETE	PRE CAST	LIGHT SANDBLAST FINISH
ST-1	ROCKCAST STONE	STONE CREEK ROCK CAST STONE	



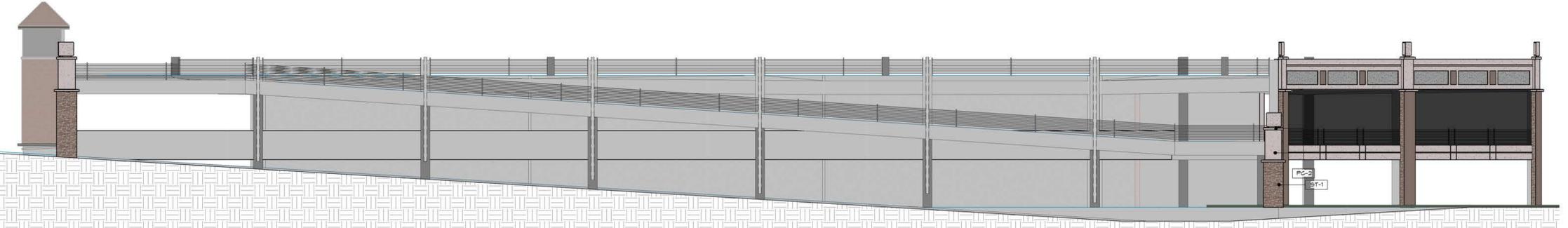
④ NORTH
3/32" = 1'-0"



③ WEST
3/32" = 1'-0"

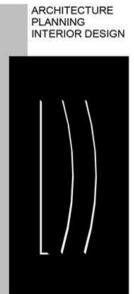


② EAST
3/32" = 1'-0"



① SOUTH
3/32" = 1'-0"

1 2 3 4 5 6



Lyman
Davidson
Dooley, Inc.
1640 Powers Ferry Road
Building One
Marietta, GA 30067
770.850.8494
770.856.9030
ladd-architects.com
ATLANTA
TAMPA

NO.	REVISIONS

NEW CONSTRUCTION
Peachtree Corners Town Center
Peachtree Corners, Georgia

Peachtree Corners Town Center
5200 Medlock Bridge Rd.
Peachtree Corners, GA

Peachtree Corners
147 Technology Pkwy
STE 200
Peachtree Corners,
GA 30092

TITLE COLORED ELEVATIONS

STATUS CONSTRUCTION DOCUMENTS

JOB 116018.00

QC Checker

DRAWN Author

SHEET **A703**

DATE 01/05/17

PH2017-004
Chuy's at Town Center
Building Elevations

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING ANALYSIS

PLANNING COMMISSION DATE: APRIL 11, 2017

CITY COUNCIL DATE: MAY 16, 2017

CASE NAME: **CHUY'S AT TOWN CENTER
BUILDING ELEVATIONS**

CASE NUMBER: **PH2017-004**

CURRENT ZONING: MUD (MIXED USE DEVELOPMENT)

LOCATION: 5400 BLOCK OF PEACHTREE PARKWAY

MAP NUMBERS: 6th DISTRICT, LAND LOT 301

ACREAGE: .5 ACRES

PROPOSED DEVELOPMENT: NEW RESTAURANT BUILDING AT TOWN CENTER

APPLICANT: FUQUA BCDC PEACHTREE CORNERS
3575 PIEDMONT RD.
ATLANTA, GA 30305

CONTACT: KEVIN FLOYD
404-907-1709

OWNER: FUQUA BCDC PEACHTREE CORNERS
3575 PIEDMONT RD.
ATLANTA, GA 30305

RECOMMENDATION: APPROVE

PROJECT BACKGROUND:

The concept plans for the Town Center were approved July 21, 2015 with the adoption of Ordinance 2015-06-49. This Ordinance identifies specific appearance standards for all the buildings in the Town Center. Criteria for building elevations listed in the ordinance address items such as building walls, roof lines, parapets, building materials, and landscaping. In addition to this ordinance, Table 'B', the development regulations for the Town Center, also includes building requirements.

Chuy's, a Tex-Mex food restaurant, would like to occupy the southernmost outparcel facing Peachtree Parkway. The entrance to the restaurant, along with an outdoor patio, are located on the southern building elevation. This side of the building would be visible to vehicles traveling northbound on Peachtree Parkway. The opposite side of the building (labeled North Elevation) would be visible to southbound traffic on Peachtree Parkway. The East elevation would face onto Peachtree Parkway and the West elevation would face the Town Center parking deck.

