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COUNCIL MEETING AGENDA

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member

Jeanne Aulbach – Post 4, Council Member

James Lowe – Post 2, Council Member

Lorri Christopher – Post 5, Council Member

Alex Wright – Post 3, Council Member

Weare Gratwick – Post 6, Council Member

November 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 – October 15, 2013

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) CONSENT AGENDA - No Items

I) OLD BUSINESS

- 1. O2013-10-20** SECOND READ and Consideration of a request to amend the City of Peachtree Corners zoning map pursuant to RZ 2013 004, Grandview, in order to rezone four pieces of property located at Peachtree Corners Circle and Medlock Bridge Road; 6th District Land Lot 301, within the 5200 block of Peachtree Parkway from R-100 to M-U-D to accommodate a future mixed-use development. (Public comment will be heard.)

J) NEW BUSINESS

- 1. ACTION ITEM** Approval of the 2014 Council Meeting Calendar.

- 2. O2013-11-22** First Read and consideration of an Ordinance of the City of Peachtree Corners, Georgia, to adopt the City of Peachtree Corners 2033 Comprehensive Plan. (Public comment will be heard at the second reading on 11/19/2013.)

K) EXECUTIVE SESSION

L) ADJOURNMENT

CITY OF PEACHTREE CORNERS
COUNCIL MEETING
October 15, 2013, @ 7:00PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1 - absent
Council Member	James Lowe – Post 2 - absent
Council Member	Alex Wright – Post 3 - absent
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Julian Jackson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Don Henderson

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

MAYOR’S OPENING REMARKS: Mayor Mason made comment on the possibility of having one Council meeting per month starting January 2014.

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 1, 2013 COUNCIL MEETING.

By: Council Member Christopher

Seconded by: Council Member Gratwick

Vote: (4-0) (Christopher, Gratwick, Mason, Aulbach)

CONSIDERATION OF THE MEETING AGENDA:

There was no change to the agenda.

PUBLIC COMMENT: Mr. Tom Hering stated that he felt the solid waste bill did not include enough explanation of services, and presented a few suggestions for future billing.

NEW BUSINESS:

R2013-10-21

A Resolution of the Mayor and Council of the City of Peachtree Corners, Georgia, in support of a Livable Centers Initiative (LCI) grant application.

MOTION TO APPROVE THE RESOLUTION IN SUPPORT OF A LIVABLE CENTERS INITIATIVE (LCI).

By: Council Member Christopher

Seconded by: Council Member Gratwick

Vote: (4-0) (Christopher, Gratwick, Mason, Aulbach)

O2013-10-20

First Read and Consideration of a request to amend the City of Peachtree Corners zoning map pursuant to RZ 2013 004, Grandview, in order to rezone four pieces of property located at Peachtree Corners Circle and Medlock Bridge Road; 6th District Land Lot 301, within the 5200 block of Peachtree Parkway from R-100 to M-U-D to accommodate a future mixed-use development. (Public comment will be heard at the second reading, 11/05/13.)

ADJOURNMENT:

MOTION TO ADJOURN AT 7:12 PM.

By: Council Member Gratwick

Seconded by: Council Member Aulbach

Vote: (4-0) (Gratwick, Aulbach, Mason, Christopher)

Approved,

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk

(Seal)

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP
PURSUANT TO RZ 2013 004 ,GRANDVIEW, IN ORDER TO REZONE FOUR PIECES
OF PROPERTY LOCATED AT PEACHTREE CORNERS CIRCLE AND MEDLOCK
BRIDGE ROAD; 6TH DISTRICT LAND LOT 301 WITHIN THE 5200 BLOCK OF
PEACHTREE PARKWAY FROM R-100 TO M-U-D TO ACCOMMODATE A FUTURE
MIXED-USE DEVELOPMENT**

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 October 15, 2013 and November 5, 2013;

NOW THEREFORE, The Mayor and City Council of the City of Peachtree Corners while in Regular Session on November 5, 2013 hereby ordain and approve the Zoning Case RZ2013-004 to the Mixed Use Development (MUD) zoning classification for the above referenced property with the condition that the concept plans and associated regulations for the development of the subject property be reviewed by the Planning Commission and approved by the City Council.

Effective this 5th day of November, 2013.

