



PLANNING COMMISSION AGENDA

July 17, 2018
7:00 PM
CITY HALL

A. Roll Call

B. Approval of April 17, 2018 Minutes

C. Old Business:

D. New Business:

1. **SUP2018-004 Associated Credit Union.** Request to approve a special use permit to accommodate a new detached drive-through banking facility adjacent to an existing credit union office building at 6251 Crooked Creek Road, Dist. 6, Land Lot 283, Peachtree Corners, GA.
2. **SUP2018-005 Bread of Life Christian Church.** Request to approve a special use permit to accommodate a religious facility in an existing building at 4995 Avalon Ridge Parkway, Dist. 6, Land Lot 270, Peachtree Corners, GA.
3. **RZ2018-002 Atlanta Best Used Cars.** Request to approve a rezoning from M-1 to C-3 to accommodate used car sales at an existing building at 4765 Buford Highway, Dist. 6, Land Lot 258, Peachtree Corners, GA.

E. City Business Items:

F. Comments by Staff and Planning Commissioners.

- a. **Update to Boards and Commissions attendance policies**

G. Adjournment.



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
APRIL 17, 2018
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, April 17, 2018. The meeting was held at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D
Alan Kaplan, Post A
Mark Middleton, Post B

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

MINUTES:

**MOTION TO APPROVE MINUTES FROM THE MARCH 20, 2018
PLANNING COMMISSION MEETING.**

By: Mark Middleton

Seconded: Alan Kaplan

Vote: 3-0-1 (Middleton, Kaplan, Houser)

Action: Minutes Approved

OLD BUSINESS:

None

NEW BUSINESS:

1. **SUP2018-003 & V2018-003. East Jones Bridge LLC.** Request to approve a special use permit to accommodate a retirement community and associated variance at 4411 and 4583 East Jones Bridge Rd. (former Fiserv property), District 6, Land Lots 331, 348, and 349, Peachtree Corners, GA.

Ms. Diana Wheeler, Community Development Director, informed the Commission that the applicant is seeking approval of a special use permit to allow for the development of a retirement community consisting of a combination of new and existing buildings. Ms. Wheeler stated that the property is located on the east side of East Jones Bridge Road, approximately one-mile northeast of Peachtree Parkway. The site formerly housed the FiServ offices.

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 three small parks.

Ms. Wheeler stated that the property was rezoned to O-I from R-100 by Gwinnett County in 1972 and had been used as office space since the construction of the first buildings in 1975, until the buildings became vacant two years ago. Staff found the proposed use will have less impact to the surrounding area than the previous use, especially pertaining to traffic. Ms. Wheeler stated that in reviewing the comprehensive plan, policies for this area encourage the fostering of housing options for Peachtree Corners families while maintaining the natural feel of the area.

Ms. Wheeler stated that the proposal for the retirement community is in fact consistent with the O-I zoning, a use that will blend well into the existing single-family neighborhoods nearby. Given the residential character of the proposal this application as compared to other O-I uses is unlikely to be a detriment to surrounding properties, especially with the wooded buffers and traffic reduction.

Ms. Wheeler stated that the variance request to increase the maximum building height from 3 stories and 35 feet to 7 stories will not be problematic in certain locations.

Ms. Wheeler stated that this project was subject to review by the Atlanta Regional Commission (ARC) and Georgia Regional Transportation Authority (GRTA) as a "Development of Regional Impact" due to the number of living units being proposed. The ARC and GRTA had no objections to the overall proposal and recommended that the project incorporated green building practices.

Ms. Wheeler stated that after review of the applicant's proposal and other relevant information, it is recommended that SUP2018-003 & V2018-003 be approved subject to seventeen (17) conditions.

Chairman Houser addressed his concern regarding condition number 10 "a" and "b". Chairman Houser stated there is a potential conflict in using mulch, rubberized mulch, staggered rows of Leyland Cypress, Cryptomeria or similar trees, in regards that the applicant has proposed maintaining a natural feel of the area. Ms. Wheeler stated that there are spacing requirements and we look for the applicant to work around the existing trees. Once Chairman Houser received clarification from Ms. Wheeler regarding maintaining a natural feel, he stated the intent is to preserve the nice things that are currently on-site to give a full enhancement of the property.

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

The applicant, East Jones Bridge, LLC, was represented by Robert Miller. The applicant is 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 the community, with on-site access to healthcare services and a transition to greater levels of care over time. Mr. Miller stated that 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-hot housing nursing care.

Mr. Miller stated the entire project contains six tax parcels totaling 115 acres in size. Three parcels are zoned O-I, two parcels are RA 200, and one parcel is zoned R100. There are five buildings on the property with associate driveways and surface parking. Mr. Miller stated that there is a total of 280,000 square footage of office space currently on the property, with approved zoning for an additional 100,000 square feet of office space and associated parking on a 35-acre tract, which is adjacent to the primary tract on the property. The applicant purchased the property in July 2017 and spent six months studying all possible uses for the property. The applicant met with the neighbors of the property, the leaders of UPCCA and the City of Peachtree Corners, and received responses which were to make sure that the proposed special use permit will have no impact on schools, will not cause excessive use of existing streets, and will help reduce traffic.

Mr. Miller stated that the 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 Comprehensive Plan. Mr. Miller stated the 2033 Comprehensive Plan, relates to housing opportunities for empty nesters and

senior adults that promote a live, walk and play lifestyle, and a study that showed 1 of 5 residents will be over the age of 55 by the year 2030. Mr. Miller stated that the applicant is proposing to develop a retirement community which is consistent with the public feedback that was collected from the study. Mr. Miller stated the proposed community will not exceed 916 units and will be restricted to residents 55 and older; the focus of the community is to attract empty nester residents.

Mr. Miller stated based on the feedback and the command, East Jones Bridge LLC requests that SUP2018-002&V2018-003 be approved with revised conditions.

Chairman Houser requested the applicant to review their comments on several conditions. Mr. Miller specifically went through condition number 5 per request from Chairman Houser. Mr. Miller stated that the applicant is open to restrictions and flexibility to the conditions. Chairman Houser stated that the supplemental use is for a retirement community and the conditions have to meet the definition of a retirement community. Chairman Houser stated that the independent and assistant living are the two elements that fit the definition of a retirement community. Chairman Houser felt that it would be reasonable to include, as a condition, items “g” (*Independent Living*) & “h” (*Assisted Living and Memory Care*) which are included in condition number 5, to be completed towards the beginning of development. Mr. Miller stated that he thinks it is a red flag to put stipulations on making assisting living a priority development and will restrict of additional empty nester housing.

Chairman Houser opened the floor for public comment. Eight people spoke in favor of the application, two people spoke in opposition of the application, and one person was neutral. The opposition expressed concerns about additional traffic, a property tax increase, and an increase of crime.

The Commission moved forward with making an approved motion regards to SUP2018-002&V2018-003 with nineteen(19) conditions.

MOTION TO APPROVE SUP2018-003 & V2018-003 EAST JONES BRIDGE LLC CONDITIONS AS AMENDED (see below).

By: Matt Houser

Seconded: Mark Middleton

Vote: 2-0 (Houser, Middleton) (Kaplan recused)

Action: Recommended Approval with 19 Staff Conditions

Approved 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 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: unrestricted*
 - e. *Duplex cottage homes: unrestricted*
 - f. *Townhomes: unrestricted*
 - g. *Townhome lofts: unrestricted*
 - h. *Reuse of the Simmons building: unrestricted*
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. *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 exhibit "A," building heights of up to 120 ft. shall be permitted.*

10. *The existing buffer along the property's northern boundary located between Road 'A' and the adjacent Riverfield subdivision shall be preserved and remain undisturbed except as follows:*
 - a. *A walking trail as depicted on the site plan shall be constructed of mulch, rubberized mulch, or other natural pervious surface.*
 - b. *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.*
11. *Evergreen screening shall be provided along the exit road (Road 'B') between the beginning of the clearing and the sewer manhole to provide privacy for the back yards of the adjacent single-family homes on Sunburst Drive. The evergreen screening shall consist of two staggered rows of plantings suitable for the soil type with a minimum of 8ft. height at installation and spaced 15 ft. on-center.*
12. *The existing wood fence along the northern property line abutting the Riverfield subdivision shall be replaced by an 8' tall wood privacy picket rail fence as depicted in exhibit "C."*
13. *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.*
14. *A 3-year maintenance bond shall be provided on the evergreen screening trees.*
15. *A tree survey shall be provided which shows the location of all specimen trees located 100ft. and more from the Chattahoochee River. Where possible, building footprints shall be adjusted to accommodate specimen trees.*
16. *The developer shall comply with City Public Works roadway improvement requirements including, but not limited to, the following:*
 - a. *Provide a deceleration lane at Road 'A' and East*
 - b. *Modify configuration of driveway aprons at roadway to better direct one-way ingress and egress.*
 - c. *Install 'Exit Only' sign at Road 'B'*
 - d. *Accommodate vehicle turn-around prior to security gate*
17. *As required by the Atlanta Regional Commission via the Development of Regional Impact (DRI) review:*
 - a. *The project shall incorporate rain gardens, bio-swales, and other low-impact storm water facilities wherever possible.*

18. *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.*
19. *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.*

COMMENTS BY STAFF AND PLANNING COMMISSION:

Diana Wheeler, Community Development Director, informed the Commission that the Comprehensive Plan is scheduled for May 15, 2018 and that there will be no May 15, 2018 Planning Commission Meeting.

The Planning Commission meeting concluded at 8:50 PM.

Approved,

Attest:

Matt Houser
Chairman

Jeff Conkle
Planning and Zoning Administrator

SUP2018-004
Associated Credit Union

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: JULY 17, 2018

CITY COUNCIL DATE: AUGUST 28, 2018

CASE NUMBER: SUP2018-004

APPLICATION REQUEST: Drive-through Banking Facility

LOCATION: 6251 Crooked Creek Rd.

PROPERTY SIZE: 5.216 Acres

ZONING: O-I

FUTURE DEVELOPMENT MAP: Mixed Housing Types

APPLICANT: Consultants and Builders, Inc
3100 Medlock Bridge Rd. #420
Peachtree Corners, GA 30071

CONTACT: Jason Stein
770-729-8183

OWNER: Associated Credit Union
6251 Crooked Creek Rd.
Peachtree Corners, GA 30092

RECOMMENDATION: Approval with Conditions

PROJECT DATA:

The applicant requests a Special Use Permit on a 5.216-acre property that is home to an existing office building housing the credit union. The SUP is to allow a detached drive-through banking facility to the south side of the existing building. The property is located on the west side of Crooked Creek Road, just north of Holcomb Bridge Road.

The letter of intent indicates that the proposal is for a drive-through banking lane which will utilize interactive teller machine (ITM) technology.

BACKGROUND:

The area surrounding this property consists primarily of office and retail uses. Properties immediately to the east across Crooked Creek Road are office buildings, as are properties to the north of this site. Retail buildings occupy the properties to the south, while the property to the west is a condominium complex.

The subject property is zoned O-I which requires a special use permit for drive-through banking facilities.

ZONING HISTORY:

This property had been part of rezoning requests with Gwinnett County in the 1980s. Those requests were for retail strip malls which were ultimately denied. A rezoning to O-I was approved in 1983. The existing office building housing the credit union and its offices was built in 1988.

ZONING STANDARDS:

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

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

Applicant Comment: Yes, please see letter of intent.

Staff's Comment: The proposed drive-through facility will be unlikely to have significant impacts on surrounding property owners. The facility will only contain one drive-through ITM and will be located in such a way that any stacking of vehicles will occur well within the private property. Adjacent and nearby properties are largely office or retail in use, and a Special Use Permit for the proposed use adjacent to the existing structure is suitable in this location.

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

Applicant's Comment: No, please see letter of intent.

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

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

Applicant's Comment: Yes, please see letter of intent.

Staff's Comment: The property has a reasonable economic use as currently zoned.

D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Applicant's Comment: No, please see letter of intent.

Staff's Comment: With an approved design and appropriate location a sizable distance from the entry on Crooked Creek Road, the proposed use would be unlikely to result in an excessive or burdensome use of streets, transportation facilities, or utilities. There will be no impact on schools.

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

Applicant's Comment: Yes, please see letter of intent.

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

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

Applicant's Response: No, please see letter of intent.

Staff's Comment: The property is currently zoned for office use and the applicant's request may be a beneficial convenience to Peachtree Corners residents and the other customers in the area.

COMPREHENSIVE PLAN:

The 2033 Peachtree Corners Comprehensive Plan Future Development Map indicates that the property is located within the Central Business District Character Area which encourages office and mixed-use development. This proposal is in keeping with the intent of the Character Area.

DEPARTMENT ANALYSIS:

The subject property is a 5.216-acre parcel with an existing office building. The site is currently zoned O-I (Office-Institutional District), which requires a Special Use Permit for a drive-through banking facility.

The property is currently developed with an office building that houses the Associated Credit Union. The applicant would like to build a detached, drive-through banking facility on the west side of the building.

The drive-through will be placed far enough within the site to ensure that stacking of vehicles beyond the private property does not occur. Additionally, the loss of the 20 parking spaces will not result in any nonconformity as the site currently has much more parking than is required.

The proposed Special Use Permit would not change the existing structure on the property, would be compatible in use with these surrounding and nearby areas, and, with an approved design, would be unlikely to place an excessive burden on existing streets.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-004 be approved with the following conditions:

1. The drive-through facility shall be developed in substantial conformance with the site plan drawn by Appleby + Laccetti Architects, Inc. dated April 20, 2018.
2. The existing landscape island which will remain to the north of the proposed drive-through shall have new landscaping installed, as approved by Staff.



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>CONSULTANTS AND BUILDERS INC</u>	NAME: <u>ASSOCIATED CREDIT UNION</u>
ADDRESS: <u>3100 MESLOK BARGE RD, SUITE 42</u>	ADDRESS: <u>6251 CROOKED CREEK RD NW</u>
CITY: <u>PEACHTREE CORNERS,</u>	CITY: <u>PEACHTREE CORNERS</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>770.729.8183</u>	PHONE: <u>770.443.3200</u>
E-MAIL: <u>JASON.STEIN@CONSULTANTSAND</u>	E-MAIL: _____
<small>BUILDERS.COM</small> APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>JASON STEIN</u> PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): 6TH REQUESTED ZONING DISTRICT: 6TH

LAND DISTRICT(S): 6TH LAND LOT(S): 283 ACREAGE: 5.216

ADDRESS OF PROPERTY: 6251 CROOKED CREEK RD NW

PROPOSED DEVELOPMENT: ASSOCIATED CREDIT UNION

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

No. of Buildings/Lots: _____

Dwelling Unit Size (Sq. Ft.): _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEE SCHEDULE

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

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

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

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

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

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

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

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

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

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

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

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

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

APPLICANT'S CERTIFICATION

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

Signature of Applicant

Date

Type or Print Name and Title

01MAY18

SENIOR VICE PRESIDENT, CONSTRUCTION - JASON STEIN

Signature of Notary Public

Date

Notary Seal

5/11/18



PROPERTY OWNER'S CERTIFICATION

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

Signature of Property Owner

Date

Type or Print Name and Title

Jeffrey S Bergum VP-Retail Services

5/11/18

Signature of Notary Public

Date

Notary Seal

5/11/18



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:

** Please review attached Letter of Intent*

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property? *Yes.*
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property? *No.*
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned? *Yes.*
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? *No.*
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan? *Yes.*
- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions? *No.*

May 15, 2018

Planning Commission
City of Peachtree Corners
310 Technology Parkway
Peachtree Corners, GA 30092

Dear Planning Commission,

On behalf of Associated Credit Union at their Main Office at 6251 Crooked Creek Drive, Peachtree Corners, GA 30092, Consultants and Builders, Inc. would like to make application for a special use permit for a single drive-up ITM.

