



February 13, 2018  
CITY HALL

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COMPREHENSIVE PLAN UPDATE COMMUNITY MEETING  
6:00 PM

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PLANNING COMMISSION AGENDA  
REGULAR MEETING  
7:00 PM

A. Roll Call

B. Approval of January 9, 2018 Minutes

C. Old Business:

1. **WITHDRAWN BY APPLICANT. 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 (continued from January 9, 2018).
2. **(Deferred from January 9, 2018) PH2017-015. 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.

D. New Business:

1. **RZ2018-001 & V2018-001. North Atlanta Volleyball Club.** Request to rezone a 7.3 acre parcel from C-2 to C-3 along with associated variance to accommodate a new recreational facility at the southwest corner of Peachtree Industrial Boulevard and Governors Lake Drive, Dist. 6, Land Lot 276, Peachtree Corners, GA.
2. **SUP2018-001. Tattoo Parlor.** Request to approve a special use permit to accommodate a new tattoo parlor at 3380 Holcomb Bridge Rd., Suite 7, Dist. 6, Land Lot 283, Peachtree Corners, GA.

E. City Business Items:

F. Comments by Staff and Planning Commissioners.

G. Adjournment.

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COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE MEETING  
To Follow Regular Planning Commission Meeting

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**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**January 9, 2018**  
**7:00 PM**

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, January 9, 2018. 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 - Absent  
Mark Willis, Post C  
Italia Metts, Post E

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

**MINUTES:**

**MOTION TO APPROVE MINUTES FROM THE DECEMBER 12, 2017  
PLANNING COMMISSION MEETING.**

**By: Mark Willis**

**Seconded by: Alan Kaplan**

**Vote: Passed 4-0 (Willis, Kaplan, Houser, Metts)**

**OLD 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.

Diana Wheeler, Director of Community Development, stated that the applicant has requested hearing to be held until the next Planning Commission meeting in December.

**MOTION TO DEFERRED 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.**

**NEW BUSINESS:**

**SUP2017-001. Montessori Day Care.** Request to approve a special use permit for a day care to allow a new Montessori program at 5688 Peachtree Parkway, Dist. 6, Land Lot 285, Peachtree Corners, GA

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. 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.

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.

The applicant, addressed all the conditions by staff and stated that at other locations they have not had any issues with parking and parent drop-off. The property owners have agreed to allow the tenant/applicant to use additional parking spaces as needed.

Commissioners questioned how parking, drop-off and pick up would work and the safety of the children walking from the car to the building as well as how this will affect traffic in the area and surrounding buildings. Commissioners ask Diana Wheeler, Community Development Director, to work with applicant on creating a traffic control plan.

## DRAFT COPY

**MOTION TO APPROVE SUP2017-001. MONTESSORI DAY CARE. REQUEST TO APPROVE A SPECIAL USE PERMIT FOR A DAY CARE TO ALLOW A NEW MONTESSORI PROGRAM AT 5688 PEACHTREE PARKWAY, DIST. 6, LAND LOT 285, PEACHTREE CORNERS, GA WITH STAFF CONDITIONS AND APPROVED TRAFFIC PLAN BY STAFF.**

**By: Mark Willis**

**Seconded: Alan Kaplan**

**Vote: (3-1) (Approved: Willis, Kaplan, Houser) (Denied: Metts)**

**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.

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.

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

Members of the board expressed concerns on how will the covered patio affect sidewalk and walkability around building, the change on sitting capacity, drainage and the look of a permanent extension instead of a patio.

**MOTION TO TABLED 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. UNTIL NEXT MEETING TO GIVE APPLICANT TIME TO MEET WITH STAFF AND COME UP WITH PROPOSED DRAWINGS ADDRESSING THE CONCERNS OF THE BOARD MEMBERS.**

**By: Alan Kaplan**

**Seconded: Mark Willis**

**Vote: (4-0) (Approved: Willis, Kaplan, Houser)**

### City Business:

**Election of Officers.** Both Chairman Matt Houser and Vice-Chair Alan Kaplan were re-elected with a vote of 4-0.

**Meeting Dates.** Staff discussed the conflicts of the meetings for the months of

November and December. It was recommended that both meetings be moved to the 2<sup>nd</sup> (second) Wednesday of each month.

**COMMENTS BY STAFF AND PLANNING COMMISSION:**

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

The Planning Commission meeting concluded at 8:02 PM.

Approved,

Attest:

\_\_\_\_\_

\_\_\_\_\_

Matt Houser, Commissioner

Rocio Monterrosa, Deputy City Clerk

**RZ2017-005**  
**Imagine Advertising**

**WITHDRAWN**  
**AT APPLICANT'S REQUEST**

**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: 6<sup>th</sup> 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**

**UPDATE:**

The applicant has addresses concerns raised by the Planning Commission at the January 2018 meeting. A letter describing the changes has been provided by the applicant. Here is a summary of those changes:

- The operable window systems have been revised. Vertical “garage door” style windows in larger openings have been provided.
- The materials around the patio enclosure will match those on the proposed building. For example, the stone base will continue around the patio enclosure.

- Downspouts will be directed to underground drainage to avoid infringing on pedestrian space.
- The patio was reduced in depth to create a 6' wide public sidewalk adjacent to the patio.

#### 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 with the following condition:**

- I. **Overhead garage doors shall extend to the sidewalk.**

January 31, 2018

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 & Board:

This letter is regarding the recommended changes by the board per last review. Below are the revised items.

**Operable Storefront System-**

The revised design currently has a vertical lifting "garage door" style operable system for the three large openings, and the two side elevations has fold-out operable windows. Both to match color of existing building storefront. The size in which the operable system opens has increased significantly as well, giving a much better experience for both pedestrian as well as Firebirds diner.

**Materials -**

The current design has the stone of existing building as the base for enclosed patio, and thin-brick for the walls above, matching the existing building beyond patio and above. The previous brick "bump outs" have also been removed. We feel as though this helps the patio to feel as more of an extension of the building, while not being too "heavy" as well.

**Drainage-**

The revised design also shows the gutter with downspouts to be drained to underground drainage. This has been coordinated with shell building Architect and their Civil consultant.

**Sidewalk Clearance-**

We have shifted the enclosed patio in toward existing building to gain more sidewalk space. There is currently 5'-10" (+/-) from face of building to curb, and 6'-0" (+/-) to lot line. We have gained roughly 10" of sidewalk space from previous layout.

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

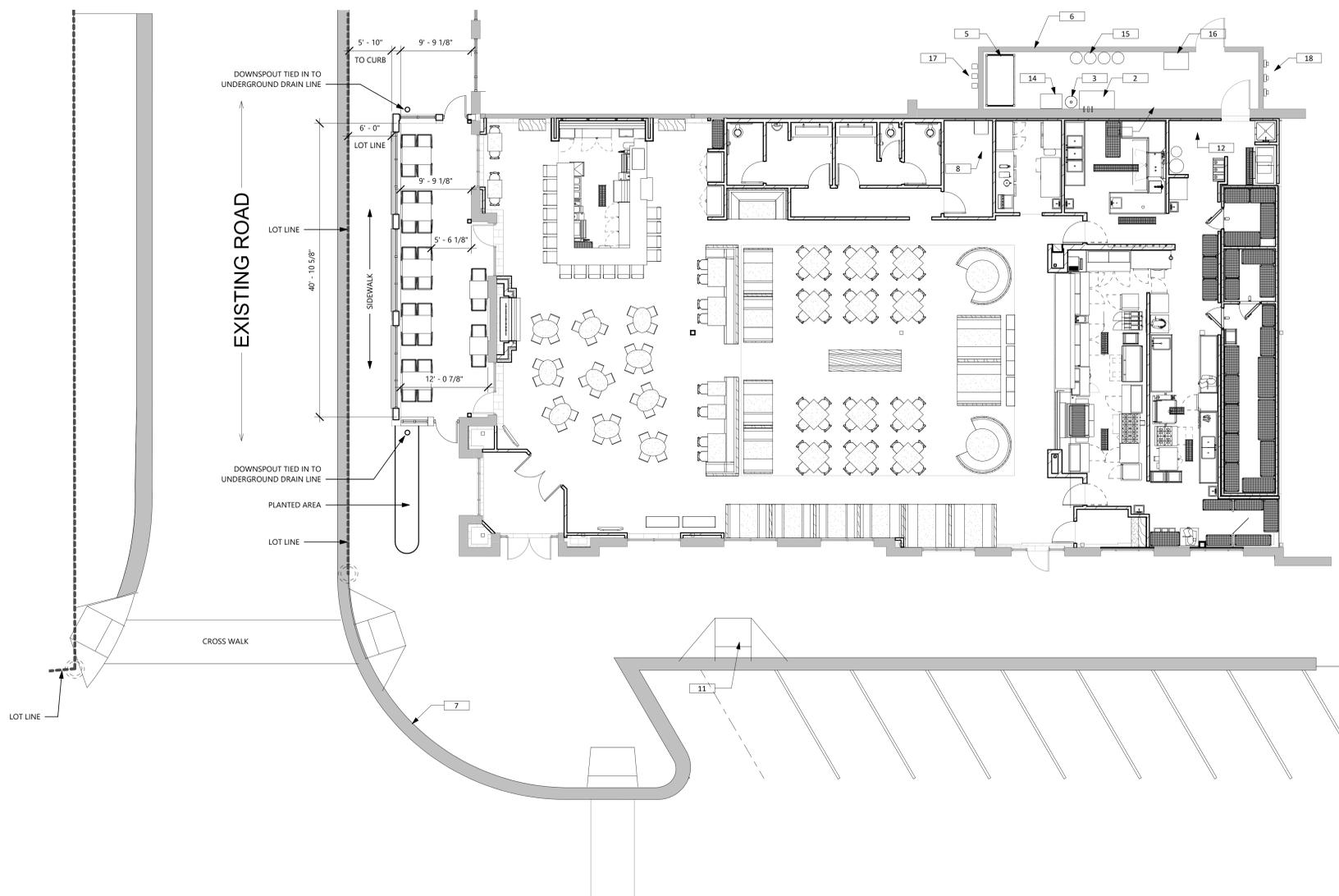
Thank you for your time and consideration.

Best,

Jay Byrd

starr**design**, PLLC  
1435 west morehead street, suite 240  
charlotte, north carolina 28208  
704 377 5200  
www.starrdesignteam.com

starr  
design  
branded environments



**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
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13	FIRE DEPARTMENT CONNECTION
14	ASH PAN
15	KEG STORAGE
16	LINEN CART
17	GAS METERS
18	METER CABINET



**CONSTRUCTION DOCUMENTS**

1/15/2018

No.	Description	Date
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Steven A. Starr, AIA  
Lic. # RA013717  
Signature Date: 1/15/2018  
Date of expiration: 6/30/2019



**SITE PLAN**  
**AS1.01**



Starr Design, PLLC  
1435 West Morehead St, Suite 240  
Charlotte, NC 28208  
V. 704.377.5200 F. 704.377.5201  
www.starrdesignteam.com



CONSTRUCTION  
DOCUMENTS

1/15/2018

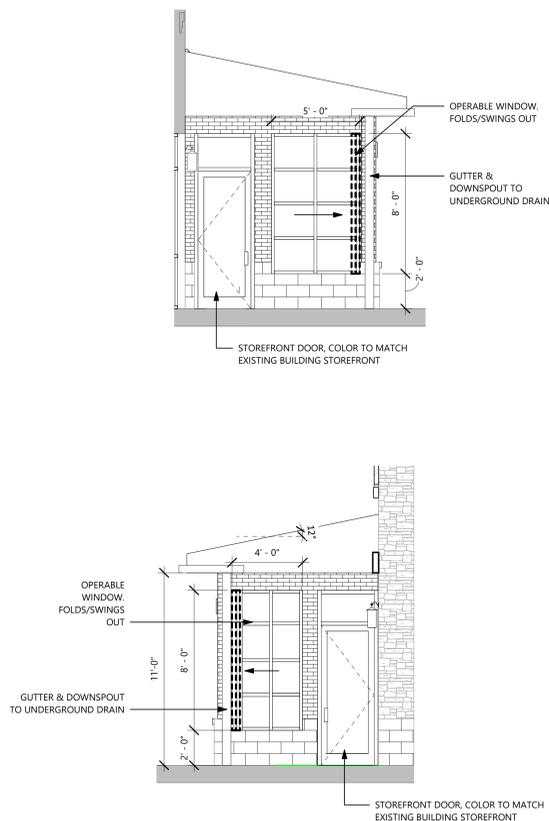
No.	Description	Date

Steven A. Starr, AIA  
Lic. # RA013717  
Signature Date: 1/15/2018  
Date of expiration: 6/30/2019



EXISTING AND  
PROPOSED  
**A3.04**

**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.





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

**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: _____
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
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: \_\_\_\_\_

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*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 11/28/2017  
Signature of Applicant Date  
Harley Alvin Hood, FIREBIRDS DIRECTOR OF CONSTRUCTION  
Type or Print Name and Title

[Signature] 11/28/17   
Signature of Notary Public Date My Commission Expires 09/18/2018  
Nicole Vellz  
State of Florida  
Commission No. FF 161337