Chuy's sent Staff several previous versions of building elevations before submitting the attached drawings. The challenge facing Chuy's design team comes from having to reconcile specific Forum inspired elements with a Tex-Mex restaurant theme. Their original plans were similar to the Chuy's at Perimeter which incorporates 'south-of-the border' colors and materials. While that palette works well for the Tex-Mex concept, the features of that style did not meet the Town Center requirements. The current, submitted elevations combine the restaurant's theme with most of the required, Forum inspired building features including:

- Walls that are at least $\frac{3}{4}$ brick or stone
- Varied roof lines
- Taller building elements at the corners
- Awnings on the windows

Since the plans are not yet fully detailed, two of the requirements could not be evaluated but would still need to be incorporated into the final plans:

1. Requirement to screen rooftop mechanical equipment
2. Requirement to include landscape materials on or adjacent to the building

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that PH2017-004 be approved.



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	CHECK
Completed Application Form	• 10 Copies	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 10 Copies	<input type="checkbox"/> N/A
Site Plan	• 2 full size Copies • 10- 8-1/2" x 11" or 11" x 17" reductions	<input checked="" type="checkbox"/>
Letter of Intent	• 10 Copies	<input type="checkbox"/> N/A
Applicant Certification with Notarized Signature	• 10 Copies	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 10 Copies	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 10 Copies	<input type="checkbox"/> N/A
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 10 Copies	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (for each tax parcel included)	<input type="checkbox"/> N/A
Electronic copy of all of the above	• One (1) copy	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)		
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, HRR, R-SR, MUD or MUO rezoning requests	• 10 Copies	<input type="checkbox"/> N/A
Traffic Study	• 10 Copies	<input type="checkbox"/> N/A
Development of Regional Impact Review Form	• 2 Copies	<input type="checkbox"/> N/A
Building Compliance Inspection	• 2 Copies	<input type="checkbox"/> N/A

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>Fuqua BCDC Peachtree Corners Project Owner, LLC</u>	NAME: <u>Fuqua BCDC Peachtree Corners Project Owner, LLC</u>
ADDRESS: <u>3575 Piedmont Road, NE</u>	ADDRESS: <u>3575 Piedmont Road, NE</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>30305</u>	STATE: <u>Georgia</u> ZIP: <u>30305</u>
PHONE: <u>(404) 907-1709</u>	PHONE: <u>(404) 907-1709</u>
E-MAIL: <u>jeff.fuqua@fuquadev.com</u>	E-MAIL: <u>jeff.fuqua@fuquadev.com</u>
CONTACT PERSON: <u>Kevin Floyd</u> PHONE: <u>(404) 907-1709</u>	
CONTACT'S E-MAIL: <u>kevin.floyd@fuquadev.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): MUD REQUESTED ZONING DISTRICT: N/A

LAND DISTRICT(S): 6TH LAND LOT(S): 301 ACREAGE: 0.504

ADDRESS OF PROPERTY: 5200 Medlock Bridge Road, Peachtree Corners, GA 30092

PROPOSED DEVELOPMENT: Peachtree Corners Town Center

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 N/A

Dwelling Unit Size (Sq. Ft.): N/A

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: 7,000

Gross Density: N/A

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).

0.504 ACRES X 75 \$/ACRE + \$1,200 = \$1,237.80

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.

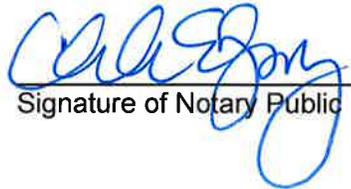


Signature of Applicant
Jeffrey S. Fuqua / Managing Member

Type or Print Name and Title

March 20, 2017

Date



Signature of Notary Public

3/20/17

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.

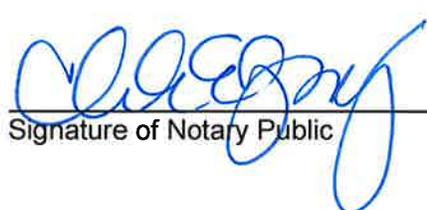


Signature of Property Owner
Jeffrey S. Fuqua / Managing Member *ds*

Type or Print Name and Title

March 20, 2017

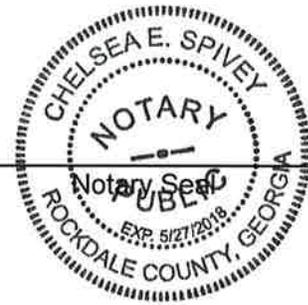
Date



Signature of Notary Public

3/20/17

Date



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?

