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COUNCIL MEETING AGENDA

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member
Eric Christ – Post 2, Council Member
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member
Lorri Christopher – Post 5, Council Member
Weare Gratwick – Post 6, Council Member

May 22, 2018

COUNCIL AGENDA

7:00 PM

PEACHTREE CORNERS CITY HALL – Council Chambers
310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

A) CALL TO ORDER

B) ROLL CALL

C) PLEDGE OF ALLEGIANCE

D) MAYOR'S OPENING REMARKS

E) CONSIDERATION OF MINUTES – April 24, 2018 Council Meeting and May 8, 2018 Council Work Session.

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) CONSENT AGENDA

1. APH-2018-04-066 Approval of Alcoholic Beverage License Application for Hospitality Ventures Management -CT ATL Norcross, LLC, D/B/A Courtyard by Marriott, 3209 Holcomb Bridge Road.
2. APH 2018-04-067 Approval of Alcoholic Beverage License Application for Mojitos Bistro, LLC, DBA Mojitos, 5161 Peachtree Parkway, Ste 630.
3. Action Item Change Order to 2014 SPLOST IGA with Gwinnett County.

I) PUBLIC HEARING

1. **O2018-04-122** Second Read and Consideration of Amending Chapter 6, Alcoholic Beverages, in order to add Article XII, Entertainment District; to amend Zoning Resolution Article XIII; and to amend Conflicting Ordinances.
2. **O2018-04-121** Second Read and Consideration of 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.

J) ITEMS FOR CONSIDERATION

- 1. O2018-05-124** First Read and Consideration of an Ordinance of the City of Peachtree Corners, Georgia, adopting the amended fiscal year 2018 operating budget for each fund of the City of Peachtree Corners, Georgia (Public Hearing June 27, 2018)
- 2. O2018-05-125** First Read and Consideration of an Ordinance of the City of Peachtree Corners, Georgia, adopting the fiscal year 2019 operating budget and capital improvement budget for each fund of the City of Peachtree Corners, Georgia. (Public Hearing June 27, 2018)
- 3. O2018-05-126** First Read and Consideration of an Ordinance to amend Article V, Boards, Commissions, and Advisory Committees, of the Code of Ordinances of the City of Peachtree Corners, Georgia, in order to accommodate the provision for alternate members. (Public Hearing June 27, 2018)
- 4. Action Item** Consideration of approval of the City of Peachtree Corners 5 Year Capital Improvement Plan.
- 5. Action Item** Consideration of awarding a contract for Solid Waste & Recycling Services.

K) CITY MANAGER UPDATES

L) EXECUTIVE SESSION

M) ADJOURNMENT

Minutes



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
APRIL 24, 2018 @ 7:00PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	Eric Christ – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Brian Johnson
City Clerk	Kym Chereck
City Attorney	Bill Riley
City Attorney	Joe Leonard
Finance Director	Brandon Branham
Community Dev. Dir.	Diana Wheeler
Public Works Director	Greg Ramsey
Plan. & Zoning Admin.	Jeff Conkle

CONSIDERATION OF MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE MARCH 24, 2018 COUNCIL RETREAT.

By: Council Member Christopher

Seconded by: Council Member Gratwick

Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

MOTION TO APPROVE THE MINUTES FROM THE MARCH 27, 2018 COUNCIL MEETING.

By: Council Member Sadd

Seconded by: Council Member Gratwick

Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Aulbach, Christopher)

MOTION TO APPROVE THE MINUTES FROM THE APRIL 10, 2018 WORK SESSION.

By: Council Member Christopher

Seconded by: Council Member Gratwick

Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

CONSIDERATION OF MEETING AGENDA: There were no changes to the agenda.

PUBLIC COMMENT: There were two public comments. Ms. Lynn Abney and her daughter Katelynn displayed Peachtree Corners T-Shirts they are selling for a fundraiser. Mr. Andrew Hixson complimented the Mayor and Council on being a walkable city with an abundance of sidewalks, and talked about the 2019 Georgia Walks Summit.

PRESENTATIONS AND REPORTS:

Mayor Mason and Council presented a Proclamation for Arbor Day.

Brian Johnson, City Manager, gave a brief presentation on the city's proposed Autonomous Vehicle Project. The autonomous vehicle will function as a driverless shuttle that will be installed along Technology Parkway, and will consist of a 1.4-mile test track. A map depicting the test site was presented to the Mayor and Council. The goal of the project is for economic development. Later in the agenda a Resolution will be up for consideration to allow approximately \$1.9 million dollars to be approved for this project.

CONSENT AGENDA:

APH 2018-04-065

Consideration of Approval of Alcoholic Beverage License Application for Los 2 Mexicanos Restaurant, LLC 4015 Holcomb Bridge Road, Suite 200.

MOTION TO APPROVE APH 2018-04-065.

By: Council Member Christ

Seconded by: Council Member Gratwick

Vote: (7-0) (Christ, Gratwick, Mason, Sadd, Wright, Aulbach, Christopher)

PUBLIC HEARING:

O2018-03-120

Second Read and Consideration of SUP2018-002 & V-2018-002, 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 Road, District 6, Land Lot 258, Peachtree Corners, GA.

Mayor Mason opened the floor for public comment. There was no public comment.

MOTION TO APPROVE O2018-03-120.

By: Council Member Christopher

Seconded by: Council Member Aulbach

Vote: (7-0) (Christopher, Aulbach, Mason, Sadd, Christ, Wright, Gratwick)

O2018-02-118

Second Read and Consideration of amending the Code of the City of Peachtree Corners Article V, Sec. 58-134 to modify the public hearing requirements for tall structure permit applications.

Mayor Mason opened the floor for public comment. There was no public comment, but there was one inquiry as to what constitutes a 50-100 ft. tall structure. Mayor Mason replied that a 50-100 ft. tall structure would be a cell tower.

MOTION TO APPROVE O2018-02-118.

By: Council Member Sadd

Seconded by: Council Member Christ

Vote: (7-0) (Sadd, Christ, Mason, Wright, Aulbach, Christopher, Gratwick)

O2018-02-119

Second Read and Consideration of amending the Code of the City of Peachtree Corners Chapter 54, Signs, with regard to Temporary Signage and Home-Based Businesses.

Mayor Mason opened the floor for public comment. There was no comment.

MOTION TO APPROVE O2018-02-119.

By: Council Member Aulbach

Seconded by: Council Member Gratwick

Vote: (7-0) (Aulbach, Gratwick, Mason, Sadd, Christ, Wright, Christopher)

PH2018-002

Consideration of elevation approval for the Town Center townhomes located in the Peachtree Corners Town Center at the southwest corner of Peachtree Parkway and Medlock Bridge Road, District 6, Land Lots 183 and 195, Peachtree Corners, GA (Tabled from March 27, 2018)

MOTION TO REMOVE PH2018-002 FROM THE TABLE.

By: Council Member Christopher

Seconded by: Council Member Gratwick

Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

Mayor Mason opened the floor for public comment. There was no public comment.

MOTION TO APPROVE PH2018-002.

By: Council Member Sadd

Seconded by: Council Member Gratwick

Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Aulbach, Christopher)

ITEMS FOR CONSIDERATION:

R2018-04-104

Consideration of filling a vacancy on the Downtown Development Authority.

MOTION TO APPROVE R2018-04-104.

By: Council Member Christopher

Seconded by: Council Member Sadd

Vote: (7-0) (Christopher, Sadd, Mason, Christ, Wright, Aulbach, Gratwick)

R2018-04-103

Consideration of Approving an Autonomous Vehicle Test Project and Authorizing the City Manager to Implement the Project.

MOTION TO APPROVE R2018-04-103.

By: Council Member Wright

Seconded by: Council Member Aulbach

Vote: (7-0) (Wright, Aulbach, Mason, Sadd, Christ, Christopher, Gratwick)

R2018-04-104

Consideration of Authorizing the Mayor and/or City Manager to execute any and all documents pertaining to the Economic Development Administration Grant Program.

MOTION TO APPROVE R2018-04-104.

By: Council Member Christopher

Seconded by: Council Member Gratwick

Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

O2018-04-121

First Read and Consideration of 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. (Second Read and Public Hearing May 22, 2018)

O2018-04-122

First Read and Consideration of Amending Chapter 6, Alcoholic Beverages, in order to add Article XII, Entertainment District; to amend Zoning Resolution Article XIII; and to amend Conflicting Ordinances. (Second Read and Public Hearing May 22, 2018)

O2018-04-213

First Read and Consideration of an Ordinance to Amend Chapter 55 ("Solid Waste") of the Code of the City of Peachtree Corners, Georgia, in Order to Provide for the Collection/Disposal of all Municipal Waste (Residential/Commercial) with the City or its Contractor. (Second Read and Public Hearing May 22, 2018)

CITY MANAGER UPDATES: There were no City Manager updates.

EXECUTIVE SESSION:

MOTION TO GO INTO EXECUTIVE SESSION FOR ONE PERSONNEL MATTER AND ONE POTENTIAL LITIGATION MATTER.

By: Council Member Christopher

Seconded by: Council Member Sadd

Vote: (7-0) (Christopher, Sadd, Mason, Christ, Wright, Aulbach, Gratwick)

MOTION TO COME OUT OF EXECUTIVE SESSION.

By: Council Member Sadd

Seconded by: Council Member Christopher

Vote: (7-0) (Sadd, Christopher, Mason, Christ, Wright, Aulbach, Gratwick)

ADJOURNMENT:

MOTION TO ADJOURN AT 10:15 PM.

By: Council Member Christopher

Seconded by: Council Member Aulbach

Vote: (7-0) (Christopher, Aulbach, Mason, Sadd, Christ, Wright, Gratwick)

Approved,

Attest:

Mike Mason, Mayor

KyMBERly Chereck, City Clerk
(Seal)



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Mike Mason, Mayor

Phil Sadd – Post 1, Council Member
Eric Christ – Post 2, Council Member
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member
Lorri Christopher – Post 5, Council Member
Weare Gratwick – Post 6, Council Member

May 8, 2018

WORK SESSION MINUTES

7:00 PM

PEACHTREE CORNERS CITY HALL – Boardwalk
310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

The Mayor and Council of the City of Peachtree Corners held a Work Session at City Hall, 310, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member

Mike Mason
Phil Sadd – Post 1
Eric Christ – Post 2
Alex Wright – Post 3
Jeanne Aulbach – Post 4
Lorri Christopher – Post 5
Weare Gratwick – Post 6

City Manager
City Clerk
City Attorney
City Attorney
Community Dev. Dir.
Finance Director
Public Works Director
Communications Director
Planning & Dev. Mgr.

Brian Johnson
Kym Chereck
Bill Riley
Joe Leonard
Diana Wheeler
Brandon Branham
Greg Ramsey
Judy Putnam
David Chastant

- 1. Roll Call** – *Mayor and Council were present.*
- 2. Proclamation for LC Johnson** – *Mayor Mason presented LC Johnson with a Proclamation recognizing his contributions to the city.*
- 3. Stormwater Maintenance Projects** – *Greg Ramsey, Public Works Director, gave a brief overview of stormwater projects. These projects include the areas of Crooked Creek, West Tech, East Jones Bridge and Flippen Trail.*
- 4. Solid Waste collection** – *Greg Ramsey, Public Works Director, informed the Mayor and Council that the Solid Waste RFP Committee is recommending Waste Management to start service for the City of*

Peachtree Corners starting January 1, 2019. After discussion it was determined that the city would request weekly service on garbage and recycling. This item will come before the Mayor and Council at the May 22, 2018 Council Meeting.

5. **2014 SPLOST IGA with Gwinnett County** – *Greg Ramsey, Public Works Director, informed the Mayor and Council that he will be requesting approval of a Change Order between Gwinnett County and the City of Peachtree Corners at the May 22, 2018 Council Meeting. The change order will relocate funds for a traffic signal timing project.*
6. **Article V of Code of Ordinances (Board attendance policy)** – *Diana Wheeler, Community Development Director, informed the Mayor and Council of a proposed amendment to City Code Article V, Boards, Commissions and Advisory Committees to state that members must attend three-fourths of the meetings in a twelve-month period and, for the City Council to appoint Alternates to any board. This item will come before the Mayor and Council at the May 22, 2018 Council Meeting.*
7. **FY2019 Operating and CIP Budget** – *Diana Wheeler, Community Development Director, gave a brief presentation depicting a staff comparison of the City of Peachtree Corners and the surrounding cities. Brandon Branham, Finance Director, gave a brief overview of the FY2019 Operation and CIP Budget. This item will come before the Mayor and Council for first read at the May 22, 2018 Council Meeting.*
8. **City Manager Updates** – *Brian Johnson, City Manager, gave a brief update on road resurfacing, Federal Grants, and a potential November Special Election.*
9. **Executive Session** – *There was no executive session.*
10. *Meeting adjourned at 10:15 PM.*

Approved,

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk
(Seal)

APH2018-04-66



Mayor
Mike Mason

Phil Sadd | Post 1
Eric Christ | Post 2

Alex Wright | Post 3
Jeanne Aulbach | Post 4

Lorri Christopher | Post 5
Weare Gratwick | Post 6

To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Brandon Branham, Administrative Services Director

Date: May 22nd, 2018, City Council Meeting

Agenda Item: APH 2018-04-066 Approval of Alcoholic Beverage License Application for **Hospitality Ventures Management – CT ATL Norcross, LLC, D/B/A Courtyard by Marriott** 3209 Holcomb Bridge Road.

Applicant Robert S. Cole is applying for a Consumption on Premise Beer, Wine, Distilled Spirits and Sunday Sales License.

Staff Recommendation:

Approve the application for Consumption on Premises, Beer, Wine, Distilled Spirits and Sunday Sales License for **Hospitality Ventures Management – CT ATL Norcross, LLC, D/B/A Courtyard by Marriott** at 3209 Holcomb Bridge Road

Background:

Applicant submitted a completed application on April 16, 2018. Required advertising for the application was published in the Gwinnett Daily Post on May 11th, and May 18th. Applicant has passed the background investigation and meets all requirements.

Discussion:

New Business
Staff has reviewed this application and recommends approval.

Alternatives:

None



Mayor
Mike Mason

Phil Sadd | Post 1
Eric Christ | Post 2

Alex Wright | Post 3
Jeanne Aulbach | Post 4

Lorri Christopher | Post 5
Weare Gratwick | Post 6

To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Brandon Branham, Administrative Services Director

Date: May 22nd, 2018, City Council Meeting

Agenda Item: APH 2018-04-066 Approval of Alcoholic Beverage License Application for **Hospitality Ventures Management – CT ATL Norcross, LLC**, 3209 Holcomb Bridge Road

Applicant Robert S. Cole is applying for a Consumption on Premise Beer, Wine, Distilled Spirits and Sunday Sales License.

Staff Recommendation:

Approve the application for Consumption on Premises, Beer, Wine, Distilled Spirits and Sunday Sales License for **Hospitality Ventures Management – CT ATL Norcross, LLC**, at 3209 Holcomb Bridge Road

Background:

Applicant submitted a completed application on April 16, 2018. Required advertising for the application was published in the Gwinnett Daily Post on May 11th, and May 18th. Applicant has passed the background investigation and meets all requirements.

Discussion:

New Business
Staff has reviewed this application and recommends approval.

Alternatives:

None

APH2018-04-67



Mayor
Mike Mason

Phil Sadd | Post 1
Eric Christ | Post 2

Alex Wright | Post 3
Jeanne Aulbach | Post 4

Lorri Christopher | Post 5
Weare Gratwick | Post 6

To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Brandon Branham, Administrative Services Director

Date: May 22nd, 2018, City Council Meeting

Agenda Item: APH 2018-04-067 Approval of Alcoholic Beverage License Application for **Mojitos Bistro, LLC, DBA Mojitos**, 5161 Peachtree Parkway, Ste 630

Applicant Luis Gabriel Fernandez is applying for a Consumption on Premise Beer, Wine, Distilled Spirits and Sunday Sales License.

Staff Recommendation:

Approve the application for Consumption on Premises, Beer, Wine, Distilled Spirits and Sunday Sales License for **Mojitos Bistro, LLC, DBA Mojitos**, at 5161 Peachtree Parkway, Ste 630

Background:

Applicant submitted a completed application on April 25, 2018. Required advertising for the application was published in the Gwinnett Daily Post on May 11th, and May 18th. Applicant has passed the background investigation and meets all requirements.

Discussion:

New Business
Staff has reviewed this application and recommends approval.

Alternatives:

None

Action Item

IGA

CHANGE ORDER NO. 1 BETWEEN GWINNETT COUNTY
AND THE CITY OF PEACHTREE CORNERS REGARDING
JOINTLY FUNDED 2014 SPLOST PROJECT(S)
(PROJECT # F-1069)

This Change Order (hereinafter referred to as “Change Order No. 1”), made by and between the City of Peachtree Corners, a municipal corporation chartered by the State of Georgia and headquartered at 310 Technology Parkway NW, Peachtree Corners, GA 30092 (herein referred to as “CITY”) and Gwinnett County, Georgia, a political subdivision of the State of Georgia headquartered at 75 Langley Drive, Lawrenceville, Georgia 30046 (hereinafter referred to as “COUNTY”) each of whom has been duly authorized to enter into this Change Order No. 1.

WITNESSETH

WHEREAS, the COUNTY entered into an agreement with the CITY dated December 16, 2014 to jointly fund a transportation project to be managed by the CITY (City-managed Project); and

WHEREAS, the COUNTY entered into an agreement with the CITY dated December 16, 2014 to jointly fund a transportation project to be managed by the COUNTY (County-managed Project);

WHEREAS, the agreements specify that the COUNTY’S contribution to jointly fund 2014 SPLOST projects are limited to the maximum COUNTY contribution as shown in each agreement; and

WHEREAS, the agreements specify that the COUNTY’S contribution to jointly fund 2014 SPLOST projects is limited to the projects as shown in each agreement; and

WHEREAS, each original agreement included a good faith project cost estimate; and

WHEREAS, the actual cost to construct the County-managed Sub-project identified as SR 141/Peachtree Parkway will be less than the good faith estimate; and

WHEREAS, the COUNTY and CITY wish to complete additional County-managed Sub-projects not listed in the original agreement;

NOW, THEREFORE, the COUNTY and the CITY, in consideration of the mutual promises and agreements set forth herein, do agree as follows:

1. This Change Order amends both agreements between the COUNTY and CITY as follows:
 - a) The County will contribute an additional \$188,905 toward the Peachtree Corners City-Managed Project cost increasing the total County contribution to the Peachtree Corners City-Managed Project from \$405,000 to \$593,905 and will reduce its contribution to the SR 141/Peachtree Parkway southbound project by \$188,905. In no event shall the County’s contribution exceed eighty one percent (81%) of the total Peachtree Corners City-Managed project cost.
 - b) The County-managed Project will now include an ATMS/ITS Sub-project. The Sub-project will provide communications to all traffic signals within the CITY that are not currently connected to the COUNTY ATMS/ITS network. The cost of this Sub-project is estimated to be \$996,142. Funding for this Sub-project will be transferred from the SR 141/Peachtree Parkway Sub-project.

The County will contribute a maximum of \$806,875 to the ATMS/ITS Sub-project and will reduce its contribution to the SR 141/Peachtree Parkway Sub-project by \$806,875. In no event shall the County's contribution to the Sub-project exceed eighty one percent (81%) of the total Sub-project cost.

- c) The County-managed project will now include a Pedestrian Improvement Sub-project on Jimmy Carter Boulevard between Peachtree Industrial Boulevard and Holcomb Bridge Road. The cost of this Sub-project is estimated to be \$170,000. Funding for this Sub-project will be transferred from the SR 141/Peachtree Parkway Sub-project. The County will contribute \$85,000 to the Pedestrian Improvement Sub-project and will reduce its contribution to the SR 141/Peachtree Parkway Sub-project by \$85,000. In no event shall the County's contribution to the Sub-project exceed fifty percent (50%) of the total Sub-project cost. If the cost of the Sub-project exceeds \$170,000 the COUNTY and the CITY will each contribute equal amounts to complete the Sub-project.
2. The revised maximum COUNTY contribution and minimum CITY contribution for each project is outlined in Exhibit A attached hereto.
 3. Except as explicitly stated in Sections 1 and 2 of this Change Order No.1, the existing projects shall not be updated, amended, or altered in any way. Under no circumstances does this Change Order change the COUNTY'S total financial obligation to the projects. The scope of the existing projects shall remain as stated in the original City-managed Project and the original County-managed Project Agreements.
 4. All notices pursuant to this agreement shall be served as follows: As to the COUNTY, Chairman, Gwinnett County Board of Commissioners, 75 Langley Drive, Lawrenceville, Georgia 30046. As to the CITY, Mayor, City of Peachtree Corners, 147 Technology Parkway NW, Suite 200, Peachtree Corners, GA 30092.

Except as herein supplemented, modified and amended, the original City-managed Project and the original County-managed Project, both dated 16th December, 2014, will remain in full force and effect and shall in all respects govern and control.

