



PLANNING COMMISSION AGENDA

October 16, 2018
7:00 PM
CITY HALL

A. Roll Call

B. Approval of August 21, 2018 Minutes

C. Old Business:

D. New Business:

1. **SUP2018-006 Way Motor Works.** Request to approve a special use permit to accommodate an automobile repair shop in an existing building at 3020 Amwiler Road, Dist. 6, Land Lot 250, Peachtree Corners, GA.
2. **PH2018-014 Town Center Sign Package.** Request to approve a sign package for the Peachtree Corners Town Center development in the 5200 block of Peachtree Parkway, Dist. 6, Land Lot 301, Peachtree Corners, GA.

E. City Business Items:

F. Comments by Staff and Planning Commissioners.

G. Adjournment.



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
August 21, 2018
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, August 21, 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 - Absent
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 JULY 17, 2018 PLANNING COMMISSION MEETING.

By: Mark Willis
Seconded: Alan Kaplan
Vote: 3-0 (Willis, Kaplan, Houser)
Action: Minutes Approved

OLD BUSINESS:

None

NEW BUSINESS:

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

Diana Wheeler, Community Development Director, presented this case to the Planning Commission and noted that 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.); the number of take-out 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.

Ms. Wheeler stated that 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.

The applicant representative, Jared Taylor, gave a brief description about the restaurant and spoke about the plan for landscaping around the building and architectural design of the building. Mr. Taylor 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 #2 – add with the exception of the east elevation.
- On condition #5 - The number of take-out parking spaces shall be limited to no more than ~~three~~ five.

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 recommendation of support for PH2018-008 with conditions, as follows:

MOTION TO APPROVE AMENDED PH2018-008 LAZY DOG RESTAURANT AT TOWN CENTER. REQUEST TO APPROVE ELEVATIONS FOR A PROPOSED RESTAURANT WITH STAFF RECOMMENDATIONS

By: Alan Kaplan

Seconded: Mark Willis

Vote: 3-0 (Kaplan, Willis, Houser)

Action: Approved with amended staff 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 except for the east elevation, 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 applicant shall vary the roofline to 29 feet on the north elevation by increasing the height of the stone wall.**
6. **Applicant shall install a lighted sculpture on the north elevation stone wall to include a rusted steel dog paw art.**
7. **Four pillars on east side of the north elevation shall be painted a complimentary color.**

CITY BUSINESS ITEMS:

1. **WITHDRAWN BY STAFF 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. **WITHDRAWN BY STAFF 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.

**MOTION TO APPROVE PH2018-012 RESTAURANT USE IN M-1
CONSIDERATION OF AN AMMENDMENT TO ZONING CODE SEC. 1310,
M-1 LIGHT INDUSTRY DISTRICT, TO ADD RESTAURANTS AS A
PERMIT USE**

By: Mark Willis

Seconded: Alan Kaplan

Vote: 3-0 (Kaplan, Willis, Houser)

Action: Approved

COMMENTS BY STAFF AND PLANNING COMMISSION:

Jeff Conkle, Planning and Zoning Administrator, informed the Commissioners that there are no cases for next month.

The Planning Commission meeting concluded at 7:58 PM.

Approved,

Attest:

Matt Houser
Chairman

Rocio Monterrosa
Deputy City Clerk

SUP2018-006
Way Auto Works

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: OCTOBER 16, 2018

CITY COUNCIL DATE: NOVEMBER 27, 2018

CASE NUMBER: SUP2018-006

APPLICATION REQUEST: Auto Repair Shop

LOCATION: 3020 Amwiler Rd.

PROPERTY SIZE: 0.87 Acres

ZONING: C-2

FUTURE DEVELOPMENT MAP: Preferred Office

APPLICANT: Way Auto Works
 Waylen Hunsucker
 3115 Marjan Dr.
 Atlanta, GA 30340

CONTACT: Waylen Hunsucker
 770-234-9965

OWNER: Peter Cabrelli
 3528 Stratfield Dr NE
 Brookhaven, GA 30319

RECOMMENDATION: Approval with Conditions

PROJECT DATA:

The applicant requests a Special Use Permit on a 0.87-acre parcel zoned C-2 (General Business District) to permit an auto repair business in an existing building. The auto repair business will be conducted indoors and no additions or alterations to the exterior of the buildings or site are being requested.

The site is predominately located within an industrial area along Amwiler Road south of Peachtree Industrial Boulevard. The adjacent properties to the west are also zoned C-2 but all other properties to the east, north, and south are zoned M-1 (Light Industry District).

