



**MARCH 20, 2018
CITY HALL**

**COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE MEETING
6:00 PM**

**PLANNING COMMISSION AGENDA
REGULAR MEETING
7:00 PM**

A. Roll Call

B. Approval of February 13, 2018 Minutes

C. Old Business:

D. New Business:

1. **SUP2018-002 & V2018-002. US Express Auto Sales.** Request to approve a special use permit to accommodate a used auto sales facility and associated variance at 4745 South Berkeley Lake Rd., Dist. 6, Land Lot 258, Peachtree Corners, GA.
2. **PH2018-001. Village Park at Spalding.** Request to approve a site plan for additions to the Village Park senior living facility located at 5701 Spalding Dr., Dist. 6, Land Lots 302 and 303, Peachtree Corners, GA
3. **PH2018-002. Town Center Townhomes.** Request to approve elevations for the Town Center townhomes located in the Peachtree Corners Town Center at the southwest corner of Peachtree Parkway and Medlock Bridge Rd., Dist. 6, Land Lots 183 and 195, Peachtree Corners, GA

E. City Business Items:

1. **PH2018-003. Sign Ordinance.** Consideration of amendments to the sign ordinance and to the home-based business requirements to amend the regulations pertaining to temporary signage and signage for home-based businesses.

F. Comments by Staff and Planning Commissioners.

G. Adjournment.



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
February 13, 2018
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, February 13, 2018. The meeting was held at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D - Absent
Alan Kaplan, Post A (Acting Chairman)
Mark Middleton, Post B
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
Latosha Mitchell, Administrative Assistant

MINUTES:

MOTION TO APPROVE MINUTES FROM THE JANUARY 9, 2018 PLANNING COMMISSION MEETING.

By: Mark Willis

Seconded: Italia Metts

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

Action: Minutes Approved

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 **WITHDRAWN BY APPLICANT RZ2017-005.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.
2. **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. (Deferred from January 9, 2018)

Diana Wheeler, Community Development Director presented the updated information concerning the enclosed patio request and noted the changes that had been made. Pursuant to the Planning Commission's comments at the January 9th meeting, the revised plans now include overhead garage doors in place of windows, material that matches the main wall, downspouts that don't drain onto the sidewalks, and sidewalks that are at least 6 ft. wide. After reviewing the revised drawings, Ms. Wheeler recommended that the garage doors be designed to go all the way down to the sidewalk instead of ending at a short wall enclosing the patio.

The Applicant, Alvin Hood, stated that he did not want the patio's overhead garage doors to extend to the sidewalk due to concerns of customers leaving without paying and per alcohol ordinances that do not allow for consumption of alcohol in open areas. He noted that they agreed to adjust the materials around the patio enclosure to match those on the proposed building as well as modifying the downspouts in order to direct water to underground drainage instead of into the pedestrian space. Firebirds also agreed to reduce the patio in depth to create a 6-foot-wide public sidewalk adjacent to the patio.

Ms. Wheeler stated that alcohol ordinances will be updated to allow alcohol in open areas, but only at the Town Center.

Acting Chairman Alan Kaplan, expressed concern on the constricted areas along the sidewalk and walkability adjacent to the patio. Commissioner Mark Willis stated that while the garage doors would be a great addition, he understands the applicant's concern for having a barrier. Planning Commission members discussed other potential locations for a patio, but no other options were identified due to space limitations and the location of parking at the rear of the building.

MOTION TO APPROVE 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. AS PRESENTED WITH THE REMOVAL OF STAFF CONDITION.

By: Mark Willis
Seconded: Mark Middleton
Vote: (2-2) (Approve: Willis, Middleton) (Deny: Kaplan, Metts)
Action: No Action (APPLICATION PROCEEDS TO CITY COUNCIL WITH NO RECOMMENDATION)

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

Ms. Wheeler presented this case to the Planning Commission and noted that 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 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.

Ms. Wheeler noted that the proposal for a recreation facility is consistent with standard C-3 zoning. This use is also permitted in the surrounding M-1 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.

Ms. Wheeler stated that 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 rezoned 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 luminaires, 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.

The Applicant, Craig LaFontaine, spoke about the North Atlanta Volleyball Club (NAVC) and stated that he is speaking with neighboring business for additional use of parking spaces if needed for overflow since the majority of the time that they would need them will be during weekends and after business hours. He also stated that he agrees with the staff recommendations.

Acting Chairman Alan Kaplan opened the floor for public comment. No public comments

were received and the public comment period was closed.

A motion was made after discussion on parking, stormwater plan and efforts to retain existing specimen trees.

MOTION TO APPROVE 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 WITH STAFF CONDITIONS.

By: Mark Willis
Seconded: Italia Metts
Vote: (4-0) (Approve: Willis, Metts, Kaplan, Middleton)
Action: Recommend Application be Approved with Staff Conditions

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

Jeff Conkle, Planning and Zoning Administrator, presented this case to the Planning Commission and noted that the applicant is seeking approval of a special use permit to allow for a tattoo parlor in a 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.

The proposal for a tattoo parlor is consistent with C-2 zoning, which is the only zoning district that permits such a use. Mr. Conkle noted that 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.

Mr. Conkle stated that 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.

Applicant, Bethrah Szumski, gave a brief overview of her business and stated that she agreed to all of the staff conditions.

Acting Chairman Alan Kaplan opened the floor for public comment. There was one speaker who spoke in support of the application and there were no speakers in opposition. The public comment period was then closed.

Planning Commission members questioned how this business would contribute to the redevelopment efforts along Holcomb Bridge Road. There was concern expressed about how this type of use would benefit the shopping center, the surrounding area, and the work underway to improve the Holcomb Bridge corridor.

MOTION TO APPROVE 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, WITH STAFF CONDITIONS.

By: Mark Middleton
Seconded: Mark Willis
Vote: (1-3) (Approve: Middleton) (Deny: Kaplan, Willis, Metts)
Action: Motion Fails

MOTION TO DENY 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, WITH STAFF CONDITIONS.

By: Alan Kaplan
Seconded: Italia Metts
Vote: (3-1) (Approve: Kaplan, Metts, Willis) (Deny: Middleton)
Action: Recommend Application Be Denied

COMMENTS BY STAFF AND PLANNING COMMISSION:

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

The Planning Commission meeting concluded at 8:04 PM.

Approved,

Attest:

Alan Kaplan, Acting Chairman

Rocio Monterrosa, Deputy City Clerk

SUP2018-002/V2018-002
US Express Auto Sales

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: MARCH 20, 2018

CITY COUNCIL DATE: APRIL 24, 2018

CASE NAME: **US EXPRESS AUTO SALES**

CASE NUMBER: **SUP2018-002/V2018-002**

CURRENT ZONING: C-2

LOCATION: 4745 SOUTH BERKELEY LAKE ROAD

MAP NUMBERS: 6th DISTRICT, LAND LOT 258

ACREAGE: 1.47 ACRES

PROPOSED DEVELOPMENT: APPROVE SPECIAL USE PERMIT TO ALLOW USED AUTO SALES
AT AN EXISTING COMMERCIAL SITE

FUTURE DEVELOPMENT MAP: PREFERRED OFFICE

APPLICANT: JOHN KIM
3163 HEATHCHASE LN
SUWANEE, GA 30024

CONTACT: JOHN KIM
770-495-2330

OWNER: ELDON SMITH
280 KNOX CIR
LAVONIA, GA 30553

RECOMMENDATION: APPROVE WITH CONDITIONS

SUMMARY:

The applicant is seeking approval of a special use permit to allow for used auto sales at an existing building and property at the northeast corner of South Berkeley Lake Road and Buford Highway. The property adjoins other C-2 zoning across S. Berkeley Lake and M-1 zoning to the north and east. South across Buford Highway is a C-1 zone in unincorporated Gwinnett County.

The existing C-2 zoning permits used auto sales on at least 1.5 acres with an approved special use permit. The property is 1.47 acres in size, thus requiring the variance that is part of this request.

ZONING HISTORY:

The property has been a variety of automobile-related uses. In 2016, a previous tenant was cited for removal of required landscaping. That led to a variance request to vary from the required buffer and landscape standards. That request was denied by the Zoning Board of Appeals in January 2017.

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, that is correct. Currently, there are other auto dealers, repair shops, and other related auto businesses in the surrounding area.

Staff's Comment: Given the existing auto-related uses nearby, the proposal is in character with the surrounding area.

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, this permit will not affect any properties adjacent or nearby.

Staff's Comment: The proposal is similar to one approved a few years ago across S. Berkeley Lake and is consistent with the area.

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

Applicant's Response: Absolutely, the auto dealership will have greater economic impact than the current auto repair shop.

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: The special use permit will not have any burdensome to any utilities, schools or transportation facilities nor will it have any infringement on any street or adjacent properties.

Staff's Comment: Given that the building and site are already existing and there is 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 special use permit will be in conformity with the policy and intent of the use of land.

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 will not be any changes in conditions affecting the use of the property. The existing property will be utilized "as-is" but the only changes will be the transition in the type of business. The current auto repair will become a used car dealership.

Staff's Comment: The city permits used auto sales in this district with an approved special use permit. This area, already home to numerous auto-oriented 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 Industrial Corridor Character Area. Policies for this area encourage industrial and commercial uses appropriate to the Buford Highway transportation corridor which provides good automobile access to adjacent properties.

DEPARTMENT ANALYSIS:

The proposal for used auto sales is consistent with C-2 zoning and this area along Buford Highway. Given the existence of similar uses, including directly across S. Berkeley Lake, it is unlikely to be a detriment to surrounding properties which have similarly-scaled automobile-related uses.

The variance request is to reduce the required lot size for used auto sales from 1.5 acres to 1.47 acres. Several years ago, Department of Transportation projects widened the intersection of S. Berkeley Lake and Buford. This process involved acquisition of right-of-way from the subject property. Prior to this action, the property exceeded 1.5 acres.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-002/V2018-002 be approved subject to the following conditions:

- 1. The special use permit approval shall be limited to the 1.47 acres located at 4745 S. Berkeley Lake Rd.**
- 2. All vehicle maintenance and repair work shall be conducted indoors.**
- 3. No more than 150 vehicles shall be parked on-site, outside the building.**
- 4. All vehicle parking areas shall be paved, and vehicles shall be parked in designated paved parking spaces with adjacent drive aisles which meet the requirements of the Zoning Ordinance.**
- 5. Vehicles shall not be parked in landscape areas and shall not be stacked or stored in such a way that vehicles are not readily moveable or accessible.**
- 6. No inoperable vehicles shall be stored on the property.**
- 7. Existing landscaping along the street frontages shall be maintained and enhanced with evergreen hedge plants placed between trees along the fence line. Evergreen hedge plants shall be 3 ft. tall at installation and spaced 5 ft. apart.**
- 8. The dumpster shall be placed in an enclosure made primarily of brick and approved by Staff.**
- 9. All litter and extraneous clutter (i.e. miscellaneous boxes and swing set frame) shall be removed from the property and the property shall be maintained in a clean manner.**
- 10. Conditions 5 – 9 shall be met prior to the issuance of a business license.**
- 11. Monument signs shall be no greater than 6 ft. in height.**
- 12. No billboards shall be permitted on the property.**



Site

Proposed location of UExpress Auto Sales at the corner of South Berkeley Lake Road and Buford Highway



Site

Previously-approved auto sales



Existing dumpster area

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>JOHN KIM</u>	NAME: <u>ELDON S. SMITH</u>
ADDRESS: <u>3163 HEATHCHASE LN</u>	ADDRESS: <u>280 KNOX CIR</u>
CITY: <u>SUWANEE</u>	CITY: <u>LAVONIA</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30553</u>
PHONE: <u>770-495-2330</u>	PHONE: <u>770-355-8772</u>
E-MAIL: <u>USEXPRESSDEVELOPMENT@GMAIL.COM</u>	E-MAIL: <u>ELDONSMITH5@WINDSTREAM.NET</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C2 REQUESTED ZONING DISTRICT: C2

LAND DISTRICT(S): 6TH LAND LOT(S): 258 ACREAGE: 1.47

ADDRESS OF PROPERTY: 4745 SOUTH BERKELEY LAKE RD, PEACHTREE CORNERS, GA 30071

PROPOSED DEVELOPMENT: LOT FOR USED MOTOR VEHICLE DEALER

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.: 5000

Gross Density: 5000

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-I00, 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-I0, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

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

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

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

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

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

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

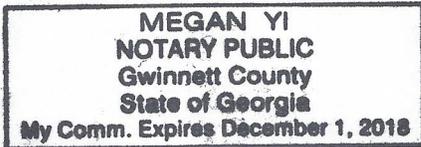
- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).