It is expressly agreed by the parties that this Change Order No. 1 is supplemental to the original City-managed Project and the original County-managed Project of 16th December, 2014, and all previous Agreements which are by reference made a part hereof. All terms, conditions, and provisions thereof unless specifically modified herein are to apply to this Change Order No. 1, and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, the parties hereto acting through their duly authorized agents have caused this agreement to be signed and delivered on the date set forth below.

This _____ day of _____, 2018.

GWINNETT COUNTY, GEORGIA

CITY OF PEACHTREE CORNERS, GEORGIA

By: _____
CHARLOTTE J. NASH

By: _____

Title: CHAIRMAN

Title: MAYOR

ATTEST:

ATTEST:

By: _____

By: _____

Title: County Clerk/Deputy County Clerk (SEAL)

Title: City Clerk (SEAL)

APPROVED AS TO FORM:

County Staff Attorney

Exhibit A – 2014 SPLOST Jointly Funded Transportation Projects

City-managed Project

Project Name	Improvement Type	Description	Maximum County Contribution
Holcomb Bridge at SR 140/Jimmy Carter Boulevard	Intersection Improvement	CITY shall perform all phases necessary to construct additional turn lanes.	\$593,905

County-managed Project

Project Name	Improvement Type	Description	Maximum County Contribution	Minimum City Contribution
SR 141/Peachtree Parkway (Southbound)	Intersection Improvement	Improvements – Engineering and Construction Phases	\$539,220	\$122,780
ATMS/ITS	ATMS/ITS	Improvements and upgrades to certain traffic signals	\$806,875	\$189,267
SR 140/Jimmy Carter Boulevard	Pedestrian Improvement	Improvements between Peachtree Industrial Boulevard and Holcomb Bridge Road	\$85,000*	\$85,000

* If the cost of the Sub-project exceeds \$170,000 the COUNTY and the CITY will each contribute equal amounts to complete the Sub-project.

02018-04-122

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES CHAPTER 6, ALCOHOLIC BEVERAGES, IN ORDER TO ADD ARTICLE XII, ENTERTAINMENT DISTRICT; AMEND CONFLICTING ORDINANCES; ESTABLISH SEVERABILITY; AND SET AN EFFECTIVE DATE.

WHEREAS, The Mayor and Council of the City of Peachtree Corners have adopted a Code of Ordinances in order to promote the health, safety, and general welfare of Peachtree Corners citizens; and

WHEREAS, Chapter 6, Alcoholic Beverages, of the Code of Ordinances provides rules, regulations, requirements, and standards for the sale and distribution of alcoholic beverages; and

WHEREAS, The Mayor and Council wish to amend Chapter 6, Alcoholic Beverages, in order to establish an Entertainment District; and

WHEREAS, establishing regulations for an Entertainment District creates conflicts with existing regulations that require amendments;

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~~ to be deleted and words underlined to be added)

SECTION 1. Chapter 6 - Alcoholic Beverages

[A] ARTICLE I. - IN GENERAL

Sec. 6-30. - Open area and patio sales.

- (a) Alcoholic beverage sales can be made by a licensed consumption on-premises establishment in a patio/open area type environment if the establishment has been approved to do so by the city or its designee.
- (b) Except within a designated Entertainment District, the requirement for approval is that the patio/open area be enclosed by some structure providing for public ingress/egress only through the main licensed premises. The purpose of this requirement is to prevent a customer from leaving the outside sales area with an open drink without the licensee's knowledge.
- (c) The height of such structure shall be a minimum of three feet above ground level. It does not have to be solid nor does it have to restrict visibility into or out of the patio/open sales area. It must be permitted and approved by the county's building inspection department and the county's fire department as required by their governing regulations or codes.

- (d) The only exit from this type area is to be through the licensed establishment's main premises and through an approved fire exit, not for general public use unless an emergency exists. The fire exit should be of the type that sounds an alarm so that the establishment will be alerted in the event of unauthorized use when no emergency exists.
- (e) If a licensee desires a patio/open sales area inside an existing structure, plans will be reviewed and approved on an individual basis by the city or its designee. Interior type patio/open sales areas must also meet the requirements of the county's development and fire codes.
- (f) Nothing contained in this section shall prohibit a hotel or motel with a consumption on the premises license from making sales and allowing consumption of alcoholic beverages in ballrooms, meeting rooms, reception rooms, or patio areas of such hotel or motel, provided such functions are catered in connection with a meeting, conference, convention or similar type gathering at such hotel or motel. Patio areas, as that term is used in this subsection, do not have to conform to the standards in this section.
- (g) Alcoholic beverages purchased within a designated Entertainment District may be consumed throughout that Entertainment District and transported anywhere within that district pursuant to Article XII of this Chapter.

Sec. 6-31. - ~~No~~ Consumption Outside Premises- Where Prohibited, Restricted and Permitted.

- (a) It is prohibited for customers to leave the premises with open alcoholic beverages, and it is the licensee's responsibility to ensure that no open beverages are sold and carried out. However, nothing in this section shall be construed to prohibit the carrying out of wine or malt beverages for consumption at a publicly owned or privately- owned golf course or within a designated Entertainment District.
- (b) It is prohibited for customers to gather outside an alcoholic beverage establishment and consume alcoholic beverages.
- (c) It is prohibited for the manager or any employee to allow persons to gather outside an alcoholic beverage establishment and consume alcoholic beverages.
- (d) Notwithstanding any other contrary provision of law, any restaurant which is licensed to sell alcoholic beverages for consumption on the premises may permit a patron to remove one unsealed bottle of wine per patron for consumption off premises, if the patron has purchased a meal and consumed a portion of the bottle of wine which has been purchased on the premises with such meal on the restaurant's premises. A partially consumed bottle of wine that is to be removed from the premises must be securely resealed by the licensee or its employees before removal from the premises. The partially consumed bottle of wine shall be placed in a bag or other container that is secured in such a manner that it is visibly apparent if the container has been subsequently opened or tampered with, and a dated

receipt for the bottle of wine and meal shall be provided by the licensee and attached to the container. If transported in a motor vehicle, the container with the resealed bottle of wine shall be placed in a locked glove compartment, a locked trunk, or the area behind the last upright seat of a motor vehicle that is not equipped with a trunk.

(e) Notwithstanding the foregoing, outside consumption of alcoholic beverages beyond a restaurant or patio area is permitted within a designated Entertainment District pursuant to Article XII of this Chapter.

Sec. 6-38. - Bring your own bottle (brown bagging) prohibited.

(a) It is prohibited for any person to bring his own alcoholic beverage into any business establishment without regard to whether such establishment is licensed to serve alcoholic beverages except as follows:

(1) Any person dining at a business establishment licensed to sell wine and/or malt beverage for consumption on the premises may bring an unopened bottle of wine and/or malt beverage into said establishment for consumption if the establishment has a policy permitting same.

(2) Any person who is a patron of a theater, art gallery, book store, hair salon, nail salon, spa, florist, live music or comedy venue may bring an unopened bottle of wine and/or malt beverage into the establishment for consumption on the premises, provided:

a. The owners or their agents have a policy permitting a patron to bring an unopened bottle of wine and/or malt beverage into the business establishment for consumption on the premises;

b. The establishment is licensed as required hereinafter; and

c. The business establishment does not meet the requirements for an alcoholic beverage license as described in article II of this chapter.

(b) In addition to (a)(1) and (a)(2), individuals may bring wine and/or malt beverages into the common area of an Entertainment District provided that the time and location for doing so is authorized in advance by the City and that no glass containers are used.

[B] ARTICLE XI. – RETAIL PACKAGE SALES OF DISTILLED SPIRITS – LIQUOR STORES

Sec. 6-340. - Liquor store limitations.

(a) Liquor stores must be located at least 300 feet from churches and 600 feet from schools. This distance shall be measured from the front door of the liquor store to the front door of the church or front door of the nearest school building as measured along pedestrian walkways.

- (b) Liquor stores must be located at least 300 feet from parks. This distance shall be measured from the front door of the liquor store to the nearest portion of the park property.
- (c) Except in designated Entertainment Districts, liquor stores must operate as sole tenants in freestanding buildings of at least 5,000 square feet in size and no greater than 10,000 square feet in size. Within designated Entertainment Districts, liquor stores may occupy leased space within a shopping center provided that the liquor store is at least 15,000 square feet in size.
- (d) Liquor stores must be located on property that is a minimum of one-half acre in size with a minimum of 100 feet of frontage on a state highway or major street.
- (e) A liquor store shall not be located closer than 3,000 feet to another liquor store, regardless of jurisdiction.
- (f) Liquor store buildings shall comply with overlay design regulations.
- (g) Liquor store deliveries shall be made at the rear of the store building and all loading areas, dumpsters, recycling bins, and compactors shall be screened from ground view.
- (h) Liquor store properties shall have no outdoor storage including the storage of shopping carts.
- (i) Liquor stores shall not sell lottery tickets, magazines, or tobacco products (except quality cigars.)

[C] ARTICLE XII. – ENTERTAINMENT DISTRICTS

Sec. 6-408. - Definitions.

‘Entertainment District’ – an area of Peachtree Corners with a highly concentrated grouping of businesses and activities focused on entertainment which may include, but is not limited to, restaurants, theater, jazz club, comedy club, special event space, and art galleries. Designated Entertainment Districts shall include the Town Center Entertainment District and any other qualifying district as approved by the City Council.

‘Town Center Entertainment District’ - an area bounded by the following:

1. To the north: the north side of all properties zoned C-2, MUD, and OBP located within Land Lots 301 and 317 and abutting the south side of Medlock Bridge Rd. and East Jones Bridge Rd.
2. To the south: the south side of all properties zoned C-2, MUD, and OBP located within Land Lots 301 and 317 and abutting DaVinci Ct. and the south side of Peachtree Corners Circle.
3. To the west: the west side of all properties zoned C-2 located within Land Lots 301 and 317 and abutting that portion of Peachtree Parkway between East Jones Bridge Rd. and Peachtree Corners Circle.

Sec. 6-409. – Outside Consumption of Alcoholic Beverages.

Outside consumption of alcoholic beverages beyond a restaurant or patio area is permitted within a designated Entertainment District provided that the alcoholic beverages are limited to malt beverages and wine. Any establishment licensed to sell malt beverages and wine by the drink for consumption on the premises is authorized to dispense malt beverages and wine in a paper or plastic cup, or other container other than a can, bottle, or glass, for removal from the premises, subject to the following regulations:

1. No establishment shall dispense to any person more than two alcoholic beverage at a time for removal from the premises, and no person shall remove at one time more than two alcoholic beverage from the licensed premises.
2. No container in which an alcoholic beverage is dispensed and removed from the licensed premises shall exceed sixteen (16) fluid ounces in size. No person shall hold in possession on the streets and sidewalks, in common areas, in the parking lots, or in other public places within a designated Entertainment District any open alcoholic beverage container which exceeds sixteen (16) fluid ounces in size.
3. It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a can, bottle, or glass, or to possess in an open can, bottle, or glass any alcoholic beverage on the streets, sidewalks, rights-of-way, common areas, and parking lots, whether public or private, except as follows:
 - a. glass containers shall be allowed in a licensee's outdoor sit-down dining areas that are situated on a sidewalk or other right-of-way.
 - b. non-glass containers are permitted in common areas when the City authorizes 'brown bagging' events pursuant to Sec. 6-411.
4. Alcoholic beverages consumed pursuant to this provision must be purchased from a licensed premise within that designated Entertainment District.
5. No alcoholic beverage purchased pursuant to this provision shall be consumed except within the authorized hours of sale of the establishment where purchased except during special events and festivals, as authorized by the City.
6. Alcoholic beverages may not be consumed while in the confines of a motor vehicle while the motor vehicle is located upon any public street, parking lot or other place to which the public has or is permitted to have access within an Entertainment District. An exception to this prohibition is permitted when the driver is operating the vehicle pursuant to a contract to provide transportation for passengers and such driver holds a valid license for the operation of a vehicle for hire.

7.No alcoholic beverage purchased pursuant to this section may be consumed outside of the designated Entertainment District.

Sec. 6-410. – Brown Bagging

- a. Individuals may bring wine and/or malt beverages into the common area of an Entertainment District provided that the time and location for doing so is authorized in advance by the City with a Special Event Permit and that no glass containers are used.

Sec. 6-411. – Miscellaneous

- a. Noise – Except as noted in a(1), below, sound levels should not exceed the following, (as measured from the property line of the receiving property):

Weekdays

7:00 AM to 10:59 PM: 100dBA

11:00 PM to 7:00 AM: 85 dBA

Weekends

7:00 AM to 12:59 AM: 100dBA

1:00 AM to 7:00 AM: 85 dBA

1. The maximum noise level may be exceeded for a cumulative period of less than one minute in any given 15-minute period.
- b. Pet friendly – Leashed dogs are permitted throughout common areas and on private property with the property owner’s permission. Pet owners must comply with pet waste regulations.

Sec. 6-412. - No abrogation of other laws.

- a. The provisions of this article shall not be deemed to abrogate or otherwise impact any state law or local ordinance pertaining to public drunkenness, disorderly conduct, driving with an open container or under the influence of alcohol, or similar laws.

SECTION 2. Chapter 42 – Nuisances

ARTICLE II. - NOISE^[2]

Sec. 42-23. - Loud, unnecessary or unusual noise—Prohibited.

It shall be unlawful for any person to make, continue or cause to be made or continued any loud, unnecessary or unusual sound or noise which unreasonably annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others in the county, and which is audible to a person of normal hearing ability more than 50 feet from the point of origin of this sound or noise. However, within a designated Entertainment District, sound levels shall abide by, and be measured in accordance with, the provisions of Chapter 2, Art. XII, Sec. 6-412a.

SECTION 3. Appendix A, Zoning Resolution, Article XIII, Use Provisions.

Sec. 1308 C-2 General Business

A. Retail and Service Uses.

47. Liquor Store (only within a designated Entertainment District pursuant to Code of Ordinances Chapter 6, Article XII.) subject to the following:

- a. At least 10% of the front elevation shall be glass storefront or windows.
- b. No metal bars, roll down shutters or similar features shall be installed on the building glass.
- c. No boxes or other storage materials shall be placed within 6 ft. of glass storefront, windows or doors.
- d. All windows shall have decorative awnings.
- e. No neon shall be placed on the building except for 'open/closed' sign.
- f. Front elevations shall include decorative use of building materials, and quality lighting fixtures.
- g. Decorative free-standing planters or window planter boxes with live plant material shall be placed on or against the front elevation at a spacing of one planter or planter box per 15 lineal feet of store frontage.

E. Special Uses.

11. Liquor Store, subject to the following:

- a. Liquor stores must be located at least 300 ft. from churches and 600 ft. from schools. This distance shall be measured from the front door of the liquor store to the front door of the church or front door of the nearest school building as measured along pedestrian walkways.

- b. Liquor stores must be located at least 300 ft. from parks. This distance shall be measured from the front door of the liquor store to the nearest portion of the park property.
- c. Liquor stores must operate as sole tenants in free standing buildings of at least 5,000 sq.ft. in size and no greater than 10,000 sq. ft. in size.
- d. Liquor stores must be located on property that is a minimum of one-half acre in size with a minimum of 100 ft. of frontage on a state highway or major street.
- e. A liquor store shall not be located closer than 3000 ft. to another liquor store, regardless of jurisdiction.
- f. Liquor store buildings shall comply with Overlay Design regulations.
- g. Liquor store deliveries shall be made at the rear of the store building and all loading areas, dumpsters, recycling bins, and compactors shall be screened from ground view.
- h. Liquor store properties shall have no outdoor storage including the storage of shopping carts.
- i. Liquor stores shall not sell lottery tickets, magazines, or tobacco products (except quality cigars.)
- j. At least 10% of the front elevation shall be glass storefront or windows.
- k. No metal bars, roll down shutters or similar features shall be installed on the building glass.
- l. No boxes or other storage materials shall be placed within 6 ft. of glass storefront, windows or doors.
- m. All windows shall have decorative awnings.
- n. No neon shall be placed on the building except for 'open/closed' sign.
- o. Front elevations shall include decorative use of building materials, and quality lighting fixtures.
- p. Decorative free-standing planters or window planter boxes with live plant material shall be placed on or against the front elevation at a spacing of one planter or planter box per 15 lineal feet of store frontage.

SECTION 4. Severability.

That each section or subsection is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

STATE OF GEORGIA
COUNTY OF GWINNETT
CITY OF PEACHTREE CORNERS

ORDINANCE 2018-04-122

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon its adoption.

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

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

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

02018-04-121

CITY OF PEACHTREE CORNERS **(WITH STAFF RECOMMENDED CONDITIONS)**

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO 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.

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

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on April 24, 2018 and May 22, 2018;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on May 22, 2018 that Zoning Case SUP2018-003 & V2018-003, East Jones Bridge LLC., is hereby approved for the above referenced property with the following enumerated 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 senior oriented community intended for occupancy by persons 55 years of age and older where, at the time of purchase or lease, each unit is occupied by at least one person who is 55 or older as per the HOA bylaws and covenants 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 facilities may include single-family detached, villa-style attached, townhome and/or stack-flat type residential units and facilities which provide distinct levels of care such as independent living in which residents live on their own and have access to a wide array of amenities; assisted living, which provides help with daily tasks such as bathing and dressing; and, 24-hour nursing home-style care.
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:
 - a. Stacked flats and Independent Living (combined): minimum of 200 units; maximum of 500 units
 - b. Assisted living and memory care: minimum of 75 units and maximum of 150 units
 - c. Detached cottage homes: minimum of 53 and maximum of 125 units
 - d. Duplex cottage homes: minimum of 22 and maximum of 50 units
 - e. Townhomes: minimum of 65 and maximum of 150 units
 - f. Townhome lofts: minimum of 6 and maximum of 40 units
 - a. Reuse of the Simmons building: minimum of 40 and maximum of 80 units

CITY OF PEACHTREE CORNERS **(WITH STAFF RECOMMENDED CONDITIONS)**

6. Brick and stone shall be the primary facing material for all elevations of residential buildings located within Zones 1 and 2 on Staff Exhibit 'A'.
7. The centerline of the existing road located along the property's southeastern boundary as noted in Exhibit 'E' shall not be moved any closer to the existing residences in the Riverfield Subdivision. Additionally, the centerline of the existing road located along the property's southwestern boundary also shown on Exhibit 'E' shall not be moved closer to the existing residences on Sunburst Drive
8. Building heights shall be as shown on Staff Exhibit 'A', incorporating four height zones as follows:
 - a. Zone 1: 3 stories or 45 ft., whichever is less
 - b. Zone 2: 4 stories or 55 ft., whichever is less
 - c. Zone 3: 5 stories or 65 ft., whichever is less, for buildings with surface parking; 5 stories or 85 ft. whichever is less, for buildings with structured parking, provided that 75% of the existing trees located within 250 ft. of the building footprint are preserved.
 - d. Zone 4: 7 stories or 85 ft. whichever is less, for buildings with surface parking; 7 stories or 120 ft. whichever is less, for buildings with structured parking, provided that 75% of the existing trees located within 250 ft. of the building footprint are preserved.
9. The existing buffer along the property's southeastern and southwestern boundaries shall be preserved and enhanced and a landscape screening shall be installed on the southwestern and southeastern sides of the property to provide screening for the adjacent single-family homes in Riverfield and on Sunburst Drive as shown in the enhanced buffer landscaping plan illustrated in exhibit 'B'.
 - a. The buffer shall be planted with a mixture of tree and shrub material with at least 75% to be evergreen and spaced appropriately for each buffer section (A-D). The planting size and quantities of materials shall be sufficient to provide a buffer that achieves a 75% opacity after three years.
 - b. A 3-year landscape maintenance bond shall be provided in an amount equal to 100% of the landscape buffer costs. At the end of each year, the buffer shall be assessed by City Staff and additional plantings shall be required, if they are determined to be necessary. The additional plantings shall be installed by the developer and funded by the maintenance bond. Any bond funds remaining at the end of the third year shall be refunded to the developer.
 - c. Any tree with a trunk of less than 1.5" in diameter may be removed.
 - d. If a walking trail is constructed, it shall be made of mulch or other natural pervious material.

CITY OF PEACHTREE CORNERS **(WITH STAFF RECOMMENDED CONDITIONS)**

9. The existing wood fence along the northern property line abutting the Riverfield subdivision shall be replaced by an 8' tall wood privacy picket rail fence as depicted in exhibit "C."
10. The installation of the evergreen screening required in conditions #10 and #11 shall be completed prior to the issuance of the first residential building permit.
11. 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.
12. The developer shall comply with City Public Works roadway improvement requirements which may include, but are 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.
13. 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.
14. No more than 450 residential units shall be completed prior to construction commencing for the assisted living/memory care facility. Completion of the 450 residential units shall be determined by issuance of a certificate of occupancy and no additional residential building permits shall be issued until the assisted living/memory care building has passed its foundation inspection.
15. All streets shall be private and shall be maintained by the Homeowners' Association established for the development.
16. Development regulations for the property shall be as follows:
 - a. No minimum lot size
 - b. Minimum Setbacks
 - i. Front- townhomes: 5 ft.; all other buildings: 10 ft.
 - ii. Interior Side – 10 ft.
 - iii. Corner Side – to match front
 - iv. Between buildings – 10 ft.
 - v. Rear- 20 ft.
 - c. Parking – per Peachtree Corners Zoning regulations except that pervious pavers may be used in lieu of pavement within critical root zone of trees.