Per a preliminary review meeting with City employees, Jeff Conkle and Katherine Francesconi, the proposed drive-up ITM kiosk is suitable in view of the use and development of adjacent and nearby property. The proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby property. With the special use permit and as currently zoned, the property at 6251 Crooked Creek Drive will maintain reasonable economic use. The requested special use permit will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Per the requested special use permit, the drive-up ITM will conform with the policy and intent of the land use plan.

Your consideration for approval is appreciated.

Sincerely,



Scott Foerst
Consultants and Builders, Inc.
Senior Vice President, Design
Scott.Foerst@consultantsandbuilders.com
770-729-8183

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)

JASON STEIN

 Print Name

1. CAMPAIGN CONTRIBUTIONS

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

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

[Signature] 01MAY18 JASON STEIN
 Signature of Applicant Date SR VP, CONSTRUCTION

 Type or Print Name and Title

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

[Signature] 5/01/18 _____
 Signature of Notary Date Notary Seal



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 24 - 283 - 025
(Map Reference Number) District Land Lot Parcel

Signature of Applicant Date
Jason Stein Senior Vice President, Construction

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

THIS SIGN TO BEAR UNDERWRITERS LABEL
 120VAC VOLTS REQUIRED
 ALL ELECTRICAL COMPONENTS TO BE UL LISTED.
 Suitable for Wet Locations

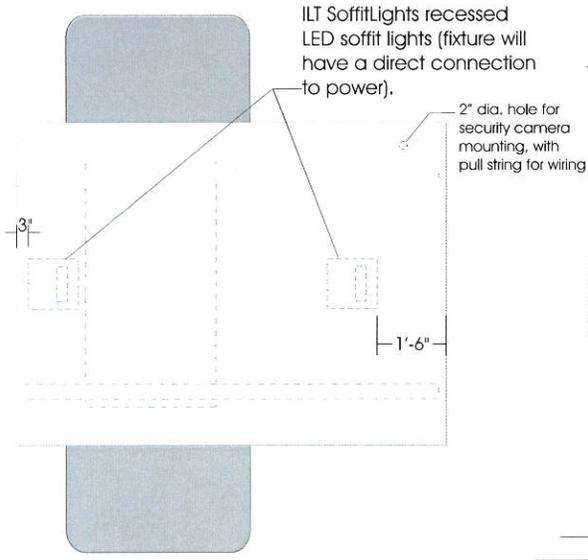
Kiosk to be painted to match PMS #295m Blue with fine stipple finish.

Canopy to be painted MP# 41-342 Brushed Aluminum with a medium stipple finish.

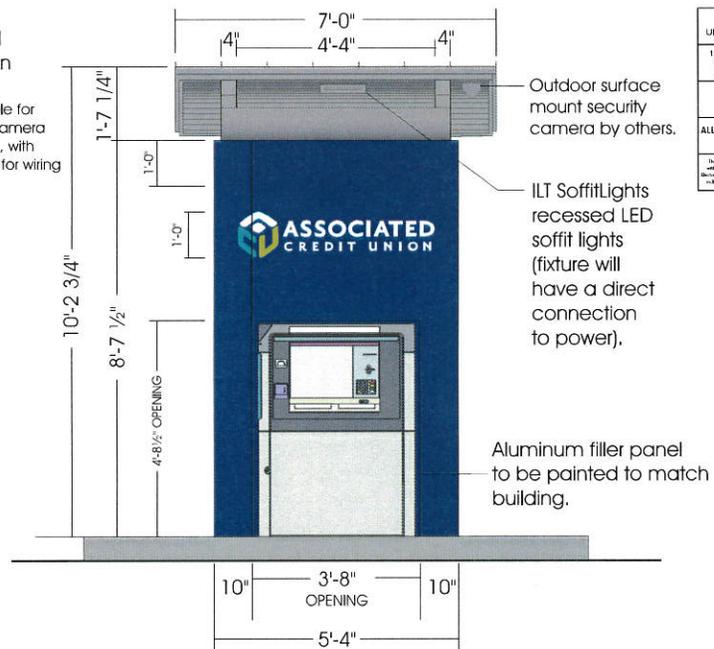
Canopy downlight to be ILT SoffitLights recessed LED soffit light fixtures.

Logos on sides and front to be painted to match MP White, PMS #326m Teal, PMS #383m Yellow/Green with a smooth finish.

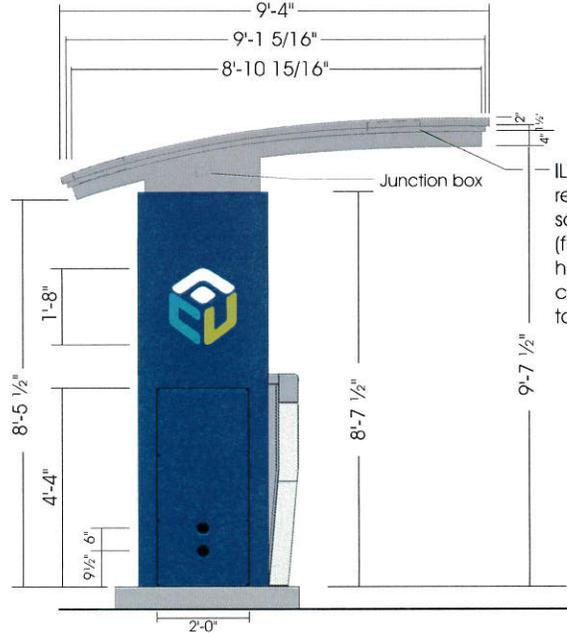
ACCEPTED BY: _____
 DATE: _____



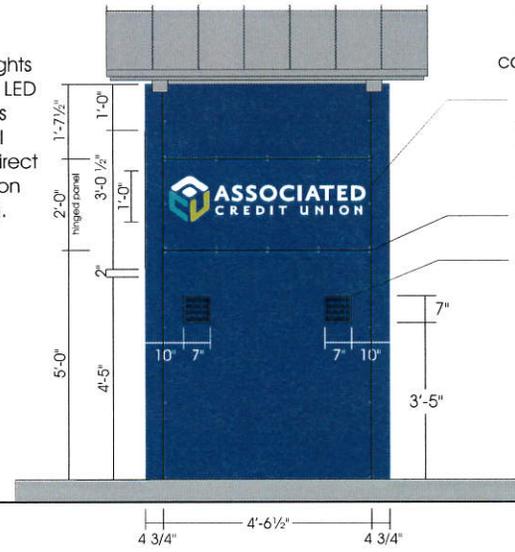
PLAN VIEW



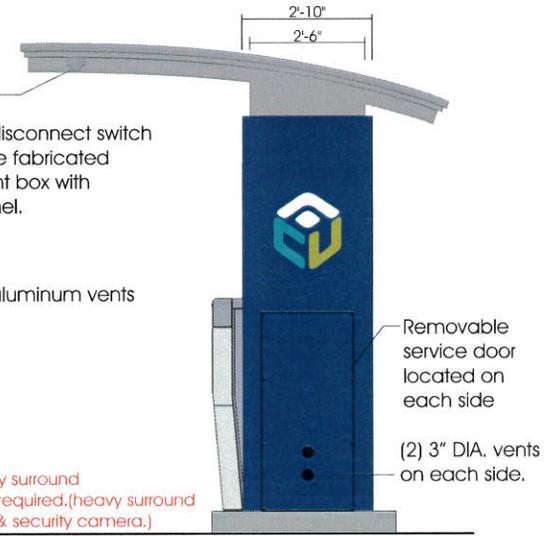
FRONT VIEW



APPROACH SIDE VIEW



REAR VIEW



EXIT SIDE VIEW

Note:
 Electrical for heavy surround
 (1) 20 AMP circuit required.(heavy surround has downlighting & security camera.)

Scale 1/4" = 1'-0"

Revision:
 R1 5/15/18 Updated kiosk colors.

ISLAND SURROUND KIOSK w/CANOPY FOR NCR 6688 ATM

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Customer: ASSOCIATED CU
 Salesman: David Amos
 Drawn By: AS
 Date: 5/3/2018
 Drawing No: A12154
 Pg. 1 of 1



BILL DETAIL

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

Tax Account

Mailing Address:

ASSOCIATED CREDIT UNION
6251 CROOKED CREEK RD
PEACHTREE CORNERS, GA 30092-3107

SITUS:

6251 CROOKED CREEK RD

Tax District:

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6283 025	Real Property	5/9/2018 9:35:19 AM

Legal Description

CROOKED CREEK RD

Tax Values

Description	Market Value	Assessed Value
Land	\$1,180,000.00	\$472,000.00
Improvement	\$3,999,200.00	\$1,599,680.00
Total	\$5,179,200.00	\$2,071,680.00
Class Codes	351-Bank	

Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$41,019.26	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$27,242.60	\$0.00
Sub Total	\$68,261.86	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$4,246.94	\$0.00
<u>County Incorporated with Police</u>	\$0.00	\$0.00
Sub Total	\$4,246.94	\$0.00
Special Assessment	Net Tax	Savings
<u>Stormwater Service Fee</u>	\$3,891.72	\$0.00
Sub Total	\$3,891.72	\$0.00
Total Tax	\$76,400.52	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23160146	10/15/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	23160146	B17.79591	\$76,400.52	10/10/2017

Select Language ▼

All that tract or land in Land Lot 283 of the 6th District, Gwinnett County, described as follows:

To find THE TRUE POINT OF BEGINNING commence at a point on the northwest side of Crooked Creek Road (formerly Honea Road) (80 foot right-of-way) 412.35 feet northeast from the northeast side of Holcomb Bridge Road (100 foot right-of-way) (if extended to form an angle); thence from TRUE POINT OF BEGINNING N39°59'59"W 243.31 feet to an iron pin; thence N39°57'59"W 15 feet to an iron pin; thence N50°02'01"E 23 feet to an iron pin; thence N39°57'59"W 130.77 feet to an iron pin; thence N50°02'01"E 5 feet to an iron pin; thence N39°57'59"W 217 feet to an iron pin; thence N50°02'01"E 16 feet to an iron pin; thence N39°57'59"W 64.5 feet to an iron pin; thence N55°27'42"E 215.99 feet to an iron pin; thence S60°00'59"E 647.32 feet to an iron pin on the northwest side of Crooked Creek Road (80 foot right-of-way); thence southwest along the northwest side of Crooked Creek Road with the arc of a curve to the right with a radius of 711.16 feet (chord: S42°27'12"W 91.54 feet) 91.61 feet; thence S46°08'36"W 257.93 feet; thence southwest along the northwest side with the arc of a curve to the left with a radius of 753.40 feet (chord: S41°01'38"W 134.38 feet) 134.55 feet to an iron pin; thence N39°59'59"W along an offset in the right-of-way of Crooked Creek Road 8.56 feet to THE TRUE POINT OF BEGINNING, with which the aforescribed parcel of land contains 5.216 acres (227,195.674 square feet) of land, more or less.

TO: ASSOCIATED CREDIT UNION & CHICAGO TITLE INSURANCE COMPANY. I hereby certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the ALTA and ACSM in 1985, and to the best of my professional knowledge, information and belief:

- (a) correctly represents the facts found at the time of survey;
(b) the title lines and lines of actual possession are the same and that the improvements on the property as shown do not encroach over street or title lines or over any easements or rights-of-way;
(c) There are no easements or encroachments affecting the property other than as shown hereon;
(d) except as shown on the survey map, there are no discrepancies between the boundary lines of the subject property as shown on the survey map and as described in the legal description of record;
(e) the boundary line dimensions as shown on the survey map form a mathematically closed figure within +/- 0.01 feet;
(f) except as shown on the survey map, the boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record; and;
(g) the field survey meets the accuracy requirements of a Class A survey as defined therein;
(h) THE PROPERTY DESCRIBED ON THIS SURVEY IS ONE IN THE SAME AS THAT DESCRIBED IN LEGAL DESCRIPTION.

- NOTES:
1. FOR DETAIL OF INGRESS AND EGRESS EASEMENT, AND DRAINAGE AND UTILITY EASEMENT SEE PLAT OF SURVEY IN REFERENCE NO. 2.
2. LEGAL TIE TAKEN FROM PLAT OF SURVEY IN REFERENCE NO. 1.

TOTAL PARKING SPACES = 329

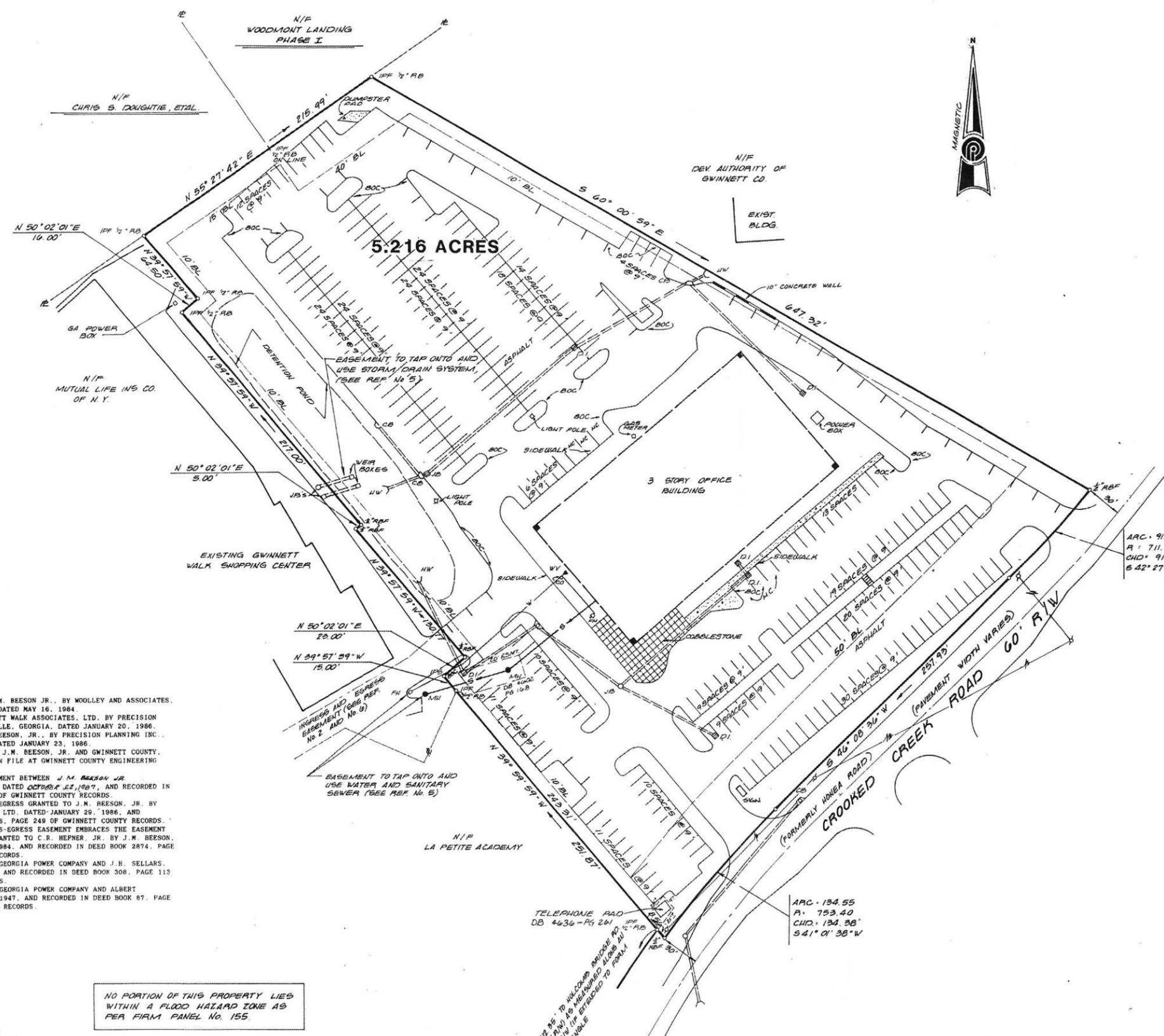
5.216 ACRES

SURVEY FOR: ASSOCIATED CREDIT UNION & CHICAGO TITLE INSURANCE COMPANY, 6251 CROOKED CREEK ROAD

PRECISION PLANNING & ENGINEERS, CONSULTING PLANNERS & ENGINEERS, 400 PIKE BOULEVARD, P.O. BOX 1294, LAWRENCEVILLE, GEORGIA 30246 (404) 962-9000

