



PLANNING COMMISSION AGENDA

November 14, 2018
7:00 PM
CITY HALL

A. Roll Call

B. Approval of October 16, 2018 Minutes

C. Old Business:

D. New Business:

1. **SUP2018-007 WePartner Storage Facility.** Request to approve a special use permit to accommodate a mini-warehouse storage facility at 7112 Peachtree Industrial Boulevard, Dist. 6, Land Lot 277, Peachtree Corners, GA.
2. **CIC2018-001 Holcomb Bridge Townhomes.** Request to change the conditions of rezoning case RZ2017-003 for a new 17-unit townhome development at 3926 Holcomb Bridge Road, Dist. 6, Land Lot 313, Peachtree Corners, GA.

E. City Business Items:

F. Comments by Staff and Planning Commissioners.

G. Adjournment.



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
October 16, 2018
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, October 16, 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 - absent
Italia Metts, Post E

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

MINUTES:

MOTION TO APPROVE MINUTES FROM THE AUGUST 21, 2018 PLANNING COMMISSION MEETING.

By: Matt Houser
Seconded: Alan Kaplan
Vote: 4-0 (Willis, Kaplan, Houser, Metts)
Action: Minutes Approved

OLD BUSINESS:

None

NEW BUSINESS:

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

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

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 SUP2018-006 with conditions, as follows:

MOTION TO APPROVE SUP2018-006 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

By: Alan Kaplan

Seconded: Italia Metts

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

Action: Approved with amended 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.
4. No automotive paint or body work shall be performed on the property.
5. No outdoor storage or overnight parking of vehicles shall be permitted.
6. No auto sales shall be permitted.

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.

Diana Wheeler, Community Development Director, presented the Town Center Signage Package to be approved by the Commissioners that will be used by the tenants of the Town Center.

MOTION TO APPROVE 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.

By: Mark Middleton

Seconded: Italia Metts

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

Action: Approved

CITY BUSINESS ITEMS: None

COMMENTS BY STAFF AND PLANNING COMMISSION:

Jeff Conkle, Planning and Zoning Administrator, informed the Commissioners that there will be a meeting for the month of November.

The Planning Commission meeting concluded at 7:25 PM.

Approved,

Attest:

Matt Houser
Chairman

Rocio Monterrosa
Deputy City Clerk

SUP2018-007
WePartner Storage Facility

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: NOVEMBER 14, 2018

CITY COUNCIL DATE: DECEMBER 18, 2018

CASE NUMBER: SUP2018-007

APPLICATION REQUEST: Self-Storage Facility

LOCATION: 7112 Peachtree Industrial Blvd.

PROPERTY SIZE: 1.09 Acres

ZONING: C-2

FUTURE DEVELOPMENT MAP: Preferred Office

APPLICANT: Yichao "Q" Qian
7094 Peachtree Industrial Blvd. Ste. 275
Peachtree Corners, GA 30071

CONTACT: Yichao "Q" Qian
678-878-3885

OWNER: WePartner 7094 PIB, LLC
7094 Peachtree Industrial Blvd. Ste. 275
Peachtree Corners, GA 30071

RECOMMENDATION: Approval with Conditions

PROJECT DATA:

The applicant requests a Special Use Permit on a 1.09-acre vacant parcel zoned C-2 (General Business District) to permit a self-storage facility in a new building. The business will be an indoor storage facility with no outdoor storage. A small parking area is shown adjacent to the building.

Although the site is addressed along Peachtree Industrial Boulevard, it actually fronts Amwiler Road just east of Winters Chapel Road. The site is predominately located within an industrial area along Amwiler Road south of Peachtree Industrial Boulevard. The adjacent properties in the flex office park are also zoned C-2 but other adjacent properties are zoned M-1 (Light Industry District).

The applicant has provided a conceptual site plan and elevations showing a three-story building made of brick and stucco with glass storefront and windows. The access to the building is

provided from the existing Amwiler Road driveway. The site is proposed to have 6 parking spaces immediately adjacent to the building.

The Zoning Ordinance requires 2 parking spaces plus an additional 1 space per every 5000 square feet for a storage facility. With the applicant's proposed building of just over 33,000 square feet per floor, this is a 100,000 square foot building, thus requiring at least 22 parking spaces.

In addition to the conceptual site plan not showing the required parking, it also does not account for required landscape strips adjacent to property lines. As shown, the building appears to be too large for the site. The size of the building will, therefore, need to be reduced in order to comply with development regulations.

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 a self-storage 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 an mostly-vacant lot with some unused parking spaces. In 1974, the Gwinnett County Board of Commissioners rezoned the property from C-1 to C-2 to permit the development that exists today. 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: The proposed warehouse is very much suitable and compatible with surrounding office and industrial uses.

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: The proposed use will not have an adverse effect on surrounding properties. It is located on an approved lot in a commercial subdivision and the access patterns in the area were designed to accommodate development on the site.

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 will have 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: The site has been vacant for 40 years under the present zoning, as no retail or office uses have ever been economically viable at this location.

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: This use would not produce a significant increase in the use of existing road or utility infrastructure and, as a non-residential use, would have no impact on schools.

Staff's Comment: The impacts of the proposed use on streets, transportation facilities, or utilities are unlikely to be excessive or burdensome. Although the intersection of Amwiler Road and Winters Chapel Road is congested, this use will add a negligible amount of new traffic, likely during off-peak hours. There will be no impact on schools.

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

Applicant's Response: Yes, the use is in conformity with the future land use plan's vision for the site as Preferred Office, as it is compatible with the office and professional uses desired for the area.

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 area surrounding the site is in need of investment and revitalization. This new use would represent a significant investment in the area and have a positive effect on property values.

Staff's Comment: The Comprehensive Plan's support for adaptive reuse of underutilized properties 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 2040 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 self-storage facilities 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 a self-storage 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 1.09-acre site located at 7112 Peachtree Industrial Boulevard. The property is surrounded by C-2 (General Business) and M-1 (Light Industry) zoning.

The 2040 Comprehensive Plan indicates that the parcel lies within the Employment Corridor Character Area. This character area encourages the adaptive reuse of existing underutilized properties. The proposed use conforms to this development guideline. The request to permit this use would be consistent with the policies of the Character area and would put a vacant lot into productive use. However, the size of the building proposed appears to exceed the capacity of the site. Since no variance requests were included with the application, the building design will need to be modified in order to accommodate setbacks, landscaping, parking, and other development requirements.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-007 be approved with the following conditions:

1. The special use permit for the self-storage facility shall be limited to the property at 7112 Peachtree Industrial Boulevard with amended boundaries as shown on the submitted survey;
2. The property shall be designed to accommodate the required parking as dictated by the formula in the Zoning Ordinance and the building developed on the site shall be designed in a manner to accommodate required development regulations without the need for variances.
3. Required inspections and interior finish permits shall be obtained before occupancy;
4. All storage shall occur within the building; no outdoor storage shall be permitted.
5. If building construction (as evidenced by the completion of the foundation) has not started by 12/31/21, the Special Use Permit shall become void.



