



## PLANNING COMMISSION AGENDA

APRIL 17, 2018  
7:00 PM  
CITY HALL

- A. Roll Call
- B. Approval of March 20, 2018 Minutes
- C. Old Business: (None)
- D. New Business:
  - 1. **SUP2018-003 & V2018-003. East Jones Bridge LLC.** Request to approve a special use permit to accommodate a retirement community and associated variance at 4411 and 4583 East Jones Bridge Rd. (former FiServ property), Dist. 6, Land Lots 331, 348, and 349, Peachtree Corners, GA.
- E. City Business Items: (None)
- F. Comments by Staff and Planning Commissioners.
- G. Adjournment.



**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**March 20, 2018**  
**7:00 PM**

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, March 20, 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  
Alan Kaplan, Post A  
Mark Middleton, Post B  
Mark Willis, Post C  
Italia Metts, Post E

Staff: Diana Wheeler, Community Development Director  
Latosha Mitchell, Acting Deputy City Clerk  
Jeff Conkle, Planning and Zoning Administrator

**MINUTES:**

**MOTION TO APPROVE MINUTES FROM THE FEBRUARY 13, 2018  
PLANNING COMMISSION MEETING.**

**By: Mark Willis**

**Seconded: Alan Kaplan**

**Vote: 4-0-1 (Willis, Kaplan, Middleton, Metts) (Houser abstained)**

**Action: Minutes Approved**

**OLD BUSINESS:**

None

**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 Berkley Lake Rd., Dist.6, Land lot 258, Peachtree Corners, GA.

Ms. Diana Wheeler, Community Development Director, presented the request. Ms. Wheeler stated that the property has been used for many years as a location for auto related activity. Ms. Wheeler stated that the application is very much consistent with the surrounding area and the comprehensive plan. Ms. Wheeler stated that the property has not been kept in good condition and the appearance of the property has raised some concerns and needs to be addressed. Ms. Wheeler stated that some years ago the Department of Transportation took some of the right of way from the property, which has caused somewhat of a hardship in relation to the variance request for the minimum acreage for this use.

Ms. Wheeler stated that after review of the applicant's proposal and other relevant information, it is recommended that SUP2018-002/V2018-002 be approved subject to twelve conditions.

The applicant was represented by Mr. Briggs Allen, Briggs Allen Real Estate Company. Mr. Allen gave a brief presentation and responded to the recommended conditions. Mr. Allen stated that they have located a new owner for the property who is present at tonight's meeting. The new owner plans to make substantial enhancements to the property to make it ready for first class auto sales. Mr. Allen stated that the property is no longer a rental property and new owner is more than happy to make landscape enhancements.

Chairman Houser opened the floor for public comments. Chairman Houser closed the floor for public comments, no one spoke in favor nor opposition.

The Commission moved forward with making a positive motion, with regards to SUP2018-002&V2018-002 with recommended conditions. A hardship was created due to the acquisitions of the right away, which reduced the size of the property slightly below the minimum. The Commission stated that having parking will be an improvement.

Chairman Houser recommended the applicant attend the City Council Meeting in April for the final decision.

**MOTION TO APPROVE SUP2018-002&V2018-002 US EXPRESS AUTO SALES.**

**By: Mark Middleton**

**Seconded: Mark Willis**

**Vote: 5-0 (Middleton, Willis, House, Kaplan, Metts)**

**Action: Recommended Approval with 12 Staff 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.*

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.

Mr. Jeff Conkle, Planning and Zoning Administrator, presented the request. Mr. Conkle stated that the project is a proposed expansion of the facility, which was formerly known as Noble Village. The property was rezoned in 2009 by Gwinnett County and rezoned to Office/Institution District with a special use permit to allow the senior living facility. The conditions of the approval included that site plan or any changes to the site plan to be approved by the Planning Commission. Mr. Conkle presented five proposed units located on the site plan. Mr. Conkle stated that none of the site changes will impact the 40ft setback or the 50ft buffer that exist today.

Mr. Jeff Conkle, Planning and Zoning Administrator, recommended staff approval with six conditions.

The applicant was represented by Ms. Jennifer Owens, Construction Contractor for the Village Park Senior Living Facility. Ms. Owens presented building plans to the Planning Commission. Ms. Owens presented a clear view of the proposed expansion to the project.

Chairman Houser opened the floor for public comments. Chairman Houser closed the floor for public comments, no one spoke in favor nor opposition.

Chairman Houser stated that he would have liked to have heard suggestions and or comments from the public or surrounding business owners. Ms. Diana Wheeler, Community Development Director, advised the Planning Commission that notifications were sent out to the surrounding property owners, but no responses were received.

**MOTION TO APPROVE PH2018-001 VILLAGE PARK AT SPALDING.**

**By: Mark Middleton**

**Seconded: Mark Willis**

**Vote: (4-1) (Middleton, Willis, Kaplan, Metts) (Houser opposed)**

**Action: Recommended Approval with Staff 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.*
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.

*(Due to conflict of interest Commissioner Kaplan recused himself from this item.)*

Ms. Diana Wheeler, Community Development Director, presented the request. Ms. Wheeler stated that the applicant is seeking approval of the elevations for the proposed townhomes, which are at the eastern edge of the Town Center site. There are a total of 70 townhome units with widths of 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 initial 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 revised elevations 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.

Ms. Diana Wheeler, Community Development Director, stated that after reviewing the revised elevations, the requirements have been met; and therefore, recommends moving forward for an approval of the units in PH2018-002.

The applicant was represented by Mr. Carter Richardson, on behalf of Lennar. Mr. Richardson provided a presentation of the townhomes. Mr. Richardson stated that the prices of the townhomes would range between \$400,000 and \$500,000. Ms. Georgia Ericson of Main Street Designs, the architect for this project, was also in attendance and answered questions from the members of the Planning Commission. Ms. Ericson elaborated on the design and building materials used in the design of the townhomes.

Chairman Houser opened the floor for public comments. Chairman Houser closed the floor for public comments, no one spoke in favor nor opposition.

**MOTION TO APPROVE PH2018-002 TOWN CENTER TOWNHOMES.**

**By: Mark Willis**

**Seconded: Chairman Houser**

**Vote: (4-0) (Willis, Houser, Middleton, Metts)** *(Kaplan recused himself prior to this item being heard due to a conflict of interest)*

**Action: Recommended Approval**

**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.

Ms. Diana Wheeler, Community Development Director, stated PH2018-003 Sign Ordinance is a housekeeping item. Ms. Wheeler stated that the city works with the code daily and finds certain areas have become problematic for customers, the community, and business owners. Ms. Wheeler stated the city looks for ways to make things simple by accommodating the community needs. The City of Peachtree Corners inherited the Gwinnett County Code, which is broad since it was intended for the entire county. Areas of the code have been identified for amendment to make things easier for the community.

Currently businesses can have a temporary banner four times a year (with a banner permit) at three-month intervals. Ms. Wheeler suggested removing the requirement for the three-month interval from the code. In addition, Peachtree Corners has a section in the code that talks about signs on single-family parcels. Ms. Wheeler stated that in Peachtree Corners, residential parcels are allowed up to one sign that is 16sqft, or four smaller signs up to 4sqft in size, which will total up to 16sqft (exempt from permitting). Ms. Wheeler recommended the removal of the provision for unlimited signage during elections.

Ms. Wheeler stated there is a conflict with home occupation signage and recommended creating an exception for home occupation so they can have a sign not exceeding 2sqft in size, made with durable material and placed next to the front door. This exception will allow home occupations to promote their business, without placing signage in front of the property.

Ms. Wheeler stated that the changes will make Peachtree Corners' code more internally consistent and she recommended approval of these changes.

Chairman Houser opened the floor for public comments. Chairman Houser closed the floor for public comments, no one spoke in favor nor opposition.

**MOTION TO APPROVE PH2018-003.**

**By: Mark Willis**

**Seconded: Chairman Houser**

**Vote: 5-0 (Willis, Houser, Kaplan, Middleton, Metts)**

**Action: Motion Passed**

**COMMENTS BY STAFF AND PLANNING COMMISSION:**

Diana Wheeler, Community Development Director, informed the Commission that there is a possibility of no meeting for the month of April.

The Planning Commission meeting concluded at 7:48 PM.

Approved,

Attest:

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Matt Houser  
Chairman

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Jeff Conkle  
Planning and Zoning Administrator

**SUP2018-003/V2018-003**  
**East Jones Bridge, LLC**

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**SPECIAL USE PERMIT ANALYSIS**

PLANNING COMMISSION DATE: APRIL 17, 2018

CITY COUNCIL DATE: MAY 22, 2018

CASE NAME: **East Jones Bridge, LLC (formerly FiServ)**

CASE NUMBER: **SUP2018-003/V2018-003**

CURRENT ZONING: O-I

LOCATION: 4411 & 4583 EAST JONES BRIDGE ROAD

MAP NUMBERS: 6<sup>th</sup> DISTRICT, LAND LOTS 331, 348, 349

ACREAGE: 83.49 ACRES

PROPOSED DEVELOPMENT: APPROVE SPECIAL USE PERMIT TO ALLOW A RETIREMENT COMMUNITY

FUTURE DEVELOPMENT MAP: CHATTAHOOCHEE RIVER AREA

APPLICANT: SHAUN ADAMS  
ANDERSEN, TATE, & CARR, PC  
1960 SATELLITE BLVD., STE. 4000  
DULUTH, GA 30097

CONTACT: SHAUN ADAMS  
770-822-0900

OWNER: EAST JONES BRIDGE, LLC  
1960 SATELLITE BLVD., STE. 4000  
DULUTH, GA 30097

**RECOMMENDATION: APPROVE WITH CONDITIONS**

**SUMMARY:**

The applicant is seeking approval of a special use permit to allow for development of a retirement community in a combination of new and existing buildings at the property formerly home to FiServ offices. The property is located on the east side of East Jones Bridge Road approximately one-mile northwest of Peachtree Parkway. The property adjoins R-100 residential properties to the east, west, and south. The Chattahoochee River is the property's northern boundary.

The existing O-I zoning permits a retirement community with an approved special use permit. The O-I district has a maximum building height of 3 stories, not to exceed 35 feet. The applicant is requesting to construct buildings of up to 7 stories in height, thus requiring the variance that is part of this request.