**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

\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal

**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



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-

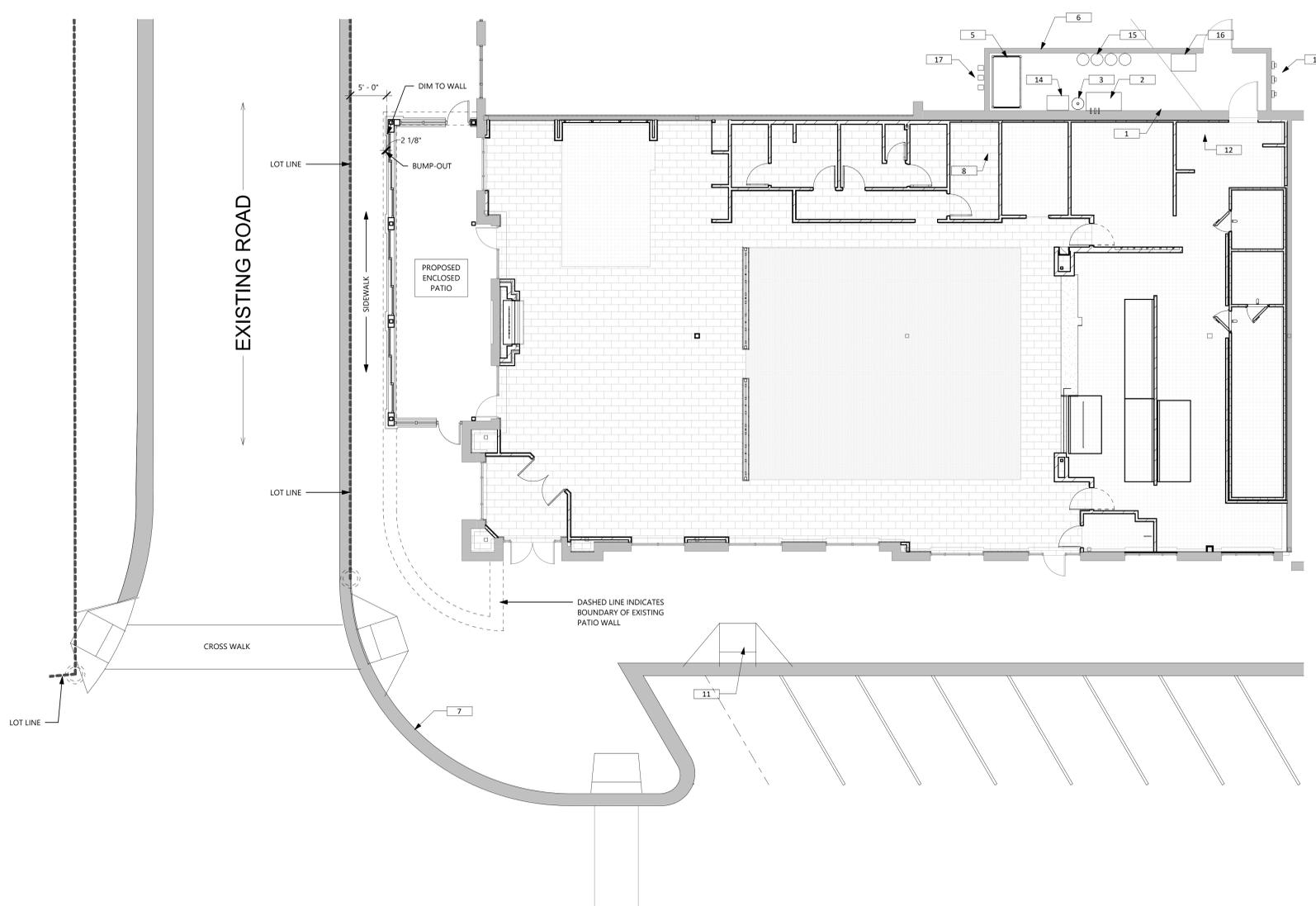
The storefront system will have three openings along sidewalk side, with two sliding panels and one fixed. The intent is for the color of mullions to match existing building storefront system mullions.

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

**CONSTRUCTION DOCUMENTS**

0/0/2017

No.	Description	Date

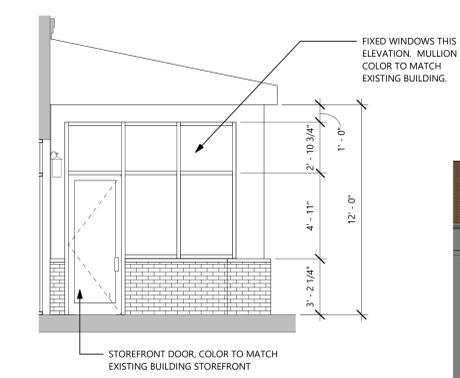
Steven A. Starr, AIA  
Lic. # 1015102  
Signature Date: 5/30/2017  
Date of expiration: 12/31/2017



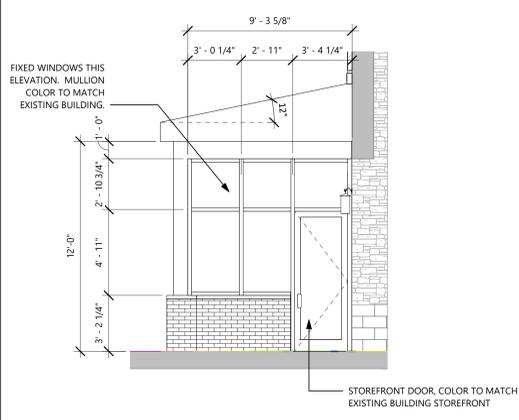
No.	Description	Date

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

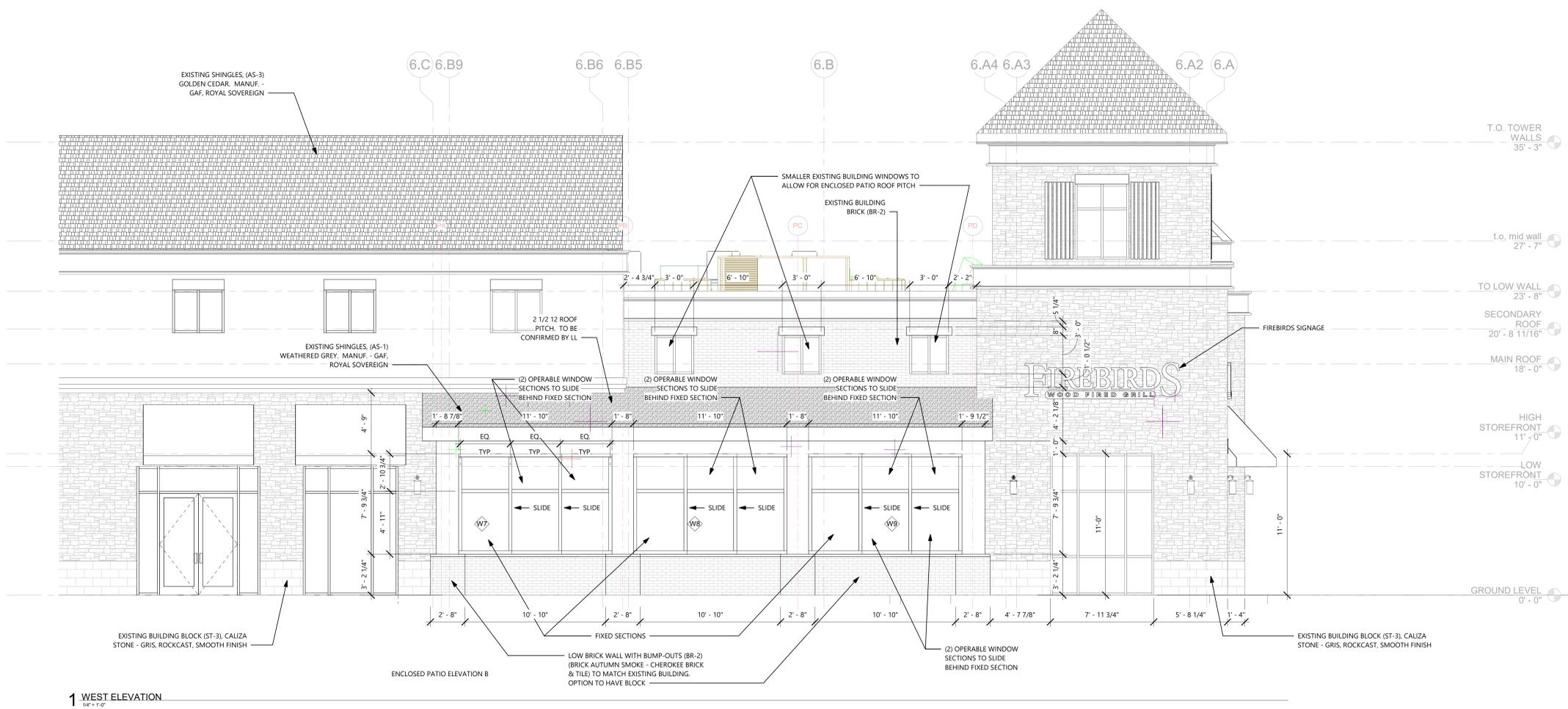
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**3 PATIO SIDE ELEVATION B**  
1/4" = 1'-0"



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



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

**RZ2018-001/V2018-001**  
**North Atlanta Volleyball Club**

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**REZONING AND VARIANCE ANALYSIS**

PLANNING COMMISSION DATE: FEBRUARY 13, 2018

CITY COUNCIL DATE: MARCH 27, 2018

CASE NAME: **NORTH ATLANTA VOLLEYBALL CLUB**

CASE NUMBER: **RZ2018-001/V2018-001**

CURRENT ZONING: C-2

LOCATION: SOUTHWEST CORNER OF PEACHTREE INDUSTRIAL  
BOULEVARD AND GOVERNORS LAKE DRIVE

MAP NUMBERS: 6<sup>th</sup> DISTRICT, LAND LOT 276

ACREAGE: 7.3 ACRES

PROPOSED DEVELOPMENT: REZONE TO C-3 TO PERMIT RECREATION FACILITY WITH  
ASSOCIATED VARIANCE

FUTURE DEVELOPMENT MAP: PREFERRED OFFICE

APPLICANT: NORTH ATLANTA VOLLEYBALL CLUB  
5330 EVIAN CROSSING  
KENNESAW, GA 30152

CONTACT: CRAIG LAFONTAINE  
404-951-8774

OWNER: EASTERN AIRLINES RETIREMENT PLAN  
669 ATLANTA COUNTRY CLUB DR SE  
MARIETTA, GA 30067

**RECOMMENDATION: APPROVE WITH CONDITIONS**

**SUMMARY:**

The applicant is seeking to rezone an undeveloped parcel totaling 7.3 acres. The parcel is located at the corner of Governors Lake Drive and Peachtree Industrial Boulevard. The property is surrounded by M-1, Light Industry, properties.

The applicant requests to rezone the property to C-3, Commercial, to permit the proposed recreation facility, primarily for volleyball courts. The applicant is also requesting a height variance from the 35' maximum to 40'.

The proposal includes a 43,000-square-foot building with 171 parking spaces. Additional overflow parking, if necessary, will be sought from surrounding property owners. Access to the facility is planned via driveways on both Governors Lake Drive and Peachtree Industrial Boulevard.

**ZONING HISTORY:**

The property was rezoned from M-1 to C-2 in 1986 (Gwinnett County Case RZ1986-188). At that time, a condition was placed on the property which required that it be developed as a hotel/motel. The hotel/motel was never built and the property remains vacant.

**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.

*Staff's Comment:* The subject property is located within the Employment Corridor Character Area, which is characterized by a mix of office, light industrial, warehousing, and other larger-scale uses, including those which support the surrounding area. With appropriate design meeting the Overlay standards, this use would be suitable in this location relative to 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.

*Staff's Comment:* Development of this property will not have adverse impact on existing office and light industrial neighboring properties. This use is appropriate for the area and will be most active during off-peak business hours, further lessening the impact to neighboring 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:* Yes.

*Staff's Comment: The property has a reasonable economic use as currently zoned, though the specific hotel/motel plan that is conditioned to the zoning makes anything other than a hotel/motel more difficult.*

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.*

*Staff's Comment: The impacts of a recreational facility on streets, transportation facilities, or utilities are unlikely to be excessive or burdensome. As mentioned, most traffic will be during off-peak hours, in the evenings and on weekends, thus creating minimal impact on existing peak traffic patterns. 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.*

*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: Yes.*

*Staff's Comment: The existing conditional C-2 district makes it difficult to develop this site. The only permitted use is a hotel/motel in accordance with a past rezoning case.*

#### COMPREHENSIVE PLAN:

The 2033 City of Peachtree Corners Character Area Map indicates that the property is located within the Employment Corridor Character Area. Policies for this area encourage a mix of office, light industrial, warehousing, and other larger-scale uses, including those which support the surrounding area. With appropriate design meeting the Overlay standards, this use would be suitable in this location relative to nearby properties.

The proposed C-3 zoning and the proposed development would meet the goals and policies of the Comprehensive Plan.

#### DEPARTMENT ANALYSIS:

The proposal for a recreation facility is consistent with standard C-3 zoning. This use is also permitted in the surrounding M-I zoning. This facility is unlikely to be a detriment to

surrounding properties which have similarly-scaled office, manufacturing, and warehouse buildings.

Additionally, the recreation facility's peak hours are in the evenings and on weekends, opposite that of standard working hours and thus having little impact on traffic flow. While the site will accommodate the required parking for this use, the applicant also plans to reach agreements with nearby businesses to use their parking lots during special events which may attract a larger crowd than is typical.

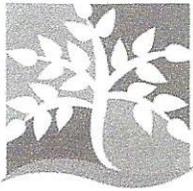
### **RECOMMENDATION:**

**After review of the applicant's proposal and other relevant information, it is recommended that RZ2018-001/V2018-001 be approved subject to the following conditions:**

- 1. The property shall be rezone to C-3 and developed in general conformity to the submitted site plan dated January 10, 2018.**
- 2. The development shall abide by all requirements of Section 1315 of the zoning ordinance (Activity Center/Corridor Overlay District).**
- 3. Building designs shall incorporate features that are compliant with Peachtree Corners' Green Building Ordinance wherever practical.**
- 4. Outdoor lighting shall be contained in cutoff-type luminaries, shall be directed inward toward the property so as not to reflect into adjacent properties or to create a hazard for passing automobile traffic, and shall only be as bright as needed for safety on the site.**
- 5. The applicant shall secure sufficient special event, off-site parking to ensure that no parking occurs in authorized locations or in the public right-of-way. The additional special event parking may be secured through the acquisition of additional land or by gaining parking permission from adjacent property owners.**
- 6. If the building has not passed a footing inspection within 36 months of approval (3/27/21), the zoning on the property shall revert to C2.**
- 7. Every reasonable effort shall be made to retain the following existing specimen trees: 1) The 30" white oak at the front of the property; 2) the 29" willow oak along Governors Lake Drive; and 3) the 30" southern red oak at the rear of the property.**



Proposed location of North Atlanta Volleyball Club at Peachtree Industrial Boulevard & Governors Lake Drive



## 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	• 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 all of the above	• One (1) copy	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>
<b>ADDITIONAL EXHIBITS (IF REQUIRED)</b>		
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	OWNER INFORMATION
NAME: <u>North Atlanta Volleyball Club</u>	NAME: <u>Craig LaFontaine</u>
ADDRESS: <u>5330 Evian Crossing</u>	ADDRESS: <u>5330 Evian Crossing</u>
CITY: <u>Kennesaw</u>	CITY: <u>Kennesaw</u>
STATE: <u>GA</u> ZIP: <u>30152</u>	STATE: <u>GA</u> ZIP: <u>30152</u>
PHONE: <u>404-951-8774</u>	PHONE: <u>404-951-8774</u>
E-MAIL: <u>clafontaine.navc@gmail.com</u>	E-MAIL: <u>clafontaine.navc@gmail.com</u>
CONTACT PERSON: <u>Craig LaFontaine</u> PHONE: <u>404-951-8774</u>	
CONTACT'S E-MAIL: <u>clafontaine.navc@gmail.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT     
  PROPERTY OWNER     
  CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT: C-3

LAND DISTRICT(S): \_\_\_\_\_ LAND LOT(S): Tract B ACREAGE: 7.3

ADDRESS OF PROPERTY: GOVERNORS LAKE DRIVE

PROPOSED DEVELOPMENT: Activity Center

*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: 1

Total Bldg. Sq. Ft.: 43,000

Gross Density: \_\_\_\_\_

**FEE SCHEDULE**

**1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts**  
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

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

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

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

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

**2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts**  
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

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

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

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

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

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.

