



PLANNING COMMISSION AGENDA

August 21, 2018
7:00 PM
CITY HALL

A. Roll Call

B. Approval of July 17, 2018 Minutes

C. Old Business:

D. New Business:

1. **PH2018-008. Lazy Dog Restaurant at Town Center.** Request to approve elevations for a proposed restaurant located in the Peachtree Corners Town Center at 5224 Peachtree Parkway south of Town Center Boulevard., Dist. 6, Land Lot 301, Peachtree Corners, GA

E. City Business Items:

1. **PH2018-010. Health Club/Spa Use in C-2 and C-3.** Consideration of an amendment to Zoning Code Sec. 1308, C-2 General Business District and Sec. 1308A, C-3 Highway Business District, to separate the uses of "health club" and "spa" and to require a special use permit for spa uses.
2. **PH2018-011. Recreational Vehicle Parking.** Consideration of an amendment to Zoning Code Sec. 1001.5.b, Location and Surface of Parking Areas; Sec. 1004, Administrative Variance; and Sec. 1610, Administrative Variances to allow for administrative variances to RV parking requirements under certain criteria.
3. **PH2018-012. Restaurant Use in M-1.** Consideration of an amendment to Zoning Code Sec. 1310, M-1 Light Industry District, to add restaurants as a permitted use.

F. Comments by Staff and Planning Commissioners.

G. Adjournment.



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

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

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

MINUTES:

MOTION TO APPROVE MINUTES FROM THE APRIL 17, 2018 PLANNING COMMISSION MEETING MINUTES.

By: Mark Middleton

Seconded: Matt Houser

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

Action: Minutes Approved

OLD BUSINESS:

None

NEW BUSINESS:

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.

Jeff Conkle, Planning and Zoning Administrator, presented this case to the Planning Commission and noted that the applicant is seeking approval of a special use permit to allow a detached drive-through banking facility to the south side of the existing

banking facility. 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 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 would be unlikely to place an excessive burden on existing streets.

Mr. Conkle stated that after review of the applicant's proposal and other relevant information, it is recommended that SUP2018-004 be approved subject to 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.

The applicant, Scott Foerst, stated that he was representing the contractor for this project and was available to answer any questions.

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

The Commissioners moved forward with a recommendation of support for SUP2018-004 with conditions, as follows:

MOTION TO APPROVE SUP2018-004 ASSOCIATED CREDIT UNION, REQUEST FOR 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 WITH STAFF CONDITIONS.

By: Alan Kaplan

Seconded: Mark Willis

Vote: 4-0 (Kaplan, Willis, Houser, Middleton)

Action: Approved with staff conditions

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.

Diana Wheeler, Community Development Director, presented this case to the Planning Commission and noted that 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.

Ms. Wheeler stated that after review of the applicant's proposal and other relevant information, it is recommended that SUP2018-005 be approved subject to the following conditions:

1. The special use permit for Bread of Life Church 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.

Weyl Wang, representing the applicant, was present and available to answer any questions. Mr. Wang stated that the church is excited to move into Peachtree Corners and service the community.

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

MOTION TO APPROVE SUP2018-005 BREAD OF LIFE CHRISTIAN CHURCH REQUEST FOR 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 WITH STAFF CONDITIONS.

By: Mark Middleton

Seconded: Alan Kaplan

Vote: (4-0) (Middleton, Kaplan, Houser, Willis)

Action: Approved with staff conditions

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.

Diana Wheeler, Community Development Director, presented this case to the Planning Commission and noted that 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. 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.

Ms. Wheeler stated that 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.**

The applicant representative, Eric Johansen, gave a brief description of the business and stated that the business owner is requesting a rezoning because he wants to consolidate operations into a larger location. The applicant requested that the Planning Commission approve the rezoning with a couple of changes to the staff conditions [applicant's proposal underlined or ~~struck through~~]:

- On condition #3 – add “as approved by staff”
- On condition #7 - A decorative, 4-foot high brick wall, or a combination of brick and wrought iron or aluminum picket fence, or metal bollards filled with concrete and painted shall be installed along the front of the property, as approved by staff.
- On condition #8 - Decorative landscaping shall be installed in front of the brick wall, fence or bollards along Buford Hwy., as approved by staff
- On condition #9 – The existing chain link fencing visible from the street shall be ~~replaced with metal picket fencing~~ removed.
- On condition #10 – A new monument sign could be installed subject to the new monument having a brick base to match the predominant colors of the building. The new monument sign shall not exceed 6 feet in overall height.
- On condition #13 – ~~No More than 300 vehicles shall be parked on site.~~

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

After review, the Commissioners moved forward with a motion by Chairman Houser to recommend approval of RZ2018-002 with amended conditions as follows:

MOTION TO APPROVE AS AMMENDED RZ2018-002 ATLANTA BEST USED CARS.