APPLICANT'S CERTIFICATION

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

[Signature] 1-26-2018
Signature of Applicant Date

John Kim President
Type or Print Name and Title



1-26-2018 [Signature]
Signature of Notary Public Date Notary Seal

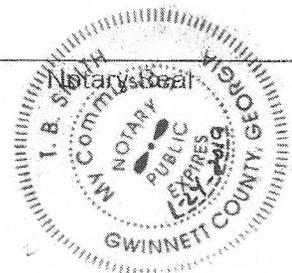
PROPERTY OWNER'S CERTIFICATION

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

[Signature] 1-26-18
Signature of Property Owner Date

ELDON S. SMITH TRUSTEE
Type or Print Name and Title

[Signature] 1/26/18
Signature of Notary Public 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, that is correct. Currently, there are other auto dealers , repair shops and other related auto business in the surrounding area.
- 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, this special use permit will not affect any properties adjacent or nearby properties.
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?
-Absolutely, the auto dealership will have greater economical impact than the current auto repair shop.
- 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?
-The special use permit will not have any burdensome to any utilities, schools or transportation facilities nor will it have any infringement on any streets or adjacent properties.
- 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 special use permit will be in conformity in reference with the policy and intent of the use of land.
- 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 will not be any changes in conditions affecting the use of the property. The existing property will be utilized "As-Is" but the only changes will be the transition of the type of business. The current auto repair shop will transition into a used car dealership.

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)

JOHN KIM
 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] 1/26/2018 JOHN KIM/PRESIDENT
 Signature of Applicant Date Type or Print Name and Title

[Signature] 1/26/18 Jeongah Jw / ^{CMA} General Manager
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

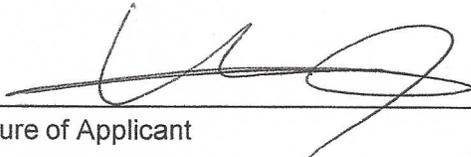
[Signature] 1/26/18 MEGAN YI
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires December 1, 2018
 Signature of Notary Date Notary Seal

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 6 258 248
(Map Reference Number) District Land Lot Parcel

 1/26/2018
Signature of Applicant Date

JOHN KIM/PRESIDENT
Type or Print Name and Title

Tax Commissioners Use Only

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

Ophele Ballard
NAME

TSA II
TITLE

1-31-18
DATE



US EXPRESS AUTO
3751 VENTURE DR. ST#260C
DULUTH, GA 30096
USEXPRESSAUTO1@GMAIL.COM

Letter of Intent for Request and Proposed Use of Property

January 26, 2018

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

To whom it may concern,

I am submitting this letter to disclose our intent and requesting the proposed use of the property located on 4745 South Berkeley Lake Rd. Peachtree Corners, GA 30092.

US Express Auto is a licensed dealership which currently purchased a property at the aforementioned location above. This lot was previously leased to an auto repair shop and we are in the process of modifying it to a used car dealership. Thus far, our current location isn't zoned for such business and the demographics is not a typical area for any automobile dealerships. Our plans on modifying and renovating the current run-down repair shop to a well refined auto dealership will enhance the image of the area.

We strongly believe these new developments to this property will be mutually beneficial not only to the City of Peachtree Corners and US Express Auto but to the community as well. Our intentions are driven to do business on a long-term basis and can assure the City of Peachtree Corners the success and affluence of the business.

For any questions or concerns, please feel free to contact me at anytime.

Sincerely,

A handwritten signature in black ink, appearing to read "John Kim", is written over a horizontal line.

John Kim

EXHIBIT 'A'

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 89 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin at the Southeastern intersection of the rights of way of U. S. Highway 23 and South Berkeley Lake Road; thence run North 87 degrees 32 minutes 17 seconds West a distance of 82.76 feet to an iron pin at the Eastern right of way of South Berkeley Lake Road; thence run along said right of way North 23 degrees 55 minutes 44 seconds West a distance of 236.78 feet to a point; thence run along said right of way in a northwesterly direction an arc distance of 161.20 feet to an iron pin; thence run North 48 degrees 25 minutes 40 seconds East a distance of 155.55 feet to an iron pin; thence run South 30 degrees 47 minutes 09 seconds East a distance of 451.57 feet to an iron pin; thence run South 48 degrees 55 minutes 51 seconds West a distance of 99.79 feet to an iron pin and the TRUE POINT OF BEGINNING.

RECEIVED BY GWINNETT
COUNTY PLANNING DEPARTMENT

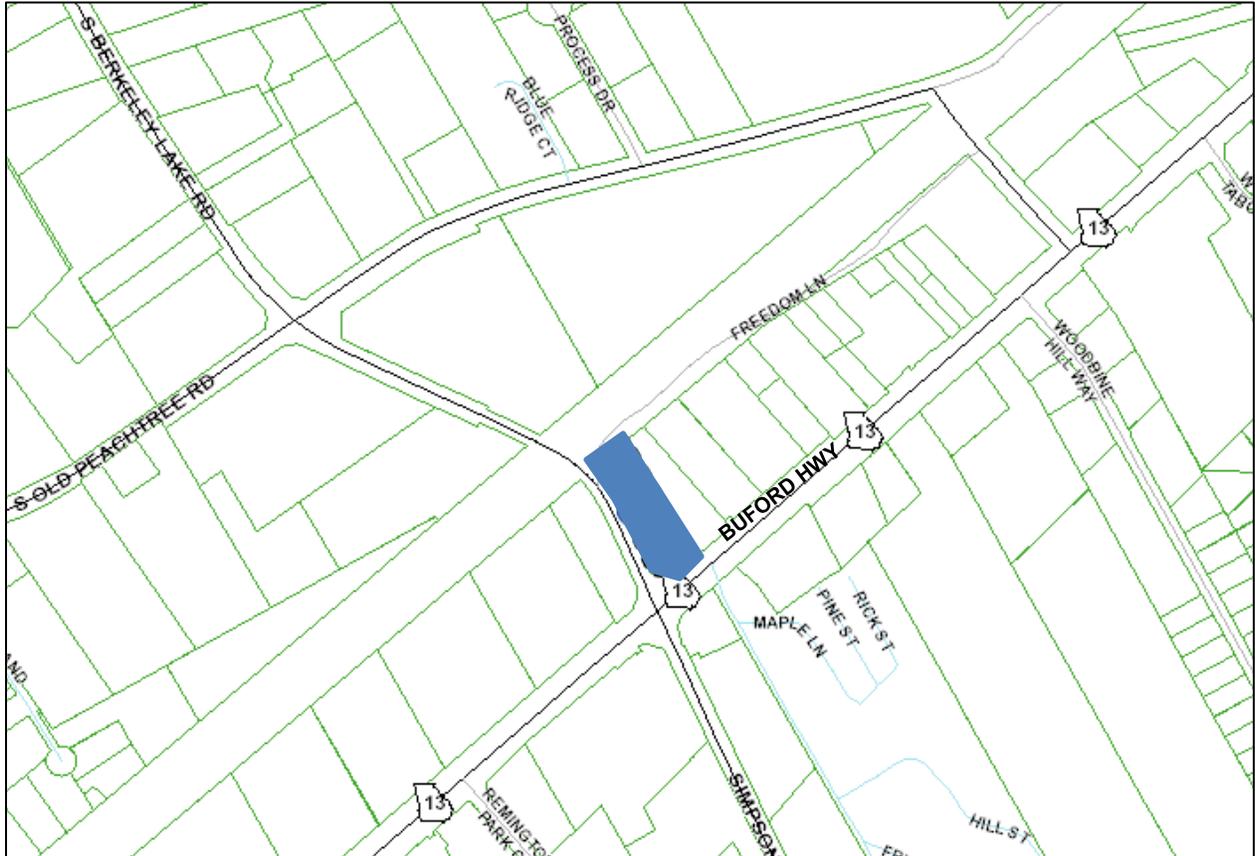
BY: _____

DATE: 7-02-89

07-99-151

PROPERTY LOCATION MAP

US Express Auto Sales



CASE NUMBER:	SUP2018-002/V2018-002		
HEARING DATES:	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
	Mar. 20, 2018	Mar. 27, 2018	Apr. 24, 2018
PROPERTY ADDRESS:	4745 South Berkeley Lake Road		

PH2018-001
Village Park at Spalding

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING ANALYSIS

PLANNING COMMISSION DATE: MARCH 20, 2018

CITY COUNCIL DATE: APRIL 24, 2018

CASE NAME: **VILLAGE PARK AT SPALDING
CHANGE TO SITE PLAN**

CASE NUMBER: **PH2018-001**

CURRENT ZONING: O-I (OFFICE-INSTITUTIONAL DISTRICT)

LOCATION: 5701 SPALDING DRIVE

MAP NUMBERS: 6th DISTRICT, LAND LOTS 302 & 303

ACREAGE: 5.75 ACRES

PROPOSED DEVELOPMENT: VILLAGE PARK AT SPALDING

APPLICANT: VILLAGE PARK SENIOR LIVING
5701 SPALDING DR.
PEACHTREE CORNERS, GA 30071

CONTACT: JENNIFER OWENS
678-223-8560

OWNER: HARBIN MANAGEMENT
200 CRESCENT CT.
DALLAS, TX 75201

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT BACKGROUND:

The rezoning for what was formerly called Noble Village at Spalding was approved by Gwinnett County in 2009. This rezoning changed the property from R-100 to O-1 to permit a senior living facility. Required special use permits for this use were also approved.

The conditions of the Gwinnett County approval required that final elevations and site plans be approved by the Planning Commission. Those approvals were obtained, however, the applicant is now seeking to expand the buildings thus requiring new approvals by the Planning Commission.

DEPARTMENT ANALYSIS

The submitted plan shows an addition to the rear of the large multi-unit building to house three new units, a new detached two-unit cottage building in the front, and minor changes to the driveway and parking areas.

The proposal does not encroach into the existing landscaped 50' buffer, nor do any of the new structures come closer to the rear property line than any of the existing buildings. In total, the additions utilize about 1% of the total 5.75 acre site.