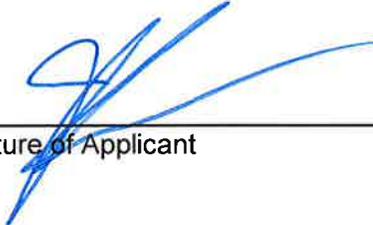
CHECK ONE: YES NO
 (If **yes**, please complete the "Campaign Contributions" section below)

Jeffrey S. Fuqua
 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

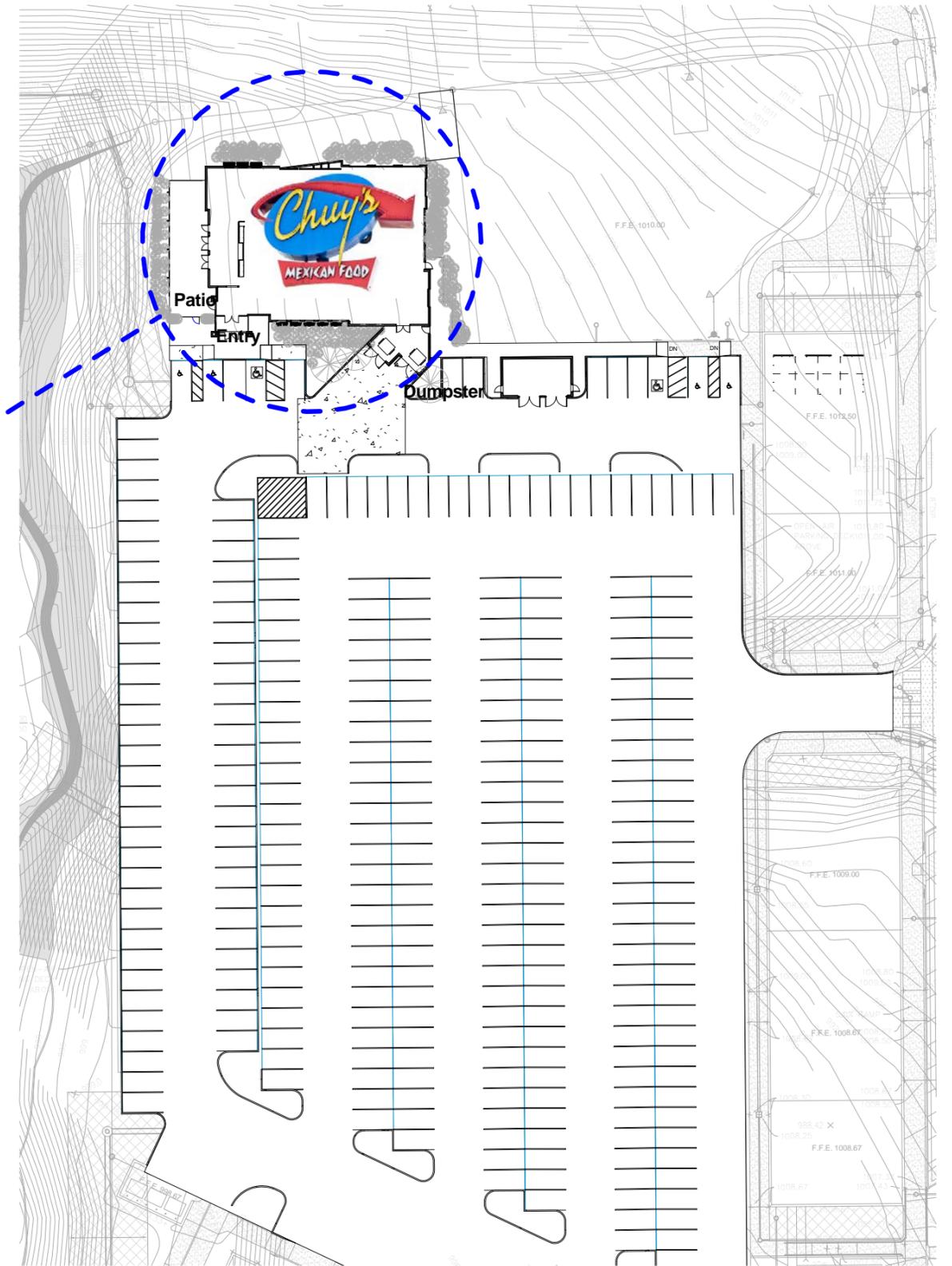
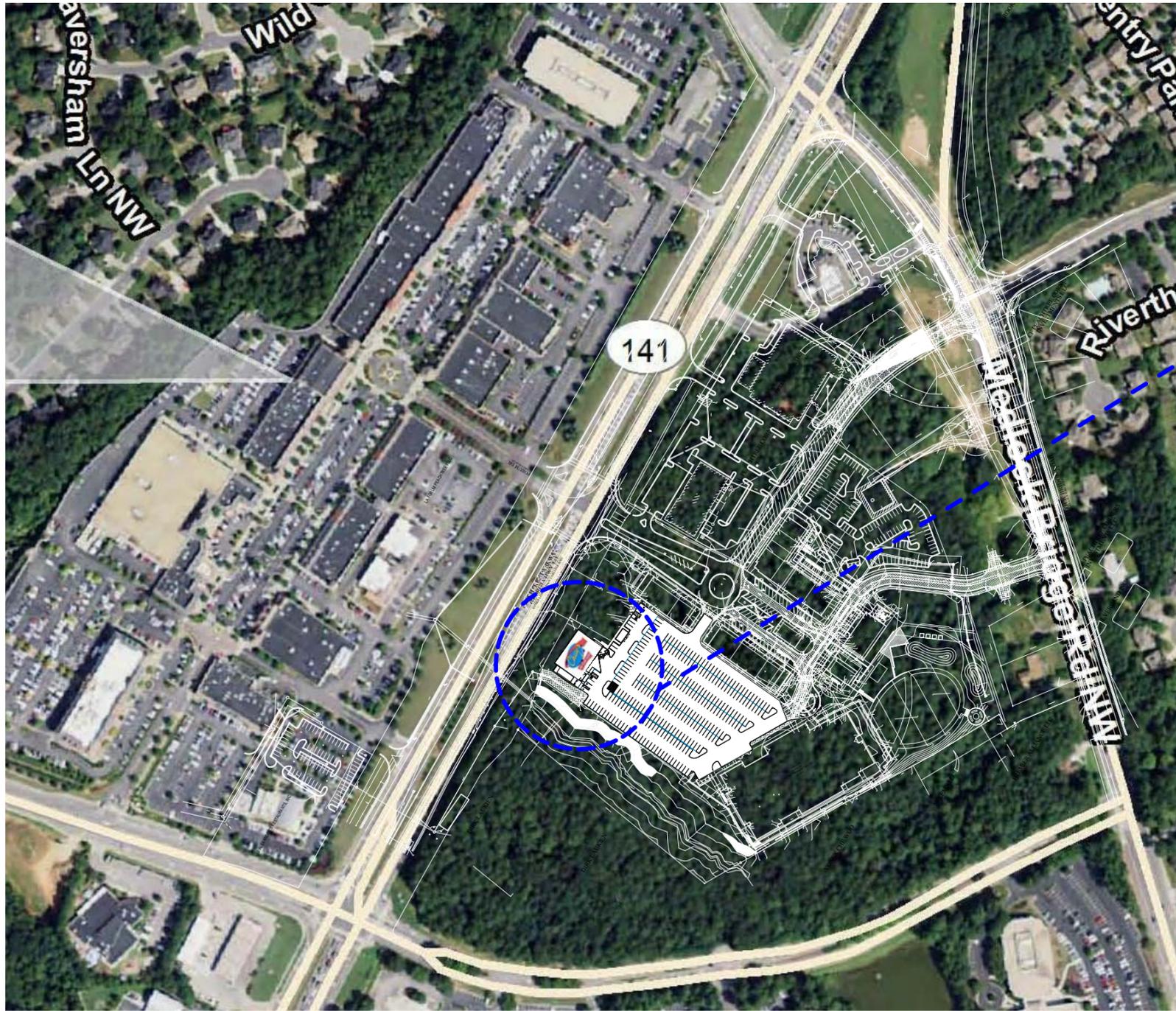
2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

 March 20, 2017 Jeffrey S. Fuqua
 Signature of Applicant Date Type or Print Name and Title

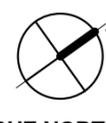
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 3/20/17 _____
 Signature of Notary Date Notary Seal






 Site Plan
 TRUE NORTH



 Enlarged Site Plan
 TRUE NORTH PROJECT NORTH



Chuy's - Peachtree, GA - DD — Site Plan

2017 03 08
 04-15381
 PS-02

Approved By - Signature

Date

Approved By - Signature

Date

Steve H.