The applicant has provided a survey of the site. It includes a one-story masonry and glass storefront building with a parking lot in the front. The rear includes access to garage bay doors

through which the repair business will be accessed by vehicles. The site currently has 16 parking spaces, exceeding the minimum amount required by the Zoning Resolution.

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.

The City’s Zoning Resolution requires that an auto repair facility obtain a Special Use Permit to operate in the C-2 zoning district. The purpose of the Special Use Permit review is to ensure that any potentially detrimental aspects of the proposed land use are mitigated through site-specific conditions.

ZONING HISTORY:

The property is currently zoned C-2 (General Business District) and is occupied by an 11,745-square-foot brick office building constructed in 1985. In 1983, the Gwinnett County Board of Commissioners rezoned the property from M-1 to C-2. This rezoning was not subject to any special conditions.

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, it will be suitable. Amwiler Road is an industrial area, lined by warehouses and light industrial buildings. Auto repair would fit right in.

Staff’s Comment: The subject property is located within the Employment Corridor and is surrounded by similarly-zoned C-2 and M-1 properties. The use is suitable for the Amwiler Road 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 it will not. The operation will be in an existing building adjacent to flex and industrial users.

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 in an area with light industrial uses and the property has 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: It does, but is now mostly open warehouse, not finished retail or office space. Automotive repair is a good 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 additional burden will be placed on traffic, utilities, or schools. This is an existing facility.

Staff's Comment: The impacts of the proposed use 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, this is an allowed use with Special Use Permit under the City Zoning Ordinance.

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: The Amwiler Road corridor is not experiencing any significant development changes. All land parcels are already developed with warehouse and flex properties from the 1980s and 90s. This use is perfect for the area.

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 Amwiler area 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 auto repair shops are not specifically addressed in this character area, it fits with the broader industrial and small retail-type uses that are encouraged.

A Special Use Permit for an auto repair facility in this location would meet the goals and policies of the Comprehensive Plan and would serve the surrounding community.

DEPARTMENT ANALYSIS:

The subject property is a 0.87-acre site located at 3020 Amwiler Road. The property is surrounded by C-2 (General Business) and M-1 (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 auto repair uses in this existing structure would be consistent with the policies of the Character area and would put a vacant building back into productive use.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-006 be approved with the following conditions:

1. The special use permit for Way Auto Works shall be limited to the property at 3020 Amwiler Road as shown on the submitted survey;
2. Required inspections and interior finish permits shall be obtained before occupancy;
3. All automotive repair work shall occur within the building; no repair work shall be done outdoors.

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>Waylen Hunsucker</u>	NAME: <u>Peter Cabrelli</u>
ADDRESS: <u>3115 Marjan Drive</u>	ADDRESS: <u>3528 Stratfield DR NE</u>
CITY: <u>Atlanta</u>	CITY: <u>Brookhaven</u>
STATE: <u>GA</u> ZIP: <u>30340</u>	STATE: <u>GA</u> ZIP: <u>30319</u>
PHONE: <u>770-234-9965</u>	PHONE: <u>770-246-0111</u>
E-MAIL: <u>info@waymotorworks.com</u>	E-MAIL: <u>pcabrelli@semareps.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

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

LAND DISTRICT(S): 6 LAND LOT(S): 250 ACREAGE: 0.87

ADDRESS OF PROPERTY: 3020 Amwiler Road, Peachtree Corners, GA 30360

PROPOSED DEVELOPMENT: Existing Building/Special Use for Auto Repair (Mechanic) Shop

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.: 11,745

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).

Return to:
The Elrod-Hill Law Firm, LLC
3930 E. Jones Bridge Road.
Suite 160
Peachtree Corners, GA 30092
Title Not Examined

BK52988 PG0048

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

2014 JUN 26 AM 8:00

RICHARD ALEXANDER, CLERK

PT-61 # 07-2014-014232

GWINNETT CO GEORGIA
REAL ESTATE TRANSFER TAX
\$ none

RICHARD T ALEXANDER, JR. CLERK OF
SUPERIOR COURT

Georgia Limited Warranty Deed

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 18TH day of JUNE, 2014 between PETER A. CABRELLI AND CHRISTINE G. CABRELLI of the County of DEKALB, as party of the first part (hereinafter called "Grantors"), and PETER A. CABRELLI AND CHRISTINE G. CABRELLI AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP of the County of DEKALB as party of the second part (hereinafter called "Grantees") (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, and by these presents does grant bargain, sell, alien, convey unto the said Grantees, and Grantees' respective heirs, successors and assigns, all of the following described land and interests in land, estates, easements, rights, improvements, property, fixtures, equipment, furniture, furnishings, appliances and appurtenances (hereinafter collectively referred to as the "Premises"):