By: Matt Houser

Seconded: Mark Willis

Vote: (4-0) (Houser, Willis, Kaplan, Middleton)

Action: Approved with amended 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, as approved by staff.**
- 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, and as approved by staff.**
- 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 wall or a combination of brick and wrought iron or aluminum picket fence, and metal bollards filled with concrete and**

painted 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 and shall include a 3-foot tall continuous evergreen hedge along the frontage and trees spaced 30-foot on center.**
- 9. The chain link fencing visible from the street shall be removed.**
- 10. If a new monument sign is installed, it shall be constructed on a brick base and 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.**
- 16. Install sidewalk along frontage as required by code.**
- 17. Opaque type screening gates shall be installed, as approved by Staff, along the entrances from Buford Highway.**

CITY BUSINESS ITEMS: None

COMMENTS BY STAFF AND PLANNING COMMISSION:

Diana Wheeler, Community Development Director, informed the Commissioners that the City Council approved changes to board attendance policies. Two alternates will be added to the board to reduce the potential for quorum problems. Alternates will be appointed and will come to all regular meetings but will only vote in the absence of a board member. Attendance requirements have also changed from two-thirds of all the meetings within a calendar year to three-fourths of all the meetings within a twelve-month period.

The Planning Commission meeting concluded at 8:09 PM.

Approved,

Attest:

Matt Houser
Chairman

Rocio Monterrosa
Deputy City Clerk

PH2018-008
Lazy Dog Restaurant

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING ANALYSIS

PLANNING COMMISSION DATE: AUGUST 21, 2018

CITY COUNCIL DATE: AUGUST 28, 2018

CASE NAME: **LAZY DOG ELEVATIONS**

CASE NUMBER: **PH2018-008**

CURRENT ZONING: MUD (MIXED USE DEVELOPMENT)

LOCATION: 5224 PEACHTREE PARKWAY

MAP NUMBERS: 6th DISTRICT, LAND LOT 301

ACREAGE: 0.43 ACRES

PROPOSED DEVELOPMENT: LAZY DOG RESTAURANT AT TOWN CENTER

APPLICANT: JEREMY LAYTON
LAZY DOG RESTAURANT
5224 PEACHTREE PKWY.
PEACHTREE CORNERS, GA 30092

CONTACT: KEVIN FLOYD
404-907-1709

OWNER: FUQUA BCDC PEACHTREE CORNERS
3575 PIEDMONT RD. #800
ATLANTA, GA 30305

RECOMMENDATION: APPROVE

PROJECT BACKGROUND:

The elevations for the Town Center retail and restaurant buildings were approved in 2017 because they were in compliance with Ordinance 2015-06-49 that identifies specific appearance standards for all the buildings in the Town Center. Criteria for building elevations listed in the ordinance address items such as building walls, roof lines, parapets, building materials, and landscaping. In addition to this ordinance, Table 'B', the development regulations for the Town Center, (attached) also includes building requirements.

Two sites along Peachtree Parkway, which includes the site where Lazy Dog will be located, were not part of that approval. This application requires design approval through a new public hearing process.

These two sites were previously out-parcels but have now become leased space on a larger parcel to be owned by the developer. Adjacent areas not part of the Lazy Dog lease area but part of the larger parcel should be addressed in the application.

ELEVATION REVIEW:

The Lazy Dog restaurant has a rustic American Mountain West architectural theme. The exterior includes earth-tone colors, prominent use of stone materials, timber accents, and a tower element to give prominence to the entrance. The earth tones and stone blend well with the European-inspired architecture of both The Forum and the surrounding Town Center. The elevation labeled “north” is that which is along Peachtree Parkway, while the “south” faces the parking deck. “West” is the corner entrance and patio area which faces the creek.

Elevation approval does not constitute site plan approval. Site plan has several issues that need to be addressed including: landscaping plan (including along Peachtree Parkway R-O-W); too many to-go parking spaces; final design of trash compactor area adjacent to site; and the site plan shows an adjacent building with a configuration which has not been approved and should, therefore, not be represented on the plan.

RECOMMENDATION:

After review of the applicant’s proposal and other relevant information, it is recommended that PH2018-008 be approved subject to the following conditions:

- 1. Approval is for building elevations only. Site plan issues must still be addressed.**
- 2. All CMU shall be covered with painted stucco as a finish material, not just paint.**
- 3. Prior to issuance of a building permit, the LDP for this parcel shall be modified to include the landscape of the common area, including the adjacent right-of-way along Peachtree Parkway. The right-of-way improvements and landscaping shall be consistent with that of the properties to the north, including Piedmont Bank and Sprouts.**
- 4. Applicant shall be responsible for the maintenance of the landscaping in the right-of-way along Peachtree Parkway.**
- 5. The number of take-out parking spaces shall be limited to no more than three.**

LAZY DOG
PH 2018 -008



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	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 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 checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input 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>Lazy Dog Restaurant</u>	NAME: <u>Fuqua BCDC Peachtree Corners Project Owner, LLC</u>
ADDRESS: <u>5224 PEACHTREE 5200 Town Center Blvd PKWY</u>	ADDRESS: <u>3575 Piedmont Rd NE Suite 800</u>
CITY: <u>PeachTree Corners</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>916-666-2423</u>	PHONE: <u>404-907-1709</u>
E-MAIL: <u>Jeremy@goldenpd.com</u>	E-MAIL: <u>kevin.floyd@fuquadev.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Jeremy Layton</u> PHONE: <u>916-666-2423</u>	
CONTACT'S E-MAIL: <u>Jeremy@goldenpd.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

(E)= Vacant Proposed Use

PRESENT ZONING DISTRICTS(S): Mixed Use REQUESTED ZONING DISTRICT: Restaurant

LAND DISTRICT(S): 20 LAND LOT(S): TR.2 ACREAGE: 0.4300

ADDRESS OF PROPERTY: 5224 PEACHTREE PKWY
5200 Town Center Blvd Peachtree Corners, GA 30092