Approved by:

So Signed and Witnessed

this _____ day of _____, 2013

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk

SEAL

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING ANALYSIS

CASE NUMBER : RZ2013-004

ZONING : RM, RM-13

LOCATION : 5200 BLOCK OF PEACHTREE PARKWAY

ACREAGE : 2.699 ACRES

PROPOSAL : Rezone to M-U-D, Mixed-Use Development

FUTURE DEVELOPMENT MAP : Preferred Office

APPLICANT : Peachtree Parkways Holdings, LLC

CONTACT : Mitch Peevy

OWNER : Peachtree Parkways Holdings, LLC
Premier Alliance, LLC

RECOMMENDATION : APPROVE THE REZONING OF THE PROPERTIES WITH THE CONDITION THAT CONCEPT PLANS AND ASSOCIATED REGULATIONS FOR THE DEVELOPMENT OF THE PROPERTIES BE REVIEWED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL

PROJECT DATA:

The applicant requests a zoning change from R-100, single-family, to M-U-D, Mixed-use development on four separate parcels that adjoin the 20.6 acre DDA property. The purpose of the rezoning is to incorporate these parcels into the larger, adjacent property for future development. Consolidating these smaller parcels and combining them with the adjoining, larger tract would maximize the efficiency of the smaller properties, provide additional access points to the future development, and ensures that an overall design can be developed for the combined properties.

A rezoning of the property does not guarantee approval of a specific development plan; however, having an M-U-D zoning designation on the property directs the type of development that can ultimately take place. Currently, the only type of development that the existing zoning allows are single family homes on individual lots. Since that type of development is inconsistent

with the intent for the remainder of the block, it would benefit the property to retain its current zoning.

DEPARTMENT ANALYSIS:

The subject property consists of four individual lots located at the corner of Peachtree Corners Circle and Medlock Bridge Road. The two lots facing Medlock Bridge Road are occupied with single family homes and the two lots facing Peachtree Corners Circle are vacant. At the end of the block is a nearly 7 acre parcel zoned C-2 which is vacant and currently for sale. The northwest corner of the block is developed with Piedmont Bank. Four additional commercial parcels were approved for development earlier this year adjacent to the bank.

The entire triangular block is surrounded by residential development on two sides and commercial development along its longest, Peachtree Parkway side. Although the Future Land Use map calls for Preferred Office on this site, the surrounding uses suggest that a mixed use development with commercial uses toward Peachtree Parkway and residential uses closer to the rear of the property would be appropriate and help create a transition between the existing commercial and residential areas.

Height, density, setbacks, and other development regulations for mixed use zoning are established in Zoning Code Section 1318. These regulations were developed for use county-wide, so the standards may exceed what is appropriate for a particular site. Therefore, the development standards for a mixed-use project at this location will depend upon the property's surroundings and circumstances. Those site specific standards will be established at the same time as the concept plan and will accommodate the development that is approved through the public hearing process. While, normally, a rezoning application requires a development plan for review as part of the rezoning process, the development of these parcels will likely be tied to the adjoining, larger tract and considered when those plans are presented. Therefore, circumstances in this case warrant a two-step public hearing process. At this hearing, only the appropriateness of M-U-D zoning on the subject property will be considered. At a future hearing, the development plan and accompanying regulations will be considered.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Land Lot 301 of the 6th Land District of Gwinnett County, Georgia and being more particularly described as follows:

To find **The Point of Beginning**, Commence at the Intersection of the Northwesternly Right-of-Way of Peachtree Corners Circle (R/W varies) and the Westerly Right-of-Way of Medlock Bridge Road (100' R/W), if extended to form a point; THENCE leaving said Intersection and traveling in a Northwesternly direction along said Right-of-Way Medlock Bridge Road 415.53 feet to an Iron Pin Set, said point being **The Point of Beginning**.

THENCE from said point as thus established and leaving said Right-of-Way, South 67 degrees 29 minutes 55 seconds West for a distance of 175.00 feet to a Iron Pin Set; THENCE North 16 degrees 32 minutes 05 seconds West for a distance of 99.48 feet to an Iron Pin Set; THENCE North 60 degrees 52 minutes 04 seconds East for a distance of 181.02 feet to an Iron Pin Set on the aforesaid Westerly Right-of-Way of Medlock Bridge Road; THENCE continuing along said Right-of-Way, South 15 degrees 17 minutes 48 seconds East for a distance of 120.80 feet to a Iron Pin Set, said point being **The Point of Beginning**.