12/19/17

Signature of Applicant

Date

Executive Director North Atlanta Volleyball Club

Type or Print Name and Title

*Rebecca Wilson*

1/2/2018

Signature of Notary Public

Date



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]*

12-29-17

Signature of Property Owner

Date

SAM Lavetta - Mgr

Type or Print Name and Title

*[Signature]*

12-29-17

Signature of Notary Public

Date

Notary Seal

**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?  
Yes
- 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
- 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
- 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?









GOVERNOR'S LAKE DRIVE – TRACT "B"  
PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 251 & 276 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD (R/W VARIES) AND THE WESTERLY RIGHT-OF-WAY OF GOVERNOR'S LAKE DRIVE (80' R/W);

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 34 DEGREES 29 MINUTES 59 SECONDS EAST, 19.09 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 257.04 FEET, SAID CURVE HAVING A RADIUS OF 349.99 FEET AND BEING SUBTENDED BY A CHORD OF 251.30 FEET, AT SOUTH 13 DEGREES 26 MINUTES 41 SECONDS EAST, TO A POINT;

THENCE, SOUTH 07 DEGREES 35 MINUTES 51 SECONDS WEST, 96.67 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 266.29 FEET, SAID CURVE HAVING A RADIUS OF 169.96 FEET AND BEING SUBTENDED BY A CHORD OF 239.88 FEET, AT SOUTH 37 DEGREES 17 MINUTES 17 SECONDS EAST, TO A POINT;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, SOUTH 25 DEGREES 00 MINUTES 00 SECONDS WEST, 85.00 FEET TO A POINT;

THENCE, SOUTH 07 DEGREES 00 MINUTES 00 SECONDS EAST, 85.00 FEET TO A POINT;

THENCE, SOUTH 29 DEGREES 00 MINUTES 00 SECONDS EAST, 60.00 FEET TO A POINT;

THENCE, SOUTH 12 DEGREES 00 MINUTES 00 SECONDS WEST, 95.00 FEET TO A POINT;

THENCE, SOUTH 04 DEGREES 00 MINUTES 00 SECONDS WEST, 75.00 FEET TO A POINT;

THENCE, SOUTH 26 DEGREES 00 MINUTES 00 SECONDS WEST, 60.00 FEET TO A POINT;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 65.00 FEET TO A POINT;

THENCE, SOUTH 61 DEGREES 00 MINUTES 00 SECONDS EAST, 55.00 FEET TO A POINT;

THENCE, SOUTH 13 DEGREES 01 MINUTES 22 SECONDS EAST, 90.00 FEET TO A POINT;

THENCE, SOUTH 42 DEGREES 26 MINUTES 42 SECONDS WEST, 85.00 FEET TO A POINT;

THENCE, NORTH 30 DEGREES 35 MINUTES 47 SECONDS WEST, 125.00 FEET TO A POINT BEING THE COMMON CORNER OF LAND LOTS 250, 521, 276 & 277;

THENCE, NORTH 29 DEGREES 00 MINUTES 39 SECONDS WEST, 977.93 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 59 DEGREES 59 MINUTES 25 SECONDS EAST, 143.40 FEET TO A POINT;

THENCE, NORTH 46 DEGREES 04 MINUTES 38 SECONDS EAST, 103.10 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 210.79 FEET, SAID CURVE HAVING A RADIUS OF 11609.16 FEET AND BEING SUBTENDED BY A CHORD OF 210.79 FEET, AT NORTH 55 DEGREES 50 MINUTES 09 SECONDS EAST, TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 7.13 ACRES



### Letter of Intent

The facility will be a multi-use sport facility for volleyball and basketball. North Atlanta Volleyball Club, founded in 1991 is the longest running Junior Olympic girls volleyball program in Atlanta. The facility will be utilized for volleyball and/or basketball practices and tournaments as well as community events in the Peachtree Corner area.

- Practices will occur Monday-Thursday evenings 6:00 pm-10:00 pm December-June
- Tournaments will occur on weekends Friday night-Sunday January-June

The facility is being constructed as a multi-use facility with loading docks in the event the facility needs to be converted into a office/distribution facility.

*Craig LaFata*  
12-29-17

Parcel ID	Property Type	Last Update
R6276 077	Real Property	12/19/2017 4:31:29 PM
<b>Legal Description</b>		
GOVERNORS LAKE DR		

**Tax Bills**

Note: Four years of tax information is available online. Email [tax@gwinnettcounty.com](mailto:tax@gwinnettcounty.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2017	\$6,998.35	\$6,998.35	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$6,944.89	\$8,059.97	\$0.00	\$0.00	10/15/2016	\$0.00
2015	\$7,017.39	\$8,095.00	\$0.00	\$0.00	10/15/2015	\$0.00
2014	\$7,052.76	\$7,264.34	\$0.00	\$0.00	10/1/2014	\$0.00



To: City of Peachtree Corners  
From: North Atlanta Volleyball Club  
Date: January 15, 2018  
Re: Variances regarding Tract B Governors Lake

1. Request variance to change Zone from Hotel C-2 to Activity Center C-3
2. Height of Building to be 40'
3. We will have 171 parking spots around the facility, please refer to the site plan

PLANNING AND ZONING  
BOOK 5A

CASE NUMBER RZ-188-86

by NORTH CAROLINA NATIONAL BANK  
for the proposed use of HOTEL/SUPPORT COMMERCIAL SERVICES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY NEWS, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 23, 1986 and objections were NOT filed;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 23rd day of DECEMBER, 1986 that the aforesaid application to amend the Official Zoning Map from M-1 to C-2 is hereby APPROVED subject to the following list of conditions.

CONDITIONS

Approval as C-2 Commercial subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A) Courtyard hotel and accessory uses to be developed on site according to the plan prepared by Hayes, James & Assoc. The number of rooms to be determined when the final site plan is submitted.
  - B) Limit the height of the building to no more than 3 stories.

G.C. FILE/S.P.  
NOT  
FOUND  
10-21-13

PLANNING AND ZONING  
BOOK 5A

CASE NUMBER RZ-188-86

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners held in the Central Gwinnett High School, 564 West Crogan Street, Lawrenceville, Georgia.

<u>Present</u>	VOTE
Lillian Webb, Chairman	<u>AYE</u>
Ken Suffridge, District 1	<u>AYE</u>
Scott Ferguson, District 2	<u>AYE</u>
Mike Berg, District 3	<u>AYE</u>
Bartow Jenkins, District 4	<u>AYE</u>

On motion of COMM. FERGUSON, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from M-1 to C-2

PLANNING AND ZONING  
BOOK 5A

10.0

RZ-188-86

CONDITIONS cont'd.

2. To satisfy the following site development considerations:
- A) The area shown as undeveloped on the south side of the property adjacent to the creek shall remain a natural buffer, undisturbed except for approved access and utility crossings and replantings where sparsely vegetated until a detailed site plan with a specific use and user is submitted for approval by the Planning Commission. Conditions for this portion of the site will be established at that time as a result of the review of plans by staff and Planning Commission.
  - B) Provide a 10 foot wide landscape strip outside the right-of-way of Peachtree Industrial Blvd and Oak Creek Drive.
  - C) Provide a 10 foot wide landscape strip adjacent to the west property line.
  - D) No more than 2 exit/entrances on Oak Creek Drive.
  - E) No exit/entrance on Peachtree Industrial Boulevard.
  - F) No billboards are permitted.
  - G) Sign regulations as required by the 1985 Zoning Resolution shall be met as minimum standards for this development.
3. To abide by the following requirements, dedications and improvements:
- A) That final site plan, landscaping plans and architectural renderings be approved by Planning Commission prior to issuance of any permits.
  - B) That a tree protection plan be submitted by the applicant identifying tree protection areas. Existing trees to be retained and protected trees to be removed from property as well as methods of tree preservation be undertaken on site and proposed trees to be planted. Protected trees are defined as exceptional trees by Department of Development and any tree 8 inches dbh or greater. Plans should be reviewed by Department of Development and submitted to Planning Commission with Department of Development comments for approval.

PLANNING AND ZONING  
BOOK 59

187

RZ-188-86

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Lillian Webb  
Lillian Webb, Chairman

ATTEST:

Charlotte J. Nash  
Clerk

RECORDED: 1-15-87

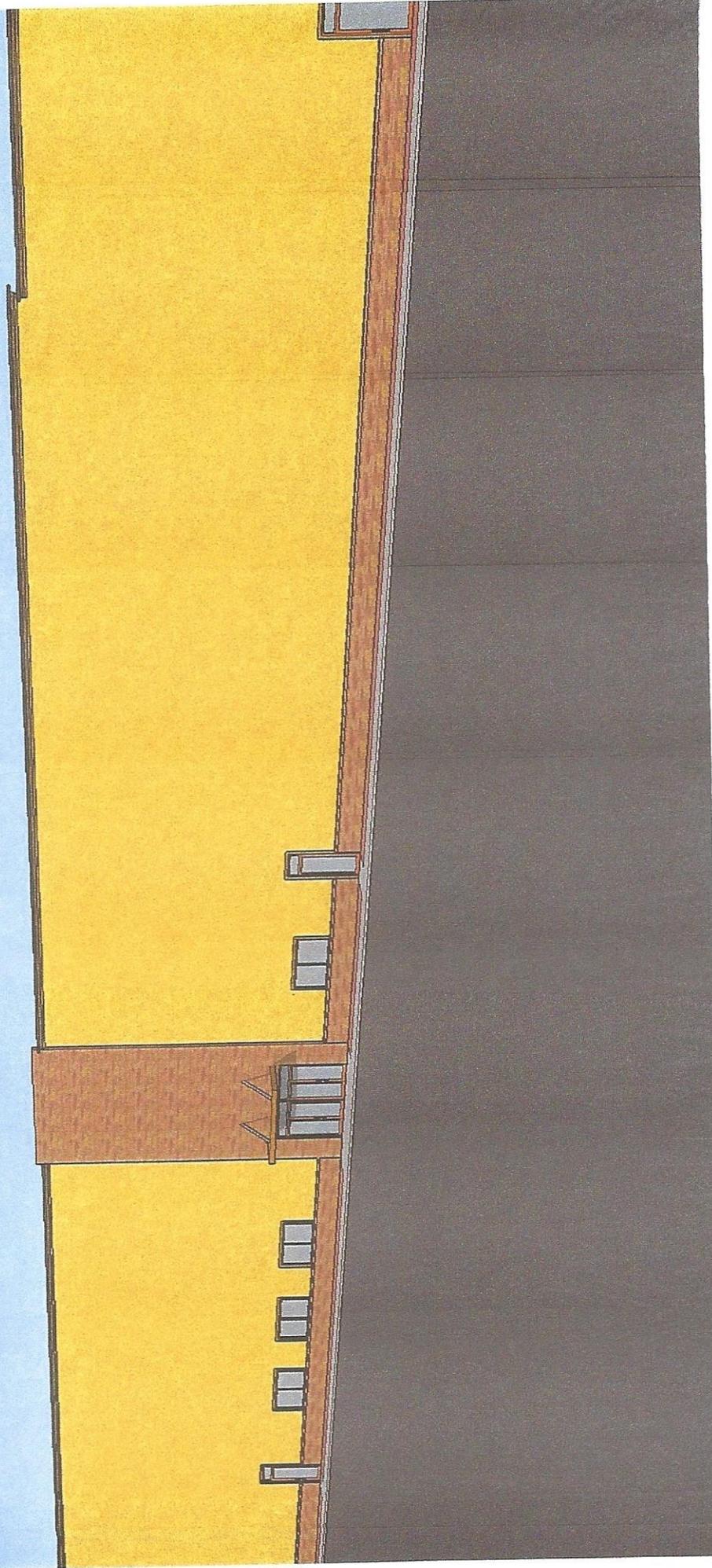
LAND DESCRIPTION

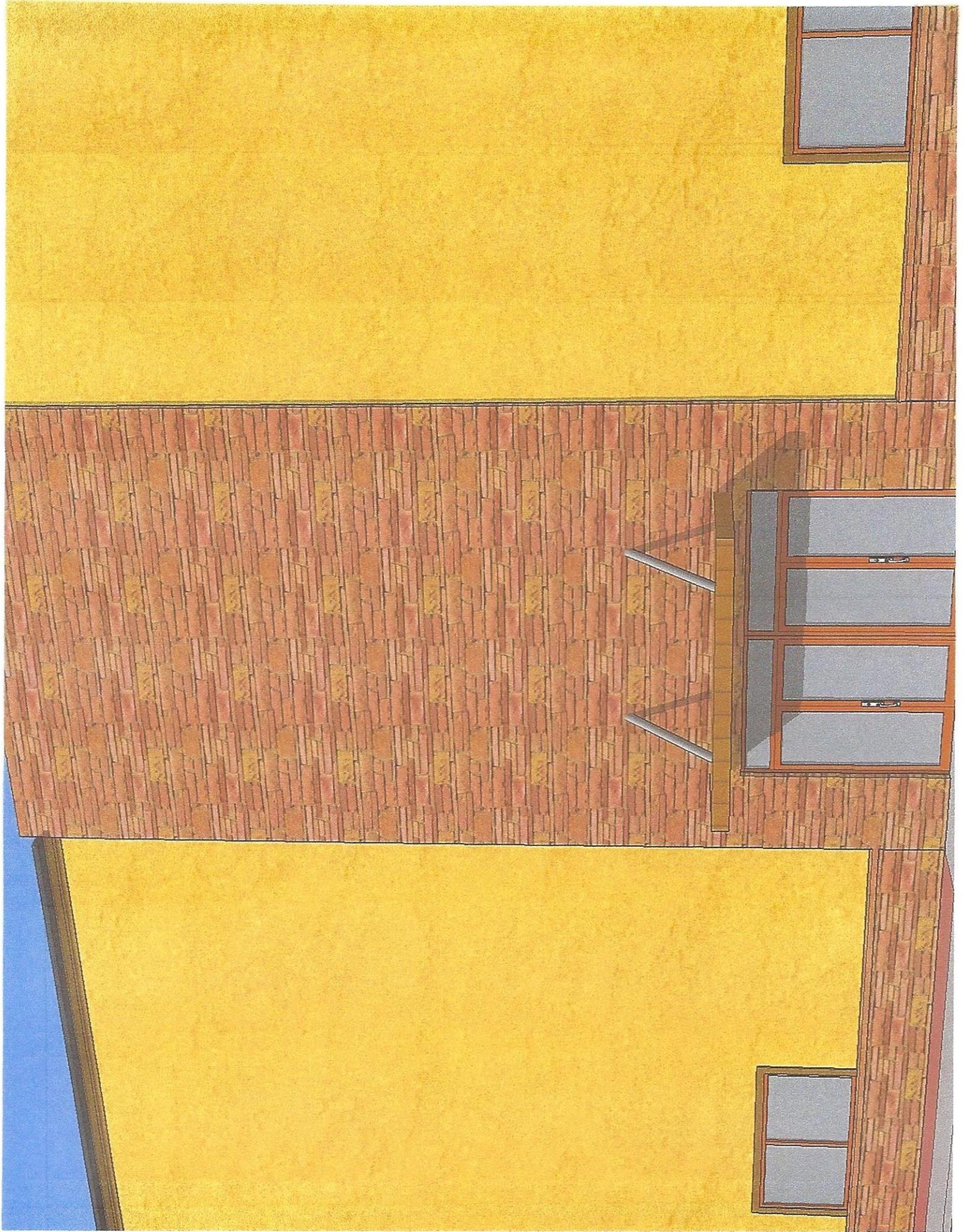
All that tract or parcel of land lying and being in Land Lots 251 and 276 of the 6th Land District, Gwinnett County, Georgia containing 8.092 acres more or less and being more particularly described as follows:

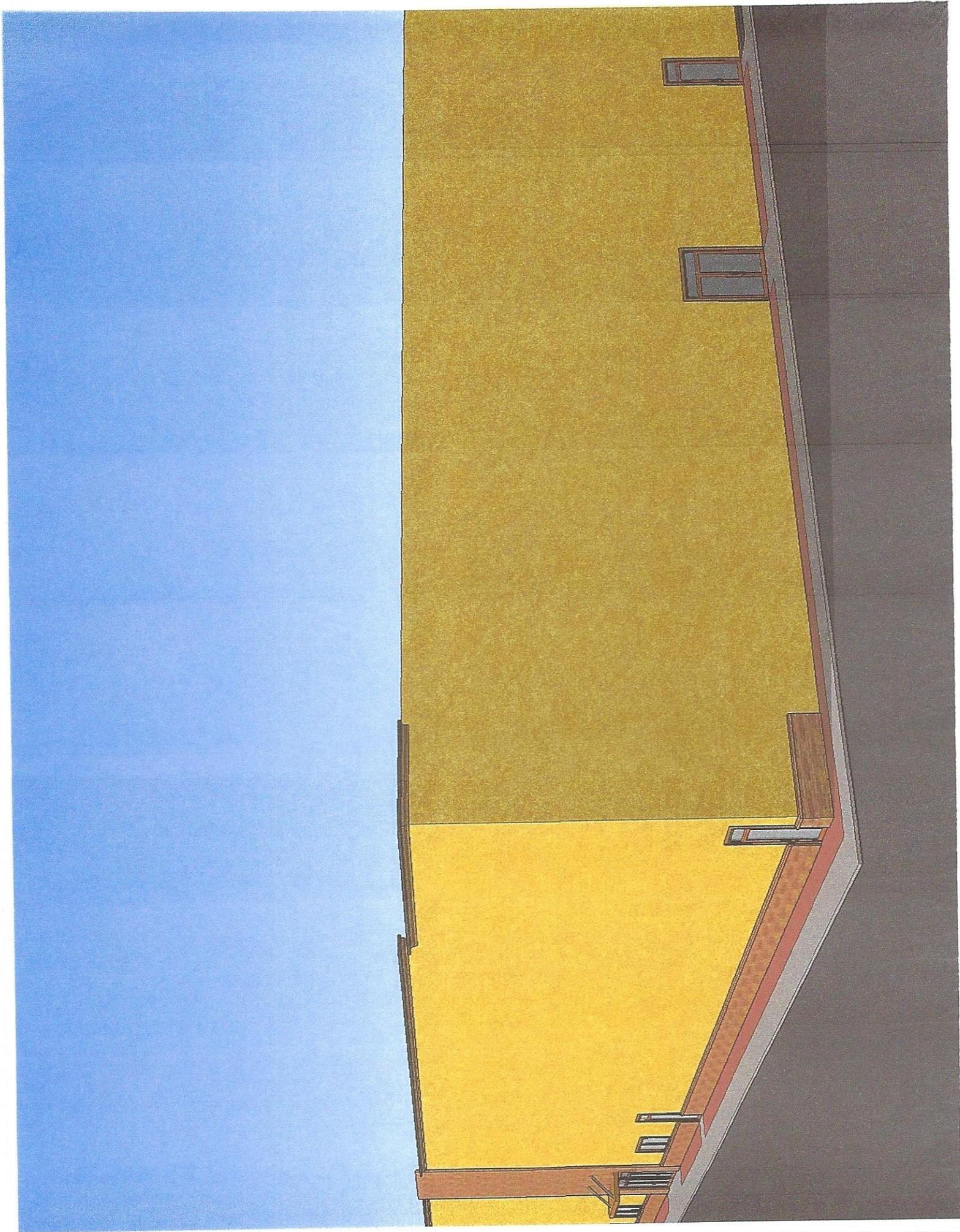
Beginning at the land lot corner common to Land Lots 250, 251, 276 and 277, from said point of beginning and following the land lot line common to Land Lots 276 and 277 north 29 degrees 01 minutes 52 seconds west a distance of 978.12 feet to a point, said point being located on the southerly right-of-way line of Peachtree Industrial Boulevard; thence along said right-of-way line in a northeasterly direction a distance of 457.47 feet to a point, said point being located on the westerly right-of-way line of 80-foot right-of-way Oakcreek Drive; thence along said right-of-way line in a southeasterly direction a distance of 688.72 feet to a point, said point being the intersection of the westerly 80-foot right-of-way of Oakcreek Drive and the centerline of a branch; thence following said branch centerline in a southwesterly direction a distance of 1,050 feet more or less to a point, said point being located on the land lot line common to Land Lots 250 and 251; thence from said branch centerline and following said land lot line north 30 degrees 36 minutes 42 seconds west a distance of 340 feet more or less to a point, said point being the POINT OF BEGINNING.

0946J

EARTH TONE COLORS FOR MAIN WALL  
DARKER ACCENT COLOR ON THE CEILING / STONE  
STOREFRONT WINDOWS WITH HUNG BRONZE FINISH

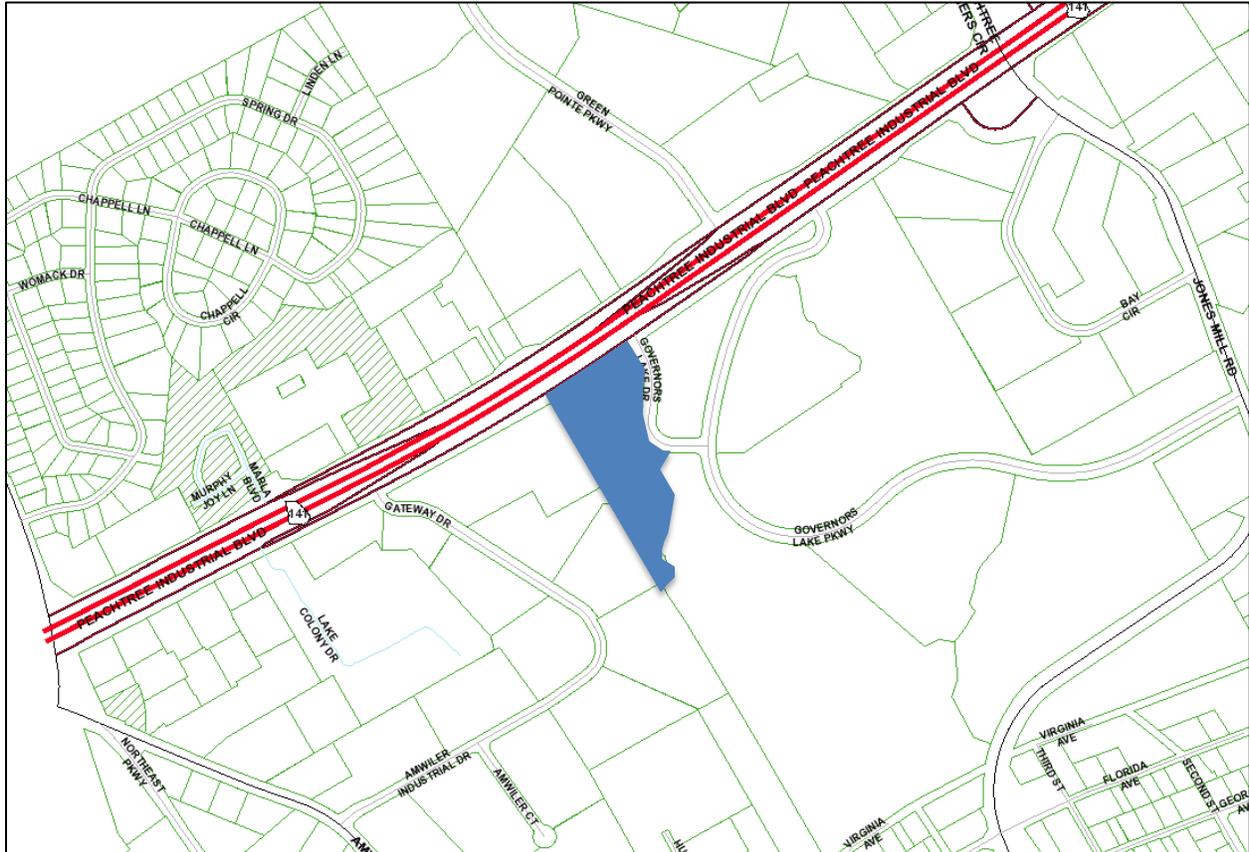






## PROPERTY LOCATION MAP

### North Atlanta Volleyball Club



**CASE NUMBER:**

**RZ2018-001 &V?**

**PLANNING  
COMMISSION**

**CITY COUNCIL  
1<sup>ST</sup> READING**

**CITY COUNCIL  
2<sup>ND</sup> READING**

**HEARING DATES:**

**FEB. 13, 2018**

**FEB. 20, 2018**

**MAR. 27, 2018**

**PROPERTY ADDRESS:**

**Southwest corner of Peachtree Industrial Blvd.  
& Governors Lake Dr.**

**SUP2018-001**  
**Virtue & Vice Tattoo Parlor**

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**SPECIAL USE PERMIT ANALYSIS**

PLANNING COMMISSION DATE: FEBRUARY 13, 2018

CITY COUNCIL DATE: MARCH 27, 2018

CASE NAME: **VIRTUE & VICE QUEEN BEE TATTOO**

CASE NUMBER: **SUP2018-001**

CURRENT ZONING: C-2

LOCATION: 3380 HOLCOMB BRIDGE ROAD, SUITE 7

MAP NUMBERS: 6<sup>th</sup> DISTRICT, LAND LOT 283

ACREAGE: 0.1 +/- ACRES TENANT SPACE

PROPOSED DEVELOPMENT: APPROVE USE PERMIT TO ALLOW A TATTOO PARLOR IN AN EXISTING SHOPPING CENTER

FUTURE DEVELOPMENT MAP: CORRIDOR MIXED USE

APPLICANT: BETHRAH SZUMSKI  
2261 CHESHIRE BRIDGE ROAD  
ATLANTA, GA 30324

CONTACT: BETHRAH SZUMSKI  
678-358-6331

OWNER: CORNERS COURT LLC  
6000 LAKE FOREST DR  
SANDY SPRINGS, GA 30328

**RECOMMENDATION: APPROVE WITH CONDITIONS**

**SUMMARY:**

The applicant is seeking approval of a special use permit to allow for a tattoo parlor in the Hi Life shopping center on Holcomb Bridge Road, near the intersection of Jimmy Carter Boulevard. The property is surrounded on three sides by other C-2 properties, with RM-8 multifamily zoning across Holcomb Bridge Road.

The existing C-2 zoning permits tattoo parlors with an approved special use permit.

The applicant plans to open a tattoo parlor with 3-6 employees as her third location, with existing shops in Atlanta and Athens.

#### ZONING HISTORY:

The property was rezoned from a mix of O-1 and M-1 to C-2 in 1973 to permit a shopping center. The property has remained substantially the same since it was built in 1984.

#### 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, it's an ideal fit. Corners Court has a vape store, cleaners, massage spa, insurance agent, and a restaurant.*

*Staff's Comment: Given the existing uses in the shopping center, the tattoo parlor is unlikely to have a detrimental impact on the surrounding businesses.*

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, we would be an asset to the area and bring business to surrounding stores.*

*Staff's Comment: The proposal does bring an active business to an otherwise vacant retail storefront and may increase exposure and foot traffic to nearby businesses.*

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: This special use permit request is in keeping with other area businesses, providing personal services. The space has been vacant long enough to assume safely that our strong business model would be a beneficial addition.*

*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, customers do not arrive all at once or in huge numbers.*

*Staff's Comment: Given that the shopping center already exists and has more than sufficient parking, impacts on infrastructure should remain unchanged. 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 intent of the land use plan is to have strong retail businesses in keeping with Peachtree Corners standards.*

*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: There are not conditions for disapproval. The surrounding businesses support the addition.*

*Staff's Comment: The city permits tattoo parlors only in C-2 zoning districts and only with an approved special use permit. This area, already home to numerous retail and personal service businesses, is an appropriate location for such a use.*

#### COMPREHENSIVE PLAN:

The 2033 City of Peachtree Corners Character Area Map indicates that the property is located within the Holcomb Bridge Corridor Character Area. Policies for this area encourage evolution into "a mixed-use corridor" with specific consideration given to the Jimmy Carter Boulevard-Holcomb Bridge Road Commercial Node which is seen as a good location for destination-type retail and service businesses.