PROPOSED DEVELOPMENT: Full Service Restaurant

Staff Use Only This Section

Case Number: PH 2018-008 Hearing Date: P/C _____ C/C _____ Received Date: 6/21/18

Fees Paid: 850.00 By: Janke

Related Cases & Applicable Conditions:

Description: ELEVATION APPROVAL

RESIDENTIAL DEVELOPMENT

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units N/A

No. of Buildings/Lots: 1

Dwelling Unit Size (Sq. Ft.): _____

Total Bldg. Sq. Ft.: 8,071

Gross Density: _____

FEE SCHEDULE

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

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

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

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

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

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

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

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

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

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

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

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

4. Chattahoochee Corridor Review (involving a public hearing) - \$150.

5. Buffer Reduction (Greater than 50%) Application Fee - \$500.

6. Zoning Certification Letter - \$100 (per non-contiguous parcel).

APPLICANT'S CERTIFICATION

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



Signature of Applicant 6-19-2018
Date
Jeremy Layton Permit Coordinator

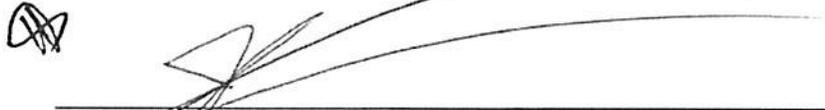
Type or Print Name and Title

**See Attached CA
Notarial Certificate**

Signature of Notary Public 6-19-2018 Notary Seal
Date

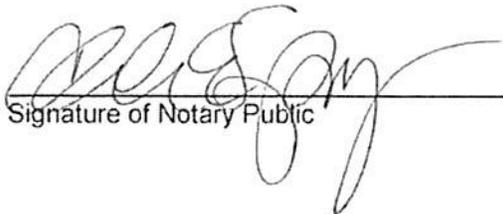
PROPERTY OWNER'S CERTIFICATION

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



Signature of Property Owner 5/25/18
Date
Jeff Fuqua, Managing Member - Fuqua BCDC Peachtree Corners Project Owner, LLC

Type or Print Name and Title



Signature of Notary Public 5/25/18 Notary Seal
Date



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer

Subscribed and sworn to (or affirmed) before me on this 19th
day of June, 2018, by Jeremy Layton

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

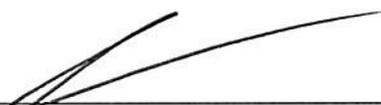
Signature Hollyann Rutledge

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: 20 - TR.2 - R6301 196
(Map Reference Number) District Land Lot Parcel

 _____ 6/20/2018
Signature of Applicant Date

Jeremy Layton Permit Coordinator
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



Tax Assessor's Office

I Want To... Tax Assessor



Property Detail

[Go Back](#)

[Neighborhood Sales](#)

[Property Report](#)

GIS Map

General Info													
FUQUA BCDC PEACHTREE CORNERS PROJECT 3575 PIEDMONT RD NE STE 800 ATLANTA GA 30305-1623	<table border="1"> <tr> <td>Property ID</td> <td>R6301 196</td> </tr> <tr> <td>Alternate ID</td> <td>33370918</td> </tr> <tr> <td>Address</td> <td>5200 TOWN CENTER BLVD</td> </tr> <tr> <td>Property Class</td> <td>Commercial Vacant Land</td> </tr> <tr> <td>Neighborhood</td> <td>9091</td> </tr> <tr> <td>Deed Acres</td> <td>0.4300</td> </tr> </table>	Property ID	R6301 196	Alternate ID	33370918	Address	5200 TOWN CENTER BLVD	Property Class	Commercial Vacant Land	Neighborhood	9091	Deed Acres	0.4300
Property ID	R6301 196												
Alternate ID	33370918												
Address	5200 TOWN CENTER BLVD												
Property Class	Commercial Vacant Land												
Neighborhood	9091												
Deed Acres	0.4300												



Value History	
Year	2018
Reason	New Parcel
Land Val	\$206,000
Building Val	\$0
Total Appr	\$206,000
Land Assd	\$82,400
Land Use	\$0
Building Assd	\$0
Total Assd	\$82,400

Transfer History									
Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price	
54960	561	2/28/2017	DOWNTOWN DEVELOPMENT AUTHORITY OF TH	FUGUA BCDC PEACHTREE CORNERS PROJECT	Fu	NL	Yes	\$6,166,458	

Improvements
 Improvements do not exist for this account.

Land Details				
Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	C4 - Major Strip	0.43	0	0

Legal Description	
Line	Description
1	L1 OUT PARCEL PEACHTREE CORNERS TOWN CENTER

June 20, 2018

City of Peachtree Corners
Planning Department
310 Technology Parkway
Peachtree Corners, GA 30092
Attention: Jeff Conkle

Re: Lazy Dog Restaurant
~~5200 Town Center Blvd~~ 5224 PEACHTREE PKWY
Peachtree Corners, GA 30092

Dear Mr. Conkle,

Lazy Dog Restaurant proposes the development of a new freestanding restaurant building with outdoor patio and service yard at the above referenced location as detailed in the enclosed plans. The restaurant is proposed to be located at the new development at the corner of Peachtree Parkway and Forum Drive.