Date: 4/4/89 Land Lot: 283 District: 6th
County: Gwinnett, Ga Scale: 1" = 40'
Designed By: Drawn By: AMK Checked By: JHG
Job Number: 89-153 File Number: 58-144

Table with columns: No., By, Date, Revision



- LEGEND:
1/2" REBAR PIN SET
REBAR PIN FOUND
SOLID ROD FOUND
HOLLOW ROD FOUND
OPEN-TOP TUBE FOUND
CONCRETE TOP PIPE FOUND
MARKED TREE
CONCRETE FOUNDMENT FOUND
DRILL HOLE
SHELLS
TEMPORARY BENCHMARKS
PROPERTY LINE
CENTERLINE
BUILDING LINE
RIGHT-OF-WAY
ARBITRARY DIMENSION
CHAINAGE LINE
CURB AND GUTTER
LAND LOT
CONCRETE FOUNDMENT FOUND
DEED BOOK/PAGE
POINT OF BEGINNING
TRUE POINT OF BEGINNING
POWER OR UTILITY POLE
BANKLINE
CATCH BASIN
JUNCTION BOX
WELL
DRAIN INLET
DRAIN VALVE
WATER METER
GAS METER/REGULATOR
TELEPHONE PRESTRESS
CABLE TO TELEPHONE
ELECTRIC TRANSMISSION PAD
INSULATED ELEVATION
CONCRETE FLOOR ELEVATION
FLOW LINE OF CURB
EDGE OF PAVEMENT
LIGHT PIPE
CONCRETE METAL PIPE
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
EXISTING SPOT ELEVATION
PROPOSED CONTOUR ELEVATION
EXISTING CONTOUR ELEVATION
UNDERGROUND POWER LINE
UNDERGROUND TELEPHONE LINE
CABLE TO LINE
UNDERGROUND CABLE TO LINE
SACRIFICIAL ANODE
STORM SEWER LINE
WATER LINE
BRANCH/CELL CENTERLINE
DITCH CENTERLINE
FLOOD HAZARD ZONE LINE
TIME
LIMITED ACCESS
HAND-CAP
ADJACENT PROPERTY
CLEAN OUT

- REFERENCES:
1. PLAT OF SURVEY FOR JAMES M. BEESON JR., BY WOOLLEY AND ASSOCIATES, INC., DUNWOODY, GEORGIA, DATED MAY 16, 1984.
2. PLAT OF SURVEY FOR GWINNETT WALK ASSOCIATES, LTD. BY PRECISION PLANNING INC., LAWRENCEVILLE, GEORGIA, DATED JANUARY 20, 1986.
3. PLAT OF SURVEY FOR J.M. BEESON, JR., BY PRECISION PLANNING INC., LAWRENCEVILLE, GEORGIA, DATED JANUARY 23, 1986.
4. RIGHT OF WAY DEED BETWEEN J.M. BEESON, JR. AND GWINNETT COUNTY, DATED DECEMBER 4, 1985, ON FILE AT GWINNETT COUNTY ENGINEERING DEPARTMENT.
5. DRAINAGE AND UTILITY EASEMENT BETWEEN J.M. BEESON JR. LTD AND J.M. BEESON, JR., DATED OCTOBER 12, 1987, AND RECORDED IN DEED BOOK 4602, PAGE 182 OF GWINNETT COUNTY RECORDS.
6. EASEMENT FOR INGRESS AND EGRESS GRANTED TO J.M. BEESON, JR. BY GWINNETT WALK ASSOCIATES, LTD. DATED JANUARY 29, 1986, AND RECORDED IN DEED BOOK 3356, PAGE 249 OF GWINNETT COUNTY RECORDS. THE AFORESAID EGRESS EASEMENT EMBRACES THE EASEMENT FOR INGRESS AND EGRESS GRANTED TO C.R. HEPNER, JR. BY J.M. BEESON, JR., DATED SEPTEMBER 9, 1984, AND RECORDED IN DEED BOOK 2874, PAGE 179 OF GWINNETT COUNTY RECORDS.
7. GENERAL EASEMENT BETWEEN GEORGIA POWER COMPANY AND J.H. SELLARS, DATED SEPTEMBER 25, 1968, AND RECORDED IN DEED BOOK 308, PAGE 113 OF GWINNETT COUNTY RECORDS.
8. GENERAL EASEMENT BETWEEN GEORGIA POWER COMPANY AND ALBERT PHILLIPS, DATED JUNE 19, 1947, AND RECORDED IN DEED BOOK 87, PAGE 48 (2) OF GWINNETT COUNTY RECORDS.

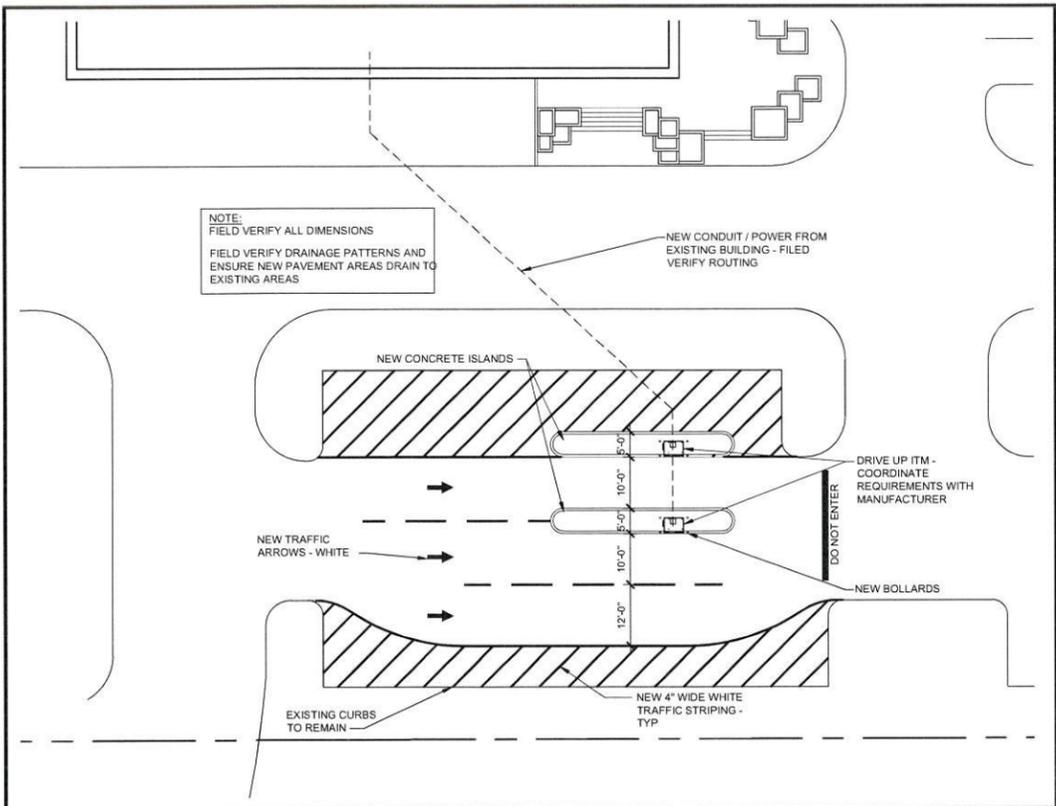
NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD ZONE AS PER FIRM PANEL NO. 155.

A TOPCON GTS-2 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 420,041 FEET AND AN ANGULAR ERROR OF PER ANGULAR POINT, AND WAS ADJUSTED USING CRANDALL'S RULE.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 549,047 FEET.



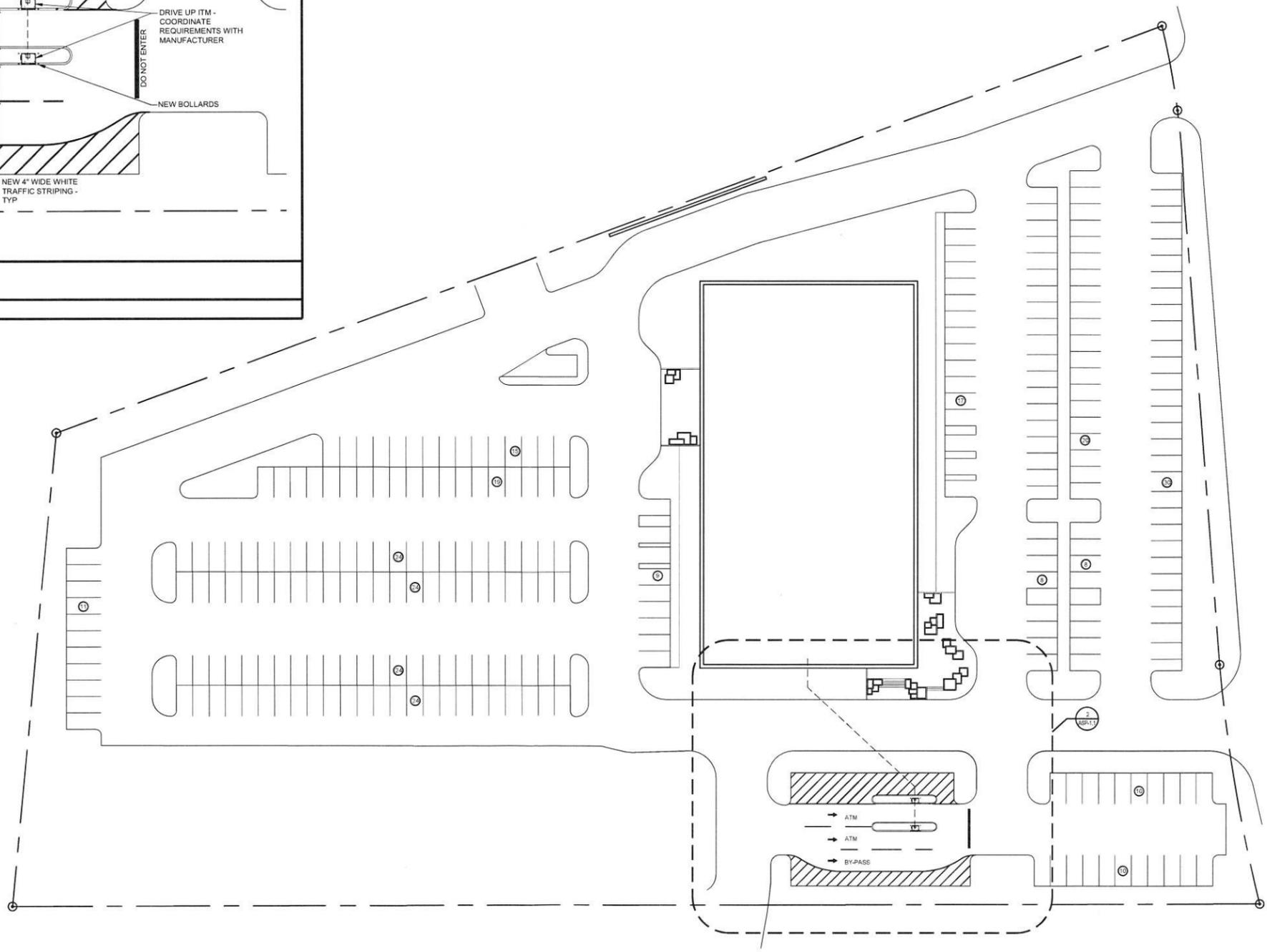
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
Randall W. Dixon
MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA





PARKING SUMMARY			
BUILDING:	CREDIT UNION / OFFICE		
	76,320 SF		
	3-STORY		
PARKING:	REQUIRED	MIN (1/500 SF)	MAX (1/200 SF)
		153	382
PARKING EXISTING:	273 SPACES		
PARKING PROPOSED:	253 SPACES		

2 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1/32" = 1'-0"

PROJECT:

**ASSOCIATED
CREDIT UNION**

6251 CROOKED CREEK ROAD
NORCROSS, GEORGIA 30092

CONSULTANT:

CONSULTANTS & BUILDERS, INC.
Relationships. Building. Success.