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>Yichao Qian</u>	NAME: <u>WePartner 7094 PIB, LLC</u>
ADDRESS: <u>7094 Peachtree Ind Blvd, Suite 275</u>	ADDRESS: <u>7094 Peachtree Ind Blvd, Suite 275</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>678-878-3885</u>	PHONE: <u>678-878-3885</u>
E-MAIL: <u>qian@wepartnerusa.com</u>	E-MAIL: <u>rose@wepartnerusa.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 DISTRICT(S): C2 REQUESTED ZONING DISTRICT: C2

LAND DISTRICT(S): 6th LAND LOT(S): 277 ACREAGE: 1.0938 (to be enlarged to 1.13 ac.)

ADDRESS OF PROPERTY: 7112 Peachtree Ind Blvd, Peachtree Corners, GA 30071

PROPOSED DEVELOPMENT: Self Storage Facility

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

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>Yichao Qian</u>	NAME: <u>Amwiler Partners, LLC</u>
ADDRESS: <u>7094 Peachtree Ind Blvd, Suite 275</u>	ADDRESS: <u>7094 Peachtree Ind Blvd, Suite 275</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>678-878-3885</u>	PHONE: <u>678-878-3885</u>
E-MAIL: <u>qian@wepartnerusa.com</u>	E-MAIL: <u>rose@wepartnerusa.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 DISTRICT(S): C2 REQUESTED ZONING DISTRICT: C2

LAND DISTRICT(S): 6th LAND LOT(S): 277 ACREAGE: 4.4500 *(only using 0.04 acres of site)*

ADDRESS OF PROPERTY: 3039 Amwiler Road, Peachtree Corners, GA 30071

PROPOSED DEVELOPMENT: Self Storage Facility

Staff Use Only This Section

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

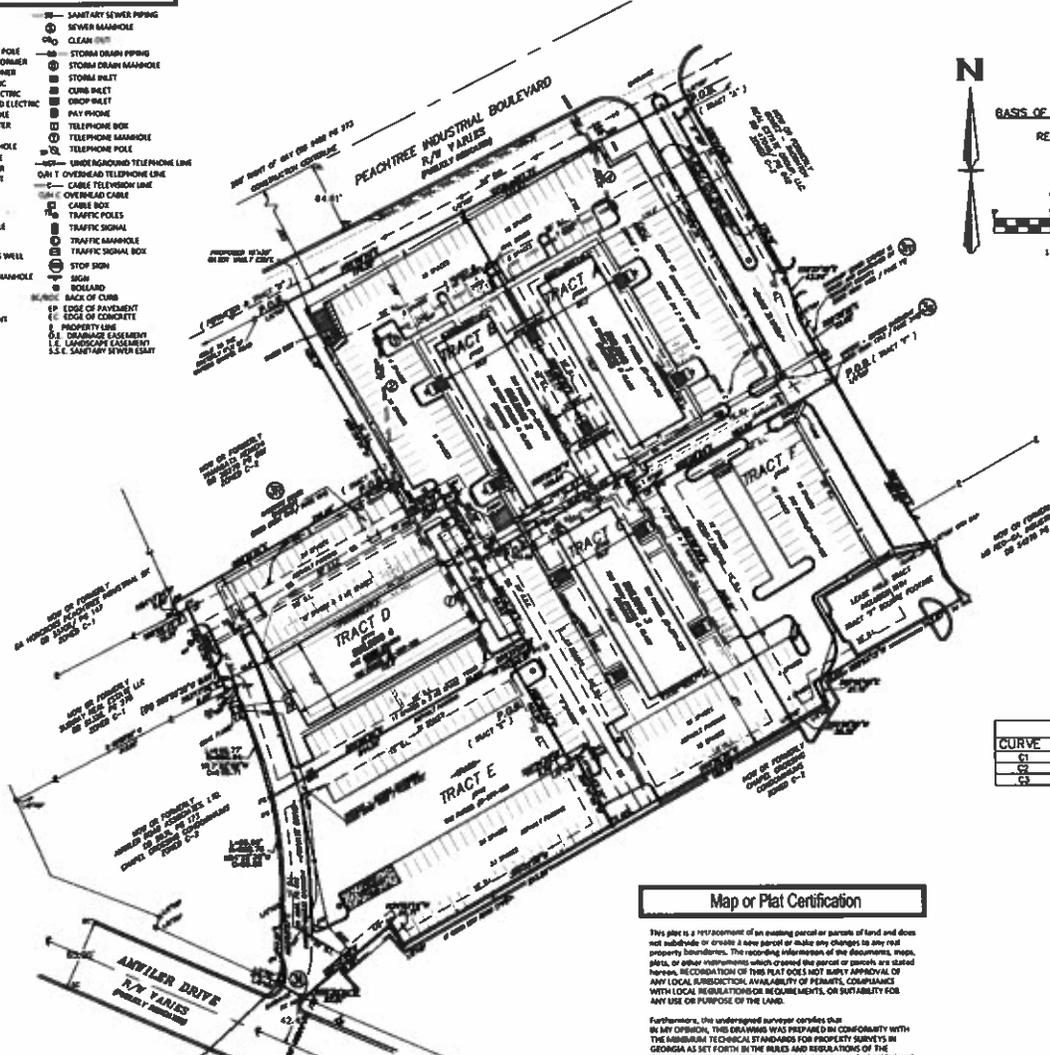
Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

