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COUNCIL MEETING AGENDA

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member
James Lowe – Post 2, Council Member
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member
Lorri Christopher – Post 5, Council Member
Weare Gratwick – Post 6, Council Member

February 5, 2013

COUNCIL AGENDA

7:00 PM

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

A) CALL TO ORDER

B) ROLL CALL

C) PLEDGE OF ALLEGIANCE

D) MAYOR'S OPENING REMARKS

E) CONSIDERATION OF MINUTES – January 29, 2013 Council Meeting
January 31, 2013 Council Meeting

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) CONSENT AGENDA - No Items

I) REPORTS AND PRESENTATIONS

D. Wheeler »Update on Community Development Planning Issues

J) NEW BUSINESS

- 1. O2013-02-05** **FIRST READ** and Consideration of Rezoning a 4.32-acre parcel from C-2 (General Business District) and RM-13 (Multi-Family Residence District) to C-2 along with any necessary variances including buffer reductions in order to allow for the construction of restaurants, office and retail buildings on property located in the 6th District, Land Lot 301, Parcel 165 within the 5100 Block of Peachtree Parkway and the 3700 block of Medlock Bridge Road. Applicant/Owner: Peachtree Parkway Holdings, LLC (Public comment at second reading, 2/19/13)

2. O2013-02-06

FIRST READ and Consideration of a Request for a Special Use Permit on a 2.59 acre parcel, Zoned M-1 (Light Industrial District), to allow a truck fleet maintenance facility. The subject property is located in District 6, Land Lot 250, Parcel 068 at 2805 Amwiler Road.

Applicant: TK Atlanta Property, LLC; Owner: Satling Investments, LLC
(Public comment at second reading, 2/19/13)

K) OTHER BUSINESS

Overview of the 2033 Comprehensive Plan project, process, and timeline - presented by Pond and Co.

L) EXECUTIVE SESSION

M) ADJOURNMENT

CITY OF PEACHTREE CORNERS
COUNCIL MEETING
January 29, 2013, @ 7:00PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting on Tuesday, January 29, 2013 at 7:00 PM. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	James Lowe – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Attorney	Bill Riley
City Manager	Julian Jackson
City Clerk	Kym Chereck

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

MAYOR’S OPENING COMMENTS: Mayor Mason commented on

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE JANUARY 15, 2013 COUNCIL MEETING WITH ONE CORRECTION.

By: Council Member Christopher

Seconded by: Council Member Wright

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

MOTION TO APPROVE THE MINUTES FROM THE JANUARY 22, 2013 SPECIAL CALLED MEETING WITH ONE CORRECTION.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

AGENDA CONSIDERATION: There was no change to the agenda.

PUBLIC COMMENT: One public comment made in reference to future fire inspections.

CONSENT AGENDA: No Consent Agenda Items.

REPORTS and PRESENTATIONS: Community Development Director, Diana Wheeler, provided her report on staff activities that occurred from January 14, 2013 thru January 25, 2013. These activities included, among other items, meetings with various vendors, finalizing applications, and coordination with Pond and Company on the Comprehensive Plan.

NEW BUSINESS:

SWEARING IN OF CODE ENFORCEMENT OFFICER WALTER OSORIO.

City Attorney Bill Riley swore in Code Enforcement Officer Walter Osorio.

O2013-01-01

Second Read and Consideration of an Ordinance Adopting by Reference, and Amending Certain Portions of, the Georgia Code of Regulations, Comprising the International Building Codes, 2006 Edition; Chapter 1 Administration.

MOTION TO APPROVE ORDINANCE 2013-01-01, AN ORDINANCE ADOPTING BY REFERENCE, AND AMENDING CERTAIN PORTIONS OF, THE GEORGIA CODE OF REGULATIONS, COMPRISING THE INTERNATIONAL BUILDING CODES, 2006 EDITION; CHAPTER 1 ADMINISTRATION.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

O2013-01-02

Second Read and Consideration of an Ordinance of the City of Peachtree Corners, Georgia, Adopting by Reference, and Amending Certain Portions of, the Gwinnett County Development Regulations in Order to Establish a Document Entitled 'The City of Peachtree Corners Development Regulations.'

MOTION TO APPROVE ORDINANCE 2013-01-02, AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, ADOPTING BY

DRAFT COPY

REFERENCE, AND AMENDING CERTAIN PORTIONS OF, THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN ORDER TO ESTABLISH A DOCUMENT ENTITLED 'THE CITY OF PEACHTREE CORNERS DEVELOPMENT REGULATIONS.'

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

02013-01-03

Second Read and Consideration of an Ordinance of the City of Peachtree Corners, Georgia, Adopting by Reference, and Amending Certain Portions of, the Gwinnett County Floodplain Management Ordinance in Order to Establish a Document Entitled 'The City of Peachtree Corners Floodplain Regulations.'

MOTION TO APPROVE ORDINANCE 2013-01-03, AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, ADOPTING BY REFERENCE, AND AMENDING CERTAIN PORTIONS OF, THE GWINNETT COUNTY FLOODPLAIN MANAGEMENT ORDINANCE IN ORDER TO ESTABLISH A DOCUMENT ENTITLED 'THE CITY OF PEACHTREE CORNERS FLOODPLAIN REGULATIONS.'

By: Council Member Aulbach

Seconded by: Council Member Wright

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

02013-01-04

Second Read and Consideration of an Ordinance of the City of Peachtree Corners, Georgia, Adopting by Reference, and Amending Certain Portions of, the Gwinnett County Buffer, Landscape, and Tree Ordinance in Order to Establish a Document Entitled 'The City of Peachtree Corners Buffer, Landscape and Tree Regulations.'

MOTION TO APPROVE ORDINANCE 2013-01-04, AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, ADOPTING BY REFERENCE, AND AMENDING CERTAIN PORTIONS OF, THE GWINNETT COUNTY BUFFER, LANDSCAPE, AND TREE ORDINANCE IN ORDER TO ESTABLISH A DOCUMENT ENTITLED 'THE CITY OF PEACHTREE CORNERS BUFFER, LANDSCAPE AND TREE REGULATIONS.'

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

R2013-01-03

A Resolution to Adopt and Approve the Regulatory Fees for the City of Peachtree Corners, GA for Commercial Solid Waste Collection and Disposal Service and Commercial Recovered Materials Collection Services as Provided in the City of Peachtree Corners Code of Ordinances.

MOTION TO APPROVE R2013-01-03, A RESOLUTION ADOPTING THE REGULATORY FEES FOR THE CITY OF PEACHTREE CORNERS, GA FOR COMMERCIAL SOLID WASTE COLLECTION AND DISPOSAL SERVICE AND COMMERCIAL RECOVERED MATERIALS COLLECTION SERVICES AS PROVIDED IN THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES.

By: Council Member Christopher

Seconded by: Council Member Wright

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

R2013-01-04

A Resolution of Intent for the City of Peachtree Corners to adopt Floodplain Management Regulations, a Flood Damage Prevention Ordinance, and to participate in the National Flood Insurance Program.