The applicant is proposing a maximum of 916 residential units of varying types through reuse of some existing buildings and new construction of others. The primary one-way entrance and exit roadways are proposed to be maintained in their current configuration and some new, internal roadways are proposed to be added. New recreational walking trails are also proposed to be added to the property along with 3 small parks.

**ZONING HISTORY:**

The property was rezoned to O-I from R-100 by Gwinnett County in 1972 (Case RZ1972-111) and had been used as office space since the construction of the first buildings in 1975 until the buildings became vacant two years ago.

**ZONING STANDARDS:**

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

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

*Applicant's Response: Yes. The proposed retirement community is consistent with the residential and nearby commercial uses in the area. There will be little to no impact on adjacent and nearby residential property uses.*

*Staff's Comment: Given the existing single-family residential uses nearby, the proposal is generally in character with the surrounding area. While there are several types of units other than single-family detached being proposed, the residential nature of a retirement community is much more in line with the surrounding neighborhoods than any other permitted O-I use.*

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

*Applicant's Response: No. The proposed use of a retirement community would be completely contained within the existing property with appropriate buffers and will enhance the area without adversely affecting adjacent and nearby properties. There would be little to no impact on adjacent and nearby properties and the use would not adversely affect these properties.*

*Staff's Comment: As noted previously, the retirement community includes several types of housing beyond single-family detached like the surrounding neighborhood. However, the existing O-I zoning on the property would allow for commercial and other non-residential uses, such as a large office complex.*

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: The property which is the subject of these applications does have reasonable economic use as currently zoned and the applicant's requested uses will allow for a more suitable and appropriate development of the property.*

*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 proposed special use permit will have no impact on schools and will not cause excessive use of existing streets, transportation facilities, utilities, or water and sewer infrastructure.*

*Staff's Comment: The proposal's traffic study shows that traffic counts will be less with a retirement community than if the existing office space was to be reused for new office tenants. Given that the site is already developed and the driveway connections to East Jones Bridge Road are not changing, impacts on infrastructure should remain unchanged. Additionally, the age-restricted nature of the proposed retirement community means there will be minimal impact on schools.*

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

*Applicant's Response: Yes, the proposed special use permit will provide a more suitable use within the current zoning for the surrounding area, while fulfilling a need stated in the 2033 Comp Plan relating to housing opportunities for empty nesters and senior adults that promotes a live, walk and play lifestyle.*

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

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

*Applicant's Response: Yes. The proposed use is entirely appropriate in light of emerging needs for the citizens of Peachtree Corners and land uses in the surrounding area. The requested special use permit is necessary to enable the applicant to operate at this location.*

*Staff's Comment: The zoning ordinance permits retirement communities in the O-I district with a special use permit, and this use is one of the most compatible of those permitted in the existing zoning district. The Comprehensive Plan has also identified the need for housing options beyond detached single-family residences for older citizens of Peachtree Corners.*

#### COMPREHENSIVE PLAN:

The 2033 City of Peachtree Corners Character Area Map indicates that the property is located within the Suburban Neighborhood Character Area. Policies for this area encourage the fostering of housing options for Peachtree Corners families while maintaining the natural feel of the area. Institutional uses are appropriate for this area if located on primary streets and large-scale new development is encouraged to provide generous open space and amenities such as trails and greenways.

#### DEPARTMENT ANALYSIS:

The proposal for a retirement community is consistent with O-I zoning and is a use that can blend well into the existing single-family neighborhoods nearby. Given the residential character of the proposal, it is unlikely to be a detriment to surrounding properties, especially with the wooded buffers and reduction of traffic to the site as compared to other O-I uses.

The variance request is to increase the maximum building height from 3 stories and 35 feet to 7 stories. This would accommodate taller buildings, but it would also offer the ability to provide parking under the residential structures, thus preserving as much green space as possible.

#### ATLANTA REGIONAL COMMISSION & GEORGIA REGIONAL TRANSPORTATION AUTHORITY ANALYSIS:

This project was subject to review by the Atlanta Regional Commission (ARC) and Georgia Regional Transportation Authority (GRTA) as a "Development of Regional Impact" because of the number of living units being proposed. These reviews and recommendations were completed prior to the Planning Commission hearing.

The GRTA review was an expedited review, meaning the project did not reach GRTA thresholds for extensive study based on expected traffic flow. The GRTA review resulted in a finding of "approval without conditions" on March 26, 2018. As noted above, staff analysis concurred that the traffic flow projected is less than that of the prior office uses and had no issues with the GRTA recommendation. The GRTA report is attached as Exhibit A.

The ARC review found that aspects of the applicant's proposed plan are in alignment with regional policy. The ARC had no objections to the overall proposal and recommended that the project incorporate other aspects of regional policy such as green buildings and low-impact design (for example: rain gardens and bio-swales). The ARC report is attached as Exhibit B.

**RECOMMENDATION:**

After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-003/V2018-003 be approved subject to the following conditions:

1. The special use permit approval shall be limited to the properties currently zoned O-I.
2. The use of the property shall be limited to a retirement / senior oriented development for occupancy by persons 55 years of age and older that includes the following:
  - a. A mix of housing types to accommodate progressive levels of care including independent living, assisted living, memory care, and 24-hour nursing care.
  - b. On-site health care services.
  - c. Age appropriate amenities including dining service, housekeeping, concierge, grooming services, spa, recreational facilities, walking trails, community garden, park, and picnic areas.
3. The property shall be developed in general conformance with the DRI Site Plan #2783 prepared by AEC dated 3-15-2018.
4. Property development shall not exceed 916 residential units.
5. The type and number of living units shall be permitted according to the following maximums:
  - a. Detached cottage homes: 53 units
  - b. Duplex cottage homes: 22 units
  - c. Townhomes: 65 units
  - d. Townhome lofts: 6 units
  - e. Stacked flats: 400 units
  - f. Reuse of the Simmons building: 40 units
  - g. Independent living: 200 units
  - h. Assisted living and memory care: 130 units
6. Brick and stone shall be the primary facing material for all elevations of residential buildings.
7. To preserve as much of the natural site landscape as possible, the current configuration and location of Roads 'A' and 'B' shall be maintained. Minor modifications such as the development of a traffic circle where the roads converge shall be permitted.
8. Building heights of up to 85 ft. shall be permitted for the buildings shown on DRI Site Plan #2783 located west of Road 'A' (between the Chattahoochee River and Road 'A').

9. Interior Stacked Flats, Independent Living, and Townhome Loft buildings located east of Road 'A' shall not exceed 3 stories or 45 ft. in height.
10. The existing buffer along the property's northern boundary located between Road 'A' and the adjacent Riverfield subdivision shall be preserved and remain undisturbed except as follows:
  - a. A walking trail as depicted on the site plan shall be constructed of mulch, rubberized mulch, or other natural pervious surface.
  - b. Two continuous staggered rows of Leyland Cypress, Cryptomeria or similar evergreen trees shall be planted within 15 ft. of the existing Riverfield wooden fence starting at the northeast corner of the subject property and extending 1,100 ft. The evergreen trees shall be a minimum of 8- ft. height at installation and spaced 15 ft. on-center.
  - c. Any tree with a trunk of less than 1.5" in diameter may be removed.
11. Evergreen screening shall be provided along the exit road (Road 'B') between the beginning of the clearing and the sewer manhole to provide privacy for the back yards of the adjacent single-family homes on Sunburst Drive. The evergreen screening shall consist of two staggered rows of Leyland Cypress, Cryptomeria, or comparable trees with a minimum of 8 ft. height at installation and spaced 15 ft. on-center.
12. The existing wood fence along the northern property line abutting the Riverfield subdivision shall be replaced with a 6 ft. decorative wood privacy fence. The fence design shall be approved by Staff and installed prior to the issuance of the first building permit.
13. The installation of the evergreen screening required in conditions #10 and #11 shall be completed prior to the issuance of the first building permit.
14. A 3-year maintenance bond shall be provided on the evergreen screening trees.
15. A tree survey shall be provided which shows the location of all specimen trees located 100ft. and more from the Chattahoochee River. Where possible, building footprints shall be adjusted to accommodate specimen trees.
16. The developer shall comply with City Public Works roadway improvement requirements including, but not limited to, the following:
  - a. provide a deceleration lane at Road 'A' and East Jones Bridge Road.
  - b. Modify configuration of driveway aprons at roadway to better direct one-way ingress and egress.
  - c. Install 'Exit Only' sign at Road 'B'
  - d. Accommodate vehicle turn-around prior to security gate.
17. As required by the Atlanta Regional Commission via the Development of Regional Impact (DRI) review:
  - a. The project shall incorporate rain gardens, bio-swales, and other low-impact storm water facilities wherever possible.

