



PLANNING COMMISSION AGENDA
December 12, 2017

6:00 PM Work Session
CITY HALL

A. Roll Call

B. City Business Items:

1. **Comprehensive Plan Update.** Steering Committee discussion with the Atlanta Regional Commission.

C. Adjournment.

7:00 PM Regular Session
CITY HALL

A. Roll Call

B. Approval of November 14, 2017 Minutes

C. Old Business:

D. New Business:

1. **RZ2017-005. Imagine Advertising.** Request to rezone a 1.804-acre parcel from O-I to M-1 to accommodate expansion of an existing advertising agency to include a sign fabrication shop at 6141 Crooked Creek Road, Dist. 6, Land Lot 283, Peachtree Corners, GA.

E. City Business Items:

1. **PH2017-014 Structures Excluded from Height Limitations.** Consideration of an amendment to Zoning Code Sec. 701, Structures Excluded from Height Limitations, to allow for additional architectural features of religious buildings to be excepted from standard height limitations.
2. **Change to Meeting Dates.** Discussion of new meeting dates for the Planning Commission beginning in 2018.
3. **Election of Officers.** Discussion of election of Chair and Vice Chair in advance of a vote at the first meeting of 2018.

F. Comments by Staff and Planning Commissioners.

G. Adjournment.



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
November 14, 2017
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, August 8, 2017. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

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

Staff: Diana Wheeler, Community Development Director
Rocio Monterrosa, Deputy City Clerk
Jeff Conkle, Planning and Zoning Administrator

MINUTES:

**MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 10, 2017
PLANNING COMMISSION MEETING.**

By: Alan Kaplan

Seconded by: Matt Houser

Vote: Passed 3-0 (Kaplan, Houser, Middleton)

CITY BUSINESS ITEMS:

Comprehensive Plan Update. Discussion of the schedule for the proposed five-year update to the 2033 Comprehensive Plan.

Robert Herick, Planner with ARC, gave a quick introduction on the local Comprehensive Plan Update that the City is required to update and what steps will need to be taken to incorporate all plans and refresh all goals and have draft plan by the summer of 2018 ready to submit to DCA. Mr. Herick also mentioned that a committee will need to be formed and meet before the next Planning Commission meeting.

OLD BUSINESS:

PH2017-007. Cinebistro at Town Center Elevations. Request to approve building elevations for the movie theater building located at the Town Center in the 5200 Block of Peachtree Parkway, Dist. 6, Land Lot 301, Peachtree Corners, GA (deferred from October 10, 2017)

Diana Wheeler, Community Development Director, gave a brief update submitted by applicant to reflect the Commission's desired changes. On the front of the building, the arrangement of brick and stone has been revised, awnings have been added to the windows, and taller building elements have been added to the front ends to give the building additional height and visual interest at and near the corners. On the side facing the small parking area and creek, additional detail has been provided around the exit doors to break up the large blank façade. On the side facing the Town Green, two windows have been added, awnings have been placed over the windows, and the portion of the building acting as a backdrop to the Town Green stage has been enhanced with additional architectural detail. The rear of the building has been revised to show a modular trellis system that will allow plantings to grow in the shape of the letters "PCTC" (Peachtree Corners Town Center). This system is described by the applicant as a custom-designed, double-track, painted aluminum frame that is supported from the ground and braced to the building. The inlay area is painted, heavy-gauge aluminum with woven wire fabric attached to aluminum tracks. Additionally, the rear now has taller corner elements and the arrangement of brick and stucco has been revised.

The applicant, Rodney Sartain, gave a quick update on the changes that were incorporated on the building that were requested by the commissioners.

MOTION TO APPROVE BUILDING ELEVATIONS FOR THE MOVIE THEATER BUILDING LOCATED AT THE TOWN CENTER IN THE 5200 BLOCK OF PEACHTREE PARKWAY, DIST. 6, LAND LOT 301, PEACHTREE CORNERS, GA (DEFERRED FROM OCTOBER 10, 2017) AS PRESENTED WITH ADDED CONDITION THAT THE USE OF MULTICOLOR NEON OR SIMILAR TUBULAR LIGHTING AS WELL AS ARCHITECTURAL LIGHTING SHALL BE PROVIDED ON THE BUILDING. LANDSCAPE LIGHTING SHALL BE PROVIDED WITHIN ADJACENT LANDSCAPED AREAS.

By: Alan Kaplan

Seconded: Mark Middleton

Vote: (3-0) (Kaplan, Middleton, Houser)

NEW BUSINESS

RZ2017-003 & V2017-008. Holcomb Bridge Road Townhomes. Request to rezone a 2.16-acre parcel from C-1 to R-TH along with associated variances to accommodate a new 17-unit townhome development at 3926 Holcomb Bridge Road, Dist. 6, Land Lot 313, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, gave a brief overview of the application. The proposed 2.16-acre development is located on the east side of Holcomb Bridge Road and is currently vacant. Townhomes in this location would not create a precedent, but would add a residential component to an area that already has a mix of uses.

The proposed 17 townhouses are not likely to place an excessive burden on existing streets, transportation systems, or utilities, and would not adversely affect surrounding residential properties as a 35-foot buffer with mature trees is provided along the rear property line. This buffer complies with the requirement in Zoning Ordinance Section 606.

Based on standard school generation rates, a 17 unit townhouse developed could be expected to generate up to 5 elementary school children, 2 middle school children, and 2 high school students and is, therefore, unlikely to burden the school system.

While the development is also unlikely to have a negative impact on existing streets, the applicant may need to restudy the entry to the neighborhood as it relates to left turns into and out of the property, especially during peak travel times. Installation of a right-turn deceleration lane along the east side of Holcomb Bridge Road should also be reviewed.

The applicant has requested concurrent variances to reduce the 40-foot side yard setback to 25 feet on the north (side) property line and to 20 feet on the south (side) property line. These two side property lines abut existing office development. Additionally, the applicant has requested a variance to allow encroachment of part of one townhouse unit over the 50-foot front setback line at the northwestern edge of the property. Staff supports the request for the concurrent variances as the layout of the proposed neighborhood with buffers along the rear and side property lines meets the intent of the Comprehensive Plan and would not cause substantial detriment to the public good if granted.

