



PLANNING COMMISSION AGENDA

January 9, 2018
7:00 PM
CITY HALL

A. Roll Call

B. Approval of December 12, 2017 Minutes

C. Old Business:

1. **DEFERRED TO FEBRUARY 13, 2018 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 (deferred from December 12, 2017).

D. New Business:

1. **SUP2017-001. Montessori Day Care.** Request to approve a special use permit for a day care to allow a new Montessori day care at 5688 Peachtree Parkway, Dist. 6, Land Lot 285, Peachtree Corners, GA.
2. **PH2017-003. Firebirds at Town Center Expansion and Elevations.** Request to approve building elevations for an expansion of a proposed restaurant located at the Town Center at 5215 Town Center Boulevard, Suite 650, Dist. 6, Land Lot 301, Peachtree Corners, GA.

E. City Business Items:

1. **Election of Officers.** Discussion and appointment of Chair and Vice-Chair positions.
2. **Meeting Dates.** Calendar conflicts in November and December 2018.

F. Comments by Staff and Planning Commissioners.

G. Adjournment.



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
December 12, 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 -
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 AMMENDED MINUTES FROM THE NOVEMBER 14, 2017 PLANNING COMMISSION MEETING. READ THE LIGHTING PLANS ARE TO BE APPROVED BY STAFF

By: Alan Kaplan

Seconded by: Mark Middleton

Vote: Passed 3-0-1 (Kaplan, Middleton, Houser) (Abstain – Willis)

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.

The applicant is seeking to rezone 1.804 acres at 6141 Crooked Creek Road from O-1 (Office-Institutional District) to M-1 (Light Industry District) to allow for a new sign fabrication shop at an existing advertising agency office. M-1 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.

The proposed rezoning from O-I to M-1, 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-1 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.

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-1 Conditional.

DRAFT COPY

- 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.

Staff also received 21 letters in opposition to the application

The applicant, Shane Lanham, gave a brief description of their application and specified how the new building is designed to match the current building and what type of work will be housed in the new building as well as how the buffer between building and neighborhood will be improved from current conditions.

Applicant also expressed request of approval with modifications to two conditions:

Condition 3 – add *with modifications necessary to comply with conditions of zoning development regulations or engineering restrains.*

Condition 4 – add *encroachment into the required 50ft buffer shall be allowed as depicted on the site plan submitted with the application.*

Chairman, Matt Houser, opened the floor for public comment. There were no comments in favor of applicant and six comments in opposition expressing concern about paint fumes, noise, barrier between neighborhood and building not big enough, hours of operation and applicant not meeting with neighbors.

Members of the board asked questions about the type of activities that would be done and materials that would be used, noise, as well as expressed concern that owners of business were not present to answer questions and did not meet with surrounding neighbors.

MOTION TO TABLE 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. UNTIL NEXT PLANNING COMMISSION MEETING TO GIVE OWNERS OF BUSINESS TIME MEET WITH COMMUNITY AND ANSWER ANY CONCERNS PRIOR TO MAKING RECOMMENDATION.

By: Alan Kaplan

Seconded: Mark Willis

Vote: (4-0) (Kaplan, Willis, Houser, Middleton)

City Business Items:

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.

Proposed limitations exclude the height of sanctuaries that are parts of religious facilities. City Council suggested that religious facilities be capped at 65ft height limit. Staff recommends approval of changes to ordinance. Planning Commissioners recommended a change to provide additional separation between sanctuaries and residential areas.

Change to Meeting Dates. Discussion of new meeting dates for the Planning Commission beginning in 2018.

At the November Council retreat, the City Council agreed to move the council meetings work session to second Tuesday of the month. Staff would like the Planning Commission to consider moving the meeting to the third Tuesday of every

month starting in March. A revised calendar will be sent out to commissioners.

Election of Officers. Discussion of election of Chair and Vice Chair in advance of a vote at the first meeting of 2018.

COMMENTS BY STAFF AND PLANNING COMMISSION:

Diana Wheeler, Community Development Director, informed the Commission that there will be a meeting for the month of January.

The Planning Commission meeting concluded at 8:28 PM.

Approved,

Attest:

Matt Houser, Commissioner

Rocio Monterrosa, Deputy City Clerk

RZ2017-005
Imagine Advertising

DEFERRED TO
FEBRUARY 13, 2018
AT APPLICANT'S REQUEST

SUP2017-001
Montessori Day Care

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: January 9, 2018
CITY COUNCIL DATE: February 20, 2018

CASE NUMBER: SUP2017-001
APPLICATION REQUEST: Day Care Center
LOCATION: 5688 Peachtree Parkway
PROPERTY SIZE: 1.31 Acres
ZONING: M-1
FUTURE DEVELOPMENT MAP: Preferred Office

APPLICANT: Nikhil Banka
930 Tresillian Court
Johns Creek, GA 30022

CONTACT: Nikhil Banka
770-406-6103

OWNER: SOF Crossings Center, LLC
481 Carlisle Drive
Herndon, VA 20170
703-435-9335

RECOMMENDATION: Approval with Conditions

PROJECT DATA:

The applicant requests a Special Use Permit on a 1.31-acre property that is part of a larger office park development to allow a Montessori Day Care Center. The proposed use would be in an existing 10,300-sq. ft. building on the southern end of the office park at 5688 Peachtree Parkway. The entire park is currently zoned M-1 (Light Industry District). The property is located on Peachtree Parkway, south of Scientific Drive. The applicant's building is one of five located in this park.