MOTION TO APPROVE R2013-01-04, A RESOLUTION OF INTENT FOR THE CITY OF PEACHTREE CORNERS TO ADOPT FLOODPLAIN MANAGEMENT REGULATIONS, A FLOOD DAMAGE PREVENTION ORDINANCE, AND TO PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

EXECUTIVE SESSION:

MOTION TO GO INTO EXECUTIVE SESSION FOR THE DISCUSSION OF ONE (1) REAL ESTATE MATTER.

By: Council Member Sadd

Seconded by: Council Member Aulbach

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

MOTION TO COME OUT OF EXECUTIVE SESSION.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

ADJOURNMENT:

MOTION TO ADJOURN.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

Approved,

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk

(Seal)

CITY OF PEACHTREE CORNERS
SPECIAL CALLED COUNCIL MEETING
January 31, 2013, @ 7:00 PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting on Tuesday, January 22, 2013 at 7:30 AM. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	James Lowe – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Attorney	Bill Riley
City Manager	Julian Jackson
City Clerk	Kym Chereck

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

MAYOR’S OPENING COMMENTS: Mayor Mason welcomed Boy Scout Nate Brinkman to the meeting.

EXECUTIVE SESSION:

MOTION TO GO INTO EXECUTIVE SESSION FOR THE DISCUSSION OF ONE (1) REAL ESTATE MATTER.

By: Council Member Lowe

Seconded by: Council Member Sadd

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

MOTION TO COME OUT OF EXECUTIVE SESSION.

By: Council Member Wright

Seconded by: Council Member Christopher

Vote: (7-0) (Wright, Christopher, Mason, Sadd, Lowe, Wright, Gratwick)

ADJOURNMENT:

MOTION TO ADJOURN AT 8:35 PM.

By: Council Member Christopher

Seconded by: Council Member Sadd

**Vote: (6-0) (Christopher, Sadd, Mason, Lowe, Wright, Aulbach,
Gratwick)**

Approved,

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk

(Seal)



Memo

TO: Mayor and Council

CC: Julian Jackson, City Manager

FROM: Diana Wheeler, Community Development Director

SUBJECT: Staff Activity Report

The following is a summary of Staff activity during the period of 1/28/13 – 2/1/13.

- A. Meetings with:
1. Comprehensive Plan Advisory Committee and Pond and Co. for the first meeting to start the Comprehensive Planning process.
 2. Staff to discuss forms, documents, and procedures.
- B. Worked on finalizing applications and running through test scenarios in preparation for opening day of permitting division.
- C. Finalized contract with Pond and Co. for Comprehensive Plan services.
- D. Finalized and distributed Planning Commission packets for 2/8 meeting.
- E. Prepared Ordinances for upcoming meetings.
- F. Responded to phone calls and e-mails from residents, business people, and others.

Gwinnett County Activity Report

- A. Sixteen permits were issued.
- B. One Development Plan was filed (Newell Recycling).



GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT
 ONE JUSTICE SQUARE
 446 West Crogan Street, Lawrenceville, Georgia 30046
 Phone: 678.518.6020 Fax: 678.518.6028
 678.518.6277 24 Hour Inspection Requests
 www.gwinnettcounty.com

PERMITS ISSUED BETWEEN 1/21/2013 AND 1/25/2013 FOR THE CITY OF PEACHTREE CORNERS

CASE NUMBER	BLD2012-11993	PARCEL #	6301 165	ISSUED ON	1/25/2013	PROJECT:	AMERICAN TOWER
CENSUS TRACT:	050308			CONTRACTOR:	METRO PCS GEORGIA LLC	ZONING DISTRICT:	RM13
LOT:	001				2990 GATEWAY DR. SUITE 950	NO. OF UNITS:	
BLOCK:	TRACT				NORCROSS, GA 30071	ESTIMATED COST:	\$5,000.00
SUBDIVISION:	PEACHTREE PARKWAY PROPERTY				770.256.8876	HEATED AREA:	
ST ADDRESS, CITY:	3817 MEDLOCK BRIDGE RD, NORCROSS			TENANT:		UNHEATED AREA:	
COMM/RES:	Commercial			USE:	Commercial Other	Sewer/Septic:	Sewer
				TYPE OF WORK:	Other	Payment Received:	\$330.00
WORK DESC:	OTHER, ANTENNA CO-LOCATION AT 195-FT (ON THE TOWER EXTENSION)						

CASE NUMBER	BLD2013-00503	PARCEL #	6303 195	ISSUED ON	1/25/2013	PROJECT:	NOBLE VILLAGE AT SPALDING
CENSUS TRACT:	050321			CONTRACTOR:	COLLEGE PRO LANDSCAPING	ZONING DISTRICT:	OI
LOT:					P O BOX 519	NO. OF UNITS:	
BLOCK:					HULL, GA 30646	ESTIMATED COST:	\$13,309.00
SUBDIVISION:					706.543.8575	HEATED AREA:	
ST ADDRESS, CITY:	5701 SPALDING DR, NORCROSS			TENANT:	NOBLE VILLAGE AT SPALDING	UNHEATED AREA:	1220.26
COMM/RES:	Commercial			USE:	Retaining Wall	Sewer/Septic:	
				TYPE OF WORK:	Complete Building Permit	Payment Received:	\$66.55
WORK DESC:	RETAINING WALL, WALL#A, L=194-ft H=6.29-ft						

CASE NUMBER	BLD2013-00504	PARCEL #	6303 195	ISSUED ON	1/25/2013	PROJECT:	NOBLE VILLAGE AT SPALDING
CENSUS TRACT:	050321			CONTRACTOR:	COLLEGE PRO LANDSCAPING	ZONING DISTRICT:	OI
LOT:					P O BOX 519	NO. OF UNITS:	
BLOCK:					HULL, GA 30646	ESTIMATED COST:	\$2,474.00
SUBDIVISION:					706.543.8575	HEATED AREA:	
ST ADDRESS, CITY:	5701 SPALDING DR, NORCROSS			TENANT:	NOBLE VILLAGE AT SPALDING	UNHEATED AREA:	227.04
COMM/RES:	Commercial			USE:	Retaining Wall	Sewer/Septic:	
				TYPE OF WORK:	Complete Building Permit	Payment Received:	\$30.00
WORK DESC:	RETAINING WALL, WALL#D, L=43-ft H=5.28-ft, PLANS WITH BLD2013-00503						

CASE NUMBER	BLD2013-00505	PARCEL # 6303 195	ISSUED ON 1/25/2013	PROJECT: NOBLE VILLAGE AT SPALDING		
	0/S Fire Repair, Sign, Above Ground Pool, Mech		CONTRACTOR:	COLLEGE PRO LANDSCAPING	ZONING DISTRICT:	OI
CENSUS TRACT:	050321			P O BOX 519	NO. OF UNITS:	
LOT:					ESTIMATED COST:	\$6,366.00
BLOCK:				HULL, GA 30646	HEATED AREA:	
SUBDIVISION:				706.543.8575	UNHEATED AREA:	583.20
ST ADDRESS, CITY:	5701 SPALDING DR, NORCROSS		TENANT:	NOBLE VILLAGE AT SPALDING	Sewer/Septic:	
COMM/RES:	Commercial		USE:	Retaining Wall	Payment Received:	\$31.83
			TYPE OF WORK:	Complete Building Permit		
WORK DESC:	RETAINING WALL, WALL#E , L= 90-FT H=6.48-FT, PLANS WITH BLD2013-00503					