Staff recommends approval with conditions of the proposed project as it meets the intent of the Comprehensive Plan, is suitable in view of the use and development of adjacent and nearby property, and if approved, would not adversely affect the existing use of said properties. It is recommended that RZ2017-003 and V2017-008 be approved with the following conditions:

1. The site development shall not exceed 17 single-family townhomes with a minimum 2-car attached garage and a minimum unit width of 24-feet.
2. The property shall be developed in general conformance with the site plan prepared by O'Leary Design Group dated October 2, 2017, and submitted with this application with revisions to meet these conditions and the requirements of all city codes and ordinances.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 20-feet on the south (side) property line, and that encroachment is permitted into the 50-foot front setback to accommodate a portion of one townhouse at the northwest corner of the property.
4. Building elevations shall be in general conformance with the renderings prepared by O'Leary Design Group dated October 2, 2017, and submitted with this application with revisions, as needed, to be submitted to the Community Development Director for review and approval.
5. The green space at the front center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided. An amenity

- area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.
6. Development shall include no more than one driveway on Holcomb Bridge Road, aligned with Primrose Hill Court directly across Holcomb Bridge Road.
 7. Provide sidewalks as shown on the conceptual site plan.
 8. If required by City Engineer or GDOT, development plans shall incorporate roadway improvements such as a deceleration lane.
 9. A 50-foot wide landscaped strip shall be provided along the Holcomb Bridge Road frontage, allowing for the one townhouse encroachment detailed above, and shall include a decorative fence/wall and entrance monument to be approved by Staff.
 10. Interior streets shall be private and maintained by the Homeowners Association.
 11. Existing trees in buffers shall be preserved and buffers shall be enhanced with additional trees where sparse.

The applicant, Pat O’Leary, gave a brief description of their application and specified how they will be managing storm water and underground site, the building materials that will be used for the buildings and the buffer from the back neighbors.

Chairman, Matt Houser, opened the floor for public comment. There was one comment in favor of applicant and no comment in opposition.

MOTION TO APPROVE RZ2017-003 & V2017-008 HOLCOMB BRIDGE ROAD TOWNHOMES. REQUEST TO REZONE A 2.16-ACRE PARCEL FROM C-1 TO R-TH ALONG WITH ASSOCIATED VARIANCES TO ACCOMMODATE A NEW 17-UNIT TOWNHOME DEVELOPMENT AT 3926 HOLCOMB BRIDGE ROAD, DIST. 6, LAND LOT 313, PEACHTREE CORNERS, GA WITH STAFF CONDITIONS AND A CONDITION THAT STORMWATER BE MANAGED VIA UNDERGROUND DETENTION PONDS.

By: Alan Kaplan

Seconded: Mark Middleton

Vote: (3-0) (Kaplan, Middleton, Houser)

RZ2017-004 & CIC2017-004. Roberts Properties. Request to rezone two parcels consisting of 4.4 acres from C-2 to MUD along with associated change in conditions to accommodate a new mixed-use development at 4936 Peachtree Corners Circle and 5246 Peachtree Parkway, Dist. 6, Land Lot 301, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, gave a brief overview of the application. The applicant is seeking to rezone two parcels totaling 4.4 acres. The two parcels are located along Peachtree Parkway and Peachtree Corners Circle, adjacent to two developed C-2 parcels containing Chase Bank and Black Walnut Café, both of which are now owned by separate entities. The applicant’s parcels are also adjacent to the Peachtree Corners Town Center site located along the northern boundary of the Peachtree Corners Circle parcel. The applicant requests to rezone the above-mentioned parcels along Peachtree Parkway and Peachtree Corners Circle to allow for a mixed-use development. The proposal for the Peachtree Corners Circle parcel includes a boutique hotel and a mid-rise apartment building. Although the renderings label the hotel as a Hotel Indigo, the applicant has

indicated that there are no contracts or agreements with the Indigo brand. The name is only intended as a representation of the type of hotel that could go on the site, but no hotel commitments are included as part of this application. The hotel is proposed to be adjacent to Peachtree Corners Circle while the apartment building would wrap in a U-shape from the interior to the site to the Peachtree Corners Circle frontage. Parking would be located in a shared garage at the base of the two buildings. Two swimming pools and amenity decks, one for each use, are shown located above the parking deck. The proposal for the Peachtree Parkway parcel includes a one-story retail building located behind a small parking area along the street and adjacent to the main entryway into the larger development.

Parcel #1: This property is a 0.677-acre C-2 zoned parcel located on the east side of Peachtree Parkway just north of Peachtree Corners Circle. The parcel is between Chase Bank to the south and Black Walnut Café to the north. The main driveway into the larger development enters this parcel from Peachtree Parkway. The property has previously been cleared and graded and is vacant. The proposed site plan shows this parcel housing a new one-story retail building with access from the existing driveway along Peachtree Parkway.

Parcel #2: This property is a 3.732-acre C-2 zoned parcel located on the north side of Peachtree Corners Circle just east of Peachtree Parkway. The parcel is to the east (rear) of Chase Bank and Black Walnut Café. The secondary driveway into the larger development enters this parcel from Peachtree Corners Circle. The property has previously been cleared and graded and is vacant. The proposed site plan shows this parcel housing a 7 story, 110-room hotel along with a 7 story, 169-unit rental apartment building, both of which are situated above one shared basement level of parking. The shared parking garage also extends to the first floor of both buildings. The first floor contains hotel lobby, hotel amenity, residential lobby, and residential amenity space but does not contain hotel sleeping rooms nor apartment dwelling units.

After review of the applicant's proposal, it is recommended that RZ2017-004 / CIC2017/004 be approved subject to conditions (new conditions and previously adopted SUP2015-001 conditions), as follows:

New Conditions:

1. Residential development on the site shall be limited to the following:
 - a. Townhomes not to exceed 12 units per acre and 4 stories in height.
 - b. Assisted living facility not to exceed 4 stories in height.
2. Hotel development on the site shall be limited to the Indigo brand or comparable, as approved by the City Council.
3. Hotel construction shall be underway (foundation must have passed inspection) before residential building permit is issued.
4. Encroachment into the 50ft. undisturbed buffer and 75 ft. impervious stream setback line shall be permitted for the installation of a reinforced pervious slope and minor building intrusions along the northern property line.