Effective this 22nd day of May, 2018.

So Signed and Witnessed

Approved :

this _____ day of _____, 2018
Attest:

Kymberly Chereck, City Clerk

Mike Mason, Mayor

CITY OF PEACHTREE CORNERS **(WITH PLANNING COMMISSION CONDITIONS)**

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO 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.

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

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on April 24, 2018 and May 22, 2018;

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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 senior oriented community intended for occupancy by persons 55 years of age and older where at least 80 percent of the occupied units shall be occupied by at least one person who is 55 or older as per the HOA bylaws and covenants 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 facilities may include single-family detached, villa-style attached, townhome and/or stack-flat type residential units and facilities which provide distinct levels of care such as independent living in which residents live on their own and have access to a wide array of amenities; assisted living, which provides help with daily tasks such as bathing and dressing; and, 24-hour nursing home-style care.
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:
 - a. Stacked flats: maximum of 250 units
 - b. Independent living: minimum of 200 units
 - c. Assisted living and memory care: minimum of 130 units
 - d. Detached cottage homes: flexible
 - e. Duplex cottage homes: flexible
 - f. Townhomes: flexible
 - g. Townhome lofts: flexible
 - h. Reuse of the Simmons building: flexible

CITY OF PEACHTREE CORNERS **(WITH PLANNING COMMISSION CONDITIONS)**

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. In the area which lies northwest of the line 330 feet from the Land Lot line between Land Lot #348 and #331 running parallel to the Land Lot line, as depicted in Exhibit "A," building heights of up to 85 ft. shall be permitted.
9. 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. The buffer shall be enhanced in compliance with Exhibit B, Enhanced Buffer Plan
 - c. Any tree with a trunk of less than 1.5" in diameter may be removed.
10. 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 plantings suitable for the soil type with a minimum of 8 ft. height at installation and spaced 15 ft. on-center.
11. The existing wood fence along the northern property line abutting the Riverfield subdivision shall be replaced by an 8' tall wood privacy picket rail fence as depicted in Exhibit "C."
12. The installation of the evergreen screening required in conditions #10 and #11 shall be completed prior to the issuance of the first residential building permit.
13. A 3-year maintenance bond shall be provided on the evergreen screening trees.
14. 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.
15. The developer shall comply with City Public Works roadway improvement requirements which may include, but are 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.
- 16. 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.
- 17. The Owner/Applicant shall provide for perpetual public access to land contained in this application that is within the 100-year flood plain as designated on the property surveys contained within this application and within 200-feet of the top of bank of the Chattahoochee River. If the Owner/Applicant provides for perpetual public access via a fee-simple transfer of land to a land trust, government or similar organization, then the Owner/Applicant will retain credit for the land so transferred for purposes of density calculations and other matters related to the zoning and land development ordinances. The mechanism for perpetual public access must be complete prior to the issuance of the first permit for construction or land disturbance.
- 18. No more than 200 residential units shall be completed prior to construction commencing for the assisted living/memory care facility. Completion of the 200 residential units shall be determined by issuance of a certificate of occupancy and no additional residential building permits shall be issued until the assisted living/memory care building has passed its foundation inspection.

Effective this 22nd day of May, 2018.

So Signed and Witnessed

Approved :

this _____ day of _____, 2018

Attest:

Kymerly Chereck, City Clerk

Mike Mason, Mayor

**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: 6th 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

PROJECT UPDATE:

At the Planning Commission hearing, questions were asked about the project and there were 11 speakers at the public hearing, eight of whom spoke in support, two against, and one was neutral. The Commission had a quorum of three members present, however, one member had to recuse himself from voting on this application. Therefore, the remaining two members voted to recommend approval of the Special Use Permit and Variance request with amended staff 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 **(Planning Commission recommended conditions are followed by proposed Staff Conditions in bold italics):**

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 senior oriented community intended for occupancy by persons 55 years of age and older where at least 80 percent of the occupied units shall be occupied by at least one person who is 55 or older as per the HOA bylaws and covenants 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 facilities may include single-family detached, villa-style attached, townhome and/or stack-flat type residential units and facilities which provide distinct levels of care such as independent living in which residents live on their own and have access to a wide array of amenities; assisted living, which provides help with daily tasks such as bathing and dressing; and, 24-hour nursing home-style care.

Staff Recommendation: The use of the property shall be limited to a senior oriented community intended for occupancy by persons 55 years of age and older where, at the time of purchase or lease, each unit is at least 80 percent of the occupied units shall be occupied by at least one person who is 55 or older as per the HOA bylaws and covenants 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 facilities may include single-family detached, villa-style attached, townhome and/or stack-flat type residential units and facilities which provide distinct levels of care such as independent living in which residents live on their own and have access to a wide array of amenities; assisted living, which provides help with daily tasks such as bathing and dressing; and, 24-hour nursing home-style care.

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:
 - a. Stacked flats: maximum of 250 units
 - b. Independent living: minimum of 200 units
 - c. Assisted living and memory care: minimum of 130 units
 - d. Detached cottage homes: flexible
 - e. Duplex cottage homes: flexible
 - f. Townhomes: flexible
 - g. Townhome lofts: flexible
 - h. Reuse of the Simmons building: flexible

Staff Recommendation: The type and number of living units shall be permitted according to the following:

- a. ***Stacked flats and Independent Living (combined): minimum of 200 units; maximum of 500 units***

- b. **Assisted living and memory care: minimum of 75 units and maximum of 150 units**
- c. **Detached cottage homes: flexible minimum of 53 and maximum of 125 units**
- d. **Duplex cottage homes: flexible minimum of 22 and maximum of 50 units**
- e. **Townhomes: flexible minimum of 65 and maximum of 150 units**
- f. **Townhome lofts: flexible minimum of 6 and maximum of 40 units**
- g. **Reuse of the Simmons building: flexible minimum of 40 and maximum of 80 units**

6. Brick and stone shall be the primary facing material for all elevations of residential buildings.

Staff Recommendation: Brick and stone shall be the primary facing material for all elevations of residential buildings. located within Zones 1 and 2 on Staff Exhibit 'A'.

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.

Staff Recommendation: The centerline of the existing road located along the property's southeastern boundary as noted in Exhibit 'E' shall not be moved any closer to the existing residences in the Riverfield Subdivision. Additionally, the centerline of the existing road located along the property's southwestern boundary also shown on Exhibit 'E' shall not be moved closer to the existing residences on Sunburst Drive

8. In the area which lies northwest of the line 330 feet from the Land Lot line between Land Lot #348 and #331 running parallel to the Land Lot line, as depicted in Applicant Exhibit 'A,' building heights of up to 85 ft. shall be permitted.

In the area which lies northwest of the line 900 feet from the Land Lot line between Land Lot #348 and #331 running parallel to the Land Lot line, as depicted in Applicant Exhibit 'A,' building heights of up to 120 ft. shall be permitted.

Staff Recommendation: Building heights shall be as shown on Staff Exhibit 'A', incorporating four height zones as follows:

- a. **Zone 1: 3 stories or 45 ft., whichever is less**
- b. **Zone 2: 4 stories or 55 ft., whichever is less**
- c. **Zone 3: 5 stories or 65 ft., whichever is less, for buildings with surface parking; 5 stories or 85 ft. whichever is less, for buildings with structured parking, provided that 75% of the existing trees located within 250 ft. of the building footprint are preserved.**
- d. **Zone 4: 7 stories or 85 ft. whichever is less, for buildings with surface parking; 7 stories or 120 ft. whichever is less, for buildings with structured parking, provided that 75% of the existing trees located within 250 ft. of the building footprint are preserved.**

9. 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 walking trail as depicted on the site plan shall be constructed of mulch, rubberized mulch, or other natural pervious surface.
 - The buffer shall be enhanced in compliance with Exhibit B, Enhanced Buffer Plan
 - Any tree with a trunk of less than 1.5" in diameter may be removed.

Staff Recommendation: The existing buffer along the property's southeastern and southwestern boundaries shall be preserved and enhanced and a landscape screening shall be installed on the southwestern and southeastern sides of the property to provide screening for the adjacent single-family homes in Riverfield and on Sunburst Drive as shown in the enhanced buffer landscaping plan illustrated in exhibit 'B'.

- The buffer shall be planted with a mixture of tree and shrub material with at least 75% to be evergreen and spaced appropriately for each buffer section (A-D). The planting size and quantities of materials shall be sufficient to provide a buffer that achieves a 75% opacity after three years.**
- A 3-year landscape maintenance bond shall be provided in an amount equal to 100% of the landscape buffer costs. At the end of each year, the buffer shall be assessed by City Staff and additional plantings shall be required, if they are determined to be necessary. The additional plantings shall be installed by the developer and funded by the maintenance bond. Any bond funds remaining at the end of the third year shall be refunded to the developer.**
- Any tree with a trunk of less than 1.5" in diameter may be removed.**
- If a walking trail is constructed, it shall be made of mulch or other natural pervious material.**

10. 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 plantings suitable for the soil type with a minimum of 8 ft. height at installation and spaced 15 ft. on-center.

Staff Recommendation: (Delete Condition – this issue is addressed in condition #9)

11. The existing wood fence along the northern property line abutting the Riverfield subdivision shall be replaced by an 8' tall wood privacy picket rail fence as depicted in exhibit "C."
12. The installation of the evergreen screening required in conditions #10 and #11 shall be completed prior to the issuance of the first residential building permit.
13. A 3-year maintenance bond shall be provided on the evergreen screening trees.

Staff Recommendation: (Delete Condition - this issue is addressed in condition #9)

14. 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.
15. The developer shall comply with City Public Works roadway improvement requirements which may include, but is 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.
16. 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.
17. The Owner/Applicant shall provide for perpetual public access to land contained in this application that is within the 100-year flood plain as designated on the property surveys contained within this application and within 200-feet of the top of bank of the Chattahoochee River. If the Owner/Applicant provides for perpetual public access via a fee-simple transfer of land to a land trust, government or similar organization, then the Owner/Applicant will retain credit for the land so transferred for purposes of density calculations and other matters related to the zoning and land development ordinances. The mechanism for perpetual public access must be complete prior to the issuance of the first permit for construction or land disturbance.

Staff Recommendation: (Delete Condition)

18. No more than 200 residential units shall be completed prior to construction commencing for the assisted living/memory care facility. Completion of the 200 residential units shall be determined by issuance of a certificate of occupancy and no additional residential building permits shall be issued until the assisted living/memory care building has passed its foundation inspection.

Staff Recommendation: No more than 450 residential units shall be completed prior to construction commencing for the assisted living/memory care facility. Completion of the 450 residential units shall be determined by issuance of a certificate of occupancy and no additional residential building permits shall be issued until the assisted living/memory care building has passed its foundation inspection.

19. **All streets shall be private and shall be maintained by the Homeowners' Association established for the development.**

20. **Development regulations for the property shall be as follows:**

- a. **No minimum lot size**
- b. **Minimum Setbacks**
 - i. **Front- townhomes: 5 ft.; all other buildings: 10 ft.**
 - ii. **Interior Side – 10 ft.**

- iii. Corner Side – to match front
- iv. Between buildings – 10 ft.
- v. Rear- 20 ft.
- c. Parking – per Peachtree Corners Zoning regulations except that pervious pavers may be used in lieu of pavement within critical root zone of trees.

Attachments:

Staff Exhibit 'A' – Building Heights (Zones I-4)

Applicant Exhibit 'A' – Building Heights

Exhibit 'B' – Applicant's Landscape Buffer Plan

Exhibit 'C' – wooden fence example

Exhibit 'E' – Road Centerline Control

(*Please note that there is no Exhibit 'D')

STAFF EXHIBIT 'A' - HEIGHT

CONCEPT PLAN



ZONE 4
 (7 STORIES;
 85' MAX.)

ZONE 3
 (5 STORIES
 65' MAX)

ZONE 1
 (3 STORIES;
 45' MAX)

ZONE 2
 (4 STORIES;
 55' - MAX.)

	Cottage Homes - Detached	2-3 Story	53
	Duplex Cottage Homes	2-3 Story	22
	Townhomes	2-3 Story	65
	Townhome Loft	3 Story	6
STACK FLATS - INTERIOR 5 Stories Over Parking			
	Building 1		40
	Building 2		40
	Building 3		40
	Building 4		40
STACK FLATS - RIVERVIEW 6 Stories Over Parking			
	Building 1		60
	Building 2		60
	Building 3		60
	Building 4		60
	Simmons Building		40
	Independent Living	4 Stories Over Parking	200
	Assisted Living / Memory Care		130
	Community Amenity Complex		
	Parks		
	Trails		
TOTAL			916
Total Units Per Acre			7.965

APPLICANT EXHIBIT 'A' - HEIGHT

HEIGHT ZONES

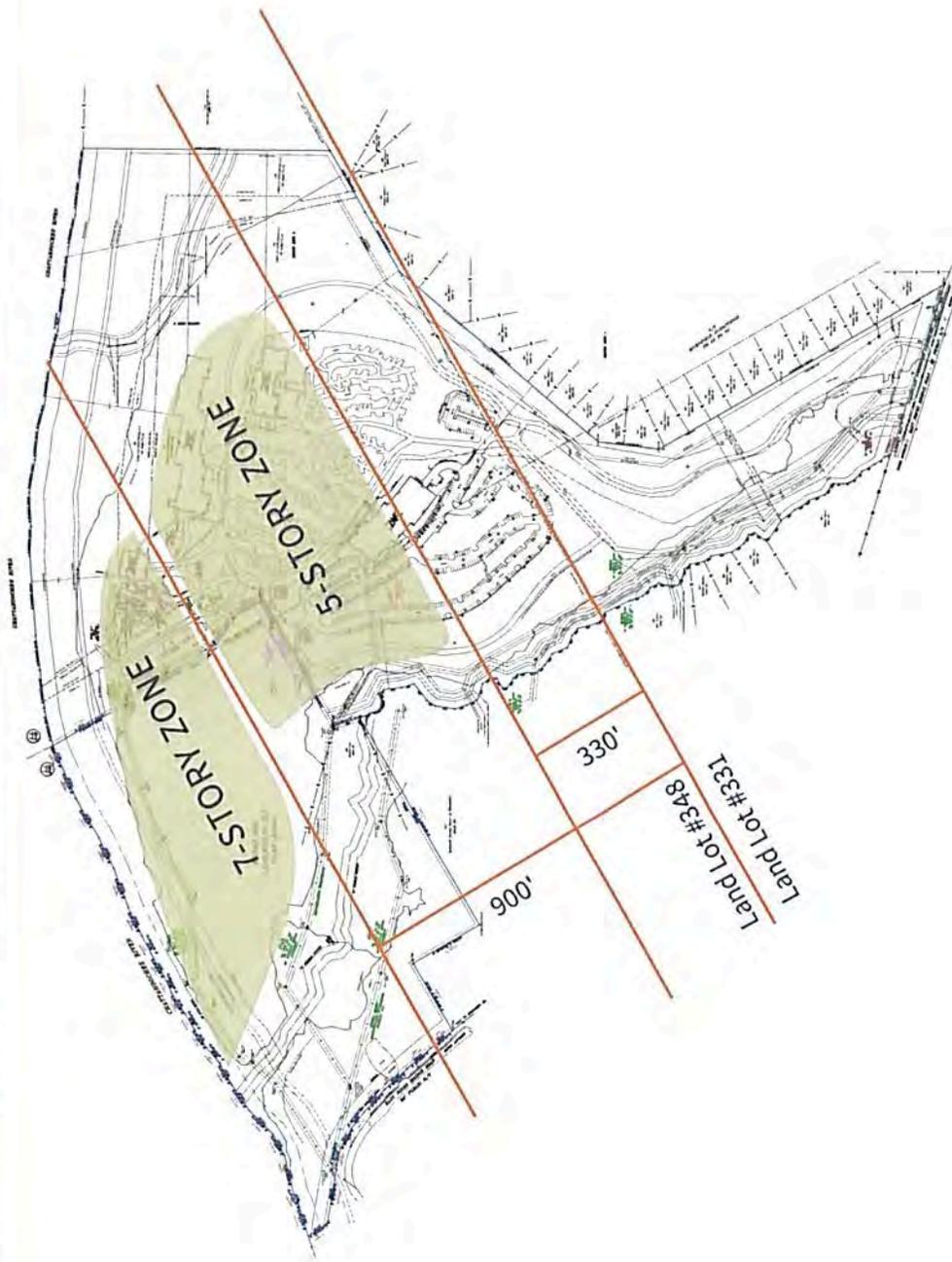


EXHIBIT 'B' - LANDSCAPE BUFFER

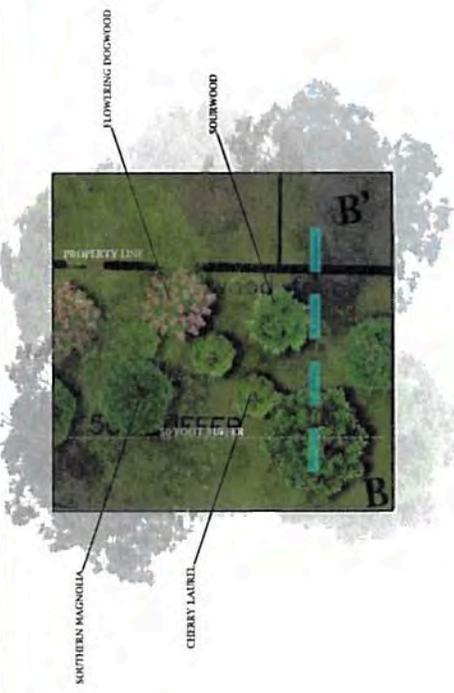
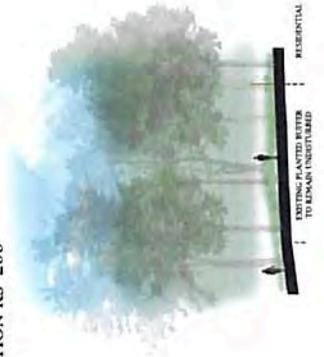
RIVERFIELD ENHANCED BUFFER



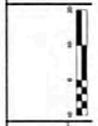
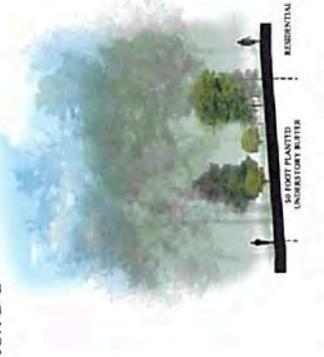
RIVERFIELD ENHANCED BUFFER



SECTION RS-200



SECTION B-B'



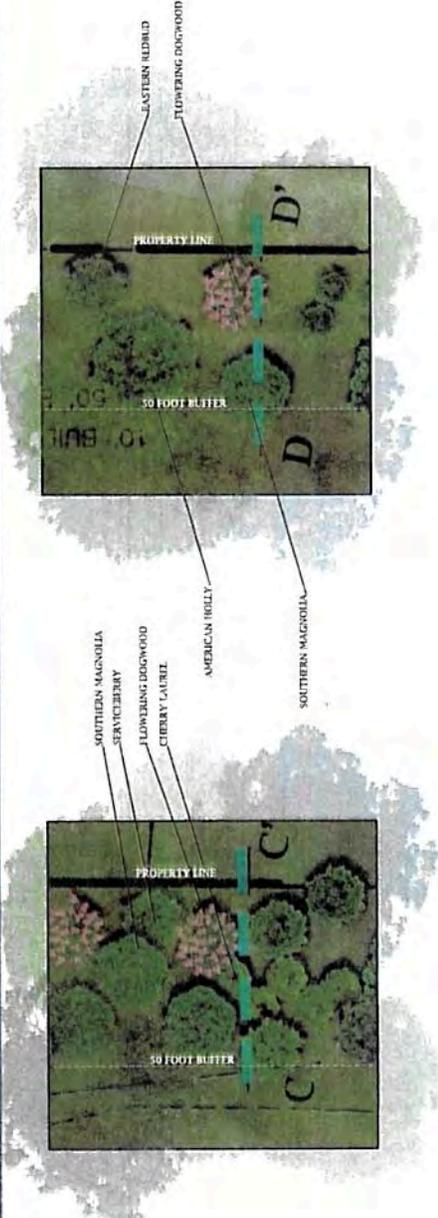
PRELIMINARY PLANTED BUFFER SECTIONS

CHATTAHOOCHEE TRACT

PEACHTREE CORNERS, GEORGIA

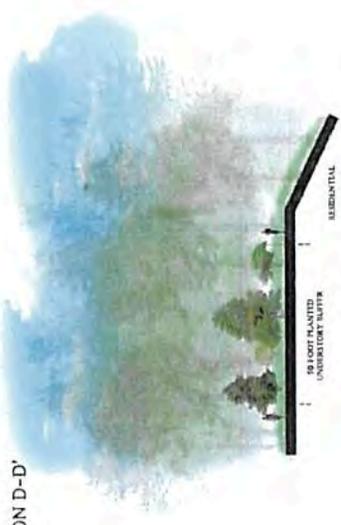
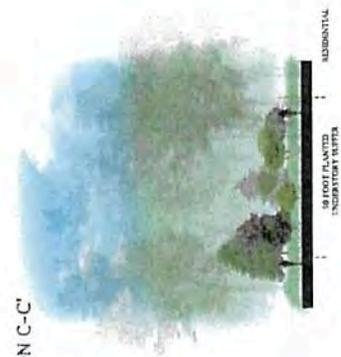
PROJECT INFORMATION	
NO. 10-100	
DATE: MAY 14, 2017	
SHEET: 7 OF 8	
THE ENGINEERING COMPANY	
PEACHTREE CORNERS, GA, USA	