CASE NUMBER	BLD2013-00506	PARCEL # 6303 195	ISSUED ON 1/25/2013	PROJECT: NOBLE VILLAGE AT SPALDING		
	0/S Fire Repair, Sign, Above Ground Pool, Mech		CONTRACTOR:	COLLEGE PRO LANDSCAPING	ZONING DISTRICT:	OI
CENSUS TRACT:	050321			P O BOX 519	NO. OF UNITS:	
LOT:					ESTIMATED COST:	\$33,256.00
BLOCK:				HULL, GA 30646	HEATED AREA:	
SUBDIVISION:				706.543.8575	UNHEATED AREA:	3051.09
ST ADDRESS, CITY:	5701 SPALDING DR, NORCROSS		TENANT:	NOBLE VILLAGE AT SPALDING	Sewer/Septic:	
COMM/RES:	Commercial		USE:	Retaining Wall	Payment Received:	\$166.30
			TYPE OF WORK:	Complete Building Permit		
WORK DESC:	RETAINING WALL, WALL#F, L=261 FT H=11.69-FT, PLANS WITH BLD2013-00503					

CASE NUMBER	BLD2013-00549	PARCEL # 6302 134	ISSUED ON 1/25/2013	PROJECT: SPALDING RIDGE - NORTHWESTERN MUTUAL		
	437 Alterations (Non-Res), Interior Finish		CONTRACTOR:	MAY MOELLER PURCELL CONSTRUCTION COMPANY	ZONING DISTRICT:	M1
CENSUS TRACT:	050321			333 RESEARCH CT	NO. OF UNITS:	
LOT:				STE 250	ESTIMATED COST:	\$178,000.00
BLOCK:				NORCROSS, GA 30092	HEATED AREA:	7649
SUBDIVISION:	SPALDING TRIANGLE			770.441.2060	UNHEATED AREA:	
ST ADDRESS, CITY:	5445 TRIANGLE PKWY SUITE 350, NORCROSS		TENANT:	NORTHWESTERN MUTUAL	Sewer/Septic:	Sewer
COMM/RES:	Commercial		USE:	Commercial Manufacturing	Payment Received:	\$1240.00
			TYPE OF WORK:	Interior Finish		
WORK DESC:	INTERIOR FINISH PERMIT, SUITE 350, NORTHWESTERN MUTUAL					

CASE NUMBER	BLD2013-00556	PARCEL # 6331 462	ISSUED ON 1/22/2013	PROJECT: TILLMAN HALL 18-A
	101 Single Family - Detached		CONTRACTOR: PEACHTREE RESIDENTIAL PROPERTIES INC	ZONING DISTRICT: R100
CENSUS TRACT:	050322		7380 MCGINNIS FERRY RD	NO. OF UNITS:
LOT:	018			ESTIMATED COST: \$181,667.00
BLOCK:	A		SUWANEE, GA 30024	HEATED AREA: 4360
SUBDIVISION:	TILLMAN HALL		770.622.2522	UNHEATED AREA: 2655
ST ADDRESS, CITY:	4486 WOOD FOREST DR, NORCROSS		TENANT:	Sewer/Septic: Sewer
COMM/RES:	Residential		USE: Single Family Detached Dwelling	Payment Received: \$6895.00
			TYPE OF WORK: Complete Building Permit	
WORK DESC:	SINGLE FAMILY, IRRIGATION INCLUDED			

CASE NUMBER	BLD2013-00563	PARCEL # 6270 072	ISSUED ON 1/23/2013	PROJECT: AVALON RIDGE, SPEC SPACE
	437 Alterations (Non-Res), Interior Finish		CONTRACTOR: GW CONSTRUCTION INC	ZONING DISTRICT: M1
CENSUS TRACT:	050309		3206 AMESBURY WAY	NO. OF UNITS:
LOT:				ESTIMATED COST: \$100,000.00
BLOCK:			DULUTH, GA 30096	HEATED AREA: 16587
SUBDIVISION:	undefined		770.925.1990	UNHEATED AREA:
ST ADDRESS, CITY:	4975 AVALON RIDGE PKWY SUITE 300, NORCROSS		TENANT: SPEC SPACE	Sewer/Septic: Sewer
COMM/RES:	Commercial		USE: Commercial Manufacturing	Payment Received: \$900.00
			TYPE OF WORK: Spec Space Complete Permit	
WORK DESC:	INTERIOR FINISH, SUITE 300, SPEC SPACE			

CASE NUMBER	BLD2013-00615	PARCEL # 6276 068	ISSUED ON 1/23/2013	PROJECT: CORNERS WEST B/P-PRIORITY WIRE AND CABLE
	0/S Fire Repair, Sign, Above Ground Pool, Mech		CONTRACTOR: PRIORITY WIRE AND CABLE	ZONING DISTRICT: M1
CENSUS TRACT:	050304		6655 CORNERS INDUSTRIAL COURT	NO. OF UNITS:
LOT:			TENANT	ESTIMATED COST: \$0.00
BLOCK:			NORCROSS, GA 30092	HEATED AREA: 76000
SUBDIVISION:	BAY COLONY / GWINNETT COMMERCIAL CENTER		501.831.9080	UNHEATED AREA:
ST ADDRESS, CITY:	6655 CORNERS INDUSTRIAL CT STE B, NORCROSS		TENANT: PRIORITY WIRE AND CABLE	Sewer/Septic: Sewer
COMM/RES:	Commercial		USE: Commercial Manufacturing	Payment Received: \$180.00
			TYPE OF WORK: Tenant Change	
WORK DESC:	TENANT CHANGE, SUITE B, PRIORITY WIRE AND CABLE			