Symbols & Abbreviations

- BENCH FOUND
- ⊙ BENCH SET
- ⊙ P.L. MARK FOUND
- ⊙ P.L. MARK SET
- ⊙ FIND MARK / SCRIBE
- ⊙ SET MARK / SCRIBE
- ⊙ A.S. SINK FOUND
- ⊙ A.S. SINK SET
- ⊙ BENCHMARK
- ⊙ CONC. R/W MARKER
- ⊙ RECORD DATA
- ⊙ MEASURED DATA
- ⊙ CALCULATED DATA
- ⊙ R/W RIGHT OF WAY
- ⊙ BLDG SETBACK LINE
- ⊙ REINFORCED CONCRETE PIPE
- ⊙ CORRUGATED METAL PIPE
- ⊙ PVC PLASTIC PIPE
- ⊙ METAL
- ⊙ LANDSCAPING
- ⊙ TREE
- ⊙ EXCEPTIONS
- ⊙ BENCH PIN SET
- ⊙ BENCH FOUND
- ⊙ CHAIN TOP PIPE
- ⊙ CHAIN TOP PIPE
- ⊙ POINT OF COMMENCEMENT
- ⊙ P.O.B. POINT OF BEGINNING
- ⊙ TEMPORARY BENCH MARK
- ⊙ POWERPOLE
- ⊙ GREY WIRE
- ⊙ LIGHT POLE
- ⊙ STREET LIGHT POLE
- ⊙ ELEC. TRANSFORMER
- ⊙ AIR CONDITIONER
- ⊙ OVERHEAD ELECTRIC
- ⊙ UNDERGROUND ELECTRIC
- ⊙ ELEC. METER
- ⊙ WATER METER
- ⊙ WATER LINE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ BACKFLOW PREVENTER
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ GAS MANHOLE
- ⊙ GAS LINE
- ⊙ BORE HOLE
- ⊙ MONITORING WELL
- ⊙ TAGE BOX
- ⊙ UNDERMIN MANHOLE
- ⊙ POWER BOX
- ⊙ FENCE LINE
- ⊙ SIDEWALK
- ⊙ TV TRAVERSE POINT
- ⊙ PIPE LINE A
- ⊙ SANITARY SEWER PIPING
- ⊙ SEWER MANHOLE
- ⊙ CLEAN OUT
- ⊙ STORM DRAIN PIPING
- ⊙ STORM DRAIN MANHOLE
- ⊙ STORM INLET
- ⊙ CURB INLET
- ⊙ DROPP INLET
- ⊙ PAY PHONE
- ⊙ TELEPHONE BOX
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE POLE
- ⊙ UNDERGROUND TELEPHONE LINE
- ⊙ OVERHEAD TELEPHONE LINE
- ⊙ CABLE TELEVISION LINE
- ⊙ OVERHEAD CABLE
- ⊙ CABLE BOX
- ⊙ TRAFFIC POLES
- ⊙ TRAFFIC SIGNAL
- ⊙ TRAFFIC MANHOLE
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ STOP SIGN
- ⊙ SIGN
- ⊙ BOLLARD
- ⊙ BACK OF CURB
- ⊙ EDGE OF PAVEMENT
- ⊙ EDGE OF CONCRETE
- ⊙ PROPERTY LINE
- ⊙ DRAINAGE EASEMENT (I.E. LANDSCAPE EASEMENT)
- ⊙ S.S. SANITARY SEWER EASEMENT



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.44	S89°22'28\"
L2	18.28	S78°28'30\"
L3	18.74	S88°22'28\"

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	7.82	37.53	N23°24'36\"	7.81	113°04'21\"
C2	11.98	37.53	N68°52'27\"	11.83	132°02'21\"
C3	11.81	589.75	N13°44'11\"	11.91	178°08'18\"

PIPE CHART					
PIPE #	SIZE	MATERIAL	SLOPE	LENGTH (L.F.)	FLOW RATE
#1	12"	OSP	1.88	150 LF	8.7 cfs
#2	24"	OSP	2.58	188 LF	21.0 cfs
#3	24"	OSP	1.98	208 LF	18.0 cfs
#4	36"	OSP	3.58	43 LF	47.0 cfs

Map or Plat Certification

This plat is a representation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. This recording instrument of the documents, maps, plans, or other instruments which created the parcel or parcels is stated hereon. RECORDED THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FINANCE, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, this undersigned surveyor certifies that in any instance, THIS DRAWING WAS PREPARED IN CONFORMANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-4-67.

PRELIMINARY

Seaton G. Shepherd, Jr.
Registered Land Surveyor No. 2136
in the State of Georgia
Date of Plat or Map: September 1, 2017



DATE OF PRINTING:		
No. #	DATE / BY	DESCRIPTION
1	08-17-17 / RS	FINAL SUBMITTAL

GRANT SHEPHERD & ASSOCIATES, INC.
 738 LONELAY BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
 PHONE: 770.418.8822 FAX: 770.418.8289
 www.gsasurveying.com
 COA #157 0000159

ALTAINSPS Land Title Survey For:
 Parcel
 Site Address: 7094 Peachtree Industrial Boulevard
 Land Lots 277 of the
 6th Land District
 Gwinnett County, Georgia

Sheet / Drawing Scale
 1" = 50'
 Unless Otherwise Noted
 GSA Project No.
 17-07-730.1
 Drawn By / Field Crew
 AS Crew No. 4
 8/31/17
 Sheet No. 02 OF 02



Storage

Self Storage



September 30, 2018

VIA HAND DELIVERY

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

**RE: SPECIAL USE PERMIT APPLICATION AND LETTER OF INTENT FOR 7112
PEACHTREE INDUSTRIAL BLVD AND 3039 AMWILER ROAD**

Dear Director and Staff:

The applicant, Yichao Qian (the "Applicant"), submits this application for a special use permit on approximately 1-acre and 4.5-acre tracts of land (hereinafter "Properties"), located at 7112 Peachtree Industrial Blvd, Peachtree Corners, GA 30071 and 3039 Amwiler Rd, Atlanta, GA 30360 (hereinafter "Subject Properties"), located on the south side of Peachtree Industrial Blvd, between Winters Chapel Rd and Gateway Dr. The special use permit application includes the following parcels: R6277 135 and R6277 029. The applicant is seeking a special use permit to allow self-storage development at the above referenced parcels.

The applicant welcomes the opportunity to meet with the City of Peachtree Corners Planning and Development Staff to answer any questions or to address any concerns relating to this letter. The applicant respectfully requests your approval of the Application.

Respectfully Submitted,

**WePartner 7094 PIB, LLC
Amwiler Partners, LLC**

Yichao Qian

7094 Peachtree Industrial Blvd
Building 2 Ste 275
Peachtree Corners, GA 30071

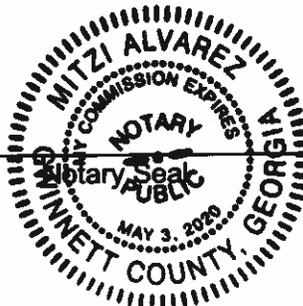
678-878-3885 Office
678-878-3886 Fax
www.wepartnerusa.com

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.

Yichao Qian 09/11/2018
Signature of Applicant Date
Yichao Qian, Project Coordinator
Type or Print Name and Title

Mitzi Alvarez 9/11/18
Signature of Notary Public Date

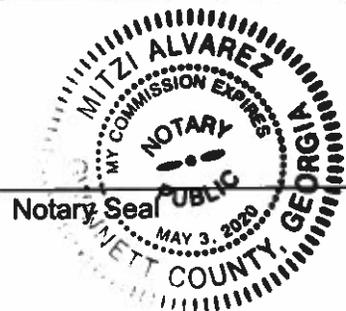


PROPERTY OWNER'S CERTIFICATION

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.

Rose Jarboe 09/11/2018
Signature of Property Owner Date
Rose Jarboe, Manager
Type or Print Name and Title

Mitzi Alvarez 9/11/18
Signature of Notary Public Date



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?

The proposed mini-warehouse use is very much suitable and compatible with the surrounding office and industrial uses in the surrounding area.

- 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?

The proposed use will not have an adverse affect on surrounding properties. It is located on an approved lot in a commercial subdivision and the access patterns in the area were designed to accommodate development on the site.

- 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?

This site has been vacant for 40 years under its present zoning, as no permitted retail or office uses have ever been economically viable at this location.

- 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?