The Huntington Beach-based Lazy Dog Restaurant and Bar started 14 years ago. Lazy Dog proposes a laid back atmosphere that is inspired by the comfort of the Rocky Mountains, cozy fireplaces and a massive chandelier grafted from aspen logs, with a rustic decor. Artwork and playful touches inspired by man's best friend will be woven throughout, a dog-friendly patio along with ample seating and fire pits. Both the bar and exterior patio will be outfitted with multiple flat screens for guests to enjoy their meals and crafted beers.

The proposed Lazy Dog proposes to construct a 8,070 sq. ft. building with adjacent 1,276 sq. ft. service yard, 1431 sq. ft. outdoor patio area. Lazy Dog is proposed operate from 11AM to 1AM six days per week and 10AM to 12AM on Sunday. Lazy Dog proposes to employ 24 to 30 employees per shift. Lazy Dog proposes the sale of sandwiches, burgers, meats, fish, brick oven pizza, salads, and kids menu and drinks. A full line of alcoholic beverages will be stored behind the service counter and in the storage area in the back of the restaurant, locations which are not publicly assessable. No dancing or live entertainment is proposed.

Development Plan Review Criteria and responses:

- 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? N/A
- 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? N/A

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

Sincerely,

Jeremy Layton

Golden Property Development LLC



Lazy Dog
Restaurant

OVERALL GOOGLE SITE PLAN - PEACHTREE



7777 CENTER AVENUE, SUITE 500
HUNTINGTON BEACH, CA 92647
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydogrestaurants.com

THESE DRAWINGS PREPARED BY LAZY DOG RESTAURANTS FOR THIS PROJECT ARE FOR USE SOLELY IN RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, LAZY DOG RESTAURANTS SHALL BE HELD THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVATION RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY LAZY DOG RESTAURANTS.

05/11/18	<input checked="" type="checkbox"/>	LANDLORD SUBMITTAL
06/08/18	<input checked="" type="checkbox"/>	LANDLORD SUBMITTAL
06/21/18	<input checked="" type="checkbox"/>	CITY SUBMITTAL
07/16/18	<input checked="" type="checkbox"/>	LANDLORD & CITY SUBMITTAL
	<input type="checkbox"/>	

PEACHTREE CORNERS
TOWN CENTER
5200 MEDLOCK BRIDGE RD
CITY OF PEACHTREE CORNERS, GA



SHEET TITLE
CONSTRUCTION LIMITS SITE PLAN

DRAWN BY
TG
CHECKED BY
RAF/DM
SCALE
N.T.S.
JOB NO.

SHEET NUMBER

DD2.0

* BUILDING ENCRACHING ON EASEMENT SETBACK, NEED LANDLORD – CITY APPROVALS. LANDLORD TO HAVE EASEMENT/SETBACK RELOCATED/ REVISED & PROVIDE DOCUMENTATION.
* LOT LINE ADJUSTMENT WILL BE REQUIRED BY LANDLORD

**PEACHTREE PARKWAY
GEORGIA HWY 141**
(SPEED LIMIT=55mph: VARIABLE R/W)
(DB: 263, PG 542 AND DB 262, PG 166)

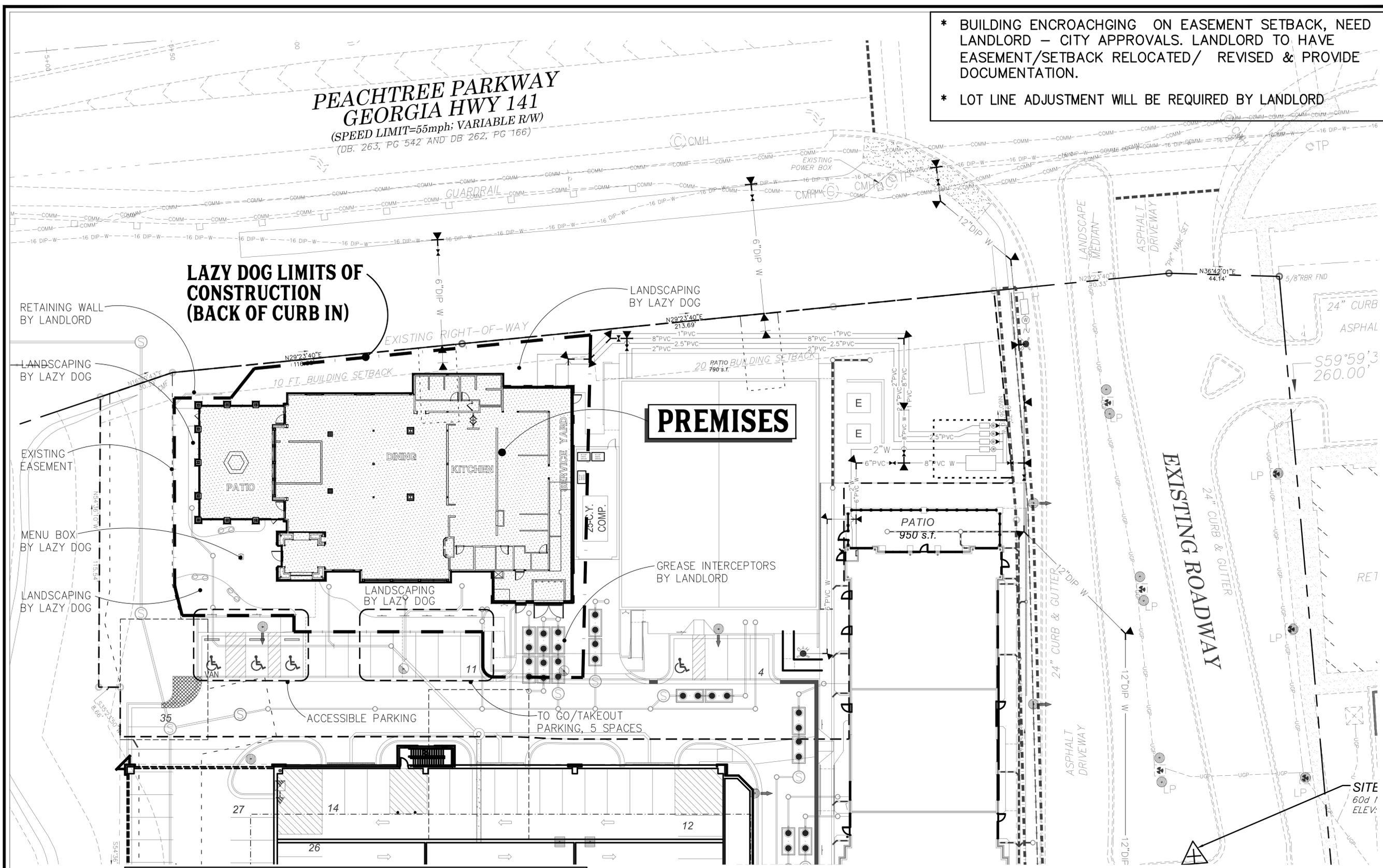
LAZY DOG LIMITS OF CONSTRUCTION (BACK OF CURB IN)