CASE NUMBER	BLD2013-00617	PARCEL # 6276 068	ISSUED ON 1/23/2013	PROJECT: CORNERS WEST B/P-PRIORITY WIRE AND CABLE
	0/S Fire Repair, Sign, Above Ground Pool, Mech		CONTRACTOR: SOUTHERN HANDLING INC	ZONING DISTRICT: M1
CENSUS TRACT:	050304		1501 ATLANTA IND WAY	NO. OF UNITS:
LOT:				ESTIMATED COST: \$5,000.00
BLOCK:			ATLANTA, GA 30331	HEATED AREA: 76000
SUBDIVISION:	BAY COLONY / GWINNETT COMMERCIAL CENTER		404.355.3500	UNHEATED AREA:
ST ADDRESS, CITY:	6655 CORNERS INDUSTRIAL CT STE B, NORCROSS		TENANT: PRIORITY WIRE AND CABLE	Sewer/Septic: Sewer
COMM/RES:	Commercial		USE: Commercial Manufacturing	Payment Received: \$200.00
			TYPE OF WORK: Racking & Shelving Conveyor Permit	
WORK DESC:	RACKING PERMIT, SUITE B, PRIORITY WIRE AND CABLE			
CASE NUMBER	BLD2013-00624	PARCEL # 6334 303	ISSUED ON 1/23/2013	PROJECT: NEELY FARM 013E
	329 Dock, Kiosk, Park, In-Ground Swimming Pool		CONTRACTOR: ADVANCED POOLS & SPAS, LLC	ZONING DISTRICT: R100
CENSUS TRACT:	050321		964 LAUREL RIDGE RD	NO. OF UNITS:
LOT:	013			ESTIMATED COST: \$30,000.00
BLOCK:	E		CLEVELAND, GA 30528	HEATED AREA:
SUBDIVISION:	NEELY FARM		770-532-1818	UNHEATED AREA:
ST ADDRESS, CITY:	4211 RIVER BOTTOM DR, NORCROSS		TENANT:	Sewer/Septic: Sewer
COMM/RES:	Residential		USE: Swimming Pool - Inground	Payment Received: \$205.00
			TYPE OF WORK: Complete Building Permit	
WORK DESC:	9" X 13" HEATED GAS INGROUND SPA			
CASE NUMBER	BLD2013-00635	PARCEL # 6331 421	ISSUED ON 1/23/2013	PROJECT: RESERVE AT JANES BRIDGE 007A
	101 Single Family - Detached		CONTRACTOR: JIM HOGAN HOMES INC	ZONING DISTRICT: R100CSO
CENSUS TRACT:	050308		4015 WETHERBURN WAY	NO. OF UNITS:
LOT:	007		BLDG A STE 300	ESTIMATED COST: \$175,000.00
BLOCK:	A		NORCROSS, GA 30092	HEATED AREA: 4200
SUBDIVISION:	THE RESERVE AT EAST JONES BRIDGE		770.441.9030	UNHEATED AREA: 2550
ST ADDRESS, CITY:	5176 CREEK WALK CIR, NORCROSS		TENANT:	Sewer/Septic: Sewer
COMM/RES:	Residential		USE: Single Family Detached Dwelling	Payment Received: \$1075.00
			TYPE OF WORK: Complete Building Permit	
WORK DESC:	NEW CONSTRUCTION, SINGLE FAMILY, REFER BLD2005-11319 FOR WATER AND SEWER PAYMENT			

CASE NUMBER	BLD2013-00641	PARCEL # 6304 261	ISSUED ON 1/23/2013	PROJECT: PEACHTREE FOREST		
	0/S Fire Repair, Sign, Above Ground Pool, Mech		CONTRACTOR:	PEACHTREE SERVICE EXPERTS	ZONING DISTRICT:	R100
CENSUS TRACT:	050610			2500 MEADOWBROOK PKWY	NO. OF UNITS:	
LOT:	004				ESTIMATED COST:	\$6,200.00
BLOCK:	F			DULUTH, GA 30043	HEATED AREA:	
SUBDIVISION:	PEACHTREE FOREST			770.458.0181	UNHEATED AREA:	
ST ADDRESS, CITY:	3875 GRAND FOREST DR, NORCROSS		TENANT:		Sewer/Septic:	
COMM/RES:	Residential		USE:	Single Family Detached Dwelling	Payment Received:	\$37.20
WORK DESC:	HVAC ONLY, HVAC REPLACEMENT		TYPE OF WORK:	Mechanical Only		
CASE NUMBER	BLD2013-00680	PARCEL # 6303 133	ISSUED ON 1/24/2013	PROJECT: PEACHTREE STATION, 16B		
	434 Alterations(Res), Deck, Porch, Remodel		CONTRACTOR:	BMC CONSTRUCTION	ZONING DISTRICT:	R100
CENSUS TRACT:	050321			5219 SUWANEE DAM ROAD	NO. OF UNITS:	
LOT:	016				ESTIMATED COST:	\$23,000.00
BLOCK:	B			SUWANEE, GA 30024	HEATED AREA:	
SUBDIVISION:	PEACHTREE STATION			770.932.9922	UNHEATED AREA:	
ST ADDRESS, CITY:	3758 ALLENHURST DR, NORCROSS		TENANT:		Sewer/Septic:	Sewer
COMM/RES:	Residential		USE:	Single Family Detached Dwelling	Payment Received:	\$163.00
WORK DESC:	REMODEL MASTER BATH AND CLOSET, ALL INSPECTION		TYPE OF WORK:	Remodel		
CASE NUMBER	BLD2013-00699	PARCEL # 6329 007	ISSUED ON 1/25/2013	PROJECT: RIVERVIEW ESTATES, 6D		
	0/S Fire Repair, Sign, Above Ground Pool, Mech		CONTRACTOR:	BANK OF AMERICA	ZONING DISTRICT:	R100
CENSUS TRACT:	050308			2502 W CHANDLER BLVD	NO. OF UNITS:	
LOT:	006			BUILDING D	ESTIMATED COST:	\$0.00
BLOCK:	D			CHANDLER, AZ 85224	HEATED AREA:	
SUBDIVISION:	RIVERVIEW ESTATES			214.209.6930	UNHEATED AREA:	
ST ADDRESS, CITY:	4567 RIDGEGATE DR, DULUTH		TENANT:		Sewer/Septic:	
COMM/RES:	Registration		USE:	Single Family Detached Dwelling	Payment Received:	\$100.00
WORK DESC:	VACANT STRUCTURE REGISTRATION		TYPE OF WORK:	Registration VS		

CASE NUMBER BLD2013-00705 PARCEL # 6288 122 ISSUED ON 1/25/2013 PROJECT: BENTLEY PLACE, 18A

CENSUS TRACT: 050309	434 Alterations(Res), Deck, Porch, Remodel	CONTRACTOR: KOLE BUILDERS SERVICES INC	ZONING DISTRICT: R100
LOT: 018		4540 KINGS ABBOTT WAY	NO. OF UNITS:
BLOCK: A		NORCROSS, GA 30092	ESTIMATED COST: \$4,800.00
SUBDIVISION: BENTLEY PLACE		770.449.6970	HEATED AREA:
ST ADDRESS, CITY: 4582 BENTLEY PL, DULUTH		TENANT:	UNHEATED AREA:
COMM/RES: Residential		USE: Single Family Detached Dwelling	Sewer/Septic: Sewer
		TYPE OF WORK: Repair	Payment Received: \$55.00
WORK DESC: REPAIR DAMAGED SCREEN PORCH, SAME LOCATION, SAME SHAPE AND HEIGHT			

TOTAL PERMITS ISSUED: 16

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO RZC2013-00001 IN ORDER TO REZONE A 4.32-ACRE PARCEL FROM C-2 (GENERAL BUSINESS DISTRICT) AND RM-13 (MULTI-FAMILY RESIDENCE DISTRICT) TO C-2 ALONG WITH ANY NECESSARY VARIANCES INCLUDING BUFFER REDUCTIONS IN ORDER TO ALLOW FOR THE CONSTRUCTION OF RESTAURANTS, OFFICE, AND RETAIL BUILDINGS ON PROPERTY LOCATED IN THE 6th District, Land Lot 301, Parcel 165 WITHIN THE 5100 BLOCK OF PEACHTREE PARKWAY AND THE 3700 BLOCK OF MEDLOCK BRIDGE ROAD. APPLICANT/OWNER: PEACHTREE PARKWAY HOLDINGS, LLC