#### DEPARTMENT ANALYSIS:

The proposal for a tattoo parlor is consistent with C-2 zoning, which is the only zoning district that permits such a use. Given the small scale of the proposed business, it is unlikely to be a detriment to surrounding properties which have similarly-scaled small retail, service, and office uses.

Additionally, the Overlay district restricts the use of neon signage, flexible tube lighting, and other lighting types that outline storefront windows and doors, therefore ensuring that this business will fit with the character of the others in the same shopping center and in the general area.

Finally, the parking lot for this shopping center has more spaces than the required minimum, so there should be no impact on traffic, parking, or circulation at this location.

**RECOMMENDATION:**

**After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-001 be approved subject to the following conditions:**

- 1. The special use permit approval shall be limited to Suite 7 as depicted on the submitted shopping center layout plan.**
- 2. The development shall abide by all requirements of Section 1315 of the zoning ordinance (Activity Center/Corridor Overlay District).**
- 3. The applicant shall obtain all other required approvals, including, but not limited to, the Georgia Department of Public Health.**
- 4. Signage shall be limited to one wall sign, one tenant name insert on the shopping center sign, and an 'open/closed' sign (along with the posting of hours of operation) on the door. No window signage shall be permitted.**



Proposed location of tattoo parlor at 3380 Holcomb Bridge Road, Suite 7

**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>Bethrah Szumski</u>	NAME: <u>CORNERS COURT LLC</u>
ADDRESS: <u>2261 Cheshire Bridge</u>	ADDRESS: <u>6000 Lake Forrest DR</u>
CITY: <u>Atlanta</u>	CITY: <u>Sandy Springs</u>
STATE: <u>GA</u> ZIP: <u>30324</u>	STATE: <u>GA</u> ZIP: <u>30324</u>
PHONE: <u>678-358-6331</u>	PHONE: <u>(404) 252-6111</u>
E-MAIL: <u>bethra9@gmail.com</u>	E-MAIL: <u>DReeves@FGMC.net</u>
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
CONTACT PERSON: <u>Bethrah Szumski</u> PHONE: <u>678-358-6331</u>	
CONTACT'S E-MAIL: <u>bethra9@gmail.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): 6<sup>th</sup> REQUESTED ZONING DISTRICT: \_\_\_\_\_

LAND DISTRICT(S): 6<sup>th</sup> LAND LOT(S): 283 ACREAGE: 1.9043

ADDRESS OF PROPERTY: 3380 Holcomb Bridge rd. #7

PROPOSED DEVELOPMENT: Special use; Tattoo and Piercing Studio

*Staff Use Only This Section*

Case Number: \_\_\_\_\_ Hearing Date: P/C \_\_\_\_\_ C/C \_\_\_\_\_ Received Date: \_\_\_\_\_

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

Related Cases & Applicable Conditions:

\_\_\_\_\_

Description:

**EXHIBIT 2****LEGAL DESCRIPTION**

**ALL THAT TRACT or parcel of land lying and being in Land Lot 283 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:**

**BEGINNING** at a point formed by the intersection of the northerly right-of-way of Holcomb Bridge Road (a 100-foot right of way) with the easterly right of way of Crooked Creek Road (a 60 foot right of way); thence easterly along the northerly right of way of Holcomb Bridge Road and following the curvature thereof a distance of 502.16 feet to an iron pin set on the northerly right of way of Holcomb Bridge Road, said point being the **TRUE POINT OF BEGINNING**; **FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED**, thence north 04 degrees 04 minutes 21 seconds east a distance of 320.52 feet to an iron pin set; thence north 80 degrees 09 minutes 13 seconds east a distance 275.16 feet to an iron pin set; thence south 13 degrees 17 minutes 00 seconds west a distance of 394.82 feet to an iron pin set on the northerly right-of-way of Holcomb Bridge Road; thence north 89 degrees 24 minutes 00 seconds west along the northerly right of way of Holcomb Bridge Road a distance of 38.80 feet to an iron pin set on said northerly right-of-way of Holcomb Bridge Road; thence north 84 degrees 04 minutes 00 seconds west along the northerly right of way of Holcomb Bridge Road a distance of 165.24 feet to an iron pin set on the northerly right of way of Holcomb Bridge Road and the **TRUE POINT OF BEGINNING**.

**TOGETHER WITH** a perpetual, non-exclusive sewer easement over, across and through all that tract or parcel of land lying and being in Land Lot 283 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:

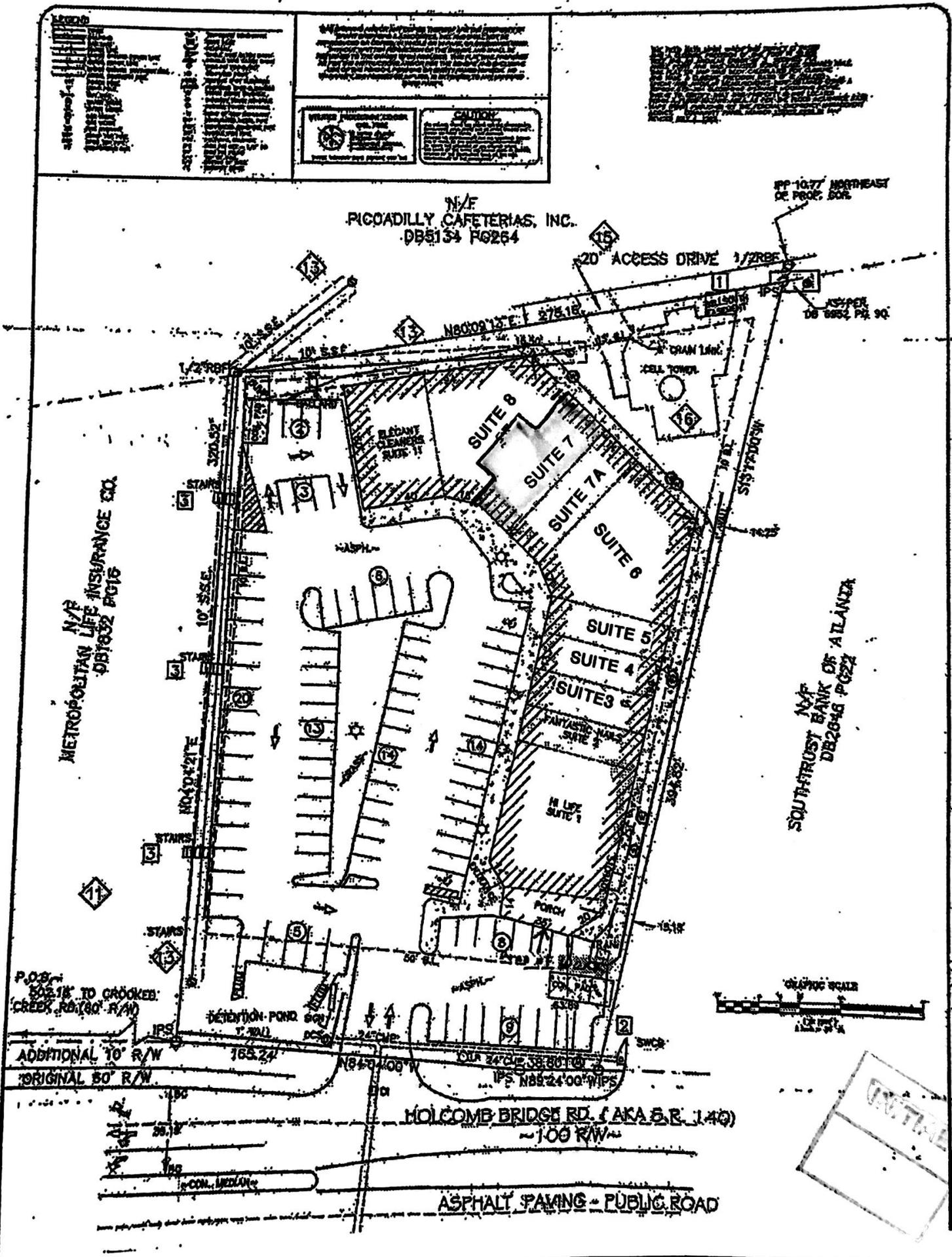
**BEGINNING** at the intersection of the northerly right of way of Holcomb Bridge Road (a 100-foot right of way) with the easterly right of way of Crook Creek Road (a 60 foot right of way); thence easterly along the northerly right of way of Holcomb Bridge Road and following the curvature thereof a distance of 502.16 feet to an iron pin set on the northerly right-of-way of Holcomb Bridge Road; thence north 04 degrees 04 minutes 21 seconds east a distance of 320.52 feet to an iron pin set; thence north 80 degrees 09 minutes 13 seconds east a distance of 275.16 feet to an iron pin set, said point being the **TRUE POINT OF BEGINNING**; **FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED**, thence south 13 degrees 17 minutes 00 seconds west a distance of 5.16 feet to a point; thence north 88 degrees 56 minutes 01 seconds east a distance of 19.00 feet to a point; thence north 01 degrees 03 minutes 59 seconds west a distance of 10.00 feet to a point; thence south 88 degrees 56 minutes 01 seconds west a distance of 24.00 feet to a point; thence south 01 degrees 03 minutes 59 seconds east a distance of 5.97 feet to a point; thence north 80 degrees 09 minutes 13 seconds east a distance of 6.35 feet to an iron pin set and the **TRUE POINT OF BEGINNING**.

**TOGETHER WITH** all easements, entitlements, benefits, rights, title and interest created for the benefit of the above-described parcel by virtue of and as provided for and contained in that certain Sewer Easement by and between Woodhill Associates, TMC Equities, Ltd. and Metropolitan Life Insurance Company, and J & O Development, a partnership composed of

Robert S. Jordon and Gerald A. O'Connor, dated June 8, 1989, filed June 14, 1989, and being recorded in Deed Book 5518, Page 55, Gwinnett County, Georgia records; as rerecorded on August 24, 1990, at Deed Book 6164, Page 179, aforesaid records.

**ALL AS MORE** particularly shown and depicted on that certain ALTA/ASCM Land Title Survey dated November 26, 2008, prepared by Grant Shepherd & Associates, Inc., and bearing the seal and certification of Seaton G. Shepherd, Jr., Georgia Registered Land Surveyor No. 2136, for Corners Court, LLC, Branch Banking and Trust Company and Chicago Title Insurance Company.

EXHIBIT 1



Bethrah Szumski  
1893 Hickory RD  
Chamblee, GA 30341  
678-358-6331  
[Bethra9@gmail.com](mailto:Bethra9@gmail.com)

12/19/2017

City of Peachtree Corners  
Community Development  
310 Technology Parkway  
Peachtree Corners, GA 30092

RE: Special Use Permit for Virtue & Vice Inc. DBA The Queen Bee Tattoo Parlor at  
3380 Holcomb Bridge RD Unit 7, Peachtree Corners GA, 30092

Dear City of Peachtree Corners,

I am seeking a Special Use Permit in order to open a Tattoo and Piercing studio in the unit of an existing shopping center named Corners Court at 3380 Holcomb Bridge RD (Unit 7), Peachtree Corners GA, 30092. The facility will initially have two artists and a receptionist. We plan to ultimately accommodate four tattooists and one piercer. I expect that to take some time to achieve as the hiring standard is high and all practitioners must be properly licensed through the health department prior to hiring.

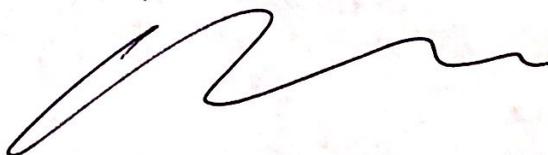
The build out will be limited to unit 7. All Health Department and zoning guidelines will be strictly upheld in design and practice. Each artist will have a spacious private work space. Receptionist will have their own desk. A drawing area with light tables and reference materials will provide an ideal space for artists create in an inviting way for the customer. Over all design will be comfortable, elegant and professional. In keeping with the name I plan to use an earth tone palate with black accents. The best designers available are being contracted for brand, merchandise and signage.

I believe this business will be a wonderful addition to the area. If approved, this will be my third body arts studio. In Atlanta it's Virtue & Vice Body Piercing and Permanent Makeup. In Athens it's (DBA) Pain & Wonder Tattoo and Body Piercing. I started the Atlanta studio in 1995 and purchased the Athens location in 2000. Unlike most studios I've had excellent artist retention. Several working for me for over fifteen years. I believe that consistency and attention to detail are the hallmarks of any successful business and the sentiment has served me well. I'm active with the Professional Associations relating to my craft. I'm a member in good standing with the Alliance of Professional Tattooists, National Tattoo Association, and the Association of Professional Piercers. I provide body arts related health and safety education annually at conferences in the United States, Germany and Mexico- with students attending from around the world. I have worked with States, Counties and Cities across the U.S. in reference to enacting body arts regulation. Most notably in Georgia, Dekalb, Fulton and Clark Counties. I feel this level of experience will make me and this business an asset to the community.

I welcome any questions! If you'd like a tour of either of my other locations, I'd be happy to oblige!

Respectfully,

Bethrah Szumski, Business Owner and 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 12-19-17  
Date  
Bethrah Szumski Business Owner  
Type or Print Name and Title

  
Signature of Notary Public 12-19-17  
Date

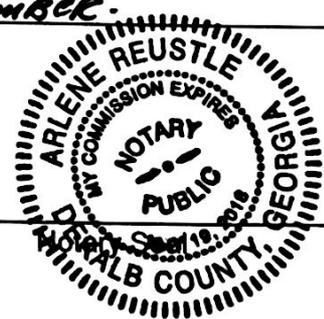


**PROPERTY OWNER'S CERTIFICATION**

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 12/19/17  
Date  
GERALD J. ASHKOTI MANAGING MEMBER  
Type or Print Name and Title

  
Signature of Notary Public 12/19/17  
Date



**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?

Yes, It's an ideal fit. Corners Court has a vape store, cleaners, massage spa, insurance agent and restaurant.