Because of the impact of the proposed new development on the existing green space, staff is recommending a condition that requires installation of an amenity space within the remaining green space between the cluster of cottage buildings. This active space will enhance the community while offsetting the loss of open space resulting from the additional structures.

RECOMMENDATION:

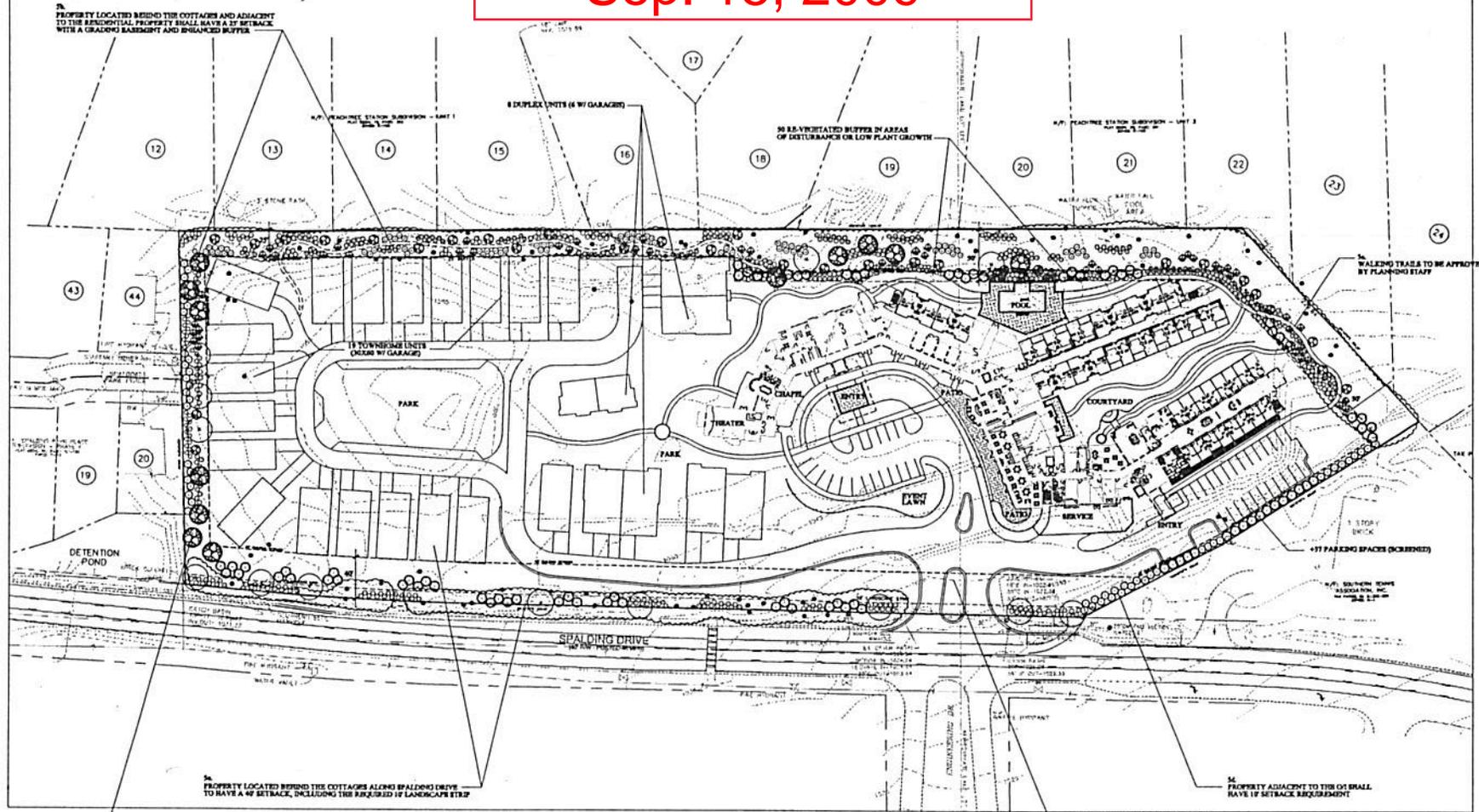
After review of the applicant's proposal and other relevant information, it is recommended that PH2018-001 be approved with the following conditions:

- 1. The walkway around the rear of the property shall be rebuilt as close to the building as possible.**
- 2. No encroachments into the landscape buffer shall be made.**
- 3. A new recreational amenity, such as a fire pit with seating, shall be constructed in the green space between the cottage buildings.**
- 4. Architecture shall be in substantial conformance with the Village Park at Spalding plans by JonesPierce dated January 2, 2018.**
- 5. The site shall be developed in substantial conformance with the site plan by Blue Landworks dated January 2, 2018.**
- 6. After the work associated with this application is completed, no additional buildings shall be constructed on the property.**



Village Park at Spalding property at 5701 Spalding Drive

Previous approval
Sep. 15, 2009



PROPERTY LOCATED BEHIND THE COTTAGES AND ADJACENT TO THE RESIDENTIAL PROPERTY SHALL HAVE A 10' SETBACK WITH A GRASSING BASEMENT AND ENHANCED BUFFER.

8 DUPLEX UNITS (6 W/ GARAGE)

NO RE-VEGETATED BUFFER IN AREAS OF DISTURBANCE OR LOW PLANT GROWTH

N.P. PEACHTREE STATION SUBDIVISION - UNIT 1

WALKING TRAILS TO BE APPROVED BY PLANNING STAFF

18 TOWNHOME UNITS (6 W/ GARAGE)

DETECTION POND

SPALDING DRIVE

ENTRY BOULEVARD AND PARK WITH SEPARATE

THE PROPERTY LINE ON THE SOUTHWEST CORNER SHALL HAVE A 10' SETBACK WITH NO BUFFER AT ADJOINING DETENTION POND AREA.

PROPERTY LOCATED BEHIND THE COTTAGES ALONG SPALDING DRIVE TO HAVE A 10' SETBACK, INCLUDING THE BUFFERED IF LANDSCAPE STRIP

PROPERTY ADJACENT TO THIS ONE SHALL HAVE 10' SETBACK REQUIREMENT



FOLEY ARCHITECTS
DESIGN INC.
ASSOCIATES

NOBLE VILLAGE
AT PEACHTREE CORNERS
GARY HOLDING GROUP

Prep	10/1/09
Check	10/1/09
Scale	AS SHOWN
Sheet	SP.1
Project	07921

OVERALL
SITE
PLAN

SP.1

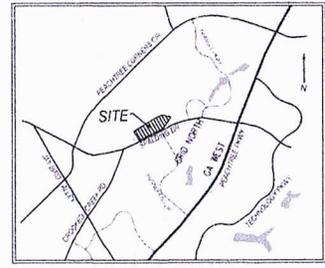
NOT ISSUED FOR CONSTRUCTION

Proposed Site Plan March 2018

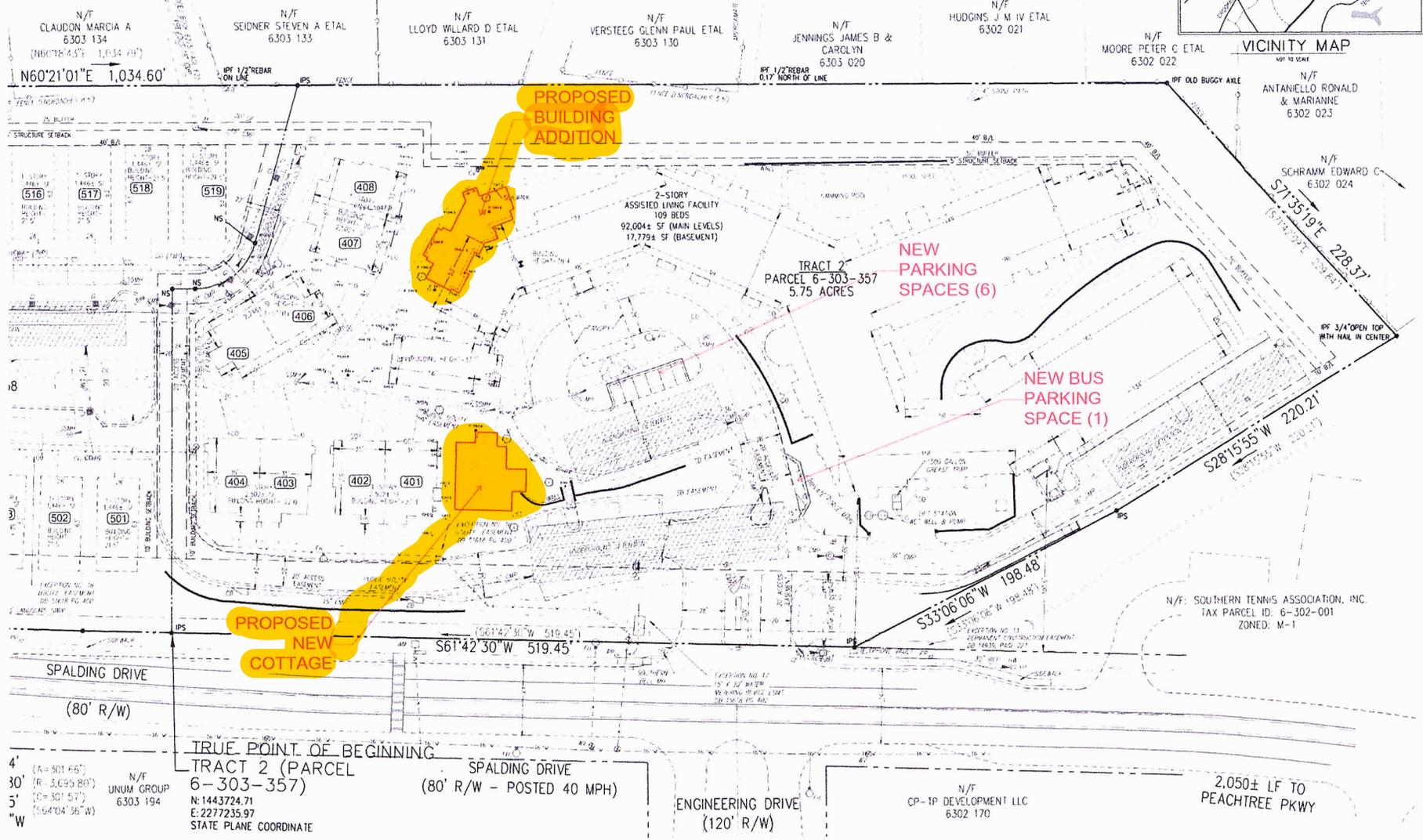
VISION - UNIT 1
303



N/F PEACHTREE STATION SUBDIVISION - UNIT 3
PLAT BOOK: 20, PAGE: 201
ZONED: R-100



OWNER/DEVELOPER:
NOBLE VILLAGE AT
SPALDING, LLC
1434 OLIVER ROAD PARKWAY
SUMMIT, GEORGIA 30084
TEL: 404.252.1000
WWW.BLUE-LANDWORKS.COM



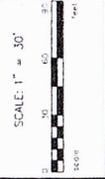
VICINITY MAP
NOT TO SCALE

N/F
ANTANIELLO RONALD
& MARIANNE
6302 023

N/F
SCHRAMM EDWARD C
6302 024

N/F: SOUTHERN TENNIS ASSOCIATION, INC.
TAX PARCEL ID: 6-302-001
ZONED: M-1

NO.	DESCRIPTION	DATE
1	10/29/17 INITIAL SUBMIT	10/29/17
2	10/29/17 PUBLIC HEARING	10/29/17
3	11/27/17 BOARD OF ZONING	11/27/17