5. Developer shall be responsible for deceleration lane or other project related right-of-way improvements if determined to be necessary by GDOT and Peachtree Corners' Public Works Director.
6. The developer shall be responsible for providing and funding a pedestrian access from the developer's property to the stream and over the stream in a manner and at a location approved by the Downtown Development Authority.
7. The landscape strip along the property's Peachtree Parkway frontage shall be planted with a single row of hardwood trees at least 12 ft. in height at installation and spaced 25 ft. on center. In addition, a staggered, double row of evergreen shrubs at least 3 feet in height at the time of installation shall also be planted along the property's Peachtree Parkway frontage with spacing to be determined by staff so that such plant material screens the adjacent parking lot to the greatest extent possible from Peachtree Parkway's vehicle views.
8. Architectural elevations for the hotel and retail building shall be substantially similar to the drawings submitted on October 2, 2017. Additionally:
 - a. Exterior building materials shall be primarily brick or stone on all building sides.
 - b. Planters with vegetation approved by the City's Arborist shall be placed along the building exterior or, as an alternate, climbing plant material shall be installed at the base of the buildings or next to trellises or arbors.
 - c. All mechanical equipment (roof top and on the ground) shall be screened from ground view.
9. Architectural elevations for residential buildings shall be primarily brick or stone with stucco accents on all sides. Roof material shall consist of slate, tile or architectural shingle with a slate or tile appearance.
10. Buildings located on external roadways must face, or appear to face, that roadway.
11. One centrally located public gathering area shall be provided. The size of the space shall be at least 2875 sq. ft. (1.5% of the project acreage)
12. Pursuant to condition DD of Ord. 2015-03-41, a 5- ft. high wooden screening fence and single row of evergreen shrubs shall be installed immediately along the Peachtree Corners Circle side of the property.
13. Permitted Commercial Uses: Retail, Cinema with dining, bakery and confectionary, Music venue, Performing Arts venue, boutique hotel, C-1 and C-2 permitted uses except as noted in Prohibited Uses, below, and Restaurant uses as follows:
 - a) Chef-driven dining concepts; local chain restaurants; regional chain restaurants; and national chain restaurants
 - b) National chain restaurants cannot exceed 50% of the total number of all restaurants

- c) Local chain restaurants, regional chain restaurants, and national chain restaurants, combined, cannot exceed 85% of the total number of all restaurants
- d) No more than two restaurants shall be permitted in any food category (i.e. Mexican, Thai, French)
- e) The Community Development Director shall determine compliance with requirements b), c), and d) listed above.

Previous Conditions:

14. Prohibited Commercial Uses: Animal hospitals or veterinary clinics; retail bank (ATM permitted); tattoo and piercing parlors; adult bookstores or entertainment (general bookstores selling adult books on an incidental basis permitted); fast food restaurants with or without drive-thru window (pick-up/to go windows at non-fast food restaurants permitted); automotive related uses such as car wash or automotive parts store; billboards; building, electrical or plumbing contractors; funeral homes or mausoleums; crematory; furniture rental establishments; convenience food stores with or without fuel pumps, emission inspection stations; equipment rental; extended stay and limited service hotels; laundry or dry cleaning establishments; liquor stores, (specialty beer or specialty wine store permitted); plant nursery sales facility; recreation or fitness facilities which exceed 3500 square feet); industrial uses, automotive service stations with or without fuel pumps; building material sales with outdoor storage, taxi cab or limousine services; pest control businesses; pet shops or pet grooming establishments, (pet supplies store permitted); mattress store; nail salon; day care facility; driving school; discount stores; grocery store (gourmet and specialty food store permitted); second run movie theater; lottery ticket sales; tobacco products store; phone stores; precious metals store (jewelry store permitted); clothing resale stores; auto repair shops or tire stores; 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; no outdoor storage of any type; lounges; and any temporary uses.
15. Drive-through businesses shall be prohibited.
16. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District).
17. Bicycle racks shall be provided within the development in accordance with the overlay standards.
18. Provide internal access to any outparcel development. No direct access to Peachtree Parkway other than one driveway shown on the submitted plan and located directly behind the Chase Bank property.
19. No billboards are permitted.

20. 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.
21. All street or walkway pavers internal to the development shall be of brick, stone, or paving material comparable in appearance and be limited to grey or natural-tone colors, which will coordinate with building architecture.
22. Provide landscaped islands through the parking area, including a minimum ten-foot wide landscaped island at the end of each parking bay and a minimum six-foot wide landscaped island for each 225-feet of continuous bay length, or alternate plan as may be approved by the Community Development Director.
 - a. Provide or relocate and reconstruct sidewalks, as required, a minimum of five feet in width adjacent to Peachtree Parkway (U.S. Hwy. 141) and Peachtree Corners Circle. Sidewalks may meander along these roads where feasible and per DOT approval. Provide internal sidewalks connecting office, retail, and outparcel development. Submit pedestrian access plan for review and approval of the Community Development Director.
23. Outdoor lighting shall be contained in cut-off type luminaires and shall be directed in toward the property so as not to reflect into adjacent properties nor to create a hazard for passing automobile traffic. Any lights located on the rear of the building must be directed downward.
24. Multi-tenant buildings shall be limited to wall signage only. Project signage shall be limited to one monument sign per road frontage. Monument signs shall coordinate with building architecture.
25. Any above ground detention ponds shall be visibly screened with landscape plantings to be approved by the Community Development Director.
26. No outside speakers shall be allowed other than a Muzak system which 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.
27. 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 2:00 a.m, (unless further restricted by other regulations). Business hours for a coffee/bagel shop and any specialty gourmet food store(s) shall be 6:00 a.m. to 2:00 a.m. seven days a week.
28. All food service facilities on the property, including outparcels, shall install odor scrubbers which remove 95% of cooking odors as determined by the Community Development Director.

29. Truck delivery shall be limited to the hours of 8:00 a.m. to 6:00 p.m. and there shall be no overnight parking or idling of delivery trucks.
30. Operation of parking lot cleaning machinery or other maintenance equipment that emits noise shall be limited to the hours of 8:00 a.m. to 9:30 p.m.
31. Graded land that becomes inactive (no building permits pending) for more than 6 months shall be stabilized, seeded and shall meet all other ordinance requirements for graded property. Additional landscaping may also be required to be added to mitigate the appearance of the land disturbance.
32. The landscape strip along the entrance driveway from Peachtree Parkway shall be planted with hardwood trees which are a minimum of 12 feet tall at the time of planting and are spaced on 25- foot centers in order to create a boulevard effect for the entrance drive.
33. The entire development shall have a cohesive landscape plan which shall be approved by staff.

The applicant representative, Clay Massey, gave a brief introduction to their application and request recommend approval without staff recommended conditions. Mr. Massey introduced the applicant, Mr. Charlie Roberts, who gave a presentation on their proposed mix-used development.

Chairman, Matt Houser, opened the floor for public comment. Five speakers were in opposition to the project expressing concern over traffic, construction of hotel, additional classrooms in elementary school and sewer capacity; none spoke in support. The Commission expressed concern related to architecture and site plan details.