- (a) ALL THAT TRACT or parcel of land lying and being in Land Lot 250 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the one-half inch re-bar set on the southwesterly right of way line of Amwiler Road (an 80 foot right of way) which re-bar is located 585.00 feet southeasterly of a one-half inch re-bar found at the intersection of the said southwesterly right-of-way of Amwiler Road and the easterly right of way of Northeast Parkway, as measured along said southwesterly right of way of Amwiler Road; from said point of beginning as thus established running thence south 22 degrees 36 minutes 26 seconds west a distance of 176.25 feet to spike found; running thence south 67 degrees 23 minutes 34 seconds east a distance of 165.11 feet to a one-half inch pipe set; running

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BK52988 PG0049

thence north 48 degrees 36 minutes 24 seconds east a distance of 207.99 feet to a one-half inch pipe set on the southwesterly right of way of line of Amwiler Road (an 80 foot right of way); running thence along said right of way along the arc of a curve to the right (said arc being subtended by a chord bearing north 69 degrees 47 minutes 00 seconds west a chord distance of 256.51 feet) an arc distance of 256.52 feet to a one-half inch re-bar set; said one-half inch re-bar set being the TRUE POINT OF BEGINNING, said tract containing 0.8656 acres as per as-built survey made for Morris E. Harrison, Sr. and/or First Georgia Bank, being Land Lot 4, "Peachtree-Amwiler Business Park", prepared by R. L. Rhinehart, Georgia Registered Land Surveyor No. 1476, dated March 11, 1986.

- (b) All buildings, structures and other improvements now located on the Land; and
- (c) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now located on the Land or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversion and reversions, remainder and remainders, whatsoever, in any way belonging, relating, or appertaining to the Premises or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, now owned by Grantor.

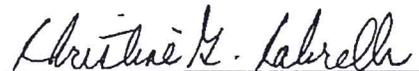
TO HAVE AND TO HOLD the Premises and all parts, rights, members and appurtenances thereof, to the use, benefit, and behoof of said Grantees and the successors and assigns of Grantees forever IN FEE SIMPLE; and Grantors covenant that Grantors are lawfully seized and possessed of the Premises, as aforesaid, and have good right to convey the same, that the same is unencumbered, except for those matters expressly set forth in Exhibit "A" attached hereto and by this reference made a part hereof, and that Grantors do warrant and will forever defend the title thereto against the claims of all persons claiming by or through Grantors, except as to those matters set forth in said Exhibit "A" attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:



PETER A. CABRELLI, Grantor



CHRISTINE G. CABRELLI, Grantor

**Letter of Intent for Special Use Permit Application
by Waylen Hunsucker for Auto Repair Business
In the Existing Building at [3020 Amwiler Road](#)**

I Waylen Hunsucker submit this application for the purpose of conducting an auto repair business in the existing building at [3020 Amwiler Road](#). This 11,745 square foot building is currently zoned C2, and auto repair is allowed as a special use. I will be relocating my existing small business Way Motor Works, which has 3 full time employees. We are a MINI Cooper specialty shop moving from the Chamblee area. Way Motor Works is not your typical car repair shop as we only work on MINIs, and we aren't the kind of shop just doing oil changes or tires. We focus on making improvements and performance modifications to MINIs. Most our clients come to us with a project and a goal, rather than a quick fix. Way Motor Works does NOT do any paint or body work of any kind. Of course all the work will be done inside the building none outside. All of our work is scheduled by appointment only as we don't do walk in service. I am seeking to purchase the property, and ask the Director of Planning and Development and the Planning Commission to grant this special use permit.

The Amwiler Road corridor, where this property is located, is primarily industrial. All land lots are occupied by warehouse or flex properties built in the 1980's and 1990's. Neighboring buildings all have roll up doors, and house various industrial business such as a hot rod shop, building contractors, glass companies, distribution warehouses, auto sales, used retail fixture sales, etc. There are no residential properties nearby. Operating an auto repair business in this existing building will not negatively impact neighboring properties. It will also not negatively impact traffic, utility usage, or schools. We plan to keep the building appearance just as it is so likely most people won't even notice we have moved in.