Said property contains 0.442 acres.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 301 of the 6th Land District, Gwinnett County Georgia and being more particularly described as follows:

To find **The Point of Beginning**, Commence at the Intersection of the Northwesterly Right-of-Way of Peachtree Corners Circle (R/W varies) and the Westerly Right-of-Way of Medlock Bridge Road (100' R/W), if extended to form a point; THENCE leaving said Intersection, South 63 degrees 35 minutes 13 seconds West for a distance of 136.14 feet to a ½" Rebar Found; THENCE South 63 degrees 48 minutes 44 seconds West for a distance of 145.08 feet to ½" Rebar Found, said point being **The Point of Beginning**.

THENCE from said point as thus established and continuing along said Right-of-Way, South 63 degrees 50 minutes 31 seconds West for a distance of 123.16 feet to an Iron Pin Set; Thence leaving said Right-of-Way, North 26 degrees 16 minutes 43 seconds West for a distance of 253.61 feet to a Iron Pin Set; THENCE North 59 degrees 31 minutes 59 seconds East for a distance of 191.10 feet to a Iron Pin Set; THENCE South 30 degrees 14 minutes 46 seconds East for a distance of 166.99 feet to a Iron Pin Set; THENCE South 59 degrees 45 minutes 48 seconds West for a distance of 85.77 feet to a Iron Pin Set; South 30 degrees 13 minutes 45 seconds East for a distance of 95.55 feet to a ½" Rebar Found, said point being **THE TRUE POINT OF BEGINNING**.

Said property contains 1.004 acres.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 301 of the 6th Land District, Gwinnett County Georgia and being more particularly described as follows:

To find **The Point of Beginning**, Commence at the Intersection of the Northwestern Right-of-Way of Peachtree Corners Circle (R/W varies) and the Westerly Right-of-Way of Medlock Bridge Road (100' R/W), if extended to form a point; THENCE leaving said Intersection, North 17 degrees 23 minutes 52 seconds West for a distance of 7.86 feet to a ½" Rebar Found, said point being **The Point of Beginning**.

THENCE from said point as thus established, South 63 degrees 35 minutes 13 seconds West for a distance of 136.14 feet to a ½" Rebar Found; THENCE North 30 degrees 14 minutes 12 seconds West for a distance of 40.06 feet to a Point; THENCE North 17 degrees 00 minutes 29 seconds West for a distance of 149.70 feet to a Point; THENCE South 59 degrees 45 minutes 48 seconds West for a distance of 93.21 feet to a Point; THENCE North 30 degrees 14 minutes 46 seconds West for a distance of 86.99 feet to an Iron Pin Set; THENCE North 58 degrees 25 minutes 00 seconds East for a distance of 49.17 feet to a ½" Rebar Found; THENCE North 59 degrees 05 minutes 36 seconds East for a distance of 38.52 feet to a ½" Rebar Found; THENCE North 67 degrees 09 minutes 14 seconds East for a distance of 168.19 feet to a Point, said point being along the Westerly Right-of-Way of Medlock Bridge Road (100' R/W); THENCE continuing along said right-of-way, South 17 degrees 23 minutes 52 seconds East for a distance of 268.55 feet to a ½" Rebar Found, said point being **THE TRUE POINT OF BEGINNING**.

Said property contains 1.099 acres.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 301 of the 6th Land District, Gwinnett County Georgia and being more particularly described as follows:

To find **The Point of Beginning**, Commence at the Intersection of the Westerly Right-of-Way of Medlock Bridge Road (100' R/W) and the Northwesterly Right-of-Way of Peachtree Corners Circle (Right-of-Way varies), if extended to form a point; THENCE leaving said Intersection and traveling, South 63 degrees 35 minutes 41 seconds West for a distance of 10.25 feet to a Point on the aforesaid Right-of-Way of Peachtree Corners Circle, said point being **THE TRUE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along said Right-of-Way the following two (2) courses and distances, South 63 degrees 35 minutes 41 seconds West for a distance of 653.83 feet to a Point; THENCE along a curve to the right having a radius of 612.50 feet and an arc length of 103.77 feet, being subtended by a chord of South 65 degrees 42 minutes 50 seconds West for a distance of 103.64 feet to a Point; THENCE leaving said Right-of-Way, North 36 degrees 25 minutes 57 seconds West for a distance of 6.68 feet to a Point; THENCE North 63 degrees 50 minutes 31 seconds East for a distance of 488.84 feet to a ½" Rebar Found; THENCE North 63 degrees 48 minutes 44 seconds East for a distance of 145.08 feet to a ½" Rebar Found; THENCE North 63 degrees 35 minutes 13 seconds East for a distance of 136.14 feet to a ½" Rebar Found on the aforesaid Right-of-Way of Medlock Bridge Road; THENCE leaving said Right-of-Way and traveling along the aforesaid Northwesterly Right-of-Way of Peachtree Corners Circle along a curve to the right having a radius of 12.81 feet and an arc length of 14.64 feet, being subtended by a chord of South 29 degrees 30 minutes 35 seconds West for a distance of 13.86 feet to a Point, said point being **THE TRUE POINT OF BEGINNING**.