MOTION TO APPROVE RZ2017-004 & CIC2017-004. ROBERTS PROPERTIES. REQUEST TO REZONE TWO PARCELS CONSISTING OF 4.4 ACRES FROM C-2 TO MUD ALONG WITH ASSOCIATED CHANGE IN CONDITIONS TO ACCOMMODATE A NEW MIXED-USE DEVELOPMENT AT 4936 PEACHTREE CORNERS CIRCLE AND 5246 PEACHTREE PARKWAY, DIST. 6, LAND LOT 301, PEACHTREE CORNERS, GA WITH STAFF RECOMMENDED CONDITIONS BUT STRIKING STAFF CONDITION #1 AND ADDING CONDITIONS SUBMITTED BY APPLICANT IN A LETTER DATED NOVEMBER 8, 2017 AND A CONDITION THAT ARCHITECTURAL ELEVATIONS AND SITE PLAN BE SUBMITTED TO THE PLANNING COMMISSION AND CITY COUNCIL FOR FINAL APPROVAL PRIOR TO THE ISSUANCE OF PERMIT FOR CONSTRUCTION.

By: Matt Houser

Seconded: Mark Middleton

Vote: (3-0) (Houser, Middleton, Kaplan)

COMMENTS BY STAFF AND PLANNING COMMISSION:

Diana Wheeler, Community Development Director, informed the Commission that there will be a meeting for the month of December and Start the Comprehensive Plan steering committee meeting at 6PM follow by the Planning Commission meeting at 7PM.

The Planning Commission meeting concluded at 9:08 PM.

Approved,

Attest:

Matt Houser, Commissioner

Rocio Monterrosa, Deputy City Clerk

RZ2017-005
Imagine Advertising

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING ANALYSIS

PLANNING COMMISSION DATE: December 12, 2017

CITY COUNCIL DATE: January 16, 2018

CASE NUMBER: **RZ2017-005**

CURRENT ZONING: O-I

PROPOSED ZONING: M-I

LOCATION: 6141 Crooked Creek Road

MAP NUMBERS: 6th DISTRICT, LAND LOT 238

ACREAGE: 1.804 ACRES

PROPOSED DEVELOPMENT: REZONE FROM O-I TO M-I TO ALLOW A SIGN FABRICATION SHOP

FUTURE DEVELOPMENT MAP: MIXED HOUSING TYPES

OWNER: GREGG AND FLORA STOPHER
4211 RIVER BOTTOM DRIVE
PEACHTREE CORNERS, GA 30092

APPLICANT/CONTACT: SHANE LANHAM
MAHAFFEY PICKENS TUCKER LLP
1550 NORTH BROWN ROAD
LAWRENCEVILLE, GA 30043
770-232-0000

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DATA:

The applicant is seeking to rezone 1.804 acres at 6141 Crooked Creek Road from O-I (Office-Institutional District) to M-I (Light Industry District) to allow for a new sign fabrication shop at an existing advertising agency office. M-I permits both office and light manufacturing, thus accommodating both parts of the business. No previous zoning cases are associated with the subject property.

The site is located within an office park area that is along the west side of Crooked Creek Road just north of Holcomb Bridge Road. The properties immediately to the west of the subject property are zoned O-I and contain various office buildings. The properties to the north are zoned RM-10 (Multifamily District) and are condominiums. The remaining properties across Crooked Creek Road to the south and east are zoned C-2 (General Business) and their uses include a church and a large office building.

The applicant has provided a proposed site plan. The property currently has a two-story building near the rear of the site, which has over 18,000 square feet of office space. There is a

paved parking area to the front and left (west) of the building. The proposed sign shop would be located in a new building to the west of the existing building. The proposal is for a 4800-square-foot structure built partially over the existing west parking lot.

The site is located within the Central Business District Character Area on the Future Development Map. The Central Business District is intended to provide for a mix of retail, commercial, office, mixed-use, government and institutional uses. Light industrial uses and office uses are considered appropriate, and sidewalks, higher quality architectural and design standards, and business opportunities are encouraged.

ZONING STANDARDS:

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F', below. Following each item is the applicant's response followed by Staff's comment.

A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Applicant's Response: Yes, the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby property. The property is adjacent to existing office uses and is in close proximity to commercial uses located along Holcomb Bridge Road.

Staff's Comment: The subject property is located within the Central Business District Character Area, which is characterized by a mix of uses, including office and related uses. With appropriate conditions to mitigate potential impacts on the condominium residents to the north, the proposed use of an office with a sign shop would be suitable in this location in view of the use and development of adjacent and nearby properties.

B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?

Applicant's Response: No, the proposed development will not adversely affect the existing use or usability of any of the nearby properties.

Staff's Comment: With conditions which limit the uses to the proposed office and sign shop and which mitigate potential impacts on the condominium neighbors, the proposal should not have significant impact on nearby properties.

C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

Applicant's Response: Considering the size, location, layout, and character of surrounding areas, the applicant submits that the property does not have reasonable economic use as zoned.

Staff's Comment: The property has a reasonable economic use as currently zoned.

D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Applicant's Response: No, the proposed development will not result in an excessive or burdensome use of the infrastructure systems. The proposed use of office and light manufacturing is a relatively low-intensity use which is comparable to the existing use of the property. The subject property has convenient access to Holcomb Bridge Road, Peachtree Parkway, and Peachtree Industrial Boulevard.

Staff's Comment: The impacts of a small sign shop on streets, transportation facilities, or utilities are unlikely to be excessive or burdensome. There will be no impact on schools.

E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?

Applicant's Response: Yes, the proposed development is in conformity with the policy and intent of the land use plan.

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

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

Applicant's Response: The applicant submits that the office and commercial/retail nature of nearby properties provides additional support for the application.

Staff's Comment: The sign shop would be an ancillary facility that supplements an existing business. The existing business has been operational at this location for years without generating code enforcement issues.

COMPREHENSIVE PLAN:

The 2030 City of Peachtree Corners Character Area Map indicates that the property is located within the Central Business District Character Area. Policies for this area encourage a mix of uses such as office and associated business uses, which, with appropriate conditions limiting the possible uses, includes the proposed M-I zoning.

M-I zoning and the proposed development would meet the goals and policies of the Comprehensive Plan, if conditions are put in place to ensure that uses are limited and that the condominium properties to the rear of the property are sufficiently buffered.

DEPARTMENT ANALYSIS:

The proposed rezoning from O-I to M-I, with appropriate conditions, would be unlikely to have adverse effects on adjacent and nearby properties. While the sign shop portion of the site may be of concern by nearby residences, appropriate conditions can mitigate any potential negative impacts.

The proposed rezoning would also be in keeping with the goals and policies of the City's Comprehensive Plan, provided that certain conditions of rezoning are put in place. The subject property is located within the Central Business District Character Area, which is intended to encourage a mix of uses, including office and associated businesses. The mix of commercial uses along the western end of Crooked Creek Road is typical of commercial areas across the City, making the subject property a suitable location for the proposed uses. M-I properties make up the majority of this Character Area.