PREMISES

CONSTRUCTION LIMITS SITE PLAN



BUILDING TABULATIONS	
BUILDING AREA:	8070 SQ. FT.
SERVICE YARD AREA:	1290 SQ. FT.
TOTAL BUILDING AREA:	9360 SQ. FT.
PATIO AREA:	1431 SQ. FT.
TOTAL AREA:	10,791 SQ. FT.





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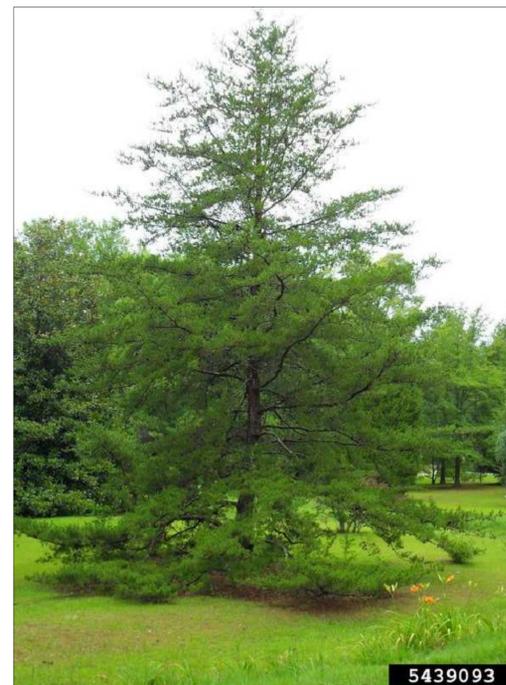
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Betula n. 'Heritage'



Acer p. 'Bloodgood'

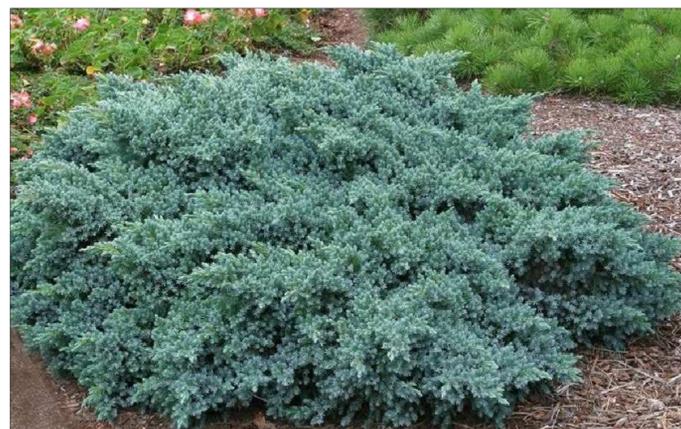


Pinus virginiana

PEACHTREE CORNERS
TOWN CENTER
5200 MEDLOCK BRIDGE RD.
CITY OF PEACHTREE CORNERS, GA



Cornus s. 'Isanti'



Juniperus s. 'Blue Star'



Carex pensylvanica



Sisyrinchium angustifolium

SHEET TITLE

Preliminary
Landscape
Photos

DRAWN BY

NS

CHECKED BY

SSA

SCALE

not to scale

JOB NO.