Said property contains 0.154 acres.

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Peachtree Parkway Holdings, LLC, requests a rezoning for 4 small tracts of land on Peachtree Corners Circle and Medlock Bridge Road from R-100 to MUD for the purpose of developing a mixed use project. The proposed MUD property is 2.699 acres total and the applicant owns tracts 1, 2 and 3 and has tract 4 under contract. The large tract of land that surrounds these properties is currently owned by the City of Peachtree Corners and the applicant believes that when that larger tract is being developed that it should include these parcels in the development so that the entire area has the same look.

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.

Peacelove Parkway Holdings, LLC

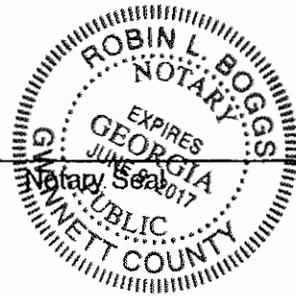
Signature of Applicant

8/29/13
Date

Robert D. Cheeley, President
Type or Print Name and Title

Robin L. Boggs
Signature of Notary Public

8/29/13
Date



PROPERTY OWNER'S CERTIFICATION

TRACT 4

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.

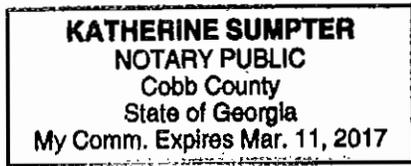
Anthony Weis
Signature of Property Owner

8-28-13
Date

ANTHONY WEIS, Liew, manager.
Type or Print Name and Title

Katherine Sumpter
Signature of Notary Public

8/28/13
Date



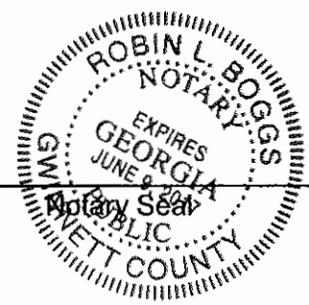
Notary Seal

APPLICANT'S CERTIFICATION

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

Beachtree Parkway Holdings, LLC
[Signature] 8/29/13
Signature of Applicant Date
Robert D. Chealey, President
Type or Print Name and Title

[Signature] 8/29/13
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

Tract 1, 2 & 3

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] 8/29/13
Signature of Property Owner Date
Robert D. Chealey, President
Type or Print Name and Title

[Signature] 8/29/13
Signature of Notary Public Date



APPLICANT'S RESPONSE
STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 2012 ZONING RESOLUTION, THE CITY COUNCIL FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY, OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

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

(A) WILL THIS PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

(B) WILL THIS PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

(C) DOES THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE 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:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

(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:

THE SUBJECT PROPERTY IS DESIGNATED AS PREFERRED OFFICE.

(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:

SEE LETTER OF INTENT.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

PLANNING DIVISION USE ONLY

CASE NUMBER RZ 2019 - 004

RECEIVED BY: LP

**DISCLOSURE REPORT FORM
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

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

Robert D. Cheeley

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.

Robert D. Cheeley 8/29/13 Robert D. Cheeley, Pres.

Signature of Applicant Date Type or Print Name and Title

Mitch Perry 8/29/13 Mitch Perry Representative

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

Robin L. Boggs 8/29/13 _____

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 - 301 - 083
(Map Reference Number) District Land Lot Parcel

Robert D. Cheery
Signature of Applicant Date 8/29/13

Robert D. Cheery President
Type or Print Name and Title

Tax Commissioners Use Only

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

NAME TITLE
DATE see →

IMPORTANT! If you do not receive a confirmation of your online payment on screen or by email, contact tax@gwinnettcountry.com. We will contact you as soon as possible. Thank you.