RIVERFIELD ENHANCED BUFFER



SECTION C-C'

SECTION D-D'



PRELIMINARY PLANTED BUFFER SECTIONS

CHATTAHOOCHEE TRACT

PEACHTREE CORNERS, GEORGIA

PROJECT INFORMATION	
DATE:	12/15/2015
PROJECT NO.:	15-00000000000000000000
SCALE:	AS SHOWN
DESIGNER:	AEC
APPROVED:	[Signature]

Exhibit "C"

Fence Detail



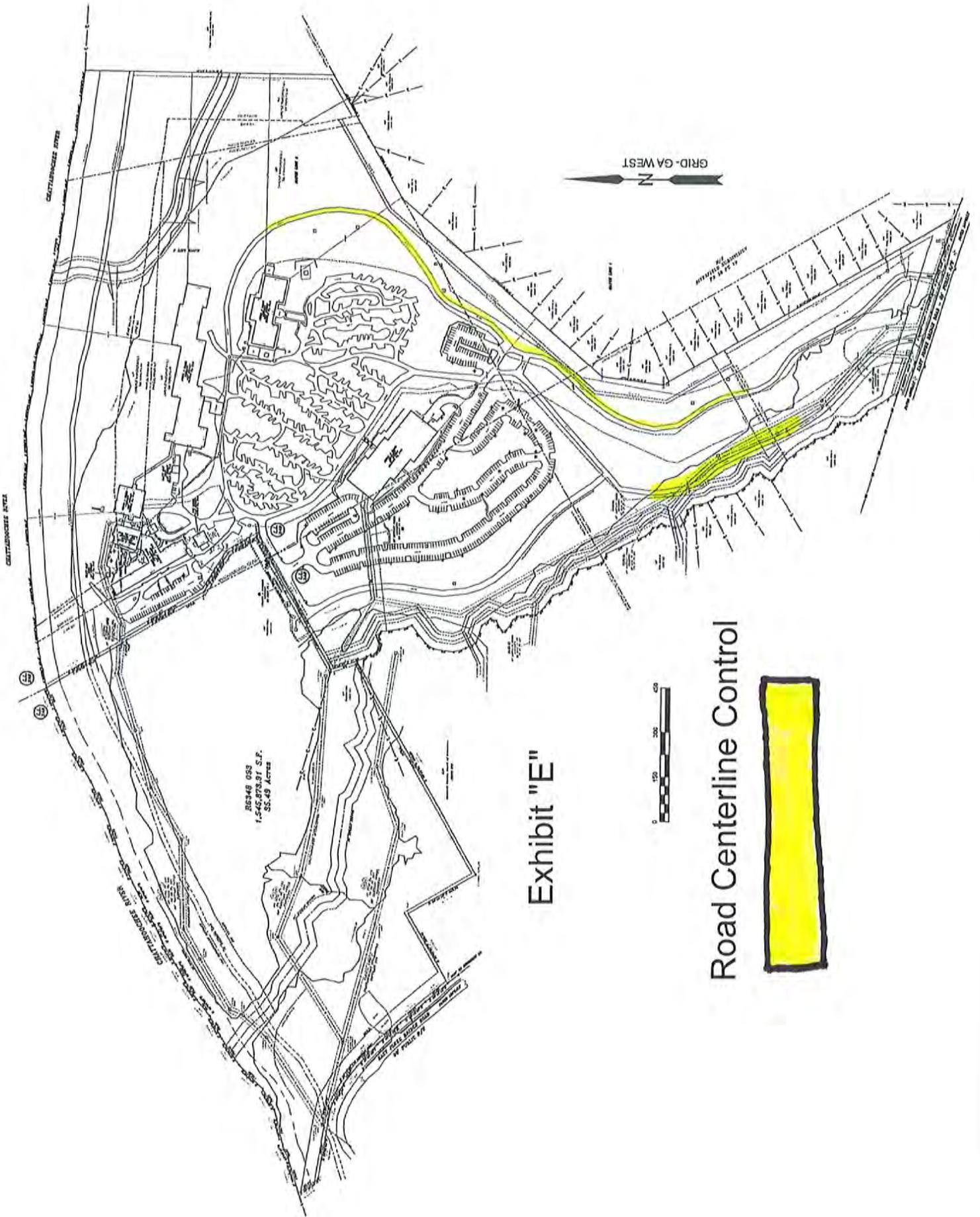


Exhibit "E"

Road Centerline Control





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 & Carr, P.C.</small> ADDRESS: <u>1960 Satellite Blvd., Ste 4000</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>770-822-0900</u> E-MAIL: <u>sadams@atclawfirm.com</u>	NAME: <u>Various Owners</u> ADDRESS: <u>See Exhibit "A"</u> CITY: _____ STATE: <u>GA</u> ZIP: _____ PHONE: _____ E-MAIL: _____
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE CONTACT PERSON: <u>Andersen Tate & 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 DISTRICTS(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

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEE SCHEDULE

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

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

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

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,

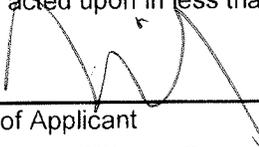
ANDERSEN, TATE & CARR, P.C.

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

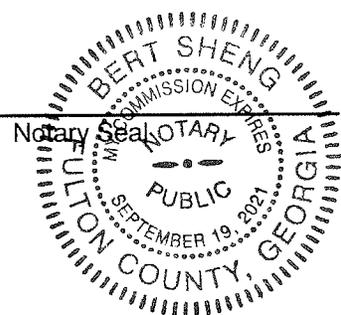
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In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

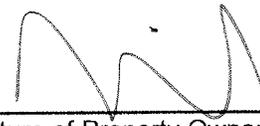
Type or Print Name and Title



Signature of Notary Public
Date 1/4/18
Notary Seal


PROPERTY OWNER'S CERTIFICATION

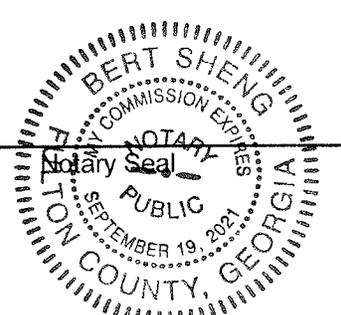
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In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

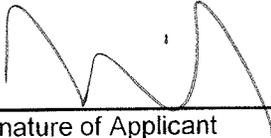
CHECK ONE: YES NO
 (If **yes**, please complete the "Campaign Contributions" section below)

Robert A. Miller
 Print Name

1. CAMPAIGN CONTRIBUTIONS

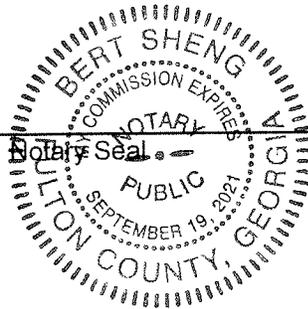
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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 6331 006
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

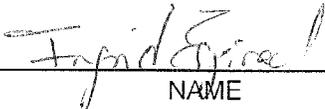
Date

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

Type or Print Name and Title

Tax Commissioners Use Only

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


NAME

TSA II
TITLE

01/05/2018
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

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

 TSAE
TITLE

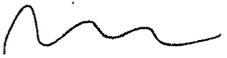
 01/05/2018
DATE

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 003
(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

Tax Commissioners Use Only

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


NAME


TITLE


DATE

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 6331 406
(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

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

 TSAIF
TITLE

 1/05/2018
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, BRUCKLEY, SCHUCK & JERNIGAN, INC.
 1575 NORTHSIDE DRIVE
 SUITE 350
 ATLANTA, GEORGIA 30318
 (404) 351-5500

CLIENT
 REGIONS BANK, AN ALABAMA BANKING CORPORATION
 CARLYE J. 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 Blue	Stack Flats - Interior	5 stories over parking	40
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	60
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 - II	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;

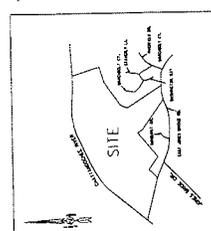
THENCE along the south bank of The Chattahoochee River a distance of 1921 feet more or less, the following courses and distances (to be used as reference points only):

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

(continued)

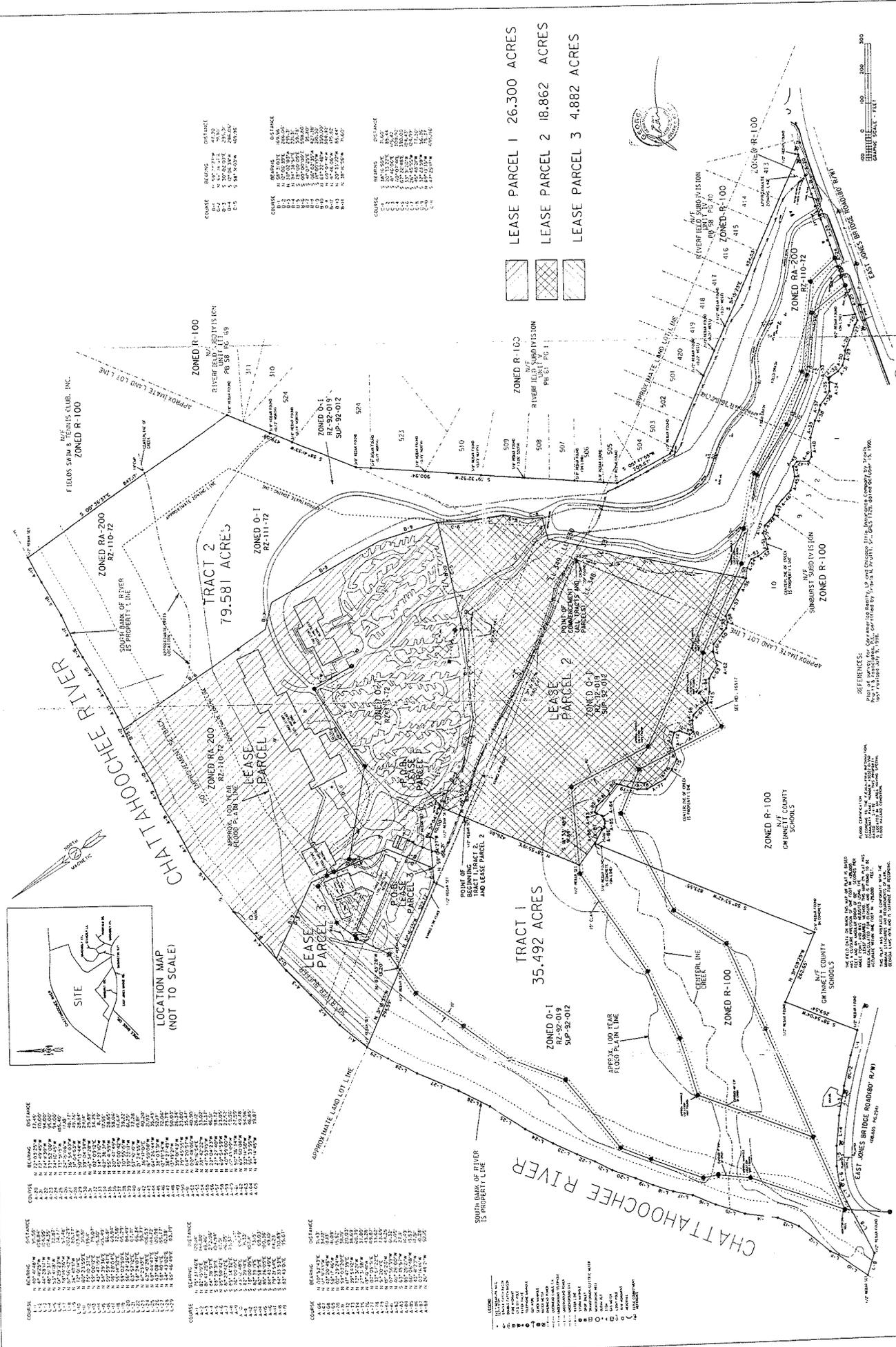
THENCE North 68 degrees 23 minutes 59 seconds East for a distance of 30.51 feet to a point;
THENCE North 75 degrees 10 minutes 37 seconds East for a distance of 139.11 feet to a point;
THENCE North 59 degrees 00 minutes 12 seconds East for a distance of 79.07 feet to a point;
THENCE North 43 degrees 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 to a 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.



COURSE	BEARING	DISTANCE
1-1	N 89° 58' 00" W	10.000
1-2	N 89° 58' 00" W	10.000
1-3	N 89° 58' 00" W	10.000
1-4	N 89° 58' 00" W	10.000
1-5	N 89° 58' 00" W	10.000
1-6	N 89° 58' 00" W	10.000
1-7	N 89° 58' 00" W	10.000
1-8	N 89° 58' 00" W	10.000
1-9	N 89° 58' 00" W	10.000
1-10	N 89° 58' 00" W	10.000
1-11	N 89° 58' 00" W	10.000
1-12	N 89° 58' 00" W	10.000
1-13	N 89° 58' 00" W	10.000
1-14	N 89° 58' 00" W	10.000
1-15	N 89° 58' 00" W	10.000
1-16	N 89° 58' 00" W	10.000
1-17	N 89° 58' 00" W	10.000
1-18	N 89° 58' 00" W	10.000
1-19	N 89° 58' 00" W	10.000
1-20	N 89° 58' 00" W	10.000
1-21	N 89° 58' 00" W	10.000
1-22	N 89° 58' 00" W	10.000
1-23	N 89° 58' 00" W	10.000
1-24	N 89° 58' 00" W	10.000
1-25	N 89° 58' 00" W	10.000
1-26	N 89° 58' 00" W	10.000
1-27	N 89° 58' 00" W	10.000
1-28	N 89° 58' 00" W	10.000
1-29	N 89° 58' 00" W	10.000
1-30	N 89° 58' 00" W	10.000
1-31	N 89° 58' 00" W	10.000
1-32	N 89° 58' 00" W	10.000
1-33	N 89° 58' 00" W	10.000
1-34	N 89° 58' 00" W	10.000
1-35	N 89° 58' 00" W	10.000
1-36	N 89° 58' 00" W	10.000
1-37	N 89° 58' 00" W	10.000
1-38	N 89° 58' 00" W	10.000
1-39	N 89° 58' 00" W	10.000
1-40	N 89° 58' 00" W	10.000
1-41	N 89° 58' 00" W	10.000
1-42	N 89° 58' 00" W	10.000
1-43	N 89° 58' 00" W	10.000
1-44	N 89° 58' 00" W	10.000
1-45	N 89° 58' 00" W	10.000
1-46	N 89° 58' 00" W	10.000
1-47	N 89° 58' 00" W	10.000
1-48	N 89° 58' 00" W	10.000
1-49	N 89° 58' 00" W	10.000
1-50	N 89° 58' 00" W	10.000
1-51	N 89° 58' 00" W	10.000
1-52	N 89° 58' 00" W	10.000
1-53	N 89° 58' 00" W	10.000
1-54	N 89° 58' 00" W	10.000
1-55	N 89° 58' 00" W	10.000
1-56	N 89° 58' 00" W	10.000
1-57	N 89° 58' 00" W	10.000
1-58	N 89° 58' 00" W	10.000
1-59	N 89° 58' 00" W	10.000
1-60	N 89° 58' 00" W	10.000
1-61	N 89° 58' 00" W	10.000
1-62	N 89° 58' 00" W	10.000
1-63	N 89° 58' 00" W	10.000
1-64	N 89° 58' 00" W	10.000
1-65	N 89° 58' 00" W	10.000
1-66	N 89° 58' 00" W	10.000
1-67	N 89° 58' 00" W	10.000
1-68	N 89° 58' 00" W	10.000
1-69	N 89° 58' 00" W	10.000
1-70	N 89° 58' 00" W	10.000
1-71	N 89° 58' 00" W	10.000
1-72	N 89° 58' 00" W	10.000
1-73	N 89° 58' 00" W	10.000
1-74	N 89° 58' 00" W	10.000
1-75	N 89° 58' 00" W	10.000
1-76	N 89° 58' 00" W	10.000
1-77	N 89° 58' 00" W	10.000
1-78	N 89° 58' 00" W	10.000
1-79	N 89° 58' 00" W	10.000
1-80	N 89° 58' 00" W	10.000
1-81	N 89° 58' 00" W	10.000
1-82	N 89° 58' 00" W	10.000
1-83	N 89° 58' 00" W	10.000
1-84	N 89° 58' 00" W	10.000
1-85	N 89° 58' 00" W	10.000
1-86	N 89° 58' 00" W	10.000
1-87	N 89° 58' 00" W	10.000
1-88	N 89° 58' 00" W	10.000
1-89	N 89° 58' 00" W	10.000
1-90	N 89° 58' 00" W	10.000
1-91	N 89° 58' 00" W	10.000
1-92	N 89° 58' 00" W	10.000
1-93	N 89° 58' 00" W	10.000
1-94	N 89° 58' 00" W	10.000
1-95	N 89° 58' 00" W	10.000
1-96	N 89° 58' 00" W	10.000
1-97	N 89° 58' 00" W	10.000
1-98	N 89° 58' 00" W	10.000
1-99	N 89° 58' 00" W	10.000
1-100	N 89° 58' 00" W	10.000

LEASE PARCEL 1 26.300 ACRES
 LEASE PARCEL 2 18.862 ACRES
 LEASE PARCEL 3 4.882 ACRES



POST-BUCKLEY, SCHULTZ & N. INC.
 185 NORTHPOPE AVENUE
 ATLANTA, GEORGIA 30308
 (404) 551-5888

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

JOB NO. 0874230
PREPARED BY [blank]
CHECKED BY [blank]
DATE [blank]
SHEET 3/3

PROJECT
 ALTA/ASCM
 LAND TITLE SURVEY

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

ORIGINAL - 11.13.99
REVISIONS
 1 - REV. 1-28-99
 2 - REV. 3-15-99
 3 - REV. 4-12-99
 4 - REV. 4-12-99

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;

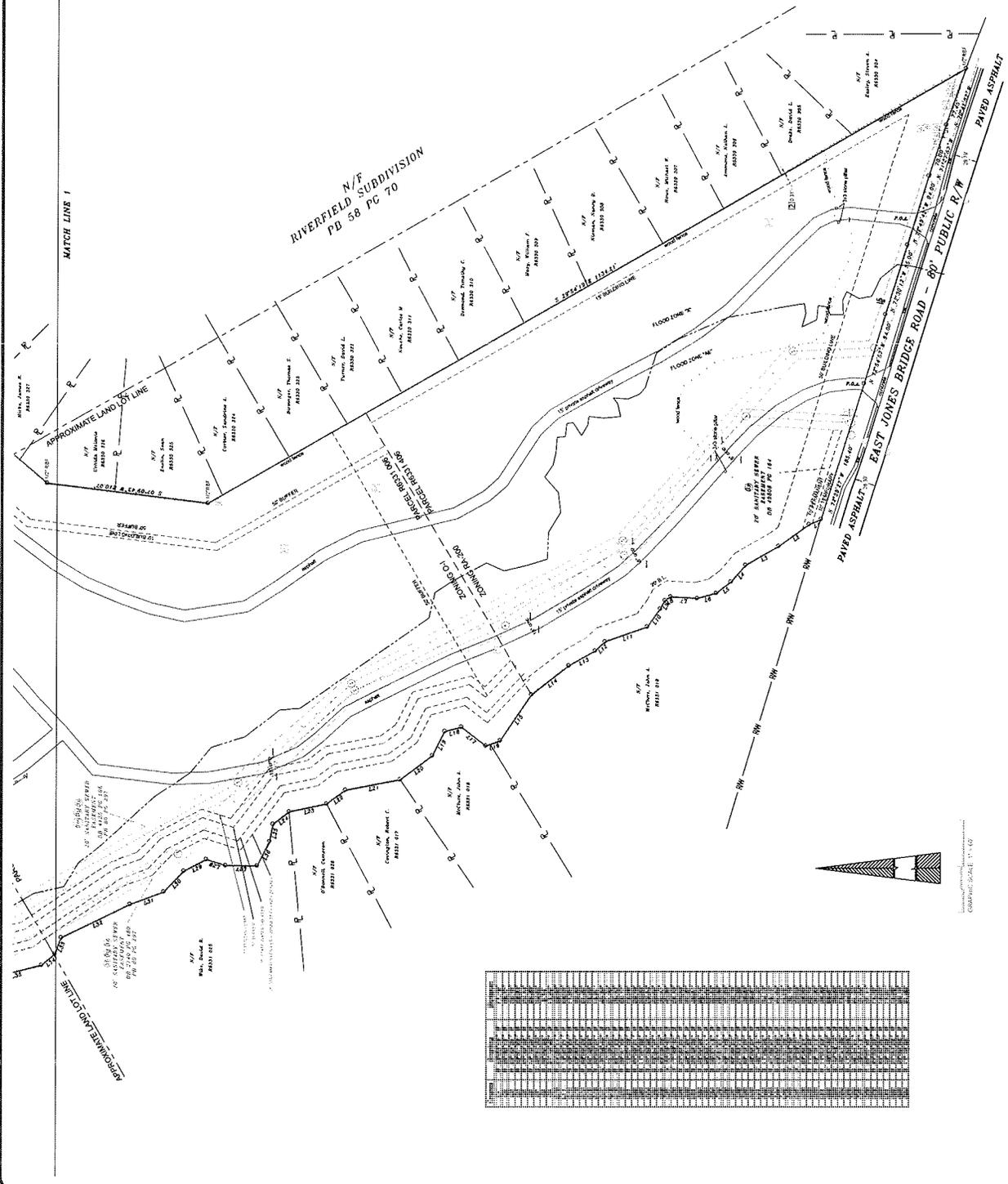
THENCE North 58 degrees 55 minutes 19 seconds East for a distance of 426.88 feet to THE POINT OF BEGINNING;

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.