SHEET NUMBER

L-2



WEST ELEVATION

EXTERIOR FINISHES

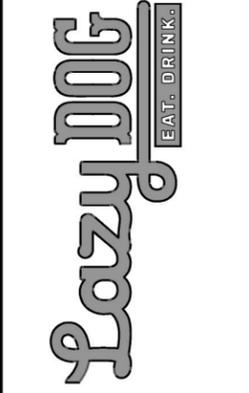
ST 1	STONE VENEER, LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING BEAM METAL ROOF (OR APPROVED EQUAL) COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 368T220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHS SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x4 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 5	DUNN EDWARDS PAINT W/ FLAT FINISH. COLOR: DE 5203 CINNABAR
PT 8B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 181 BLACK
PT 9	DUNN EDWARDS PAINT W/ FLAT FINISH. COLOR: DEC155 COCOA
PT 10	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: AC-33 MESA VERDE TAN
PT 14	FRAZEE PAINT W/ FLAT FINISH. COLOR: CL2826A LEAF PRINT

7777 CENTER AVENUE, SUITE 500
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LANDLORD SUBMITTAL
 CITY SUBMITTAL
05/09/18 SUBMITTAL TO LANDLORD / CITY

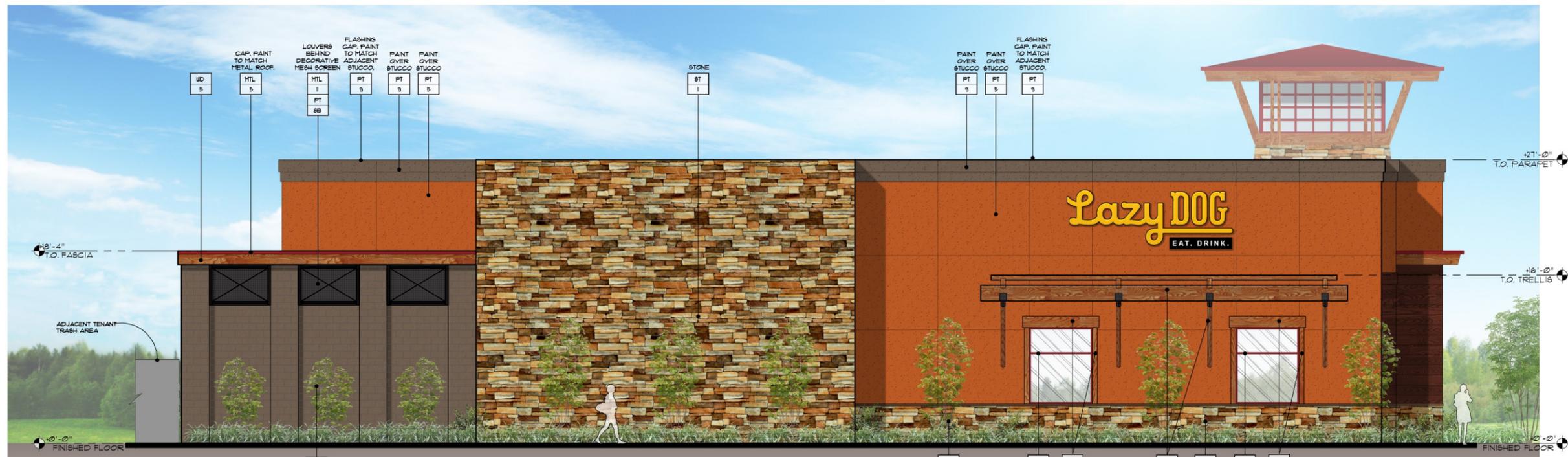
PEACHTREE CORNERS
TOWN CENTER
5200 MEDLOCK BRIDGE RD
CITY OF PEACHTREE CORNERS, GA



SHEET TITLE
EXTERIOR ELEVATIONS

DRAWN BY
TG
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER
DD4.0



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER, LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING BEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
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<input type="checkbox"/>	LANDLORD SUBMITTAL
<input type="checkbox"/>	CITY SUBMITTAL
05/09/18	<input checked="" type="checkbox"/> SUBMITTAL TO LANDLORD / CITY
<input type="checkbox"/>	

PEACHTREE CORNERS
TOWN CENTER
5200 MEDLOCK BRIDGE RD
CITY OF PEACHTREE CORNERS, GA



SHEET TITLE
EXTERIOR ELEVATIONS

DRAWN BY
TG
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER

DD4.1



NORTH PATIO ELEVATION



SOUTH PATIO ELEVATION



WEST PATIO ELEVATION



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	<input type="checkbox"/>	LANDLORD SUBMITTAL
	<input type="checkbox"/>	CITY SUBMITTAL
05/09/18	<input checked="" type="checkbox"/>	SUBMITTAL TO LANDLORD / CITY
	<input type="checkbox"/>	