Tax Account		
Parcel ID R6301 063	Property Type Real Property	Last Update 8/28/2013 4:10:54 PM
Mailing Address: PEACHTREE PARKWAY HOLDINGS LLC 5100 PEACHTREE PKWY STE 200 NORCROSS, GA 30092-2525		Situs: 0 OFF PEACHTREE CORNER CIR
Change Mailing Address <input type="button" value=""/>		Tax District: PEACHTREE CORNERS
Legal Description OFF PEACHTREE CORNERS CIR		

Tax Bills						
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2013	\$420.43	\$0.00	\$0.00	\$0.00	10/3/2013	\$420.43
2012	\$736.72	\$736.72	\$0.00	\$0.00	10/15/2012	\$0.00
2011	\$719.69	\$719.69	\$0.00	\$0.00	12/1/2011	\$0.00
2010	\$904.16	\$904.16	\$0.00	\$0.00	9/22/2010	\$0.00
2009	\$904.16	\$904.16	\$0.00	\$0.00	10/15/2009	\$0.00
Total						\$420.43

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 - 301 - 003B
(Map Reference Number) District Land Lot Parcel

Robert D. Chealey
Signature of Applicant Date 8/29/13

Robert D. Chealey President
Type or Print Name and Title

Tax Commissioners Use Only

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

NAME

TITLE

DATE

IMPORTANT! If you do not receive a confirmation of your online payment on screen or by email, contact tax@gwinnettcountry.com. We will contact you as soon as possible. Thank you.

Tax Account		
Parcel ID R6301 003B	Property Type Real Property	Last Update 8/28/2013 4:25:03 PM
Mailing Address: PEACHTREE PARKWAY HOLDINGS LLC 5100 PEACHTREE PKWY STE 200 NORCROSS , GA 30092-2525		Situs: 3785 MEDLOCK BRIDGE RD
Change Mailing Address		Tax District: PEACHTREE CORNERS
Legal Description MEDLOCK BRIDGE RD		

Tax Bills						
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2013	\$452.41	\$0.00	\$0.00	\$0.00	10/3/2013	\$452.41
2012	\$1,008.91	\$1,008.91	\$0.00	\$0.00	10/15/2012	\$0.00
2011	\$1,997.48	\$1,997.48	\$0.00	\$0.00	2/1/2012	\$0.00
2010	\$743.16	\$743.16	\$0.00	\$0.00	9/22/2010	\$0.00
2009	\$421.67	\$421.67	\$0.00	\$0.00	10/15/2009	\$0.00
Total						\$452.41

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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

PARCEL I.D. NUMBER:
(Map Reference Number)

6 - 301 - 1413
District Land Lot Parcel


Signature of Applicant

8/29/13
Date

Robert D. Chealey President
Type or Print Name and Title

Tax Commissioners Use Only

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

NAME

TITLE

DATE

IMPORTANT! If you do not receive a confirmation of your online payment on screen or by email, contact tax@gwinnettcountry.com. We will contact you as soon as possible. Thank you.

Tax Account		
Parcel ID R6301 143	Property Type Real Property	Last Update 8/28/2013 4:25:29 PM
Mailing Address: PEACHTREE PARKWAY HOLDINGS LLC 5100 PEACHTREE PKWY STE 200 NORCROSS , GA 30092-2525		Situs: 0 P'TREE CORNERS CIR
Change Mailing Address 		Tax District: PEACHTREE CORNERS
Legal Description PEACHTREE CORNERS CIR		

Tax Bills						
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2013	\$602.46	\$0.00	\$0.00	\$0.00	10/3/2013	\$602.46
2012	\$586.90	\$586.90	\$0.00	\$0.00	10/15/2012	\$0.00
2011	\$586.39	\$586.39	\$0.00	\$0.00	11/15/2011	\$0.00
2010	\$609.70	\$609.70	\$0.00	\$0.00	9/22/2010	\$0.00
2009	\$609.70	\$609.70	\$0.00	\$0.00	10/15/2009	\$0.00
Total						\$602.46

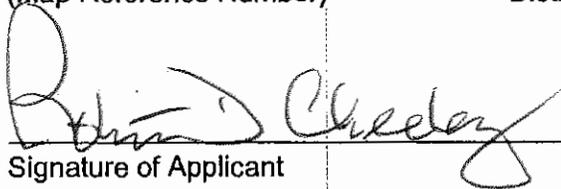
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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

PARCEL I.D. NUMBER:
(Map Reference Number)

6 - 301 - 027
District Land Lot Parcel


Signature of Applicant

8/29/13
Date

Robert D. Cheery President
Type or Print Name and Title

Tax Commissioners Use Only

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

NAME

TITLE

DATE

IMPORTANT! If you do not receive a confirmation of your online payment on screen or by email, contact tax@gwinnettcountry.com. We will contact you as soon as possible. Thank you.