Michael H.

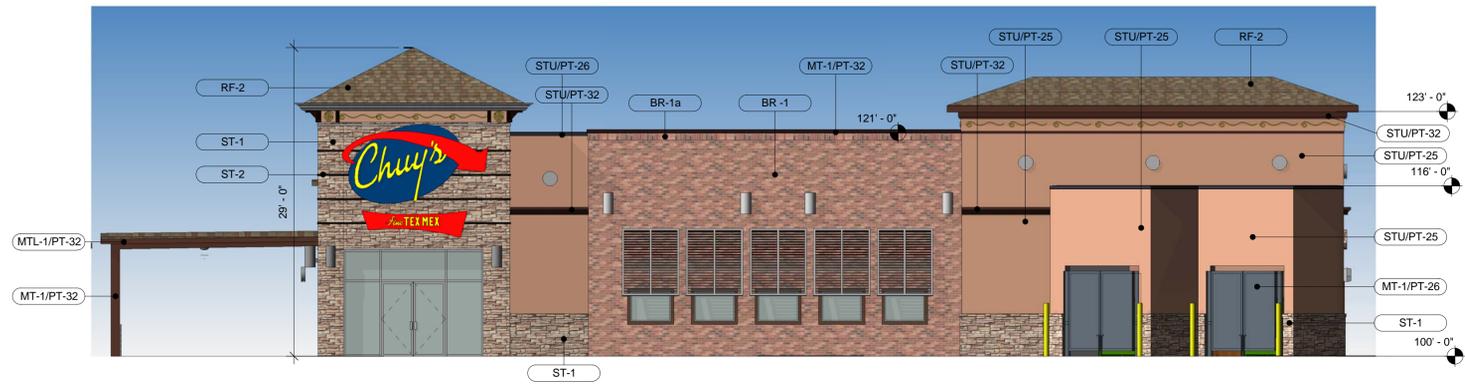
Mike M.

Don M.