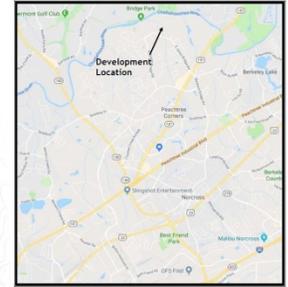
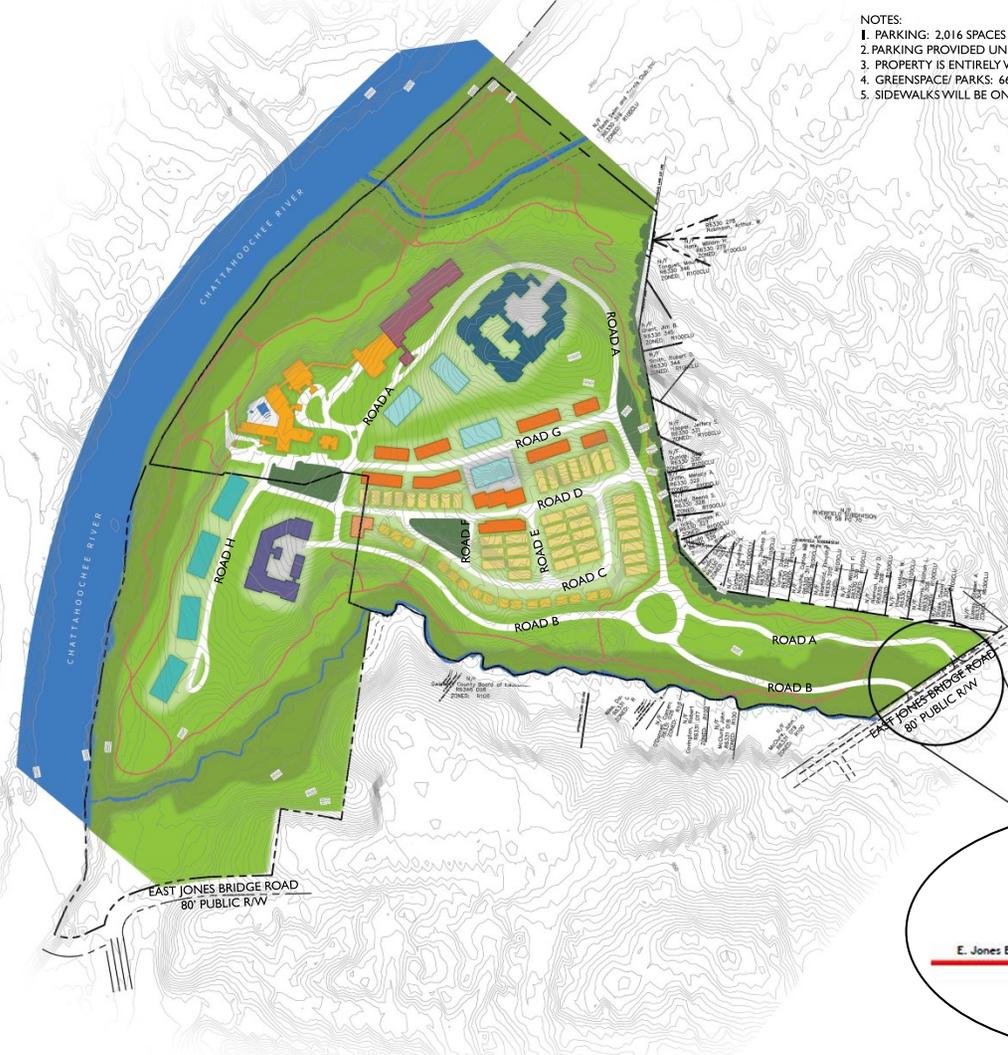
LEGEND / BUILDING INFORMATION

Cottage Homes - Detached	2-3 Story	53
Duplex Cottage Homes	2-3 Story	22
Townhomes	2-3 Story	65
Townhome Loft	3 Story	6
<b>STACK FLATS - INTERIOR</b>		
Building 1	65,250 SF	40
Building 2	65,250 SF	40
Building 3	65,250 SF	40
Building 4	65,250 SF	40
<b>STACK FLATS - RIVERVIEW</b>		
Building 1	80,050 SF	60
Building 2	80,050 SF	60
Building 3	80,050 SF	60
Building 4	80,050 SF	60
Simmons Building Up to 7 Stories Over Parking	45,030 SF	40
Independent Living 4 Stories Over Parking	207,461 SF	200
Assisted Living / Memory Care 4 Stories Over Parking	129,360 SF	130
Community Amenity Complex Up to 7 Stories Over Parking	85,220 SF	
Parks		
Trails		
<b>TOTAL</b>		<b>916</b>
Total Units Per Acre		7.965

# EAST JONES BRIDGE ROAD - DRI #2783

LL 330, 331, 348, 349, 6th DISTRICT, GWINNETT COUNTY, GA  
 TOTAL SITE AC: 115.073  
 SUP APPLICATION AC: 83.49

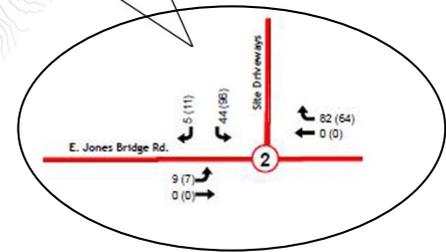
- NOTES:
1. PARKING: 2,016 SPACES REQUIRED/ 2,016 SPACES PROVIDED
  2. PARKING PROVIDED UNDER BUILDINGS WITH A DECK.
  3. PROPERTY IS ENTIRELY WITHIN THE CITY LIMITS OF PEACHTREE CORNERS.
  4. GREENSPACE/ PARKS: 66%
  5. SIDEWALKS WILL BE ON ALL INTERNAL ROADS.



LOCATION MAP



ZONING MAP



**AEC**  
 CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE  
 50 Waters Spring Circle  
 Roswell, Georgia 30075  
 (770) 441-1942 www.aecad.com

TRAFFIC ENGINEER:  
**MICHAEL BAKER INTERNATIONAL**  
 BILL KILGARY, TRAFFIC SERVICES MANAGER  
 420 TECHNOLOGY PARKWAY  
 SUITE 100  
 NORCROSS, GA 30092  
 678-966-6612  
 404-931-6478  
 bill.kilgary@mbakerintl.com

CLIENT CONTRACT INFORMATION:  
**EAST JONES BRIDGE, LLC**  
 DR. ANDERSON TATE & CARL, P.C.  
 SHALIN ADAMS  
 1963 SATELLITE BLVD  
 SUITE 4000  
 NORCROSS, GA 30092  
 770-822-9995  
 sarams@atstefirm.com

NORTH  
 0 200 400

DRI  
 SITE PLAN

**CHATTAHOOCHEE TRACT**  
 PEACHTREE CORNERS, GEORGIA

PROJECT INFORMATION  
 PROJECT NO: 18-4143  
 DATE: 3-15-18  
 SCALE: 1" = 200'  
 FILE NAME: 18-4143-P02.dwg  
 DESIGN/DRAWN: SLR, SCH

10/11/2018 10:00:00 AM C:\Users\slr\Documents\18-4143-P02.dwg



Single-family homes adjacent to the entrance roadway



Entrance road



Simmons Building to be repurposed



Newer building to be demolished

**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>East Jones Bridge, LLC</u> <small>c/o Andersen, Tate &amp; Carr, P.C.</small>	NAME: <u>Various Owners</u>
ADDRESS: <u>1960 Satellite Blvd., Ste 4000</u>	ADDRESS: <u>See Exhibit "A"</u>
CITY: <u>Duluth</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: _____
PHONE: <u>770-822-0900</u>	PHONE: _____
E-MAIL: <u>sadams@atclawfirm.com</u>	E-MAIL: _____
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
CONTACT PERSON: <u>Andersen Tate &amp; Carr, P.C. - Shaun Adams</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>sadams@atclawfirm.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT       PROPERTY OWNER       CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): O-I REQUESTED ZONING DISTRICT: SUP

LAND DISTRICT(S): 6th LAND LOT(S): 330, 331, 348, 349 ACREAGE: 83.49

ADDRESS OF PROPERTY: 4411 East Jones Bridge Rd. and 4583 East Jones Bridge Rd.

PROPOSED DEVELOPMENT: Retirement Community

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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:

**RESIDENTIAL DEVELOPMENT**

**NON-RESIDENTIAL DEVELOPMENT**

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

No. of Buildings/Lots: \_\_\_\_\_

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

Total Bldg. Sq. Ft.: \_\_\_\_\_

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

**FEE SCHEDULE**

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

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

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-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).

# ANDERSEN | TATE | CARR

**Shaun R. Adams**  
Email: [sadams@atclawfirm.com](mailto:sadams@atclawfirm.com)

Telephone: 770.822.0900  
Direct Dial: 678.518.6855  
Direct Fax: 770.236.9702

January 5, 2018

## **VIA HAND DELIVERY**

City of Peachtree Corners  
Attn: Diana Wheeler, Community Development Director  
310 Technology Parkway NW  
Peachtree Corners, Ga 30092

RE: Special Use Permit Application and Letter of Intent for Applicant, East Jones Bridge, LLC, and Property Located at 4411 & 4583 East Jones Bridge, Peachtree Corners, Ga 30097 (O-I Zoning District)

Dear Director and Staff:

The Applicant, East Jones Bridge, LLC (hereinafter "Applicant"), submits this request for a Special Use Permit for a retirement/senior oriented community located on an approximately 115 acre tract of land (hereinafter "Property"), located at 4411 & 4583 East Jones Bridge Road, Peachtree Corners, Ga 30092 (the "Subject Property"), located on the north side of East Jones Bridge Road, between Riverfield Drive and Sunburst Drive. The Special Use Permit application includes the following three (3) parcels, totaling 83.49 acres, that are currently zoned O-I: R6331-006, R6349-001, R6348-001. The Applicant is *not* seeking a rezoning of these properties.

We are respectfully requesting a Special Use Permit under the current O-I zoning classification to allow for the development of a retirement/senior oriented community intended for occupancy by persons 55 years of age and older that allows residents to age in one community, with on-site access to healthcare services and a transition to greater levels of care over time. The development will include a mixture of housing types from empty-nester focused single-family detached, villa-style attached, townhome and/or stack-flat residential units and facilities which provide distinct levels of care including, but not limited to, independent living, assisted living, memory care, and 24-hour nursing care.

The Subject Property currently contains over 250,000 square feet of space between multiple buildings and an additional 100,000 square feet of space approved for development. The Applicant will be requesting a height variance within its Special Use Permit application to allow for up to seven (7) stories for the stack-flat residential units, with parking underneath, located in areas where the additional height would not exceed the tree canopy. This increase in height would allow the Applicant to reach the necessary density while preserving as much of the natural landscape as possible.

The proposed Special Use Permit for a retirement/senior oriented community provides for a residential use within the current O-I zoning which is consistent with the Chattahoochee River Corridor Character Area. The Property is located in medium density residential area convenient to

commercial uses. The Property has access to a public water supply, public sanitary sewer, and convenient access to connector streets, major thoroughfares, and highways.

The Subject Property is an appropriate location for the proposed use, and would have little to no impact on the surrounding properties. The proposed use of retirement/senior oriented community would have no impact on the nearby schools. The Subject Property provides for a more suitable use within the current O-I zoning for the surrounding area and is consistent with the stated needs of the 2033 Comprehensive Plan which include opportunities for empty-nester and senior oriented residential housing and live/walk/play communities.

The Applicant welcomes the opportunity to meet with the staff of the City of Peachtree Corners Department of Planning & Development to answer any questions or to address any concerns relating to this letter or the Special Use Permit Application. The Applicant respectfully requests your approval of the Application.

