



**ZONING BOARD OF APPEALS AGENDA**  
**July 17, 2013**  
**7:00 PM**  
**CITY HALL**

- A. Roll Call**
- B. Approval of April 14, 2013 Minutes**
- C. Old Business: (None)**
- D. New Business:**
  - I. Request by QuikTrip Corporation for variances associated with the development of a gas station facility on property located at 3235 Peachtree Corners Circle, Dist. 6, LL 276, Parcel 019, as follows:**
    - a. increase canopy size from 8 sq.ft. to 20 sq.ft.**
    - b. reduce required Tree Density Units from 20 per acre to 13.5 per acre**
    - c. reduce the front landscape strip from 10 ft. to 1 ft.**
    - d. increase the drive isle from 40ft. to 47ft.**
    - e. increase the maximum drive isle from 14 ft. per travel lane to 17'-6" per travel lane**
    - f. vary from the architectural requirements of the overlay district that require a minimum of 1ft. deep cornices along the entire front and extending at least 10ft down the sides of a building**
    - g. vary from the architectural requirements of the overlay district that require a minimum of a 1ft. high contrasting base along the entire front and extending at least 10ft down the sides of a building**
- E. City Business Items: (None)**
- F. Comments by Board Members.**
- G. Adjournment.**

**CITY OF PEACHTREE CORNERS**  
**ZONING BOARD OF APPEALS**  
**APRIL 17, 2013**

The City of Peachtree Corners held a meeting on Tuesday, April 17, 2013 at 7:00pm. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Wayne Knox, Post B  
Marcia Brandes, Post A  
Amreeta Regmi, Post C  
Eric Christ, Post D  
James Blum, Post E

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

**NEW BUSINESS:**

**1. Request by Chase Bank for variances associated with the development of a branch bank facility on property located at 4900-5000 block of Peachtree Corners Circle and 5200 block of Peachtree Parkway as follows:**

- i. V2013-0001- Increase allowable parking spaces from 18 to 26 spaces.
- ii. V2013-0002- Allow more than 20% of parking to be located in the front and side of the building.
- iii. V2013-0003 – Elimination of 4:12 pitched roof (Architectural Design) requirement in an overlay district.

Diana Wheeler presented the case to the Board. Mrs. Wheeler provided background information regarding the applicant's request and informed the Board that this item would be heard as one item, but would be vote on as three individual items. The subject property is located at the northeast corner of Peachtree Parkway and Peachtree Corners Circle on a 1.10 acre tract, zoned C-2 (General Business District). The site is currently undeveloped and densely wooded with mature evergreens. The applicant proposes to develop the property with a Chase Bank. The applicant would like to receive some relief from the Peachtree Corners Overlay requirements. There are three variances that they are requesting. The first is to increase the allowable parking from the 18 required to the 26 that they are requesting. The second is to be allowed more than 20% of parking to be located in the front and side of the building. The third is to eliminate the 4:12 pitched roof requirement in an overlay district. After review of the application, Staff determined that V2103-001 and V2103-0002 do have hardships and recommended approval with the following conditions:

1. No more than seventy-seven percent (77%) of the total number of parking spaces may be located along Peachtree Parkway.
2. The subject property shall be limited to a maximum number of 26 off-street parking spaces.

Furthermore, Staff did not find hardship with V2013-0003, and therefore, recommended denial of that particular variance.

Mrs. Michelle Rothmeier, Esquire, represented the applicant. The applicant stated that she was in agreement with Staff's decision with the exception of the denial of V2013-0003. Mrs. Rothmeier stated that the applicant is proposing the elimination of the 4:12 pitched roof in order to accommodate the HVAC units on the rooftop as opposed to the ground level. Mrs. Rothmeier stated that the applicant prefers the HVAC unit on the rooftop instead of the ground due to safety and esthetic reasons.

Chairman Knox asked for public comment concerning this application. There was no public comment. Chairman Knox closed the public comment portion of the meeting and asked the Board for a motion. After further discussion, the Board took the following action:

**MOTION ON V2013-0001**

**BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDINGS AND CONCLUSIONS AND APPROVE THE APPLICATION BEFORE IT WITH STAFF'S RECOMMENDED CONDITIONS; THERE ARE EXTRAORDINARY OR EXCEPTIONAL CONDITIONS PERTAINING TO THIS PARTICULAR PROPERTY; THE CONDITIONS OF THE ZONING RESOLUTION INVOLVING THIS PROPERTY CREATE AN UNNECESSARY HARDSHIP TO THE OWNER/APPLICANT; THE CONDITIONS OF THE ZONING RESOLUTION AS APPLIED TO THIS PROPERTY AFFECT ONLY THIS PROPERTY; THE CONDITIONS OF THE ZONING RESOLUTION AS APPLIED TO THIS PROPERTY AFFECT ONLY THIS PROPERTY; THE CONDITIONS OF THE ZONING RESOLUTION AS APPLIED TO THIS PROPERTY ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER; THE CONDITION OF THE PROPERTY ITSELF IS NOT THE RESULT OF ACTIONS OF THE PROPERTY OWNER; THE APPLICATION IF GRANTED WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD; GRANTING OF THIS APPLICATION WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD; A LITERAL ENFORCEMENT OF THE ZONING RESOLUTION WILL RESULT IN UNNECESSARY HARDSHIP TO THE APPLICANT; GRANTING OF THIS APPLICATION WILL NOT RESULT IN A DETRIMENT TO THE PUBLIC SAFETY OR WELFARE.**