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

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on February 5, 2013 and February 19, 2013;

NOW THEREFORE, The Mayor and City Council of the City of Peachtree Corners while in Regular Session on February 19, 2013 hereby ordain and approve the Zoning Case RZC2013-00001 for the above referenced property with the following enumerated conditions:

1. To restrict the use of the property as follows:

A. All uses and special uses permitted within the C-1 zoning district. All uses permitted within the C-2 zoning district, except for the following: animal hospitals or veterinary clinics; tattoo and piercing parlors, adult bookstores or entertainment, fast food restaurants with or without drive-thru window (pick-up /to go windows at non-fast food restaurants permitted), automotive car wash, automotive parts store; billboards; building, electrical or plumbing contractors; funeral homes or mausoleums; furniture rental establishments; convenience food stores with or without fuel pumps, emission inspection stations, equipment rental, hotels and motels, on-site laundry or dry cleaning establishments, self-service or coin operated laundries; liquor stores, mobile buildings, parking lots and garages, plant nursery sales facility, recreation facilities which exceed 3,500 square feet, recovered materials processing facility, taxidermist, yard trimmings composting facility, clubs, lodges, fraternal institutions and meeting halls, caretaker or watchman quarters, auto body repair shops, auto repair shops or tire stores, automotive service stations with or without fuel pumps, building material sales with outdoor storage, contractors offices or the outside storage of equipment or materials, heavy equipment and farm equipment sales and service and truck rental, mini-warehouse storage facilities, mobile home or mobile building leasing or sales lots, taxi cab or limousine services and no outdoor storage of any type; pest control businesses; pet shops or grooming establishments; lounges; day care center; and any temporary uses.

B. Drive-thru businesses shall be prohibited, except for a coffee shop, (defined as a business that derives at least 80% of its revenues from the sale of coffee, tea, and similar beverages), and banks/financial institutions which may include a drive-through facility as an integrated part of the primary banking operation if such drive-through facility is structurally attached to the bank/financial institution building. To the extent that any allowed structure ceases to be used as a bank/financial institution, then the drive-through portion of the facility shall be demolished.

C. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District).

2. *To satisfy the following site development considerations:*
 - A. *Provide a 20-foot wide landscape strip to serve as a buffer adjacent to residential zoning. Any graded area of the buffer shall be replanted with American Elm and native Georgia trees such as Tulip Poplar, Maple, and Cryptomeria.*
 - B. *To the extent possible, coordinate with the adjoining residential property in order to accommodate at least three points of vehicular and pedestrian connection between the properties and to coordinate landscape treatments along common property lines.*
 - C. *Provide bike racks within the development in accordance with the overlay standards.*
 - D. *Billboards or oversized signs shall be prohibited.*
 - E. *Dumpsters shall be screened by an opaque decorative wall, at least six (6) feet in height, which will coordinate with the building architecture, and with a gated entry. Pick-up for dumpsters shall be limited to between the hours of 8:00 a.m. and 6:00 p.m.*
 - F. *Buildings shall be finished with architectural treatments containing a mixture of glass, brick, stone and/or stucco. All sides shall have a 32-inch or greater water table of brick or stone, except where full length glass or doors are located. The elevations of the buildings shall be in general conformity with buildings located within the Forum on Peachtree Parkway, and final plans shall be approved by the Planning Commission. All mechanical appurtenances and equipment and/or ductwork shall be screened from view. Screening shall coordinate with the building architecture.*
 - G. *Provide or relocate and reconstruct sidewalks, as required, a minimum of five feet in width adjacent to Peachtree Parkway (U.S. Hwy. 141) and Medlock Bridge Road. Sidewalks may meander along these roads where feasible and per DOT approval. Provide internal sidewalks connecting outparcel development. Submit pedestrian access plan for review and approval of the Director.*
 - H. *Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or create a hazard for passing automobile traffic. Any lights located on the rear of the building must be directed downward.*
 - I. *Ground signage shall be limited to monument type sign(s) with a minimum two-foot high brick or stacked stone base. Ground sign(s) shall not exceed six feet in height.*
 - J. *Any detention ponds shall be visibly screened with landscape plantings to be approved by the Director.*
 - K. *No outside speakers shall be allowed other than on a coffee shop or bank usage, if any, or a Muzak system may be allowed provided no shrill or excessive noise and vibrations, amplified live entertainers, outside paging systems, phone bells, or loudspeakers will be allowed. Any Muzak system shall have downward facing speakers and shall be inaudible ten feet from the speakers.*
 - L. *Business hours are to be limited to Monday through Thursday from 7:00 a.m. to 12:00 midnight and Friday through Sunday from 7:00 a.m. to 2 a.m. Business hours for a coffee/bagel shop and any specialty gourmet food store(s) shall be 6:00 a.m. to 2 a.m. seven days a week.*

- M. All food service facilities on the property, including outparcels, shall install odor scrubbers which remove 95% of cooking odors as determined by the Director.*
- N. Truck delivery, parking lot cleaning machinery and any other equipment that emits noise shall be limited to the hours of 6:00 a.m. to 9:00 p.m.*
- O. No overnight parking or idling of delivery trucks shall be allowed.*
- P. Prior to any grading or clearing, all buffers shall be clearly marked with bright orange tree save fencing to insure that no improper or accidental buffer intrusions occur.*
- Q. No tents, canopies, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard signs, sign-walkers and sign-twirlers shall be prohibited.*
- R. Peddlers and/or parking lot sales shall be prohibited.*
- S. The main entrances into the buildings located along Peachtree Parkway shall be designed to face, or appear to face, Peachtree Parkway. The main entrance into the building located along Medlock Bridge Road shall be designed to face, or appear to face Medlock Bridge Road.*
- T. If the building located along Medlock Bridge Road is developed as a multi-tenant building, then tenant access shall be provided through an interior lobby.*
- U. The building located along Medlock Bridge Road shall have no exterior stairs, stairwells or 2nd floor balconies that connect building floors to the outside.*
- V. The building located along Medlock Bridge Road shall be developed with a first floor finish elevation that approximately matches the first floor elevation of Piedmont Bank.*

Effective this 19th day of February, 2013.

Approved by:

So signed and Witnessed

this _____ day of _____, 2013

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk

SEAL

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2013-00001 REQUEST FOR A SPECIAL USE PERMIT ON A 2.59 ACRE PARCEL ZONED M-1(LIGHT INDUSTRIAL DISTRICT) TO ALLOW A TRUCK FLEET MAINTENANCE FACILITY. THE SUBJECT PROPERTY IS LOCATED IN DISTRICT 6, LAND LOT 250, PARCEL 068 AT 2805 AMWILER ROAD. APPLICANT: TK ATLANTA PROPERTY, LLC; OWNER: SATLING INVESTMENTS, LLC

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

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on February 5, 2013 and February 19, 2013;

NOW THEREFORE, The Mayor and City Council of the City of Peachtree Corners while in Regular Session on February 19, 2013 hereby ordain and approve the Zoning Case SUP2013-00001 for the above referenced property with the following enumerated conditions:

1. *Maintain the existing eight-foot high, opaque security fence around the perimeter of the subject property.*
2. *All truck and trailer repairs shall occur within the enclosed building.*
3. *Outdoor loudspeakers shall be prohibited.*
4. *The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.*

Effective this 19th day of February, 2013.