Respectfully Submitted,

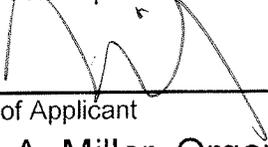
**ANDERSEN, TATE & CARR, P.C.**

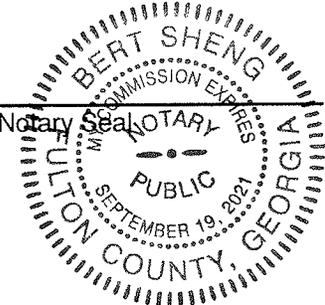
A handwritten signature in black ink, appearing to read 'S. Adams', with a long horizontal line extending to the right.

Shaun R. Adams

**APPLICANT'S CERTIFICATION**

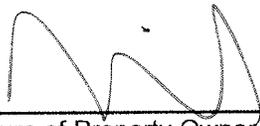
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In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

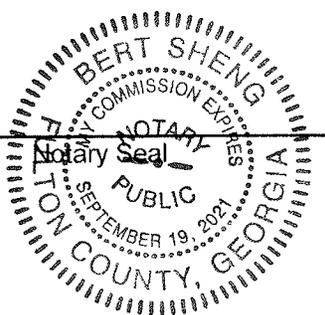
  
\_\_\_\_\_  
Signature of Applicant  
Date 1/4/18  
**Robert A. Miller, Organizer of East Jones Bridge, LLC**  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public  
Date 1/4/18  
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  
Date 1/4/18  
**Robert A. Miller, Organizer of East Jones Bridge, LLC**  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public  
Date 1/4/18  
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?  
See Exhibit "B"
  
- 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?  
See Exhibit "B"
  
- 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?  
See Exhibit "B"
  
- 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?  
See Exhibit "B"
  
- 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?  
See Exhibit "B"
  
- 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?  
See Exhibit "B"

**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?

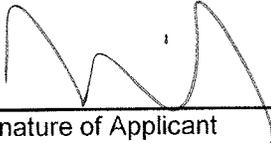
CHECK ONE:       YES       NO  
 (If **yes**, please complete the "Campaign Contributions" section below)

Robert A. Miller  
 Print Name

1. CAMPAIGN CONTRIBUTIONS

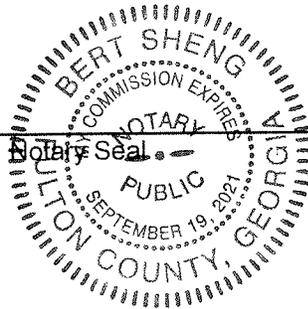
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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.

      1/4/18      Robert A. Miller, Organizer of East Jones Bridge, LLC  
 Signature of Applicant      Date      Type or Print Name and Title

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

      1/4/18      Notary Seal  
 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:                        R                     -   6349                     -   001                      
(Map Reference Number)                      District                      Land Lot                      Parcel



Signature of Applicant

Date

**Robert A. Miller, Organizer of East Jones Bridge, LLC**

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)

                    Ingrid Espinal                      
NAME

                    TSA#                      
TITLE

                    01/05/2018                      
DATE









**Exhibit "A"**

**Property Owners**

**Subject Property: 4411 East Jones Bridge Rd. Peachtree Corners, GA 30092**

**Parcel No.: R6331 006, R6340 001, R6349 003 and R6331 406**

East Jones Bridge, LLC

Robert Miller

c/o Andersen, Tate & Carr

1960 Satellite Blvd., Suite 4000

Duluth, GA 30097

770-822-0900

**Subject Property: 4583 East Jones Bridge Rd. Peachtree Corners, GA 30092**

**Parcel No.: R6348 001 and R6348 093**

Checkfree Corporation

2900 Westside Parkway

Alpharetta, GA 30004

678-546-6798

**EXHIBIT B - APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- 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. The proposed retirement community is consistent with the residential and nearby commercial uses in the area. There will be little to no impact on adjacent and nearby residential property uses.

- B) WILL THIS PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY?

No. The proposed use of a retirement community would be completely contained within the existing property with appropriate buffers and will enhance the area without adversely affecting adjacent and nearby properties. There would be little to no impact on adjacent and nearby properties and the use would not adversely affect these 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?

The property which is the subject of these applications does have reasonable economic use as currently zoned and the Applicant's requested uses will allow for a more suitable and appropriate development of the property.

- 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?

The proposed special use permit will have no impact on schools and will not cause excessive use of existing streets, transportation facilities, utilities or water and sewer infrastructure.

E) WHETHER 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 proposed special use permit will provide a more suitable use within the current zoning for the surrounding area, while fulfilling a need stated in the 2033 Comp Plan relating to housing opportunities for empty nesters and senior adults that promotes a live, walk and play lifestyle.

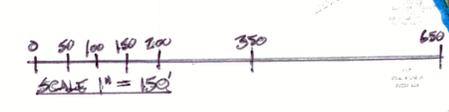
F) ARE THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS?

Yes. The proposed use is entirely appropriate in light of emerging needs for the citizens of Peachtree Corners and land uses in the surrounding area. The requested special use permit is necessary to enable the Applicant to operate at this location.

CHATTAHOOCHEE RIVER

**POST, DUCKLEY, SCHUCKLEY & JERNIGAN, INC.**  
 1575 NORTHSIDE DRIVE  
 SUITE 350  
 ATLANTA, GEORGIA 30318  
 (404) 351-5500

CLIENT  
**REGIONS BANK, AN ALABAMA BANKING CORPORATION**  
 CARLYE W. ORCRUSS, LLC  
 CHECKFREE CORPORATION  
 CHICAGO TITLE INSURANCE COMPANY



4411 East Jones Bridge  
 Retirement Community Concept Plan

Color	Type	Height (from grade)	# Units
Light Green	Cottage Homes - Detached	2-3 story	53
Light Green	Duplex Cottage Homes	2-3 story	22
Light Green	Townhomes	2-3 story	65
Light Green	Townhome Loft	3 story	6
Light Green	Stack Flats - Interior	5 stories over parking	
Light Blue	Building 1		40
Light Blue	Building 2		40
Light Blue	Building 3		40
Light Blue	Building 4		40
Light Blue	Stack Flats - Riverview	6 stories over parking	
Light Blue	Building 1		60
Light Blue	Building 2		60
Light Blue	Building 3		60
Light Blue	Building 4		60
Light Blue	Independent Units		
Light Blue	Simmons Building		40
Light Blue	New Building 1 - IL	4 stories over parking	200
Light Blue	New Building 2 - AL/MC		130
Light Blue	Community Amenity Complex		
TOTAL			916
Total units per Acre			7.965

1" = 150'  
 (-667)

4583 East Jones Bridge Rd.

L E G A L   D E S C R I P T I O N  
T R A C T   1

All that tract or parcel of land lying in and being in Land Lots 348 and 349 of The 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a 1" crimp top pipe found at the common land lot corners of Land Lots 330, 331, 348, and 349;

THENCE North 31 degrees 16 minutes 55 seconds West for a distance of 980.64 feet along the westerly land lot line of Land Lot 349 to a 1/2" rebar set, said point being THE POINT OF BEGINNING;

THENCE South 58 degrees 55 minutes 19 seconds West for a distance of 426.88 feet leaving said land lot line to a 1/2" rebar set;

THENCE South 18 degrees 33 minutes 48 seconds East for a distance of 91.89 feet to a point in the centerline of a creek;

THENCE South 58 degrees 53 minutes 42 seconds West for a distance of 823.95 feet leaving said creek to a 3/8" rebar in concrete found;

THENCE North 31 degrees 09 minutes 25 seconds West for a distance of 262.65 feet to a 1/2" rebar found;

THENCE South 58 degrees 54 minutes 04 seconds West for a distance of 269.54 feet to a 1/2" rebar found on the northerly right-of-way of East Jones Bridge Road having a 80 foot right-of-way;

THENCE along the northerly right-of-way of East Jones Bridge Road the following courses and distances:

THENCE North 40 degrees 41 minutes 48 seconds West for a distance of 95.58 feet to a point;

THENCE North 41 degrees 41 minutes 25 seconds West for a distance of 108.84 feet to a point;

THENCE North 44 degrees 28 minutes 17 seconds West for a distance of 104.95 feet to a point;

THENCE North 48 degrees 51 minutes 37 seconds West for a distance of 104.35 feet to a point;

THENCE North 53 degrees 41 minutes 18 seconds West for a distance of 72.87 feet to a point;

THENCE North 61 degrees 29 minutes 23 seconds West for a distance of 74.77 feet to a point;

THENCE North 78 degrees 14 minutes 36 seconds West for a distance of 57.48 feet to a point;

THENCE North 81 degrees 56 minutes 42 seconds West for a distance of 202.29 feet to a 1/2" rebar found;

THENCE North 36 degrees 48 minutes 11 seconds West for a distance of 80.77 feet leaving the northerly right-of-way of East Jones Bridge Road to a 1/2" rebar set on the south bank of The Chattahoochee River;

THENCE along the south bank of The Chattahoochee River a distance of 1921 feet more or less, the following courses and distances (to be used as reference points only):

THENCE North 72 degrees 01 minutes 14 seconds East for a distance of 123.89 feet to a point;