This use would not produce a significant increase in the use of existing road or utility infrastructure and, as a non-residential use, would have no impacts on schools.

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

Yes, the use is in conformity with the future land use plan's vision of the site as Preferred Office, as it is compatible with the office and professional uses desired for the area.

- 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 area surrounding the site is in need of investment and revitalization. This new use would represent a significant investment in the area and have a positive effect on property values in the surrounding area.

**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)

Yichao Qian
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.

Yichao Qian 09/11/2018 Yichao Qian, Project
Signature of Applicant Date Type or Print Name and Title Coordinator

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

Mitzi Alvarez 9/11/18
Signature of Notary Date



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 6th - 277 - R6277 135
(Map Reference Number) District Land Lot Parcel

Yichao Qian 09/11/2018
Signature of Applicant Date

Yichao Qian, Project 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

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: 6th - 277 - R6277029
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

09/30/2018
Date

Yichao Qian, Project 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



BILL DETAIL

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

Tax Account

Mailing Address:

WEPARTNER 7094 PIB LLC
 7094 PEACHTREE INDUSTRIAL BLVD STE 275
 PEACHTREE CORNERS , GA 30071-1008

SITUS:

7112 PEACHTREE INDUSTRIAL BLVD

Tax District:

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6277 135	Real Property	11/6/2018 11:04:19 AM

Legal Description

TRACT E PEACHTREE EXECUTIVE OFFICE PARK

Tax Values

Description	Market Value	Assessed Value
Land	\$50,000.00	\$20,000.00
Improvement	\$14,500.00	\$5,800.00
Total	\$64,500.00	\$25,800.00
Class Codes	320-Commercial Auxiliary Imp	

Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$510.84	\$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>	\$334.34	\$0.00
Sub Total	\$845.18	\$0.00

Bond	Net Tax	Savings
<u>School Taxes</u>	\$50.31	\$0.00
<u>County Incorporated with Police</u>	\$0.00	\$0.00
Sub Total	\$50.31	\$0.00

Special Assessment	Net Tax	Savings
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$688.80	\$0.00
Sub Total	\$688.80	\$0.00
Total Tax	\$1,584.29	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23685838	10/15/2018	2018	\$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
2018	23685838	B18.76510	\$1,584.29	10/9/2018



BILL DETAIL

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

Tax Account

Mailing Address:

AMWILER PARTNERS LLC
7094 PEACHTREE INDUSTRIAL BLVD STE 275
PEACHTREE CORNERS , GA 30071-1008

SITUS:

3039 AMWILER RD

Tax District:

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6277 029	Real Property	11/6/2018 11:07:26 AM

Legal Description

AMWILER RD

Tax Values

Description	Market Value	Assessed Value
Land	\$740,500.00	\$296,200.00
Improvement	\$959,500.00	\$383,800.00
Total	\$1,700,000.00	\$680,000.00
Class Codes	397-Office Warehouse	

Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$13,464.00	\$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>	\$8,812.12	\$0.00
Sub Total	\$22,276.12	\$0.00

Bond	Net Tax	Savings
<u>School Taxes</u>	\$1,326.00	\$0.00
<u>County Incorporated with Police</u>	\$0.00	\$0.00
Sub Total	\$1,326.00	\$0.00

Special Assessment	Net Tax	Savings
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$4,270.56	\$0.00
Sub Total	\$4,270.56	\$0.00
Total Tax	\$27,872.68	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23496121	10/15/2018	2018	\$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
2018	23496121	B18.55285	\$27,872.68	9/27/2018