Approved by:

So signed and Witnessed

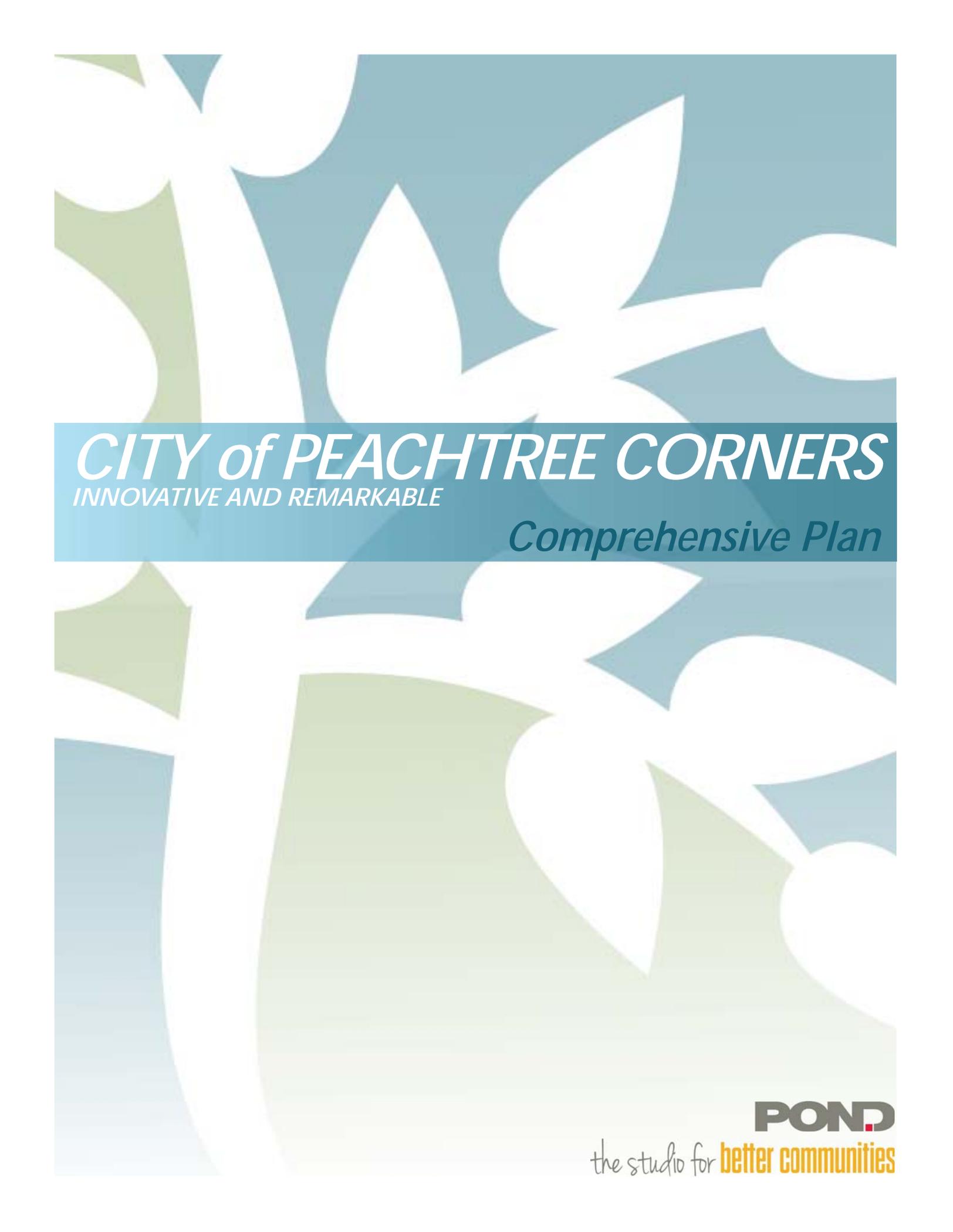
this _____ day of _____, 2013

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk

SEAL



CITY of PEACHTREE CORNERS

INNOVATIVE AND REMARKABLE

Comprehensive Plan

POND

the studio for **better communities**



PUBLIC PARTICIPATION PLAN

INTRODUCTION

During 2013, the City of Peachtree Corners will write its first Comprehensive Plan. Wide reaching, representative community involvement is needed to make the project a success. This is why a Community Participation Plan is created. The Community Participation Plan explains the overall planning process and presents the plan for engaging citizens, business members and other stakeholders with varying interests and perspectives.

The Comprehensive Plan considers the 20-year horizon and provides a fact-based resource that tracks implementation of community-based policies. An overall plan addressing a city's future must answer a fundamental question "**What do we really want our city to become?**" This question has no single, simple solution, but many complex answers, which evolve over time. A successful plan will help leaders narrow the complexity into a concise vision with action items that hold elected officials accountable. As a new city, Peachtree Corners has the unique privilege of being able to define its vision for the first time. The 2033 Comprehensive Plan will set the stage for development, growth, and investment in the City.

Through various community activities, the City will develop its vision and **Community Goals**. The Community Goals lay out a road map for the community's future, identifying a direction and generating pride and enthusiasm. After the goals are identified, the consultant team will use more public input to draft a list of **Community Needs and Opportunities**. The Needs and Opportunities report combines data and observations with community members' own assessments of issues and opportunities to create a list of needs that the plan should address. Finally, the consultant team will produce a **Community Work Program**. The Community Work Program will identify short- and long- term actions to achieve the common vision and goals and frame policy commitments to build a successful City of Peachtree Corners over the next twenty years. Creating a great city takes decades of planning and investing, and the Comprehensive Plan will direct development decisions that influence the City's future.

PURPOSE

In summary, the Comprehensive Plan includes the Community Needs & Goals, Community Vision, and Community Work Plan. The purpose of this document, the **Public Participation Plan**, is to ensure that the final Comprehensive Plan reflects the full range of community values and desires, by involving a diverse spectrum of stakeholders in development of the Community Work Program. Broad-based participation supports the plan through its implementation, since many members of the community are involved in the plan's development, feel a sense of ownership over it, and are committed to seeing it through. The methods for which the public will be engaged are outlined below in the Public Participation Plan, which includes:



- Structure of Participation Process;
- Identification of Stakeholders;
- Identification of Participation Techniques; and
- Schedule for Completion of the Community Work Program.

STRUCTURE OF PARTICIPATION PROCESS

PROJECT MANAGEMENT TEAM

The City's Department of Community Development and the contracted Consultant lead a Project Management Team. The Project Management team proposed recommendations for the Comprehensive Plan based on community input. The City Council and Mayor hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents, and, as the body that must deliberate budget constraints and competing priorities, may modify the recommendations that they receive.