Having operated in my current space for the last nine years, I'm looking forward to moving into my own property and serving the Peachtree Corners community. I appreciate your consideration. I welcome the opportunity to meet with the Peachtree Corners Dept. of Planning and Development to answer any questions or to address any concerns with this application and request.

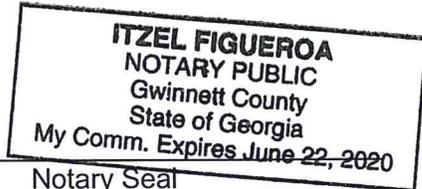
Waylen Hunsucker
Way Motor Works

317.201.8670, or info@waymotorworks.com

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.

Waylen Hunsucker 8/31/18
Signature of Applicant Date
Waylen Hunsucker
Type or Print Name and Title

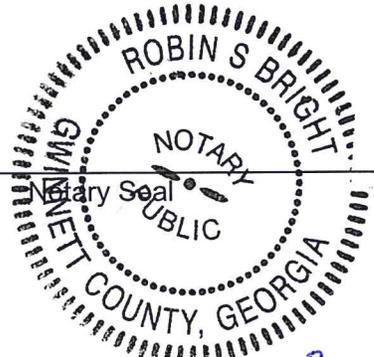
[Signature] 8/31/18 
Signature of Notary Public Date Notary Seal

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] _____
Signature of Property Owner Date
Peter Cabrelli
Type or Print Name and Title

[Signature] 8-31-2018
Signature of Notary Public Date


2-2-2022

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 it will be suitable. Amwiler Road is an industrial area, lined by warehouses and light industrial buildings. Auto repair would fit right in.
- 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 it will not. The operation will be in an existing building, adjacent to flex and industrial users.
- 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?
It does, but is now mostly open warehouse, not finished retail or office. Automotive is a good 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 additional burden will be placed on traffic, utilities, or schools. This is an existing facility.
- 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, this is an allowed use with Special Use Permit under the City zoning 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?
The Amwiler Road corridor is not experiencing any significant development changes. All land parcels are already developed with warehouse and flex properties from the 80's and 90's. This use is perfect for the area. There is an existing auto sales business at 2882 Amwiler RD.

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)

Waylen Hunsucker

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.

Waylen Hunsucker
 Signature of Applicant

8/31/18
 Date

Waylen Hunsucker

Type or Print Name and Title

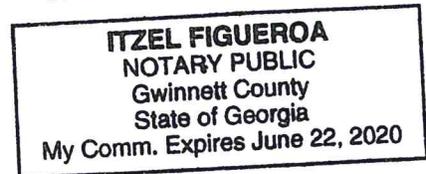
Signature of Applicant's
 Attorney or Representative

Date

Type or Print Name and Title

[Signature]
 Signature of Notary

8/31/18
 Date



Notary Seal



BILL DETAIL

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

Tax Account

Mailing Address:

PETER A CABRELLI AND CHRISTINE G CABRELLI
 3528 STRATFIELD DR NE
 BROOKHAVEN , GA 30319-2533

SITUS:

3020 AMWILER RD

Tax District:

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6250 055	Real Property	8/30/2018 12:56:59 PM

Legal Description

BLDG D PEACHTREE-AMWILER BU

Tax Values

Description	Market Value	Assessed Value
Land	\$192,100.00	\$76,840.00
Improvement	\$563,900.00	\$225,560.00
Total	\$756,000.00	\$302,400.00
Class Codes	397-Office Warehouse	

Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$5,987.52	\$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>	\$3,976.56	\$0.00
Sub Total	\$9,964.08	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$619.92	\$0.00
<u>County Incorporated with Police</u>	\$0.00	\$0.00
Sub Total	\$619.92	\$0.00
Special Assessment	Net Tax	Savings
<u>Stormwater Service Fee</u>	\$720.78	\$0.00
Sub Total	\$720.78	\$0.00
Total Tax	\$11,304.78	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23156752	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	23156752	B17.111697	\$11,304.78	10/15/2017

Front view along Amwiler Rd.



Front south angle view along Amwiler Rd.



PROPERTY LOCATION MAP

Way Auto Works



CASE NUMBER:	SUP2018-006		
HEARING DATES:	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
	Oct. 16, 2018	Oct. 23, 2018	Nov. 27, 2018
PROPERTY ADDRESS:	3020 Amwiler Rd.		