**By: Eric Christ**

**Seconded: Marcia Brandes**

**Vote: (5-0) (Christ, Brandes, Knox, Regmi, Blum)**

**MOTION ON V2013-0002**

**BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDINGS AND CONCLUSIONS AND APPROVE THE APPLICATION BEFORE IT WITH STAFF'S RECOMMENDED CONDITIONS, AS THERE ARE EXTRAORDINARY OR EXCEPTIONAL CONDITIONS PERTAINING TO THIS PARTICULAR PROPERTY.**

**By: Marcia Brandes**

**Seconded: Eric Christ**

**Vote: (5-0) (Brandes, Christ, Knox, Regmi, Blum)**

**MOTION ON V2013-0003**

**BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDINGS AND CONCLUSIONS AND DENY THE APPLICATION BEFORE IT, THE CONDITIONS OF THE ZONING RESOLUTION INVOLVING THIS PROPERTY DO NOT CREATE AN UNNECESSARY HARDSHIP TO THE APPLICANT; AND THE CONDITION OF THE PROPOSED PROPERTY IS THE RESULT OF THE ACTIONS OF THE PROPERTY OWNER AS RELATED TO THE DESIGN AESTHETIC THAT THEY ARE SEEKING; AND A LITERAL ENFORCEMENT OF THE ZONING RESOLUTION WILL NOT RESULT IN UNNECESSARY HARDSHIP TO THE APPLICATION.**

**By: Jim Blum**

**Seconded: Amreeta Regmi**

**Vote: (5-0) (Blum, Regmi, Knox, Brandes, Christ)**

**CITY BUSINESS:**

Elections of Chairman and Vice Chairman.

**NOMINATION OF WAYNE KNOX AS CHAIRMAN.**

**By: Eric Christ**

**Accepted by: Wayne Knox**

**Seconded: Amreeta Regmi**

**Vote: (5-0) (Christ, Regmi, Knox, Brandes, Blum)**

**NOMINATION OF ERIC CHRIST AS VICE CHAIRMAN.**

**By: Jams Blum**

**Accepted by: Eric Christ**

**Seconded: Amreeta Regmi**

**Vote: (Blum, Regmi, Knox, Brandes, Christ)**

The Zoning Board of Appeals meeting concluded at 8:15 PM.

Approved,

Attest:

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Wayne Knox, Chairman

Kym Chereck, City Clerk

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT  
VARIANCE ANALYSIS**

ZBA HEARING DATE: July 17, 2013  
CASE NUMBER(S) : **V2013-004**  
ZONING : C-2 (GENERAL BUSINESS DISTRICT)  
LOCATION : 3200 BLOCK OF PEACHTREE CORNERS CIRCLE  
MAP NUMBER : R6276 019 & R6276 073  
PROPOSED DEVELOPMENT : CONVENIENCE STORE WITH FUEL PUMPS  
VARIANCE(S) REQUESTED : **a) INCREASE CANOPY SIGN SIZE  
FROM 8 SQUARE FEET TO 20 SQUARE FEET  
b) TO REDUCE THE REQUIRED  
TREE DENSITY UNITS FROM 20 UNITS PER  
ACRE TO 13.5 UNITS PER ACRE  
c) TO REDUCE THE 10-FOOT LANDSCAPE  
STRIP TO 1-FOOT  
d) INCREASE INTERIOR DRIVEWAY  
SURROUNDING GASOLINE PUMP CANOPY  
FROM 40 FEET TO 47 FEET  
e) INCREASE INTERIOR DRIVEWAYS  
PROVIDING PRIMARY ACCESS TO  
LOADING/UNLOADING ZONES OR  
LOADING DOCKS FOR TRUCK TRAFFIC  
FROM 14 FEET TO 17.5 FEET IN WIDTH PER  
TRAVEL LANE  
f) ELIMINATION OF 1-FOOT DEEP  
CORNICES ALONG THE ENTIRE FRONT  
AND SIDES OF BUILDINGS  
g) ELIMINATION OF 1-FOOT HIGH  
CONTRASTING BASE ALONG THE ENTIRE  
FRONT AND SIDES OF BUILDINGS**

APPLICANT: QUIKTRIP CORPORATION  
952 OLD PEACHTREE ROAD NW  
LAWRENCEVILLE, GA 30043

CONTACT: PATRICK CONNER  
EMAIL: PCONNER@QUIKTRIP.COM  
PHONE: 770.325.6721

OWNER: QUIKTRIP CORPORATION  
952 OLD PEACHTREE ROAD NW  
LAWRENCEVILLE, GA 30043

## I. BACKGROUND

The subject property consists of two parcels that will be combined to total 1.463 acres and is located on the eastern side of Peachtree Corners Circle, northeast of its intersection with Peachtree Industrial Boulevard. Both parcels are zoned C-2 (General Business District). The site is currently developed with a coin laundry (converted from a former Waffle House) and a QuikTrip gas station. The applicant intends to initiate demolition of the existing QuikTrip and coin laundry buildings and construct in its place a new "Generation III" QuikTrip design concept that features an updated building and canopy design. The proposed rebuilding would result in a 5,858 square-foot convenience store with 16 fuel pumps and 39 parking spaces.

Directly adjacent to the north of the property is an office building occupied by an embroidery business and general contractor, zoned M-1 (Light Industry District). Further north and northeast are existing multi-family developments, zoned RM, RM-10, and RM-13 (Multi-Family Residence District). Adjacent to the east is a small industrial office park incorporating five separate parcels, zoned M-1. To the south is a Burger King restaurant, office building, and J.R.'s Log House Restaurant, all zoned C-2. Across Peachtree Corners Circle, to the west, are existing office-warehouse developments consisting of Bay Colony I Gwinnett Commercial Center and Corners West Business Center, zoned M-1, and Peachtree Corporate Center, zoned C-2.