Tax Account		
Parcel ID	Property Type	Last Update
R6301 027	Real Property	8/28/2013 4:27:23 PM
Mailing Address: PREMIER ALLIANCE LLC 6000 BAILEY RIDGE DR DULUTH , GA 30097-1735		Situs: 3765 MEDLOCK BRIDGE RD
Change Mailing Address 	Tax District: PEACHTREE CORNERS	
Legal Description MEDLOCK BR RD		

Tax Bills						
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2013	\$1,885.56	\$1,885.56	\$0.00	\$0.00	10/3/2013	\$0.00
2012	\$2,677.13	\$2,677.13	\$0.00	\$0.00	10/15/2012	\$0.00
2011	\$2,616.94	\$2,616.94	\$0.00	\$0.00	11/15/2011	\$0.00
2010	\$2,731.19	\$2,731.19	\$0.00	\$0.00	9/22/2010	\$0.00
2009	\$2,409.70	\$2,409.70	\$0.00	\$0.00	10/15/2009	\$0.00
Total						\$0.00

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).

2014 MEETING CALENDAR

January							July						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4			1	2	3	4	5
5	6	7	8	9	10	11	6	7	8	9	10	11	12
12	13	14	15	16	17	18	13	14	15	16	17	18	19
19	20	21	22	23	24	25	20	21	22	23	24	25	26
26	27	28	29	30	31		27	28	29	30	31		

February							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1						1	2
2	3	4	5	6	7	8	3	4	5	6	7	8	9
9	10	11	12	13	14	15	10	11	12	13	14	15	16
16	17	18	19	20	21	22	17	18	19	20	21	22	23
23	24	25	26	27	28		24	25	26	27	28	29	30
							31						

March							September						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30				
30	31												

April							October						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5				1	2	3	4
6	7	8	9	10	11	12	5	6	7	8	9	10	11
13	14	15	16	17	18	19	12	13	14	15	16	17	18
20	21	22	23	24	25	26	19	20	21	22	23	24	25
27	28	29	30				26	27	28	29	30	31	

May							November						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3							1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30	31	23	24	25	26	27	28	29
							30						

June							December						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7		1	2	3	4	5	6
8	9	10	11	12	13	14	7	8	9	10	11	12	13
15	16	17	18	19	20	21	14	15	16	17	18	19	20
22	23	24	25	26	27	28	21	22	23	24	25	26	27
29	30						28	29	30	31			

- Council Meeting – 7PM
 - Planning Commission Mtg. – 7PM
 - Zoning Board of Appeals Mtg. – 7PM
 - Observed Holidays
 - 2014 Gwinnett Cty. School Calendar
- | | |
|----------|-------------------------|
| 1/1 | New Year's Day |
| 1/20 | MLK Day |
| 2/17 | Presidents Day |
| 5/26 | Memorial Day |
| 7/4 | 4 th of July |
| 9/1 | Labor Day |
| 11/11 | Veteran's Day |
| 11/27-28 | Thanksgiving |
| 12/24-25 | Christmas Eve/Day |
-
- | | |
|--------------|----------------------|
| April 7-11 | Spring Break |
| May 21 | Last Day of School |
| August 6 | First Day of School* |
| Nov. 24-28 | Thanksgiving* |
| Dec 22-Jan 6 | Winter Holiday* |
- * Date Options – 2014-15 School Calendar has not be adopted.
-
- 2014 GMA Conference

**AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO
ADOPT THE CITY OF PEACHTREE CORNERS 2033 COMPREHENSIVE PLAN**

WHEREAS, after thorough analysis and extensive public participation, the City of Peachtree Corners has completed its 2033 Comprehensive Plan; and

WHEREAS, the 2033 Comprehensive Plan document was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective January 1, 2013; and

WHEREAS, notice was received on October 25, 2013 from the Atlanta Regional Commission that the Georgia Department of Community Affairs determined that the 2033 Comprehensive Plan is in compliance with the Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the required public hearing for the adoption of the plan was properly advertised and held on November 19, 2013;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Peachtree Corners, Georgia, that the 2033 Comprehensive Plan is hereby adopted.

SO ORDAINED AND EFFECTIVE, this 19th day of November, 2013.

Approved:

Mike Mason, Mayor

ATTEST:

(SEAL)
Kym Chereck, City Clerk