The letter of intent indicates the day care center would be open from 6:30 AM to 6:30 PM Monday through Friday and will not provide overnight stays or on-site housing. The applicant currently operates two other Montessori day care programs in Suwanee and Cumming.

BACKGROUND:

The immediate area surrounding this property consists primarily of office uses. The larger area around the property incorporates a greater variety of uses including commercial, office, and light industrial uses. Properties immediately to the west across Peachtree Parkway are office buildings, as are properties to the south and east of this site. A bank occupies the parcel to the north of the office park.

The subject property is located within the Preferred Office district of the 2033 Comprehensive Plan's Future Land Use Map. The Preferred Office area encourages office/professional and mixed-use development, while discouraging "all forms of industrial".

ZONING HISTORY:

This property has not been the subject of a public hearing in the past.

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 Comment: The special use permit application is to run a Montessori school/day care center at 5688 Peachtree Parkway. The center will cause minimum disruption to the neighbors and adjoining properties.

Staff's Comment: In terms of the use and development of adjacent and nearby property, a day care center would not be significantly different than office uses, which are currently permitted on the subject property. Peak traffic hours are likely different than that of the nearby offices, and a sufficient traffic management plan can address any conflicts. Adjacent and nearby properties are largely office in use, and a Special Use Permit for the proposed use within an existing structure would be suitable in this location.

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 Comment: No.

Staff's Comment: The proposed Special Use Permit would not alter the current site plan or building footprint on the subject property and, with appropriate traffic management, would allow a use that would be unlikely to have any adverse impacts on the surrounding area.

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 Comment: Yes.

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 Comment: No. The day care would not affect the area if compared to a normal business which can operate today.

Staff's Comment: With an approved traffic management plan, the proposed use would be unlikely to result in an excessive or burdensome use of streets, transportation facilities, utilities, or 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 Comment: Yes, the current M-I light industry usage should not be affected.

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

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

Applicant's Response: No.

Staff's Comment: The property is currently zoned for office use and the applicant's request may help support Peachtree Corners residents and the other office uses in the area.

COMPREHENSIVE PLAN:

The 2033 Peachtree Corners Comprehensive Plan Future Development Map indicates that the property is located within the Preferred Office Character Area. All industrial uses are discouraged in this area, with office and mixed-use development encouraged. While a Day Care Center is not an office use, it would add to the mixed-use nature of the area around the subject property while helping shift the property away from industrial uses. This would be in keeping with the intent of the Preferred Office Character Area.

DEPARTMENT ANALYSIS:

The subject property is a 1.31-acre portion of a larger office park on the east side of Peachtree Parkway between Scientific Drive and Westech Drive. The site is currently zoned M-I (Light Industry District), which requires a Special Use Permit for a day care center.

The property is currently developed with five office building and the applicant would like to establish a day care center within one of those existing structures.

The operation of the day care center requires that clients' children are walked into the building after parking in the designated area adjacent to the building entrance. Because of possible

congestion during peak drop-off and pick-up times, a traffic management plan will be required to ensure that stacking of vehicles beyond the day care center's private property does not occur.

The Future Development Map shows the property located in the Preferred Office district. The proposed Special Use Permit would not change the existing structure on the property, would be compatible in use with these surrounding and nearby areas, and, with an approved traffic management plan, would be unlikely to place an excessive burden on existing streets, transportation systems, utilities, or schools. In addition, the proposed use may provide a complementary service to the surrounding office and residential developments.

The Comprehensive Plan discourages all industrial uses within the Preferred Office character area, and promotes office and mixed-use development. Utilizing the subject property for a non-industrial purpose furthers the Comprehensive Plan's objective. While a day care center is not listed as an appropriate use in this area, the Comprehensive Plan calls for the area to offer "diverse employment and revenue-generating businesses" and to allow for "transitions as economic demand changes." A day care center would add to the diversity of businesses in the Character Area and could serve as an amenity or support service to nearby homes and businesses.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that SUP2017-001, Montessori Day Care Center, be approved with the following conditions:

1. The day care center shall be limited to the subject property's existing building at 5688 Peachtree Parkway.
2. A traffic management plan, acceptable to the City's Public Works and Community Development departments shall be prepared and approved prior to commencement of the business.
3. The building entrance to the day care center shall be located as far east on the building as possible in order to ensure that vehicle stacking occurs on the private property, not within the public right of way.
4. The day care center shall be licensed by all appropriate agencies.
5. No overnight accommodations shall be provided on the subject property.