3100 MEDLOCK BRIDGE ROAD, SUITE 809
PEACHTREE CORNERS, GA 30071
PHONE: 770-795-0188
FAX: 770-465-6119

ARCHITECT:

**APPLEBY + LACETTI
ARCHITECTS, INC.**

147 PEACHTREE ST., N.E.
SUITE 600
ATLANTA, GA 30309
PHONE: 404-817-3282
FAX: 404-817-3280

SEAL:

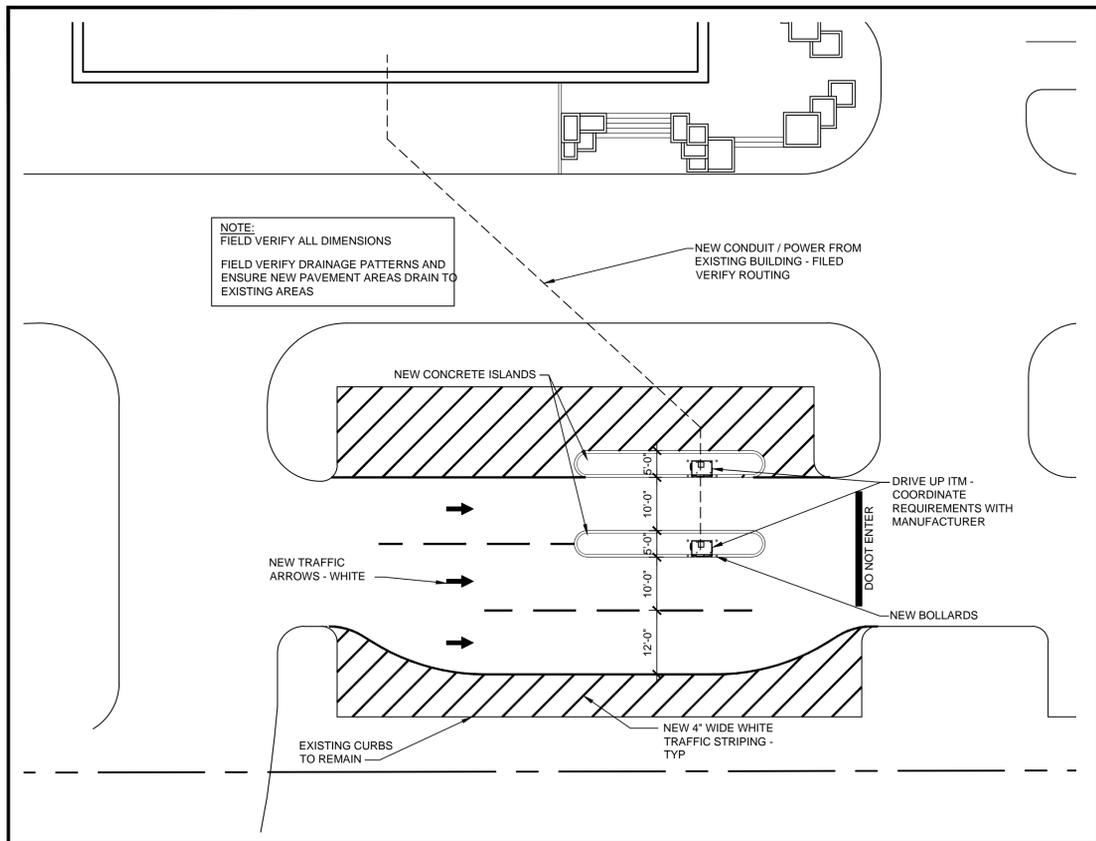
REVISIONS:

DATE: 04/20/2018

JOB NO. 2017-105

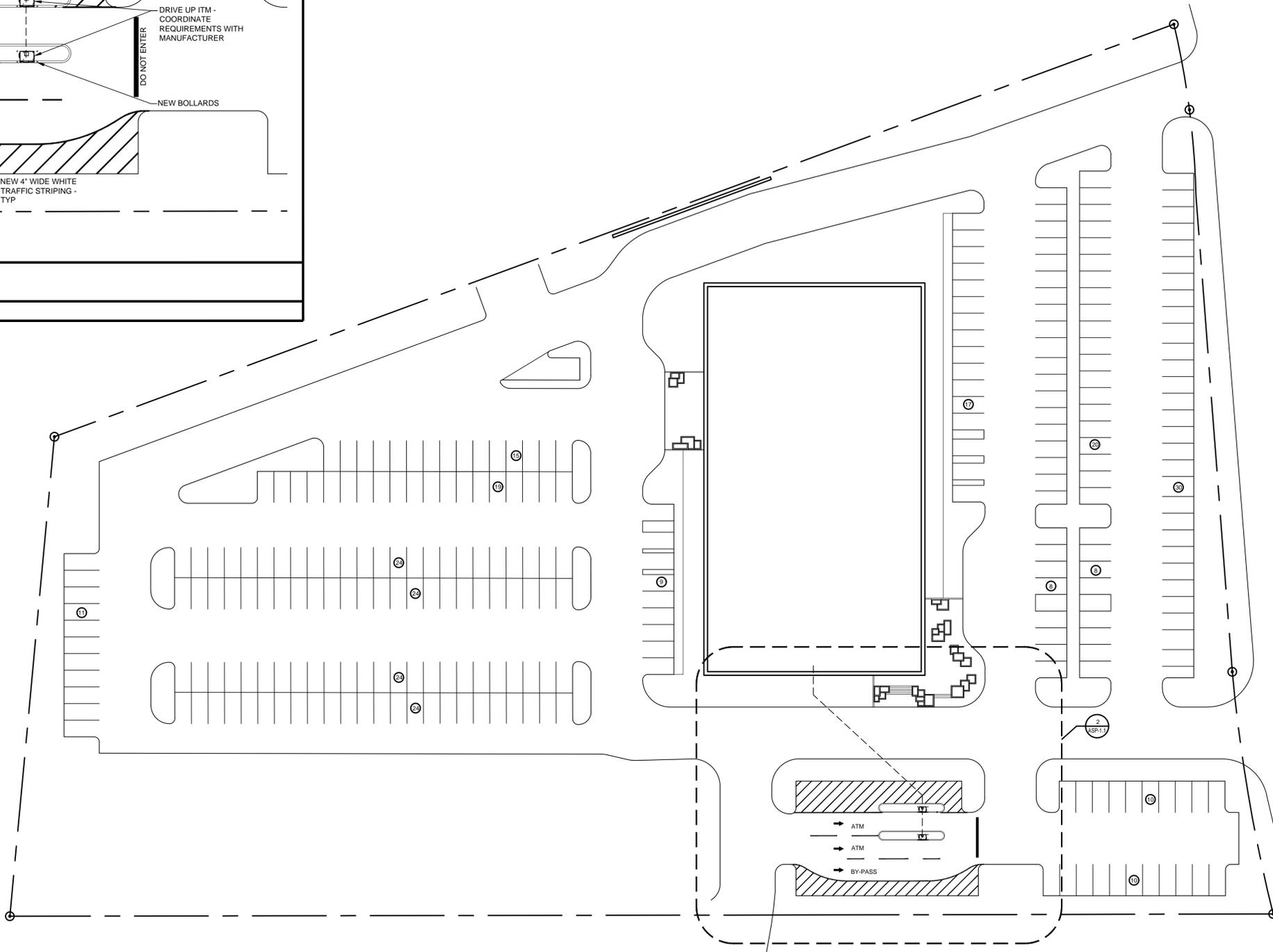
SHEET TITLE: SITE PLAN

SHEET NO. ASP-1.1



PARKING SUMMARY		
BUILDING:	CREDIT UNION / OFFICE	
	76,320 SF	
	3 - STORY	
PARKING:	REQUIRED	MIN (1/500 SF) MAX (1/200 SF)
	153	382
PARKING EXISTING :	273 SPACES	
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2 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1/32" = 1'-0"

PROJECT:



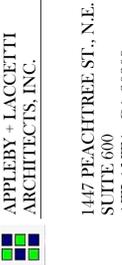
6251 CROOKED CREEK ROAD
NORCROSS, GEORGIA 30092

CONSULTANT:



CONSULTANTS & BUILDERS, INC.
Relationships. Building. Success.
3100 MEDLOCK BRIDGE ROAD, SUITE 120
PEACHTREE CORNERS, GA 30071
PHONE: 770-729-8183
FAX: 770-465-0619

ARCHITECT:



1447 PEACHTREE ST., N.E.
SUITE 600
ATLANTA, GA 30309
PHONE: 404-817-5282
FAX: 404-817-5280

SEAL:

REVISIONS:

DATE: 04/20/2018 JOB NO. 2017-105

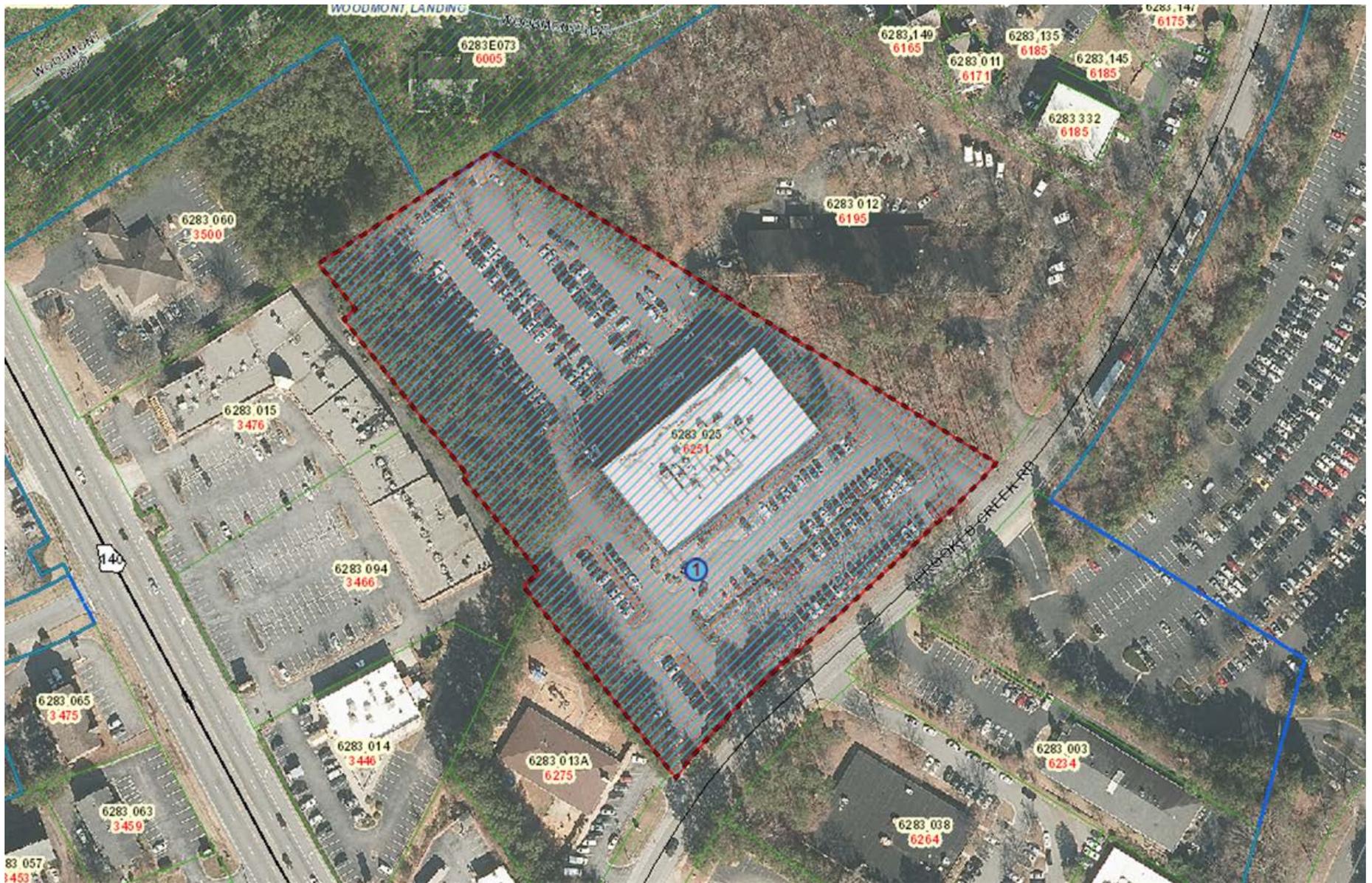
SHEET TITLE:

SITE PLAN

SHEET NO. ASP-1.1

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AERIAL PHOTO



AERIAL PHOTO: DRIVE-THROUGH AREA ZOOM

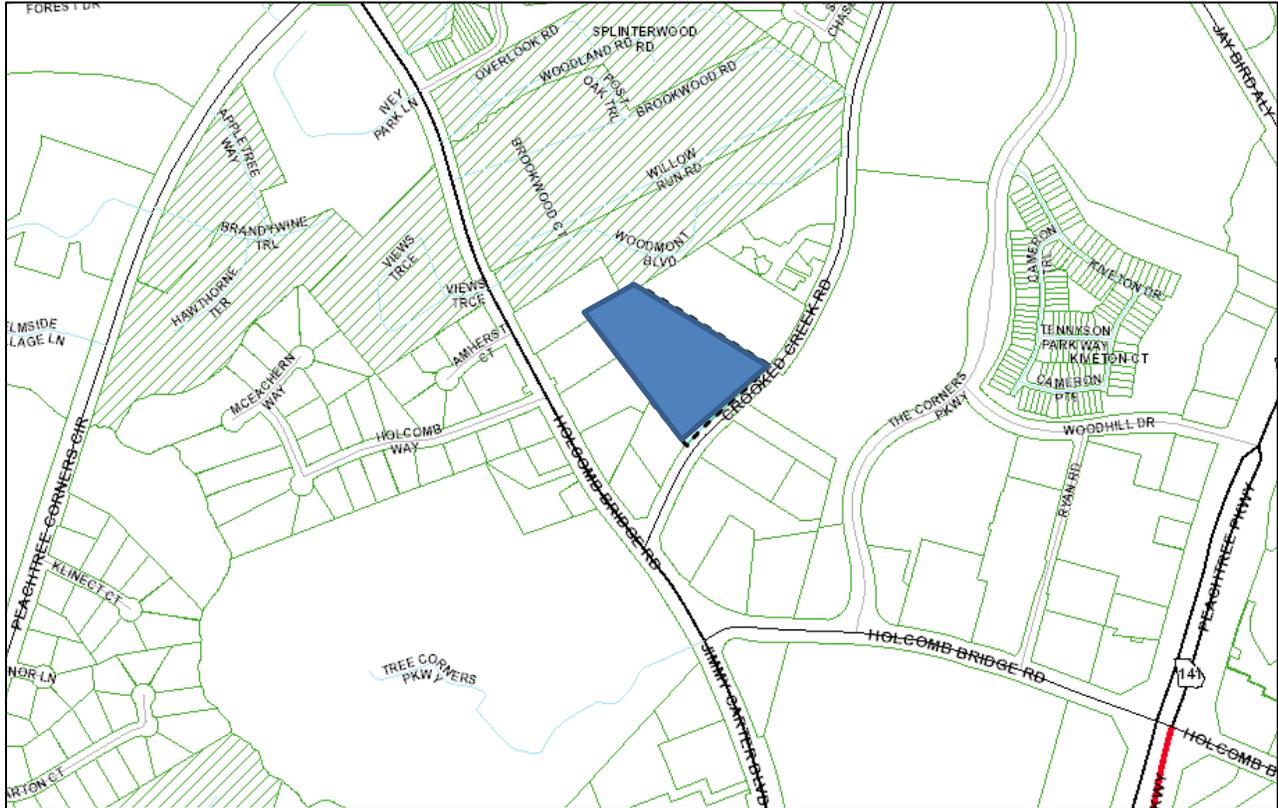


SITE PHOTOS



PROPERTY LOCATION MAP

Associated Credit Union



CASE NUMBER:	SUP2018-004		
HEARING DATES:	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
	Jul. 17, 2018	Jul. 24, 2018	Aug. 28, 2018
PROPERTY ADDRESS:	6251 Crooked Creek Rd.		

SUP2018-005

Bread of Life Christian Church

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: JULY 17, 2018

CITY COUNCIL DATE: AUGUST 28, 2018

CASE NUMBER: SUP2018-005

APPLICATION REQUEST: Religious Facility

LOCATION: 4995 Avalon Ridge Pkwy.