5701 SPALDING DRIVE
LAND LOTS(S) 353A(S)
UNUM GROUP
PARCEL: 6-303-357, 6-303-358
CRAWFORD COUNTY
CITY OF PEACHTREE CORNERS
APPROVED: TA
DRAWN: B0702

BUILDING/PARKING ADDITION
NOBLE VILLAGE AT
SPALDING, LLC

PROJECT #2015.043

SHEET 1 of 1

TRUE POINT OF BEGINNING
TRACT 2 (PARCEL
6-303-357)
N: 1443724.71
E: 2277235.97
STATE PLANE COORDINATE

4' (A=501.65')
30' (R=3,695.80')
5' (C=501.57')
"W (S=4,043.56'W)
N/F UNUM GROUP
6303 194

SPALDING DRIVE
(80' R/W - POSTED 40 MPH)

ENGINEERING DRIVE
(120' R/W)

N/F CP-TP DEVELOPMENT LLC
6302 170

2,050± LF TO
PEACHTREE PKWY



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

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

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Village Park Senior Living</u>	NAME: <u>Harbin Management Coro.</u>
ADDRESS: <u>5701 Spalding Dr</u>	ADDRESS: <u>200 Crescent Court</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Dallas</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>TX</u> ZIP: <u>75201</u>
PHONE: <u>7704160502</u>	PHONE: <u>4698043719</u>
E-MAIL: <u>tim@villageparkseniorlivin</u>	E-MAIL: <u>scorbin@harbin.net</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Jennifer Owens</u> PHONE: <u>6782238560</u>	
CONTACT'S E-MAIL: <u>jenniferowens@villageparkseniorliving.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

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

LAND DISTRICT(S): 6th LAND LOT(S): 302/303 ACREAGE: 5.75

ADDRESS OF PROPERTY: above

PROPOSED DEVELOPMENT: add parking and 5 units to existing facility

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 N/A

Dwelling Unit Size (Sq. Ft.): N/A

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: 108,000

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.

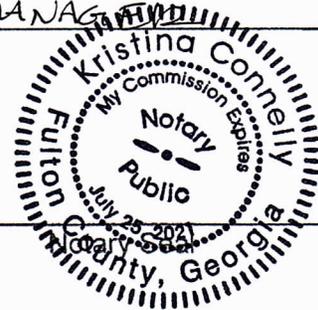
Jennifer Owens
Signature of Applicant

1/15/18
Date

JENNIFER OWENS CONSTRUCTION MANAGER
Type or Print Name and Title

Kristina Connelly
Signature of Notary Public

1/15/18
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.

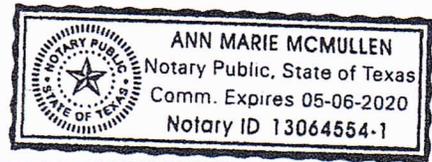
Trent Johnson
Signature of Property Owner

1/10/18
Date

Trent Johnson, Manager
Type or Print Name and Title

Ann Marie McMullen
Signature of Notary Public

1/10/18
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 - this is a small expansion of the existing building and the addition of a cottage, with a small increase in the number of parking spaces.
- 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?
There is no reason to believe that the CIC will have an impact on the existing use or usability of adjacent or nearby property.
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?
Yes
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
No - the addition is for senior care customers who have very little impact on infrastructure and no negative impact on schools.
- 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?
We believe that this small expansion is in conformity with policy and intent of the land use plan.
- 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?
Demand at this location has far outpaced supply and this expansion will help to alleviate some of the demand.

**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)

Village Park Senior Living
 Print Name

1. CAMPAIGN CONTRIBUTIONS

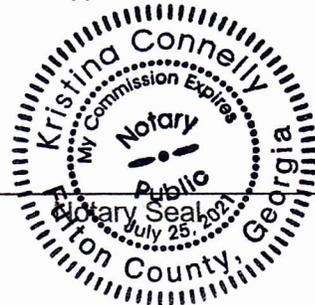
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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.

Jennifer Owens 1/15/18 JENNIFER OWENS CONSTRUCTION
 Signature of Applicant Date Type or Print Name and Title MANAGER

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

Kristina Connelly 1/15/18
 Signature of Notary Date



LAND DESCRIPTION

Noble Village

Parcel 6-303-357

ALL that tract or parcel of land lying and being in Land Lots 302 and 303 of the 6th Land District of Gwinnett County, Georgia, containing 5.75 acres of land, and being more particularly described as follows:

BEGINNING at an iron pin found, 1/2" rebar on the Northern margin of Spalding Drive having an 80-foot-right-of-way, and a State Plane coordinate, North-1443564.99 East-2276912.80; Thence continuing along said margin 300.74 feet along the arc of a curve to the left having a radius of 3695.80 feet and a chord bearing and distance of North 64 degrees 05 minutes 47 seconds East, 300.65 feet to a point; Thence continuing along said margin North 61 degrees 42 minutes 30 seconds East 59.88 feet to an iron pin set, 1/2" rebar with cap, said point being THE TRUE POINT OF BEGINNING; Thence departing said right-of-way North 29 degrees 22 minutes 58 seconds West 230.47 feet to a PK nail set; Thence North 60 degrees 18 minutes 43 seconds East, 15.54 feet to a PK nail set; Thence 54.08 feet along the arc of a curve to the left having a radius of 41.50 feet and a chord bearing and distance of North 22 degrees 58 minutes 54 seconds East, 50.33 feet to a PK nail set; Thence North 14 degrees 20 minutes 54 seconds West, 109.69 feet to an iron pin set 1/2" rebar with cap; Thence North 60 degrees 21 minutes 01 seconds East 584.28 feet to an iron pin found, old buggy axle; Thence South 71 degrees 35 minutes 19 seconds East 228.37 feet to an iron pin found 3/4" open top pipe; Thence South 28 degrees 15 minutes 55 seconds West, 220.21 feet to an iron pin set 1/2" rebar with cap; Thence South 33 degrees 06 minutes 06 seconds West, 198.48 feet to an iron pin set 1/2" rebar with cap, said point being on the Northern margin of Spalding Drive having a 80-foot-right-of-way; Thence continuing along said margin South 61 degrees 42 minutes 30 seconds West, 459.57 feet to an iron pin set 1/2" rebar with cap, said point being THE TRUE POINT OF BEGINNING.

KEY PLAN

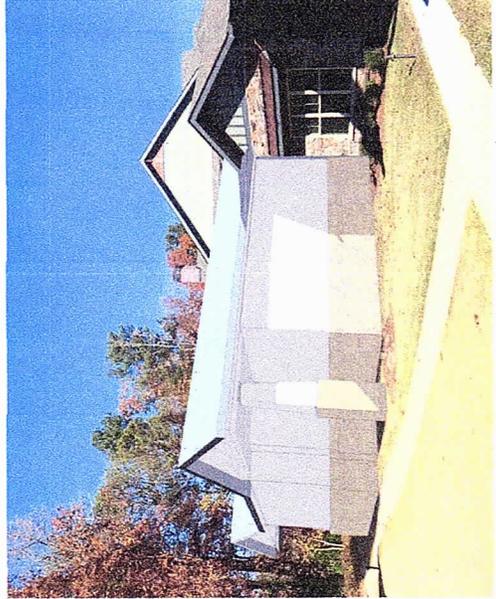
KEYNOTE LEGEND

VILLAGE PARK AT SPALDING
5701 Spalding Drive, Peachtree Corners, GA 30092

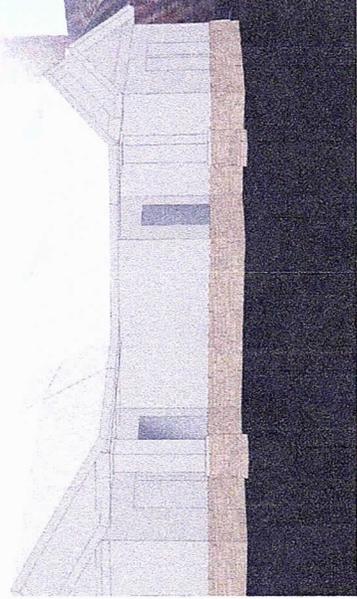
JOHNS PIERCE
ARCHITECTS
17174301

EXIST. CONDITIONS,
STYLE & PROPOSED
MASSING
17174301

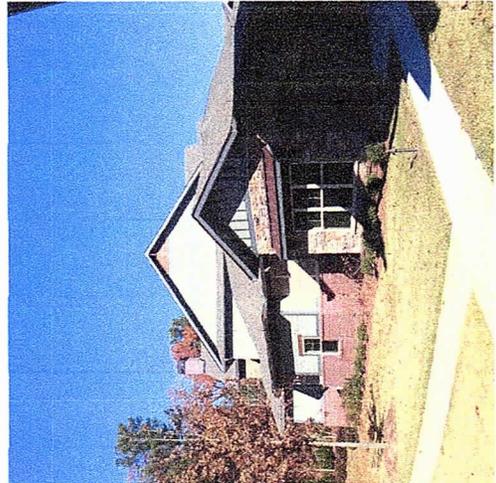
01/02/2018
A.1.1



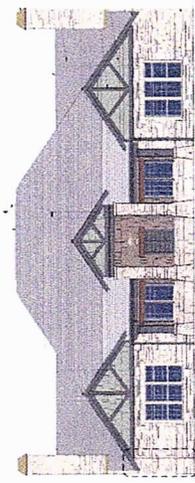
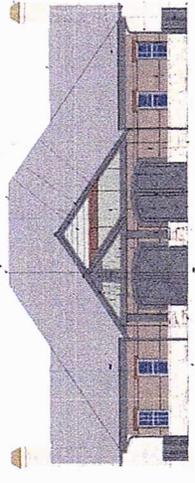
BUILDING A ADDITION