APPROXIMATE LOT LINE

MATCH LINE 1

N/F RIVERFIELD SUBDIVISION
PD 58 PC 70

APPROXIMATE LAND LOT LINE

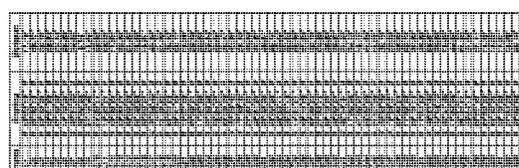
APPROXIMATE LAND LOT LINE

PROJECT NUMBER
01-17045877-01N

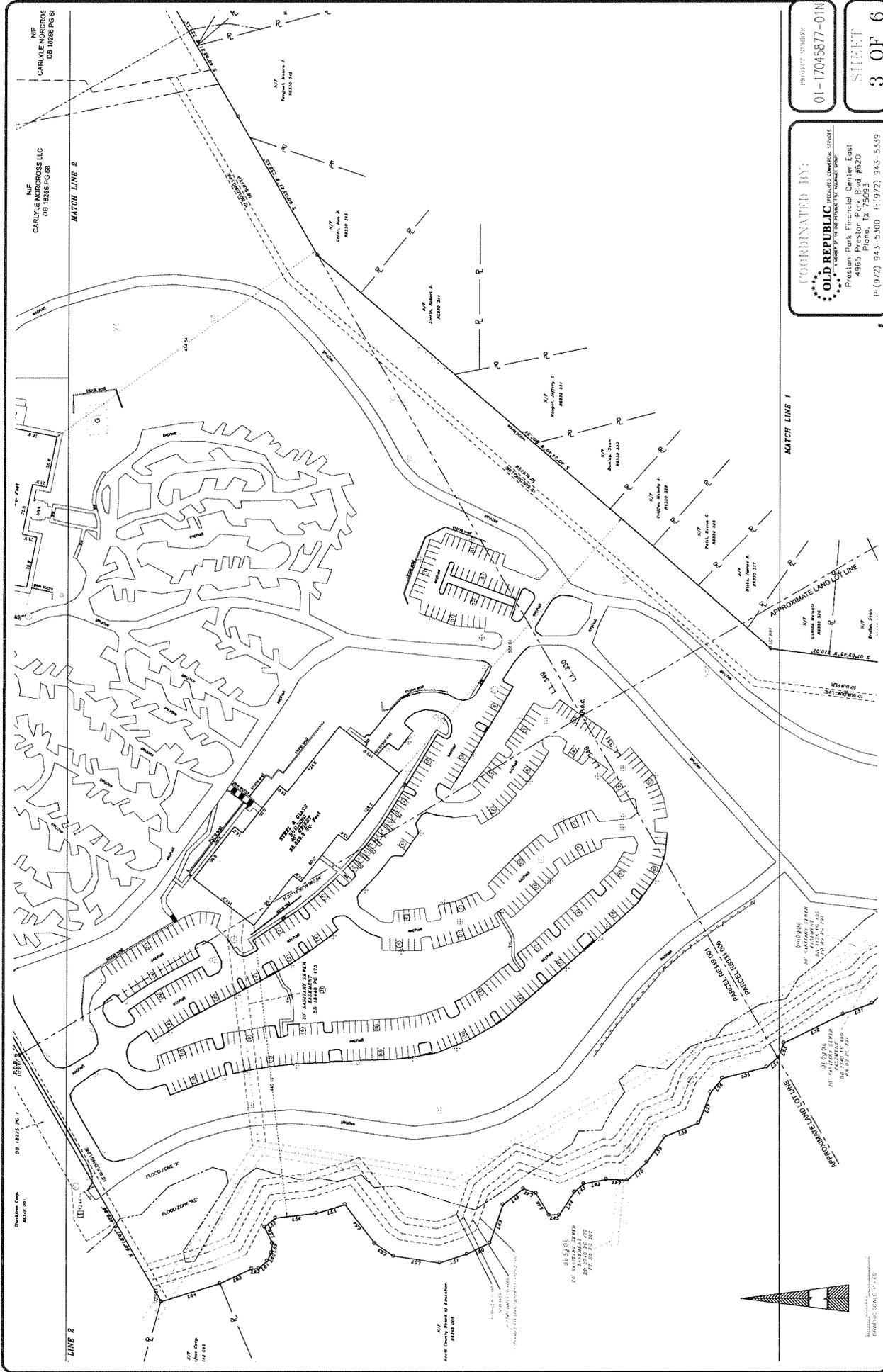
COORDINATED BY:
OLD REPUBLIC
CONSTRUCTION SERVICES
1985 Pines Bl. #20
P.O. Box 175093
Dallas, TX 75209
P: (972) 943-5300 F: (972) 943-5339

SHEET
2 OF 6

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GRAPHIC SCALE: 1" = 40'



NIF
CARLUE NORCROSS LLC
DB 18258 PG 88

NIF
CARLUE NORCROSS
DB 18258 PG 84

MATCH LINE 2

LINE 2

MATCH LINE 1

APPROXIMATE LAND LOST LINE

PARCEL 102

PARCEL 101

PROJECT NUMBER
01-17045877-01N

COORDINATED BY:
OLD REPUBLIC
MEMBER COMMERCIAL SERVICE
Preston Park Financial Center East
4950 West Loop South, Suite #520
Houston, TX 77053
P: (972) 943-5300 F: (972) 943-5339

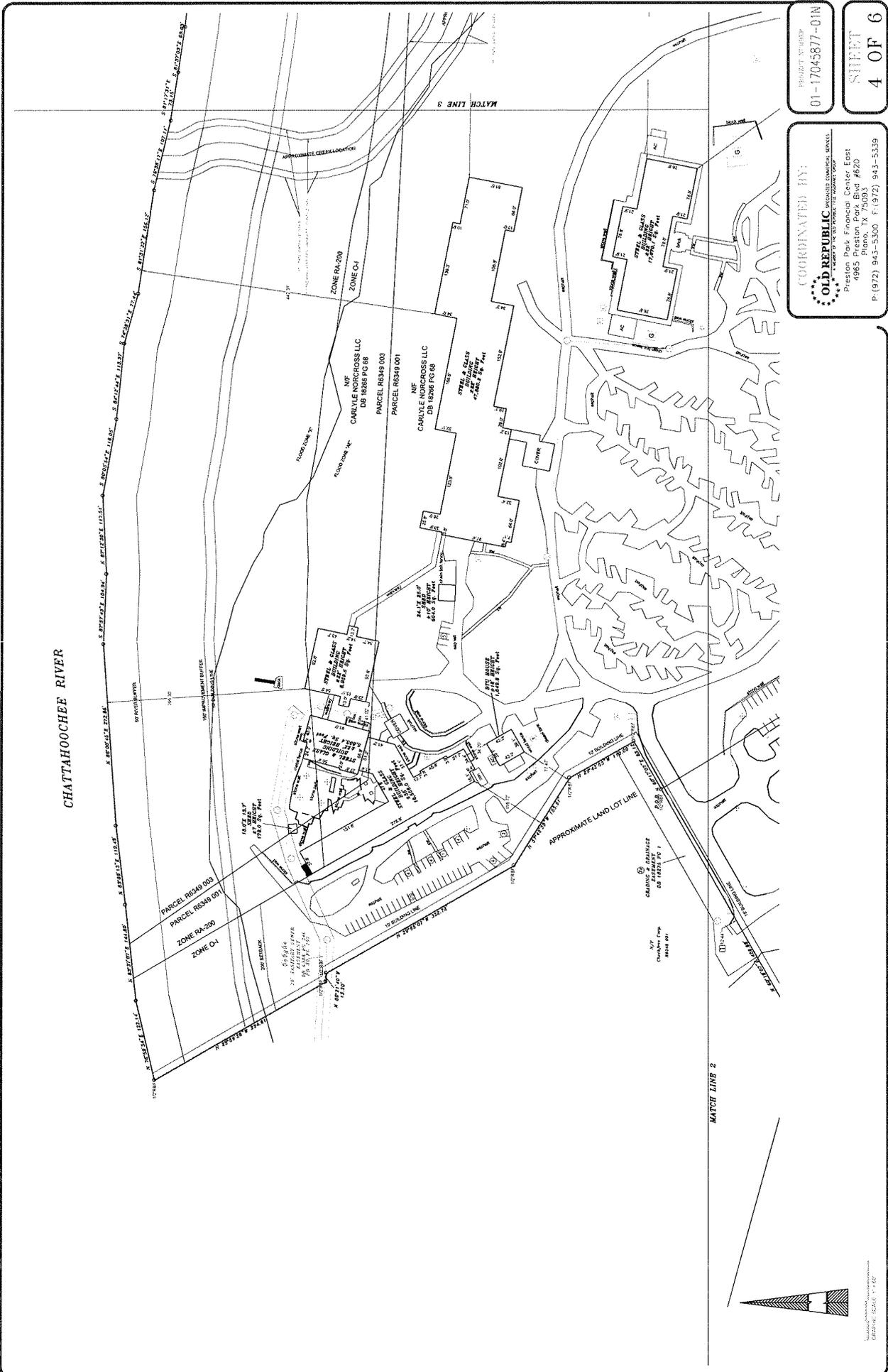
SHEET
3 OF 6



GRAPHIC SCALE 1" = 40'

COPYRIGHT © 2013, OLD REPUBLIC COMMERCIAL USE BUSINESS SERVICES. ALL RIGHTS RESERVED.

CHATTAHOOCHEE RIVER



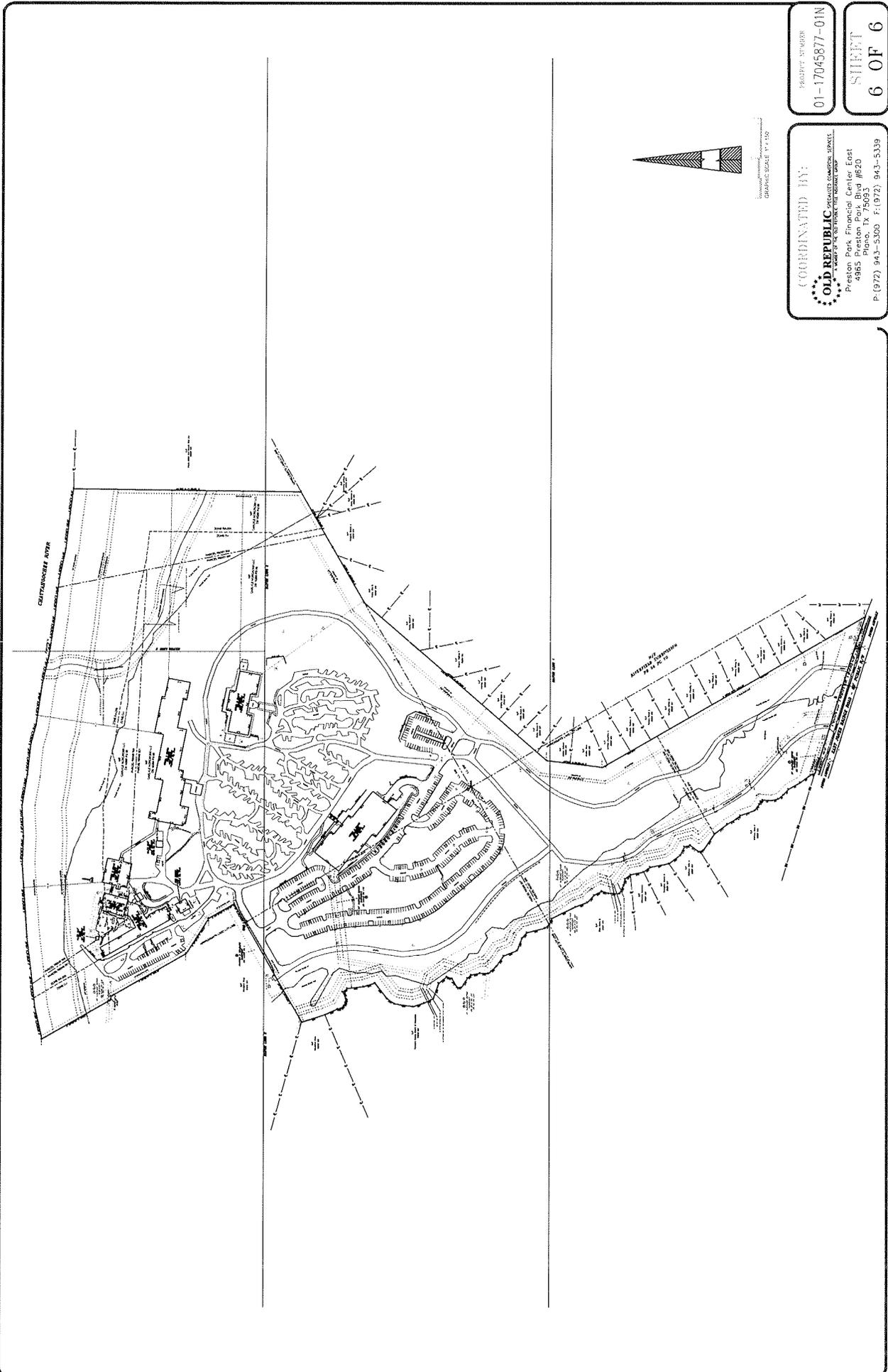
PROJECT NUMBER
01-17045877-01N

COORDINATED BY:
OLD REPUBLIC LAND AND CONSTRUCTION SERVICES
Preston Post Office Box #929
4985 Preston Road, Suite #929
P.O. Box 929
Preston, TX 75093
P: (972) 943-5300 F: (972) 943-5339
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SHEET
4 OF 6



GRAPHIC SCALE 1" = 40'



GRAPHIC SCALE 1" = 10'

PROJECT NUMBER
01-17045877-01N

SHEET
6 OF 6

COORDINATED BY:
OLD REPUBLIC MEMBERS COMMERCIAL SERVICES
 A member of the REPUBLIC GROUP
 Preston Park Financial Center East
 4965 Preston Park Blvd., Suite #620
 Dallas, TX 75205
 P: (972) 943-5300 F: (972) 943-5339
 COPYRIGHT © 2013, OLD REPUBLIC COMMERCIAL DIE BAULENCE SERVICES. ALL RIGHTS RESERVED.



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

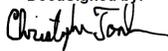
Notice of Decision for Request for Expedited Review of DRI 2783 Fiserv Property Redevelopment

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

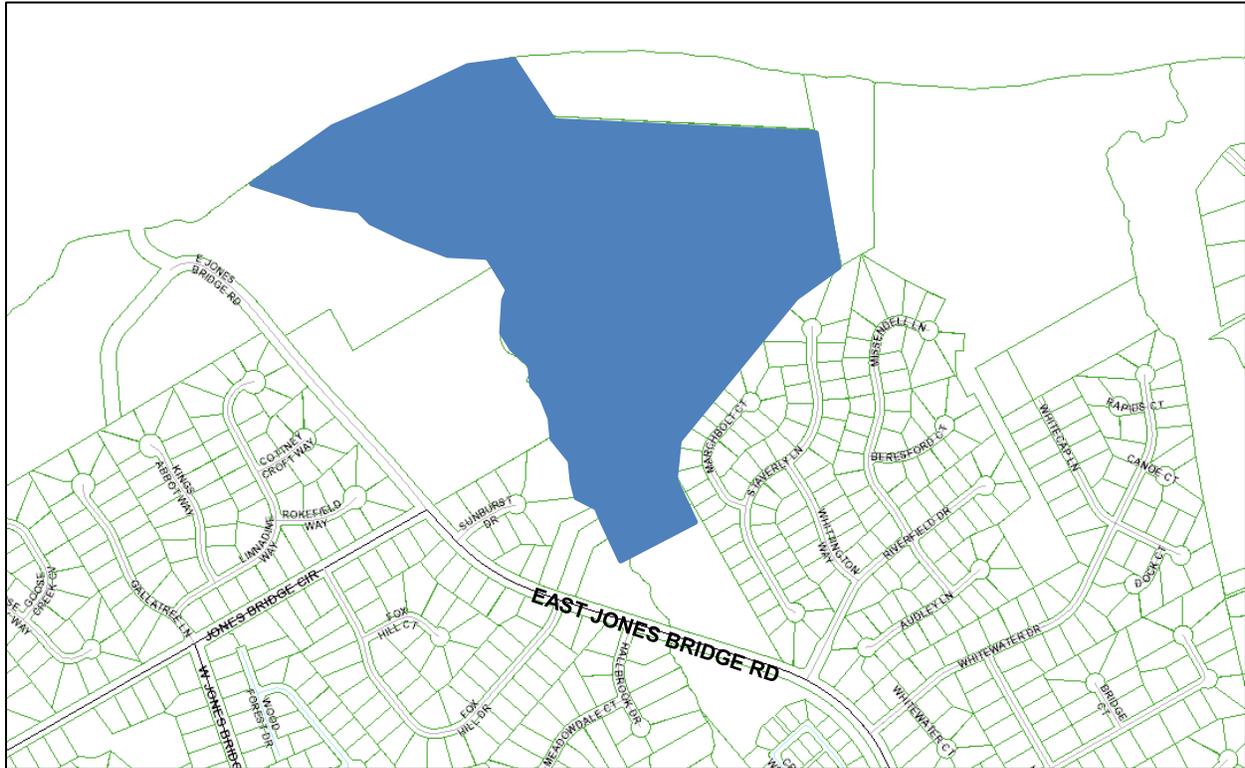
ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF BERKELEY LAKE
CITY OF NORCROSS

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. 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)



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

02018-05-124

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, ADOPTING THE AMENDED FISCAL YEAR 2018 BUDGET FOR EACH FUND OF THE CITY OF CITY OF PEACHTREE CORNERS, GEORGIA. APPROPRIATING THE AMOUNTS SHOW IN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ANTICIPATED REVENUES FOR EACH FUND, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS FOR EACH FUND AND PROHIBITING EXPENDITURES TO EXCEED ACTUAL FUNDING AVAILABLE FOR EACH FUND.

WHEREAS, A PROPOSED Budget for each of the various funds of the City has been presented to the City Council by the Mayor; and

WHEREAS, appropriately advertised public hearings have been held on the proposed Budget, as required by State law and City Charter; and

WHEREAS, the city Council has reviewed the proposed Budget and has made certain amendments to both funding sources and appropriations; and

WHEREAS, the Mayor and City Council intend to adopt an annual Operating Budget for the Fiscal Year 2018, and a Capital Improvements Budget for the Fiscal Year 2018, and a Enterprise Budget for the Fiscal Year 2018.

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF PEACHTREE CORNERS HEREBY ORDAIN that the Operating Budget, shown as “Exhibit A” attached hereto and by this reference made a part of this Ordinance, shall be the City of Peachtree Corners’ Fiscal Year 2018 Operating Budget; and

BE IT FURTHER ORDAINED that this Budget be and is hereby approved and that the anticipated revenues presented for each fund are adopted in the amounts shown and that the amounts shown for each fund as proposed expenditures are hereby appropriated to the department named in each fund; and

BE IT FURTHER ORDAINED that any increase or decrease in appropriations or revenues of any fund for any department or the establishment of capital projects other than those exceptions provided for herein shall require approval of the Mayor and Council; and

BE IT FURTHER ORDAINED that, as provided in Section 6.26 of the City Charter, such revisions to the Budget may be made by majority vote of the Mayor and Council at any business meeting; and

BE IT FURTHER ORDAINED that the expenditures shall not exceed the appropriations authorized by this Budget or amendments thereto and that expenditures for the fiscal year shall not exceed actual funding available; and

STATE OF GEORGIA
COUNTY OF GWINNETT
CITY OF PEACHTREE CORNERS

ORDINANCE 2018- 05 - 124

BE IT FURTHER ORDAINED that the city Manager or his/her designee may promulgate all necessary internal rules, regulations and policies to ensure compliance with the Budget Ordinance.