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	• 1 original	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>
Site Plan	• 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	• 1 copy	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (for each tax parcel included)	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)		
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, HRR, R-SR, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>
Building Compliance Inspection	• 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
NAME: <u>NIKHIL BANKA</u>	NAME: <u>SOF Crossings Center, LLC</u>
ADDRESS: <u>930 TRESILLIAN COURT</u>	ADDRESS: <u>481 CARLISLE DRIVE</u>
CITY: <u>JOHNS CREEK</u>	CITY: <u>HERNDON</u>
STATE: <u>GA</u> ZIP: <u>30022</u>	STATE: <u>VA</u> ZIP: <u>20170</u>
PHONE: <u>770-406-6103</u>	PHONE: <u>703-435-9335</u>
E-MAIL: <u>UDAYHOLDINGS@GMAIL.COM</u>	E-MAIL: <u>PhilipN@sugaroak.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

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

LAND DISTRICT(S): _____ LAND LOT(S): 284/285 ACREAGE: Approx 1.3 acres

ADDRESS OF PROPERTY: 5688 Peachtree Parkway, Peachtree Corners, GA 30092

PROPOSED DEVELOPMENT: Montessori school for children of ages 6 weeks - 6 years

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

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

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

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

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

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

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

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

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

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

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

APPLICANT'S CERTIFICATION

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

[Signature]
Signature of Applicant
NIKHIL BANKA, MEMBER
Type or Print Name and Title
11/25/2017
Date

[Signature]
Signature of Notary Public
11/25/2017
Date

JEAN MARQUEZ MCKINNEY
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires Feb. 9, 2019
Notary Seal

PROPERTY OWNER'S CERTIFICATION

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

SOF Crossings Center, LLC
[Signature]
Signature of Property Owner
11/27/17
Date
PAUL A NICKLES, Manager
Type or Print Name and Title

[Signature]
Signature of Notary Public
11-27-2017
Date
Notary Seal



LETTER OF INTENT

Uday Holdings, LLC wishes to operate a day care center / Montessori School at 5688 Peachtree Parkway, Peachtree Corners, 30092.

The current owner (SOF Crossings Center, LLC) has 5 buildings in the complex which he wishes to divide into 4 parcels.

Uday Holdings is in a contract currently to purchase Tract 1 (5688 Peachtree Parkway) so that a Montessori School can be operated.

Peachtree Corners is a growing and vibrant city. The city is growing and creating a work here, live here environment. As a growing community that is attracting talent in the fields of technology, management consulting and others, the city should also have education that tailors to the children of the working adults in the community.

Currently there is no Montessori School in Peachtree Corners and within 5 miles of the property. Parents look for a day care for their children either close to work or home and within a 3-mile distance. With no Montessori school within 5 miles, Uday Holdings would like to operate one by leasing the building to Stepping Stone Montessori, LLC (SSMS) which operates 2 other Montessori Schools in Cumming and Sugar Hill for the past 4 years. SSMS is founded by the same members who own Uday Holdings, LLC

SSMS currently operates 2 Montessori schools in Sugar Hill and Cumming, GA. The community has benefitted with the education SSMS provides and we wish to do the same in Peachtree Corners. Through our research, we have found many families are looking for a Montessori School in this vibrant community.

The Montessori Difference – Educating the Community

At the turn of the 20th Century, Dr. Maria Montessori, did something remarkable: she observed children and developed a method of teaching based upon her observations, known today as a Montessori Method. Simply put, the Montessori Method is teaching based on the developmental and behavioral tendencies of children.

Maria Montessori defined the goal of education as the development of a complete human being, a person oriented to his environment, and adapted to his time, place and culture. Montessori's observations concluded that children are driven to learn. Therefore, the goal of a Montessori school is to create an environment where the needs of the child at each stage of development dictate the form, content and pace of his education. (Contrast this with the current pressures upon children and teachers in traditional schools to allow state mandated aptitude test scores to drive the form, content and pace of a child's education).

The Montessori preschool-kindergarten classroom is prepared with concrete, hands-on materials, organized in areas designed to appeal to the children's developmental interests. Montessori math and language materials are based on practical life activities, exercises in grace and courtesy, exploration of the senses, geography, and even animals and plants to care for. Multi-age classrooms are an important aspect of a Montessori education. This allows grouping of children by their developmental plane rather than their age, usually in three-year age spans. Such an environment results in younger children being inspired by older peers, and the success of the younger children providing a sense of accomplishment to the elder, similar to what those in the corporate world refer to as 'mentors'. In such a playful atmosphere, children are free to choose what to work on and can repeat the same activity as often as they wish. Such an environment is a catalyst for ample learning because it is child-driven.