PROPERTY SIZE: 3.58 Acres

ZONING: M-1

FUTURE DEVELOPMENT MAP: Preferred Office

APPLICANT: Bread of Life Christian Church in Atlanta
4350 Peachtree Industrial Blvd., Ste. 500D
Peachtree Corners, GA 30071

CONTACT: Weyl Wang
770-365-3350

OWNER: McCarty Avalon Investments LLC
4995 Avalon Ridge Pkwy., Ste. 250
Peachtree Corners, GA 30071

RECOMMENDATION: Approval with Conditions

PROJECT DATA:

The applicant requests a Special Use Permit on a 3.58-acre parcel zoned M-1 (Light Industry District) to permit a facility for the conduct of religious services and ceremonies in an existing building. The office building is part of the Avalon Ridge Business Park, which includes a dozen or so buildings on multiple parcels. The applicant's letter of intent states that Bread of Life Church intends to occupy 30,000 square feet to serve approximately 150 congregants. No additions or alterations to the exterior of the buildings or site are being requested.

The site is predominately located within an industrial area that is along Avalon Ridge Parkway, which extend southward from South Old Peachtree Road. The rear of the property abuts the adjacent Northwoods Business Park. All surrounding properties in both business parks are zoned M-1.

The applicant has provided a survey of the site. It includes a one-story, stucco and glass storefront building with a large parking lot in the front. There is additional parking and loading areas in the rear of the building. The applicant will need at least 30 parking spaces based on their estimated capacity; the site currently has approximately 80 spaces.

The site is located within the Employment Corridor Character Area on the Future Development Map. The Employment Corridor is intended to “provide an ideal location for diverse employment- and revenue-generating businesses, both professional and industrial, along attractive gateway and thoroughfares.” Office, light industrial, and small-scale retail (where existing or at a major node) are considered appropriate uses, and sidewalks, architectural and design standards, creative adaptive reuse/redevelopment of existing underutilized structures, parking behind buildings, and natural buffers are encouraged. The site is near the Suburban Neighborhood Character Area, which supports single-family detached residential, open space, institutional (churches and schools), minimal neighborhood-serving retail, and office (where existing).

The City’s Zoning Resolution requires that a facility for the conduct of religious services and ceremonies obtain a Special Use Permit to operate in the M-I zoning district. The purpose of the Special Use Permit review is to ensure that any detrimental aspects of the proposed land use are mitigated through site-specific conditions.

ZONING HISTORY:

The property is currently zoned M-I (Light Industry District) and is occupied by a 43,545-square-foot brick office building constructed in 1986. In 1985, the Gwinnett County Board of Commissioners rezoned the property from R-75 and RTH to M-I for office/business park (RZ-85-013). In 1989, the Gwinnett County Board of Commissioners approved a Special Use Permit (SUP-89-064) to allow a church in the M-I zoning district. A second special use permit was granted in 1991 (SUP-91-025). Both of those approvals have since expired.

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, this property in its adequate size and parking spaces should permit use as our church suitable for its neighborhood and adjacent property.

Staff’s Comment: While the subject property is located within the Employment Corridor, which mainly supports office uses, the property is near some residential neighborhoods. A church would be suitable in view of the use and development of adjacent and nearby property as it will

mainly operate outside normal business hours of the office park and will serve the nearby community.

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, same neighboring occupants should be able to continue their existing uses without any adverse effect at all.

Staff's Comment: The proposed use should not adversely affect the existing use or usability of adjacent or nearby property as it will be located within an existing office park with sufficient parking.

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

Applicant's Response: Yes, using this building currently zoned M-I as our church will be a reasonable economic use.

Staff's Comment: The property has a reasonable economic use as currently zoned.

D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Applicant's Response: No, our church activities are mainly on weekends (Sunday) and a few weekday evenings (Wednesday and Friday) when other businesses and school are in their off hours.

Staff's Comment: The impacts of a church on streets, transportation facilities, or utilities are unlikely to be excessive or burdensome. There will be no impact on schools.

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

Applicant's Response: Yes, use of this building as a church is in conformity with the permitted usages based on the Gwinnett County regulations (Unified Development Ordinance).

Staff's Comment: The property is regulated by the City of Peachtree Corners, not Gwinnett County. However, the allowance for a religious facility in M-I is the same. Additionally, 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: The building has been currently mostly vacant for some time. Use as a place of worship as our church we strongly believe will promote the work of the Lord in bringing His love and kindness to everyone in neighboring communities.

Staff's Comment: The Comprehensive Plan's support for adaptive reuse of underutilized structures in the Employment Corridor combined with the fact that there are several vacancies in the Avalon Ridge Business Park, gives supporting grounds for approval of the Special Use Permit.

COMPREHENSIVE PLAN:

The 2033 City of Peachtree Corners Character Area Map indicates that the property is located within the Employment Corridor Character Area. Policies for this area encourage office, light industrial, and small-scale retail (where existing or at major nodes). While institutional uses are not explicitly stated, the Employment Corridor does encourage adaptive reuse of existing underutilized structures. In addition, the subject parcel is nearby properties located in the Suburban Neighborhood Character Area, which lists institutional uses such as schools and churches as appropriate.

A Special Use Permit for a church in this location would meet the goals and policies of the Comprehensive Plan and would serve the surrounding residential community.

DEPARTMENT ANALYSIS:

The subject property is a 3.58-acre site located at 4995 Avalon Ridge Parkway. The property is surrounded by M-I (Light Industry) zoning.

The 2033 Comprehensive Plan indicates that the parcel lies within the Employment Corridor Character Area. This character area encourages the adaptive reuse of existing underutilized structures. The proposed use conforms to this development guideline. The request to permit church uses in this existing structure would be consistent with the policies of the Character area and would put a vacant building suite back into productive use. The applicant has indicated that the only church activities they have are on Sunday and a few Wednesday and Friday evenings. This suggest that the church does not offer some services that are available at other churches such as day care, mothers morning out, etc. Those programs may affect aspects of the site (i.e. access, circulation) that have not been considered based on the current application.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-005 be approved with the following conditions:

1. The special use permit for religious use shall be limited to the property at 4995 Avalon Ridge Parkway as shown on the submitted survey;
2. Required inspections and interior finish permits shall be obtained before occupancy;

3. If the City determines that church activities sufficiently impact existing traffic, the City shall notify the church and the church shall provide an off-duty police officer during those times when church related traffic needs to be managed.
4. Any future expansion of the scope of the facility beyond the worship and similar services noted in the application shall require an amendment to the Special Use Permit.



CITY OF PEACHTREE CORNERS
 COMMUNITY DEVELOPMENT
 310 Technology Parkway, Peachtree Corners, GA 30092
 Tel: 678.691.1200 | www.peachtreecornersga.gov

PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description <i>B-1</i>	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan <i>S-1, S-2, S-3, S-4</i>	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Bread of Life Christian Church in Atlanta</u>	NAME: <u>MCCARTY AVALON INVESTMENTS LLC.</u>
ADDRESS: <u>4350 Peachtree Industrial Blvd., STE 500D</u>	ADDRESS: <u>4995 AVALON RIDGE PKWY STE 250</u>
CITY: <u>Norcross</u>	CITY: <u>PEACHTREE CORNERS</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30071-5712</u>
PHONE: <u>770-365-3350</u>	PHONE: <u>770-447-4332</u>
E-MAIL: <u>weylwang7@gmail.com</u>	E-MAIL: <u>david@mccartyconstruction.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Weyl Wang</u> PHONE: <u>770-365-3350</u>	
CONTACT'S E-MAIL: <u>weylwang7@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

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

LAND DISTRICT(S): 6th LAND LOT(S): 257 & 270 ACREAGE: 3.5862

ADDRESS OF PROPERTY: 4995 AVALON RIDGE PKWY STE 250, PEACHTREE CORNERS, GA 30071-5712

PROPOSED DEVELOPMENT: Interior non bearing wall relocations for offices, classrooms, and sanctuary for Bread of Life Christian Church in Atlanta

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: 29200 +/- sf

Gross Density: 3.5862 Acres

FEE SCHEDULE

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

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

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

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

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

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

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

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

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

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

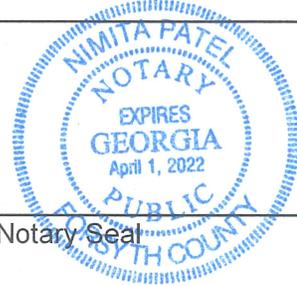
- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).

APPLICANT'S CERTIFICATION

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

Weyl Wang 5/24/2018
Signature of Applicant Date
Weyl Wang, President, Board of Directors
Type or Print Name and Title

[Signature] 5/24/18
Signature of Notary Public Date Notary Seal



PROPERTY OWNER'S CERTIFICATION

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

[Signature] 5/21/18
Signature of Property Owner Date
DAVID McCarty President McCarty Avalon Investments Inc.
Type or Print Name and Title

[Signature] 5/21/18
Signature of Notary Public Date Notary Seal



APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

Yes. this property at 4995 Avalon Ridge Pkwy (in M1 zoning) in its adequate size and parking spaces should permit use as our church suitable for its neighborhood and adjacent property.

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

No, same neighboring occupants should be able to continue their existing uses without any adverse effect at all.

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

Yes, using this building currently zoned M1 as our church will be a reasonable economic use.

- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, our church activities are mainly on weekends (Sunday) and a few weekday evenings (Wednesday and Friday) when other businesses and school are in their off hours.

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

Yes. Use of this building as a church is in conformity with the permitted usages based on the Gwinnett County regulations (Unified Development Ordinance).

- 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?

This building has been currently mostly vacant for some time. Use as a place of worship as our church we strongly believe will promote the work of the Lord in bringing His love and kindness to everyone in the neighboring communities.

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)

Bread of Life Christian Church in Atlanta

 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.

Weyl Wang 5/24/2018 Weyl Wang, President, Board of Directors

 Signature of Applicant Date Type or Print Name and Title

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

Nimita Patel 5/24/18 Notary Seal

 Signature of Notary Date



LETTER OF INTENT

Bread of Life Christian Church in Atlanta

May 20, 2018

The applicant submits this Special Use Permit Application to the Peachtree Corner City for the purpose of obtaining a special-use permit to allow a church on the property located at 4995 Avalon Ridge Parkway, Peachtree Corners, GA 30071.

Our church, Bread of Life Christian Church in Atlanta (BOLCC in Atlanta) is an ethnic Chinese congregation that aims to shine God's light on Greater Atlanta through sharing the Gospel of Jesus Christ. We started our first Sunday worship in April of 2004. Today we have a congregation of more than 150 people. We sense a stirring in our hearts to reach more people for the Gospel of Jesus Christ. Our current rented facility space in Norcross has become insufficient for all the services and the increasing number of people the Lord calls to come. We pray it is time to move to a bigger facility to help amplify the Gospel.

This subject property has its building size around 30,000SF, a 3.59 acres of land and approximately 80 parking spaces (please see attachment). Access will be through entrances/exits on the Avalon Ridge Pkwy. The property has access to public water supply, public sewer, and convenient access to the Peachtree Industrial Blvd. Due to the nature of a church in its less-intensive use and times of activities, there will be no impact on traffic, schools, neighboring business, or local roads.

As a church we will be a very good neighbor contributing to the community and creating a safe environment.

CONCLUSION

This proposed Special Use Permit would result in a Christian church to serve its members in the area, to bless the neighboring communities, and to compliment the high standard of development already established in Norcross/Peachtree Corners. Applicant and its representatives welcome the opportunity to meet with the Planning and Zoning staff of the Peachtree Corners City to answer any questions or to address any concerns. Applicant respectfully and prayerfully requests for approval of this application.

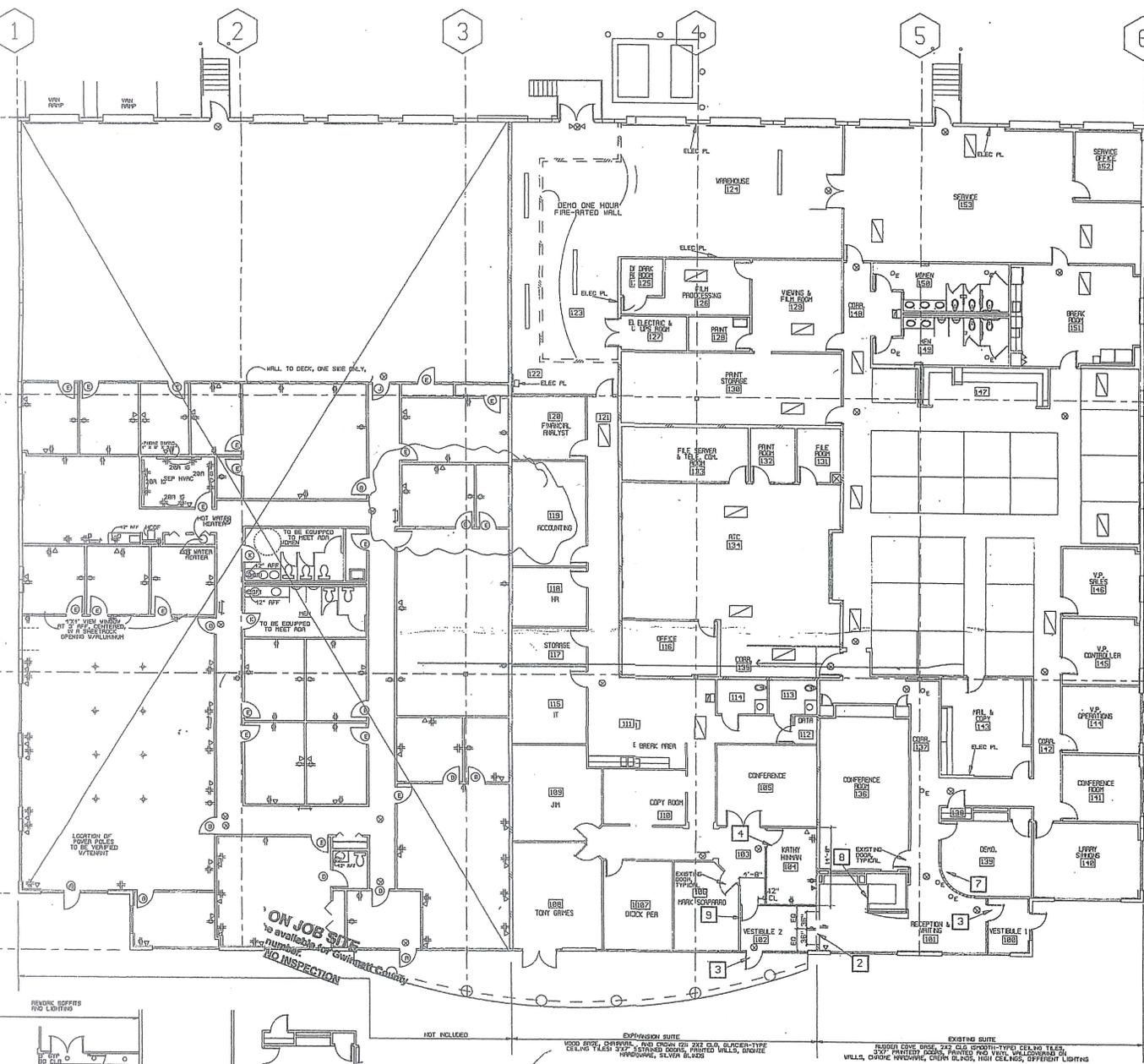
Respectfully submitted,



Weyl Wang 5/20, 2018

Weyl Wang
President, Board of Directors,

Bread of Life Christian Church in Atlanta

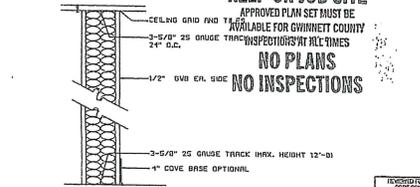


3 CONSTRUCTION LEGEND

- EXISTING ONE HOUR FIRE-RATED WALL
- NEW ONE HOUR FIRE RATED TERNIT DEMISING WALL
- EXISTING WALL TO CEILING OR HANGER
- DEMO WALL
- EXISTING WALL TO DECK
- EXISTING ELECTRICAL OUTLET
- EXISTING TELEPHONE
- NEW 100V DUPLEX OUTLET MOUNTED AT 18" AFF, UNLESS NOTED OTHERWISE
- NEW BOX WITH PULL STRING FOR TELEPHONE AT 10" AFF
- DEMO WALL
- DEMO ELECTRICAL OUTLET
- DEMO TELEPHONE
- DEMO SWITCH
- DEMO EXIT LIGHT
- DEMO THERMOSTAT
- DEMO EMERGENCY EGRESS LIGHT
- EXISTING EXIT LIGHT W/BATTERY BACKUP
- EXISTING EMERGENCY EGRESS LIGHTING W/BATTERY GROUP
- EXISTING COMBINATION EXIT LIGHT AND EMERGENCY EGRESS LIGHTING W/BATTERY GROUP
- EXISTING 2X4 FLUOR LIGHT W/EMERGENCY EGRESS LIGHT W/BATTERY GROUP
- EXISTING DOWNLIGHT
- EXISTING DOWNLIGHT W/EMERGENCY EGRESS LIGHTING W/BATTERY GROUP
- DEMO EXISTING DOWNLIGHT AND RELOCATE AT SHEDDING POINT
- RELOCATED DOWNLIGHT - RELOCATE AS SHD.
- EXISTING STRIP FLUOR LIGHTING W/EMERGENCY EGRESS W/BATTERY GROUP
- NEW 2X4 FLUOR LIGHT TO MATCH EXISTING PACKAGED STANDARD LTR