PEACHTREE CORNERS
 TOWN CENTER
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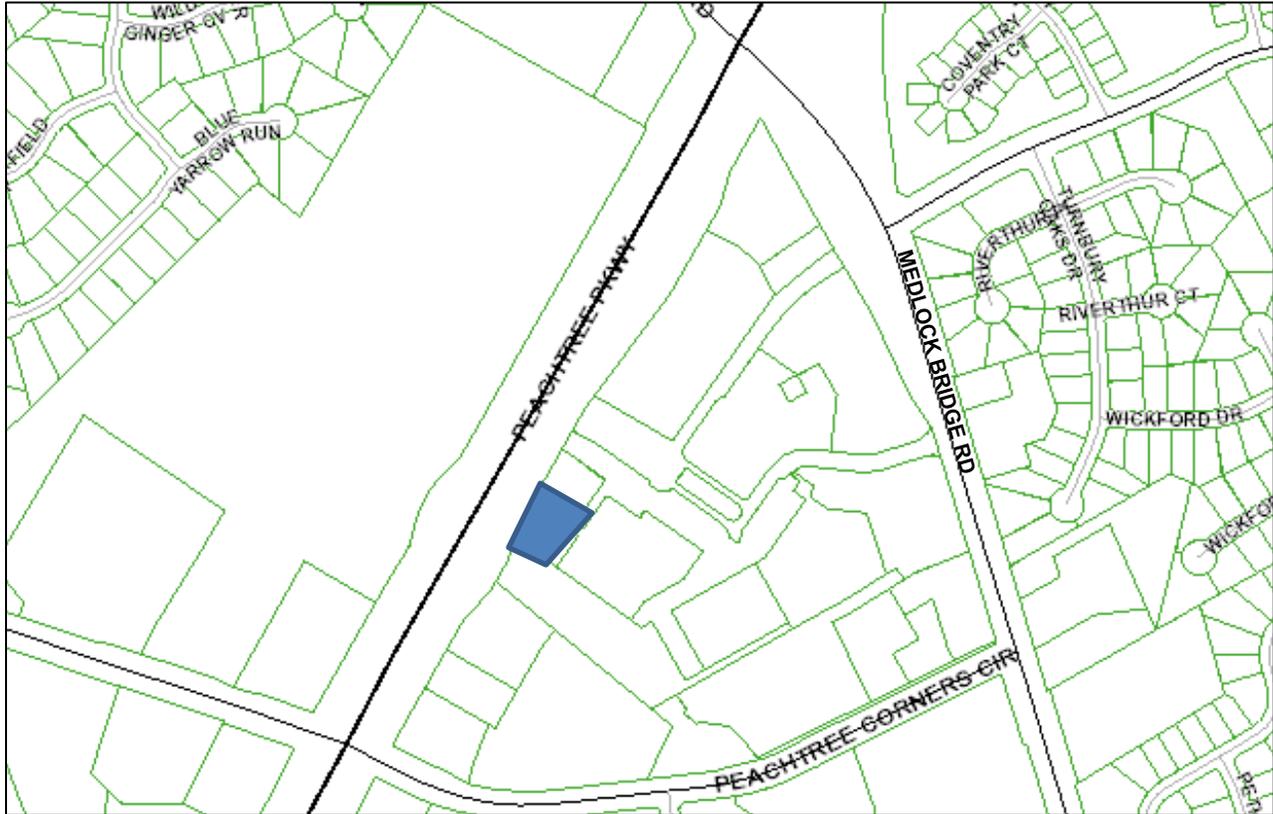
SHEET TITLE
PATIO ELEVATIONS

DRAWN BY
 TG
 CHECKED BY
 RAF/DM
 SCALE
 3/16" = 1'-0"
 JOB NO.

SHEET NUMBER
DD4.2

PROPERTY LOCATION MAP

Lazy Dog



CASE NUMBER:	PH2018-008		
HEARING DATES:	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
	Jul. 17, 2018	Jul. 24, 2018	Aug. 28, 2018
PROPERTY ADDRESS:	5224 Peachtree Pkwy.		

PH2018-010
Text Amendment
Health Clubs & Spas

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND ARTICLE III OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION TO DEFINE CERTAIN USES AND TO AMEND ARTICLE XIII OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY AMENDING ZONING CODE SEC. 1308, C-2 GENERAL BUSINESS DISTRICT AND SEC. 1308A, C-3 HIGHWAY BUSINESS DISTRICT, TO SEPARATE THE USES OF “HEALTH CLUB” AND “SPA” AND TO REQUIRE A SPECIAL USE PERMIT FOR SPA USES; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE

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

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

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

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

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

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

ARTICLE III, DEFINITIONS

...

Day spa. A business providing health, beauty, and relaxation personal services, which must offer at least three personal services such as skin treatment, nail treatment, hair treatment, hair removal/waxing, and relaxation treatment, and may also include, but cannot be limited to, non-medical massage.

...

Fitness center. See “Health club.”

...

Health club. Establishments with equipment and defined spaces for exercise and physical conditioning and which may include accessory personal services such as personal training.

...

ARTICLE XIII, USE PROVISIONS

...

Section 1308. C-2 General Business District.

...

Permitted Uses. Only the following permitted uses shall be allowed in the C-2 General Business District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of a) uses lawfully established prior to the effective date of the amendment; b) special uses as permitted herein; or c) accessory uses defined in Article III, Definitions; or [d)] other uses which are clearly similar to and consistent with the purpose of this District.

A. Retail and Service Uses

...

39. Health clubs or ~~spas~~ fitness centers.

...

E. Special Uses

...

8a. Day spas.

...

Section 1308A. C-3 Highway Business District.

...

Permitted Uses. Only the following permitted uses shall be permitted in the C-3 Highway Business District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of a) uses lawfully established prior to the effective date of this amendment; b) special uses as permitted herein; or c) accessory uses as defined in Article III, Definitions; or d) other uses which are clearly similar to and consistent with the purpose of this district.

A. Retail and Service Uses

...

44. Health clubs or ~~spas~~ fitness centers.

...

E. Special Uses. Within the C-3 Highway Business District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the Community Development Director and Planning Commission and after a Public Hearing:

...

4. Day spas.

Section 2.