The children's schedules alternate between periods of intense concentration on work, discussion with others, having a snack, and receiving lessons from one or two full-time teachers. The activities have a profound interest to the child, because they provide opportunity for the child to experiment, organize and master things in his everyday environment. Montessori stressed that a child's interaction with the environment is most productive in terms of the individual's development when it is self-chosen and founded upon individual interest.

Stepping Stone Montessori School Profile

SSMS...the foundation for educational success!

A parent wishing for their child to attend the SSMS should hear of its remarkable promise - that he/she will achieve a foundation for educational success via the Stepping Stone's process. SSMS will deliver on this promise through its careful, systematic teaching process, careful qualification of students and checkpoints for student learning, and engaging, interactive classroom activities that transcend routine learning like it has at 2 of its other schools.

The Founders of Stepping Stone Montessori School:

SSMS is owned and operated by Nikhil and Aparna Banka, a husband and wife team. Nikhil and Aparna have both obtained Masters Degrees and have varied management and operations experience. They have an 8-year-old son, Shaan, who went for 5 years to a Montessori school. Both Nikhil and Aparna were so impressed with the Montessori philosophy once they personally saw the advantages of Shaan's early education that they felt a desire to have their own school. Their goal as founders is to be able to relax at the end of each day, satisfied knowing there are happy children who are progressing well and whose parents feel comforted by the quality of education that they are receiving. SSMS is a tribute to Aparna's younger brother, Uday, who is unfortunately no longer with them. Uday means "to rise" and the Banka's both wish for their school to rise and provide a great foundation to each child who enters the school's doors.

SSMS's campuses consist of programs for children aged six weeks through age 6, with plans for expansion into the elementary years. Large classrooms and outdoor play areas complement one another as learning is integrated across all environments. SSMS will also provide various quality enrichment programs. In keeping with the Montessori education method, we will have

outdoor classrooms where children will have the opportunity to plant flowers and vegetables and learn about the importance of stewardship in caring for the earth as the source of our food. The school is working towards AMI accreditation.

Our campuses:

Our Cumming campus is located at 820 Sanders Road in Forsyth County, which is at the intersection of Buford Dam Road and Sanders Road. The school is easily accessible from GA-400 and is also located only 1.5 miles from the Northside Hospital Forsyth.

Our Suwanee campus is located at 65 Peachtree Industrial Blvd in Gwinnett County, which is just north of Suwanee Dam Road. The school is easily accessible from I-85 and is just five minutes from the Suwanee Town Center.

To accommodate the long and late working hours of our varied and diverse parents, we operate Monday through Friday from 6:30 AM to 6:30 PM.

Why Peachtree Corners

Peachtree Corners is a new City where there is plenty of growth and opportunities. There is no Montessori within 4 miles if this location. The closest Montessori school is 4.1 miles away. Parents of young children tend to find day care / child care facilities within 3 miles of their commute or residence and our 3rd campus would be able to cater to this affluent and growing neighborhood.

When we compare the demographics to our Cumming and Sugar Hill location, we feel that there is vast potential for the 3rd campus to be successful and be the growth center we are looking for. The numbers highlighted in green below speak volumes of why the chosen location will be an ideal location for SSMS to expand into

Demographics within 3 miles

	820 Sanders Road	65 PIB	5688 Peachtree Parkway
2015 Total Population Adult	20,703	39,548	65,546
2015 Median Age	40	36	35
2015 Population under 5 years	1,560	3,697	5,194
2015 White alone	22,674	36,271	38,285
2015 Black or African American alone	861	6,599	13,260
2015 American Indian and Alaska Native alone	124	97	464
2015 Asian alone	990	9,606	8,251
2015 Native Hawaiian and OPI alone	9	26	38
2015 Some Other Race alone	2,031	2,075	7,986
2015 Two or More Races alone	469	1,562	2,501
2015 Hispanic	4,591	6,009	17,594
2015 Households	9,370	17,751	24,280

2015 Household Income Average	\$101,222	\$107,086	\$93,358
2015 Household Income over \$75k	4,651	9,680	9,933
% of Household above \$75k	50%	55%	41%
Population Change 2010 - 2015	18%	15%	13%
Household Change 2010 - 2015	14%	9%	8%

Uday Holdings, LLC has identified a commercial office building at 5688 Peachtree Parkway, Peachtree Corners, GA 30092 (5688). The facility is approximately 10,000 square feet. It has been closed for the last couple of years. It is in excellent condition and can be made operational within a short time and with operational expenditures.

5688 lies within the fast-developing neighborhood of Peachtree Corners. It has seen tremendous growth in the last decade and holds great promise for further growth and has great investments in its newly developing downtown and City Hall, not far from this location. Peachtree Corners is the largest city in Gwinnett County. Child-care business is essentially about children and logic says the numbers of kids are born in the developing areas than those which have seen full development long time back. The population growth from 2010 – 2015 around the 3-mile radius of 30092 has been 13% and the household change for the same period has been 8%. Gwinnett County has been one of the fastest growing areas in the United States in terms of percentage of growth for several years during the 2000s. The 2015 Household Median income climbed to \$93,358 according to LoopNet. The median home value in Peachtree Corners is \$273,000, 63 percent higher than Gwinnett County (\$167,000) and 84 percent higher than Georgia (\$148,000).