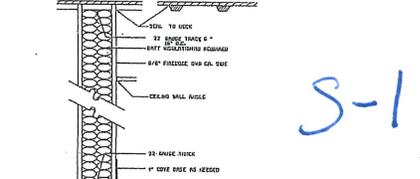
4 KEYED NOTES

- 1 DEMO WALL FOR NEW 6" MIN. METAL STUDS OPENINGS ALTERNATE TO METAL STUDS
- 2 DEMO WALL FOR NEW 6" MIN. METAL STUDS OPENINGS ALTERNATE TO METAL STUDS
- 3 EXISTING ALUMINUM EXTENSION GLASS DOOR
- 4 NEW BUILDING 60" X 72" WOOD DOOR W/WHOLE METAL FRAME VERIFY TYPICAL AT SITE
- 5 NEW 2X4 FLUOR LIGHT W/EMERGENCY EGRESS LIGHT W/BATTERY GROUP
- 6 EXISTING DOWNLIGHT
- 7 EXISTING GLASS BLOCK WINDOW
- 8 NEW SINKING LAVATORY "WET" AT RECEPTION DESK ULTRAVIOLET TRACE W/UVEN'S SIGNAL TO RECEPTION DESK
- 9 NEW 2X4 GLASS DOOR & ALUMINUM FRAME, EQUAL TO TESTABLE GLASS DOOR



5 TYPICAL WALL TO CEILING

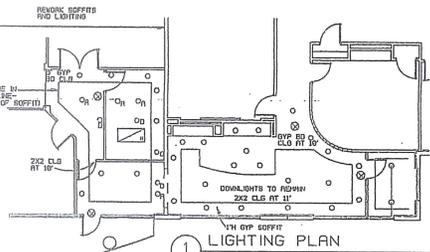
NOT TO SCALE
 NEW WALL 1/2" STUDS, 24" O.C., ON ONE OF THE FOLLOWING ALTERNATES:
 25 GAUGE, 3-1/2" STUDS, 16" O.C., NOT TO EXCEED 12'-0"
 25 GAUGE, 2-1/2" STUDS, 16" O.C., NOT TO EXCEED 12'-0"
 25 GAUGE, 3-1/2" STUDS, 24" O.C., NOT TO EXCEED 12'-0"
 20 GAUGE, 3-5/8" STUDS, 24" O.C., NOT TO EXCEED 12'-0"



6 TYPICAL TENANT DEMISING WALL

1 HOUR FIRE RATED
 TEST DESIGN B FWP45
 611916B STC 48
 UNLESS NOTED OTHERWISE
 NOT TO SCALE

2 FLOOR PLAN WITH EMERGENCY LIGHTING
 AREA OF CONSTRUCTION: 955 SQ.FT.



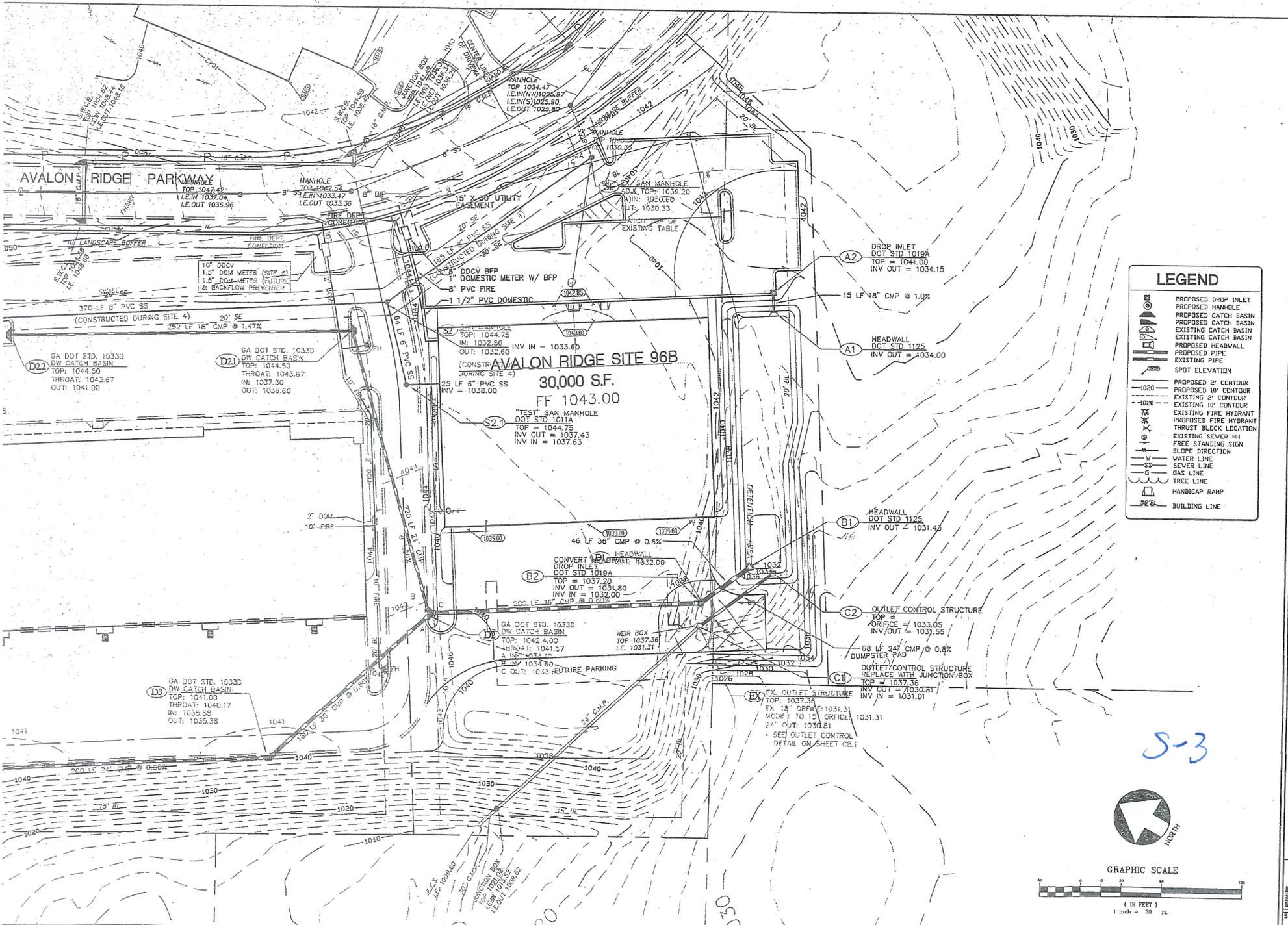
1 LIGHTING PLAN

GWINNETT COUNTY
 FIRE MARSHALL'S OFFICE
 Prepared by: *ALB*
 File #: *20133*
 Date: *8/1/13*
 Final approval is subject to field inspection and field inspection based on current fire and safety codes as approved by Gwinnett County based on current codes.

coyle-thompsoninteriors
 4995 AVALON RIDGE PARKWAY SUITE 100 NORCROSS, GEORGIA 30071
 404.874.7265
 PINKERTON SYSTEMS INTEGRATION

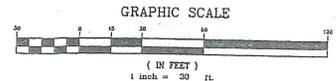
DRAWN BY: PS-JONES DATE: JULY 25, 2013 SCALE: 1/8"=1'-0"	CONTACT INFORMATION: FAX: 404.874.7217 E-MAIL: info@coyle-thompson.com WEBSITE: www.coyle-thompson.com	SQUARE FOOTAGE CEILING: _____ SF TOTAL: _____ SF
--	---	--

1720 PEACHTREE STREET • SUITE 140 • ATLANTA, GEORGIA 30309 • (404) 874-7265
 PRODUCT NO. 12-T-1-51
 PROJECT NO. 12-1-51
 1 PINKERTON CO. W/F.
 2 APPROPRIATE



LEGEND

- PROPOSED DROP INLET
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED PIPE
- EXISTING PIPE
- SPOT ELEVATION
- PROPOSED 2' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- THRUST BLOCK LOCATION
- EXISTING SEWER MH
- FREE STANDING SIGN
- SLOPE DIRECTION
- WATER LINE
- SEWER LINE
- GAS LINE
- TREE LINE
- HANDICAP RAMP
- BUILDING LINE



5-3

REVISION	
NO.	
DATE	

AVALON RIDGE SITE 96B
 OFFICE / WAREHOUSE



GRADING, DRAINAGE & UTILITY PLAN
 HDL
 LRE ENGINEERING, INC.

SHEET
 DESIGNED BY: ELP
 CHECKED BY: RBB

AERIAL PHOTO

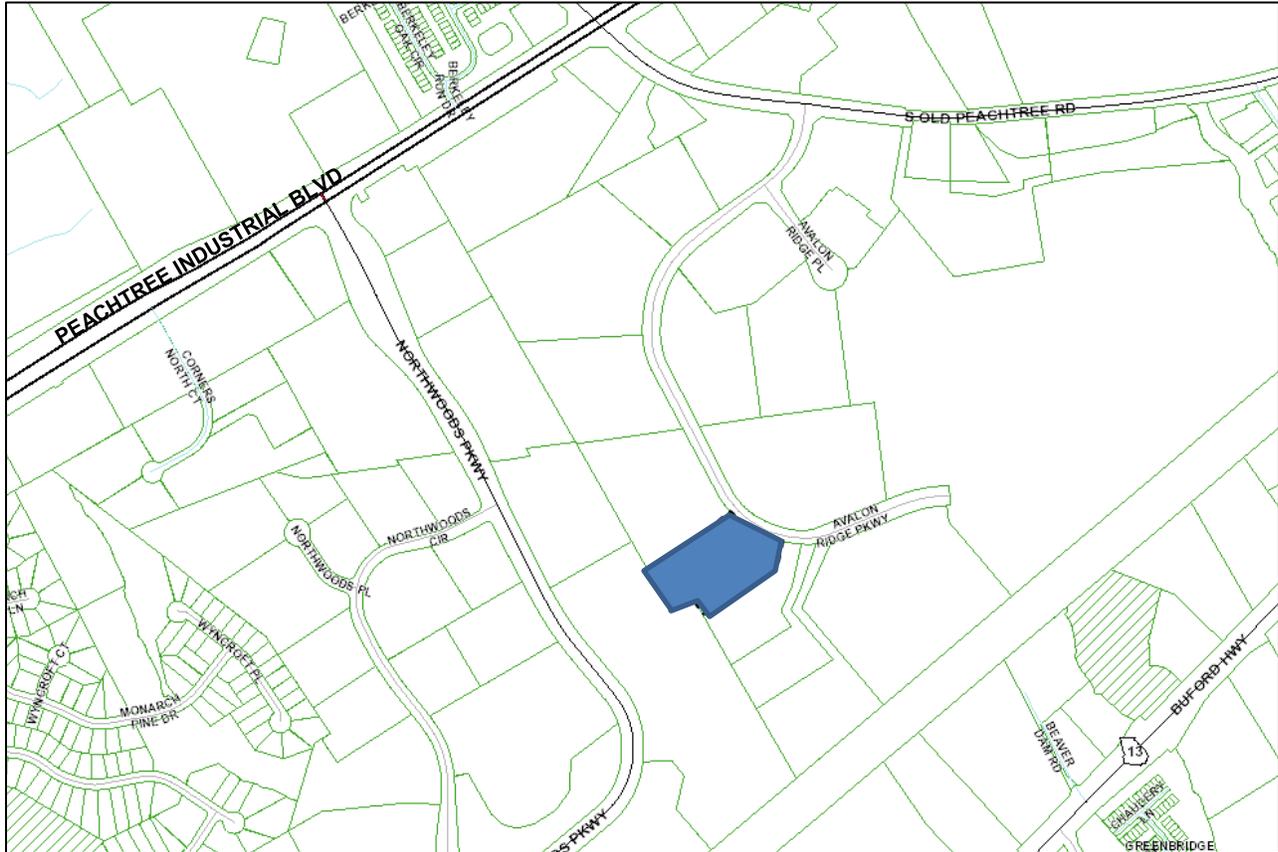


SITE PHOTOS



PROPERTY LOCATION MAP

Bread of Life Church



CASE NUMBER:	SUP2018-005		
HEARING DATES:	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
	Jul. 17, 2018	Jul. 24, 2018	Aug. 28, 2018
PROPERTY ADDRESS:	4995 Avalon Ridge Pkwy.		

RZ2018-002
Atlanta Best Used Cars

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING ANALYSIS

PLANNING COMMISSION DATE: JULY 17, 2018

CITY COUNCIL DATE: AUGUST 28, 2018

CASE NAME: **ATLANTA BEST USED CARS**

CASE NUMBER: **RZ2018-002**

CURRENT ZONING: M-1

LOCATION: 4765 BUFORD HIGHWAY

MAP NUMBERS: 6th DISTRICT, LAND LOT 258

ACREAGE: 4.396 ACRES

PROPOSED DEVELOPMENT: APPROVE REZONING FROM M-1 TO C-3 TO ALLOW USED
AUTO SALES AT AN EXISTING COMMERCIAL SITE

FUTURE DEVELOPMENT MAP: PREFERRED OFFICE

APPLICANT: HABIB & HABIB HOLDING, LLC
5141 BUFORD HWY.
PEACHTREE CORNERS, GA 30071

CONTACT: ERIC JOHANSEN
678-571-4843

OWNER: HABIB & HABIB HOLDINGS, LLC
5141 BUFORD HWY.
PEACHTREE CORNERS, GA 30071

RECOMMENDATION: APPROVE WITH CONDITIONS

SUMMARY:

The applicant is seeking approval of a rezoning to allow for used auto sales at an existing building and property along the west side of Buford Highway approximately one-half mile south of South Berkeley Lake Road. The property adjoins C-2, C-3, and M-1 zoning to the north, south, and west. East across Buford Highway is a C-2 zone in unincorporated Gwinnett County.