- 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, we would be an asset to the area and bring business to surrounding stores.

- 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?

This special use permit request is in keeping with other area business, providing personal services. The space has been vacant long enough to safely assume that our strong business model would be a beneficial addition.

- 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, customers do not arrive all at once or in huge numbers.

- 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 intent of the land use plan is to have strong retail businesses in keeping with Peachtree Corners standards.

- 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?

There are no conditions for disapproval. The surrounding businesses suport the addition.

**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)

Bethrah Szumski  
 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]      12-19-17      Bethrah Szumski  
 Signature of Applicant      Date      Type or Print Name and Title

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

[Signature]      12-19-17  
 Signature of Notary      Date

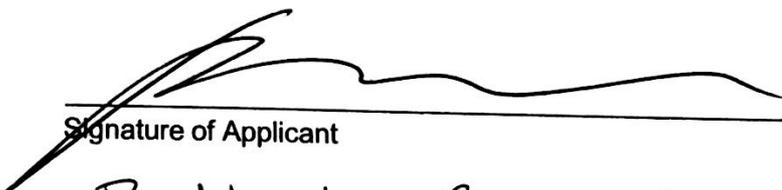


**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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<sup>th</sup> - 283 - #R6283002  
(Map Reference Number) District Land Lot Parcel

  
Signature of Applicant Date 12-19-17

Bethrah Szumski Business Owner  
Type or Print Name and Title

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*Tax Commissioners Use Only*

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

\_\_\_\_\_  
NAME TITLE  
\_\_\_\_\_  
DATE



# ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

## Tax Account

**Mailing Address:**

CORNERS COURT LLC  
 6000 LAKE FORREST DR STE 400  
 ATLANTA , GA 30328-3896

**SITUS:**

3380 HOLCOMB BRIDGE RD

**Tax District:**

PEACHTREE CORNERS

[Change Mailing Address](#)

**Parcel ID**

R6283 002

**Property Type**

Real Property

**Last Update**

9/13/2017 11:15:59 AM

**Legal Description**

HOLCOMB BR RD

## Tax Bills

Note: Four years of tax information is available online. Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2017	\$23,545.56	\$0.00	\$0.00	\$0.00	12/1/2017	\$23,545.56
<b>Total</b>						\$23,545.56

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2016	\$16,709.36	\$16,709.36	\$0.00	\$0.00	10/15/2016	\$0.00
2015	\$16,908.68	\$16,908.68	\$0.00	\$0.00	10/15/2015	\$0.00
2014	\$17,008.38	\$17,008.38	\$0.00	\$0.00	11/1/2014	\$0.00
<b>Total</b>						<b>\$23,545.56</b>

Print Tax Bill

**Click to view and print your Aug 2017 tax bill.**

\* This bill is good through Oct 15, 2017 only.

Pay Online

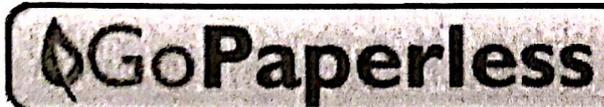
Select a payment option:

Total Due

Partial

\$23,545.56

ADD TO CART



Click [here](#) to cancel your Paperless Billing enrollment

Schedule Payments

**Corners Court, LLC**

Operating Account  
6000 Lake Forrest Dr., Ste 100  
Atlanta, GA 30328

Private Bank of Buckhead  
Atlanta, Georgia 30305

233

64-2086/610

11/21/17

\$23,545.56\*\*

\*\*\*\* TWENTY THREE THOUSAND FIVE HUNDRED FORTY FIVE AND 56/100 DOLLARS

TO THE  
ORDER OF Gwinnett County Tax Commissioner  
P.O. Box 372  
Lawrenceville, GA 30046

MEMO: R6283 002

2017

NON-NEGOTIABLE \_\_\_\_\_



**NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA**  
**Richard Steele, Tax Commissioner**  
[www.GwinnettTaxCommissioner.com](http://www.GwinnettTaxCommissioner.com)

<b>PARCEL ID</b>	<b>TAX YEAR</b>	<b>OWNER OF RECORD</b>
R6283 002	2017	CORNERS COURT LLC
<b>DISTRICT</b>	<b>PROPERTY LOCATION &amp; DESCRIPTION</b>	
PEACHTREE CORNERS	3380 HOLCOMB BRIDGE RD HOLCOMB BR RD	

**FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.**  
 If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.  
 This is a corrected bill.

**SEP 22 2017**

<b>APPRAISAL DETAIL</b>	<b>PROPERTY EXEMPTION AND OTHER SAVINGS</b>
TOTAL VALUE: \$1,577,100 ASSESSED VALUE: \$630,840	GL # _____ <b>PAYS</b> _____ DATE _____ INITIAL _____

**COUNTY GOVERNMENT TAXES** Levied by the Board of Commissioners and representing 37.57% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
COUNTY GENERAL FUND	630,840		0		0		630,840		0.007400		4,668.22
DETENTION CENTER BOND	630,840		0		0		630,840		0.000000		0.00
DEVELOPMENT/CODE ENFORCEMENT	630,840		0		0		630,840		0.000000		0.00
FIRE & EMS	630,840		0		0		630,840		0.003200		2,018.69
POLICE	630,840		0		0		630,840		0.001600		1,009.34
RECREATION	630,840		0		0		630,840		0.000950		599.30
<b>TOTAL COUNTY TAXES</b>							630,840		<b>0.013150</b>		<b>8,295.55</b>

**SCHOOL TAXES** Levied by the Board of Education and representing 62.43% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
SCHOOL	630,840		0		0		630,840		0.019800		12,490.63
SCHOOL BOND	630,840		0		0		630,840		0.002050		1,293.22
<b>TOTAL SCHOOL TAXES</b>									<b>0.021850</b>		<b>13,783.85</b>

**STATE, CITY & OTHER TAXES** Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
PEACHTREE CORNERS	630,840		0		0		630,840		0.000000		0.00
STATE	630,840		0		0		630,840		0.000000		0.00
<b>TOTAL OTHER TAXES</b>											<b>0.00</b>

**TOTAL MILLAGE RATE: 0.035000**

**TOTAL AD VALOREM TAXES: 22,079.40**

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
STORMWATER SERVICE	\$2.46/100 sq.ft. X 59600 sq.ft.	1,466.16	AD VALOREM TAXES:	22,079.40
			ASSESSMENTS:	1,466.16
			TOTAL AMOUNT DUE	23,545.56
<b>TOTAL OTHER ASSESSMENTS:</b>		<b>1,466.16</b>	<b>GRAND TOTAL DUE THIS BILLING:</b>	<b>23,545.56</b>

**NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA**

**Richard Steele, Tax Commissioner**

www.GwinnettTaxCommissioner.com

<b>PARCEL ID</b> R6283 002	<b>TAX YEAR</b> 2017	<b>OWNER OF RECORD</b> CORNERS COURT LLC
<b>DISTRICT</b> PEACHTREE CORNERS		<b>PROPERTY LOCATION &amp; DESCRIPTION</b> 3380 HOLCOMB BRIDGE RD HOLCOMB BR RD

**FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.**  
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.  
The state property tax has been eliminated by the Governor and the General Assembly.  
Your property value is under appeal. Please refer to the enclosed special bulletin.

<b>APPRaisal DETAIL</b>	<b>YOUR EXEMPTION AND CREDIT SAVINGS</b>
LAND VALUE: \$662,100 BUILDING VALUE: \$2,468,300 TOTAL VALUE: \$3,130,400 ASSESSED VALUE: \$1,252,160 ACREAGE: 1.900000	<b>AUG 1 6 2017</b>

<b>COUNTY GOVERNMENT TAXES</b>						
Levied by the Board of Commissioners and representing 37.57% of your total ad valorem tax amount.						
<b>TAXING AUTHORITY</b>	<b>ASSESSED VALUE</b>	<b>-</b>	<b>VOE</b>	<b>-</b>	<b>EXEMPTIONS</b>	<b>= TAXABLE VALUE X MILL RATE = TAXES LEVIED</b>
COUNTY GENERAL FUND	1,252,160	0	0	0	1,252,160	0.007400 9,265.98
DETENTION CENTER BOND	1,252,160	0	0	0	1,252,160	0.000000 0.00
DEVELOPMENT/CODE ENFORCEMENT	1,252,160	0	0	0	1,252,160	0.000000 0.00
FIRE & EMS	1,252,160	0	0	0	1,252,160	0.003200 4,006.91
POLICE	1,252,160	0	0	0	1,252,160	0.001600 2,003.46
RECREATION	1,252,160	0	0	0	1,252,160	0.000950 1,189.55
<b>TOTAL COUNTY TAXES</b>						<b>0.013150 16,465.90</b>

<b>SCHOOL TAXES</b>						
Levied by the Board of Education and representing 62.43% of your total ad valorem tax amount.						
<b>TAXING AUTHORITY</b>	<b>ASSESSED VALUE</b>	<b>-</b>	<b>VOE</b>	<b>-</b>	<b>EXEMPTIONS</b>	<b>= TAXABLE VALUE X MILL RATE = TAXES LEVIED</b>
SCHOOL	1,252,160	0	0	0	1,252,160	0.019800 24,792.77
SCHOOL BOND	1,252,160	0	0	0	1,252,160	0.002050 2,566.93
<b>TOTAL SCHOOL TAXES</b>						<b>0.021850 27,359.70</b>

<b>STATE, CITY &amp; OTHER TAXES</b>						
Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount.						
<b>TAXING AUTHORITY</b>	<b>ASSESSED VALUE</b>	<b>-</b>	<b>VOE</b>	<b>-</b>	<b>EXEMPTIONS</b>	<b>= TAXABLE VALUE X MILL RATE = TAXES LEVIED</b>
PEACHTREE CORNERS	1,252,160	0	0	0	1,252,160	0.000000 0.00
STATE	1,252,160	0	0	0	1,252,160	0.000000 0.00
<b>TOTAL OTHER TAXES</b>						<b>0.00 0.00</b>

**TOTAL MILLAGE RATE: 0.035000**

**TOTAL AD VALOREM TAXES: 43,825.60**

<b>OTHER ASSESSMENTS</b>			<b>COMBINED TAXES AND ASSESSMENTS</b>	
<b>LEVYING AUTHORITY</b>	<b>RATE</b>	<b>AMOUNT</b>	<b>CHARGE</b>	<b>AMOUNT</b>
STORMWATER SERVICE	\$2.46/100 sq.ft. X 59600 sq.ft.	1,466.16	AD VALOREM TAXES:	43,825.60
			ASSESSMENTS:	1,466.16
			<b>TOTAL AMOUNT DUE</b>	<b>45,291.76</b>
<b>TOTAL OTHER ASSESSMENTS:</b>			<b>GRAND TOTAL DUE THIS BILLING:</b>	<b>45,291.76</b>

PROPERTY CC DUE 10-15  
 GL # \_\_\_\_\_ PAY \$ \_\_\_\_\_  
 DATE 8/16 INITIAL [Signature]

**RETURN THIS PORTION WITH YOUR PAYMENT**

08/04/2017

<b>TAX YEAR</b> 2017	<b>PARCEL ID</b> R6283 002	<b>DUE DATE</b> 12/1/17 10-15-2017	<b>TOTAL DUE</b> \$45,291.76	<b>AMOUNT PAID</b> 23,545.56
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 R6283 002 1233  
 CORNERS COURT LLC  
 6000 LAKE FORREST DR STE 100  
 ATLANTA GA 30328-5902

8,216



Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.



\*1111\*

1 17 186283000020000 1 00004529176 00004529176 4

**RESIDENTIAL DEVELOPMENT**

No. of Lots/Dwelling Units \_\_\_\_\_

Dwelling Unit Size (Sq. Ft.): \_\_\_\_\_

**NON-RESIDENTIAL DEVELOPMENT**

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: 20,850

Gross Density: \_\_\_\_\_

**FEE SCHEDULE**

*2227  
Space*

**1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts**  
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

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

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

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

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

**2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts**  
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

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

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

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

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

RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 283 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:

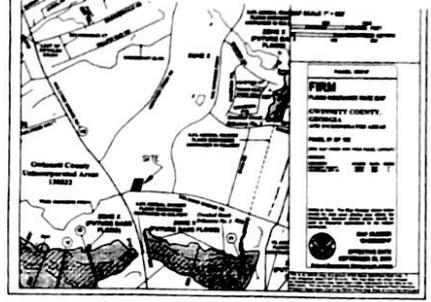
Beginning at a point formed by the intersection of the westerly right-of-way of Holcomb Bridge Road (a 100-foot right-of-way) with the easterly right-of-way of Crooked Creek Road (a 60-foot right-of-way); thence easterly along the easterly right-of-way of Crooked Creek Road a distance of 502.16 feet to an iron pin set on the northerly right-of-way of Holcomb Bridge Road; and point being the TRUE POINT OF BEGINNING; thence north 04 degrees 04 minutes 21 seconds east a distance of 320.52 feet to an iron pin set; thence north 80 degrees 09 minutes 13 seconds east a distance of 275.16 feet to an iron pin set; thence north 13 degrees 17 minutes 00 seconds east a distance of 384.82 feet to an iron pin set; thence north 88 degrees 04 minutes 00 seconds west a distance of 10.00 feet to a point; thence south 88 degrees 04 minutes 00 seconds west a distance of 24.00 feet to an iron pin set; thence north 01 degrees 03 minutes 59 seconds east a distance of 19.00 feet to a point; thence south 01 degrees 03 minutes 59 seconds east a distance of 19.00 feet to an iron pin set; thence north 80 degrees 09 minutes 13 seconds east a distance of 1.97 feet to a point; thence north 80 degrees 09 minutes 13 seconds east a distance of 6.35 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Together with a perpetual, non-exclusive sewer easement over, across and through all that tract or parcel of land lying and being in Land Lot 283 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:

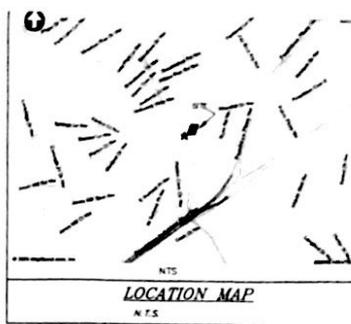
Beginning at the intersection of the northerly right-of-way of Holcomb Bridge Road (a 100-foot right-of-way) with the easterly right-of-way of Crooked Creek Road (a 60-foot right-of-way); thence easterly along the northerly right-of-way of Crooked Creek Road a distance of 502.16 feet to an iron pin set; thence north 04 degrees 04 minutes 21 seconds east a distance of 320.52 feet to an iron pin set; thence north 80 degrees 09 minutes 13 seconds east a distance of 275.16 feet to an iron pin set; thence north 13 degrees 17 minutes 00 seconds east a distance of 384.82 feet to an iron pin set; thence north 88 degrees 04 minutes 00 seconds west a distance of 10.00 feet to a point; thence south 88 degrees 04 minutes 00 seconds west a distance of 24.00 feet to an iron pin set; thence north 01 degrees 03 minutes 59 seconds east a distance of 19.00 feet to a point; thence south 01 degrees 03 minutes 59 seconds east a distance of 19.00 feet to an iron pin set; thence north 80 degrees 09 minutes 13 seconds east a distance of 1.97 feet to a point; thence north 80 degrees 09 minutes 13 seconds east a distance of 6.35 feet to an iron pin set and the TRUE POINT OF BEGINNING.