“Since the city was founded, we’ve seen a 64 percent increase in company relocations and a 182 percent increase in the number of jobs that those relocations have brought to Peachtree Corners,” said Mayor Mason.

“The city has also seen those corporate relocations bring in an investment jump of 1,432 percent in the last five years, including the \$15 million invested by Crawford & Company, the most recent announced relocation, coming to Peachtree Corners from the Perimeter area.”

Mayor Mason went on to tout the 21-acre mixed-use development that will serve as Peachtree Corners’ new town center, “We’re also proud to announce that the original \$11.5 million loan to purchase the land has been paid in full and the monies needed for construction has been placed in escrow.”

Our market survey shows that we are at an advantageous location where we have the luxury of residential as well as institutional / commercial clientele. The area is well populated and has high average monthly income as outlined earlier. Peachtree Corners is a recently incorporated city, is still growing area and the population of children is high as noted earlier. Simultaneously it is in the immediate vicinity of several technology and management businesses. The commercial and shopping district is also in very close proximity, within a mile.

All the nearby medical and commercial offices have a young workforce, who will have a need to enroll their young ones at a center which is convenient for them. Our research shows that the demand for child care during nonstandard hours is growing as more people work longer hours or overnight. Nonstandard hours will continue to grow, driven by single-parent households, and expansion of jobs in

industries like nursing, retail, food services. While many parents have difficulty finding quality child care, the choices are fewer and the search harder for those who work beyond the standard 9-to-5 workday. Day care services that provide supervision during nonstandard hours are expected to account for a larger portion of industry growth

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?
The special permit application is to run a Montessori school / day care center at 5688 Peachtree Parkway. The center will cause minimum disruption to the neighbors and adjoining properties.
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?
No
- 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?
Yes
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
No. The day care would not affect the area if compared to a normal business which can operate today.
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?
Yes, the current M-1 light industry usage should not be affected
- 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?
No

PROPERTY LOCATION MAP

Montessori Day Care



CASE NUMBER:	SUP2017-001		
	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
HEARING DATES:	JAN. 9, 2018	JAN. 16, 2018	FEB. 20, 2018
PROPERTY ADDRESS:	5688 Peachtree Parkway		

PH2017-015
Firebirds Town Center

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING ANALYSIS

PLANNING COMMISSION DATE: JANUARY 9, 2018

CITY COUNCIL DATE: FEBRUARY 20, 2018

CASE NAME: **FIREBIRDS ELEVATIONS**

CASE NUMBER: **PH2017-015**

CURRENT ZONING: MUD (MIXED USE DEVELOPMENT)

LOCATION: 5200 BLOCK OF PEACHTREE PARKWAY

MAP NUMBERS: 6th DISTRICT, LAND LOT 301

ACREAGE: 5.1 ACRES

PROPOSED DEVELOPMENT: FIREBIRDS RESTAURANT AT TOWN CENTER

APPLICANT: ALVIN HOOD, FIREBIRDS
13850 BALLANTYNE CORP PL #450
CHARLOTTE NC 28277

CONTACT: KEVIN FLOYD
404-907-1709

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

RECOMMENDATION: APPROVE

PROJECT BACKGROUND:

The elevations for the Town Center retail and restaurant buildings were approved in 2017 because they were in compliance with Ordinance 2015-06-49 that identifies specific appearance standards for all the buildings in the Town Center. Criteria for building elevations listed in the ordinance address items such as building walls, roof lines, parapets, building materials, and landscaping. In addition to this ordinance, Table 'B', the development regulations for the Town Center, (attached) also includes building requirements.

The 600 Building, where Firebirds will be located, was part of that approval. However, the applicant wishes to expand the seating area by constructing a covered patio. This change requires approval through a new public hearing process.

PLAN REVIEW:

The changes proposed by the applicant are in conformance with the overall design standards. The patio addition will be constructed of the same materials in the same colors as the main part of the restaurant. Additionally, large operable windows will wrap the patio, allowing for outdoor dining in temperate weather.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that PH2017-015 be approved.