#7116
TRACT D
N/F
ATLANTA CONTEMPORARY CHINESE ACADEMY
DEED BOOK 30278, PAGE 401
TAX PARCEL: 6 277 134
ZONED: C2

**PROPOSED
REVISED
LOT LINE**

BANNER OF CHRIST MINISTRIES, INC.
N/F
TRACT C
DEED BOOK 5123, PAGE 174
ZONED: C2

#7104
TRACT F
TAX PARCEL: 6 277 136
ZONED: C2

**PROPOSED
3-STORY
SELF-STORAGE
FACILITY**

L=85.96'
R=580.75
N04°22'35"W
C=85.88

7112 PEACHTREE INDUSTRIAL BLVD
TRACT E
TAX PARCEL: 6 277 135
ZONED: C2

RECESSED
LOADING AREA
ASPHALT PARKING

EXISTING BUILDING
±75,576 SQ FT
3039 AMWILER RD
TAX PARCEL: 6 277 029
ZONED: C2

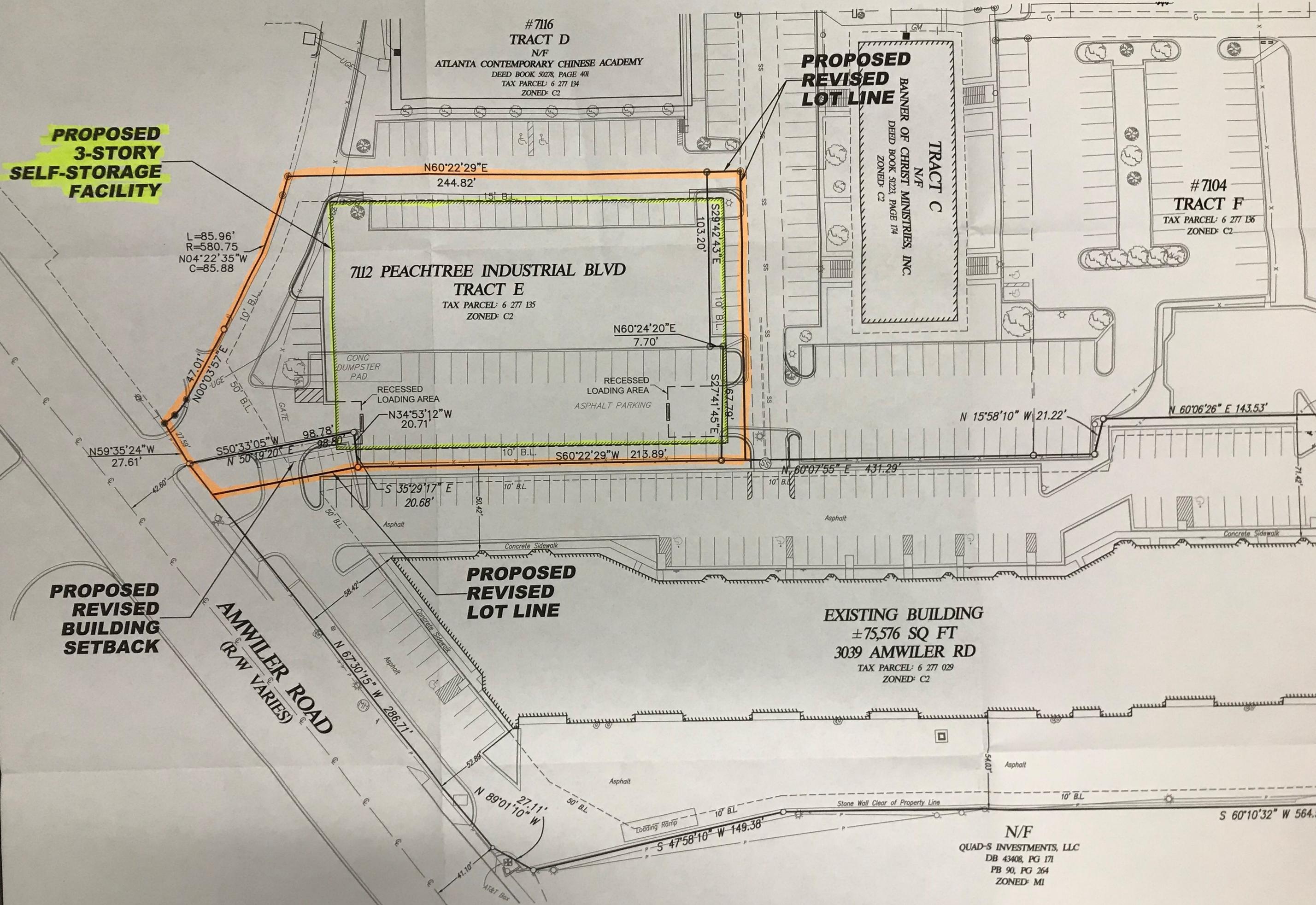
**PROPOSED
REVISED
BUILDING
SETBACK**

AMWILER ROAD
(R/W VARIES)

**PROPOSED
REVISED
LOT LINE**

N/F
QUAD-S INVESTMENTS, LLC
DB 43408, PG 171
PB 90, PG 264
ZONED: MI

S 60°10'32" W 564.0'



View from Amwiler Road



View internal to the site,
facing proposed building
location



PROPERTY LOCATION MAP

WePartner Storage Facility



CASE NUMBER:

SUP2018-007

HEARING DATES:

**PLANNING
COMMISSION**

NOV. 14, 2018

**CITY COUNCIL
1ST READING**

NOV. 27, 2018

**CITY COUNCIL
2ND READING**

DEC. 18, 2018

PROPERTY ADDRESS:

7112 Peachtree Industrial Blvd.

CIC2018-001
Holcomb Bridge Townhomes

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

CHANGE IN CONDITIONS ANALYSIS

PLANNING COMMISSION DATE: NOVEMBER 14, 2018

CITY COUNCIL DATE: DECEMBER 18, 2018

CASE NAME: **HOLCOMB BRIDGE ROAD TOWNHOMES**

CASE NUMBER: **CIC2018-001**

CURRENT ZONING: C-1

LOCATION: 3926 HOLCOMB BRIDGE ROAD

MAP NUMBERS: 6th DISTRICT, LAND LOT 313

ACREAGE: 2.16 ACRES

PROPOSED DEVELOPMENT: CHANGE IN CONDITIONS TO PREVIOUS REZONING TO ACCOMMODATE A TOWNHOUSE DEVELOPMENT

FUTURE DEVELOPMENT MAP: CHATTAHOOCHEE RIVER AREA

APPLICANT: R. W. LAMAR PROPERTIES, INC.
1101 SAINT CHARLES PL
ATLANTA, GA 30306

CONTACT: WAYNE LAMAR
404-597-1761

OWNER: POWL INVESTMENTS, LLC
5339 GARNABY LN
PEACHTREE CORNERS, GA 30092

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DATA:

The applicant is seeking to change the conditions of a past rezoning case (RZ2017-003) for property consisting of a 2.16-acre parcel located along the east side of Holcomb Bridge Road approximately 1500 feet south of Spalding Drive. The property adjoins single-family homes to the rear with commercial property to the sides and front, across Holcomb Bridge Road.

The applicant requests to modify the previously approved zoning conditions in order to make three changes. The three requests are as follows: 1. to permit a surface retention pond (instead of underground retention required by the rezoning); 2. to change the front yard setback variance for one unit at the front right corner of the property (as viewed from Holcomb Bridge Road); and 3. to permit a full access driveway from Holcomb Bridge Road into the site. The concept plan previously approved for the property includes 17 townhomes in a gated community with a small resident amenity area along the front of the site.

Each proposed home contains a two-car garage and is three stories tall. Additional guest parking is also provided. An existing wooded buffer at the rear will be preserved; additional landscaping will be provided around the perimeter of the site.

PARCEL DESCRIPTION

The property is a 2.16-acre C-1 zoned parcel located on the east side of Holcomb Bridge Road approximately 1500 feet south of Spalding Drive. The parcel is between an office development to the south and a former single-family home that was converted to commercial use to the north. The proposal includes one entrance to the townhouse development from Holcomb Bridge Road which aligns with Primrose Hill Court directly across Holcomb Bridge Road. The R-TH zoning classification permits a development density of up to 8 units per acre. The proposed project is designed at a density of 7.8 units per acre.

ZONING HISTORY:

The subject property was rezoned from O-1 to C-1 by Gwinnett County Case REZ1990-125 in December 1990. At the same time, a special use permit for a restaurant was denied. In 2004, a rezoning request and special use permit were denied by Gwinnett County. That request, RZC2004-017, was to rezone from C-1 to C-2; the special use permit was for an automobile service facility. The applicant was granted a rezoning (RZ2017-003) to R-TH to allow for the townhome development in late 2017.

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. The applicant's responses and staff's comments are below:

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.

Staff's Comment: The surface-level retention pond is suitable for this site if it is designed in a way that creates an amenity or focal point for the community.

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

Applicant's Response: No.

Staff's Comment: The proposal will have minimal impact on adjacent O-I zoned properties. Additionally, the single-family properties to the rear will still be buffered by existing wooded areas. The request for a full access driveway to Holcomb Bridge Road may cause changes in the traffic movements in this particular area.

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

Applicant's Response: Yes

Staff's Comment: The property has a reasonable economic use as currently zoned but the inability of the site to handle underground retention causes this particular project to be difficult to build.

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.

Staff's Comment: Holcomb Bridge Road at rush hour peaks is difficult to navigate. As stated in the previous rezoning staff report, although this project will not add significant traffic to the road, there will likely need to be turn restrictions put in place at the project's entrance. Left turns out of the development will be difficult to make during peak traffic periods. City staff still maintains that turn restrictions are appropriate given the surrounding conditions.

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.

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

F. Are there 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 current ground water levels in combination with a very shallow site create a financial burden to the project to maintain the underground detention.

Staff's Comment: The long-term vision for this area is for it to be an integral part of the redevelopment of the Holcomb Bridge Corridor and that is still achievable with the surface-level retention pond.

COMPREHENSIVE PLAN:

The 2040 City of Peachtree Corners Character Area Map indicates that the property is located within the Holcomb Bridge Corridor Character Area. Policies for this area encourage evolution into "a mixed-use corridor" with single-uses, including townhouses, located along the corridor between higher-intensity nodes.