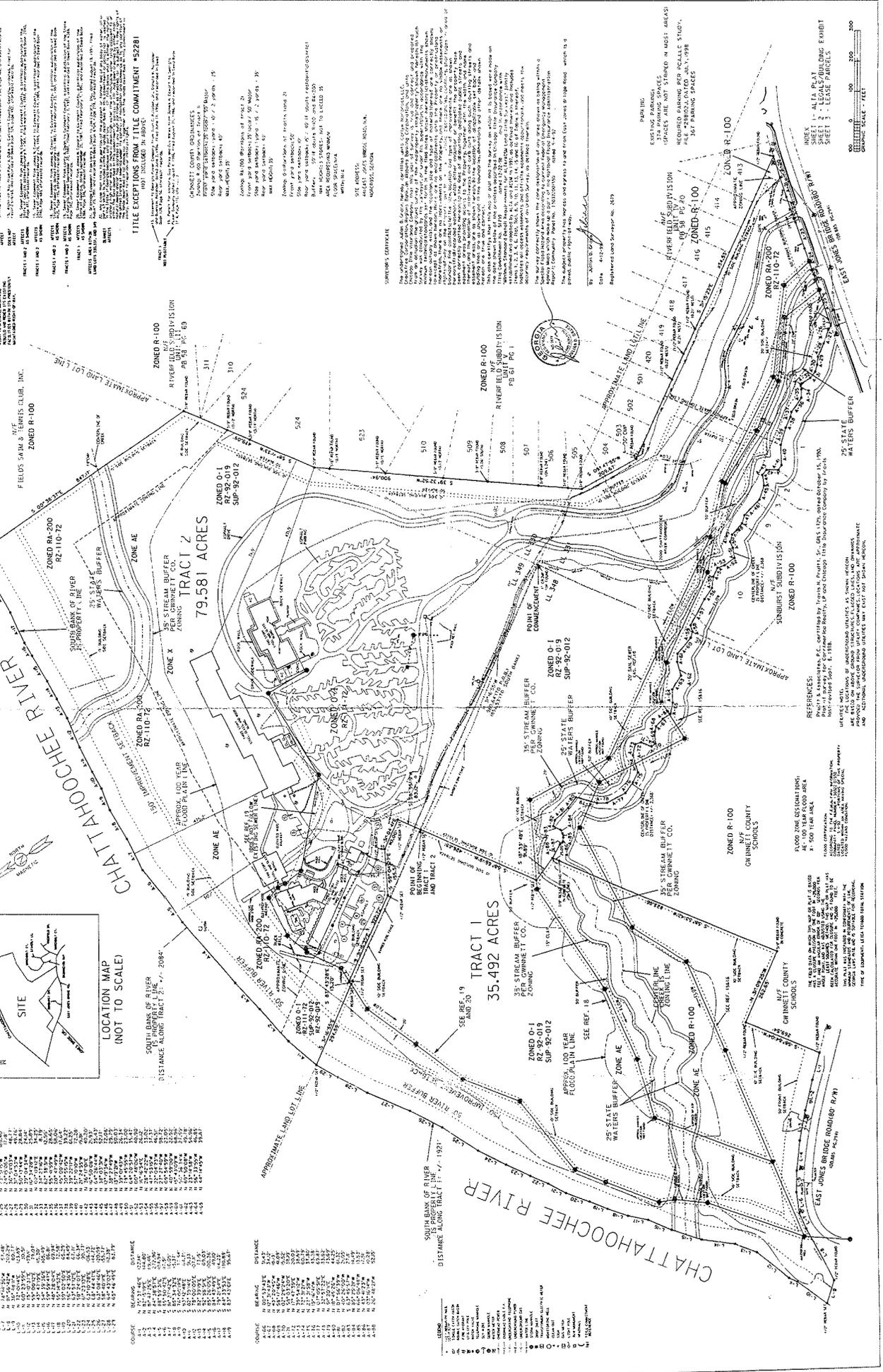
(continued)

THENCE North 68 degrees 23 minutes 59 seconds East for a distance of 30.51 feet to a point;  
THENCE North 75 degrees 10 minutes 37 seconds East for a distance of 139.11 feet to a point;  
THENCE North 59 degrees 00 minutes 12 seconds East for a distance of 79.07 feet to a point;  
THENCE North 43 degrees 47 minutes 19 seconds East for a distance of 115.30 feet to a point;  
THENCE North 54 degrees 39 minutes 36 seconds East for a distance of 105.49 feet to a point;  
THENCE North 59 degrees 59 minutes 47 seconds East for a distance of 86.81 feet to a point;  
THENCE North 48 degrees 28 minutes 04 seconds East for a distance of 69.94 feet point;  
THENCE North 55 degrees 14 minutes 52 seconds East for a distance of 72.58 feet to a point;  
THENCE North 59 degrees 02 minutes 50 seconds East for a distance of 65.29 feet to a point;  
THENCE North 56 degrees 24 minutes 36 seconds East for a distance of 84.49 feet to a point;  
THENCE North 63 degrees 57 minutes 12 seconds East for a distance of 67.71 feet to a point;  
THENCE North 58 degrees 24 minutes 07 seconds East for a distance of 66.34 feet to a point;  
THENCE North 61 degrees 23 minutes 13 seconds East for a distance of 90.77 feet to a point;  
THENCE North 63 degrees 10 minutes 28 seconds East for a distance of 106.53 feet to a point;  
THENCE North 68 degrees 44 minutes 47 seconds East for a distance of 144.72 feet to a point;  
THENCE North 63 degrees 08 minutes 46 seconds East for a distance of 120.98 feet to a point;  
THENCE North 58 degrees 40 minutes 11 seconds East for a distance of 155.77 feet to a point;  
THENCE North 64 degrees 43 minutes 02 seconds East for a distance of 112.38 feet to a point;  
THENCE North 65 degrees 46 minutes 49 seconds East for a distance of 83.79 feet to a 1/2" rebar set;  
THENCE South 31 degrees 16 minutes 55 seconds East for a distance of 294.59 feet leaving the south bank of The Chattahoochee to a 1/2" rebar set;  
THENCE South 87 degrees 43 minutes 28 seconds East for a distance of 13.20 feet to a 1/2" rebar set;  
THENCE South 31 degrees 16 minutes 55 seconds East for a distance of 322.72 feet to a 1/2" rebar set;  
THENCE South 59 degrees 04 minutes 27 seconds East for a distance of 155.51 feet to a 1/2" rebar set;  
THENCE South 31 degrees 04 minutes 41 seconds East for a distance of 110.00 feet to a 1/2" rebar set;  
THENCE South 58 degrees 55 minutes 19 seconds West for a distance of 83.12 feet to THE POINT OF BEGINNING;

Said parcel contains 35.492 acres more or less.

**TITLE EXCEPTIONS FROM TITLE COMMITMENT #51799**  
 SHOWS THE EXISTING TITLE COMMITMENT #51799. THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE ONE SPECIFIED HEREIN. THE DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE ONE SPECIFIED HEREIN. THE DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE ONE SPECIFIED HEREIN.

**TITLE EXCEPTIONS FROM TITLE COMMITMENT #52281**  
 SHOWS THE EXISTING TITLE COMMITMENT #52281. THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE ONE SPECIFIED HEREIN. THE DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE ONE SPECIFIED HEREIN. THE DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE ONE SPECIFIED HEREIN.



**COORDE**

COORDE	NORTH	EAST
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99	1000000	1000000
100	1000000	1000000

**LEGEND**

- 1. EXISTING PROPERTY
- 2. EXISTING ZONING
- 3. EXISTING UTILITIES
- 4. EXISTING ROADS
- 5. EXISTING BOUNDARIES
- 6. EXISTING SURVEY DATA
- 7. EXISTING ELEVATIONS
- 8. EXISTING DISTANCES
- 9. EXISTING BEARINGS
- 10. EXISTING AREA
- 11. EXISTING PERIMETER
- 12. EXISTING VOLUME
- 13. EXISTING MASS
- 14. EXISTING MOMENT
- 15. EXISTING ENERGY
- 16. EXISTING POWER
- 17. EXISTING FORCE
- 18. EXISTING PRESSURE
- 19. EXISTING TEMPERATURE
- 20. EXISTING HUMIDITY
- 21. EXISTING WIND SPEED
- 22. EXISTING WIND DIRECTION
- 23. EXISTING RAINFALL
- 24. EXISTING SUNSHINE
- 25. EXISTING CLOUD COVER
- 26. EXISTING VISIBILITY
- 27. EXISTING AIR QUALITY
- 28. EXISTING NOISE LEVEL
- 29. EXISTING VIBRATION
- 30. EXISTING SEISMIC ACTIVITY
- 31. EXISTING GEOTECHNICAL DATA
- 32. EXISTING SOIL PROPERTIES
- 33. EXISTING ROCK PROPERTIES
- 34. EXISTING GROUNDWATER LEVEL
- 35. EXISTING GROUNDWATER FLOW
- 36. EXISTING GROUNDWATER QUALITY
- 37. EXISTING GROUNDWATER QUANTITY
- 38. EXISTING GROUNDWATER TEMPERATURE
- 39. EXISTING GROUNDWATER HUMIDITY
- 40. EXISTING GROUNDWATER WIND SPEED
- 41. EXISTING GROUNDWATER WIND DIRECTION
- 42. EXISTING GROUNDWATER RAINFALL
- 43. EXISTING GROUNDWATER SUNSHINE
- 44. EXISTING GROUNDWATER CLOUD COVER
- 45. EXISTING GROUNDWATER VISIBILITY
- 46. EXISTING GROUNDWATER AIR QUALITY
- 47. EXISTING GROUNDWATER NOISE LEVEL
- 48. EXISTING GROUNDWATER VIBRATION
- 49. EXISTING GROUNDWATER SEISMIC ACTIVITY
- 50. EXISTING GROUNDWATER GEOTECHNICAL DATA

**OWNER'S CERTIFICATE**  
 The undersigned, Adam B. Green, hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief. He further certifies that he is the owner of the property described herein and that he has the authority to execute this certificate. He further certifies that he has read and understands the contents of this certificate and that he has executed it voluntarily and without any duress, fraud, or coercion. He further certifies that he has read and understands the contents of this certificate and that he has executed it voluntarily and without any duress, fraud, or coercion. He further certifies that he has read and understands the contents of this certificate and that he has executed it voluntarily and without any duress, fraud, or coercion.