All as more particularly shown and described on this certain Plat of Survey dated July 10, 1990, prepared by Thomas M. Patton, Georgia Registered Land Surveyor, Number 967, for United Computer Financial Corporation and Corners Court Partners, L.P.

TOGETHER with all rights, title and interest in and to that certain perpetual, non-exclusive sewer easement described as herein (Easement from Woodhill Associates, et al. to J & O Development, et al., dated June 8, 1989, recorded in Deed Book 518, page 179, Gwinnett County, Georgia records, as recorded in Deed Book 6184, Page 179, advised records).



**FLOOD DATA** This property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 130322-0155-D, which has an effective date of 09/29/2006. Flood Hazard Area (ZONE "X" NO BASE FLOOD ELEVATION DETERMINED, ZONE "X" AREAS DETERMINE TO BE OUTSIDE 500 YEAR FLOOD PLAIN) Field survey was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.



**MEASURED DESCRIPTION**

**Encroachments**  
 Shows crossing owners property line, appears to be improvements to easement

**Survey Notes**

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE. THIS PLAN OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1:254,000. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON CTS-303A ELECTRONIC DISTANCE MEASURING DEVICE THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAPS (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL NUMBER 130322-0155-D. REVISED MAY 4, 1992.

**EXHIBIT "A" MEASURED DESCRIPTION**  
 ALL THAT TRACT or parcel of land lying and being in Land Lot 283 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:  
 BEGINNING at a point formed by the intersection of the northerly right-of-way of Holcomb Bridge Road (a 100-foot right-of-way) with the easterly right-of-way of Crooked Creek Road (a 60-foot right-of-way); thence easterly along the northerly right-of-way of Crooked Creek Road a distance of 502.16 feet to an iron pin set on the northerly right-of-way of Holcomb Bridge Road; and point being the TRUE POINT OF BEGINNING; thence north 04 degrees 04 minutes 21 seconds east a distance of 320.52 feet to an iron pin set; thence north 80 degrees 09 minutes 13 seconds east a distance of 275.16 feet to an iron pin set; thence north 13 degrees 17 minutes 00 seconds east a distance of 384.82 feet to an iron pin set; thence north 88 degrees 04 minutes 00 seconds west a distance of 10.00 feet to a point; thence south 88 degrees 04 minutes 00 seconds west a distance of 24.00 feet to an iron pin set; thence north 01 degrees 03 minutes 59 seconds east a distance of 19.00 feet to a point; thence south 01 degrees 03 minutes 59 seconds east a distance of 19.00 feet to an iron pin set; thence north 80 degrees 09 minutes 13 seconds east a distance of 1.97 feet to a point; thence north 80 degrees 09 minutes 13 seconds east a distance of 6.35 feet to an iron pin set and the TRUE POINT OF BEGINNING.

TOGETHER WITH a perpetual, non-exclusive sewer easement over, across and through all that tract or parcel of land lying and being in Land Lot 283 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:  
 BEGINNING at the intersection of the northerly right-of-way of Holcomb Bridge Road (a 100-foot right-of-way) with the easterly right-of-way of Crooked Creek Road (a 60-foot right-of-way); thence easterly along the northerly right-of-way of Crooked Creek Road a distance of 502.16 feet to an iron pin set on the northerly right-of-way of Holcomb Bridge Road; and point being the TRUE POINT OF BEGINNING; thence north 04 degrees 04 minutes 21 seconds east a distance of 320.52 feet to an iron pin set; thence north 80 degrees 09 minutes 13 seconds east a distance of 275.16 feet to an iron pin set; thence north 13 degrees 17 minutes 00 seconds east a distance of 384.82 feet to an iron pin set; thence north 88 degrees 04 minutes 00 seconds west a distance of 10.00 feet to a point; thence south 88 degrees 04 minutes 00 seconds west a distance of 24.00 feet to an iron pin set; thence north 01 degrees 03 minutes 59 seconds east a distance of 19.00 feet to a point; thence south 01 degrees 03 minutes 59 seconds east a distance of 19.00 feet to an iron pin set; thence north 80 degrees 09 minutes 13 seconds east a distance of 1.97 feet to a point; thence north 80 degrees 09 minutes 13 seconds east a distance of 6.35 feet to an iron pin set and the TRUE POINT OF BEGINNING.

TOGETHER WITH all easements, entitlements, benefits, rights, title and interest created for the benefit of the above-described parcel by virtue of and as provided for and contained in that certain Sewer Easement by and between Woodhill Associates, TAC Equities, LLC and Metropolitan Life Insurance Company and J & O Development, a partnership composed of Robert S. Jordan and Gerald A. O'Connor, dated June 14, 1989, and being recorded in Deed Book 518, Page 55, Gwinnett County, Georgia records, as recorded on August 24, 1990, at Deed Book 6184, Page 179, advised records.

ALL AS MORE particularly shown and depicted on that certain ALTA/ACSM Land Title Survey dated November 28, 2008, prepared by Grant Shepherd & Associates, Inc., and bearing the seal and certification of G. Shepherd, Jr., Georgia Registered Land Surveyor No. 2136, for Corners Court, LLC, Branch Banking and Trust Company and Chicago Title Insurance Company.

Notes Corresponding to Schedule B

Commission Number: MSN EFFECTIVE DATE: NOV. 1, 2008

Schedule B - Section 2:

10. Easement from J. O. Kelly to Georgia Power Company, dated June 19, 1947, recorded in Deed Book 87, page 83, advised records of the Clerk of the Superior Court of Gwinnett County, Georgia, as recorded in Deed Book 6184, Page 179, advised records. DOES NOT APPEAR TO AFFECT SITE.
11. Right of way deed from The Corners Limited, a partnership composed of Pauline Corners, Inc. and Paul A. Duke, to Gwinnett County, dated July 17, 1974, recorded in Deed Book 653, page 293, advised records. AFFECTS SITE AS SHOWN ON SURVEY (P.O.B. CHANGES WITH 60' ROW CROOKED CREEK RD.).
12. Easement from J & O Development Co. to Georgia Power Company, dated September 22, 1983, recorded in Deed Book 2646, page 643, advised records. AFFECTS SITE AS SHOWN ON SURVEY.
13. Sewer Easement by and between Woodhill Associates, TAC Equities, LLC and Metropolitan Life Insurance Company and J & O Development, a partnership composed of Robert S. Jordan and Gerald A. O'Connor, dated June 8, 1989, recorded in Deed Book 518, page 55, advised records, as recorded in Deed Book 6184, page 179, advised records. AFFECTS SITE AS SHOWN ON SURVEY.
14. Short Form lease between corners court partners, L.P. (Landlord) and Morrison Transportation, a Delaware Corporation (Tenant) dated October 30, 1991, recorded on October 12, 1991, at Deed Book 6925, page 90, advised records. AFFECTS SITE AS SHOWN ON SURVEY.
15. Short Form of General Lease Agreement by and between Corners Court Associates, LLC, and AT/TWCA Collier of Georgia, dated February 1, 1999, recorded in Deed Book 1523, page 204, as affected by that certain Memorandum of Understanding between AT/TWCA Collier of Georgia and Corners Court Associates, LLC, dated May 1, 2000, recorded on December 4, 2000, at Deed Book 21785, page 197, advised records. AFFECTS SITE AS SHOWN ON SURVEY.
16. Access and Temporary Construction Easement agreement dated February 13, 1998, between Pinnacle California, Inc. and Corners Court Associates, a Nevada corporation, recorded on March 16, 1998, in Deed Book 1523, page 216, advised records. DOES NOT AFFECT SITE.
17. Memorandum of Lease by and between Corners Court Associates, LLC, and American Tower, L.P., dated July 26, 2000, recorded in Deed Book 21971, page 97, advised records. AFFECTS SITE AS SHOWN ON SURVEY.
18. Easement-Including Easement and Fuel Supply Easement from Corners Court Associates, LLC, to BellSouth Telecommunications, Inc., undated (and September 13, 2005, recorded in Deed Book 44408, page 32, advised records. AFFECTS SITE AS SHOWN ON SURVEY.
19. These notes as disclosed by that certain survey entitled "ALTA/ACSM Land Title Survey for Corners Court Associates, LLC, First Capital Bank and Chicago Title Insurance Company, by Grant Shepherd & Associates, Inc., bearing the seal and certification of Grant Shepherd, Jr., G.R.L.S. No. 2136, dated September 20, 2008, which discloses the following matters:  
 (a) portion here located in rear of property;  
 (b) one-story brick and stone building encroaching within 1.5-foot building setback area, (NO LONGER APPLICABLE);  
 (c) access drive encroaching that boundary line denoted as North 80 degrees 09 minutes 13 seconds east having a boundary line distance of 275.16 feet and running to said fence space property;  
 (d) 24 inch CMP running within property and intersecting that boundary line denoted as South 13 degrees 17 minutes 00 seconds west having a boundary line distance of 384.82 feet;  
 (e) detention pond located within south-western portion of property.

AREA  
 82,951 S.F.  
 1.9043 ACRES  
 PARCEL 6-283-2

TOTAL BUILDING AREA  
 21,826 S.F.  
 HEIGHT 13.6'  
 1 STORY STUCCO  
 #3380

Utility Contact

- Utilities - Electricity: GEORGIA POWER phone (888) 655-8688
- Utilities - Natural Gas: ATLANTA GAS LIGHT
- Utilities - Cable TV: COMCAST phone (800) 268-2278
- Utilities - Water/Sewer: GWINNETT COUNTY phone (678) 378-6800
- Utilities - Telephone: BELL SOUTH phone (770) 428-8700

Statement of Zoning

ZONING C-2  
 FRONT= 50'  
 SIDE= 10'  
 REAR= 15'  
 PARKING REQUIREMENTS:  
 21,506 S.F. / 500= 43  
 1 SPACES PER 500 S.F.  
 TOTAL: 95  
 HANDICAPPED: >2  
 REGULAR: 93

ALTA/ACSM Land Title Survey

**SURVEYOR'S CERTIFICATE**  
 The undersigned hereby certifies to Branch Banking and Trust Company, its successors and/or assigns as their interests may appear, Corners Court, LLC and Chicago Title Insurance Company, as follows: This is a true and correct survey of the Property located at 3380 Holcomb Bridge Road, which site contains approximately 82,995 square feet or 1.9053 acres. This Survey was made by the undersigned licensed surveyor and shows the location of the buildings and all other improvements located on the land, as well as all easements, rights-of-way, setback lines and similar restrictions of record. The buildings and other improvements do not overhang or encroach upon any land, easement or right-of-way of any other person or party, except as shown on survey, and there are no encroachments either way across the boundary lines of the Property, except as shown on survey. The Property does not lie within a flood zone of less than 500 years occurrence. This Survey was made in accordance with "minimum standards detail requirements for ALTA/ACSM Land Title Surveys", as jointly established by ALTA and NSPS in 2005, and includes Items 2, 3, 4, 6, 7(b), 8, 9, 10, 11(a), 12, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

By: *Grant Shepherd, Jr.*  
 Grant G. Shepherd, Jr.  
 Date: December 19, 2008 Registration No. 2136