SO ORDAINED AND EFFECTIVE, this ___ day of _____, 2016.

Approved:

ATTEST:

Mike Mason, Mayor

_____(SEAL)
Kymberly Chereck, City Clerk

2018

AMENDED BUDGET



Fiscal Year 2018
July 1, 2017 – June 30, 2018

FY2018 GENERAL FUND BUDGET SUMMARY

	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2018 Amended Budget
Fees & Taxes	8,676,721.19	8,908,712.30	8,704,223.00	8,615,000	11,079,415
Licenses & Permits	984,168.96	1,045,889.12	1,071,000.00	2,018,000	1,353,350
Intergovernmental	0.00	0.00	0.00	0	0
Fines & Forfeitures	6,909.51	8,507.36	4,200.00	8,000	8,000
Interest Earned	3,807.35	2,397.27	800.00	1,000	1,720
Miscellaneous Revenue	26,108.00	380,612.48	13,090,932.00	2,523,269	2,584,239
Total General Fund Revenues	9,697,715.01	10,346,118.53	22,871,155.00	13,165,269	15,026,724
City Council	94,010.41	83,057.15	97,676.72	111,061	111,061
City Manager	245,186.41	272,838.89	521,401.29	539,266	493,372
City Clerk	158,658.42	272,034.72	249,794.50	313,505	290,089
Finance/Administration	336,816.29	266,566.83	280,128.31	315,074	330,530
Legal	161,606.83	139,916.35	202,295.07	225,000	162,000
Public Information	235,192.81	283,475.96	380,850.56	379,518	569,518
General Operations	1,430,155.84	1,401,341.46	1,198,700.41	1,743,000	2,236,300
Facilities and Buildings	172,631.86	751,782.15	16,861,349.54	5,571,712	6,348,738
Contingency	76,948.81	0.00	0.00	0	0
Community Development	400,860.48	655,594.24	995,700.00	759,465	727,459
Building Department	393,056.29	415,236.55	401,741.50	615,000	615,000
Code Enforcement	420,743.40	588,441.24	588,441.24	430,000	485,255
Planning & Zoning	233,746.32	217,467.36	217,467.36	210,000	210,000
Public Works	1,182,955.86	1,647,176.40	1,939,000.09	1,952,668	2,447,402
Debt Service	0.00	0.00	0.00	0	0
Total Expenditures	5,542,570.03	6,994,929.30	23,934,546.59	13,165,269	15,026,724

	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2018 Amended Budget
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FY2018 SOLID WASTE FUND BUDGET SUMMARY					
Sanitation	1,275,143.72	1,299,879.00	1,317,285.01	1,300,000	1,318,000
Total Revenues	1,275,143.72	1,299,879.00	1,317,285.01	1,300,000	1,318,000

Operating Supplies/Sanitation	12,310.59	5,263.30	744.50	30,000	350
Contractual Svcs/Waste Pro	1,144,808.22	1,232,060.70	1,227,772.84	1,270,000	1,226,219
Transfer to General Fund	0.00	0.00	0.00	0	70,000
Contingency	0.00	0.00	86,000.00	0	21,431
Total Expenditures	1,157,118.81	1,237,324.00	1,314,517.34	1,300,000	1,318,000

FY2018 SPLOST FUND BUDGET SUMMARY

Capital Improvement 2014	6,065,265.48	6,196,928.00	9,686,494.13	0	2,500,000
Capital Improvement 2017	0.00	0.00	0.00	5,700,000	5,500,000
Total Revenues	6,065,265.48	6,196,928.00	9,686,494.13	5,700,000	8,000,000

Roadways and Walkways	1,590,993.53	2,107,414.00	10,924,502.63	0	3,000,000
Contingency	0.00	0.00	0.00	0	5,000,000
Total Expenditures	1,590,993.53	2,107,414.00	10,924,502.63	0	8,000,000

FY2019 Stormwater Fund Summary

Stormwater Utility Charges	0.00	0.00	0.00	0	2,667,249
Total Revenues	0.00	0.00	0.00	0	2,667,249

General Operations	0.00	0.00	0.00	0	821,700
Contingency	0.00	0.00	0.00	0	1,845,549
Total Expenditures	0.00	0.00	0.00	0	2,667,249

TOTAL REVENUES ALL FUNDS	17,038,124.21	17,842,925.53	33,874,934.14	20,165,269	27,011,973
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TOTAL EXPENDITURES ALL FUNDS	8,290,682.37	10,339,667.30	36,173,566.56	14,465,269	27,011,973
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	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2018 Amended Budget
100- General Fund Revenue Detail					
General Property Tax					
100-310-31100-31100 Ad Valorem Tax-Current Year	0.00	0.00	0.00	0	0
100-310-31100-31110 Public Utility Tax	0.00	0.00	0.00	0	0
100-310-31100-31200 Ad Valorem Tax-Prior Year	3,451.45	488.22	0.00	0	0
100-310-31100-31310 Motor Vehicle Tax	154.07	32.06	0.00	0	0
100-310-31100-31315 Title Ad Valorem Tax	752,918.18	608,791.44	280,000.00	275,000	355,000
100-310-31100-31320 Mobile Home Tax	0.00	0.00	0.00	0	0
100-310-31100-31325 Heavy Equipment Tax	0.00	0.00	0.00	0	0
100-310-31100-31340 Intangible Tax Revenue	0.00	0.00	0.00	0	0
100-310-31100-31350 Railroad Equipment Tax	0.00	0.00	0.00	0	0
100-310-31100-31360 Real Estate Transfer Tax	0.00	0.00	0.00	0	0
100-310-31100-31370 Franchise Fees	3,028,562.59	3,053,323.95	3,000,000.00	3,300,000	4,875,000
Subtotal	3,785,086.29	3,662,635.67	3,280,000.00	3,575,000	5,230,000
Selective Sales and Use Tax					
100-310-31400-34200 Alcoholic Beverage Excise Tax	269,863.95	253,258.99	238,000.00	240,000	227,000
100-310-31400-34300 Local Option Mixed Drink	101,444.09	112,044.23	110,000.00	100,000	111,500
100-310-31400-34900 Other Selective Tax	11,194.61	15,836.34	13,800.00	0	0
Subtotal	382,502.65	381,139.56	361,800.00	340,000	338,500
Business Taxes					
100-310-31600-31610 Business & Occupation Taxes	2,396,689.41	2,567,228.49	2,571,000.00	2,450,000	2,850,000
100-310-31600-31620 Insurance Premium Tax	2,050,114.78	2,190,210.64	2,372,423.00	2,150,000	2,525,915
100-310-31600-31630 Financial Institutions Taxes	62,328.06	106,543.99	119,000.00	100,000	135,000
Subtotal	4,509,132.25	4,863,983.12	5,062,423.00	4,700,000	5,510,915
Pen & Int on Delinq Tax					
100-310-31900-39100 Pen & Int on Delinq Tax	163.85	953.95	0.00	0	0
Subtotal	163.85	953.95	0.00	0	0
Business License					
100-320-32100-32110 Alcoholic Beverages	351,510.00	367,765.00	404,000.00	375,000	390,000
100-320-32100-32120 General Business License	0.00	0.00	0.00	0	0
100-320-32100-32190 Other Licenses/Permits	0.00	1,050.00	1,500.00	0	3,650
100-320-32100-32210 Insurance License	14,500.00	21,470.00	20,500.00	18,000	24,700
Subtotal	366,010.00	390,285.00	426,000.00	393,000	418,350

	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2018 Amended Budget
Licenses & Permits					
100-320-32200-32200 Building Permits	578,073.96	610,939.92	600,000.00	1,500,000	875,000
100-320-32200-32202 Development Permits	40,085.00	44,664.20	45,000.00	125,000	60,000
Subtotal	618,158.96	655,604.12	645,000.00	1,625,000	935,000
Regulatory Fees					
100-320-32300-32300 Regulatory Fees	0.00	0.00	0.00	0	0
100-320-32300-32310 Inspection Fees	0.00	0.00	0.00	0	0
Subtotal	0.00	0.00	0.00	0	0
Federal Government Grants					
100-330-33100-32310 Federal Grants	79,747.81	0.00	0.00	0	0
Subtotal	79,747.81	0.00	0.00	0	0
State Government Grants					
100-330-34300-33401 State Grants Received	8,189.45	50,000.00	9,160.00	0	62,311
Subtotal	8,189.45	50,000.00	9,160.00	0	62,311
Local Government Shared Rev					
100-330-33370-33720 Local Government Reimb	0.00	0.00	0.00	0	850,000
Subtotal	0.00	0.00	0.00	0	850,000
General Government					
100-340-34000-34119 Other Fees	-1,917.87	3,938.12	75,000.00	0	51,740
100-340-34000-34190 Election Qualifying Fees	0.00	1,710.00	0.00	0	1,200
100-340-34000-34430 Electricity	516.80	324,284.36	324,000.00	324,000	324,000
Subtotal	-1,401.07	329,932.48	399,000.00	324,000	376,940
Fine and Forfeitures					
100-350-35100-35100 Municipal Court	6,909.51	8,507.36	4,200.00	8,000	8,000
Subtotal	6,909.51	8,507.36	4,200.00	8,000	8,000
Interest Revenues					
100-360-36100-36100 Interest Revenues	3,807.35	2,397.27	800.00	1,000	1,720
Subtotal	3,807.35	2,397.27	800.00	1,000	1,720
Contribution/Donations					
100-370-37100-37100 General City	26,000.00	500.00	0.00	0	15,000
Subtotal	26,000.00	500.00	0.00	0	15,000

	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2018 Amended Budget
Other Charges for Svcs					
100-340-39000-34930 Bad Check Fees	108.00	180.00	180.00	0	0
Subtotal	108.00	180.00	180.00	0	0
Other					
100-380-38100-38100 Rental Revenue	0.00	0.00	0.00	0	34,688
100-380-38900-38910 Prior Year Reserves	0.00	0.00	4,682,592.00	2,199,269	2,028,350
Subtotal	0.00	0.00	4,682,592.00	2,199,269	2,063,038
Pen & Int on Delinq Tax					
100-390-39100-39105 Loan Proceeds	0.00	0.00	8,000,000.00	0	0
100-390-39100-39120 Transfers from Stormwater	0.00	0.00	0.00	0	51,950
100-390-39100-39121 Transfers from Solid Waste	0.00	0.00	0.00	0	15,000
Subtotal	0.00	0.00	8,000,000.00	0	66,950
Proceeds of Gen Long Term Liab					
100-390-39300-39350 Capital Leases	0.00	0.00	0.00	0	0
Subtotal	0.00	0.00	0.00	0	0
Total Department Revenues	9,758,415.05	10,346,118.53	22,871,155.00	13,165,269	15,876,724

FY2015 Actuals

FY2016 Actuals

FY2017 Actuals

FY2018 Budget

FY2018 Amended Budget

100 - General Fund Expenditures Detail**Administrative Services Department****City Council**

100-010-51100-51110 Regular Salaries	57,000.24	55,666.90	57,000.24	57,000	57,000
100-010-51100-51200 FICA/Medicare	4,360.56	4,258.56	4,320.63	4,361	4,361
100-010-51100-51260 Unemployment Expense	0.00	0.00	0.00	0	0
100-010-51100-51270 Workers Comp	0.00	0.00	1,148.00	1,200	1,200
100-010-51100-52370 Education & Training	27,814.22	17,832.46	28,884.58	35,000	35,000
100-010-51100-53101 Postage	0.00	0.00	0.00	500	500
100-010-51100-53170 Other Supplies	1,763.71	1,569.95	1,073.99	5,000	5,000
100-010-51100-53175 Hospitality Supplies	3,071.68	3,729.28	5,249.28	8,000	8,000
Subtotals	94,010.41	83,057.15	97,676.72	111,061	111,061

City Manager

100-010-51300-51110 Regular Salaries	174,099.96	185,100.00	370,498.00	184,600	184,600
100-010-51300-51200 FICA/Medicare	10,123.34	10,371.92	21,569.42	14,122	14,122
100-010-51300-51210 Group Insurance	21,801.40	22,903.00	31,229.80	23,200	31,484
100-010-51300-51240 Retirement	28,220.04	29,934.17	35,899.51	25,844	25,844
100-010-51300-51260 Unemployment Expense	0.00	0.00	0.00	0	0
100-010-51300-51270 Workers Comp	1,769.00	1,527.00	928.00	1,000	1,002
100-010-51300-51290 Other Emp Benefits	773.50	1,856.40	39,017.30	21,000	21,000
100-010-51300-51280 Relocation Expense	0.00	14,350.00	9,000.00	0	0
100-010-51300-52120 Professional Services	0.00	0.00	0.00	250,000	200,000
100-010-51300-52350 Travel Expense	4,311.45	1,920.33	3,279.89	3,500	5,000
100-010-51300-52360 Dues & Fees	130.00	2,680.00	2,110.00	3,500	1,820
100-010-51300-52370 Education & Training	3,210.00	1,606.10	1,835.00	3,000	2,500
100-010-51300-53100 Operating Supplies	63.38	0.00	4,422.56	7,500	4,500
100-010-51300-53175 Hospitality Supplies	684.34	589.97	1,611.81	2,000	1,500
Subtotals	245,186.41	272,838.89	521,401.29	539,266	493,372

City Clerk

100-010-51130-51110 Regular Salaries	85,000.08	90,639.96	93,359.16	96,160	96,160
100-010-51130-51200 FICA/Medicare	6,676.52	6,933.96	7,070.73	7,356	7,356
100-010-51130-51210 Group Insurance	19,661.40	20,763.00	19,190.80	23,200	23,200
100-010-51130-51240 Retirement	14,450.04	15,328.94	15,871.05	16,347	16,347
100-010-51130-51260 Unemployment Expense	0.00	0.00	0.00	0	0
100-010-51130-51270 Workers Comp	629.00	391.00	459.00	685	278

	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2018 Amended Budget
100-010-51130-51290 Other Emp Benefits	529.50	1,270.80	1,298.40	6,500	4,291
100-010-51130-52112 Election Services	23,660.57	23,736.29	3,750.00	55,000	37,000
100-010-51130-52121 Contractual Svcs/CH2M	0.00	102,337.56	102,337.56	97,257	97,257
100-010-51130-52330 Advertising	660.00	1,290.00	1,638.00	3,500	2,500
100-010-51130-52350 Travel Expense	1,608.15	992.90	2,182.89	2,500	1,200
100-010-51130-52360 Dues & Fees	290.00	0.00	525.00	1,000	1,000
100-010-51130-52370 Education & Training	1,123.00	648.31	1,005.00	2,000	1,500
100-010-51130-53100 Operating Supplies	540.46	2,061.75	1,130.85	2,000	2,000
100-010-51130-53101 Postage	3,829.70	5,640.25	-23.94	0	0
Subtotals	158,658.42	272,034.72	249,794.50	313,505	290,089

Finance & Administration

100-010-51510-51110 Regular Salaries	0.00	0.00	22,500.00	141,000	148,784
100-010-51510-51200 FICA/Medicare	0.00	0.00	1,721.00	10,787	11,382
100-010-51510-51210 Group Insurance	0.00	0.00	3,550.80	23,200	23,200
100-010-51510-51240 Retirement	0.00	0.00	3,825.00	23,970	25,293
100-010-51510-51260 Unemployment Expense	0.00	0.00	0.00	0	0
100-010-51510-51270 Workers Comp	0.00	0.00	0.00	685	139
100-010-51510-51290 Other Emp Benefits	0.00	0.00	650.00	5,100	5,900
100-010-51510-52110 Audit Services	19,800.00	23,515.00	23,245.00	28,000	38,000
100-010-51510-52120 Professional Services	0.00	0.00	0.00	10,000	8,000
100-010-51510-52121 Contractual Svcs/CH2M	317,016.29	243,051.83	222,797.51	63,832	63,832
100-010-51510-52350 Travel Expense	0.00	0.00	0.00	3,500	1,000
100-010-51510-52360 Dues & Fees	0.00	0.00	0.00	1,500	1,500
100-010-51510-52370 Education & Training	0.00	0.00	1,839.00	3,500	3,500
Subtotals	336,816.29	266,566.83	280,128.31	315,074	330,530

Legal Services Department

100-010-51530-52122 Attorney Fees/Riley & McL	99,548.98	88,725.69	72,826.50	125,000	72,000
100-010-51530-52130 Attorney Fees/Other	62,057.85	51,190.66	129,468.57	100,000	90,000
Subtotals	161,606.83	139,916.35	202,295.07	225,000	162,000

Facilities & Buildings Dept

100-010-51565-51300 Technical Services	24,893.97	26,221.96	32,034.61	36,000	125,000
100-010-51565-52200 Repairs & Maintenance	0.00	0.00	0.00	200,000	155,000
100-010-51565-52301 Real Estate Rents/Leases	107,029.96	109,119.63	202,633.87	62,500	71,000
100-010-51565-52302 Economic Dev	0.00	600,000.00	460,000.00	500,000	500,000
100-010-51565-53103 Office Supplies	565.28	0.00	0.00	10,000	5,000
100-010-51565-53121 Water/Sewage	0.00	0.00	0.00	60,000	5,000
100-010-51565-53122 Electricity	0.00	0.00	0.00	60,000	78,000
100-010-51565-53122 Natural Gas	0.00	0.00	0.00	60,000	0
100-010-51565-54100 Land	0.00	0.00	1,022,277.73	0	0

	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2018 Amended Budget
100-010-51565-54130 Buildings	0.00	0.00	3,845,711.47	2,733,212	3,100,000
100-010-51565-54230 Furniture And Fixtures	40,142.65	16,440.56	325.00	500,000	885,000
100-010-51565-55530 Community Services	0.00	0.00	0.00	100,000	0
100-010-51565-56220 Transfer to DDA	0.00	0.00	11,228,057.27	1,250,000	1,250,000
100-010-51565-58130 Principal Note Payments	0.00	0.00	0.00	0	0
100-010-51565-58230 Interest Note Payments	0.00	0.00	0.00	0	174,738
100-010-51565-58400 Closing Costs	0.00	0.00	70,309.59	0	0
Subtotals	172,631.86	751,782.15	16,861,349.54	5,571,712	6,348,738

Public Information

100-010-51570-52120 Professional Services	102,272.82	145,753.95	154,698.08	160,000	350,000
100-010-51570-52121 Contractual Svcs/CH2M	132,919.99	137,722.01	226,152.48	219,518	219,518
Subtotals	235,192.81	283,475.96	380,850.56	379,518	569,518

General Operations

100-010-51590-52101 Official/Admin Start Up					
100-010-51590-52103 Technical Services	97,613.64	95,583.95	97,923.66	175,000	214,000
100-010-51590-52111 Official/Admin Svcs	17,521.02	1,471.68	68,691.68	70,000	70,000
100-010-51590-52120 Professional Services	607,958.91	600,353.06	560,544.40	975,000	975,000
100-010-51590-52128 Commissions	13,191.09	9,525.68	5,503.94	0	5,800
100-010-51590-52310 General Liability Insurance	17,337.17	21,749.33	19,497.67	35,000	35,000
100-010-51590-53100 Operating Supplies	31,430.33	33,231.38	31,583.12	40,000	40,000
100-010-51590-53101 Postage	0.00	0.00	7,530.38	10,000	6,500
100-010-51590-53103 Office Supplies	10,112.45	9,997.50	8,681.48	10,000	10,000
100-010-51590-53104 Service Fees	13,825.83	7,881.03	10,717.09	15,000	15,000
100-010-51590-53123 Electricity	172,750.39	347,468.81	352,316.90	375,000	375,000
100-010-51590-53131Tan Principal	0.00	0.00	0.00	0	0
100-010-51590-53132 Interest	403,181.63	216,381.93	0.00	0	0
100-010-51590-54240 Computer/Software	39,450.94	52,396.54	35,710.09	38,000	490,000
100-010-51590-58132 Other Debt Principal	4,824.38	4,982.96	0.00	0	0
100-010-51590-58232 Other Debt Interest	958.06	317.61	0.00	0	0
Subtotals	1,430,155.84	1,401,341.46	1,198,700.41	1,743,000	2,236,300

Public Works Department

Public Works

100-040-54100-51110 Regular Salaries	0.00	0.00	29,166.67	144,921	149,269
100-040-54100-51200 Fica/Medicare	0.00	0.00	2,227.65	11,086	11,419
100-040-54100-51210 Group Insurance	0.00	0.00	3,550.80	23,200	23,200
100-040-54100-51240 Retirement	0.00	0.00	4,958.33	24,637	25,376
100-040-54100-51260 Unemployment Expense	0.00	0.00	0.00	0	0