## II. ANALYSIS

The applicant has requested seven variances for development of a 5,858 square-foot QuikTrip convenience store with fuel pumps on the eastern side of Peachtree Corners Circle. The applicant seeks variances to increase the size of the canopy sign from 8 square feet to 20 square feet; to reduce the Activity Center/Corridor Overlay District required landscaping requirements of 20 Tree Density Units per acre to 13.5 units per acre; to reduce the landscape strip from 10 feet to 1-foot; to increase the interior driveway surrounding gasoline pump canopy to 47 feet from 40 feet; to increase the width of interior driveways providing access to loading/unloading zones for truck traffic from 14 feet to 17.5 feet; and eliminate the architectural design requirements of the Activity Center/Corridor Overlay District requiring 1-foot deep cornices and 1-foot high contrasting base along the entire width of the front and the sides of the building for at least ten feet.

The applicant seeks to install a 20 square-foot sign on the north and south ends of the canopy. The City of Peachtree Corners Sign Ordinance allows convenience stores with fuel pumps to have two signs per canopy face with each sign limited to 8 square feet in size. Under the existing Sign Ordinance, a four-sided canopy is permitted a total of 8 canopy signs with an aggregate total of 64 square feet of signage. Although the applicant's request would allow for individually larger signs, the request would limit the site to only two canopy signs and an aggregate square footage of 40 square feet. The overall reduction in the number and aggregate square footage of canopy signage would contribute to the applicant's intent of providing an aesthetically pleasing and streamlined design. *Therefore, if this variance is granted, individual signs would be larger, however, the number of signs and overall square footage of signs would be reduced.*

The subject property lies within the Activity Center/Corridor Overlay District and is required to provide 20 Tree Density Units per acre; however, the applicant seeks to reduce the tree density to 13.5 units per acre. Staff has compared the as-built survey to the proposed site plan and has determined that a significant portion of existing vegetation of evergreens/pines located along the rear property line of both parcels, which could have been counted towards compliance with the tree density requirement, would be removed and replaced by a minimal landscape plan. The proposed landscape plan would incorporate a single row of trees along the sides and southeast corner of the property and within the landscape island located in the right-of-way of Peachtree Corners Circle. Although the purchase of the adjacent coin laundry site would expand the Quiktrip property by slightly more than a third of an acre and the proposed redesign of the canopy area from a double row of fuel pumps to a single row would provide additional space to orient the larger convenience store footprint closer to the road, the applicant has elected to locate the building towards the rear property line and to provide circular vehicle access by constructing a driveway behind the convenience store, further reducing vegetated areas and increasing impervious surface. By redesigning the layout of the property and eliminating extra parking spaces (a minimum of 12 spaces are required and 39 are provided), the proposed convenience store could be relocated towards the northern property line and closer to the road to preserve existing vegetation and to comply with the landscaping requirements of the overlay district. Alternatively, the 60 ft. distance from the building to the gas pumps could be reduced to accommodate the additional landscaping along the front.

QuikTrip seeks to reduce the 10-foot landscape strip along Peachtree Corners Circle as required by the Activity Center/Corridor Overlay District to 1-foot. The proposed site plan shows that the distance from the right-of-way to the central point of the gas pump base is 40 feet. With a 10-foot landscape strip incorporated along the road frontage there would be approximately 20 feet of clearance from the landscape strip to the nearest canopy support column. Per the City's Zoning Ordinance interior driveways providing a width of 20 to 22 feet could provide safe travel for two-way traffic. Providing a full 10-foot landscape strip could also provide additional greenspace for the site to comply with the tree density requirement of the overlay district. Furthermore, addition of a 10-foot landscape strip could contribute to the safe ingress/egress of vehicles for the site by providing additional length for stacking of vehicles exiting the property and could assist in influencing vehicles entering the site to utilize interior driveways to access fuel pumps and limit the possibility of vehicles accessing the fueling area by entering diagonally from Peachtree Corners Circle. *While the tree density and landscape strip variances would allow for design convenience, adjustments could be made to the site plan to accommodate the required trees and green space.*

The underlying justification to seek variances to increase the interior driveway surrounding gasoline pump canopy from 40 feet to 47 feet and to increase the width of interior driveways providing access to loading/unloading zones for truck traffic from 14 feet to 17.5 feet, as expressed by the applicant in their letter of intent, is related to providing patrons the ability to safely navigate the site. Providing wider interior driveways as requested could help to mitigate traffic hazards that are typically associated with businesses that generate high traffic volume and that require sharing of driveways by delivery trucks and passenger vehicles. *While the extra lane widths augment safety, they also reduce green space; therefore, a balance is needed to preserve both objectives.*

QuikTrip also seeks to eliminate the overlay district requirement for incorporation of 1-foot deep cornices and 1-foot height contrasting base along the entire front façade and the sides of the building for at least 10 feet. The Burger King restaurant located directly south of the subject property and within the Peachtree Corners Overlay District, was constructed with cornices around the entirety of the parapet roof and also a contrasting stone base. The elevations submitted by the applicant shows that the front of the proposed convenience store building partially complies with the requirements of the overlay district, as cornices are provided on top of the flat roof and a base line of bricks is provided underneath the glass windows along the front façade. Not fully complying with the architectural requirements of the overlay district could establish a negative precedent; *however, the proposed building elevations appear to meet the intent of the regulations and, in this case, a strict adherence to the standards may result in a building that looks 'overly busy' and, therefore, less attractive.*

### III. CONCLUSION

In conclusion, several of the requested variances can be justified due to hardship or because they create an improved condition for the property over the strict application of the code. The variance to increase the size of canopy signs is justified because the overall number and aggregate square footage of canopy signage would be reduced. The applicant's intent to minimize traffic hazards and to provide for safe flow of traffic internally to the site by increasing interior driveway widths can also be justified. The architectural style of the building, while not strictly compliant with the overlay standards, is generally in keeping with the intent of the regulations. The building design incorporates elements from the overlay standards while attempting to convey a contemporary style. However, a hardship to support the reduction of tree density units from 20 units per acre to 13.5 units per acre and the reduction in the landscape strip from 10 feet to 1-foot has not been demonstrated by the applicant. With the acquisition of the adjacent coin laundry parcel, the subject property increased its overall size and developable area. Through some site modifications, the applicant might be able to construct a larger convenience store as desired while preserving existing vegetation and providing a full landscape strip on the property.