NEW COTTAGE BUILDING



BUILDING A EXISTING



STYLE OF BUILDINGS



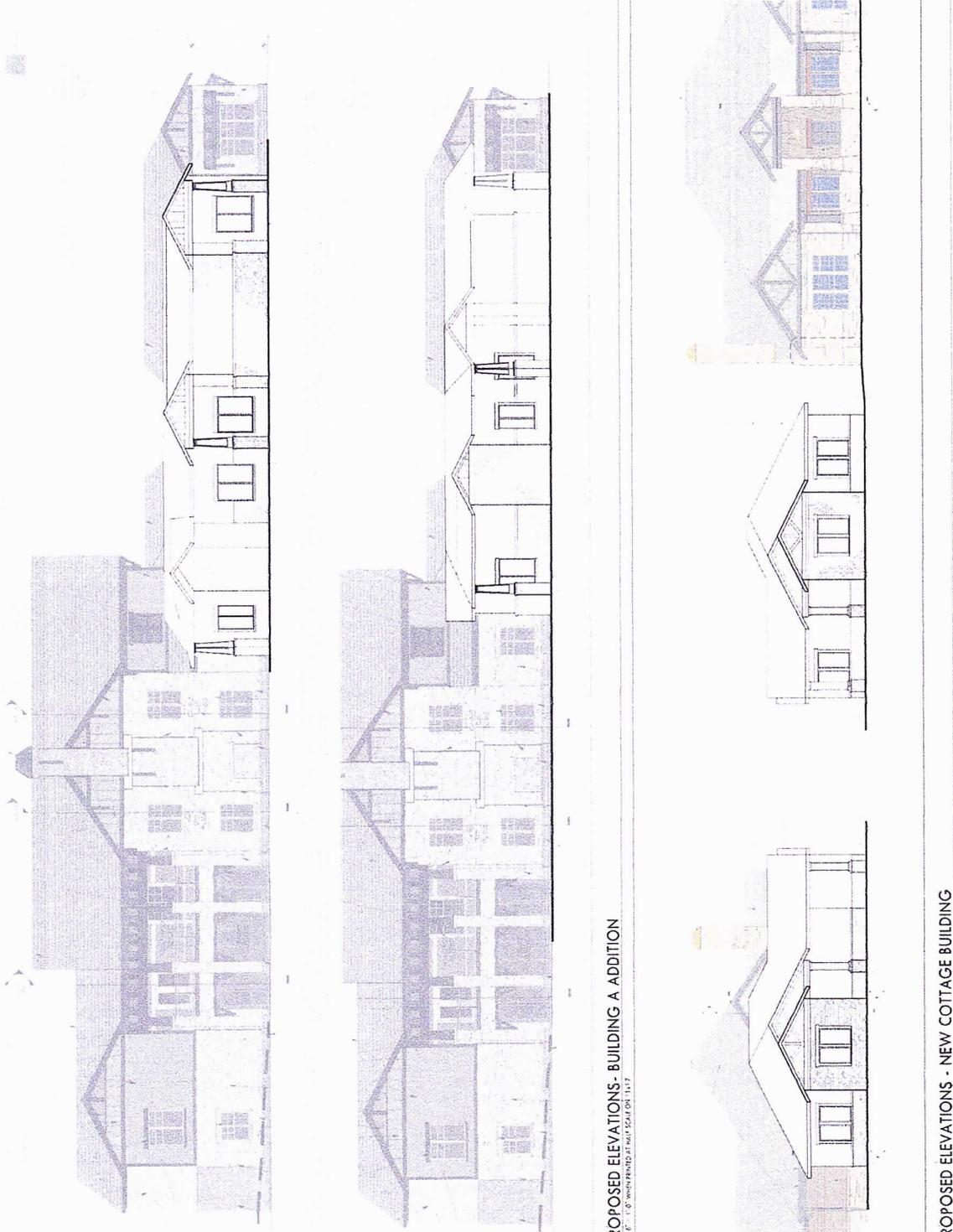
A.1.1 PROPOSED - MASSING

A.1.1 EXISTING CONDITIONS AND STYLE

KEY PLAN



KEYNOTE LEGEND



G.1 PROPOSED ELEVATIONS - BUILDING A ADDITION

1/8" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0" WHEN PLOTTED AT HALF SCALE OR 1:12.5

A.1 PROPOSED ELEVATIONS - NEW COTTAGE BUILDING

1/8" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0" WHEN PLOTTED AT HALF SCALE OR 1:12.5

VILLAGE PARK AT SPALDING

5701 Spalding Drive, Peachtree Corners, GA 30092

JONES PIERCE

PROPOSED ELEVATIONS

17143.01

01/02/2018

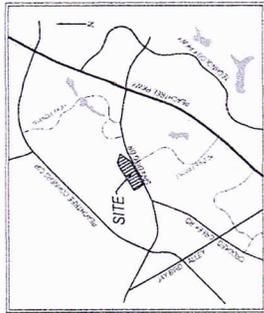
A2.1

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NOT FOR CONSTRUCTION

ALTA / NSPS LAND TITLE SURVEY FOR

NOBLE VILLAGE AT SPALDING, LLC (AS TO TRACT 1), NOBLE ASSISTED LIVING, LLC (AS TO TRACT 2), AND NOBLE HOLDINGS LLC, each a Georgia limited liability company, MIDCAP FINANCIAL TRUST, a Delaware statutory trust and its direct and indirect subsidiaries, and their respective successors and/or assigns, Slutsky, Wolfe and Bailey, L.L.P., as agent for Chicago Title Insurance Company, and CHICAGO TITLE INSURANCE COMPANY



VICINITY MAP
OF SITE

GENERAL NOTES

1. This plan was prepared in accordance with the rules and regulations of the State of Georgia.
2. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
3. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
4. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
5. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
6. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
7. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
8. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
9. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
10. The survey was conducted in accordance with the rules and regulations of the State of Georgia.

SITE DATA

1. The property is shown on the Survey of Peachtree Corners, Georgia, dated 1998, as being 1.132 acres and 523,100 square feet.
2. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
3. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
4. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
5. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
6. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
7. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
8. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
9. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
10. The survey was conducted in accordance with the rules and regulations of the State of Georgia.

LIST OF INSTRUMENTS

1. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
2. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
3. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
4. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
5. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
6. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
7. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
8. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
9. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
10. The survey was conducted in accordance with the rules and regulations of the State of Georgia.

REFERENCES

1. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
2. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
3. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
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7. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
8. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
9. The survey was conducted in accordance with the rules and regulations of the State of Georgia.
10. The survey was conducted in accordance with the rules and regulations of the State of Georgia.

LAND DESCRIPTION

The land described in this instrument is located in the County of Gwinnett, Georgia, and is more particularly described as follows: ... (Detailed description of the land parcel, including acreage and location details.)

LAND DESCRIPTION

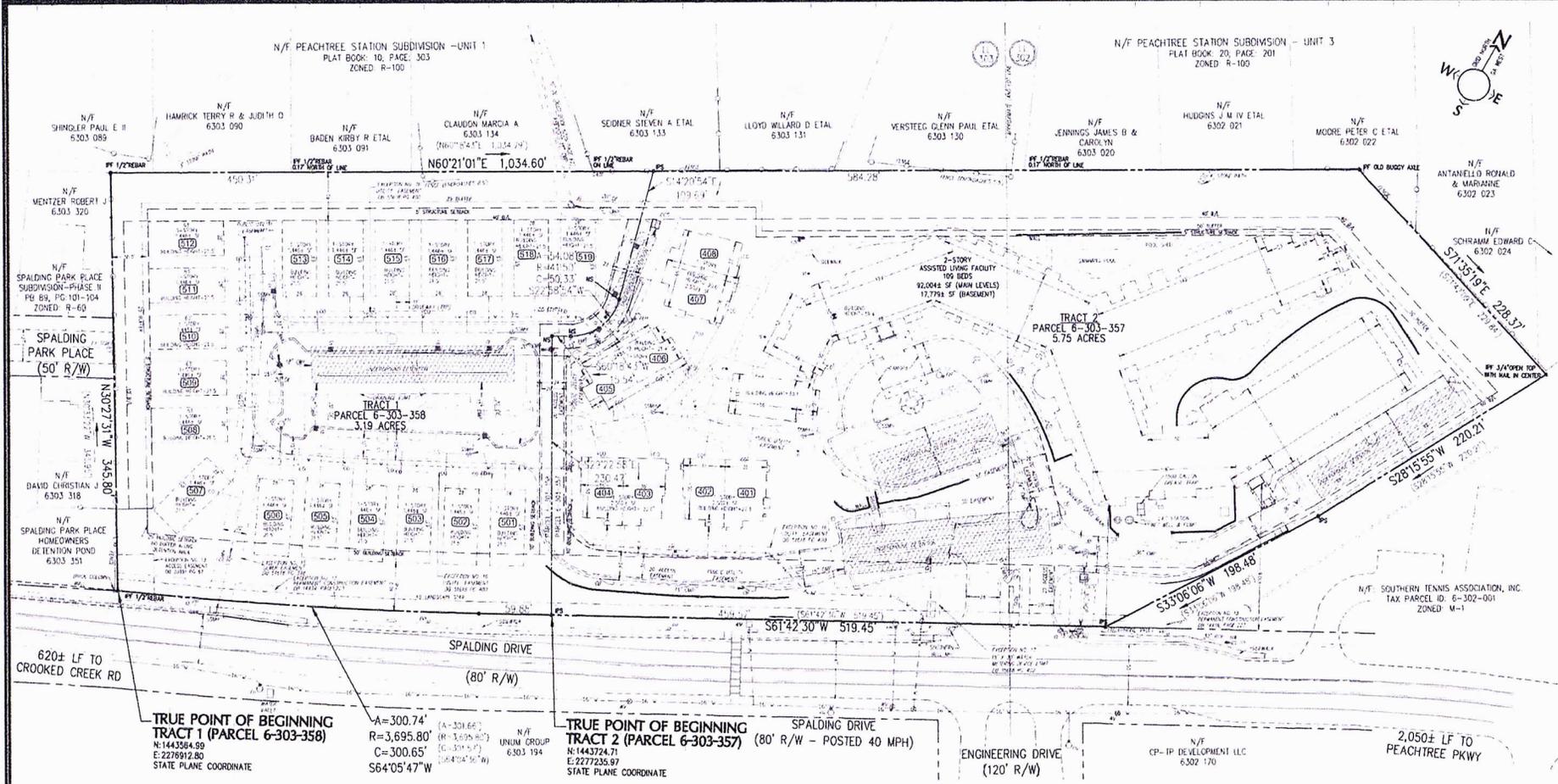
The land described in this instrument is located in the County of Gwinnett, Georgia, and is more particularly described as follows: ... (Detailed description of the land parcel, including acreage and location details.)

TERMS OF REFERENCE

The terms of reference for this survey are as follows: ... (List of references used in the survey, including previous surveys and legal instruments.)