	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2018 Amended Budget
100-040-54100-51270 Workers Comp	0.00	0.00	0.00	685	139
100-040-54100-51290 Other Emp Benefits	0.00	0.00	1,725.00	9,000	9,000
100-040-54100-52120 Professional Services	195,428.45	287,566.10	526,029.54	200,000	540,000
100-040-54100-52121 Contractual Svcs/CH2M	479,977.01	615,494.32	628,164.00	547,139	760,000
100-040-54100-52124 Contractual Svcs/Optech	458,686.96	650,507.64	645,753.28	658,000	658,000
100-040-54100-52126 Road Maint Supplies	10,918.20	51,335.45	44,345.39	100,000	115,000
100-010-54100-52350 Travel Expense	0.00	0.00	0.00	3,000	3,000
100-010-54100-52360 Dues & Fees	0.00	0.00	0.00	3,000	3,000
100-010-54100-52370 Education & Training	0.00	0.00	0.00	3,000	3,000
100-040-54100-53100 Operating Supplies	5,032.24	16,900.19	16,037.94	15,000	13,500
100-040-54100-54231 Signs/Beautification	31,656.24	25,155.10	37,041.49	125,000	125,000
100-040-54100-54250 Other Equipment	1,256.76	217.60	0.00	10,000	8,500
100-040-54100-54260 Street Lighting	0.00	0.00	0.00	75,000	0
Subtotals	1,182,955.86	1,647,176.40	1,939,000.09	1,952,668	2,447,402

Community Development Department

Community Development

100-070-57200-51110 Regular Salaries	151,750.56	146,489.18	159,216.42	165,709	165,709
100-070-57200-51200 Fica/Medicare	9,726.84	9,767.72	9,329.72	12,677	12,677
100-070-57200-51210 Group Insurance	0.00	0.00	0.00	0	10,800
100-070-57200-51240 Retirement	24,177.92	24,842.68	27,066.78	28,171	28,171
100-070-57200-51260 Unemployment Expense	0.00	0.00	28.50	0	0
100-070-57200-51270 Workers Comp	145.00	1,006.00	780.50	1,000	1,002
100-070-57200-51290 Other Emp Benefits	773.50	11,960.40	12,455.40	12,408	13,000
100-070-57200-52120 Professional Services	211,032.60	375,386.68	392,122.24	300,000	195,000
100-070-57200-52121 Contractual Svcs/CH2M	0.00	82,499.83	109,999.86	128,000	128,000
100-0070-57200-52350 Travel Expense	0.00	0.00	0.00	3,500	1,900
100-0070-57200-52360 Dues & Fees	0.00	0.00	0.00	1,500	1,400
100-070-57200-52370 Education & Training	3,254.06	3,641.75	4,124.48	3,500	1,800
100-070-57200-53175 Hospitality Supplies	0.00	0.00	4,383.10	3,000	3,000
100-070-57200-56230 Multi-Use Trail	0.00	0.00	276,193.00	100,000	165,000
Subtotals	400,860.48	655,594.24	995,700.00	759,465	727,459

Building Department

100-070-57220-52120 Professional Services	0.00	0.00	0.00	0	0
100-070-57220-52121 Contractual Svcs/CH2M	0.00	0.00	20,254.32	615,000	615,000
100-070-57220-52123 Contractual Svcs/CAA	393,056.29	415,236.55	381,487.18	0	0
Subtotals	393,056.29	415,236.55	401,741.50	615,000	615,000

	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2018 Amended Budget
Planning & Zoning					
100-070-57410-52120 Professional Services	0.00	0.00	0.00	0	0
100-070-57410-52121 Contractual Svcs/CH2M	233,746.32	217,467.36	217,467.36	210,000	210,000
Subtotals	233,746.32	217,467.36	217,467.36	210,000	210,000
Code Enforcement					
100-070-57450-52120 Professional Services	0.00	0.00	0.00	0	0
100-070-57450-52121 Contractual Svcs/CH2M	420,743.40	588,441.24	588,441.24	430,000	485,255
Subtotals	420,743.40	588,441.24	588,441.24	430,000	485,255
Designated Reserve					
100-010-59000-57902 Reserve Contingency	76,948.81	1,462,050.74	0.00	0	0
Subtotals	76,948.81	1,462,050.74	0.00	0	0
Total Expenditures	5,542,570.03	8,456,980.04	23,934,546.59	13,165,269	15,026,724

FY2015 Actuals FY2016 Actuals FY2017 Actuals FY2018 Budget FY2018 Amended Budget

Fund 320 SPLOST 2014

320 - SPLOST Revenues

320-340-34300-34321 Capital Improvement 2014	5,823,241.63	6,196,928.00	4,557,859.99	0	0
320-330-34300-33431 State Government Grants	242,023.85	0.00	374,307.29	0	581,875
320-360-36100-36100 Interest	0.00	0.00	6,450.85	0	0
320-380-38900-38910 Prior Year Reserves	0.00	0.00	4,747,876.00	0	1,918,125
Total Department Revenues	6,065,265.48	6,196,928.00	9,686,494.13	0.00	2,500,000.00

320 - SPLOST Expenditures

320-540-54200-54220 Roadways and Walkways	1,590,993.53	2,107,414.00	2,599,852.17	0	2,500,000
320-530-51590-53104 Service Fees	0.00	0.00	60.00	0	0
320-540-54200-56220 Transfers to DDA	0.00	0.00	8,324,590.46	0	0
Total Department Expenditures	1,590,993.53	2,107,414.00	10,924,502.63	0.00	2,500,000.00

Fund 321 SPLOST 2017

321 - SPLOST Revenues

321-340-34300-34322 Capital Improvement 2017	0.00	0.00	1,503,746.08	5,700,000	5,500,000
321-330-34300-33431 State Government Grants	242,023.85	0.00	374,307.29	0	0
Total Department Revenues	242,023.85	0.00	1,878,053.37	5,700,000	5,500,000

321 - SPLOST Expenditures

321-540-54200-54220 Roadways and Walkways	1,590,993.53	2,107,414.00	5,700,000.00	5,700,000	500,000
321-530-51590-53104 Service Fees	0.00	0.00	1,574.00	0	0
321-570-59000-57902 Reserve Contingency	0.00	0.00	0.00	0	5,000,000
Total Department Expenditures	1,590,993.53	2,107,414.00	5,701,574.00	5,700,000.00	5,500,000.00

	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2018 Amended Budget
Fund 540 Solid Waste					
540 - Solid Waste Revenues					
General Government					
540-340-34000-34411 Sanitation	1,275,143.72	1,299,879.00	1,317,285.01	1,300,000	1,318,000
540-360-36100-36100 Interest	2,239.97	0.00	0.00	0	0
540-340-39000-34930 Bad Check Fees	36.00	0.00	0.00	0	0
Total Department Revenues	1,275,143.72	1,299,879.00	1,317,285.01	1,300,000	1,318,000

540 - Solid Waste Expenditures

Solid Waste and Recycling					
540-540-51590-54510 Solid Waste and Recycling Adn	0.00	0.00	0.00	0	0
540-530-51590-53105 Operating Supplies/Sanitation	12,310.59	5,263.30	744.50	30,000	350
540-520-51590-52127 Contractual Svcs/Waste Pro	1,144,808.22	1,232,060.70	1,227,772.84	1,270,000	1,226,219
540-560-51590-56221 Transfer to General Fund	0.00	0.00	0.00	0	70,000
540-570-59000-57902 Reserve Contingency	0.00	0.00	0.00	0	21,431
Total Department Expenditures	1,157,118.81	1,237,324.00	1,228,517.34	1,300,000.00	1,318,000.00

Fund 560 Stormwater

560 - Stormwater Fund Revenues

General Government					
560-340-34400-34426 Stormwater Utility Charges	0.00	0.00	0	0	2,667,249
560-360-36100-36100 Interest	0.00	0.00	0	0	0
Total Department Revenues	0.00	0.00	0	0	2,667,249

560 - Stormwater Fund Expenditures

Stormwater					
560-540-51590-54320 Stormwater Collection and Dis	0.00	0.00	0	0	50,000
560-520-51590-52120 Professional Services	0.00	0.00	0	0	175,000
560-520-51590-52121 Contractual Svcs/CH2M	0.00	0.00	0	0	433,752
560-520-51590-52124 Contractual Svcs/Optech	0.00	0.00	0	0	102,998
560-530-51590-53106 Operating Supplies/Stormwater	0.00	0.00	0	0	8,000
560-560-51590-56221 Transfer to General Fund	0.00	0.00	0	0	51,950
560-570-59000-57902 Reserve Contingency	0.00	0.00	0	0	1,845,549
Total Department Expenditures	0.00	0.00	0	0	2,667,249

02018-05-125

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, ADOPTING THE FISCAL YEAR 2019 BUDGET FOR EACH FUND OF THE CITY OF CITY OF PEACHTREE CORNERS, GEORGIA. APPROPRIATING THE AMOUNTS SHOW IN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ANTICIPATED REVENUES FOR EACH FUND, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS FOR EACH FUND AND PROHIBITING EXPENDITURES TO EXCEED ACTUAL FUNDING AVAILABLE FOR EACH FUND.

WHEREAS, A PROPOSED Budget for each of the various funds of the City has been presented to the City Council by the Mayor; and

WHEREAS, appropriately advertised public hearings have been held on the proposed Budget, as required by State law and City Charter; and

WHEREAS, the city Council has reviewed the proposed Budget and has made certain amendments to both funding sources and appropriations; and

WHEREAS, the Mayor and City Council intend to adopt an annual Operating Budget for the Fiscal Year 2019, and a Capital Improvements Budget for the Fiscal Year 2019, and a Enterprise Budget for the Fiscal Year 2019.

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF PEACHTREE CORNERS HEREBY ORDAIN that the Operating Budget, shown as “Exhibit A” attached hereto and by this reference made a part of this Ordinance, shall be the City of Peachtree Corners’ Fiscal Year 2019 Operating Budget; and

BE IT FURTHER ORDAINED that this Budget be and is hereby approved and that the anticipated revenues presented for each fund are adopted in the amounts shown and that the amounts shown for each fund as proposed expenditures are hereby appropriated to the department named in each fund; and

BE IT FURTHER ORDAINED that any increase or decrease in appropriations or revenues of any fund for any department or the establishment of capital projects other than those exceptions provided for herein shall require approval of the Mayor and Council; and

BE IT FURTHER ORDAINED that, as provided in Section 6.26 of the City Charter, such revisions to the Budget may be made by majority vote of the Mayor and Council at any business meeting; and

BE IT FURTHER ORDAINED that the expenditures shall not exceed the appropriations authorized by this Budget or amendments thereto and that expenditures for the fiscal year shall not exceed actual funding available; and

BE IT FURTHER ORDAINED that the city Manager or his/her designee may promulgate all necessary internal rules, regulations and policies to ensure compliance with the Budget Ordinance.

STATE OF GEORGIA
COUNTY OF GWINNETT
CITY OF PEACHTREE CORNERS

ORDINANCE 2018- 05 - 125

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 2016.

Approved:

ATTEST:

Mike Mason, Mayor

_____(SEAL)
Kymberly Chereck, City Clerk

2019

PROPOSED BUDGET



Fiscal Year 2019
July 1, 2018 – June 30, 2019

FY2019 GENERAL FUND BUDGET SUMMARY

	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget
Fees & Taxes	8,676,721.19	8,908,712.30	9,087,824.73	8,615,000	9,305,000
Licenses & Permits	984,168.96	1,045,889.12	1,186,272.14	2,018,000	1,145,000
Intergovernmental	0.00	0.00	0.00	0	0
Fines & Forfeitures	6,909.51	8,507.36	4,262.67	8,000	8,000
Interest Earned	3,807.35	2,397.27	1,100.60	1,000	500
Miscellaneous Revenue	26,108.00	380,612.48	8,455,909.99	2,523,269	733,400
Total General Fund Revenues	9,697,715.01	10,346,118.53	18,735,370.13	13,165,269	11,191,900
City Council	94,010.41	83,057.15	97,676.72	111,061	111,061
City Manager	245,186.41	272,838.89	521,401.29	539,266	567,979
City Clerk	158,658.42	272,034.72	249,794.50	313,505	346,325
Finance/Administration	336,816.29	266,566.83	280,128.31	315,074	456,646
Legal	161,606.83	139,916.35	202,295.07	225,000	225,000
Public Information	235,192.81	283,475.96	380,850.56	379,518	576,104
General Operations	1,430,155.84	1,401,341.46	1,198,700.41	1,743,000	1,725,869
Facilities and Buildings	172,631.86	751,782.15	16,861,349.54	5,571,712	3,308,388
Contingency	76,948.81	0.00	0.00	0	55,612
Community Development	400,860.48	655,594.24	995,700.00	759,465	793,131
Building Department	393,056.29	415,236.55	401,741.50	615,000	633,450
Code Enforcement	420,743.40	588,441.24	588,441.24	430,000	442,900
Planning & Zoning	233,746.32	217,467.36	217,467.36	210,000	246,300
Public Works	1,182,955.86	1,647,176.40	1,939,000.09	1,952,668	1,703,136
Total Expenditures	5,542,570.03	6,994,929.30	23,934,546.59	13,165,269	11,191,900

FY2019 SOLID WASTE FUND BUDGET SUMMARY

Sanitation	1,275,143.72	1,299,879.00	1,317,285.01	1,300,000	1,700,000
Total Revenues	1,275,143.72	1,299,879.00	1,317,285.01	1,300,000	1,700,000
Operating Supplies/Sanitation	12,310.59	5,263.30	744.50	30,000	57,500
Contractual Svcs/Waste Pro	1,144,808.22	1,232,060.70	1,227,772.84	1,270,000	1,530,000
Contingency	0.00	0.00	86,000.00	0	0
Total Expenditures	1,157,118.81	1,237,324.00	1,314,517.34	1,300,000	1,587,500

FY2019 SPLOST FUND BUDGET SUMMARY

Capital Improvement 2014	6,065,265.48	6,196,928.00	9,680,043.28	0	1,800,000
Capital Improvement 2017	0.00	0.00	0.00	5,700,000	5,700,000
Total Revenues	6,065,265.48	6,196,928.00	9,680,043.28	5,700,000	7,500,000

Roadways and Walkways	1,590,993.53	2,107,414.00	10,924,502.63	5,700,000	7,500,000
Total Expenditures	1,590,993.53	2,107,414.00	10,924,502.63	5,700,000	7,500,000

FY2019 Stormwater Fund Summary

Stormwater Utility Charges	0.00	0.00	0.00	2,500,000	2,800,000
Total Revenues	0.00	0.00	0.00	2,500,000	2,800,000

General Operations	0.00	0.00	0.00	1,286,752	2,800,000
Contingency	0.00	0.00	0.00	1,161,298	0
Total Expenditures	0.00	0.00	0.00	2,448,050	2,800,000

TOTAL REVENUES ALL FUNDS	17,038,124.21	17,842,925.53	29,732,698.42	22,665,269	23,191,900
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TOTAL EXPENDITURES ALL FUNDS	8,290,682.37	10,339,667.30	36,173,566.56	22,613,319	23,079,400
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100- General Fund Revenue Detail

General Property Tax

100-310-31100-31100 Ad Valorem Tax-Current Year	0.00	0.00	0.00	0	0
100-310-31100-31110 Public Utility Tax	0.00	0.00	0.00	0	0
100-310-31100-31200 Ad Valorem Tax-Prior Year	3,451.45	488.22	4,003.90	0	0
100-310-31100-31310 Motor Vehicle Tax	154.07	32.06	7.05	0	0
100-310-31100-31315 Title Ad Valorem Tax	752,918.18	608,791.44	378,633.99	275,000	300,000
100-310-31100-31320 Mobile Home Tax	0.00	0.00	0.00	0	0
100-310-31100-31325 Heavy Equipment Tax	0.00	0.00	0.00	0	0
100-310-31100-31340 Intangible Tax Revenue	0.00	0.00	0.00	0	0
100-310-31100-31350 Railroad Equipment Tax	0.00	0.00	0.00	0	0
100-310-31100-31360 Real Estate Transfer Tax	0.00	0.00	0.00	0	0
100-310-31100-31370 Franchise Fees	3,028,562.59	3,053,323.95	3,220,188.19	3,300,000	3,500,000
Subtotal	3,785,086.29	3,662,635.67	3,602,833.13	3,575,000	3,800,000

Selective Sales and Use Tax

100-310-31400-34200 Alcoholic Beverage Excise Tax	269,863.95	253,258.99	255,952.40	240,000	250,000
100-310-31400-34300 Local Option Mixed Drink	101,444.09	112,044.23	113,536.91	100,000	105,000
100-310-31400-34900 Other Selective Tax	11,194.61	15,836.34	16,675.95	0	0
Subtotal	382,502.65	381,139.56	386,165.26	340,000	355,000

Business Taxes

100-310-31600-31610 Business & Occupation Taxes	2,396,689.41	2,567,228.49	2,606,671.93	2,450,000	2,550,000
100-310-31600-31620 Insurance Premium Tax	2,050,114.78	2,190,210.64	2,372,423.66	2,150,000	2,500,000
100-310-31600-31630 Financial Institutions Taxes	62,328.06	106,543.99	119,730.75	100,000	100,000
Subtotal	4,509,132.25	4,863,983.12	5,098,826.34	4,700,000	5,150,000

Pen & Int on Delinq Tax

100-310-31900-39100 Pen & Int on Delinq Tax	163.85	953.95	0.00	0	0
Subtotal	163.85	953.95	0.00	0	0

Business License

100-320-32100-32110 Alcoholic Beverages	351,510.00	367,765.00	417,893.26	375,000	375,000
100-320-32100-32120 General Business License	0.00	0.00	0.00	0	0
100-320-32100-32190 Other Licenses/Permits	0.00	1,050.00	1,850.00	0	0
100-320-32100-32210 Insurance License	14,500.00	21,470.00	22,343.50	18,000	20,000
Subtotal	366,010.00	390,285.00	442,086.76	393,000	395,000

Licenses & Permits

100-320-32200-32200 Building Permits	578,073.96	610,939.92	692,746.26	1,500,000	700,000
100-320-32200-32202 Development Permits	40,085.00	44,664.20	51,439.12	125,000	50,000
Subtotal	618,158.96	655,604.12	744,185.38	1,625,000	750,000

Regulatory Fees

100-320-32300-32300 Regulatory Fees	0.00	0.00	0.00	0	0
100-320-32300-32310 Inspection Fees	0.00	0.00	0.00	0	0
Subtotal	0.00	0.00	0.00	0	0

Federal Government Grants

100-330-33100-32310 Federal Grants	79,747.81	0.00	0.00	0	0
Subtotal	79,747.81	0.00	0.00	0	0

State Government Grants

100-330-34300-33401 State Grants Received	8,189.45	50,000.00	40,840.80	0	0
Subtotal	8,189.45	50,000.00	40,840.80	0	0

Local Government Shared Rev

100-330-33370-33720 Local Government Reimb	0.00	0.00	0.00	0	0
Subtotal	0.00	0.00	0.00	0	0

General Government

100-340-34000-34119 Other Fees	-1,917.87	3,938.12	84,408.89	0	0
100-340-34000-34190 Election Qualifying Fees	0.00	1,710.00	0.00	0	0
100-340-34000-34430 Electricity	516.80	324,284.36	330,480.30	324,000	324,000
Subtotal	-1,401.07	329,932.48	414,889.19	324,000	324,000

Fine and Forfeitures

100-350-35100-35100 Municipal Court	6,909.51	8,507.36	4,262.67	8,000	8,000
Subtotal	6,909.51	8,507.36	4,262.67	8,000	8,000

Interest Revenues

100-360-36100-36100 Interest Revenues	3,807.35	2,397.27	1,100.60	1,000	500
Subtotal	3,807.35	2,397.27	1,100.60	1,000	500

Contribution/Donations

100-370-37100-37100 General City	26,000.00	500.00	0.00	0	0
Subtotal	26,000.00	500.00	0.00	0	0

Other Charges for Svcs

100-340-39000-34930 Bad Check Fees	108.00	180.00	180.00	0	0
Subtotal	108.00	180.00	180.00	0	0

Other					
100-380-38100-38100 Rental Revenue	0.00	0.00	0.00	0	278,000
100-380-38900-38910 Prior Year Reserves	0.00	0.00	0.00	2,199,269	0
Subtotal	0.00	0.00	0.00	2,199,269	278,000
Other Financing Sources					
100-390-39100-39105 Loan Proceeds	0.00	0.00	8,000,000.00	0	0
100-390-39100-39120 Transfers from Stormwater	0.00	0.00	0.00	0	103,900
100-390-39100-39121 Transfers from Solid Waste	0.00	0.00	0.00	0	27,500
Subtotal	0.00	0.00	8,000,000.00	0	131,400
Proceeds of Gen Long Term Liab					
100-390-39300-39350 Capital Leases	0.00	0.00	0.00	0	0
Subtotal	0.00	0.00	0.00	0	0
Total Department Revenues	9,758,415.05	10,346,118.53	18,735,370.13	13,165,269	11,191,900