The physical structure of the new building will have to comply with the Overlay District's high standards for architectural design and building materials. Additionally, no new parking is required to accommodate this use.

Therefore, after review of the applicant's proposal and other relevant information, it is recommended that RZ2017-005 be approved with the following conditions:

- 1) That the property is rezoned from O-I to M-I Conditional.
- 2) Permitted uses shall be limited to office uses and a sign fabrication shop. The sign shop use cannot be reestablished without a public hearing after discontinuance for a period of six (6) months or more.
- 3) The property shall be developed in substantial accordance with the conceptual plan by Haines Gipson & Associates dated October 18, 2017.
- 4) The existing trees at the rear of the property shall be preserved and supplemented with additional evergreen plantings to fully screen the adjacent condominium properties from the new building. The additional landscaping shall be installed within the required 50' buffer, subject to Staff approval of a landscape plan.
- 5) The sign shop building shall be designed in a manner to prevent noise or vibration from escaping the interior of the facility. This shall include, but not be limited to, the following:
 - a. Unless required by the Fire Marshal, no windows or doors shall be installed on the rear wall or the building wall facing the condominiums;
 - b. Windows or doors shall not be opened during times of sign fabrication or other noise-producing activities;
 - c. Exterior walls shall be super-insulated or enhanced with sound baffling materials;

- d. An outdoor employee break area may not be located on the rear or side of the building facing the condominiums.
- 6) No billboards shall be permitted on the property.
- 7) Dumpsters shall not be located in front of the existing office structure and shall be screened by an opaque decorative wall, at least six (6) feet in height, which will coordinate with the building architecture.
- 8) Outdoor lighting shall be contained in cutoff-type luminaries and shall be directed inward toward the property so as not to reflect into adjacent properties or to create a hazard for passing automobile traffic.
- 9) The sign shop shall operate during the same hours as the primary business and in no case shall those hours extend beyond 8:00AM to 6:00PM Monday through Saturday.



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

REQUIRED ITEMS	NUMBER OF COPIES	CHECK
Completed Application Form	<ul style="list-style-type: none"> • 1 original 	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	<ul style="list-style-type: none"> • 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction 	<input checked="" type="checkbox"/>
Site Plan	<ul style="list-style-type: none"> • 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction 	<input checked="" type="checkbox"/>
Letter of Intent Describing Reason for Request and Proposed Use of Property	<ul style="list-style-type: none"> • 1 copy 	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	<ul style="list-style-type: none"> • 1 copy 	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	<ul style="list-style-type: none"> • 1 copy 	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	<ul style="list-style-type: none"> • 1 copy 	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	<ul style="list-style-type: none"> • 1 copy 	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	<ul style="list-style-type: none"> • One (1) Copy (for each tax parcel included) 	<input checked="" type="checkbox"/>
Electronic copy of complete package	<ul style="list-style-type: none"> • One (1) copy 	<input type="checkbox"/>
Application Fee	<ul style="list-style-type: none"> • Make checks payable to the City of Peachtree Corners 	<input type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)		
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, HRR, R-SR, MUD or MUO rezoning requests	<ul style="list-style-type: none"> • 1 copy 	<input type="checkbox"/>
Traffic Study	<ul style="list-style-type: none"> • 1 copy 	<input type="checkbox"/>
Development of Regional Impact Review Form	<ul style="list-style-type: none"> • 1 copy 	<input type="checkbox"/>
Building Compliance Inspection	<ul style="list-style-type: none"> • 1 copy 	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Imagine Advertising & Publishing Inc. c/o NAME: <u>Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Stopher, Flora and Gregg</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>4211 River Bottom Dr</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>770.232.0000</u>	PHONE: <u>770.232.0000</u>
E-MAIL: <u>slanham@mptlawfirm.com</u>	E-MAIL: <u>slanham@mptlawfirm.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770.232.0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

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

LAND DISTRICT(S): 6 LAND LOT(S): 283 ACREAGE: +/- 1.804 acres

ADDRESS OF PROPERTY: 6141 Crooked Creek Rd

PROPOSED DEVELOPMENT: Office and light manufacturing uses

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

• LEGEND •

- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AFI ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- BC BACK OF CURB
- BLK BLOCK
- BLS BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CL CENTER LINE
- CLT CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN SEWER CLEANOUT
- CP CALCULATED POINT
- CPH CARPORT
- CTP CRIMP TOP PIPE FOUND
- D DEED
- DB DRAINAGE BAR FOUND
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FE FENCE HYDRANT
- FR FRAME
- LC UTILITY EASEMENT
- WD WOOD
- WF WOOD FENCE
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WV WIRE FENCE
- WVW WATER VALVE
- WW WET WEATHER
- YI YARD INLET
- X-X FENCE
- [Symbol] INDICATES STAIRS