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

REQUIRED ITEMS	NUMBER OF COPIES	CHECK
Completed Application Form	<ul style="list-style-type: none"> • 1 original 	
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 	
Site Plan	<ul style="list-style-type: none"> • 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction 	
Letter of Intent Describing Reason for Request and Proposed Use of Property	<ul style="list-style-type: none"> • 1 copy 	
Applicant Certification with Notarized Signature	<ul style="list-style-type: none"> • 1 copy 	
Property Owner Certification with Notarized Signature	<ul style="list-style-type: none"> • 1 copy 	
Standards Governing Exercise of the Zoning Power	<ul style="list-style-type: none"> • 1 copy 	
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	<ul style="list-style-type: none"> • 1 copy 	
Verification of Paid Property Taxes (most recent year)	<ul style="list-style-type: none"> • One (1) Copy (for each tax parcel included) 	
Electronic copy of complete package	<ul style="list-style-type: none"> • One (1) copy 	
Application Fee	<ul style="list-style-type: none"> • Make checks payable to the City of Peachtree Corners 	
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 	
Traffic Study	<ul style="list-style-type: none"> • 1 copy 	
Development of Regional Impact Review Form	<ul style="list-style-type: none"> • 1 copy 	
Building Compliance Inspection	<ul style="list-style-type: none"> • 1 copy 	

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
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
PHONE: _____	PHONE: _____
E-MAIL: _____	E-MAIL: _____

APPLICANT CONTACT, IF DIFFERENT THAN ABOVE
CONTACT PERSON: _____ PHONE: _____
CONTACT'S E-MAIL: _____

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): _____ REQUESTED ZONING DISTRICT: _____

LAND DISTRICT(S): _____ LAND LOT(S): _____ ACREAGE: _____

ADDRESS OF PROPERTY: _____

PROPOSED DEVELOPMENT: _____

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

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.

Harley Alvin Hood
Signature of Applicant

11/28/2017
Date

Harley Alvin Hood, FIREBIRDS DIRECTOR OF CONSTRUCTION
Type or Print Name and Title

[Signature]
Signature of Notary Public

11/28/17
Date



Nicole Vellz
State of Florida
My Commission Expires 09/18/2018
Commission No. FF 161337

PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

Date

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

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Signature of Applicant

Date

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

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Signature of Property Owner

Date

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal



November 30, 2017

Jeff Conkle
Planning & Zoning Administrator
City of Peachtree Corners
147 Technology Parkway, Suite 200
Peachtree Corners, GA 30092

Re: Firebirds Wood Fired Grill – Proposed Enclosed Patio

Mr. Conkle:

This letter of intent is for a change in conditions for Firebirds Wood Fired Grill restaurant to be located in Peachtree Corners Town Center, 5200 Medlock Bridge Road, Suite 650, Peachtree Corners, GA. Firebirds is proposing to modify the existing patio by lowering the existing wall and enclosing the patio with an operable storefront system in order to open up to the outdoors as well as be an enjoyable space throughout the year.

Materials and Colors –

The intent is for the enclosure to have the same materials and colors as in the existing building. The base will be comprised of a low brick wall and cap with bump-outs to break up the length of wall. The brick will match the brick on wall above of existing building (BR-2) Brick Autumn Smoke – Cherokee Brick & Tile. The “mid” section above low brick wall will match the adjacent EIFS, (EFS-2) Dover Sky #104 Dryvit on existing building. There will be a sloped shingled roof. Shingles to match the adjacent tower, (AS-3) Golden Cedar, Manufacturer – GAF, Royal Sovereign.