Therefore, after review of the application, it is recommended **V2013-004 (a) and (d) through (g)** be approved with the conditions noted below. It is also recommended that variances (b) and (c) be denied.

1. The subject property shall be limited to two canopy signs with each sign not to exceed 20 square feet.
2. Interior driveways immediately surrounding the fuel pump canopy shall be no greater than 47 feet in width.
3. Interior driveways providing primary access to loading or unloading zones shall be no greater than 17.5 feet in width per travel lane.

4. Building elevations shall be substantially similar to QuikTrip elevations drawings dated 5/29/13.
5. 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. Provide photometric plan at time of submittal of land disturbance permit to show compliance with this condition.
6. A site plan showing truck turning template to demonstrate the need for additional pavement shall be submitted at time of submittal of land disturbance permit.
7. Plans shall comply with the Buffer, Landscape and Tree Ordinance requirement of 16 units/ acre and Overlay requirement of 1 tree/ 50 feet of frontage.
8. Shrubs and ornamental ground covers shall be provided along front and side landscape strips (3' island minimum) and in landscape islands (instead of grass). The side shrub planting should extend 80' minimum from frontage.
9. Except for propane tanks and dispenser machines, there shall be no outdoor storage of retail products.

#### APPLICABLE CODE REQUIREMENTS:

City of Peachtree Corners Sign Ordinance; Section 18: Convenience Stores and Service Stations with Pump Islands.

- (a) Convenience stores and service stations with pump islands may have additional signage subject to the following limitations:

- (1) Two signs per canopy face with a maximum of 8 square feet per sign

City of Peachtree Corners Zoning Resolution; Article XIII: Use Provisions; Section 1315: Activity Center/Corridor Overlay District Requirements; Section 1315.2: Design Requirements; Subsection 2: Landscaping Requirements.

- 2.A. Provide, at a minimum, 20 Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with City of Peachtree Corners Buffer, Landscape and Tree Ordinance. At least 50% of plantings shall consist of trees 3-inches in caliper (dbh) or greater.
- 2.C. Provide a minimum ten-foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be five-feet in width. At a minimum, landscaped strips shall be planted

in accordance with the City of Peachtree Corners Buffer, Landscape and Tree Ordinance.

City of Peachtree Corners Zoning Resolution; Article X: Off-Street Automobile Parking and Loading and Unloading Spaces; Section 1001: Plan and Design Standards for Off-Street Parking; Section 2: Interior Driveways.

- d. Interior driveways providing primary access to loading/unloading zones or loading docks for truck traffic may be increased to 14 feet in width per travel lane. Adjustments to geometry may be granted, if it can be shown with turn-radius templates that modifications to the standards are required.
- e. Interior driveways surrounding gasoline pump canopies may be increased to 40 feet in total width (as measured from the base of the gasoline pump islands).

City of Peachtree Corners Zoning Resolution; Article XIII: Use Provisions; Section 1315: Activity Center/Corridor Overlay District Requirements; Section 1315.2: Design Requirements; Subsection 5: Architectural Design.

- 5.B.(5) Building design shall include minimum one (1) foot deep cornices, extending along the entire front of buildings and the sides of buildings at least (10) ten feet.
- 5.B.(6) Building design shall include a minimum one (1) foot high contrasting base, extending along the entire front of buildings and the sides of buildings at least ten (10) feet.

#### VARIANCE REQUIREMENTS:

In an effort to assist the Zoning Board of Appeals in considering the application and its merits, staff has included specific conditions that must be considered for a variance to be granted, as provided in Section 1605 of the City of Peachtree Corners Zoning Resolution. Those considerations include:

- A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography, and
- B. The application of the Resolution to this particular piece of property would create an unnecessary hardship, and
- C. Such conditions are peculiar to the particular piece of property involved, and
- D. Such conditions are not the result of any actions of the property owner, and
- E. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this Resolution.



Case Number: \_\_\_\_\_ Received Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Variance Application from the Zoning Resolution (Zoning Board of Appeals)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Form with sections: Applicant Information, Property Owner Information, Contact Person Name, Email Address, and checkboxes for Applicant type (Property Owner, Owner's Agent, Contract Purchaser).

Address of Property 3235 Peachtree Corners Circle
Subdivision or Project Name QuikTrip Corporation Lot & Block
District, Land Lot, & Parcel (MRN) District 6, Land lot 276, MRN 6276 019
Proposed Development QuikTrip Corporation
Permit Number (if construction has begun)

- Variance Requested: 1. Increase Canopy Sign from 8 S.F. to 20 S.F. 2. Reduce required TDU'S from 20 per acre to 13.5 per acre 3. Reduce the front landscape strip from 10' to 1' 4. Increase the drive isle from 40' to 47' 5. Increase the maximum drive isle from 14' per travel lane to 17' 6" per travel lane 6. Variance from the architectural requirements stating the building design shall include minimum 1' deep cornices, extending along the entire front and the sides of the building at least 10' 7. variance from the architectural requirements stating the building design shall include minimum 1' high contrasting base, extending along the entire front and the sides of the building at least 10'

- A complete application includes the following:
Application Form (1 original and 9 copies)
Site Plan and/or Boundary Survey (1 original and 9 copies)
Letter of Intent (1 original and 9 copies)
Signed & notarized Certification page
Application fee
Adjacent owner(s) written support (1 original and 9 copies)
Additional Documentation as needed



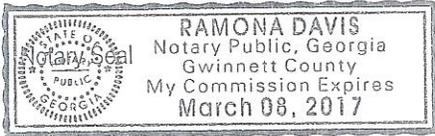
Applicant Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608).