**REGISTERED LAND SURVEYOR**  
 Adam B. Green  
 Registered Land Surveyor No. 2679  
 Date: 4-12-24

**REFERENCES:**  
 1. ALTA/ASCM  
 2. CHECKFREE CORPORATION  
 3. REGIONS BANK, AN ALABAMA BANKING CORPORATION  
 4. CHICAGO TITLE INSURANCE COMPANY

**INDEX**  
 SHEET 1 - ALTA PLAT  
 SHEET 2 - LEASE PARCELS  
 SHEET 3 - LEASE PARCELS

**REVISIONS:**  
 1. ORIGINAL: 1-13-99  
 2. REVISIONS: REV. 1: 2-28-99  
 3. REVISIONS: REV. 2: 7-12-99  
 4. REVISIONS: REV. 3: 8-18-99  
 5. REVISIONS: REV. 4: 1-12-99

**JOB NO. 051799-20**  
 DRAWING: 051799-20  
 SHEET: 1 OF 2  
 SHEET 1/2

**LAND LOTS 330, 331, 348, 349**  
 6th DISTRICT - GWINNETT COUNTY,  
 GEORGIA

**ALTA/ASCM**  
 LAND TITLE SURVEY  
 CHECKFREE CORPORATE CAMPUS

**CARLYE NORCROSS, LLC**  
 CHECKFREE CORPORATION  
 REGIONS BANK, AN ALABAMA BANKING CORPORATION  
 CHICAGO TITLE INSURANCE COMPANY

**POST, SULLIVAN & JERNIGAN, INC.**  
 935 NORTH HOUSTON DRIVE  
 ALANTA, GEORGIA 30309  
 404.533.8888

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 ALANTA, GEORGIA 30309  
 404.533.8888







4411 East Jones Bridge Rd.

### LAND DESCRIPTION

All that tract or parcel of land lying in and being in Land Lots 330, 331, 348 and 349 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the common land lot corners of Land Lots 330, 331, 348, and 349; THENCE North 31 degrees 16 minutes 55 seconds West for a distance of 980.64 feet along the westerly land lot line of Land Lot 349 to a 1/2" rebar set, said point being THE POINT OF BEGINNING;

THENCE North 58 degrees 55 minutes 19 seconds East for a distance of 83.12 feet leaving the westerly land lot line of Land Lot 349 to a 1/2" rebar set; THENCE North 31 degrees 04 minutes 41 seconds West for a distance of 110.00 feet to a 1/2" rebar set; THENCE North 59 degrees 04 minutes 27 seconds West for a distance of 155.51 feet to a 1/2" rebar set; THENCE North 31 degrees 16 minutes 55 seconds West for a distance of 322.72 feet to a 1/2" rebar set; THENCE North 87 degrees 43 minutes 28 seconds West for a distance of 13.20 feet to a 1/2" rebar set; THENCE North 31 degrees 16 minutes 55 seconds West for a distance of 294.59 feet to a 1/2" rebar found on the south bank of The Chattahoochee River; THENCE along the south bank of the Chattahoochee River a distance of 2084 feet, more or less, the following courses and distances (to be used as reference points only):

THENCE North 75 degrees 37 minutes 46 seconds East for a distance of 122.14 feet to a point; THENCE North 82 degrees 15 minutes 19 seconds East for a distance of 144.80 feet to a point; THENCE North 81 degrees 47 minutes 25 seconds East for a distance of 119.46 feet to a point; THENCE North 84 degrees 38 minutes 57 seconds East for a distance of 272.96 feet to a point; THENCE South 88 degrees 59 minutes 31 seconds East for a distance of 104.94 feet to a point; THENCE North 85 degrees 50 minutes 42 seconds East for a distance of 117.51 feet to a point; THENCE South 81 degrees 27 minutes 42 seconds East for a distance of 116.05 feet to a point; THENCE South 85 degrees 34 minutes 32 seconds East for a distance of 113.37 feet to a point; THENCE South 76 degrees 00 minutes 19 seconds East for a distance of 77.44 feet to a point; THENCE South 83 degrees 12 minutes 48 seconds East for a distance of 64.79 feet to a point; THENCE South 82 degrees 39 minutes 14 seconds East for a distance of 91.33 feet to a point; THENCE South 78 degrees 00 minutes 05 seconds East for a distance of 107.11 feet to a point; THENCE South 82 degrees 39 minutes 19 seconds East for a distance of 73.15 feet to a point; THENCE South 82 degrees 58 minutes 51 seconds East for a distance of 69.03 feet to a point; THENCE South 85 degrees 26 minutes 05 seconds East for a distance of 100.36 feet to a point; THENCE South 84 degrees 43 minutes 49 seconds East for a distance of 49.10 feet to a point; THENCE South 79 degrees 21 minutes 54 seconds East for a distance of 114.23 feet to a point; THENCE South 84 degrees 33 minutes 53 seconds East for a distance of 130.89 feet to a point; THENCE South 83 degrees 43 minutes 01 seconds East for a distance of 95.67 feet to a 1/2" rebar found; THENCE South 00 degrees 36 minutes 37 seconds East for a distance of 847.17 feet leaving the south bank of The Chattahoochee River to a 3/8" rebar found on the southerly land lot line of Land Lot 349;

THENCE South 58 degrees 41 minutes 33 seconds West for a distance of 479.09 feet along the southerly land lot line of Land Lot 349 to a 3/8" rebar found; THENCE South 39 degrees 32 minutes 52 seconds West for a distance of 900.94 feet leaving the southerly land lot line of Land Lot 349 to a 3/8" rebar found; THENCE South 05 degrees 47 minutes 55 seconds West for a distance of 209.67 feet to a 1/2" rebar found; THENCE South 31 degrees 15 minutes 23 seconds East for a distance of 1134.53 feet to a 1/2" rebar found on the northerly right-of-way of East Jones Bridge Road (having a 80 foot right-of-way);

THENCE along the northerly right-of-way of East Jones Bridge Road the following courses and distances:

THENCE North 72 degrees 03 minutes 25 seconds West for a distance of 77.45 feet to a point;  
THENCE North 72 degrees 49 minutes 45 seconds West for a distance of 70.00 feet to a point;  
THENCE North 74 degrees 11 minutes 30 seconds West for a distance of 94.00 feet to a point;  
THENCE North 73 degrees 52 minutes 00 seconds West for a distance of 95.00 feet to a point;  
THENCE North 74 degrees 16 minutes 45 seconds West for a distance of 94.00 feet to a point;  
THENCE North 73 degrees 51 minutes 15 seconds West for a distance of 185.40 feet to a point in the centerline of a creek;

THENCE leaving the northerly right-of-way of East Jones Bridge Road and along the centerline of said creek a distance of 2,368 feet, more or less the following courses and distances(to be used as reference points only):

THENCE North 24 degrees 15 minutes 06 seconds West for a distance of 17.18 feet to a point;  
THENCE North 36 degrees 54 minutes 03 seconds West for a distance of 48.77 feet to a point;  
THENCE North 31 degrees 04 minutes 53 seconds West for a distance of 49.76 feet to a point;  
THENCE North 50 degrees 13 minutes 44 seconds West for a distance of 28.84 feet to a point;  
THENCE North 39 degrees 04 minutes 34 seconds West for a distance of 24.14 feet to a point;  
THENCE North 16 degrees 34 minutes 28 seconds West for a distance of 25.89 feet to a point;  
THENCE North 02 degrees 09 minutes 12 seconds East for a distance of 34.25 feet to a point;  
THENCE North 34 degrees 27 minutes 16 seconds West for a distance of 8.79 feet to a point;  
THENCE North 62 degrees 38 minutes 31 seconds West for a distance of 12.55 feet to a point;  
THENCE North 55 degrees 41 minutes 59 seconds West for a distance of 28.65 feet to a point;  
THENCE North 20 degrees 47 minutes 49 seconds West for a distance of 58.06 feet to a point;  
THENCE North 45 degrees 00 minutes 42 seconds West for a distance of 17.64 feet to a point;  
THENCE North 30 degrees 55 minutes 15 seconds West for a distance of 39.22 feet to a point;  
THENCE North 39 degrees 22 minutes 17 seconds West for a distance of 61.25 feet to a point;  
THENCE North 57 degrees 10 minutes 10 seconds West for a distance of 72.28 feet to a point;  
THENCE North 21 degrees 24 minutes 55 seconds West for a distance of 19.81 feet to a point;  
THENCE North 36 degrees 17 minutes 01 seconds East for a distance of 40.20 feet to a point;  
THENCE North 16 degrees 50 minutes 08 seconds West for a distance of 21.93 feet to a point;  
THENCE North 64 degrees 26 minutes 44 seconds West for a distance of 35.43 feet to a point;  
THENCE North 38 degrees 03 minutes 31 seconds West for a distance of 52.17 feet to a point;  
THENCE North 12 degrees 19 minutes 34 seconds West for a distance of 72.06 feet to a point;  
THENCE North 38 degrees 27 minutes 49 seconds West for a distance of 29.79 feet to a point;  
THENCE North 13 degrees 19 minutes 21 seconds West for a distance of 50.03 feet to a point;  
THENCE North 39 degrees 01 minutes 43 seconds West for a distance of 26.34 feet to a point;

THENCE North 79 degrees 45 minutes 55 seconds West for a distance of 23.00 feet to a point;  
THENCE North 64 degrees 20 minutes 57 seconds West for a distance of 35.47 feet to a point;  
THENCE North 00 degrees 48 minutes 06 seconds West for a distance of 40.90 feet to a point;  
THENCE North 16 degrees 16 minutes 54 seconds East for a distance of 26.12 feet to a point;  
THENCE North 28 degrees 42 minutes 22 seconds West for a distance of 33.02 feet to a point;  
THENCE North 47 degrees 53 minutes 15 seconds West for a distance of 37.37 feet to a point;  
THENCE North 22 degrees 04 minutes 23 seconds West for a distance of 46.51 feet to a point;  
THENCE North 27 degrees 27 minutes 40 seconds West for a distance of 98.72 feet to a point;  
THENCE North 69 degrees 54 minutes 59 seconds West for a distance of 23.05 feet to a point;  
THENCE North 40 degrees 59 minutes 00 seconds West for a distance of 22.52 feet to a point;  
THENCE North 15 degrees 43 minutes 09 seconds West for a distance of 68.96 feet to a point;  
THENCE North 50 degrees 36 minutes 34 seconds West for a distance of 27.59 feet to a point;  
THENCE North 69 degrees 50 minutes 08 seconds West for a distance of 49.78 feet to a point;  
THENCE North 23 degrees 14 minutes 58 seconds West for a distance of 54.96 feet to a point;  
THENCE North 56 degrees 33 minutes 55 seconds West for a distance of 46.85 feet to a point;  
THENCE North 44 degrees 14 minutes 45 seconds West for a distance of 39.87 feet to a point;  
THENCE North 00 degrees 53 minutes 43 seconds East for a distance of 31.43 feet to a point;  
THENCE North 12 degrees 31 minutes 43 seconds West for a distance of 34.12 feet to a point;  
THENCE North 43 degrees 20 minutes 45 seconds West for a distance of 18.13 feet to a point;  
THENCE North 58 degrees 17 minutes 46 seconds West for a distance of 41.09 feet to a point;  
THENCE North 02 degrees 29 minutes 24 seconds West for a distance of 15.52 feet to a point;  
THENCE North 58 degrees 03 minutes 20 seconds East for a distance of 38.19 feet to a point;  
THENCE North 17 degrees 47 minutes 39 seconds East for a distance of 20.03 feet to a point;  
THENCE North 39 degrees 54 minutes 12 seconds West for a distance of 38.69 feet to a point;  
THENCE North 72 degrees 31 minutes 21 seconds West for a distance of 60.79 feet to a point;  
THENCE North 27 degrees 31 minutes 58 seconds West for a distance of 37.80 feet to a point;  
THENCE North 19 degrees 16 minutes 41 seconds West for a distance of 43.28 feet to a point;  
THENCE North 07 degrees 05 minutes 51 seconds East for a distance of 69.87 feet to a point;  
THENCE North 32 degrees 57 minutes 22 seconds East for a distance of 33.62 feet to a point;  
THENCE North 51 degrees 20 minutes 11 seconds East for a distance of 73.69 feet to a point;  
THENCE North 18 degrees 45 minutes 26 seconds West for a distance of 44.25 feet to a point;  
THENCE North 07 degrees 56 minutes 39 seconds West for a distance of 61.32 feet to a point;  
THENCE North 40 degrees 26 minutes 00 seconds West for a distance of 21.05 feet to a point;  
THENCE South 63 degrees 45 minutes 57 seconds West for a distance of 27.11 feet to a point;  
THENCE North 85 degrees 25 minutes 21 seconds West for a distance of 14.49 feet to a point;  
THENCE North 66 degrees 06 minutes 48 seconds West for a distance of 13.53 feet to a point;  
THENCE North 43 degrees 41 minutes 23 seconds West for a distance of 17.51 feet to a point;  
THENCE North 03 degrees 16 minutes 14 seconds West for a distance of 10.28 feet to a point;  
THENCE North 26 degrees 48 minutes 21 seconds West for a distance of 52.15 feet to a point;  
THENCE North 18 degrees 33 minutes 48 seconds West for a distance of 91.89 feet leaving the centerline of aforesaid creek to a 1/2" rebar set;