SURVEY NOTES

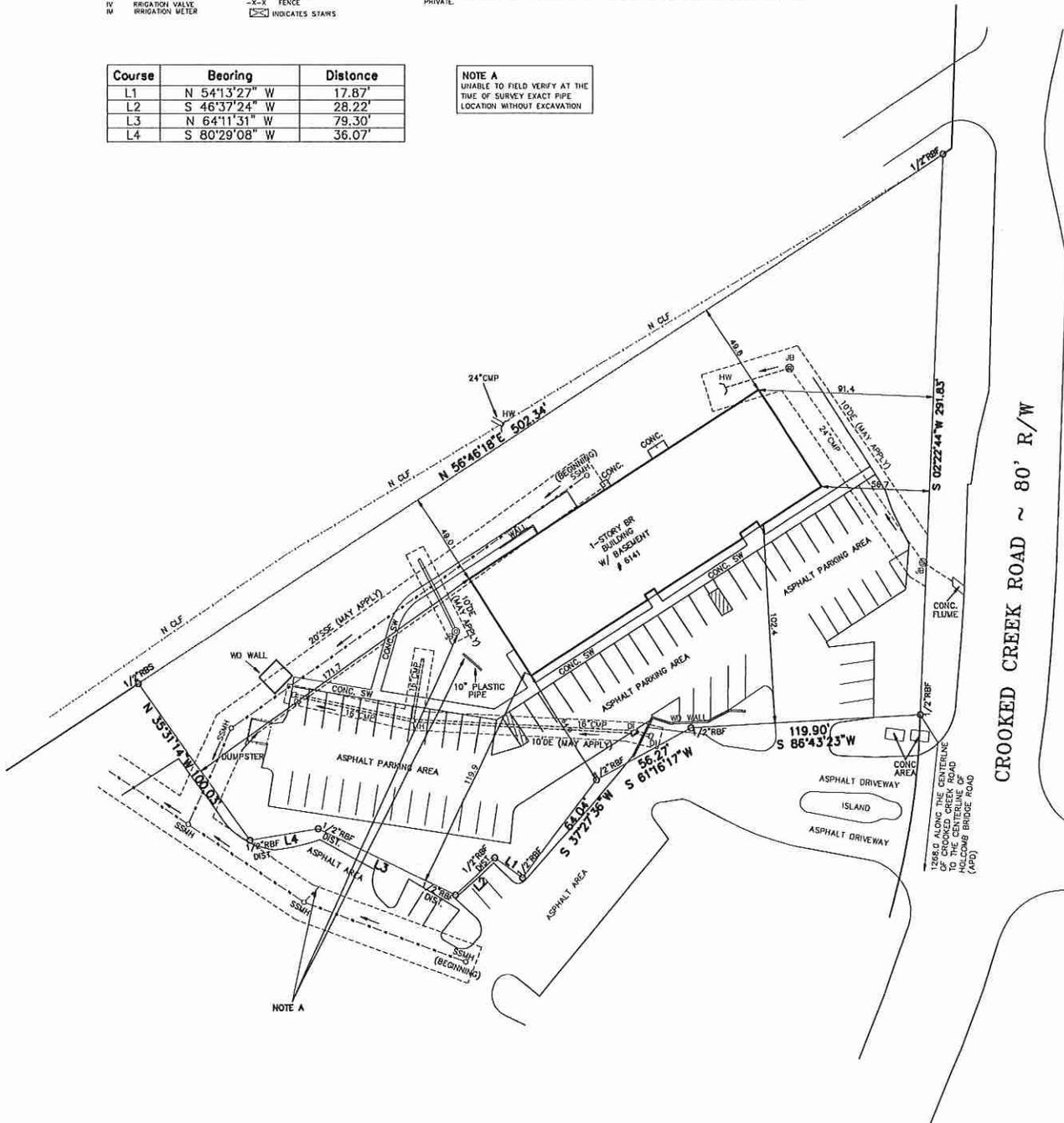
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR IDENTIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SITE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS REAFFIRMATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SHEETPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

Course	Bearing	Distance
L1	N 54°13'27" W	17.87'
L2	S 46°37'24" W	28.22'
L3	N 64°11'31" W	79.30'
L4	S 80°29'08" W	36.07'

NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION



CROOKED CREEK ROAD ~ 80' R/W

128'G ALONG THE CENTERLINE TO THE PROPOSED CENTERLINE OF CROOKED CREEK ROAD (APD)

LOT BLOCK SUBDIVISION NORWOOD HEIGHTS UNIT LAND LOT 61 18TH DISTRICT SECTION DEKALB COUNTY, GEORGIA DB.24542/PG.569 PB.17/PG.23 FIELD WORK DATE APR 11, 2017 PRINTED/SIGNED APR 17, 2017 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"	BOUNDARY SURVEY PREPARED FOR: SHEET 1 OF 1 <h3 style="text-align: center;">IMAGINE ADVERTISEMENT</h3> PROPERTY ADDRESS: 6141 CROOKED CREEK ROAD NORCROSS, GA 30092
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET, AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT AND WAS ADAPTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' DIAM WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	70 LENOX POZZIE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5247 INFO@SURVEYLANDEXPRESS.COM