The existing M-1 zoning does not permit used vehicle sales; the proposed C-3 zoning does if the site is at least 1.5 acres in size. The applicant's property exceeds 4 acres.

ZONING HISTORY:

The property has been developed with a warehouse-style building and home to warehouse-type uses since it was constructed in the 1970s. The building is approximately 10,000 square feet in size and the applicant proposed to reuse the existing site and building for its used car business.

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 use for an automotive service and inventory storage parking lot will be consistent with the current use of the subject property as a heavy truck service facility, and will be compatible with the adjacent and surrounding uses M-1, C-2 and C-3 uses all directly located on Buford Highway in the City and unincorporated Gwinnett County.

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

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

Applicant's Response: No, the proposed rezoning will not adversely affect the existing use or the adjacent and nearby properties given the subject property is already zoning for industrial uses, is surrounded by other industrial and commercial properties, and the current property is being used as a heavy truck repair and service facility that operates 24/7 type business across the country.

Staff's Comment: The proposal is similar to other automobile-related rezoning and special use permit requests of recent years and is consistent with the area.

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

Applicant's Response: Yes, the property zoned as M-1 does have a reasonable economic use but does not work for the intended use of the property owner/applicant given the intended use would require a special use permit.

Staff's Comment: The property has a reasonable economic use as currently zoned. The applicant is in error stating that the use could be permitted in M-1 with a special use permit; it could not be.

D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Applicant's Response: No, the proposed rezoning of the subject property should have no effect on the existing streets, transportation facilities, utilities, or school systems. The current traffic count for Buford Highway according to the most recent GDOT data is 23,800 ADT (based on 2016 traffic counts).

Staff's Comment: Given that the building and site are already existing and there is sufficient parking, impacts on infrastructure should remain unchanged. There will be no impact on schools.

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

Applicant's Response: Yes, the proposed rezoning is in conformity with the policy and intent of the City of Peachtree Corners land use plan and future land use plans for the Buford Highway corridor.

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

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

Applicant's Response: Yes, the adjacent properties located in the City of Peachtree Corners are currently zoned C-3 and C-2. The properties directly across Buford Highway and located in unincorporated Gwinnett County and located on both side of Pittman Circle are zoned C-2. So there is precedent in the immediate and surrounding area for C-2 and C-3 zoned properties.

Staff's Comment: The city has permitted used auto sales in this area in the past. A rezoning to permit used auto would, therefore, not create a precedent.

COMPREHENSIVE PLAN:

The 2033 City of Peachtree Corners Character Area Map indicates that the property is located within the Industrial Corridor Character Area. Policies for this area encourage industrial and commercial uses appropriate to the Buford Highway transportation corridor which provides good automobile access to adjacent properties.

DEPARTMENT ANALYSIS:

The proposal for used auto sales is consistent with the adjacent zoning and this area along Buford Highway. Given the existence of similar uses, the applicant's proposal is unlikely to be a detriment to surrounding properties. However, the nature of the automotive use can create maintenance and aesthetic issues for the property. In its current condition, the site consists of a large metal warehouse building, significant expanses of asphalt paving, some grassed areas along the front, and tree stands along the rear of the property surrounding the detention pond. There are several opportunities to improve the condition of the property in conjunction with the proposed new use. Landscaping, for example, could be added to the southern part of the site along the driveway where there is currently bare dirt. In addition, landscaping needs to be added along the front of the property. A decorative brick wall along the frontage would help screen the extensive view of vehicles on the site. The property would also benefit from a new monument sign.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that RZ2018-002 be approved subject to the following conditions:

- 1. The rezoning from M-1 to C-3 shall be approved and limited to the 4.396 acres located at 4765 Buford Highway.**
- 2. All vehicle maintenance and repair work shall be conducted indoors.**
- 3. An acceptable method of vehicle washing waste water disposal shall be provided.**
- 4. All vehicle parking areas shall be paved, and vehicles shall be parked in designated paved parking spaces with adjacent drive aisles which meet the requirements of the Zoning Ordinance.**
- 5. Vehicles shall not be parked in landscape areas and shall not be stacked or stored in such a way that vehicles are not readily moveable or accessible.**
- 6. Existing trees on the property shall not be removed unless they are diseased or dangerous, as determined by Staff.**
- 7. A decorative, 4-foot high brick or brick and wrought iron or aluminum picket fence shall be installed along the front of the property, as approved by Staff.**
- 8. Decorative landscaping shall be installed in front of the brick wall along Buford Hwy., as approved by Staff.**

- 9. The chain link fencing visible from the street shall be replaced with metal picket fencing.**
- 10. A new monument sign shall be installed on a brick base to match the decorative wall. The sign shall not exceed 6 ft. in height.**
- 11. The dumpster shall be placed in an enclosure made primarily of brick and approved by Staff.**
- 12. Conditions #7 - #11 shall be met prior to the issuance or transference of a business license to the subject property.**
- 13. No more than 300 vehicles shall be parked on site.**
- 14. No inoperable vehicles shall be stored on the property.**
- 15. No billboards shall be permitted on the property.**



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input type="checkbox"/>	<input type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan <i>SAME AS SURVEY</i>	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input type="checkbox"/>
Letter of Intent	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input type="checkbox"/>	<input type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Habib & Habib Holding, LLC</u>	NAME: <u>Habib & Habib Holding, LLC</u>
ADDRESS: <u>5141 Buford Highway</u>	ADDRESS: <u>5141 Buford Highway</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>404-388-8830 cell</u>	PHONE: <u>404-388-8830 cell</u>
E-MAIL: <u>atlantam40@aol.com</u>	E-MAIL: <u>atlantam40@aol.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Eric Johansen, Agent for Applicant</u> PHONE: <u>678-571-4843 cell</u>	
CONTACT'S E-MAIL: <u>fwj3ventures@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: C-3

LAND DISTRICT(S): 6 LAND LOT(S): 258 ACREAGE: +/- 4.396 acres

ADDRESS OF PROPERTY: 4765 Buford Highway, Peachtree Corners, GA 30071 (Parcel 6258 068)

PROPOSED DEVELOPMENT: Automotive Sales, Service and Parking Lot for Inventory of vehicles

Staff Use Only This Section

Case Number: RZ2018-002 Hearing Date: P/C 7/17 C/C 8/28 Received Date: 30 MAY 2018

Fees Paid: 850.00 By: JC

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: +/- 16,419 SF

Gross Density: +/- 3,735 SF/AC

FEE SCHEDULE

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

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

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

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

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

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

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

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

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

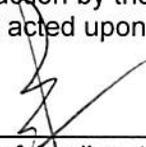
Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

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

APPLICANT'S CERTIFICATION

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

05/28/2018

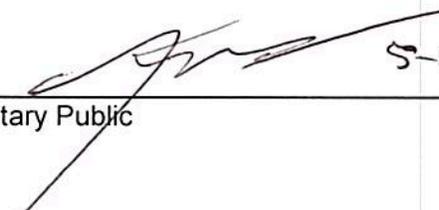

Signature of Applicant

Date

Amer Habib, Manager for Habib & Habib Holding, LLC

Type or Print Name and Title

KARAN PATEL
NOTARY PUBLIC
GWINNETT COUNTY, GA
Comm. Expires 4-22-19


Signature of Notary Public

5-28-18
Date

Notary Seal

PROPERTY OWNER'S CERTIFICATION

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

05/28/2018

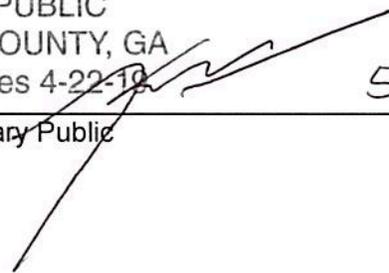

Signature of Property Owner

Date

Amer Habib, Manager for Habib & Habib Holding, LLC

Type or Print Name and Title

KARAN PATEL
NOTARY PUBLIC
GWINNETT COUNTY, GA
Comm. Expires 4-22-19


Signature of Notary Public

5-28-18
Date

Notary Seal

APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

Yes, the proposed use for an Automotive Service and Inventory Storage Parking Lot will be consistent with the current use of the Subject Property as a Heavy Truck Service Facility, and will be compatible with the adjacent and surrounding uses M-1, C-2 and C-3 uses all directly located on Buford Highway in the City and unincorporated Gwinnett County. +

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

No, the proposed rezoning will not adversely affect the existing use or the adjacent and nearby properties given the Subject Property is already zoning for Industrial uses, is surrounding by other Industrial and Commerical properties, and the current property is being used as a Heavy Truck Repair and Service Facility that operates a 24/7 type business across the country. +

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

Yes, the property zoned as M-1 does have a reasonable economic use but does not work for the intended use of the Property Owner/Applicant given the intended use would require a Special Use Permit.

- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, the proposed rezoning of the Subject Property should have no effect on the existing streets, transportation facilities, utilities, or school systems. The current traffic count for Buford Highway according to the most recent GDOT data is 23,800 ADT (based on 2016 traffic counts). +

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

Yes, the proposed rezoning is in conformity with the policy and intent of the City of Peachtree Corners land use plan and future land use plans for the Buford Highway corridor.

- 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 adjacent properties located in the City of Peachtree Corners are currently zoned C-3 and C-2. The properties directly across Buford Highway and located in unincorporated Gwinnett County and located on both sides of Pittman Circle are zoned C-2. So there is a precedent in the immediate and surrounding area for C-2 and C-3 zoned properties. +

- LEGEND:**
- P.E. - PERMANENT EASEMENT
 - C.E. - CONSTRUCTION EASEMENT
 - S.E. - SANITARY SEWER EASEMENT
 - H.W. - HEAD WALL
 - C.B. - CATCH BASIN
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
 - R. - RADIUS
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - L.L. - LAND LOT
 - L.L.L. - LAND LOT LINE
 - C.L. - CENTER LINE
 - M.H. - MANHOLE
 - ⊕ - FIRE HYDRANT
 - ⊕ - WATER VALVE
 - E.C.D. - EROSION CONTROL DEVICE
 - LaB3 - SOIL TYPE

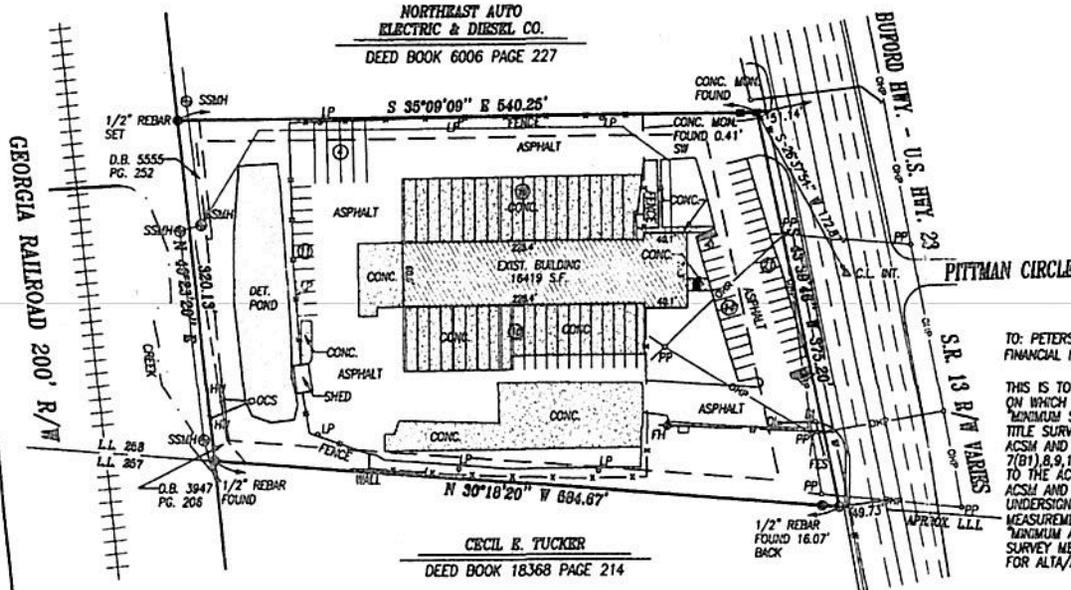
REF:
 -DEED BOOK 20954 PAGE 142
 -DEED BOOK 6006 PAGE 227
 -DEED BOOK 18368 PAGE 214
 -PLAT BY MORRIS L. SMITH & ASSOC., INC. FOR WILSON TRUCKING CORP. DATED 6/01/2000...

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 1303120160E EFFECTIVE DATE: 7/20/1998.



COMMITMENT # 15285
 SCHEDULE B - SECTION 2

1. NOT PLOTTABLE
2. NOT PLOTTABLE
3. NONE FOUND
4. NONE APPARENT
5. NOT PLOTTABLE
6. NOT PLOTTABLE
7. NOT PLOTTABLE
8. R/W AS SHOWN ON SURVEY
9. NOT PLOTTABLE
10. NOT PLOTTABLE
11. NOT PLOTTABLE
12. NOT PLOTTABLE
13. AS SHOWN ON SURVEY
14. R/W AS SHOWN ON SURVEY
15. AS SHOWN ON SURVEY
16. NONE



LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 258 OF THE SIXTH LAND DISTRICT OF CHANNETT COUNTY, GEORGIA CONTAINING 4.396 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF BUFORD HIGHWAY A.K.A. U.S. HIGHWAY 23 A.K.A. S.R. 13 AND PITTMAN CIRCLE GO N 26°37'51" E A DISTANCE OF 172.87' TO A CONCRETE MONUMENT FOUND ON THE NORTHWESTERN R/W OF BUFORD HIGHWAY AND THE TRUE POINT OF BEGINNING, THENCE ALONG SAID R/W S 43°39'46" W A DISTANCE OF 375.20' TO A COMPUTED POINT ON THE NORTHWESTERN R/W OF BUFORD HIGHWAY AND THE APPROXIMATE LAND LOT LINE OF LAND LOT 257 AND 258, THENCE ALONG SAID LAND LOT LINE N 30°18'20" W A DISTANCE OF 16.07' TO A 1/2" REBAR FOUND, THENCE ALONG SAID LAND LOT LINE N 30°18'20" W A DISTANCE OF 568.60' TO A 1/2" REBAR FOUND ON THE SOUTHEASTERN R/W OF GEORGIA RAILROAD AND THE LAND LOT LINE OF LAND LOT 257 AND 258, THENCE ALONG SAID R/W N 49°23'20" E A DISTANCE OF 320.13' TO A 1/2" REBAR SET, THENCE S 35°09'09" E A DISTANCE OF 540.25' TO A CONCRETE MONUMENT FOUND ON THE NORTHWESTERN R/W OF BUFORD HIGHWAY AND THE TRUE POINT OF BEGINNING.