CITIZEN ADVISORY COMMITTEE

A Citizen Advisory Committee will also help guide the Comprehensive Plan by serving as the project's primary sounding board for initial concepts and providing representation from various communities in Peachtree Corners. They are tasked with reviewing consultant documentation and providing feedback, guidance, and recommendations based on the community's input and the City's vision. The Committee will also review synthesized community input and proposed recommendations that will make up the final plan. The role of the Citizen Advisory Committee members may include:

- Representing a neighborhood, organization, or business community throughout the process;
- Attending Citizen Advisory Committee meetings, of which there will be 4-7 between January and July, to review and comment on materials prepared by the consultant team;
- Attending scheduled public meetings, if possible;
- Recommending language for the City of Peachtree Corners based on community meeting results;
- Distributing all information pertinent to the process to the larger community and respective neighbors/organization members/etc.;
- Assisting in determining appropriate solutions to include in the Community Work Program, which will allow the plan to be implemented while meeting the community's goals;
- Offering innovative strategies and tools that may be explored during this effort.

Each meeting of the Citizen Advisory Committee will include an informational piece and interactive exercises. The Committee will also review presentation materials for upcoming community meetings, which are scheduled one week after the Citizen Advisory Committee meetings; the consultant team can make adjustments to community meeting presentation materials if necessary based on the Citizen Advisory Committee input. The City Council will approve the list of members invited to join the Citizen Advisory Committee.



IDENTIFICATION OF STAKEHOLDERS

Each person who lives, works or serves in Peachtree Corners has a stake in its success and plans for the future. To effectively manage a broad range of viewpoints, it will be effective to rely on existing networks and stakeholder groups. As part of targeted public outreach efforts, the Comprehensive Plan effort will engage existing networks including community organizations, businesses, service providers and small groups to serve as a source of input, information and recommendations. These groups will also be asked to distribute meeting notices, posters, and agendas to broader groups; they will also be tapped to provide feedback on how to improve the outreach process and shape the content of meetings and presentations so that they meet a variety of needs. Other stakeholders may be invited to join the Citizen Advisory Committee or give interviews to the Project Management Team.

A preliminary list of stakeholders is included below. To ensure broad representation, the City will update this list with additional stakeholders identified through the Citizen Advisory Committee, City Council, and community members. The final list of stakeholders will be included in the final Comprehensive Plan.

- City Council members
- Planning Commission
- Local schools (public and private)
- Norcross High School Foundation for Excellence
- Peachtree Corners Business Association
- United Peachtree Corners Civic Association
- Religious institutions
- Civic leaders
- Minority group leaders
- Major employers
- Major land owners
- Service providers, such as:
 - Asian American Resource Center
 - PeachCare Community Centers
 - Norcross Human Services Center
 - Right from the Start Medicaid
 - Ninth District Opportunity, Inc.
 - Norcross Health Center
 - Norcross Senior Center
 - View Point Health
 - Hispanic Community Support Center
 - Latin American Association



PARTICIPATION TECHNIQUES

The Planning Team will conduct three community meetings, as well as stakeholder interviews covering planning elements consisting of land use, transportation, design controls, natural and cultural resources, housing, economic development and visioning. In addition to the above referenced community meetings, an Open House will be held. City officials plan to conduct three public hearings and three planning commission meetings.

The City of Peachtree Corners will engage the community using a variety of techniques, depending upon the purpose of achieving community involvement. The following section identifies different techniques and organizes them by purpose.

Website/Media: The Project Management Team has created a project-specific website: <http://peachtreecornersplan.blogspot.com/>. The website will be updated on a regular basis throughout the public participation process. Citizens can access community meeting schedules, agendas, minutes, and links to other important information on the site. The website will also host copies of draft documents for public review as they become available. The City will include information about upcoming meetings and a link to the project website on its own website, <http://cityofpeachtreecornersga.com/>.

Lobby Displays: Maps and information will be posted at City Hall.

Printed/E-mail Bulletins: Information on upcoming meetings will be distributed at key times during the study. The consultant team will produce a flyer advertising each public meeting and provide it to the City for physical or digital distribution. A flyer advertising each meeting will be posted on the door of City Hall.

Media/Press Releases: The City will contact local newspaper(s) to advertise meetings and/or status of the plan to the community. The Atlanta-Journal Constitution, Gwinnett Daily Post (the legal organ of Gwinnett County), and Peachtree Corners Patch will receive press releases and announcements.

Mailing Lists: The City will ask members of the Citizen Advisory Committee and other stakeholders to use existing email distribution lists to publicize meetings and other key events. This resource will keep the public informed of proposed meetings, changes to dates and schedules, and public review periods for draft documents. Emails will be distributed before public meetings. Exact content and timing of these distributions will be determined with further coordination with the City.

Community Meetings: Four community events are planned for the Comprehensive Plan:

- **Community Meeting #1:** February 21, 2013, 7:00-8:30 pm.
 - This meeting will be held at City Hall.
 - The purpose of this meeting will be to inform the public about the Comprehensive Plan, capture the community's vision for Gainesville's transportation network, and gain an



understanding of existing issues and opportunities in the City. The meeting will be a presentation with an opportunity for participants to share their thoughts about issues and opportunities with the group or on comment cards.

- **Community Meeting #2A:** April 24, 2013, time TBD (daytime)
 - This meeting will be held at a location to be determined. It may be held at a location outside of City Hall, such as Norcross High School, to reach a wider audience.
 - Community Meeting #2 will be a design workshop, where participants can define the vision for different character areas in the City. The consultant team will present a summary of the issues and opportunities that have been identified and explain how character areas are used in long-range planning and development regulations. The remainder of the meeting will be spent in small break-out groups with interactive, hands-on designing and visioning exercises.
 - There will be two identical sessions of Community Meeting #2, held at two different times and location to reach a wide audience.
- **Community Meeting #2B:** April 25, 2013, time TBD (evening)
 - This meeting will be held at a location to be determined. It may be held at a location outside of City Hall, such as the YMCA, to reach a wider audience.
 - Community Meeting #2 will be a design workshop, where participants can define the vision for different character areas in the City. The consultant team will present a summary of the issues and opportunities that have been identified and explain how character areas are used in long-range planning and development regulations. The remainder of the meeting will be spent in small break-out groups with interactive, hands-on designing and visioning exercises.
 - There will be two identical sessions of Community Meeting #2, held at two different times and location to reach a wide audience.
- **Community Meeting #3:** July 25, 2013, 5:00 – 8:00 pm
 - This meeting will be held at City Hall in an Open House format, so attendees can stop by as they please and stay for as long as they wish any time within the three-hour time frame.
 - At the Open House, the project team will present the final set of activities in the Community Work Program. The public will be asked to rank and prioritize projects. The public's preferred projects will help inform the final list of recommendations that will be adopted as part of the plan.

Select Interviews: Select stakeholders and City Staff will be interviewed in order to gain more detailed information on certain topics, such as housing, economic development and local industry, population diversity, growth and needs, etc. In addition, the consulting team will interview each City Council member individually.