PH2018-014
Town Center Sign Package

PEACHTREE CORNERS TOWN CENTER

SIGNAGE REGULATIONS

1. **GENERAL**

The purpose of this exhibit is to establish certain parameters for tenant signage locations, materials, sizes, construction and installation within the development. Individual tenant signage affects the quality, image and cohesiveness of the Town Center and should therefore contribute positively to the visual character and harmony of the overall development.

2. **APPROVALS**

All tenant signage is subject to approval of a sign permit by the City. All signage shall be submitted to and approved by the landlord prior to application for a sign permit to the City. Tenant shall not install any signage without having first obtained a sign permit.

3. **STOREFRONT SIGNS**

Storefront signs shall be defined as, and limited to, signage mounted flush with the exterior wall or facade of the premises occupied by the tenant.

3.1 **NUMBER OF SIGNS** – Each tenant may have a maximum of one (1) sign on the front façade and one (1) sign on the rear façade of the premises occupied by the tenant; provided however that if such tenant is located at a corner of a building or comprises the entire building, such tenant may also elect to have one (1) identification sign on each of the publicly-visible sides of the building.

3.2 **SIZE OF SIGNS** - Storefront signs shall be limited in size as follows, subject to any further limitations of the restrictions outlined above. In the event of a conflict between the requirements below, the more restrictive limitation shall govern.

3.2.1 **Area** – Tenants shall be permitted sign area based upon the square footage of the tenant space occupied as described below:

TENANT SQUARE FOOTAGE	MAXIMUM SIGN AREA PER FAÇADE
Up to 2,500 sq. ft.	36 sq. ft.
2,501 – 15,000 sq. ft.	60 sq. ft.
15,001 – 50,000 sq. ft.	100 sq. ft.
50,001 sq. ft. and above	200 sq. ft.

3.2.2 **Length** – Signs mounted on a façade containing multiple wall planes shall be sized and located such that the sign sits within a single plane and allows two (2) feet of space between the ends of the sign and the change in building plane. Additionally, no sign length shall be greater than the total width of the premises, less 2'0" on either end of the premises (refer to "Location of Signs" criteria below). Additionally, no sign shall be closer than 6" to the edge of any window or door.

3.2.3 **Measurement** – The measurement of sign height, area, and length shall be determined by placing a "box" around the extreme limit of all sign lettering or mounting panels to which lettering is affixed, and multiplying the length and width of

the resulting sides of the box. Said box shall be extended around multiple lines of copy associated with an individual sign.

- 3.3 LOCATION OF SIGNS – Storefront Signs shall comply with the following placement guidelines:
- 3.3.1 A Storefront Sign shall be positioned so that it appears as an integral design feature of the overall building façade. There are logical locations on every main storefront where signs may be located. A sign may be placed on a building or an awning. Tenant shall be required to submit location(s) for all signs and said sign locations are subject to the City’s approval.
 - 3.3.2 Tenant shall not have the right to install any sign at any location other than within the frontage of the premises occupied by the tenant. Additionally, no sign shall be located within 2’0” of either end of the frontage of the premises nor within 6” of the edge of a window or door.
- 3.4 COLORS – Tenant signage may incorporate two (2) colors in addition to black, white, gray, or tan. Fluorescent colors or similarly bright colors are not permitted.
- 3.5 SIGN DESIGN – The following signage designs shall be allowed:
- 3.5.1 Forward Illuminating Channel Letter - internally illuminated flush mount individually lit channel letters affixed to exterior building walls. Letters to consist of 5-inch deep (maximum) flush mounted individually lit internally illuminated channel letters painted in black semi-gloss finish, 3/16 inch acrylic face, and 1 inch black semi-gloss finish trim caps and are to be internally illuminated by 15mm neon tubes. Sign to be fastened securely with non-corrosive fasteners to exterior building walls per local sign regulations. See **Figure 1** for a representation of the above described fabrication details. Alternatively, Tenant has the option to mount the individual channel letters to an aluminum background panel and attach that panel to the exterior building wall
 - 3.5.2 Reverse Illuminating Channel Letter - Reverse individual channel letters mounted to exterior building walls (**Figure 2**). Tenant has the option to mount the aforesaid individual channel letters to an aluminum background panel and attach that panel to the exterior building wall (**Figure 3**). Letters to consist of aluminum return and face and to be internally illuminated by neon tubes. The applicable sign type described herein produces a halo lighting effect on the exterior building wall (essentially backlights the exterior wall) in contrast to exposed or translucent acrylic face channel letters, which creates a forward illumination effect.
 - 3.5.3 Externally Illuminated Channel Letters - individual reverse channel aluminum letters to be externally illuminated by gooseneck lighting fixtures (**Figure 4**). Gooseneck lighting fixtures to be attached to the exterior building wall above sign letters or gooseneck lighting fixtures to be attached to a background panel on which the letters are also mounted.