Operable Storefront System-

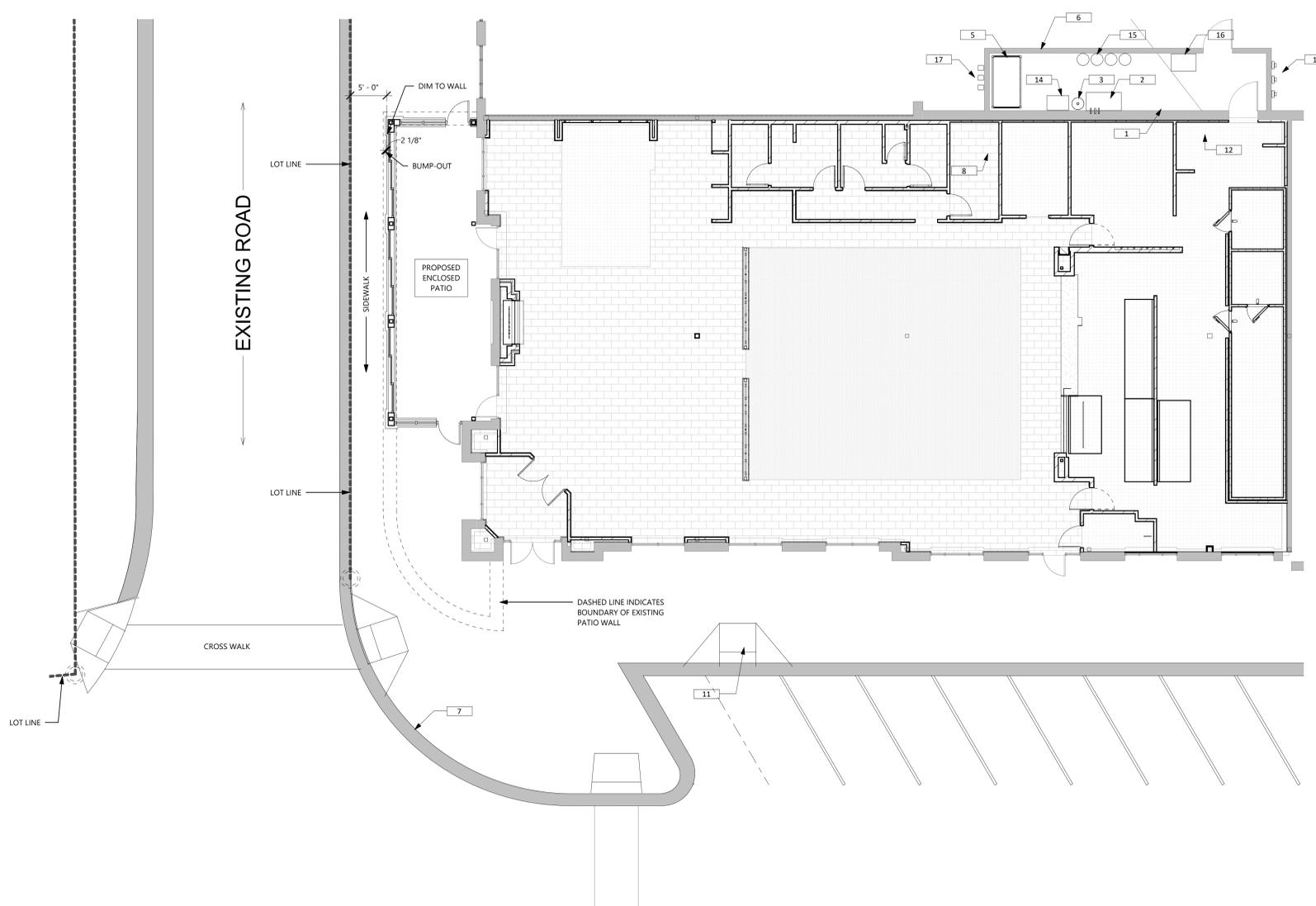
The storefront system will have three openings along sidewalk side, with two sliding panels and one fixed. The intent is for the color of mullions to match existing building storefront system mullions.

Please reference the site plan and elevations provided for the proposed enclosed patio/ revised elevation.

Thank you for your time and consideration.

Best,

Jay Byrd



SITE PLAN KEYNOTES

1	MAIN DISCONNECT
2	WASTE COOKING OIL TANK.
3	CO2 TANK
4	EXISTING DUMPSTER
5	WOOD STORAGE W/ COVER
6	EXISTING SCREENED SERVICE YARD
7	LANDLORD TO PROVIDE AND INSTALL ALL PERIMETER CONCRETE CURBS AND PAVEMENT.
8	EXISTING CAPPED WATER LINE.
9	EXISTING SANITARY SEWER STUB.
10	ACCESSIBLE PARKING BY LANDLORD
11	CURB CUT / ACCESSIBLE ACCESS BY LANDLORD
12	APPROXIMATE LOCATION FOR UNDERGROUND SANITARY AND GREASE LINES .
13	FIRE DEPARTMENT CONNECTION
14	ASH PAN
15	KEG STORAGE
16	LINEN CART
17	GAS METERS
18	METER CABINET

1 SITE PLAN
1/8" = 1'-0"

CONSTRUCTION DOCUMENTS
0/0/2017

designers

job status

No.	Description	Date

revisions

Steven A. Starr, AIA
Lic. # 1015102
Signature Date: 5/30/2017
Date of expiration: 12/31/2017

seal

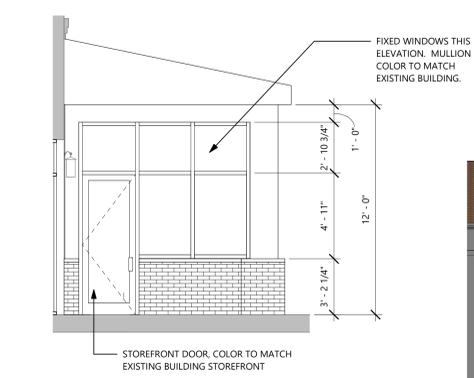
SITE PLAN
AS1.01

sheet number | title

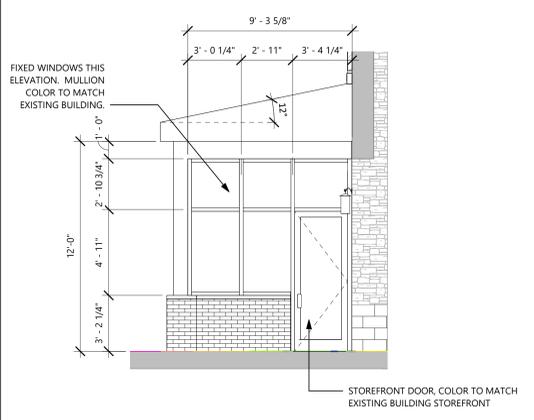
No.	Description	Date

Steven A. Starr, AIA
Lic. # 1015102
Signature Date: 5/30/2017
Date of expiration: 12/31/2017