Survey: Certain topics may require additional input to clarify the results of community meetings. A survey may be prepared. The results will be analyzed, a report submitted, and the information will be incorporated into the report.

City Council Meetings and Work Sessions: The consulting team and City Staff will attend meetings and work sessions with the City Council during the Comprehensive Planning process. The City Council holds official meetings on the first and third Tuesdays of every month. Agenda items are due by Tuesday of the prior week, and agenda packets are distributed by the Friday prior to the meeting.

- City Council Meeting #1: February 5, 2013, 7:00 pm
 - At the February 5th City Council meeting, the consultant team will officially kick off the Comprehensive Plan. This first hearing is required by the Georgia Department of Community Affairs (DCA) and is intended to brief the community on the process to be used to develop the plan, present opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.
- City Council Meeting #2: April 16, 2013, 7:00 pm
 - At the April 16th City Council meeting, the consultant team will present a brief summary of the Community Vision and Community Needs and Goals. The team will also announce Community Meeting 2, which will take place on April 24th and April 25th. This meeting may be accomplished in a joint session with the Planning Commission.
- City Council Meeting #3: August 6, 2013: 7:00 pm
 - At the August 6th City Council meeting, the consultant team will present the draft of the final comprehensive plan. This public hearing is required by the DCA and must be held once the plan has been drafted and made available for public review, but prior to its transmittal to the Regional Commission for review. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. Once public comments have been addressed, the plan must be transmitted to the Regional Commission with a cover letter signed by mayor.

Planning Commission Meetings and Work Sessions: The project management team will also work closely with the planning commission in developing the Comprehensive Plan. The planning commission meets on the second Tuesday of every month.

- February 12, 2013: At the February 12 planning commission meeting, the consultant team will seek feedback on the vision and goals for the City. This meeting will also give the planning commission members an opportunity to share issues, needs, and opportunities they have identified in the City.
- April 16, 2013: In April, the consultant team will present a brief summary of the Community Vision and Community Needs and Goals that have been developed after several months of public input. This may be accomplished with a joint session between the planning commission and the city council on April 16th.



- July 9, 2013: At the July planning commission meeting, the consultant team will present a summary of the community work plan that has been developed. The work plan will include a list of activities that the City may choose to pursue in order to achieve the goals and objectives identified in the plan.

SCHEDULE

REVIEW PROCESS

In Georgia, the DCA determines the rules and regulations local governments must follow when preparing the Comprehensive Plan. Upon completion, Peachtree Corners must transmit the comprehensive plan to the Atlanta Regional Commission (ARC) for review. The transmittal must include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once received, the ARC will immediately forward the plan to the DCA for review. DCA conducts a report of findings and recommendation, and ARC issues the local government a final report that includes DCA's comments.

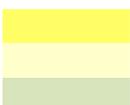
COMPREHENSIVE PLAN SCHEDULE OF ACTIVITIES

The City has prepared the attached schedule for community meetings, workshops, events and public hearings. While several target dates remain to be finalized, the City will adhere to this schedule and post it in local media outlets, along with periodic updates as dates and venues are determined. The schedule was reviewed by the city's Community Development Department and aims to provide for numerous opportunities for public involvement, in a variety of locations with different formats.



Peachtree Corners 2033 Comp Plan - Proposed Meeting Schedule (Revised: 01/30/2013)

January 2013		Start	Finish	Location
9-Jan-13	Project Management Team Meeting: Kick Off	11:30 AM	1:00 PM	City Hall
14-Jan-13	Study Area Tour - Self Guided	9:30 AM	1:00 PM	Study Area
16-Jan-13	Market Meeting	2:30 PM	3:30 PM	City Hall
30-Jan-13	Citizen Advisory Committee Meeting #1, Kick Off (Process/Visions/Goals)	11:30 AM	1:00 PM	City Hall
February 2013				
5-Feb-13	Community Announcement: Project Kick Off (Council Mtg/Public Hearing)	7:30 PM	9:00 PM	City Hall
5-Feb-13	Community Survey Opens, Closes on March 31	2/5/2013	3/31/2013	On Line
12-Feb-13	Planning Commission Meeting: Vision & Goals, Issues & Opportunities	7:00 PM	8:30 PM	City Hall
13-Feb-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
13-Feb-13	Citizen Advisory Committee Meeting #2	11:30 AM	1:00 PM	City Hall
13-Feb-13	Stakeholder Interviews; begin 2/13/2013 - 3/31/2013	2/13/2013	3/31/2013	Citywide
21-Feb-13	Community Meeting #1: Vision & Goals, Issues & Opportunities	7:00 PM	8:30 PM	City Hall
March 2013				
13-Mar-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
13-Mar-13	Citizen Advisory Committee Meeting #3 (If needed)	11:30 AM	1:00 PM	City Hall
18-Mar-13	Business Owner Roundtable: Vision & Goals, Issues & Opportunities	TBD	TBD	TBD
April 2013				
16-Apr-13	Planning Commission Meeting: Summary of Findings [joint session?]	7:00 PM	8:30 PM	City Hall
16-Apr-13	Council Mtg: Summary of Findings (announce Comm Mtg 2) [joint session?]	7:00 PM	8:30 PM	City Hall
17-Apr-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
17-Apr-13	Citizen Advisory Committee Meeting #4	11:30 AM	1:00 PM	City Hall
24-Apr-13	Community Meeting #2: Character Area Visioning Workshop	Day	Day	TBD - Norcross High?
25-Apr-13	Community Meeting #2: Character Area Visioning Workshop	Evening	Evening	TBD - City Hall/YMCA?
May 2013				
8-May-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
8-May-13	Citizen Advisory Committee Meeting #5 (If needed)	11:30 AM	1:00 PM	City Hall
June 2013				
12-Jun-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
12-Jun-13	Citizen Advisory Committee Meeting #6 (If needed)	11:30 AM	1:00 PM	City Hall
July 2013				
9-Jul-13	Planning Commission Meeting: Summary of Community Work Plan	7:00 PM	8:30 PM	City Hall
10-Jul-13	Project Management Team Meeting	10:00 AM	11:30 AM	City Hall
10-Jul-13	Citizen Advisory Committee Meeting #7	11:30 AM	1:00 PM	City Hall
25-Jul-13	Community Meeting 3: Open House	5:00 PM	8:00 PM	TBD - City Hall?
August 2013				
6-Aug-13	City Council Meeting: Transmittal to ARC/DCA w/ Resolution	7:00 PM	8:30 PM	City Hall
September 2013				
11-Sep-13	Project Management Team Meeting (If needed)	10:00 AM	11:30 AM	City Hall
October 2013				
15-Oct-13	City Council Meeting: Adoption Hearing	7:00 PM	8:30 PM	City Hall
21-Oct-13	Transmit Final Copy to ARC DCA	TBD	TBD	ARC Conference Room



Citizen Advisory Committee Meeting
 Potential Citizen Advisory Committee Meeting
 Other meetings that Citizen Advisory Committee members are encouraged to attend