Figure 1

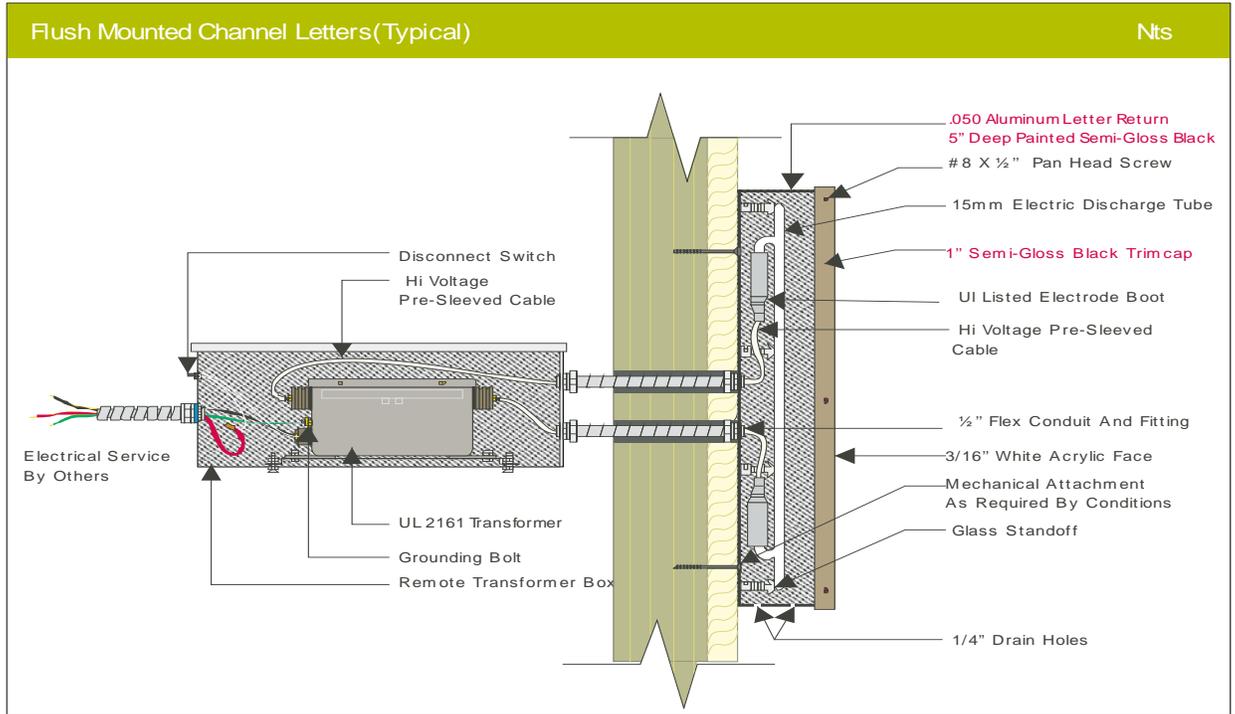


Figure 2

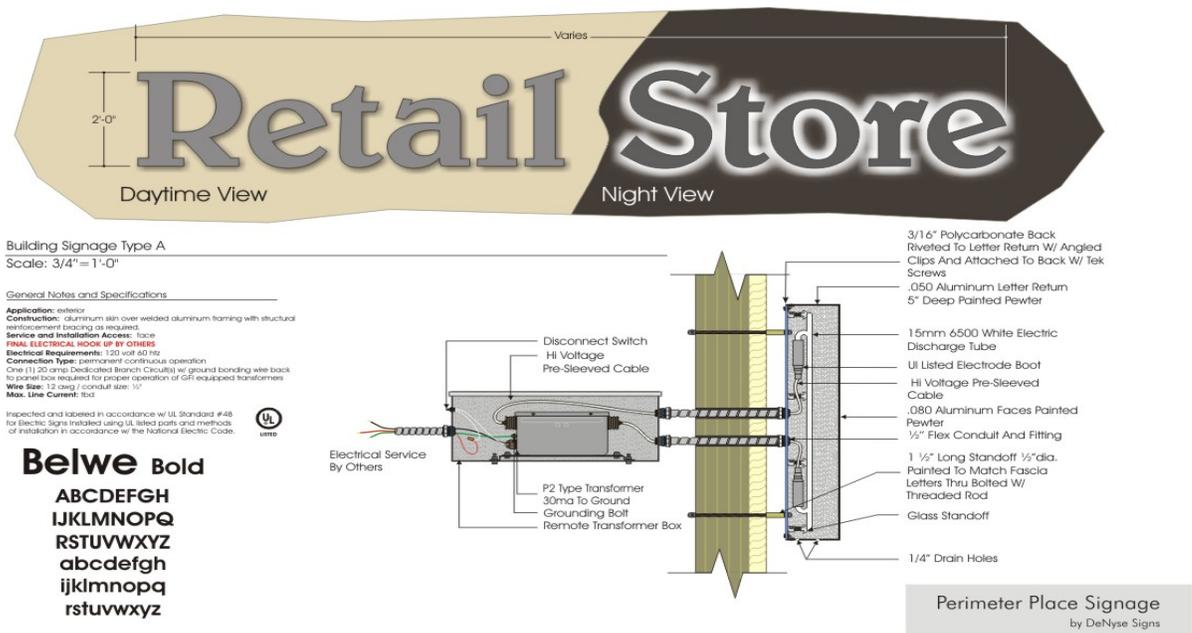
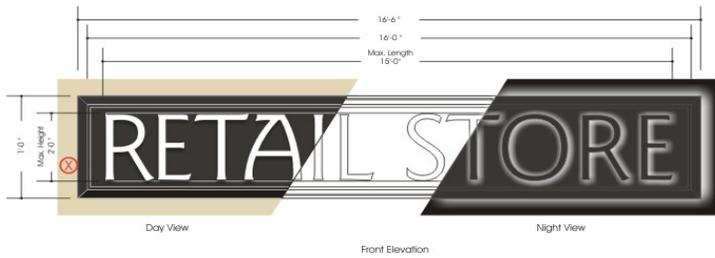


Figure 3

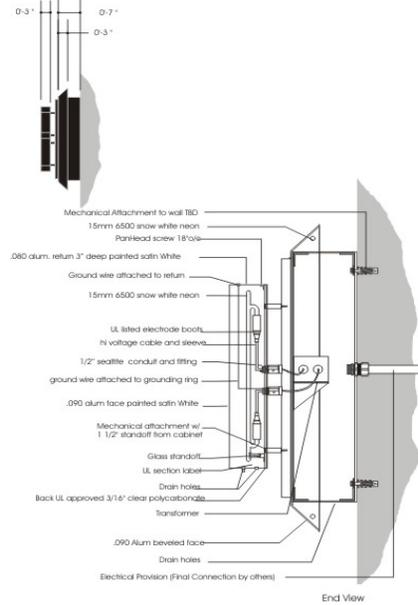


Building Signage Type B
Scale: 1/2" = 1'-0"

Internally illuminated reverse channel letters with white neon halo. Letter to be 3" deep & painted white on faces & returns. Letters mounted with 1 1/2" long spacers to background raceway. Background raceway also to have white neon halo illumination around edge to match letters. Background raceway to house neon transformers and be serviced by hinged face. Background raceway to be 7" deep and painted Grip-Gard Acrylic Polyurethane Black satin finish.

General Notes and Specifications

Sign Area: 30 Sq Ft (based around copy area only)
Application: exterior
Construction: aluminum skin over welded aluminum framing with structurally welded panels. Awg size and reinforcement beading as required.
Service and Installation Access: thru hinged face
FINAL ELECTRICAL WORK SP BY OTHERS
Electrical Requirements: 120 volt 60 Hz
Connection Type: permanent continuous operation
 One (1) 20 amp Dedicated Branch Circuit(s) w/ ground bonding wire back to panel box required for proper operation of GFI equipped transformers
Wire Size: 12 awg (consult site: 1/2")
Max. Line Current: 10d
 Disconnect switch(es) (X)
 UL & E labels (X)
 Inspected and labeled in accordance w/ UL Standard #48 for Electric Signs installed using UL listed parts and methods of installation in accordance w/ the National Electric Code. (UL)



Perimeter Place Signage
by DeNyse Signs

Figure 4

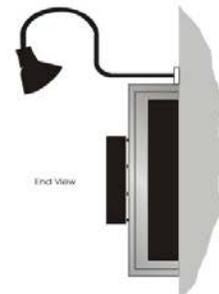


Building Signage Type C
Scale: 1" = 1'-0"

Internally illuminated reverse channel letters with white neon halo. Letter to be 3" deep & painted white on faces & returns. Letters mounted with 1 1/2" long spacers to background raceway. Background raceway also to have white neon halo illumination around edge to match letters. Background raceway to house neon transformers and be serviced by hinged face. Background raceway to be 7" deep and painted Grip-Gard Metallic Bronze satin finish.