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

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

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

DRAFT

PH2018-011
Text Amendment
RV Parking

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND ARTICLE X OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY AMENDING SECTION 1001 RELATED TO LOCATION OF PARKING FOR RECREATIONAL VEHICLES AND SECTION 1004 RELATED TO ADMINISTRATIVE VARIANCES AND TO AMEND ARTICLE XVI OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY AMENDING SECTION 1610 RELATED TO ADMINISTRATIVE VARIANCES; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE

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

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

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

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

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

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

ARTICLE X, OFF-STREET AUTOMOBILE PARKING AND LOADING AND UNLOADING SPACES

...

Section 1001. Plan and Design Standards for Off-Street Parking.

...

5. Location and Surface of Parking Areas.

...

- b. In any residential district, the parking of any motor vehicle except on a hard-surfaced driveway or in a carport or garage is prohibited. Any recreational vehicle or any non-motor vehicle may only be parked in a carport, enclosed structure, or in the rear yard on a paved surface (or approved porous or grassed paving system). Exception to this restriction shall be made for visiting campers and motorhomes which may be parked up to four times per year in the same residential driveway for up to seven (7) days at a time or in accordance with the requirements of Sec. 1610. Any vehicles parked in the rear yard not in a carport or an enclosed structure must be parked at least fifteen (15) feet from the property line. Vehicles or equipment used for agricultural purposes on RA-200 or R-100 zoned property

with 5 or more acres are exempt from hard surface parking requirements if parked outside the required front yard setback.

...

Section 1004. Administrative Variances for Parking.

~~See Sec. 1610. In instances where an applicant shows specific and valid reasons why the requirements of Section 1002 cannot reasonably be met, and where a reduction or increase of not more than 30 percent in such requirements will not adversely affect the spirit or intent of this article, the Director of Planning and Development may administratively grant such a reduction or increase.~~

...

ARTICLE XVI. - ZONING BOARD OF APPEALS

...

Section 1610. Administrative Variances.

...

- i. In instances where an applicant shows specific and valid reasons why the requirements of Section 1002 cannot reasonably be met, and where a reduction or increase of not more than 30 percent in such requirements will not adversely affect the spirit or intent of this article, the Director of Community Development may administratively grant such a reduction or increase.
- j. In instances where an applicant shows specific and valid evidence that a recreational vehicle has been parked in a location continuously since prior to July 1, 2012, and no complaints have been received concerning that parking location, the Director of Community Development may administratively grant permission for such vehicle to remain parked in its current location.

Section 2.

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

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

Approved:

Mike Mason, Mayor

ATTEST:

STATE OF GEORGIA
COUNTY OF GWINNETT
CITY OF PEACHTREE CORNERS

ORDINANCE 2018-XX-XXX

_____(SEAL)
Kym Chereck, City Clerk

DRAFT

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

PH2018-012
Text Amendment
Restaurants in M-1 District

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND ARTICLE XIII OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY AMENDING ZONING CODE SEC. 1310, M-1 LIGHT INDUSTRY DISTRICT TO ADD RESTAURANTS AS A PERMITTED USE WITHIN THE CBD; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE

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

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

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

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

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

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

ARTICLE XIII, USE PROVISIONS

...

Section 1310. M-1 Light Industry District.

...

Permitted Uses.

Only the following uses shall be permitted within the M-1 Light Industry District and no structure shall be erected, structurally altered or enlarged for any use other than as permitted herein with the exception of a) uses lawfully established prior to the effective date of this amendment, b) special uses as permitted herein, c) accessory uses as defined in Article III, Definitions, d) other uses which are clearly similar to and consistent with the purpose of this district, or e) ~~limited~~ uses (listed at the end of this section) for property located within the Central Business District (see CBD boundary map).

...

~~Limitations on uses~~ Uses within the Central Business District (see CBD boundary map)

~~a) All permitted M-1 uses shall be allowed~~

a) The following uses shall be prohibited on M-1 zoned property in the Central Business District ~~except the following:~~

Automobile Body Repair Shop
Automobile Repair Shop
Baking Plant
Cold Storage Plant
Funeral Homes and Crematories
Ice Manufacturing/Packing Plant
Laundry / Dry Cleaning Plant (does not apply to retail pick-up facility)
Maintenance Shop (automobile fleet vehicles)
Mini-Warehouse or Self-Storage facility
Outdoor Storage
Plastics Extrusion Plant
Recovered Materials Processing Facility
Sexually Oriented Businesses
Soft Drink Bottling/ Distribution Plant
Truck Rental or Leasing
Truck Fleet Maintenance Shop

- b) Businesses with an active business license that operate a use listed in a) shall be considered a legal, non-conforming use and may continue to operate for as long as the business license stays active and the business is not discontinued for six months or longer.
- c) Uses listed in a) that were authorized by zoning hearing, building permit, land disturbance permit or other similar approval, shall be void if the use did not become operational as evidenced by the issuance of a business license by 2/16/16.
- d) In addition to all otherwise permitted M-1 uses, the following additional use shall also be permitted on M-1 zoned property in the Central Business District:
Restaurants, without drive-throughs, when integrated into a building housing other permitted uses and when such restaurant comprises no more than 25% of the overall floor area of the building.

Section 2.

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

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

Approved:

Mike Mason, Mayor

STATE OF GEORGIA
COUNTY OF GWINNETT
CITY OF PEACHTREE CORNERS

ORDINANCE 2018-XX-XXX

ATTEST:

_____ (SEAL)
Kym Chereck, City Clerk

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