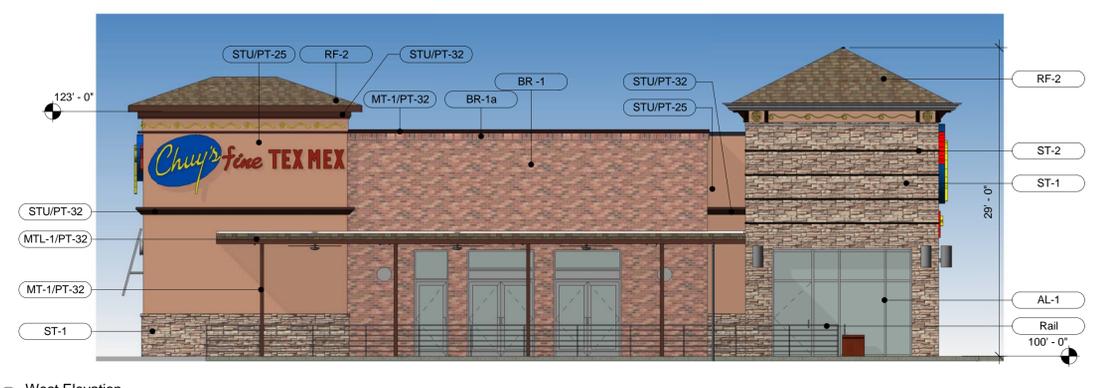
CONSTRUCTION • ARCHITECTURE

PARKWAY

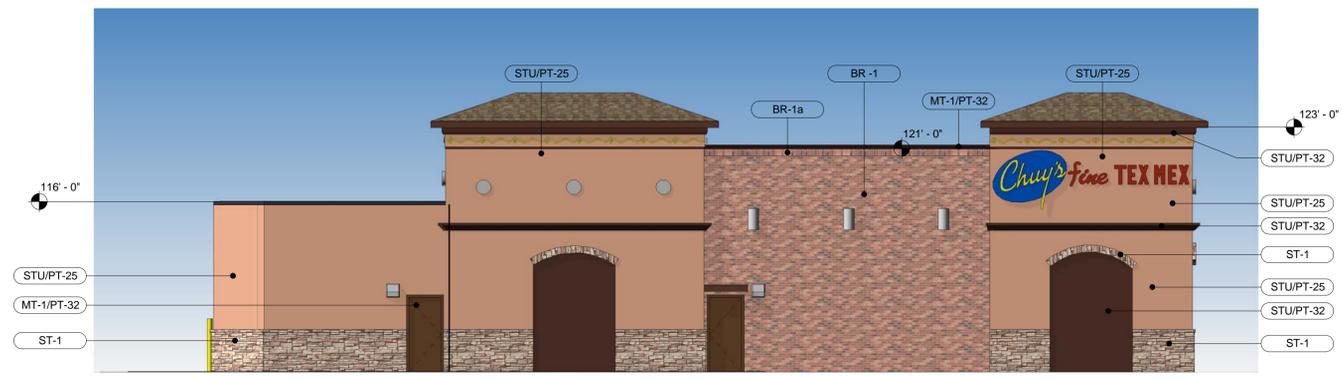
1000 Civic Circle Lewisville, TX 75067
 parkwayconstruction.com (972) 221-1979



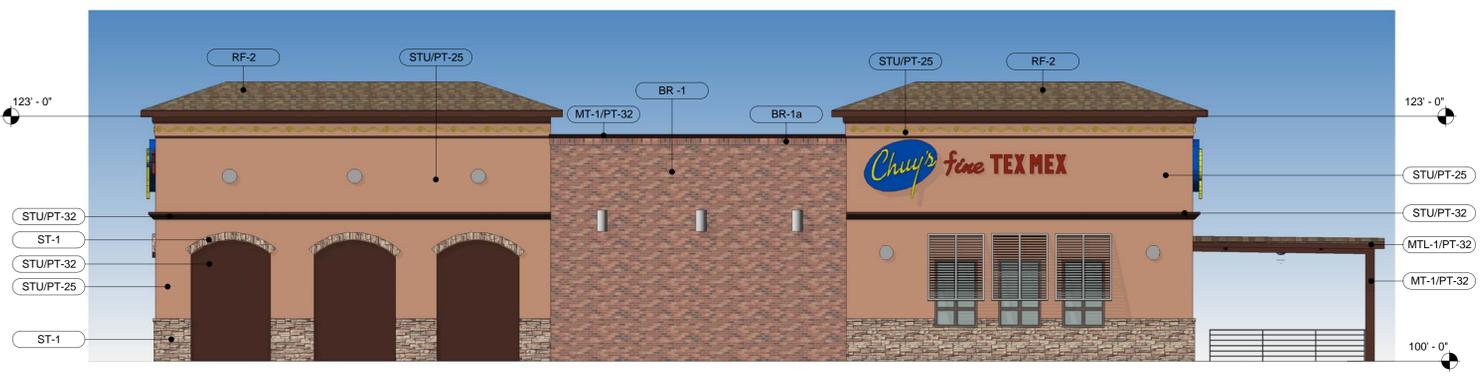
1 South Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"

Exterior Finish				
Mark	Description	Manufacturer	Color	Note
AL-1	Storefront	Kawneer	Clear Anodized Aluminum	with Low-E glass
BR-1	Standard Brick -Field	Blackson Brick Co.	Terracotta Velour 50%, Cherokee Velour 45% and Coffee Velour 5%	Standard Running Bond
BR-1a	Standard Brick - Field	Blackson Brick Co.	Terracotta Velour 50%, Cherokee Velour 45% and Coffee Velour 5%	Soldier Course
MT-	Patio Structure Post			Prime for Field Paint with Color Specified
MTL/PT-	Aluminum Fascia or Coping			Prime for Field Paint with Color Specified
PT-25	Paint Color	Sherwin Williams	0069 Rose Tan	
PT-26	Paint Color	Sherwin Williams	7082 Stunning Shade	
PT-32	Paint Color	Sherwin Williams	6048 Terra Brun	
Rail	Metal Rail for Patio			Clear Anodized Aluminum
RF-2	Architecture Shingle	GAF	Timberline American Harvest - Golden Harvest	
ST-1	Mountain Ledge Stack Stone	Eldorado Stone	Yukon	
ST-2	Stacked Stone	Eldorado Stone	Black River	
STU/PT-	Integral Color Stucco	Lahabra Stucco	See Paint indicated	Perma Flex Stucco Grade Acrylic Finish - Smooth