DEPARTMENT ANALYSIS:

The proposed 2.16-acre development is located on the east side of Holcomb Bridge Road and is currently vacant. The project adds a residential component to an area that already has a mix of uses.

The proposal to have surface-level retention would not adversely affect surrounding residential properties as a 35-foot buffer with mature trees is provided along the rear property line. This buffer complies with the requirement in Zoning Ordinance Section 606.

While the development is also unlikely to have a negative impact on existing streets, the City's traffic engineering staff believes that left turns out of the site allow too many opportunities for vehicular conflict and would create a dangerous condition. As a result, the engineering staff does not support this vehicular movement at the property and recommends that access be limited to right-in, right-out, and left-in movements only.

Staff recommends approval with conditions of the proposed project as it still meets the intent of the Comprehensive Plan, is suitable in view of the use and development of adjacent and nearby property, and if approved, would not adversely affect the existing use of said properties.

RECOMMENDATION:

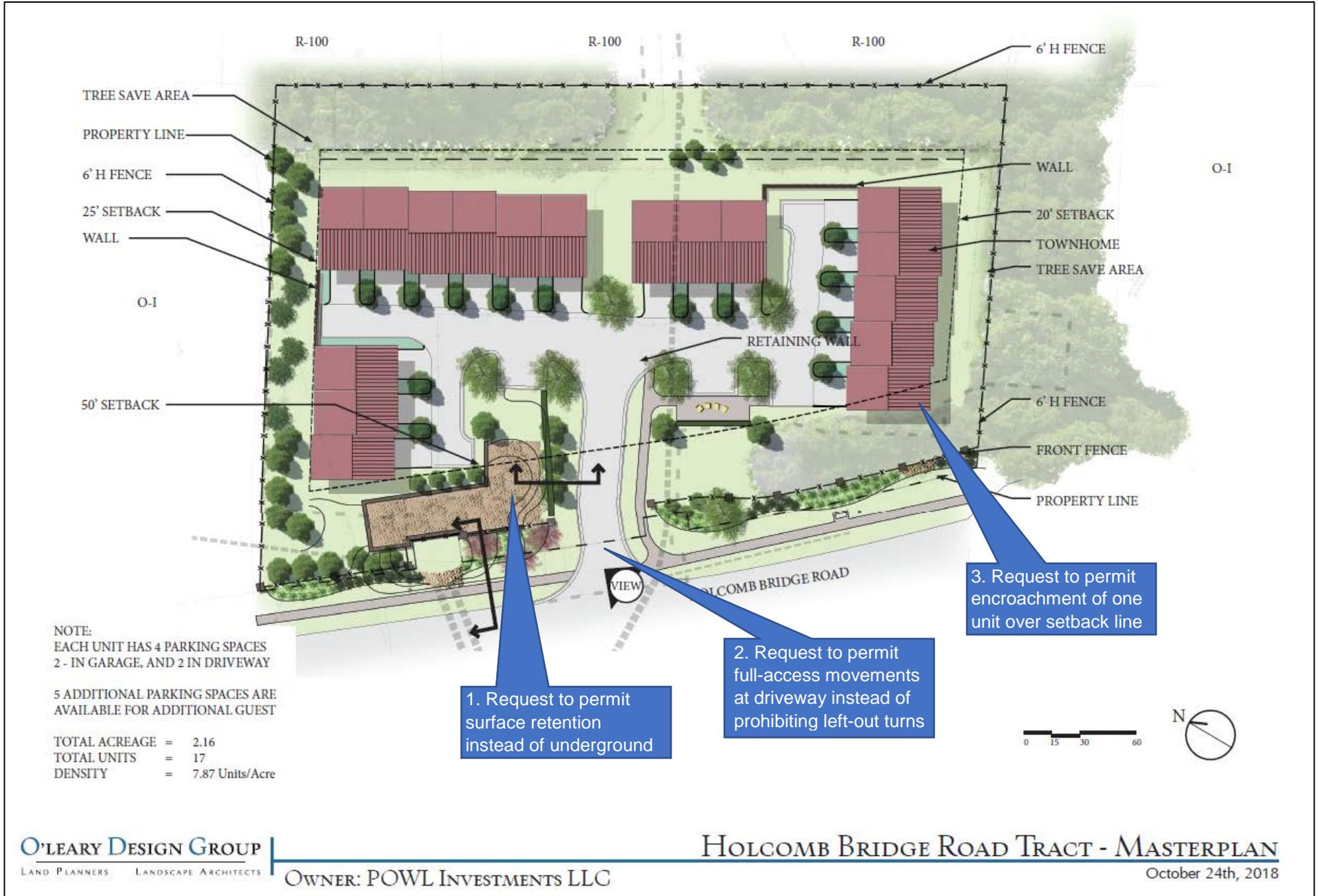
After review of the applicant's proposal and other relevant information, it is recommended that CIC2018-001 be approved with the following conditions:

1. The site development shall not exceed 17 single-family townhomes with a minimum 2-car attached garage and a minimum unit width of 24-feet.
2. The property shall be developed in general conformance with the site plan prepared by O'Leary Design Group dated October 24, 2018 and submitted with this application with

revisions to meet these conditions and the requirements of all city codes and ordinances.

3. That the side yard setback is reduced to 25-feet on the north (side) property line, 20-feet on the south (side) property line, and that encroachment is permitted into the 50-foot front setback to accommodate a portion of one townhouse at the front of the property.
4. Building elevations shall be in general conformance with the renderings prepared by O'Leary Design Group dated October 2, 2017, and submitted with this application with revisions, as needed, to be submitted to the Community Development Director for review and approval.
5. The green space at the front center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided. An amenity area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.
6. Development shall include no more than one driveway on Holcomb Bridge Road, aligned with Primrose Hill Court directly across Holcomb Bridge Road. This access shall allow a left turn-in, right turn-in, and right turn-out movements. Left-out turn movements shall be prohibited.
7. Sidewalks shall be provided as shown on the conceptual site plan.
8. A 50-foot wide landscaped strip shall be provided along the Holcomb Bridge Road frontage, allowing for the one townhouse encroachment and shall include a decorative fence/wall and entrance monument to be approved by Staff.
9. Interior streets shall be private and maintained by the Homeowners Association.
10. Existing trees in buffers shall be preserved and buffers shall be enhanced with additional trees where sparse.
11. Storm water retention facilities may be open-air at surface-level. The retention facility shall be screened with decorative fencing, evergreen plantings, and landscaping as show on the plans dated October 24, 2018 and submitted with this application.