THOMAS W. WOODRUFF
Registered Geomatics and Surveyor
License No. 123456789

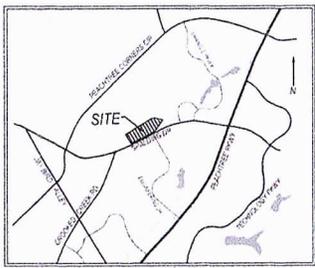


TRUE POINT OF BEGINNING TRACT 1 (PARCEL 6-303-358)
 N=1443564.99
 E=2276912.80
 STATE PLANE COORDINATE

A=300.74'
 R=3,695.80'
 C=300.65'
 S64°05'47"W

TRUE POINT OF BEGINNING TRACT 2 (PARCEL 6-303-357)
 N=1443724.71
 E=2277235.97
 STATE PLANE COORDINATE

NOTE: BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON REFERENCE NO. 2



VICINITY MAP
 NOT TO SCALE

ABBREVIATIONS	LEGEND	LINE TYPES
APPROXIMATE	1. - POINT ELEVATION	--- BRANCH/CONCRETE
APPROXIMATE	2. - HIGH POINT	--- BRIDGE
APPROXIMATE	3. - HIGH POINT	--- CANAL
APPROXIMATE	4. - HIGH POINT	--- GAS LINE
APPROXIMATE	5. - HIGH POINT	--- LAND LOT LINE
APPROXIMATE	6. - HIGH POINT	--- LINES LOT LINE
APPROXIMATE	7. - HIGH POINT	--- PLUGGED PIPELINE
APPROXIMATE	8. - HIGH POINT	--- POWER LINE
APPROXIMATE	9. - HIGH POINT	--- SANITARY SEWER LINE
APPROXIMATE	10. - HIGH POINT	--- STORM DRAINAGE LINE
APPROXIMATE	11. - HIGH POINT	--- TELEPHONE LINE
APPROXIMATE	12. - HIGH POINT	--- WATER LINE
APPROXIMATE	13. - HIGH POINT	
APPROXIMATE	14. - HIGH POINT	
APPROXIMATE	15. - HIGH POINT	
APPROXIMATE	16. - HIGH POINT	
APPROXIMATE	17. - HIGH POINT	
APPROXIMATE	18. - HIGH POINT	
APPROXIMATE	19. - HIGH POINT	
APPROXIMATE	20. - HIGH POINT	
APPROXIMATE	21. - HIGH POINT	
APPROXIMATE	22. - HIGH POINT	
APPROXIMATE	23. - HIGH POINT	
APPROXIMATE	24. - HIGH POINT	
APPROXIMATE	25. - HIGH POINT	
APPROXIMATE	26. - HIGH POINT	
APPROXIMATE	27. - HIGH POINT	
APPROXIMATE	28. - HIGH POINT	
APPROXIMATE	29. - HIGH POINT	
APPROXIMATE	30. - HIGH POINT	
APPROXIMATE	31. - HIGH POINT	
APPROXIMATE	32. - HIGH POINT	
APPROXIMATE	33. - HIGH POINT	
APPROXIMATE	34. - HIGH POINT	
APPROXIMATE	35. - HIGH POINT	
APPROXIMATE	36. - HIGH POINT	
APPROXIMATE	37. - HIGH POINT	
APPROXIMATE	38. - HIGH POINT	
APPROXIMATE	39. - HIGH POINT	
APPROXIMATE	40. - HIGH POINT	
APPROXIMATE	41. - HIGH POINT	
APPROXIMATE	42. - HIGH POINT	
APPROXIMATE	43. - HIGH POINT	
APPROXIMATE	44. - HIGH POINT	
APPROXIMATE	45. - HIGH POINT	
APPROXIMATE	46. - HIGH POINT	
APPROXIMATE	47. - HIGH POINT	
APPROXIMATE	48. - HIGH POINT	
APPROXIMATE	49. - HIGH POINT	
APPROXIMATE	50. - HIGH POINT	

OWNER/DEVELOPER:
 NOBLE VILLAGE AT SPALDING

SCALE: 1" = 40'

5701 SPALDING DRIVE

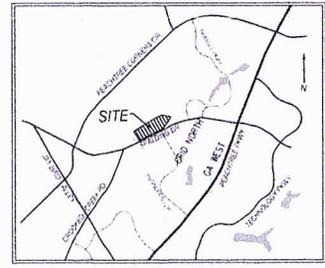
ALTAIR SURVEYING & CONSULTING, INC.
 PROJECT #2015.043

SHEET 2 OF 2

VISION - UNIT 1
303



N/F PEACHTREE STATION SUBDIVISION - UNIT 3
PLAT BOOK: 20, PAGE: 201
ZONED: R-100



N/F CLAUDINA MARCIA A
6303 134
(N60°18'43"E 1,034.79')

N/F SEIDNER STEVEN A ETAL
6303 133

N/F LLOYD WILLARD D ETAL
6303 131

N/F VERSTEEG GLENN PAUL ETAL
6303 130

N/F JENNINGS JAMES B &
CAROLYN
6303 020

N/F HUGGINS J M IV ETAL
6302 021

N/F MOORE PETER C ETAL
6302 022

VICINITY MAP
NOT TO SCALE

N/F ANTANIELLO RONALD
& MARIANNE
6302 023

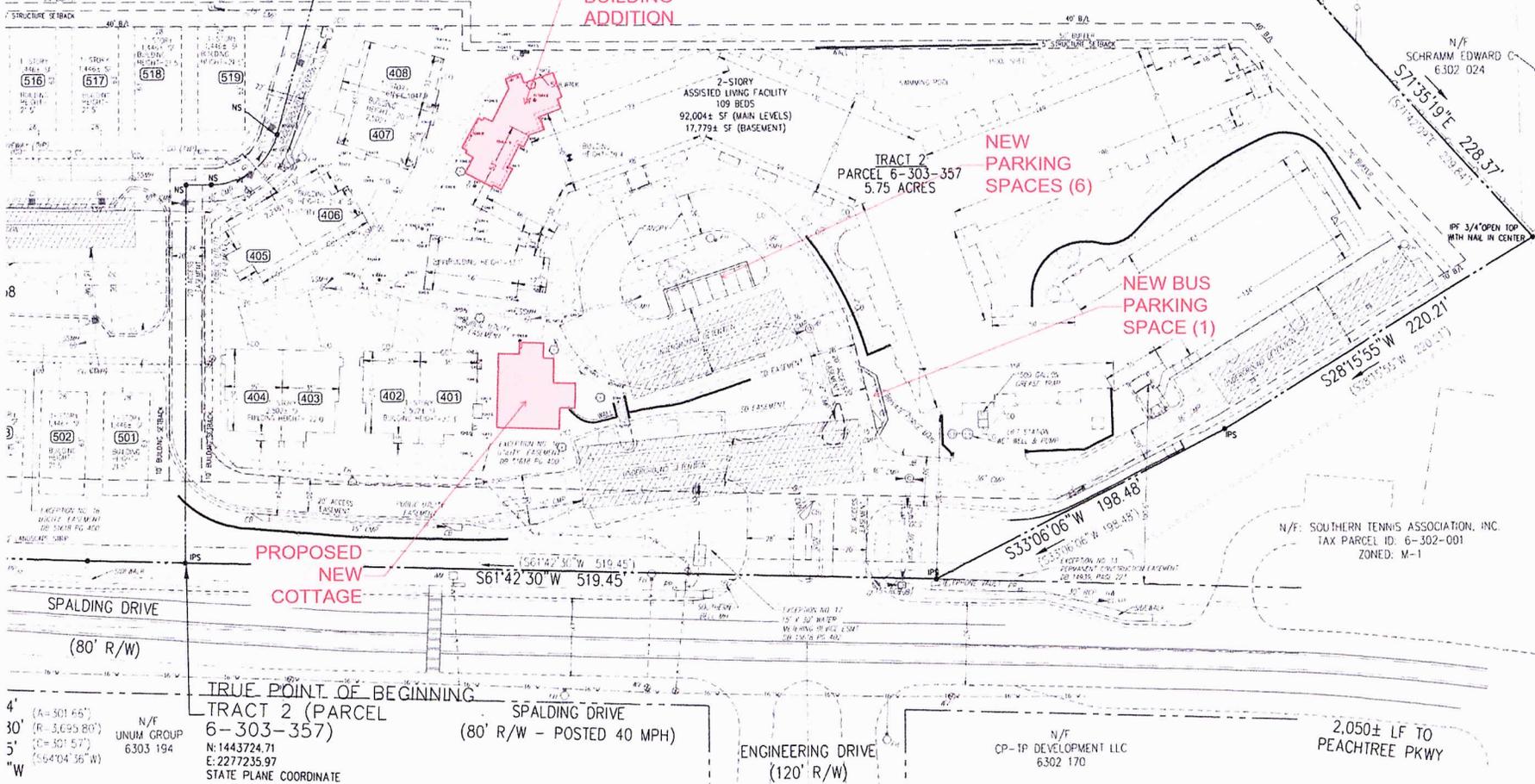
N/F SCHRAMM EDWARD C
6302 024

N60°21'01"E 1,034.60'

IPF 1/2" REBAR
ON LINE

IPF 1/2" REBAR
0.17' NORTH OF LINE

IPF OLD BUGGY ARK



4' (A=501.65')
30' (R=3,695.80')
5' (C=501.57')
"W (S=4,043.56'W)

TRUE POINT OF BEGINNING
TRACT 2 (PARCEL
6-303-357)
SPALDING DRIVE
(80' R/W - POSTED 40 MPH)
N/F UNUM GROUP
6303 194
N: 1443724.71
E: 2277235.97
STATE PLANE COORDINATE

SPALDING DRIVE
(80' R/W - POSTED 40 MPH)

ENGINEERING DRIVE
(120' R/W)

N/F CP-TP DEVELOPMENT LLC
6302 170

2,050± LF TO
PEACHTREE PKWY

OWNER/DEVELOPER:
NOBLE VILLAGE AT
SPALDING, LLC
10000 WOODBURN DRIVE
DUBLIN, GA 31004
PHONE: 770-422-8000

SCALE: 1" = 30'

1	100'
2	200'
3	300'
4	400'
5	500'
6	600'
7	700'
8	800'
9	900'
10	1000'

5701 SPALDING DRIVE
LAND LOT(S) 35A(CS)
PARCEL 6-303-357, 6-303-358
CRAWFORD COUNTY
CITY OF PEACHTREE CORNERS
APPROVED: TA
DRAWN: B0702

BUILDING PARKING ADDITION
NOBLE VILLAGE AT
SPALDING, LLC

PROJECT #2015.043

SHEET 1 of 1



January 14, 2018

Mr. Jeff Conkle
Planning and Zoning Administrator
310 Technology Parkway
Peachtree Corners, GA 30092

Re: Letter of Intent
Village Park Senior Living
5701 Spalding Dr.
Peachtree Corners, GA 30092

Mr. Conkle,

Please accept this letter as Village Park's formal intention to add (5) units and additional parking to our existing facility. Village Park is submitting this letter of intent so that we can appear before the Planning Commission for a public hearing in March 2018.

If you have any other questions or comments please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Owens", is written over the typed name.

Jennifer Owens
Construction Manager
Village Park Senior Living
3414 Peachtree Rd. NE Suite 730
Atlanta, GA 30326

HSH-SPALDING OWNER GA, LLC

Letter of Intent for Village Park at Spalding

HSH-Spalding Owner GA, LLC intends to start and complete a construction project at Village Park at Spalding (5701 Spalding Dr, Peachtree Corners, GA), which will include adding 5 units and 7 parking spots.