SURVEYORS CERTIFICATION

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,247 FEET AN ANGULAR ERROR OF 2.2 SECONDS PER ANGLE POINT.
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 20,300 FEET AND WAS ADJUSTED BY THE COMPASS RULE.
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY TOPCON GTS 201 ...

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

ZONING INFORMATION:
 -ZONING ID: M-1
 -FRONT YARD SETBACK: 50'
 -SIDE YARD SETBACK: 20'
 -REAR YARD SETBACK: 15'
 -MAX. BUILDING HEIGHT: 40'

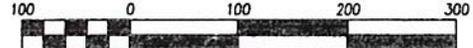
TO: PETERS PROPERTY GROUP LLC, MERRILL LYNCH BUSINESS FINANCIAL INC. & CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B), 8, 9, 10, 11(A), 13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

DATED: 10/26/2004
 [Signature]
 REGISTRATION NO. 215



TOTAL AREA = 4.396 ACRES



Scale 1" = 100'

County: GWINNETT	Lead Lot 258	District 6TH	Scale: 1"=100'	Date: 10/26/2004
PETERS PROPERTY GROUP, LLC MERRILL LYNCH BUSINESS FINANCIAL INC. & CHICAGO TITLE INSURANCE COMPANY				
Brewer & Dudley, L.L.C. Civil Engineering Land Surveying Land Planning Construction Management 187 Davis Street Marietta, Georgia 30063 Tel. (770) 597-4900 Fax. (770) 527-0477				
Revisions:				
11/3/2004				
TITLE CHANGE				
Job No. 04236				
File No.				
Sheet ___ of ___				

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 258 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin located at the intersection of the southeasterly right-of-way of Georgia Railroad, having a 200-foot right-of-way, and the Land Lot Line common to Land Lot 257 and Land Lot 258, said iron pin being the TRUE POINT OF BEGINNING; thence running in a northeasterly direction along the southeasterly right-of-way line of said Georgia Railroad North 49 degrees 23 minutes 20 seconds East for a distance of 320.13 feet to a ½ inch rebar set; thence leaving the right-of-way of Georgia Railroad South 35 degrees 09 minutes 09 seconds East for a distance of 540.25 feet to a point on the northwesterly right-of-way line of Buford Highway; a/k/a/ U.S. Highway 23, a/k/a State Route 13 (having a variable width right-of-way); thence running in a southwesterly direction along the northwesterly right-of-way line of said Buford Highway South 43 degrees 39 minutes 46 seconds West for a distance of 375.20 feet to a point; thence leaving the right-of-way of said Buford Highway North 30 degrees 18 minutes 20 seconds West for a distance of 584.67 feet to an iron pin; said iron pin being the TRUE POINT OF BEGINNING; the foregoing tract being depicted on that certain ALTA/ACSM Survey dated October 26, 2004, prepared for Peters Property Group, LLC and Chicago Title Insurance Company, by Brewer and Dudley, LLC, and John F. Brewer, III, GA RLS No. 2905.

May 28, 2018

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

*Submitted via Hand Delivery to:
Community Development*

**Re: 4765 Buford Highway
Rezoning Request from M-1 to C-3
Gwinnett County Tax Parcel 6258 068
City of Peachtree Corners, GA**

Dear Ms. Wheeler,

Habib & Habib Holding, LLC, is both the **Applicant and the Property Owner** (collectively the "Applicant") for real property located at 4765 Buford Highway, Peachtree Corners, GA, consisting of approximately ±4.396 acres (the "Subject Property") that is the subject of this rezoning request. The Applicant is seeking a change in zoning from the City of Peachtree Corners, GA (the "City") on the Subject Property from the present zoning of M-1 to the proposed zoning of C-3 for the purpose of operating an Automotive Sales, Service, and Inventory Parking Lot for the motor vehicle assets of Atlanta Best Used Cars ("ABUC").

The Subject Property is located on Buford Highway, which is classified by the Gwinnett County Department of Transportation's Long-Range Road Classification as a Major Arterial. The Georgia Department of Transportation recently conducted a study of the traffic volumes along the Buford Highway corridor with a traffic volume of 23,800 ADT based on the 2016 traffic counts.

The Subject Property is immediately bordered by other intense automotive related uses as follows:

- To the **North** = Northeast Auto Electric and Diesel, and Trans Auto and Truck Repair which is a C-3 zoned property in the City
- To the **South** = Dominguez Auto Sales, LLC which is a C-2 zoned property in the City
- To the **East** = Llantera Tires and Los Compadres Tires which are businesses that directly abut both Buford Highway and Pittman Circle, located in unincorporated Gwinnett County, GA (the "County") and both properties are zoned C-2 in the County
- To the **West** = Georgia Railroad property which is a main travel path for the Heavy Industrial and Heavy Commercial users along the railroad right of way

The Subject Property is currently being leased by Snider Fleet Services ("Snider") which operates as a 24/7 comprehensive fleet service with emergency roadside service for Heavy Truck Repairs and Service related operations. Snider has over 80 locations scattered throughout the major cities and along the commercial travel corridors for the trucks that they service. The lease with Snider will expire at the end of August 2018, making the Subject Property vacant and ready for a new use.

The Applicant recently purchased the Subject Property in February 2018 with the plans of expanding his ABUC business. ABUC is currently operating out of four (4) properties all located within one mile of the Subject Property. The base of the ABUC operations is located at 5141 Buford Highway where the sales staff and operations staff of the dealership work, with detailing of the automobiles being

performed at 4745 South Berkeley Lake Road, and the overflow parking lots located at 4398 Buford Highway and 5192 Buford Highway for the growing vehicle inventory. The detailing facility is being leased by the Applicant and that lease will expire at the end of September 2018, therefore, creating the need to consolidate operations at the leased property and to move the detailing operations to the Subject Property. In addition to detailing vehicles on the Subject Property, the Applicant intends to provide automotive service to the public, as well as, its own vehicles for sale, and for the sale and marketing of the automobiles. Please visit the ABUC website located at the following web address: www.atlantabestusedcars.com to see the quality of the dealership and vehicles that they typically sell.

The Subject Property will be utilized in the exact same manner that it exists currently with no changes proposed at this time to exterior operations. The front of the building will serve as offices and a showroom for the sales staff, the existing warehouse will serve as the automotive service facility and the large parking lots and drive aisles (both the concrete and asphalt areas) will serve as the parking lot for the inventory of vehicles for sale by ABUC. ABUC will utilize the existing perimeter fencing to secure the vehicles and will add either a decorative black metal fence or decorative metal bollards typically found at automotive dealerships along the Buford Highway corridor. The Subject Property does have a large above ground storm management facility located at the rear of the property and adjacent to the railroad right of way.

Additionally, we would request the City to approve the change from M-1 to C-3 to be consistent with the immediate adjacent and surrounding properties from a zoning perspective. From a financial perspective the Subject Property is better to market as a C-3 property than a M-1 property if the automotive business does not survive due to market conditions outside of the control of the Applicant. Furthermore, we still would request the ability to utilize the Subject Property as a Heavy Equipment Service facility until the official change in use by the Applicant at the appropriate time.

We respectfully request the approval of the City for the proposed change in zoning from M-1 to C-3 for the proposed uses as proposed by the Applicant. The Applicant and its Agent are free to meet with the City on the Subject Property to further discuss the merits of the proposed zoning change and will provide additional information upon request.

Thanks in advance for consideration of this request by the City.

Respectfully submitted,



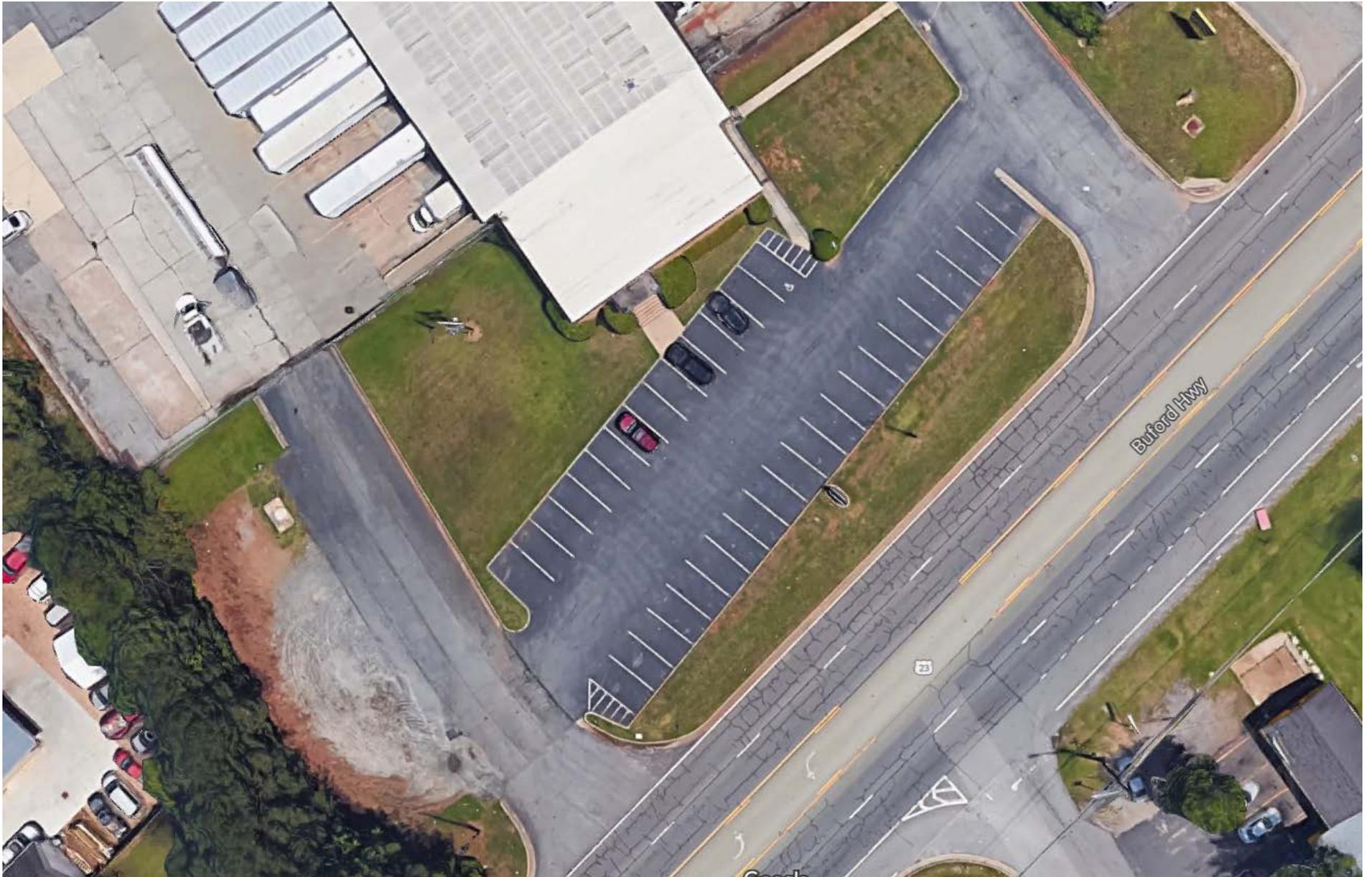
Eric Johansen, RLA
Agent for the Applicant

cc: Habib & Habib Holding, LLC
Atlanta Best Used Cars, LLC
File

AERIAL PHOTO: OVERVIEW



AERIAL PHOTO: FRONT ZOOM

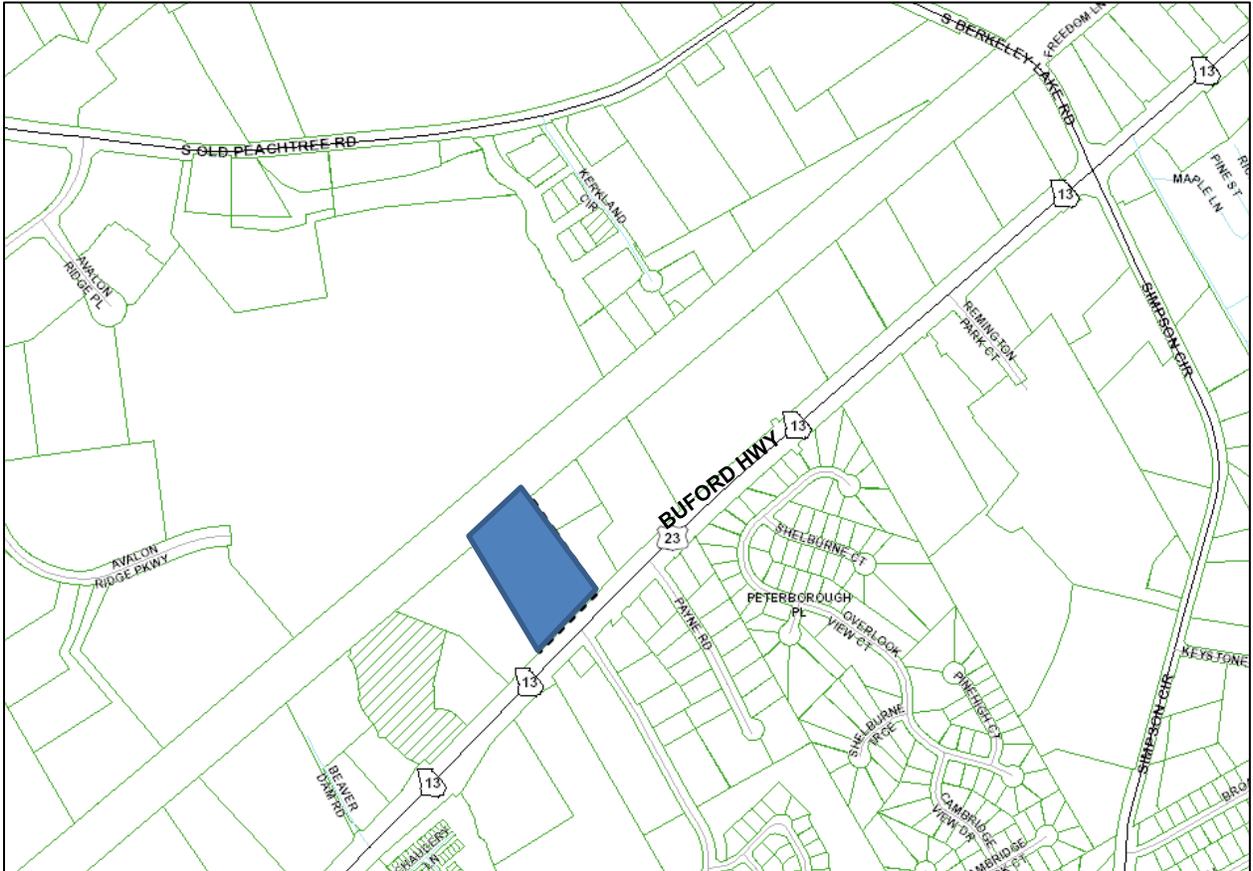


SITE PHOTOS



PROPERTY LOCATION MAP

Atlanta Best Used Cars



CASE NUMBER:	RZ2018-002		
HEARING DATES:	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
	Jul. 17, 2018	Jul. 24, 2018	Aug. 28, 2018
PROPERTY ADDRESS:	4765 Buford Hwy.		