DIAGRAM OF APPLICANT'S REQUESTED CHANGES



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

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

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Wayne Lamar</u>	NAME: <u>POWL investments</u>
ADDRESS: <u>1101 St Charles Place</u>	ADDRESS: <u>5339 Garnaby Lane</u>
CITY: <u>Atlanta</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30306</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>404-597-1761</u>	PHONE: <u>770-365-3005</u>
E-MAIL: <u>rlamar@bellsouth.net</u>	E-MAIL: _____
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Wayne Lamar</u> PHONE: <u>404-597-1761</u>	
CONTACT'S E-MAIL: <u>rlamar@bellsouth.net</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): RTH REQUESTED ZONING DISTRICT: RTH

LAND DISTRICT(S): 6th LAND LOT(S): 313 ACREAGE: 2.16

ADDRESS OF PROPERTY: 3926 holcomb Bridge Road

PROPOSED DEVELOPMENT: 17 fee simple townhomes

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 17

Dwelling Unit Size (Sq. Ft.): 2,367

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEE SCHEDULE

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

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

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

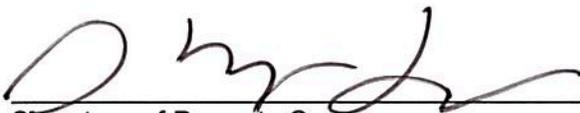

Signature of Applicant _____ 10/10/18 _____
Date
Wayne Lamar member POWL Investments, LLC.
Type or Print Name and Title


Signature of Notary Public _____ 10/10/18 _____
Date

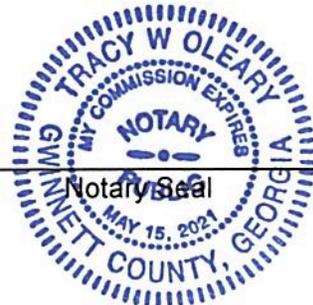


PROPERTY OWNER'S CERTIFICATION

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 _____ 10/10/18 _____
Date
Wayne Lamar member POWL Investments, LLC.
Type or Print Name and Title


Signature of Notary Public _____ 10/10/18 _____
Date



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

The current ground water levels in combination with a very shallow site create a financial burden to the project to maintain the underground detention.

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)

Wayne Lamar
 Print Name

1. CAMPAIGN CONTRIBUTIONS

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

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

[Signature] 10/10/18 W. WAYNE LAMAR
 Signature of Applicant Date Type or Print Name and Title

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

Tracy W. O'Leary 10/10/18 Tracy W. O'Leary
 Signature of Notary Date Notary Seal



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 6 th 313 001A
(Map Reference Number) District Land Lot Parcel

 10/10/18
Signature of Applicant Date

Wayne Lamar member POWL Investments, LLC.
Type or Print Name and Title

Tax Commissioners Use Only

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

NAME TITLE

DATE

Exhibit "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 313 OF THE 6TH DISTRICT, CITY OF PEACHTREE CORNERS, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIN FOUND AT THE INTERSECTION OF THE COMMON LAND LOT LINE OF LAND LOTS 305 AND 313, SAID DISTRICT AND COUNTY, AND THE NORTHEASTERN RIGHT-OF-WAY LINE OF HOLCOMB BRIDGE ROAD (VARIABLE R/W); RUNNING THENCE IN A NORTHWESTERN DIRECTION, ALONG SAID NORTHEASTERN RIGHT-OF-WAY LINE OF HOLCOMB BRIDGE ROAD, THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 158.64 FEET (SAID CURVE HAVING A RADIUS OF 1372.39 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 15 MINUTES 39 SECONDS WEST, A CHORD DISTANCE OF 158.56 FEET) TO AN IRON PIN FOUND;

NORTH 50 DEGREES 29 MINUTES 34 SECONDS EAST, A DISTANCE OF 10.12 FEET TO AN IRON PIN FOUND;

NORTH 39 DEGREES 43 MINUTES 14 SECONDS WEST, A DISTANCE OF 23.78 FEET TO AN IRON PIN FOUND;

SOUTH 50 DEGREES 58 MINUTES 03 SECONDS WEST, A DISTANCE OF 9.98 FEET TO AN IRON PIN FOUND;

NORTH 38 DEGREES 56 MINUTES 42 SECONDS WEST, A DISTANCE OF 99.92 FEET TO AN IRON PIN FOUND;

NORTH 50 DEGREES 38 MINUTES 06 SECONDS EAST, A DISTANCE OF 15.02 FEET TO AN IRON PIN FOUND;

NORTH 39 DEGREES 01 MINUTES 59 SECONDS WEST, A DISTANCE OF 24.99 FEET TO AN IRON PIN FOUND;

SOUTH 50 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 14.96 FEET TO AN IRON PIN FOUND; AND

NORTH 39 DEGREES 04 MINUTES 04 SECONDS WEST, A DISTANCE OF 85.31 FEET TO AN IRON PIN FOUND;

THENCE LEAVING SAID NORTHEASTERN RIGHT-OF-WAY LINE OF HOLCOMB BRIDGE ROAD AND RUNNING NORTH 60 DEGREES 58 MINUTES 17 SECONDS EAST, A DISTANCE OF 273.37 FEET TO AN IRON PIN FOUND ON THE SOUTHWEST BOUNDARY LINE OF LOT 25, BLOCK A (SPALDING CORNERS SUBDIVISION UNIT II PB 11/PG 03);

RUNNING THENCE IN A SOUTHEASTERN DIRECTION, ALONG THE SOUTHWESTERN BOUNDARY LINES OF LOTS 25, 26 AND 27, BLOCK A (SPALDING CORNERS SUBDIVISION

UNIT II PB 11/PAGE 03), SOUTH 30 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 394.09 FEET TO AN IRON PIN FOUND AT THE COMMON CORNER OF LAND LOTS 304, 305, 313 AND 314, SAID DISTRICT AND COUNTY;

RUNNING THENCE IN A SOUTHWESTERN DIRECTION, ALONG THE COMMON LAND LOT LINE OF LAND LOTS 305 AND 313, SAID DISTRICT AND COUNTY, SOUTH 63 DEGREES 39 MINUTES 13 SECONDS WEST, A DISTANCE OF 206.53 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 2.16 ACRES AND IS SHOWN ON AND DESCRIBED ACCORDING TO THAT CERTAIN BOUNDARY SURVEY FOR R.W. LAMAR PROPERTIES, INC., PREPARED BY WATTS & BROWNING ENGINEERS, INC., VIRGIL T. HAMMOND, G.R.L.S. NO. 2554, DATED 1/25/2017.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY (CITY OF GWINNETT COUNTY FIRM MAP NUMBER 1315300000, DATED MARCH 4, 2013) THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW.

ZONE 4 (HATCHED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE IF SHOWN IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED SURVEYING MAP EXTENDING BEYOND THESE BOUNDARIES.

PROJECT BENCHMARK: GWINNETT COUNTY ONE MONUMENT BM
ELEVATION: 915.87 NAVD83
NORTHING: 142877.018
EASTING: 10811.188

SITE BENCHMARK: MGS HAS SET MARKED DELTA #3 IN THE CURB BUTTER FOR THE SOUTHWEST CORNER OF PRIMROSE HILL COURT AND THE SOUTHWEST CORNER OF HOLCOMB BRIDGE ROAD AS SHOWN ON SURVEY. ELEVATION: 916.87 (NAVD83)

NOTE: CONTAIN INTERVAL: 8 FEET/FEET.