HSH-Spalding Owner GA, LLC

By: 
Name: Trent Johnson
Title: manager



BILL DETAIL

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

Tax Account

Mailing Address:

HSH-SPALDING OWNER GA LLC
3414 PEACHTREE RD NE STE 730
ATLANTA , GA 30326-1166

SITUS:

5701 SPALDING DR

Tax District:

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6303 357	Real Property	1/16/2018 12:14:51 PM

Legal Description

PARCEL A SPALDING DR

Tax Values

Description	Market Value	Assessed Value
Land	\$1,000,000.00	\$400,000.00
Improvement	\$12,450,000.00	\$4,980,000.00
Total	\$13,450,000.00	\$5,380,000.00

Class Codes

316-Nursing Home

Assessments

Operation		Net Tax	Savings
<u>School Taxes</u>		\$106,524.00	\$0.00
<u>STATE OF GEORGIA TAXES</u>		\$0.00	\$0.00
<u>City of Peachtree Corners</u>		\$0.00	\$0.00
<u>County Incorporated with Police</u>		\$70,747.00	\$0.00
	Sub Total	\$177,271.00	\$0.00
Bond		Net Tax	Savings
<u>School Taxes</u>		\$11,029.00	\$0.00
<u>County Incorporated with Police</u>		\$0.00	\$0.00
	Sub Total	\$11,029.00	\$0.00
Special Assessment		Net Tax	Savings
<u>Stormwater Service Fee</u>		\$3,448.92	\$0.00
<u>PCH Coml + Ped100 Lights</u>		\$1,184.50	\$0.00
	Sub Total	\$4,633.42	\$0.00
	Total Tax	\$192,933.42	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23353433	10/15/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	23353433	B17.125969	\$192,933.42	10/15/2017



BILL DETAIL

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

Tax Account

Mailing Address:

HSH-SPALDING OWNER GA LLC
3414 PEACHTREE RD NE STE 730
ATLANTA , GA 30326-1166

SITUS:

0 SPALDING DR

Tax District:

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6303 358	Real Property	1/16/2018 12:16:12 PM

Legal Description

PARCEL B SPALDING DR

Tax Values

Description	Market Value	Assessed Value
Land	\$500,000.00	\$200,000.00
Improvement	\$2,550,000.00	\$1,020,000.00
Total	\$3,050,000.00	\$1,220,000.00

Class Codes 316-Nursing Home

Assessments

Operation		Net Tax	Savings
<u>School Taxes</u>		\$24,156.00	\$0.00
<u>STATE OF GEORGIA TAXES</u>		\$0.00	\$0.00
<u>City of Peachtree Corners</u>		\$0.00	\$0.00
<u>County Incorporated with Police</u>		\$16,043.00	\$0.00
	Sub Total	\$40,199.00	\$0.00
Bond		Net Tax	Savings
<u>School Taxes</u>		\$2,501.00	\$0.00
<u>County Incorporated with Police</u>		\$0.00	\$0.00
	Sub Total	\$2,501.00	\$0.00
Special Assessment		Net Tax	Savings
<u>Stormwater Service Fee</u>		\$1,562.10	\$0.00
<u>PCH Coml + Ped100 Lights</u>		\$618.00	\$0.00
	Sub Total	\$2,180.10	\$0.00
	Total Tax	\$44,880.10	\$0.00

Tax Installment Information

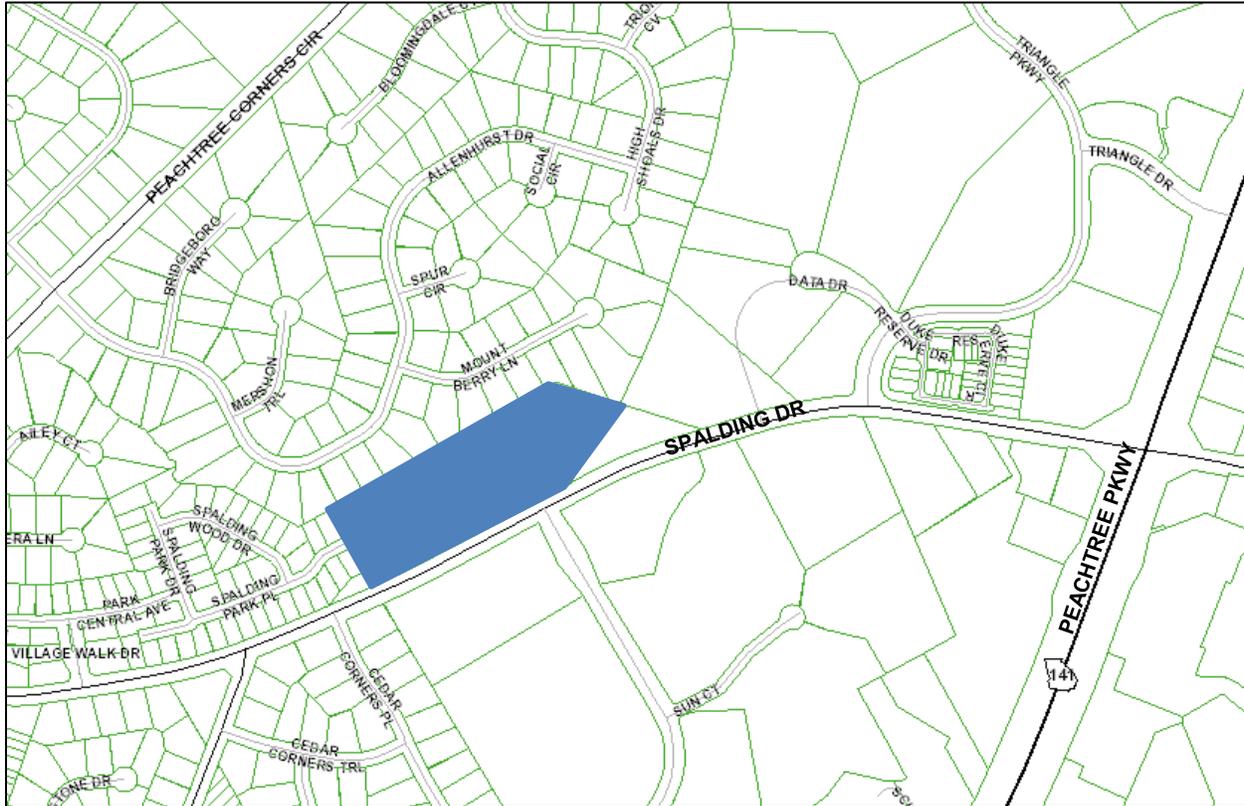
Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23353659	10/15/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	23353659	B17.124197	\$44,880.10	10/15/2017

PROPERTY LOCATION MAP

Village Park at Spalding



CASE NUMBER:	PH2018-001		
HEARING DATES:	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
	Mar. 20, 2018		
PROPERTY ADDRESS:	5701 Spalding Drive		

PH2018-002
Town Center Townhomes

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING ANALYSIS

PLANNING COMMISSION DATE: MARCH 20, 2018

CITY COUNCIL DATE: APRIL 24, 2018

CASE NAME: **TOWN CENTER TOWHOMES
BUILDING ELEVATIONS**

CASE NUMBER: **PH2018-002**

CURRENT ZONING: MUD (MIXED USE DEVELOPMENT)

LOCATION: SOUTHWEST CORNER OF PEACHTREE PARKWAY &
MEDLOCK BRIDGE ROAD

MAP NUMBERS: 6th DISTRICT, LAND LOTS 183 & 195

ACREAGE: 5.026 ACRES

PROPOSED DEVELOPMENT: TOWNHOMES AT TOWN CENTER

APPLICANT: PTC MEDLOCK RESIDENTIAL LLC
48 ATLANTA ST.
MARIETTA, GA 30060

CONTACT: BRYAN MUSOLF
404-895-0913

OWNER: PTC MEDLOCK RESIDENTIAL LLC
48 ATLANTA ST.
MARIETTA, GA 30060

RECOMMENDATION: APPROVE

PROJECT BACKGROUND:

The concept plans for the Town Center were approved July 21, 2015 with the adoption of Ordinance 2015-06-49. This Ordinance identifies specific appearance standards for all the buildings in the Town Center, including the residential buildings. Criteria for building elevations listed in the ordinance address items such as building materials, location of buildings, and landscaping.

DEPARTMENT ANALYSIS

The applicant is seeking approval of the elevations for the proposed townhomes which are at the eastern edge of the Town Center site, between Medlock Bridge Road and the Town Green. A total of 70 townhomes are proposed for the Town Center, with 16 of those units facing the Town Green. Townhome unit widths are 22' and 24', each with three or four stories of living space. All units contain a two-car garage.

Initial conceptual elevations provided to staff were not acceptable for the Town Center project. The proposal lacked sufficient detailing of the buildings, the buildings did not directly address the Town Green, and the architecture was not special or unique for such a high-profile project. Accordingly, staff worked together with the applicant to upgrade the architecture and to maximize the benefit of the townhomes' location adjacent to the active and highly-visible Town Green space.

The submitted elevations now include brick and stone as the primary materials along with accents of varying materials. Rooflines and colors are varied to provide visual interest, as are the architectural style and color of the individual units. The units along the Town Green are of particular interest, and these have been designed with roof decks to further activate the space around the Green. Additionally, those units which front both the Town Green and a public street have been designed with "two fronts" to provide a quality aesthetic appearance along both the public street and the public green space.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that PH2018-002 be approved.



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

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

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>PTC Medlock Residential, LLC</u>	NAME: <u>PTC Medlock Residential, LLC</u>
ADDRESS: <u>48 Atlanta Street</u>	ADDRESS: <u>48 Atlanta Street</u>
CITY: <u>Marietta</u>	CITY: <u>Marietta</u>
STATE: <u>GA</u> ZIP: <u>30060</u>	STATE: <u>GA</u> ZIP: <u>30060</u>
PHONE: <u>404-895-0913</u>	PHONE: <u>404-895-0913</u>
E-MAIL: <u>bryan@inlinecommunities.com</u>	E-MAIL: <u>bryan@inlinecommunities.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): MUD REQUESTED ZONING DISTRICT: N/A

LAND DISTRICT(S): 6 LAND LOT(S): 301 ACREAGE: 5.026

ADDRESS OF PROPERTY: 5100 and 5105 Town Center Blvd, Peachtree Corners, Ga 30092

PROPOSED DEVELOPMENT: Elevation approval for Town Center residential townhomes

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

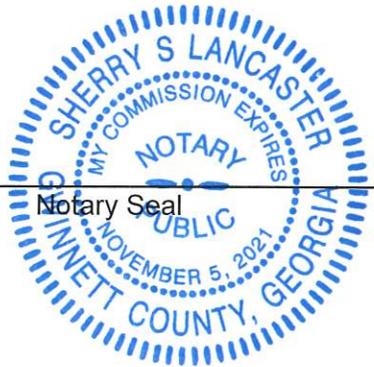
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In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



Signature of Applicant 1/31/2018
Date
Bryan Musolf, Owner (PTC Medlock Residential, LLC)

Type or Print Name and Title



Signature of Notary Public 1-31-18
Date
Notary Seal 

PROPERTY OWNER'S CERTIFICATION

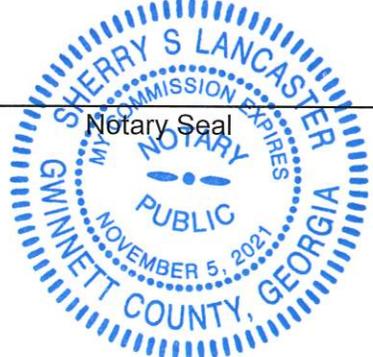
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In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



Signature of Property Owner 1/31/2018
Date
Bryan Musolf, Owner (PTC Medlock Residential, LLC)

Type or Print Name and Title



Signature of Notary Public 1-31-18
Date
Notary Seal 

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)

Bryan Musolf
 Print Name

1. CAMPAIGN CONTRIBUTIONS

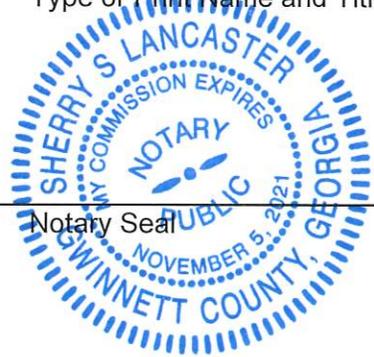
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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.

Bryan Musolf 1/31/2018 Bryan Musolf, Owner
 Signature of Applicant Date Type or Print Name and Title

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

Sherry S Lancaster 1-31-18 _____
 Signature of Notary Date Notary Seal



Letter of Intent

Application for Elevation Approval

Peachtree Corners Town Center

PTC Medlock Residential, LLC respectfully requests approval of the attached elevations to be able to construct the proposed residential townhomes located within the Peachtree Corners Town Center project.