TOTAL LAND AREA
78605.05 SF / 1.804 AC



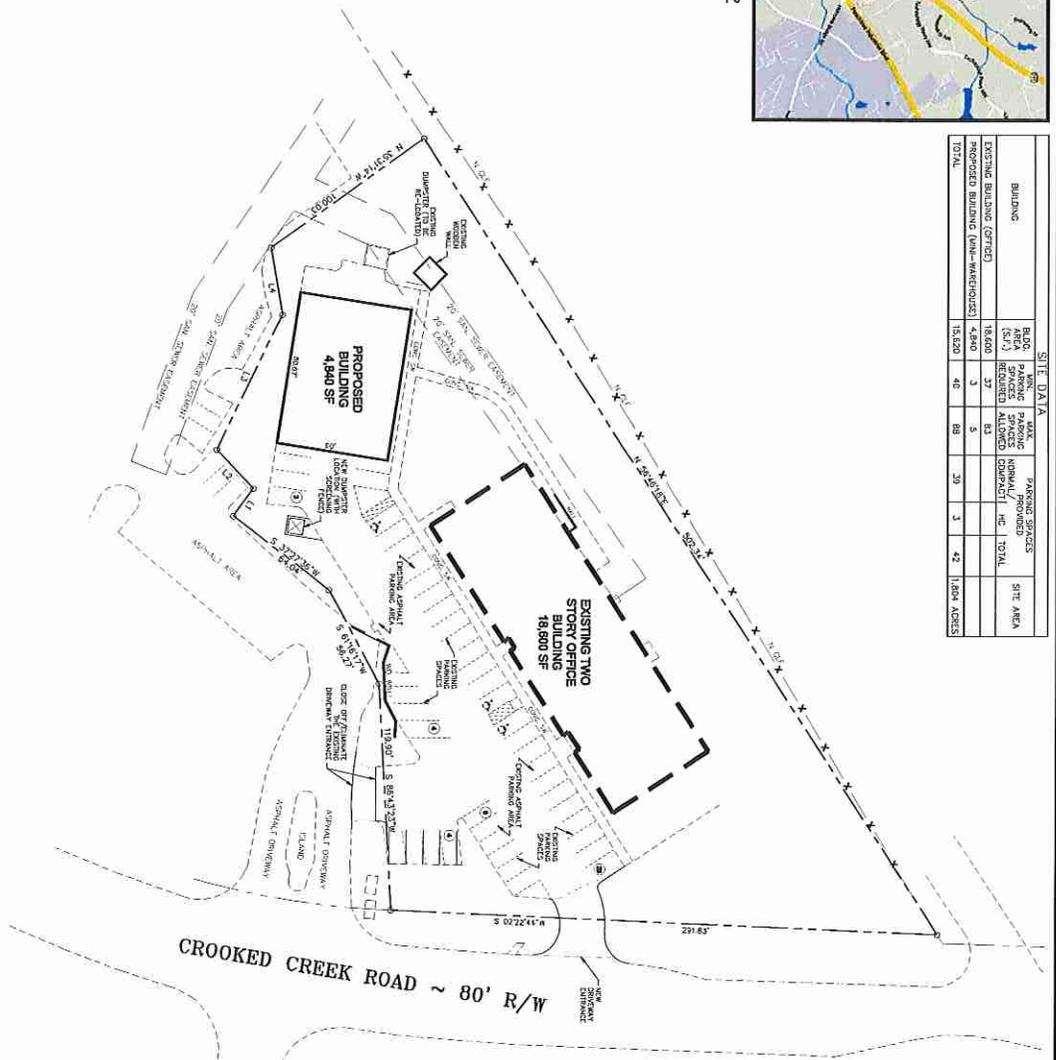
Property Description

Beginning at a 1/2 inch rebar found on the westerly right-of-way line of Crooked Creek Road (having an apparent 80-foot right-of-way); thence leaving said right-of-way of Crooked Creek Road South 86 degrees 43 minutes 23 seconds West a distance of 119.90 feet to a 1/2 inch rebar found; thence South 61 degrees 16 minutes 17 seconds West a distance of 56.27 feet to a 1/2 inch rebar found; thence South 37 degrees 27 minutes 36 seconds West a distance of 64.04 feet to a 1/2 inch rebar found; thence North 54 degrees 13 minutes 27 seconds West a distance of 17.87 feet to a 1/2 inch rebar found; thence South 46 degrees 37 minutes 24 seconds West a distance of 28.22 feet to a 1/2 inch rebar found; thence North 64 degrees 11 minutes 31 seconds West a distance of 79.30 feet to a 1/2 inch rebar found; thence South 80 degrees 29 minutes 08 seconds West a distance of 36.07 feet to a 1/2 inch rebar found; thence North 35 degrees 31 minutes 14 seconds West a distance of 100.03 feet to a 1/2 inch rebar set; thence North 56 degrees 46 minutes 18 seconds East a distance of 502.34 feet to a 1/2 inch rebar found on said Westerly right-of-way line of Crooked Creek Road; thence continuing along the right-of-way line of Crooked Creek Road South 02 degrees 22 minutes 44 seconds West a distance of 291.83 feet to the point of beginning.



LOCATION MAP

SITE DATA					
BUILDING	BLDG. AREA	NO. OF PARKING SPACES	NO. OF PARKING SPACES PROVIDED	PARKING SPACES	SITE AREA
EXISTING BUILDING (TOTAL)	18,400	37	53	NO. TOTAL	
PROPOSED BUILDING (NEW-WATERWORKS)	4,840	31	88	NO. TOTAL	
TOTAL	15,520	48	88	NO. TOTAL	42
					1,824 ACRES



SITE PLAN

GEORGIA811
 811 Service
 Call 800-422-7411
 Or Call 800-422-7411
 24 Hours a Day, 7 Days a Week
 For more information, visit us online at www.georgia811.com

LEGEND
EXISTING FEATURES
PROPOSED FEATURES
PROPOSED BUILDING
PROPOSED FENCE
REMOVED CONC. PARKING/DRIVEWAY
NEW PAVEMENT
SETBACK/15' STRIP LINE

SEE EXHIBIT A FOR THE EXISTING AND PROPOSED LAYOUT. THE PROPOSED LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF GEORGIA. THE PROPOSED LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF GEORGIA.

NO.	BY	DATE	DESCRIPTION

IMAGINE ADVERTISING & PUBLISHING INC.
 8141 CROOKED CREEK ROAD, NW
 PEACHTREE CORNERS, GEORGIA 30092
 LAND LOT 01, 181A DISTRICT

IMAGINE ADVERTISING & PUBLISHING INC.
 8141 CROOKED CREEK ROAD, NW
 PEACHTREE CORNERS, GEORGIA 30092



HANES GPSON & ASSOCIATES
 CONSULTING ENGINEERS
 CIVIL & STRUCTURAL SERVICES
 1000 BIRCHMOUNT ROAD, SUITE 100
 LAWRENCEVILLE, GEORGIA 30043
 TEL: (770) 962-5555
 FAX: (770) 962-5555



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Frances H. Kim
Shane M. Lanham

Austen T. Mabe
Jeffrey R. Mahaffey
David G. McGee
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.
*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
IMAGINE ADVERTISING & PUBLISHING, INC.**

Mahaffey Pickens Tucker, LLP submits the attached rezoning application (the "Application") on behalf of Imagine Advertising & Publishing, Inc. (the "Applicant"), relating to an approximately 1.8 acre tract of land (the "Property") located in the City of Peachtree Corners along Crooked Creek Road. The Property has convenient access to Holcomb Bridge Road, Peachtree Parkway (State Route 141), and Peachtree Industrial Boulevard. The Property is currently developed with a two-story office building with approximately 18,600 square feet of space. The Applicant is requesting to rezone the Property to the M-I zoning classification in order to use the Property for light manufacturing and/or office warehouse/distribution uses in conjunction with the Applicant's existing operations on the Property. The Applicant is also proposing to construct an additional building containing approximately 4,840 square feet as depicted on the site plan (the "Site Plan"). Based on the Site Plan, the gross density of the proposed development would be approximately 8,678 square feet per acre.

The Applicant currently utilizes the existing building as office space for an advertising agency business. Over the past few years the Applicant's business has grown and the Applicant recently acquired a sign company. The Applicant is proposing an expansion of the facilities on the subject Property in order to relocate the sign company business to the Property and consolidate operations of the two businesses. The proposed use is similar to the existing use of the Property and is compatible with surrounding development. The proposed new building would house some of the sign company's operations including the design and creation of signs. South of Jay Bird Alley, Crooked Creek Road contains a mix of office, residential, and commercial uses. The advertising agency and sign company have a natural compatibility and the Applicant is hoping to create synergy between the two businesses by locating them on the same property.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

The Applicant respectfully submits that the proposed development is consistent with the policies and intent of the 2033 Comprehensive Plan and would be compatible with the use of adjacent and surrounding properties. The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 30th day of October, 2017.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP

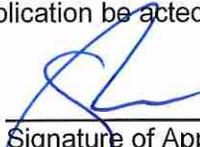


Shane M. Lanham

Attorneys for Applicant

APPLICANT'S CERTIFICATION

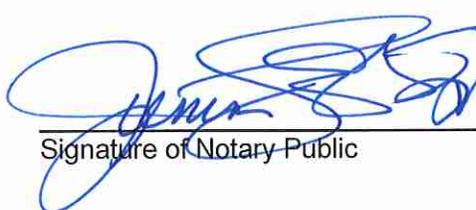
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In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



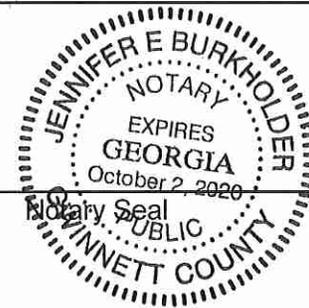
Signature of Applicant
Shane M. Lanham, Attorney for the Applicant