100 - General Fund Expenditures Detail

Administrative Services Department

City Council

100-010-51100-51110 Regular Salaries	57,000.24	55,666.90	57,000.24	57,000	57,000
100-010-51100-51200 FICA/Medicare	4,360.56	4,258.56	4,320.63	4,361	4,361
100-010-51100-51260 Unemployment Expense	0.00	0.00	0.00	0	0
100-010-51100-51270 Workers Comp	0.00	0.00	1,148.00	1,200	1,200
100-010-51100-52370 Education & Training	27,814.22	17,832.46	28,884.58	35,000	35,000
100-010-51100-53101 Postage	0.00	0.00	0.00	500	500
100-010-51100-53170 Other Supplies	1,763.71	1,569.95	1,073.99	5,000	5,000
100-010-51100-53175 Hospitality Supplies	3,071.68	3,729.28	5,249.28	8,000	8,000
Subtotals	94,010.41	83,057.15	97,676.72	111,061	111,061

City Manager

100-010-51300-51110 Regular Salaries	174,099.96	185,100.00	370,498.00	184,600	204,983
100-010-51300-51200 FICA/Medicare	10,123.34	10,371.92	21,569.42	14,122	15,681
100-010-51300-51210 Group Insurance	21,801.40	22,903.00	31,229.80	23,200	24,800
100-010-51300-51240 Retirement	28,220.04	29,934.17	35,899.51	25,844	28,698
100-010-51300-51260 Unemployment Expense	0.00	0.00	0.00	0	0
100-010-51300-51270 Workers Comp	1,769.00	1,527.00	928.00	1,000	1,000
100-010-51300-51290 Other Emp Benefits	773.50	1,856.40	39,017.30	21,000	21,817
100-010-51300-51280 Relocation Expense	0.00	14,350.00	9,000.00	0	0
100-010-51300-52120 Professional Services	0.00	0.00	0.00	250,000	250,000
100-010-51300-52350 Travel Expense	4,311.45	1,920.33	3,279.89	3,500	5,000
100-010-51300-52360 Dues & Fees	130.00	2,680.00	2,110.00	3,500	3,500
100-010-51300-52370 Education & Training	3,210.00	1,606.10	1,835.00	3,000	3,000
100-010-51300-53100 Operating Supplies	63.38	0.00	4,422.56	7,500	7,500
100-010-51300-53175 Hospitality Supplies	684.34	589.97	1,611.81	2,000	2,000
Subtotals	245,186.41	272,838.89	521,401.29	539,266	567,979

City Clerk

100-010-51130-51110 Regular Salaries	85,000.08	90,639.96	93,359.16	96,160	118,450
100-010-51130-51200 FICA/Medicare	6,676.52	6,933.96	7,070.73	7,356	9,061
100-010-51130-51210 Group Insurance	19,661.40	20,763.00	19,190.80	23,200	24,800
100-010-51130-51240 Retirement	14,450.04	15,328.94	15,871.05	16,347	20,137
100-010-51130-51260 Unemployment Expense	0.00	0.00	0.00	0	0
100-010-51130-51270 Workers Comp	629.00	391.00	459.00	685	685
100-010-51130-51290 Other Emp Benefits	529.50	1,270.80	1,298.40	6,500	8,017
100-010-51130-52112 Election Services	23,660.57	23,736.29	3,750.00	55,000	55,000
100-010-51130-52121 Contractual Svcs/CH2M	0.00	102,337.56	102,337.56	97,257	100,175

100-010-51130-52330 Advertising	660.00	1,290.00	1,638.00	3,500	2,500
100-010-51130-52350 Travel Expense	1,608.15	992.90	2,182.89	2,500	2,500
100-010-51130-52360 Dues & Fees	290.00	0.00	525.00	1,000	1,000
100-010-51130-52370 Education & Training	1,123.00	648.31	1,005.00	2,000	2,000
100-010-51130-53100 Operating Supplies	540.46	2,061.75	1,130.85	2,000	2,000
100-010-51130-53101 Postage	3,829.70	5,640.25	-23.94	0	0
Subtotals	158,658.42	272,034.72	249,794.50	313,505	346,325

Finance & Administration

100-010-51510-51110 Regular Salaries	0.00	0.00	22,500.00	141,000	154,067
100-010-51510-51200 FICA/Medicare	0.00	0.00	1,721.00	10,787	11,786
100-010-51510-51210 Group Insurance	0.00	0.00	3,550.80	23,200	24,800
100-010-51510-51240 Retirement	0.00	0.00	3,825.00	23,970	26,191
100-010-51510-51260 Unemployment Expense	0.00	0.00	0.00	0	0
100-010-51510-51270 Workers Comp	0.00	0.00	0.00	685	685
100-010-51510-51290 Other Emp Benefits	0.00	0.00	650.00	5,100	8,617
100-010-51510-52110 Audit Services	19,800.00	23,515.00	23,245.00	28,000	38,000
100-010-51510-52120 Professional Services	0.00	0.00	0.00	10,000	75,000
100-010-51510-52121 Contractual Svcs/CH2M	317,016.29	243,051.83	222,797.51	63,832	109,000
100-010-51510-52350 Travel Expense	0.00	0.00	0.00	3,500	3,500
100-010-51510-52360 Dues & Fees	0.00	0.00	0.00	1,500	1,500
100-010-51510-52370 Education & Training	0.00	0.00	1,839.00	3,500	3,500
Subtotals	336,816.29	266,566.83	280,128.31	315,074	456,646

Legal Services Department

100-010-51530-52122 Attorney Fees/Riley & McL	99,548.98	88,725.69	72,826.50	125,000	125,000
100-010-51530-52130 Attorney Fees/Other	62,057.85	51,190.66	129,468.57	100,000	100,000
Subtotals	161,606.83	139,916.35	202,295.07	225,000	225,000

Facilities & Buildings Dept

100-010-51565-51300 Technical Services	24,893.97	26,221.96	32,034.61	36,000	162,000
100-010-51565-52200 Repairs & Maintenance	0.00	0.00	0.00	200,000	200,000
100-010-51565-52301 Real Estate Rents/Leases	107,029.96	109,119.63	202,633.87	62,500	90,132
100-010-51565-52302 Economic Dev	0.00	600,000.00	460,000.00	500,000	500,000
100-010-51565-53103 Office Supplies	565.28	0.00	0.00	10,000	10,000
100-010-51565-53121 Water/Sewage	0.00	0.00	0.00	60,000	15,000
100-010-51565-53122 Electricity	0.00	0.00	0.00	60,000	150,000
100-010-51565-53122 Natural Gas	0.00	0.00	0.00	60,000	0
100-010-51565-54100 Land	0.00	0.00	1,022,277.73	0	0
100-010-51565-54130 Buildings	0.00	0.00	3,845,711.47	2,733,212	0
100-010-51565-54230 Furniture And Fixtures	40,142.65	16,440.56	325.00	500,000	25,000

100-010-51565-55530 Community Services	0.00	0.00	0.00	100,000	100,000
100-010-51565-56220 Transfer to DDA	0.00	0.00	11,228,057.27	1,250,000	1,250,000
100-010-51565-58130 Principal Note Payments	0.00	0.00	0.00	0	555,000
100-010-51565-58230 Interest Note Payments	0.00	0.00	0.00	0	251,256
100-010-51565-58400 Closing Costs	0.00	0.00	70,309.59	0	0
Subtotals	172,631.86	751,782.15	16,861,349.54	5,571,712	3,308,388

Public Information

100-010-51570-52120 Professional Services	102,272.82	145,753.95	154,698.08	160,000	350,000
100-010-51570-52121 Contractual Svcs/CH2M	132,919.99	137,722.01	226,152.48	219,518	226,104
Subtotals	235,192.81	283,475.96	380,850.56	379,518	576,104

General Operations

100-010-51590-52101 Official/Admin Start Up					
100-010-51590-52103 Technical Services	97,613.64	95,583.95	97,923.66	175,000	235,000
100-010-51590-52111 Official/Admin Svcs	17,521.02	1,471.68	68,691.68	70,000	70,000
100-010-51590-52120 Professional Services	607,958.91	600,353.06	560,544.40	975,000	565,000
100-010-51590-52128 Commissions	13,191.09	9,525.68	5,503.94	0	0
100-010-51590-52310 General Liability Insurance	17,337.17	21,749.33	19,497.67	35,000	35,000
100-010-51590-53100 Operating Supplies	31,430.33	33,231.38	31,583.12	40,000	55,000
100-010-51590-53101 Postage	0.00	0.00	7,530.38	10,000	10,000
100-010-51590-53103 Office Supplies	10,112.45	9,997.50	8,681.48	10,000	15,000
100-010-51590-53104 Service Fees	13,825.83	7,881.03	10,717.09	15,000	15,000
100-010-51590-53123 Electricity	172,750.39	347,468.81	352,316.90	375,000	421,000
100-010-51590-53131Tan Principal	0.00	0.00	0.00	0	0
100-010-51590-53132 Interest	403,181.63	216,381.93	0.00	0	0
100-010-51590-54240 Computer/Software	39,450.94	52,396.54	35,710.09	38,000	95,000
100-010-51590-58132 Other Debt Principal	4,824.38	4,982.96	0.00	0	
100-010-51590-58232 Other Debt Interest	958.06	317.61	0.00	0	209,869
Subtotals	1,430,155.84	1,401,341.46	1,198,700.41	1,743,000	1,725,869

Public Works Department

Public Works

100-040-54100-51110 Regular Salaries	0.00	0.00	29,166.67	144,921	154,518
100-040-54100-51200 Fica/Medicare	0.00	0.00	2,227.65	11,086	11,821
100-040-54100-51210 Group Insurance	0.00	0.00	3,550.80	23,200	24,800
100-040-54100-51240 Retirement	0.00	0.00	4,958.33	24,637	26,268
100-040-54100-51260 Unemployment Expense	0.00	0.00	0.00	0	0
100-040-54100-51270 Workers Comp	0.00	0.00	0.00	685	685
100-040-54100-51290 Other Emp Benefits	0.00	0.00	1,725.00	9,000	9,817

100-040-54100-52120 Professional Services	195,428.45	287,566.10	526,029.54	200,000	200,000
100-040-54100-52121 Contractual Svcs/CH2M	479,977.01	615,494.32	628,164.00	547,139	364,228
100-040-54100-52124 Contractual Svcs/Optech	458,686.96	650,507.64	645,753.28	658,000	662,000
100-040-54100-52126 Road Maint Supplies	10,918.20	51,335.45	44,345.39	100,000	100,000
100-010-54100-52350 Travel Expense	0.00	0.00	0.00	3,000	3,000
100-010-54100-52360 Dues & Fees	0.00	0.00	0.00	3,000	3,000
100-010-54100-52370 Education & Training	0.00	0.00	0.00	3,000	3,000
100-040-54100-53100 Operating Supplies	5,032.24	16,900.19	16,037.94	15,000	15,000
100-040-54100-54231 Signs/Beautification	31,656.24	25,155.10	37,041.49	125,000	115,000
100-040-54100-54250 Other Equipment	1,256.76	217.60	0.00	10,000	10,000
100-040-54100-54260 Street Lighting	0.00	0.00	0.00	75,000	0
Subtotals	1,182,955.86	1,647,176.40	1,939,000.09	1,952,668	1,703,136

Community Development Department

Community Development

100-070-57200-51110 Regular Salaries	151,750.56	146,489.18	159,216.42	165,709	170,681
100-070-57200-51200 Fica/Medicare	9,726.84	9,767.72	9,329.72	12,677	12,677
100-070-57200-51210 Group Insurance	0.00	0.00	0.00	0	24,800
100-070-57200-51240 Retirement	24,177.92	24,842.68	27,066.78	28,171	29,016
100-070-57200-51260 Unemployment Expense	0.00	0.00	28.50	0	0
100-070-57200-51270 Workers Comp	145.00	1,006.00	780.50	1,000	1,000
100-070-57200-51290 Other Emp Benefits	773.50	11,960.40	12,455.40	12,408	8,617
100-070-57200-52120 Professional Services	211,032.60	375,386.68	392,122.24	300,000	400,000
100-070-57200-52121 Contractual Svcs/CH2M	0.00	82,499.83	109,999.86	128,000	131,840
100-0070-57200-52350 Travel Expense	0.00	0.00	0.00	3,500	3,500
100-0070-57200-52360 Dues & Fees	0.00	0.00	0.00	1,500	1,500
100-070-57200-52370 Education & Training	3,254.06	3,641.75	4,124.48	3,500	3,500
100-070-57200-53175 Hospitality Supplies	0.00	0.00	4,383.10	3,000	6,000
100-070-57200-56230 Multi-Use Trail	0.00	0.00	276,193.00	100,000	0
Subtotals	400,860.48	655,594.24	995,700.00	759,465	793,131

Building Department

100-070-57220-52120 Professional Services	0.00	0.00	0.00	0	0
100-070-57220-52121 Contractual Svcs/CH2M	0.00	0.00	20,254.32	615,000	633,450
100-070-57220-52123 Contractual Svcs/CAA	393,056.29	415,236.55	381,487.18	0	0
Subtotals	393,056.29	415,236.55	401,741.50	615,000	633,450

Planning & Zoning

100-070-57410-52120 Professional Services	0.00	0.00	0.00	0	0
100-070-57410-52121 Contractual Svcs/CH2M	233,746.32	217,467.36	217,467.36	210,000	246,300
Subtotals	233,746.32	217,467.36	217,467.36	210,000	246,300

Code Enforcement

100-070-57450-52120 Professional Services	0.00	0.00	0.00	0	0
100-070-57450-52121 Contractual Svcs/CH2M	420,743.40	588,441.24	588,441.24	430,000	442,900
Subtotals	420,743.40	588,441.24	588,441.24	430,000	442,900

Designated Reserve

100-010-59000-57902 Reserve Contingency	76,948.81	1,462,050.74	0.00	0	55,612
Subtotals	76,948.81	1,462,050.74	0.00	0	55,612

Total Expenditures	5,542,570.03	8,456,980.04	23,934,546.59	13,165,269	11,191,900
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Fund 320 SPLOST 2014

320 - SPLOST Revenues

320-340-34300-34321 Capital Improvement 2014	5,823,241.63	6,196,928.00	4,557,859.99	0	0
320-330-34300-33431 State Government Grants	242,023.85	0.00	374,307.29	0	0
320-360-36100-36100 Interest	0.00	0.00	6,450.85	0	0
320-380-38900-38910 Prior Year Reserves	0.00	0.00	4,747,876.00	0	1,800,000
Total Department Revenues	6,065,265.48	6,196,928.00	9,680,043.28	0	1,800,000

320 - SPLOST Expenditures

320-540-54200-54220 Roadways and Walkways	1,590,993.53	2,107,414.00	2,599,852.17	0	1,800,000
320-530-51590-53104 Service Fees	0.00	0.00	60.00	0	0
320-540-54200-56220 Transfers to DDA	0.00	0.00	8,324,590.46	0	0
Total Department Expenditures	1,590,993.53	2,107,414.00	10,924,502.63	0	1,800,000

Fund 321 SPLOST 2017

321 - SPLOST Revenues

321-340-34300-34322 Capital Improvement 2017	0.00	0.00	1,503,746.08	5,700,000	5,700,000
321-330-34300-33431 State Government Grants	242,023.85	0.00	374,307.29	0	0
Total Department Revenues	242,023.85	0.00	1,878,053.37	5,700,000	5,700,000

321 - SPLOST Expenditures

321-540-54200-54220 Roadways and Walkways	1,590,993.53	2,107,414.00	5,700,000.00	5,700,000	5,700,000
321-530-51590-53104 Service Fees	0.00	0.00	1,574.00	0	0
Total Department Expenditures	1,590,993.53	2,107,414.00	5,701,574.00	5,700,000	5,700,000

Fund 540 Solid Waste

540 - Solid Waste Revenues

General Government

540-340-34000-34411 Sanitation	1,275,143.72	1,299,879.00	1,317,285.01	1,300,000	1,700,000
540-360-36100-36100 Interest	2,239.97	0.00	0.00	0	0
540-340-39000-34930 Bad Check Fees	36.00	0.00	0.00	0	0
Total Department Revenues	1,275,143.72	1,299,879.00	1,317,285.01	1,300,000	1,700,000

540 - Solid Waste Expenditures

Solid Waste and Recycling

540-540-51590-54510 Solid Waste and Recycling Administr	0.00	0.00	0.00	0	0
540-530-51590-53105 Operating Supplies/Sanitation	12,310.59	5,263.30	744.50	30,000	30,000
540-520-51590-52127 Contractual Svcs/Waste Pro	1,144,808.22	1,232,060.70	1,227,772.84	1,270,000	1,530,000
540-560-51590-56221 Transfer to General Fund	0.00	0.00	0.00	0	27,500
540-570-59000-57902 Reserve Contingency	0.00	0.00	0.00	0	112,500
Total Department Expenditures	1,157,118.81	1,237,324.00	1,228,517.34	1,300,000	1,700,000

Fund 560 Stormwater

560 - Stormwater Fund Revenues

General Government

560-340-34400-34426 Stormwater Utility Charges	1,275,143.72	1,299,879.00	0.00	2,500,000	2,800,000
560-360-36100-36100 Interest	2,239.97	0.00	0.00	0	0
Total Department Revenues	1,275,143.72	1,299,879.00	0.00	2,500,000	2,800,000

560 - Stormwater Fund Expenditures

Stormwater

560-540-51590-54320 Stormwater Collection and Disposal	0.00	0.00	0.00	500,000	1,110,761
560-520-51590-52120 Professional Services	0.00	0.00	0.00	250,000	500,000
560-520-51590-52121 Contractual Svcs/CH2M	0.00	0.00	0.00	433,752	773,204
560-520-51590-52124 Contractual Svcs/Optech	0.00	0.00	0.00	103,000	209,085
560-530-51590-53106 Operating Supplies/Stormwater	0.00	0.00	0.00	0	15,000
560-560-51590-56221 Transfer to General Fund	0.00	0.00	0.00	0	191,950
560-570-59000-57902 Reserve Contingency	0.00	0.00	0.00	1,161,298	0
Total Department Expenditures	0.00	0.00	0.00	2,448,050	2,800,000

02018-05-126

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND ARTICLE V OF THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES BY AMENDING SECTION 2-149, MEMBERSHIP, TO ACCOMMODATE PROVISIONS FOR ALTERNATE MEMBERS; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE

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

WHEREAS, ensuring that Boards and Committees have sufficient membership to fulfill the requirements for a quorum serves an important public purpose; and

WHEREAS, the addition of alternate members to boards and committees would reduce the likelihood of a meeting cancelation;

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

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

DIVISION 2. - BOARDS AND COMMISSIONS

Sec. 2-149. - Membership.

(c) Except as provided by intergovernmental agreement, members must attend ~~two-thirds~~ three-fourths of the meetings in a calendar year twelve month period. Failure to do so warrants removal from the board.

(d) The City Council may appoint Alternates to any board. Alternates shall meet all of the membership criteria as regular members, shall attend all meetings of that board, and may participate in board discussions to the same extent and pursuant to the same guidelines as regular members except that an Alternate may only vote on a matter in the absence of a regular board member.

Section 2

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

STATE OF GEORGIA
COUNTY OF GWINNETT
CITY OF PEACHTREE CORNERS

ORDINANCE 2018-05-126

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

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

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

ACTION ITEM

CIP

5 Year Capital Improvement Plan

	Total	2019	2020	2021	2022
SPLOST					
Projects					
Winters Chapel Corridor Improvements WCR_09 Corridor study project, pedestrian improvements	50,000	50,000	-	-	-
Repaving Locations to be determined based on paving analysis	7,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Spalding Drive Widening Construction CTP_04 2017 Joint SPLOST project with Gwinnett, also to be paired with planned GDOT improvements to the intersection of Spalding & SR 140	1,156,000	50,000	50,000	152,000	300,000
Jimmy Carter Blvd at Buford Hwy Joint Project PTC.14.01 2014 Joint SPLOST Project, intersection improvements	1,000,000	-	-	-	1,000,000
Roundabout at Peachtree Corners Circle and Medlock Bridge Rd MBR_01 Operational intersection improvement	1,600,000	1,600,000	-	-	-
Pedestrian Connectivity Improvements CTP Table 5	8,000,000	1,500,000	2,500,000	1,000,000	3,000,000
Botanical Gardens/Trails-PTC.14.04 Trail system with beautification on Town Center Project	2,500,000			2,500,000	-
Sidewalk Improvements Locations to be Determined	1,965,642	449,263	253,285	254,318	255,361
Phase 1 Multi-Use Trail LCI_06 Construction of Trail System from HWY141 to Technology Park Lake	900,000	900,000	-	-	-
Phase 2 Multi-Use Trail LCI_06 Construction of Trail System from Technology Park Lake to Medlock Bridge Road	800,000	800,000	-	-	-
Autonomous Vehicle Testing Corridor PTC 18.06 Construction of dedicated autonomous shuttle lane on Technology Parkway	2,000,000	2,000,000	-	-	-
Street Light Improvements-PTC 14.10 Locations to be determined	375,000	75,000	75,000	75,000	75,000
Other Streets, Sidewalks & Road Projects	1,475,000	275,000	-	-	200,000
GENERAL FUND					
Projects					
Town Green Construction and material of the 2 acre Town Green in the newly constructed Town Center	1,250,000	1,250,000			
Grand Total					
	\$ 30,571,642	\$ 10,449,263	\$ 4,378,285	\$ 5,481,318	\$ 6,330,361