THENCE North 58 degrees 55 minutes 19 seconds East for a distance of 426.88 feet to THE POINT OF BEGINNING;

Said parcel contains 79.581 acres more or less;

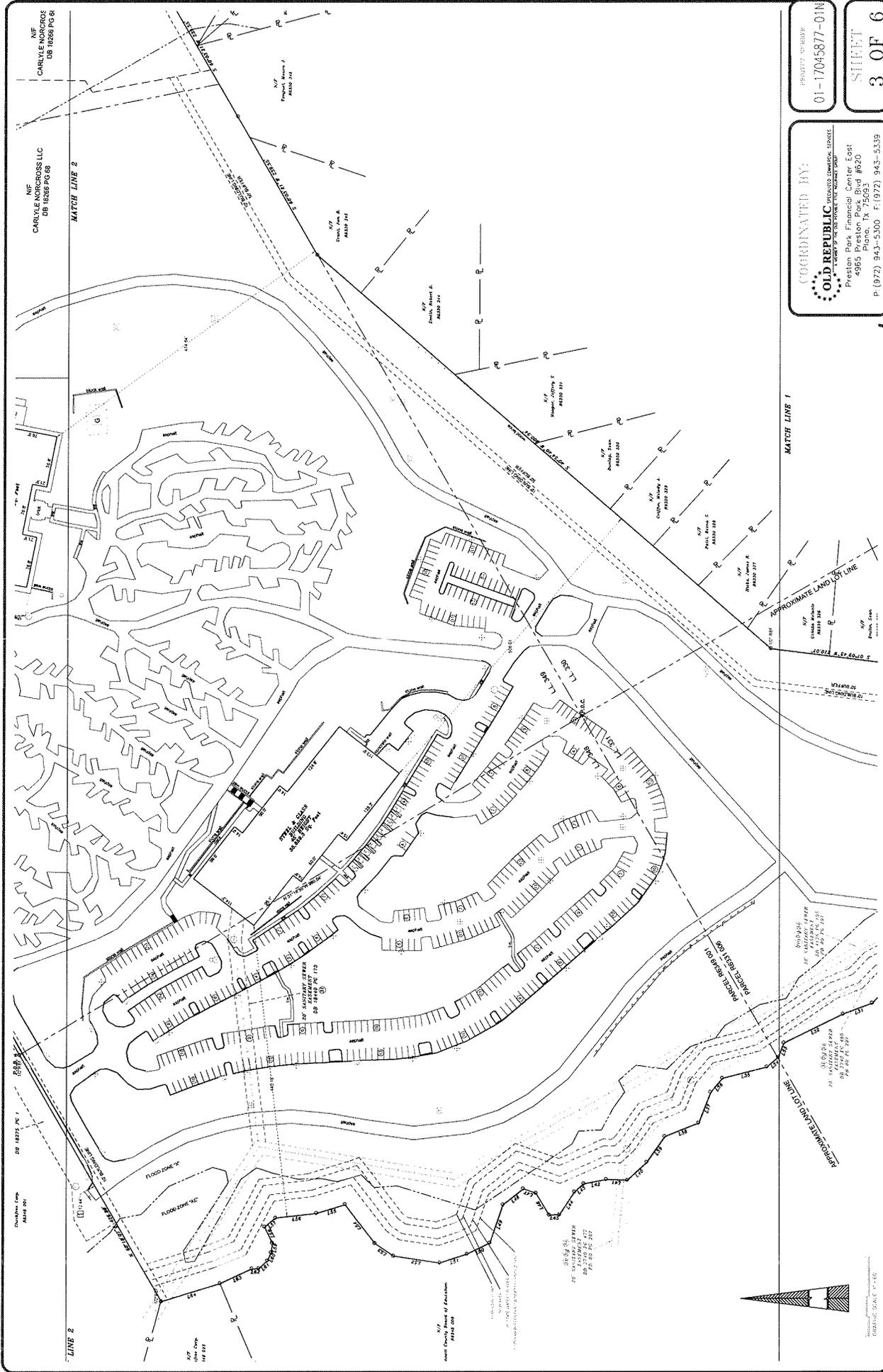
Being the same as shown and depicted as Tract 2 on Plat of Subdivision, filed for record April 29, 1999, recorded in Plat Book 80, Page 297, Gwinnett County, Georgia records;

TOGETHER WITH;

Reciprocal Easement and Development Agreement dated April 27, 1999, filed for record April 29, 1999 at 11:43 a.m., recorded in Deed Book 18274, Page 247, Gwinnett County, Georgia records, and Slope Easement and Temporary Construction Easement Agreement, dated April 23, 1999, filed for record April 29, 1999 at 11:43 a.m., recorded in Deed Book 18275, Page 1, Gwinnett County, Georgia records.







NIF  
CARLUE NORCROSS LLC  
DB 18258 PG 88

NIF  
CARLUE NORCROSS  
DB 18258 PG 84

NIF  
Preston Park  
#520

PROJECT NUMBER  
01-17045877-01N

COORDINATED BY:  
**OLD REPUBLIC**  
REGULATORY COMPLIANCE SERVICE  
Preston Park Financial Center East  
4950 Preston Park #520  
Plano, TX 75093  
P: (972) 943-5300 F: (972) 943-5339

SHEET  
3 OF 6

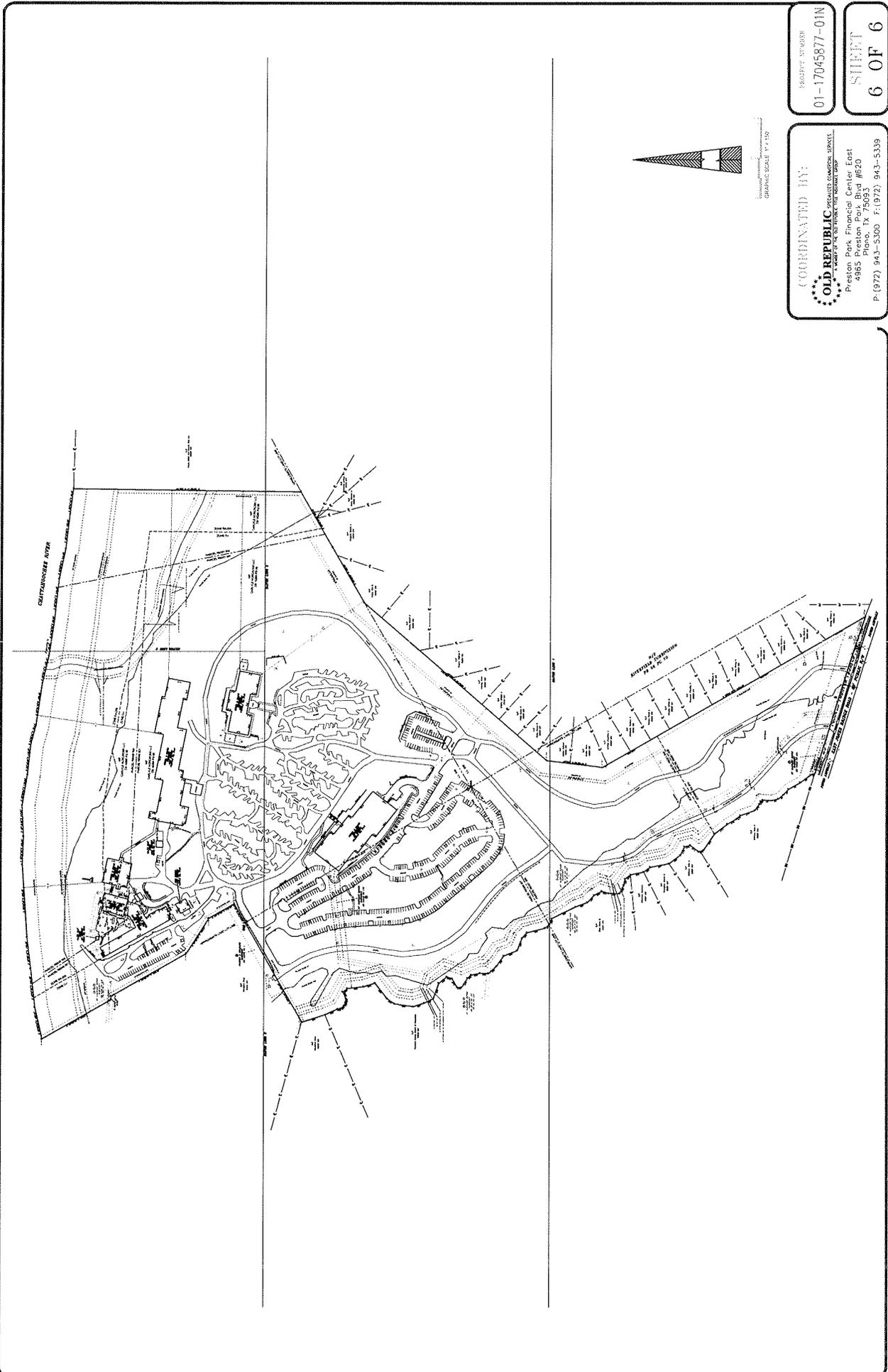
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GRAPHIC SCALE 1" = 40'







COORDINATED BY:  
**OLD REPUBLIC** AN EQUITY COMMERCIAL SERVICES  
 A member of the equiBANK and equiFUND GROUP  
 Preston Park Financial Center East  
 4985 Commerce Center Blvd., #620  
 Dallas, TX 75203  
 P: (972) 943-5300 F: (972) 943-5339  
 COPYRIGHT © 2013, OLD REPUBLIC COMMERCIAL EQUITY SERVICES. ALL RIGHTS RESERVED.