Date **9/21/17**

Type or Print Name and Title



Signature of Notary Public
Date **9/21/17**



PROPERTY OWNER'S CERTIFICATION

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

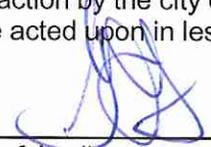
Signature of Property Owner
Date

Type or Print Name and Title

Signature of Notary Public
Date
Notary Seal

APPLICANT'S CERTIFICATION

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

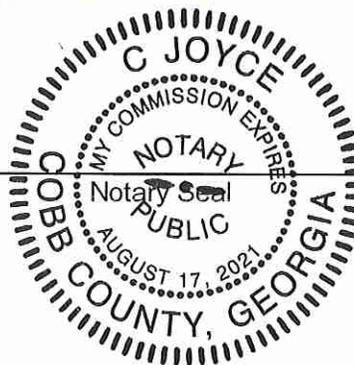


Signature of Applicant
Date 9/8/17
Greg Stopher GM/Co-owner

Type or Print Name and Title



Signature of Notary Public
Date 9/8/17



PROPERTY OWNER'S CERTIFICATION

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

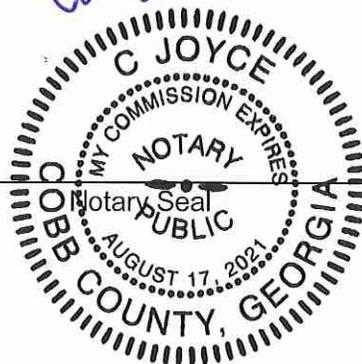


Signature of Property Owner
Date 9/8/17
Greg Stopher GM/Co-owner

Type or Print Name and Title



Signature of Notary Public
Date 9/8/17



APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

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

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Please see attached

- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?

Please see attached

- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

Please see attached

- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Please see attached

- 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?

Please see attached

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

Please see attached

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby property. The property is adjacent to existing office uses and is in close proximity to commercial uses located along Holcomb Bridge Road (State Route 140).
- (B) No, the proposed development will not adversely affect the existing use or usability of any of the nearby properties.
- (C) In light of the size, location, layout, and character of surrounding uses, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, the proposed development will not result in an excessive or burdensome use of the infrastructure systems. The proposed use of office and light manufacturing is a relatively low-intensity use which is comparable to the existing use of the Property. The subject Property has convenient access to Holcomb Bridge Road (State Route 140), Peachtree Parkway (State Route 141), and Peachtree Industrial Boulevard.
- (E) Yes, the proposed development is in conformity with the policy and intent of the land use plan.
- (F) The Applicant submits that the office and commercial/retail nature of nearby properties provides additional support for the Application.

**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)

Mahaffey Pickens Tucker, LLP
 Print Name

1. CAMPAIGN CONTRIBUTIONS

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

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

 Signature of Applicant Date Type or Print Name and Title
 9/21/17 Shane M. Lanham, Attorney for the Applicant

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

 Signature of Notary Date Type or Print Name and Title
 9/21/17

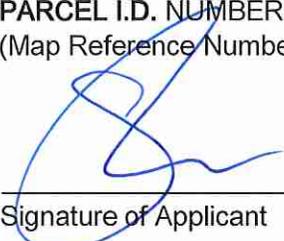


VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 - 283 - 105
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

9/21/17
Date

Shane M. Lanham, Attorney for the Applicant

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
9/21/2017
DATE

Tax Services Assoc I
TITLE

PROPERTY LOCATION MAP

Imagine Advertising



CASE NUMBER:	RZ2017-005		
	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
HEARING DATES:	DEC. 12, 2017	DEC. 19, 2017	JAN. 16, 2018
PROPERTY ADDRESS:	6141 Crooked Creek Road		

**Proposed
Ordinance Amendment**

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND ARTICLE VII OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY AMENDING SECTION 701 RELATED TO STRUCTURES EXCLUDED FROM HEIGHT LIMITATIONS; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE

WHEREAS, the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

WHEREAS, pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning; and

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

WHEREAS, the Mayor and Council desire to amend the current zoning resolution;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that the Zoning Resolution be amended as follows:

Section 1. (words ~~struck through~~ are deleted and words underlined are added)

ARTICLE VII, EXCEPTIONS AND MODIFICATIONS

...

Section 701. Structures Excluded from Height Limitations.

The height limitations of this Resolution shall not apply to ~~church~~ spires on religious facilities, belfries, flag poles, monuments, cupolas, domes, ornamental towers, nor to observation towers not intended for human occupancy, sanctuaries of religious facilities, water towers, transmission towers, radio or television towers or aerials, chimneys, smokestacks, conveyors, derricks, nor to necessary mechanical roof appurtenances nor to barns and silos when located on a farm.

The above exclusions from height limits shall not apply in the vicinity of airports.

Section 2.

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 20__.

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

DRAFT

2018 MEETING CALENDAR

January							July						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6	1	2	3	4	5	6	7
7	8	9	10	11	12	13	8	9	10	11	12	13	14
14	15	16	17	18	19	20	15	16	17	18	19	20	21
21	22	23	24	25	26	27	22	23	24	25	26	27	28
28	29	30	31				29	30	31				
February							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3				1	2	3	4
4	5	6	7	8	9	10	5	6	7	8	9	10	11
11	12	13	14	15	16	17	12	13	14	15	16	17	18
18	19	20	21	22	23	24	19	20	21	22	23	24	25
25	26	27	28				26	27	28	29	30	31	
March							September						
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						
April							October						
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			
May							November						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5					1	2	3
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30	31			25	26	27	28	29	30	
June							December						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2							1
3	4	5	6	7	8	9	2	3	4	5	6	7	8
10	11	12	13	14	15	16	9	10	11	12	13	14	15
17	18	19	20	21	22	23	16	17	18	19	20	21	22
24	25	26	27	28	29	30	23	24	25	26	27	28	29
							30	31					

- Work Session Mtg. – 7PM
 - Council Meeting – 7PM**
 - Planning Commission Mtg. – 7PM
 - Zoning Board of Appeals Mtg. – 7PM
 - Observed Holidays
 - 1/1 New Year’s Day
 - 1/15 MLK Day
 - 2/19 Presidents Day
 - 5/28 Memorial Day
 - 7/4 Independence Day
 - 9/3 Labor Day
 - 11/12 Veteran’s Day
 - 11/22-23 Thanksgiving
 - 12/24-25 Christmas Eve/Day
 - 2018 Gwinnett School Calendar
 - Jan 1-3 Winter Holiday
 - April 2-6 Spring Break
 - May 23 Last Day of School
 - August 6 First Day of School *
 - Nov. 19-23 Thanksgiving Holiday *
 - Dec. 20-28 Winter Holiday *
- *Date Options for the 2018-2019 School Calendar not yet adopted
- 2018 GMA Conference