General Notes and Specifications

Sign Area: 30 Sq Ft (based around copy area only)
Application: exterior
Construction: aluminum skin over welded aluminum framing with structurally welded panels. Awg size and reinforcement beading as required.
Service and Installation Access: thru hinged face
FINAL ELECTRICAL WORK SP BY OTHERS
Electrical Requirements: 120 volt 60 Hz
Connection Type: permanent continuous operation
 One (1) 20 amp Dedicated Branch Circuit(s) w/ ground bonding wire back to panel box required for proper operation of GFI equipped transformers
Wire Size: 12 awg (consult site: 1/2")
Max. Line Current: 10d
 Disconnect switch(es) (X)
 UL & E labels (X)
 Inspected and labeled in accordance w/ UL Standard #48 for Electric Signs installed using UL listed parts and methods of installation in accordance w/ the National Electric Code. (UL)



Perimeter Place Signage
by DeNyse Signs

- 3.6 Alternatively, tenant has the option to mount the aforesaid individual channel letters to an aluminum background panel and attach that panel to the exterior building wall

4. **WINDOW SIGNAGE**

- 4.1 **WINDOW SIGNAGE** – Window signage cannot exceed more than 20% of the area of the individual panes of glass. Neon window signs are not permitted except ‘open’ and ‘closed’ signs.

- 4.2 **WINDOW ART** – Window art (graphics that cover glass) will not be counted toward the 20% allowable window signage and may be permitted in accordance with the following:

- 4.2.1 Shall be limited to tenant space located on the second floor of buildings
- 4.2.2 Shall be designed as artwork that provides aesthetic enhancement to the premises
- 4.2.3 Shall not contain any words or text
- 4.2.4 Shall not contain any images of products or services sold on the premises nor convey any commercial message

5. **UNDER-CANOPY SIGNS AND PROJECTING SIGNS**

Under-canopy signs shall be maximum of 8 square feet in area and a minimum of 8’ above the sidewalk. One (1) projecting sign shall be permitted per tenant in addition to the permitted storefront signs. Projecting signs (or blade signs) shall be a maximum of 30 square feet in area, and a minimum of 8’ above the sidewalk, and shall not extend more than 3-feet into the right-of-way.

6. **PROHIBITED SIGNAGE / SIGNAGE RESTRICTIONS**

- 6.1 **FREESTANDING SIGNS** – No freestanding signage of any kind is permitted to be installed by the tenant other than tenant panels on the approved Town Center monument signs.

- 6.2 **GENERAL SIGNAGE RESTRICTIONS** - No otherwise permitted identification sign attached to the exterior of a building shall be:

- 6.2.1 Placed above the Building roof line, placed on penthouse walls, or placed so as to project above the parapet, canopy or top of the wall upon which it is mounted.
- 6.2.2 Placed at any angle to the Building; provided, however, the foregoing shall not apply to any permitted under-canopy sign or projecting sign as described above.
- 6.2.3 Painted on the surface of any Building.
- 6.2.4 Flashing, moving or audible.
- 6.2.5 Made utilizing exposed raceways, exposed ballast boxes, or exposed transformers.
- 6.2.6 Made of paper or cardboard, or be temporary in nature (exclusive of contractor signs), or be a sticker or decal; provided, however, the foregoing shall not prohibit the placement at the entrance of each occupant’s space of a small sticker or decal indicating hours of business, emergency telephone numbers, acceptance of credit cards and other similar items of information.

7. **ADMINISTRATIVE VARIANCE**

- 7.1 In unusual situations or where hardship exists, the Community Development Director may grant an administrative variance of up to 10% of the regulation.

8. BANNERS

- 8.1 One temporary banner attached to the storefront or awning shall be permitted with a temporary sign permit and subject to the following:

8.1.1 Banner shall not exceed 16 square feet in area.

8.1.2 Banner shall be permitted for a period not to exceed 21 consecutive days. The number of permitted periods shall not exceed 4 per year.