*Patrick Conner* 06/03/2013  
Signature of Applicant Date

Patrick Conner, Real Estate Project Manager  
Typed or Printed Name & Title

*Ramona Davis* 06/03/2013  
Signature of Notary Public Date



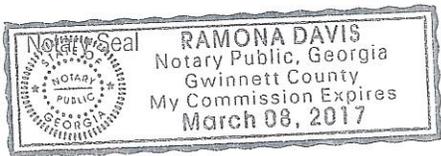
Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608). I, as the property owner, authorize the above noted applicant to represent me with regards to this application.

*Craig Williams* 06/03/2013  
Signature of Property Owner Date

Craig Williams, Director of Real Estate  
Typed or Printed Name & Title

*Ramona Davis* 06/03/2013  
Signature of Notary Public Date



Community Development Use Below Only

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

Related Cases & Applicable Conditions:  
\_\_\_\_\_

Variance Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Members of the Zoning Board of Appeals,

June 3<sup>rd</sup>, 2013

RE: QuikTrip # 735 – Variance Request

Members of the Zoning Board of Adjustments,

QuikTrip Corporation is proposing to build a new 5,858 square foot convenience store with fuel service. The development will initiate with the demolition of the existing QuikTrip and a former Waffle House and complete with the construction of a new Generation III, QuikTrip convenience store with fuel service. The proposed QuikTrip will have 39 parking spaces, 16 fueling stations, updated landscaping, new canopy, and a new building. A site plan reflecting the proposed improvements is attached with this submittal.

Through the preliminary design process and meetings with staff, we have revised our site and building in order to comply with the City's ordinances. Due to the topography and layout of our property we find ourselves in need of variances from the City's ordinances. QuikTrip is respectfully requesting approval of the following variances:

- QuikTrip requests a variance to increase the Canopy sign from 8 Square feet to 20 Square feet. The ordinance allows for 2 canopy signs per canopy facing at 8 Square Feet each, QuikTrip is only requesting 2 canopy signs at 20 Square feet each.(Section 18.A.1)
- QuikTrip request a variance to reduce the required tree density units from 20 units per acre to 13.5 units per acre. This variance is being requested because of the topography and limited depth of the lot. (Section 1315.2.2A)
- QuikTrip request a variance to reduce the required front landscape strip from 10' to 1'. This variance is being requested due to the unique shape of the property and in an attempt to allow traffic to move safely around the site. The existing QuikTrip has a front landscape strip of 2', which can be viewed on the submitted survey. (Section 1315.2.2C)
- QuikTrip request a variance to increase the drive isle around the canopy from 40' to 47', as shown on the submitted site plan. This variance is being requested to provide the customers parking in front of the store additional safety when pulling in/out of a parking stall.(Section 1001.2.E)
- QuikTrip request a variance to increase the maximum drive isle width from 14' to 17'-6". This request is being made to allow our delivery trucks and customers the ability to navigate our lot safely.(Section 2.D)
- QuikTrip request a variance from the following architectural requirements, the building design shall include minimum 1' deep cornices, extending along the entire front and the sides of the building at least 10'(Section 1315.2.5.5B.5)



- QuikTrip request a variance from the following architectural requirements, the building design shall include minimum 1' high contrasting base, extending along the entire front and the sides of the building at least 10'(Section 1315.2.5.5B.6)

The above variances are being requested to maximize the safety of QuikTrip's property and to accommodate the topography and layout of the property, for this reason QuikTrip respectfully request approval of the variances listed. I appreciate your assistance regarding the proposed QuikTrip Store #735 and should you have any questions or comments, please do not hesitate to contact me at 770-325-6721 or [pconner@quiktrip.com](mailto:pconner@quiktrip.com).

Sincerely,

A handwritten signature in blue ink that reads 'Patrick Conner'. The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Patrick Conner  
QuikTrip Corporation  
Real Estate Project Manager





**QuikTrip**

4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 618-7700

Store #

0735

Flat Entry /  
Custom Chamfered Building

Address:

3229 Peachtree Corners Circle

City, State:

Peachtree Corners, GA

Serial #

07-0735-BFTI

Scale:

1/8" = 1'-0"

Issue Date:

05/29/13

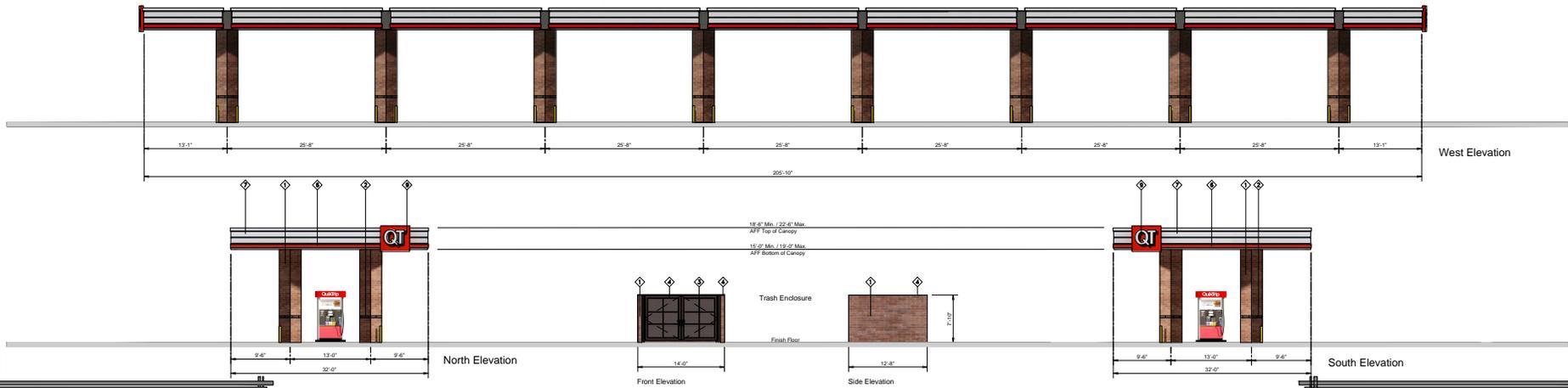
Drawn By:

BP

Rev/Notes:

COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS.  
QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA,  
OKLAHOMA. THESE PLANS ARE PROTECTED BY THEIR ENTRY BY DOMESTIC AND  
INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

Q	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	WOOD	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYTRON 35 MESH
4	RED BRICK	SEPRIM WALLWARE	PAINT
5	2" X 6"		STANDING SEAM ALUMINUM
6	2" X 6" POLYCARBONATE	ALLEN INDUSTRIES	QUARTZITE EDGE
7	DARK BRONZE	ALLEN INDUSTRIES	METAL PAINT
8	2" X 6" ALUMINUM	ALLEN INDUSTRIES	7
9	ALLEN INDUSTRIES	ALLEN INDUSTRIES	ILLUMINATED STORAGE
10	2" X 6"	ALLEN INDUSTRIES	SOULS
11	2" X 6" BRONZE IRON	ALLEN INDUSTRIES	PERGOLIN TILE



**QuikTrip**

4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 24175  
Tulsa, OK 74101-2475  
(918) 618-7700

Store # 0735

Vertical 8  
Gas Canopy Elevations

Serial # 07-0735-GV08

Scale: 1/8"=1'-0"

Issue Date: 05/29/13

Address: 3229 Peachtree Corners Circle

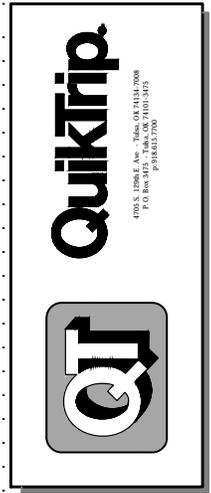
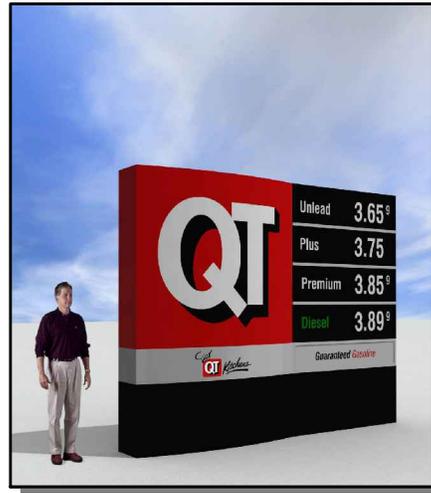
City, State: Peachtree Corners, GA

Drawn By: BP

Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	WOODGILT SLAB	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRICK	ALL COURT FABRICS	PAINTED TO MATCH
4	BRICK	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRICK	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
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100	BRICK	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



**Custom Horizontal Monument Sign**  
**MH10-4PGQ REDUCED BASE**

NOTES			
		DRAWN BY	CDC
		ISSUE DATE	05/22/13

SQUARE FOOTAGE	TYPEFACE	40
	INSIDE CAN	90
	ENTIRE SIGN	100

SCALE:
1/4" = 1'-0"
SERIAL NUMBER:
MH10-4PGQ
STORE NUMBER:
<b>0735</b>

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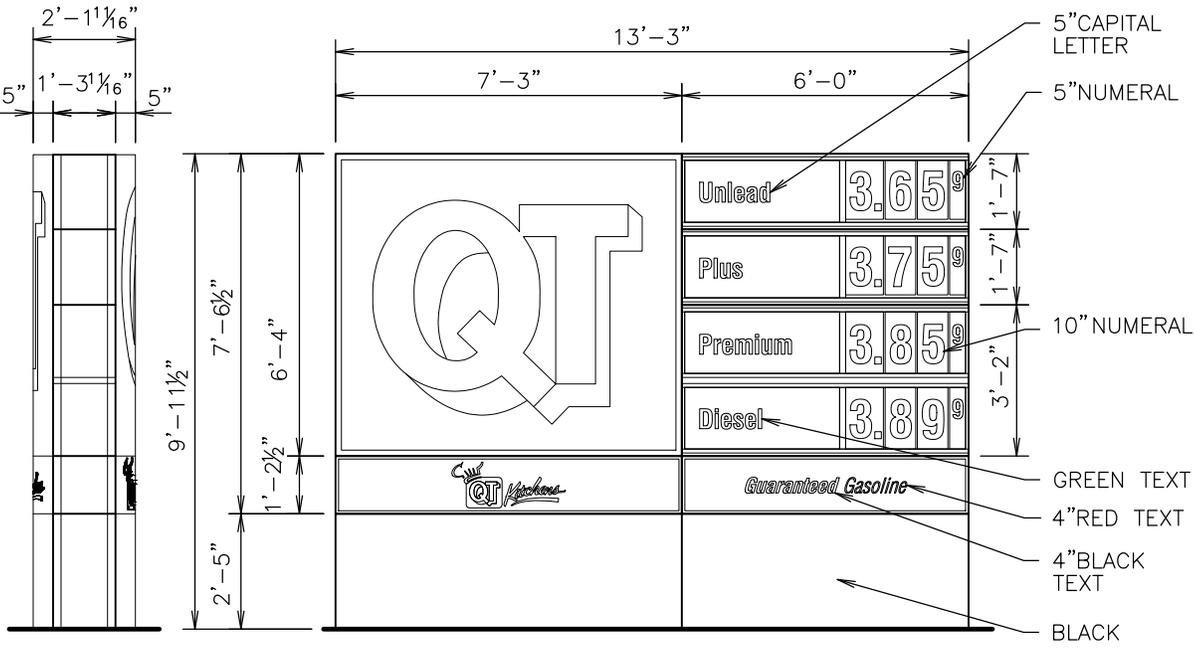
E