PROJECT NUMBER  
**01-17045877-01N**

SHEET  
**6 OF 6**



NOTICE OF DECISION

---

**To:** Doug Hooker, ARC  
**(via electronic mail)** Sonny Deriso, GRTA  
Bob Voyles, GRTA

Dick Anderson, GRTA  
Al Nash, GRTA

**To:** City of Peachtree Corners  
**(via electronic mail)** East Jones Bridge, LLC

**From:** Christopher Tomlinson, GRTA Executive Director

**Copy:** Emily Estes, GRTA  
**(via electronic mail)** Annie Gillespie, GRTA  
Jon West, DCA  
Andrew Smith, ARC  
Marquitrice Mangham, ARC  
Katie Perumbeti, ARC  
Sue Anne Decker, GDOT District 1  
Diana Wheeler, City of Peachtree  
Corners  
Jeff Conkle, City of Peachtree Corners  
Todd Hargrave, Gwinnett County  
Michael Johnson, Gwinnett County  
DOT

Shaun Adams, Anderson, Tate and  
Carr  
Bill Ruhsam, Michael Baker  
International

**Date:** April 5, 2018

**Re:** DRI #2783 Fiserv Property Redevelopment

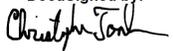
## Notice of Decision for Request for Expedited Review of DRI 2783 Fiserv Property Redevelopment

The purpose of this notice is to inform East Jones Bridge, LLC (the Applicant), City of Peachtree Corners (the Local Government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2783 Fiserv Property Redevelopment (the DRI Plan of Development). GRTA has completed an Expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-102 of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101, 3-102.B.2. The DRI Plan of Development as proposed is **approved without conditions** by Expedited Review.

This decision will become final and no further review will be required, unless: (1) a request for review by the Land Development Committee is submitted to the Acting Executive Director within five (5) business days of receipt of this notice pursuant to Section 2-502 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, or (2) an appeal by the Applicant is submitted to the Acting Executive Director within five (5) business days of receipt of this notice pursuant to Section 2-501, or (3) an appeal by the local government is submitted to the Acting Executive Director within five (5) business days of receipt of this notice pursuant to Section 2-501. If GRTA staff receives a request for review or an appeal, you will receive another notice from GRTA, and the Land Development Committee will hear the appeal or request for Expedited Review at its July 11, 2018 regular meeting.

The decision is based upon review of the applicant's DRI Review Package. The Review Package includes an operations/trip generation memo prepared by Michael Baker International, Inc. dated March 8, 2018 received by GRTA on March 12, 2018, and a site plan prepared by AEC Inc., and dated March 8, 2018 and received by GRTA on March 19, 2018.

Approval of the above referenced DRI by expedited review shall not constitute GRTA approval of any subsequent material modifications to the proposed DRI by the local government such that the proposed DRI is no longer eligible for approval by expedited review.

DocuSigned by:  
  
5409E9A65D48478...

Christopher Tomlinson  
Executive Director  
Georgia Regional Transportation Authority

# EXHIBIT B



## REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: April 10, 2018

ARC REVIEW CODE: R1803211

TO: Mayor Mike Mason, City of Peachtree Corners  
ATTN TO: Jeff Conkle, Planning and Zoning Administrator  
FROM: Douglas R. Hooker, Executive Director, ARC  
RE: Development of Regional Impact (DRI) Review

Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has completed a regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

**Name of Proposal:** Fiserv Property Redevelopment (DRI 2783)

**Submitting Local Government:** City of Peachtree Corners

**Review Type:** DRI

**Date Opened:** March 21, 2018

**Date Closed:** April 10, 2018

**Description:** This DRI is on roughly 115 acres in the City of Peachtree Corners, on the north side of East Jones Bridge Road, approximately one mile northwest of Peachtree Parkway (SR 141). The project is proposed as a senior living community, consisting of 916 units: 130 assisted living/memory care units and 786 independent living units in a range of configurations, e.g., detached, duplex, townhome, apartment, etc. Site access is proposed via two driveways operating as a pair (one for ingress, one for egress) on East Jones Bridge Road. The estimated buildout year is 2023. The local trigger for the review is a special use permit application related to 84 of the total 115 acres.

**Comments:** According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is located in the Developed/Established Suburbs area of the region. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. General information and policy recommendations for Developed/Established Suburbs are listed at the bottom of this report.

This DRI appears to manifest aspects of regional policy in that it creates an infill senior living development with on-site recreational paths for residents and preserves significant greenspace in a sensitive area adjacent to the Chattahoochee River. The project is also in close proximity to an existing commercial/service node and a planned new town center to the east, centered around Peachtree Parkway (SR 141), Peachtree Corners Circle and Medlock Bridge Road. This characteristic offers the potential for site residents to work and shop nearby. Care should be taken to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas.

The project could further support The Atlanta Region's Plan in general if it incorporated other aspects of regional policy, including green infrastructure and/or low-impact design (e.g., rain gardens, vegetated swales, etc.) in parking areas and site driveways, and as part of any improvements to site frontages.

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in the Developed/Established Suburbs Area of the region. In terms of land use, the project is bordered primarily by single family detached residential uses as well as a school. City leadership and staff, along with the applicant team, should therefore collaborate to ensure sensitivity to nearby neighborhoods, land uses and natural resources to the greatest extent possible.

Additional ARC staff comments related to transportation and water resources, along with external comments received during the review, are included in this report.

Developed/Established Suburbs are areas of development that occurred from roughly 1970 to 1995 and are projected to remain suburbs through 2040. Regional policy recommendations for Developed/Established Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GWINNETT COUNTY  
CITY OF JOHNS CREEK

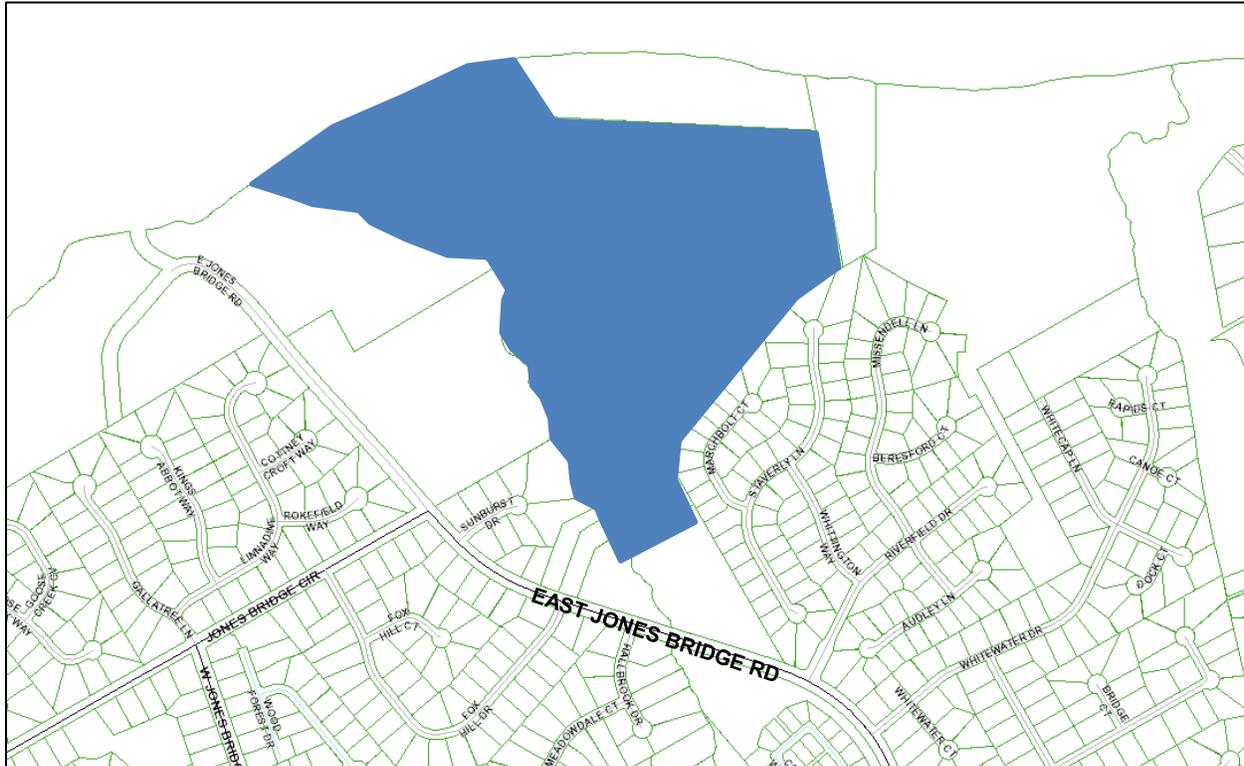
ARC TRANSPORTATION ACCESS & MOBILITY  
ARC AGING & HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF BERKELEY LAKE  
CITY OF NORCROSS

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF DULUTH  
CITY OF ROSWELL

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.

## PROPERTY LOCATION MAP

### **East Jones Bridge, LLC** (formerly FiServ)



<b>CASE NUMBER:</b>	<b>SUP2018-003/V2018-003</b>		
<b>HEARING DATES:</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL 1<sup>ST</sup> READING</b>	<b>CITY COUNCIL 2<sup>ND</sup> READING</b>
	Apr. 17, 2018	Apr. 24, 2018	May 22, 2018
<b>PROPERTY ADDRESS:</b>	<b>4411 East Jones Bridge Road</b>		