There will be 4 distinct types of townhomes:

Town Green Section

- A) **24' 4 Story, Front entry residences** (4 planned units)- These will face a main thoroughfare that connects Medlock Bridge Road to the Town Center project. These townhomes were specially designed to include a 4th level livable area with a rooftop deck to overlook the Town Green. Detailed architectural elements and design have been incorporated to give the rear elevations a “front facing” appearance when viewed from the Town Green. The materials will be a mixture of brick, stone and cementitious materials for aesthetic design diversification.

- B) **22' 4 Story, Rear Entry residences** (12 planned units)- The front facades of these residences will face the Town Green and will have vehicular access via an alley way located on the rear of the residences. These townhomes were also specially designed to include a 4th level livable area with a rooftop deck to overlook the Town Green. The materials will be a mixture of brick, stone and cementitious materials for aesthetic design diversification.

Interior Section

- C) **24' 3 Story, Rear Entry residences** (24 planned units)- These residences are located in the areas that are not adjacent to the Town Green. For aesthetic purposes, some are located facing the two Town Center parkways, and some are facing interior to other residences. The materials will be a mixture of brick, stone and cementitious materials for aesthetic design diversification.

- D) **22' 3 Story, Rear Entry residences** (30 planned units)- These residences are also located in the areas that are not adjacent to the Town Green. For aesthetic purposes, some are located facing the two Town Center parkways, and some are facing interior to other residences. The materials will be a mixture of brick, stone and cementitious materials for aesthetic design diversification.



Overall Site Plan



Enlarged Park Area



Residential Design by:
 Main Street Designs of Georgia, LLC
 3050 Royal Blvd. South, Suite 135
 Alpharetta, GA 30022
 404.480-3881

Peachtree Corners Town Center

Norcross, Georgia
 March 08, 2018

LENNAR[®]
 Lennar
 1000 Holcomb Woods Parkway, Building 200
 Roswell GA 30076



22' Townhomes - Front Elevation
(Interior Lots)

■ Site Color Code



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881

Peachtree Corners Town Center
Norcross, Georgia
March 08, 2018

LENNAR

Lennar
1000 Holcomb Woods Parkway, Building 200
Roswell GA 30076



22' Townhomes - Front Elevation
(Facing Park)

■ Site Color Code



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881

Peachtree Corners Town Center
Norcross, Georgia
March 08, 2018

LENNAR
Lennar
1000 Holcomb Woods Parkway, Building 200
Roswell GA 30076



22' Townhomes - Front Elevation
(Facing Park)

■ Site Color Code



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Main Street Designs of Georgia, LLC
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Norcross, Georgia
March 08, 2018

LENNAR[®]
Lennar
1000 Holcomb Woods Parkway, Building 200
Roswell GA 30076



22' Townhomes - Typical Rear Elevation

Site Color Code
 (similar)



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 Alpharetta, GA 30022
 404.480-3881

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 Norcross, Georgia
 March 08, 2018

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 Roswell GA 30076



Right Side Elevation



Left Side Elevation

22' Townhomes - Side Elevations
(Adjacent Park)

■ Site Color Code



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Norcross, Georgia
March 08, 2018

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Roswell GA 30076



24' Townhomes - Front Elevation
(Interior Lots)

■ Site Color Code



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Alpharetta, GA 30022
404.480-3881

Peachtree Corners Town Center

Norcross, Georgia
March 08, 2018

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Roswell GA 30076



24' Townhomes - Rear Elevation
(Facing Park)

■ Site Color Code



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Norcross, Georgia
March 08, 2018

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Roswell GA 30076



Right Side Elevation



Left Side Elevation

24' Townhomes - Side Elevations

■ Site Color Code



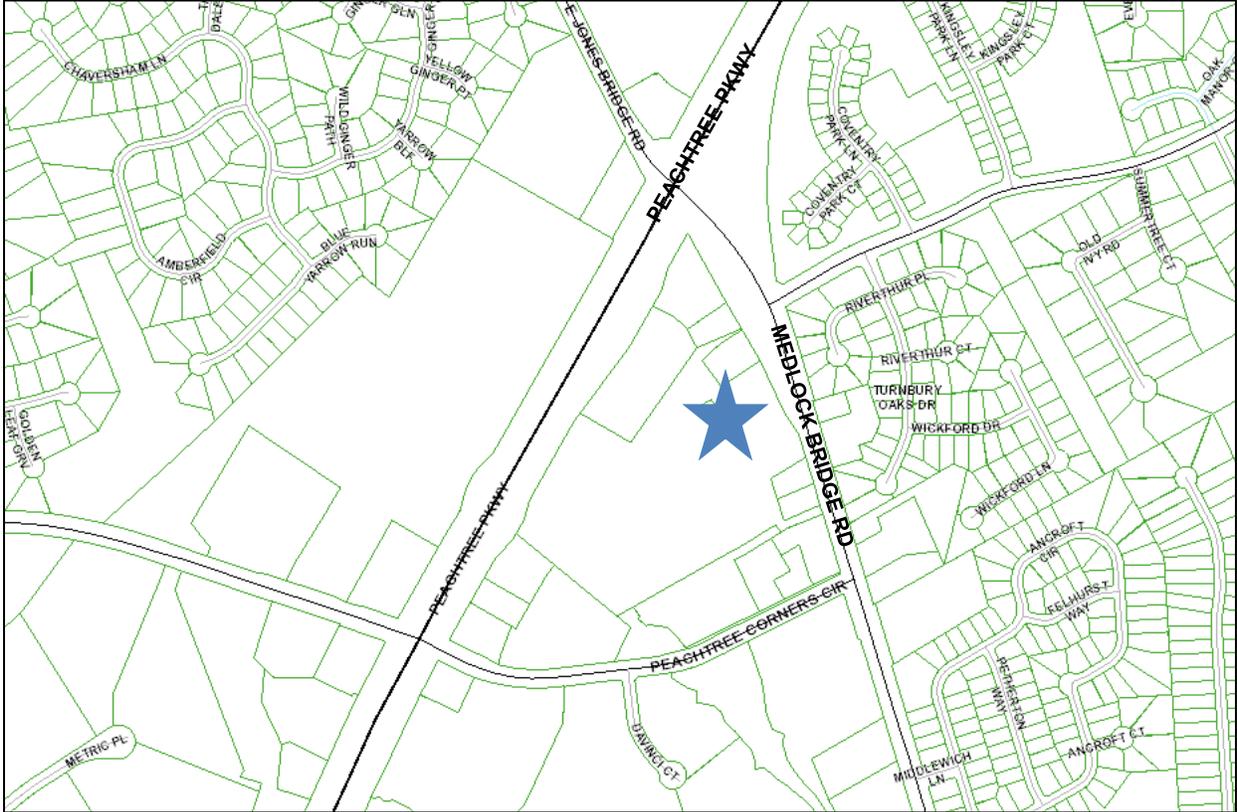
Residential Design by:
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Peachtree Corners Town Center
 Norcross, Georgia
 March 08, 2018

LENNAR[®]
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 1000 Holcomb Woods Parkway, Building 200
 Roswell GA 30076

PROPERTY LOCATION MAP

Town Center Townhomes



CASE NUMBER:	PH2018-002		
HEARING DATES:	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
	Mar. 20, 2018	Mar. 27, 2018	Apr. 24, 2018
PROPERTY ADDRESS:	Southwest Corner of Peachtree Pkwy. & Medlock Bridge Rd.		

PH2018-003
Sign Ordinance Amendment

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, PURSUANT TO PH2018-003, SIGN ORDINANCE MODIFICATION, TO AMEND THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES CHAPTER 54, SIGNS, WITH REGARD TO TEMPORARY SIGNAGE AND SIGNAGE FOR HOME-BASED BUSINESSES; TO AMEND ART. VI, SEC. 607, HOME OCCUPATIONS; ESTABLISH SEVERABILITY; AND TO SET AN EFFECTIVE DATE

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

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

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

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that **The City of Peachtree Corners Code of Ordinances** is hereby amended as follows (words ~~struck through~~ are removed and words underlined are added):

Section 1. That Sec. 54-11, Temporary Signs, shall be amended as follows:

Sec. 54-11. - Temporary signs.

- (a) *Generally.* The following types of signs or advertising devices shall be permitted only by issuance of a temporary sign permit allowing use of this type advertising for a period of 21 consecutive days. ~~A temporary sign permit may not be issued for the same premises at less than three-month intervals.~~ In no case shall the same premises be allowed a temporary sign permit more than four times in a 12-month period.
- (b) *Signs on single-family residential parcels.* All signs erected on single-family residential parcels in the city shall comply with the following provisions:
- (1) The aggregate sign area of all signs on a single-family residential parcel shall not exceed 16 square feet consisting of either one sign that is 16 square feet in area or up to four signs, the aggregate of which may not exceed 16 square feet; ~~provided that during the period of time commencing with opening of qualifying for elections and concluding with the final determination of all contests and issues resolved by that election, an unlimited number of standard informational signs may be erected on residential parcels.~~
 - (2) No sign shall be erected to a height greater than ~~four~~ three feet.
 - (3) ~~Freestanding signs are allowed subject to the limitation of one per parcel.~~
 - (4) Parcels may contain standard informational signs, subject to the aggregate sign area allowance, without a permit or fee, placed so that they are located entirely on private property.

(5) In addition to any other signs authorized by this section, if such property is located at the entrance to any residential subdivision, then such property may contain no more than one permanent sign per entrance. Such signs may be lighted by single-flood, indirect lighting only, which may not be directed onto the street or vehicular traffic.

(6) All signs erected shall be supported by independent means by use of a wooden stake or metal frame inserted directly into the ground.

(7) Window signs are not allowed, ~~subject to the limitation of one per single-family residential parcel, covering no more than 50 percent of the window. Window signs shall be included in the aggregate sign area for any property designed for residential use.~~

(8) No sign erected on a single-family residential parcel may be illuminated except as allowed under subsection (b)(5) of this section.

Section 2. That Sec. 54-13, Exempt Signs, shall be amended as follows:

Sec. 54-13. - Signs exempt from specified provisions of this chapter.

The following types of signs are exempt from the requirements of this chapter unless otherwise expressly prohibited under section 54-9. However, all of these signs shall abide by the height and setback requirements as specified in section 54-16 (sign table).

- (1) Non-illuminated temporary freestanding signs (excluding banners which are regulated in accordance with section 54-11). For each residential or nonresidential lot, the quantity of these signs shall be limited to either one sign that is 16 square feet in area or up to four signs, the aggregate of which may not exceed 16 square feet. In addition, each sign shall not be greater than three feet above ground level. These signs shall not be located within the public street right-of-way and shall be no closer than ten feet to the back of curb of a public roadway.

Section 3. That Art. VI, Sec. 607, Requirements for Customary Home Occupations, shall be amended as follows:

Sec. 607. - Requirements for Customary Home Occupations.

4. There shall be no exterior evidence of the conduct of a home occupation except that a sign not exceeding two square feet in size and made of durable material may be placed on the exterior wall of the home as close as practical to the front door.

STATE OF GEORGIA
COUNTY OF GWINNETT
CITY OF PEACHTREE CORNERS

ORDINANCE 20 -__ -__

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

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

DRAFT

VOTE: YNA Sadd / YNA Christ / YNA Wright / YNA Mason / YNA Aulbach / YNA Christopher / YNA Gratwick