**LEGEND OF SYMBOLS & ABBREVIATIONS**

○ SURVEY POINT	— POWER POLE	— SE SAWTOOTH LINE
○ SURVEY SET	— 60' ROW	— 60' ROW
○ PA. PIN FOUND	— LIGHT POLE	— CLEAR CUT
○ PA. PIN SET	— STREET LIGHT POLE	— STREET LIGHT POLE
○ SET 1/4" IRON	— AIR CONDITIONER	— STORM DRAIN MANHOLE
○ SET 1/2" IRON	— AIR CONDENSER	— STORM ALLEY
○ SET 3/4" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1 1/2" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2" IRON	— AIR UNIT	— CURB ALLEY
○ SET 3" IRON	— AIR UNIT	— CURB ALLEY
○ SET 4" IRON	— AIR UNIT	— CURB ALLEY
○ SET 6" IRON	— AIR UNIT	— CURB ALLEY
○ SET 8" IRON	— AIR UNIT	— CURB ALLEY
○ SET 10" IRON	— AIR UNIT	— CURB ALLEY
○ SET 12" IRON	— AIR UNIT	— CURB ALLEY
○ SET 14" IRON	— AIR UNIT	— CURB ALLEY
○ SET 16" IRON	— AIR UNIT	— CURB ALLEY
○ SET 18" IRON	— AIR UNIT	— CURB ALLEY
○ SET 20" IRON	— AIR UNIT	— CURB ALLEY
○ SET 24" IRON	— AIR UNIT	— CURB ALLEY
○ SET 30" IRON	— AIR UNIT	— CURB ALLEY
○ SET 36" IRON	— AIR UNIT	— CURB ALLEY
○ SET 42" IRON	— AIR UNIT	— CURB ALLEY
○ SET 48" IRON	— AIR UNIT	— CURB ALLEY
○ SET 54" IRON	— AIR UNIT	— CURB ALLEY
○ SET 60" IRON	— AIR UNIT	— CURB ALLEY
○ SET 72" IRON	— AIR UNIT	— CURB ALLEY
○ SET 84" IRON	— AIR UNIT	— CURB ALLEY
○ SET 96" IRON	— AIR UNIT	— CURB ALLEY
○ SET 108" IRON	— AIR UNIT	— CURB ALLEY
○ SET 120" IRON	— AIR UNIT	— CURB ALLEY
○ SET 144" IRON	— AIR UNIT	— CURB ALLEY
○ SET 168" IRON	— AIR UNIT	— CURB ALLEY
○ SET 192" IRON	— AIR UNIT	— CURB ALLEY
○ SET 216" IRON	— AIR UNIT	— CURB ALLEY
○ SET 240" IRON	— AIR UNIT	— CURB ALLEY
○ SET 270" IRON	— AIR UNIT	— CURB ALLEY
○ SET 300" IRON	— AIR UNIT	— CURB ALLEY
○ SET 324" IRON	— AIR UNIT	— CURB ALLEY
○ SET 348" IRON	— AIR UNIT	— CURB ALLEY
○ SET 372" IRON	— AIR UNIT	— CURB ALLEY
○ SET 396" IRON	— AIR UNIT	— CURB ALLEY
○ SET 420" IRON	— AIR UNIT	— CURB ALLEY
○ SET 444" IRON	— AIR UNIT	— CURB ALLEY
○ SET 468" IRON	— AIR UNIT	— CURB ALLEY
○ SET 492" IRON	— AIR UNIT	— CURB ALLEY
○ SET 516" IRON	— AIR UNIT	— CURB ALLEY
○ SET 540" IRON	— AIR UNIT	— CURB ALLEY
○ SET 564" IRON	— AIR UNIT	— CURB ALLEY
○ SET 588" IRON	— AIR UNIT	— CURB ALLEY
○ SET 612" IRON	— AIR UNIT	— CURB ALLEY
○ SET 636" IRON	— AIR UNIT	— CURB ALLEY
○ SET 660" IRON	— AIR UNIT	— CURB ALLEY
○ SET 684" IRON	— AIR UNIT	— CURB ALLEY
○ SET 708" IRON	— AIR UNIT	— CURB ALLEY
○ SET 732" IRON	— AIR UNIT	— CURB ALLEY
○ SET 756" IRON	— AIR UNIT	— CURB ALLEY
○ SET 780" IRON	— AIR UNIT	— CURB ALLEY
○ SET 804" IRON	— AIR UNIT	— CURB ALLEY
○ SET 828" IRON	— AIR UNIT	— CURB ALLEY
○ SET 852" IRON	— AIR UNIT	— CURB ALLEY
○ SET 876" IRON	— AIR UNIT	— CURB ALLEY
○ SET 900" IRON	— AIR UNIT	— CURB ALLEY
○ SET 924" IRON	— AIR UNIT	— CURB ALLEY
○ SET 948" IRON	— AIR UNIT	— CURB ALLEY
○ SET 972" IRON	— AIR UNIT	— CURB ALLEY
○ SET 996" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1020" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1044" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1068" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1092" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1116" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1140" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1164" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1188" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1212" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1236" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1260" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1284" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1308" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1332" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1356" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1380" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1404" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1428" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1452" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1476" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1500" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1524" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1548" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1572" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1596" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1620" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1644" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1668" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1692" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1716" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1740" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1764" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1788" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1812" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1836" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1860" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1884" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1908" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1932" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1956" IRON	— AIR UNIT	— CURB ALLEY
○ SET 1980" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2004" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2028" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2052" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2076" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2100" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2124" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2148" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2172" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2196" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2220" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2244" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2268" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2292" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2316" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2340" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2364" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2388" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2412" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2436" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2460" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2484" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2508" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2532" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2556" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2580" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2604" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2628" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2652" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2676" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2700" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2724" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2748" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2772" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2796" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2820" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2844" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2868" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2892" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2916" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2940" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2964" IRON	— AIR UNIT	— CURB ALLEY
○ SET 2988" IRON	— AIR UNIT	— CURB ALLEY
○ SET 3012" IRON	— AIR UNIT	— CURB ALLEY
○ SET 3036" IRON	— AIR UNIT	— CURB ALLEY
○ SET 3060" IRON	— AIR UNIT	— CURB ALLEY
○ SET 3084" IRON	— AIR UNIT	— CURB ALLEY
○ SET 3108" IRON	— AIR UNIT	— CURB ALLEY
○ SET 3132" IRON	— AIR UNIT	— CURB ALLEY
○ SET 3156" IRON	— AIR UNIT	— CURB

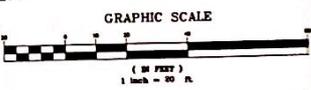
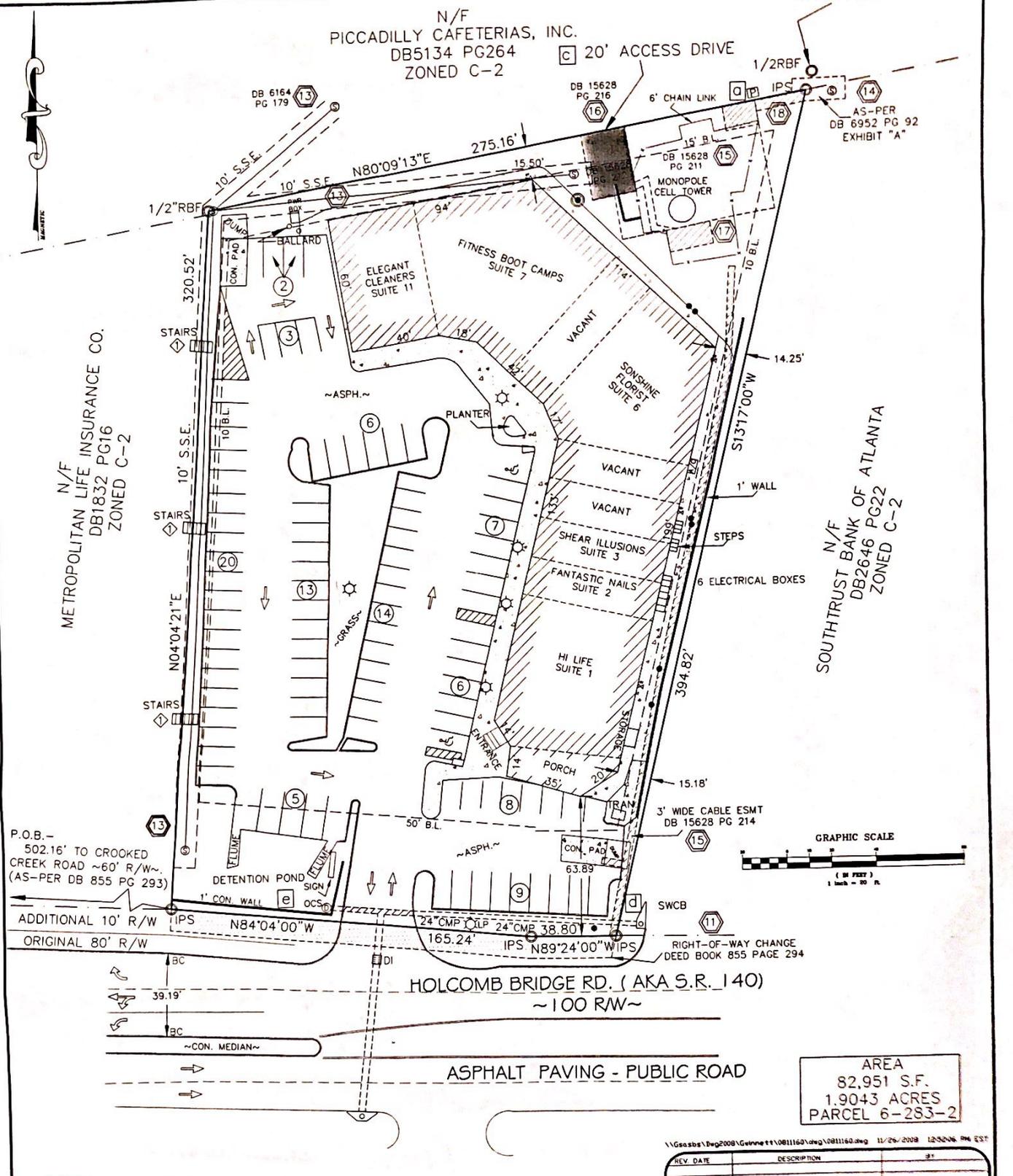
- 1 WATER LINE
- 2 UNDER GROUND POWER LINE
- 3 AIRIAL POWER LINE
- 4 UNDER GROUND SOUTHERN BELL
- 5 METAL SOUTHERN BELL
- 6 POWER POLE
- 7 LIGHT POLE
- 8 GUY WIRE
- 9 WATER VALVE
- 10 GAS METER
- 11 GAS VALVE
- 12 FIVE INCHANT
- 13 CRAMP TOP PIPE
- 14 OPEN TOP PIPE
- 15 REINFORCING BAR
- 16 EXCEPTION
- 17 ENCROACHMENT

RETURNED TO THE OWNER UPON REQUEST. THIS PLAN WAS PREPARED AS PER THE INSTRUCTIONS AND/OR FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY, EXPRESSED OR IMPLIED IS EXTENDED TO ANY UNPAID THIRD PARTY.

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1-800-282-7411

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THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES...

HAS A COLLUMBER PROVISIONS... THIS PLAN WAS PREPARED AS PER THE INSTRUCTIONS AND/OR FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY, EXPRESSED OR IMPLIED IS EXTENDED TO ANY UNPAID THIRD PARTY.



AREA  
82,951 S.F.  
1.9043 ACRES  
PARCEL 6-283-2

REV.	DATE	DESCRIPTION	BY

IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS WITH THE REQUIREMENTS OF G.S. 86-202.

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LOCATED IN  
3380 HOLCOMB BRIDGE ROAD  
LAND LOT 283 OF THE 6TH DISTRICT  
WINNETT COUNTY, GEORGIA  
DATE 11 26 08  
SCALE 1" = 20'  
JOB NUMBER 081160

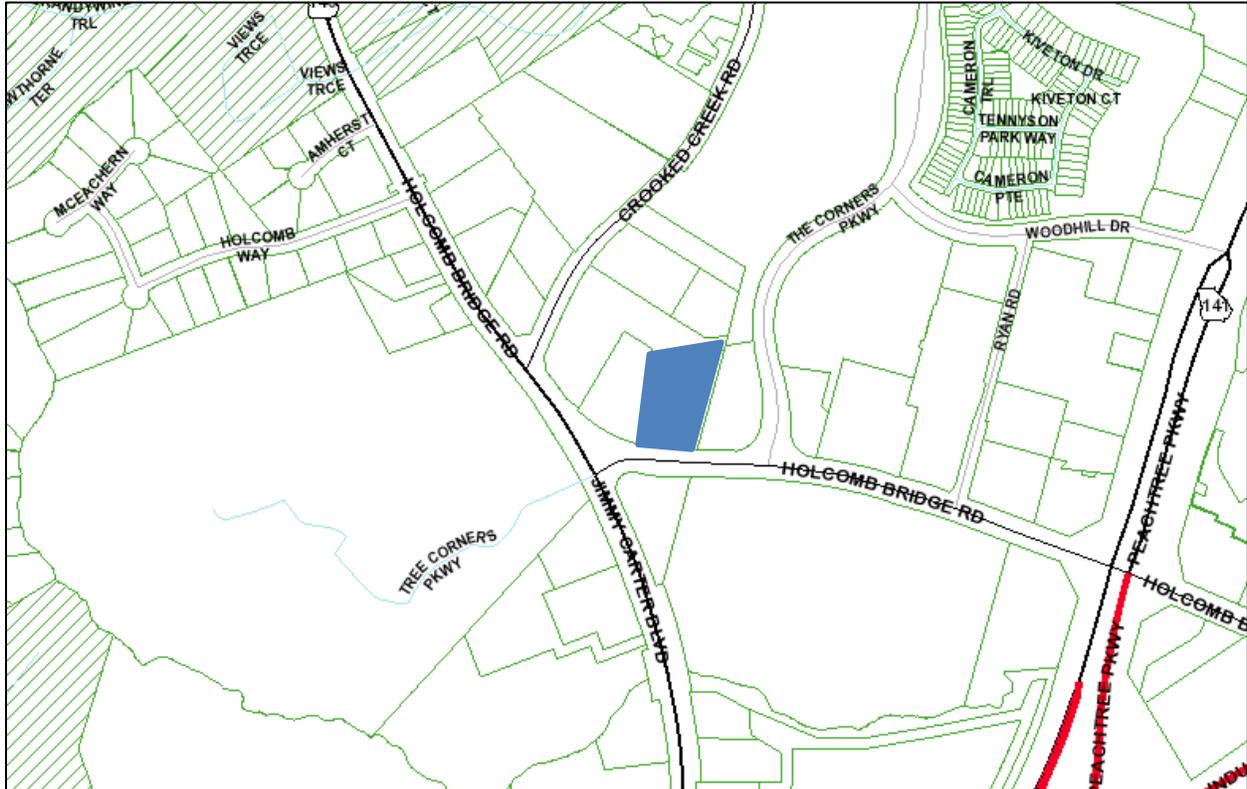
**GRANT SHEPHERD & ASSOCIATES, INC.**  
LAND SURVEYING · PLANNING · SITE DEVELOPMENT  
3781 VENTURE DR., SUITE 808  
CROCKETT PLACE BUSINESS  
PARK DULUTH, GA 30098 OFFICE  
(770)418-8888 FAX  
(770)418-8888 EMAIL  
gsa3781@aol.com

ALTA/ACSM LAND TITLE SURVEY  
FOR  
**CORNERS COURT, LLC.**  
BRANCH BANKING & TRUST CO., &  
CHICAGO TITLE INSURANCE COMPANY

**SHEET**  
2 of 2

## PROPERTY LOCATION MAP

### Tattoo Parlor



**CASE NUMBER:**

**SUP2018-001**

**PLANNING  
COMMISSION**

**CITY COUNCIL  
1<sup>ST</sup> READING**

**CITY COUNCIL  
2<sup>ND</sup> READING**

**HEARING DATES:**

**FEB. 13, 2018**

**FEB. 20, 2018**

**MAR. 27, 2018**

**PROPERTY ADDRESS:**

**3380 Holcomb Bridge Road  
Suite 7**