D

C

B

A



**SPECIFICATIONS:**

**LOGO**  
 Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.

**Pricer**  
 Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface, Akzo Noble Black, manual Font Numerals, Clear Helvetica Condensed font. Product Panels, Cyro, Clear text area, painted 2nd surface Akzo Nobel Opaque Black, Diesel Product Panel painted 2nd surface to match PMS 7481C Translucent Green, Akzo Noble.

**LOGO Cabinet/Pricer Cabinet/Base**  
 Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.

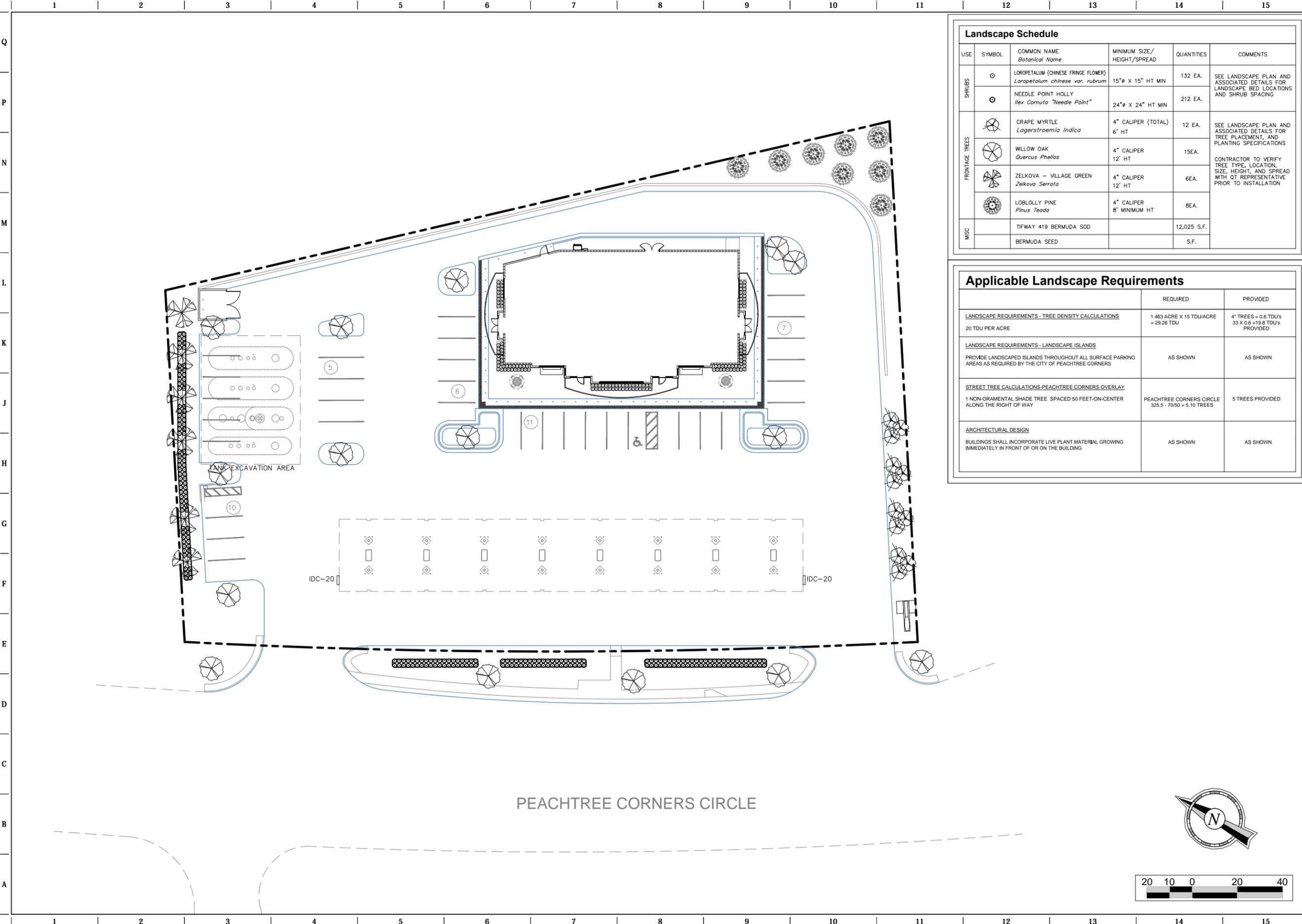
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FILE LOCATION: \\vaul\07 Atlanta\07-0735\01 Civil\0735 FT ISP Option 11.dwg TAB NAME: Landscape (Prelim) USER: bwarren SAVER: 5/22/2013 2:54 PM PLOTTED: 5/22/2013 2:57 PM



Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinese var. rubrum</i>	15"ø X 15" HT MIN	132 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	24"ø X 24" HT MIN	212 EA.	
FRONTAGE TREES	⊗	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	4" CALIPER (TOTAL) 6' HT	12 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS  CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	⊗	WILLOW OAK <i>Quercus Phellos</i>	4" CALIPER 12' HT	15EA.	
	⊗	ZELKOVA - VILLAGE GREEN <i>Zelkova Serrata</i>	4" CALIPER 12' HT	6EA.	
	⊗	LOBLOLLY PINE <i>Pinus Teada</i>	4" CALIPER 8' MINIMUM HT	8EA.	
MSC		TIFWAY 419 BERMUDA SOD		12,025 S.F.	
		BERMUDA SEED		S.F.	

Applicable Landscape Requirements		
	REQUIRED	PROVIDED
<b>LANDSCAPE REQUIREMENTS - TREE DENSITY CALCULATIONS</b> 20 TDU PER ACRE	1.463 ACRE X 15 TDU/ACRE = 29.26 TDU	4" TREES = 0.6 TDU's 33 X 0.6 = 19.8 TDU's PROVIDED
<b>LANDSCAPE REQUIREMENTS - LANDSCAPE ISLANDS</b> PROVIDE LANDSCAPED ISLANDS THROUGHOUT ALL SURFACE PARKING AREAS AS REQUIRED BY THE CITY OF PEACHTREE CORNERS	AS SHOWN	AS SHOWN
<b>STREET TREE CALCULATIONS-PEACHTREE CORNERS OVERLAY</b> 1 NON-ORNAMENTAL SHADE TREE SPACED 50 FEET-ON-CENTER ALONG THE RIGHT OF WAY	PEACHTREE CORNERS CIRCLE 325.5 - 70/50 = 5.10 TREES	5 TREES PROVIDED
<b>ARCHITECTURAL DESIGN</b> BUILDINGS SHALL INCORPORATE LIVE PLANT MATERIAL GROWING IMMEDIATELY IN FRONT OF OR ON THE BUILDING	AS SHOWN	AS SHOWN

PROJECT NO.:

**QuikTrip No. 0735**  
PEACHTREE CORNERS CIRCLE  
ATLANTA, GA.

**QT**

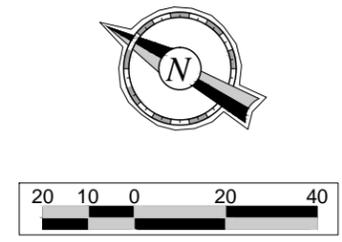
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PROTOTYPE: P-70 (02/01/12)  
DIVISION: \_\_\_\_\_  
VERSION: 001  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: KSR  
REVIEWED BY: \_\_\_\_\_

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:  
LANDSCAPE PLAN

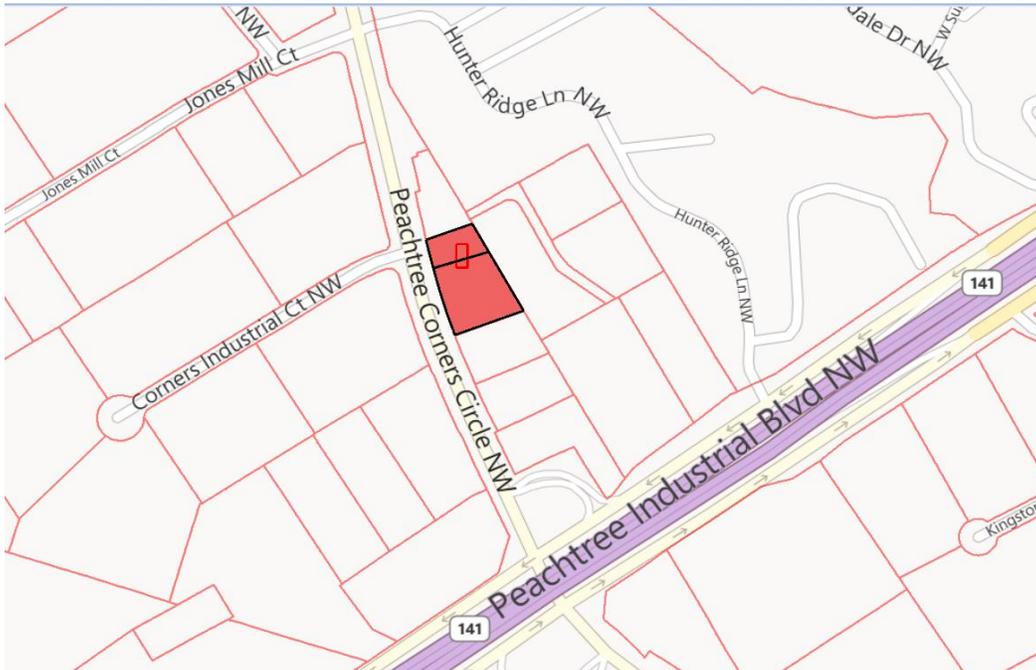
SHEET NUMBER:  
**L100**



PEACHTREE CORNERS CIRCLE

## ZONING BOARD OF APPEALS

### QUIKTRIP



**CASE NUMBER:**

**V 2013-0004**

**HEARING DATE:**

**JULY 17 , 2013**

147 Technology Pkwy., Suite 200, 7:00PM

**PROPERTY ADDRESS:**

**3225 & 3235 Peachtree Corners Circle**