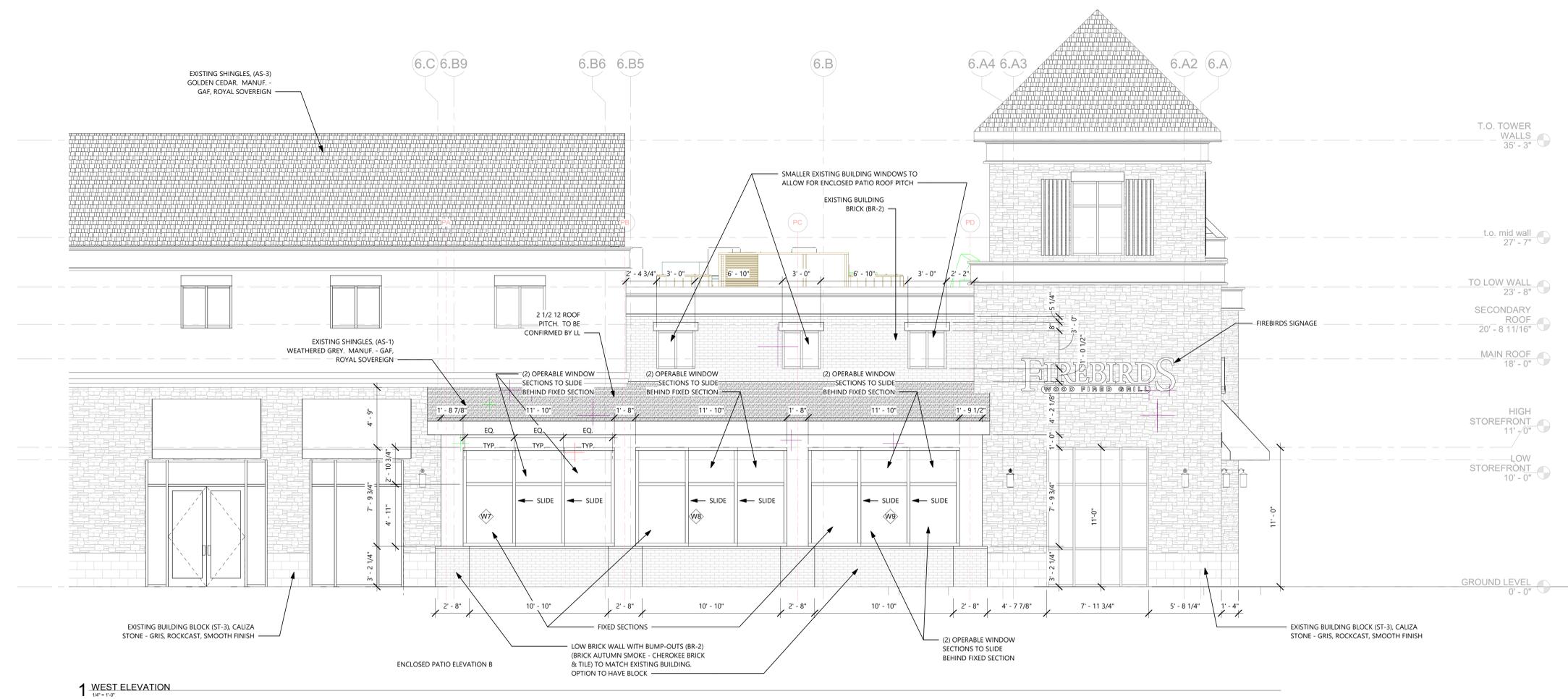
NOTE:
1. SIGNAGE & AWNINGS IS UNDER SEPARATE PERMIT PROVIDED BY SIGNAGE VENDOR.
2. CONTRACTOR TO PROVIDE POWER TO SIGN PER ELECTRICAL DRAWINGS. COORDINATE W/ SIGN VENDOR FOR REQUIREMENTS AND SIGNAGE LOCATION.
3. CONTRACTOR TO COORDINATE WITH SIGN VENDOR FOR MOUNTING DETAILS AND EXACT DIMENSIONS AND MOUNTING HEIGHTS. CONTRACTOR TO PROVIDE NECESSARY BLOCKING AND SUPPORT/ FRAMING CONNECTIONS ACCORDINGLY.



3 PATIO SIDE ELEVATION B
1/4" = 1'-0"



2 PATIO SIDE ELEVATION A
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

- T.O. TOWER WALLS 35' - 3"
- t.o. mid wall 27' - 7"
- TO LOW WALL 23' - 8"
- SECONDARY ROOF 20' - 8 11/16"
- MAIN ROOF 18' - 0"
- HIGH STOREFRONT 11' - 0"
- LOW STOREFRONT 10' - 0"
- GROUND LEVEL 0' - 0"

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