REFERENCE MATERIAL:

1. PLAT SURVEY FOR R.W. LAMAR PROPERTIES INC. LOCATED IN LAND LOT 313, 6TH DISTRICT GWINNETT COUNTY, GEORGIA. PREPARED BY WATTS & BROWNING ENGINEERS, INC. (DATED JANUARY 31, 2011) (LCSB11011)

SURVEYOR'S NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

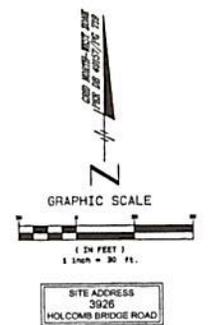
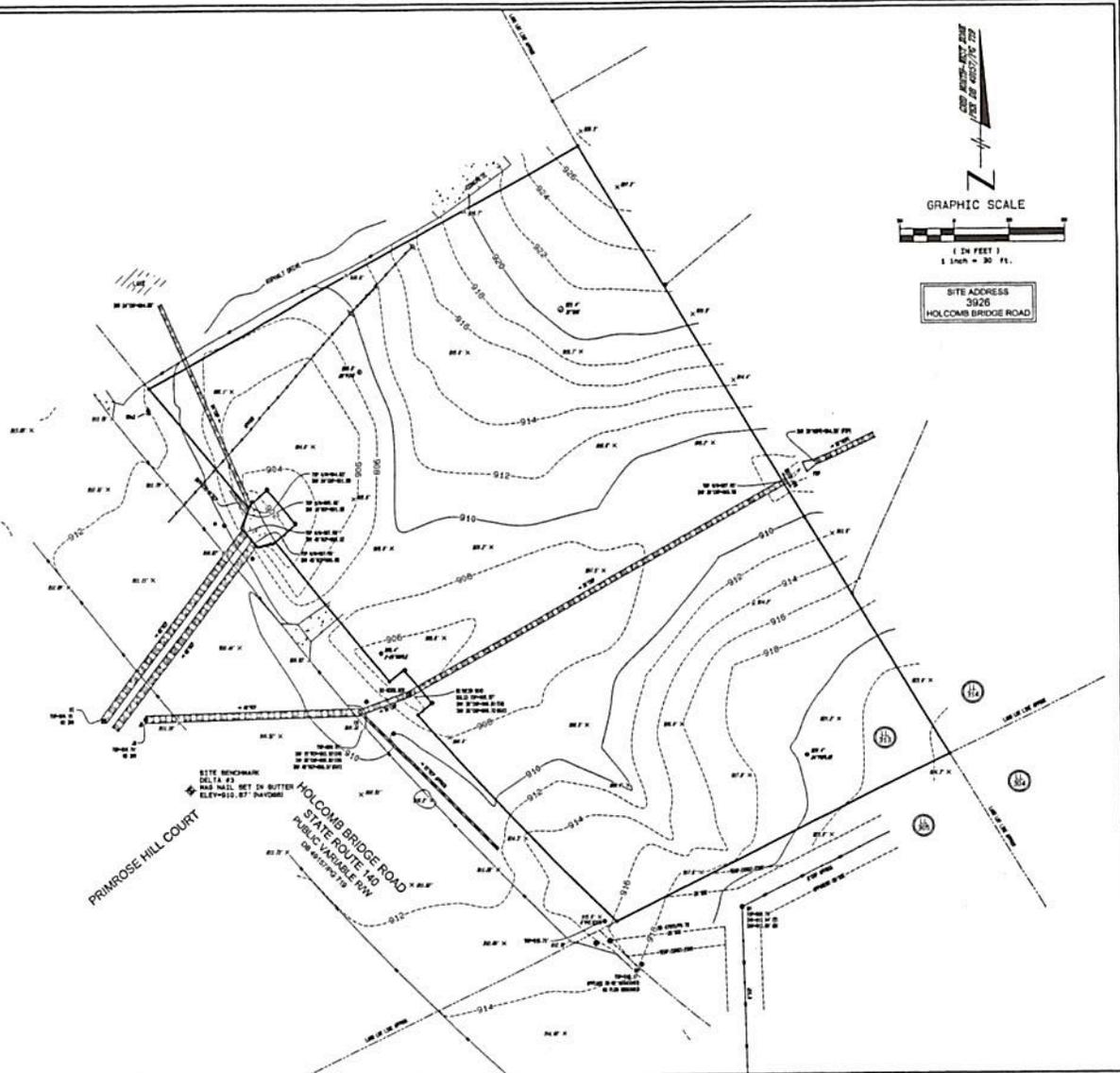
2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAME CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECYCLIFICATION BY THE SURVEYOR NAMED SAID BENTHES.

3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. PROFESSIONALS SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING DESIGN OR CONSTRUCTION.

4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN SIGNALS OR OBSTACLES.

5. ANY OBSTRUCTION OF SURFACEWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, STREAMS, PONDS, LAKES), NATURAL OR CULTIVATED SHOWN ON THIS SURVEY AND WERE NOT OBSERVABLE AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL, CULTURAL, WATTS & BROWNING ENGINEERS, INC. SURVEY PROFESSIONALS ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL, CULTURAL OR ENVIRONMENTALLY SENSITIVE AREAS OR OF NEAR THE SUBJECT PROPERTY AS MAY BE DEEMED BY FEDERAL, STATE OR LOCAL GOVERNMENTS, REGULATIONS, PLANS OR PLANNING OR CONSTRUCTION. AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE WHEN THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

LEGEND		SYMBOL LEGEND	
A	Asphalt	17	SEE CONTOUR INTERVAL
1	1" = 1" Scale	18	SEE CONTOUR INTERVAL
2	2" = 1" Scale	19	SEE CONTOUR INTERVAL
3	3" = 1" Scale	20	SEE CONTOUR INTERVAL
4	4" = 1" Scale	21	SEE CONTOUR INTERVAL
5	5" = 1" Scale	22	SEE CONTOUR INTERVAL
6	6" = 1" Scale	23	SEE CONTOUR INTERVAL
7	7" = 1" Scale	24	SEE CONTOUR INTERVAL
8	8" = 1" Scale	25	SEE CONTOUR INTERVAL
9	9" = 1" Scale	26	SEE CONTOUR INTERVAL
10	10" = 1" Scale	27	SEE CONTOUR INTERVAL
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12	12" = 1" Scale	29	SEE CONTOUR INTERVAL
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45	45" = 1" Scale	62	SEE CONTOUR INTERVAL
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47	47" = 1" Scale	64	SEE CONTOUR INTERVAL
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53	53" = 1" Scale	70	SEE CONTOUR INTERVAL
54	54" = 1" Scale	71	SEE CONTOUR INTERVAL
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68	68" = 1" Scale	85	SEE CONTOUR INTERVAL
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81	81" = 1" Scale	98	SEE CONTOUR INTERVAL
82	82" = 1" Scale	99	SEE CONTOUR INTERVAL
83	83" = 1" Scale	100	SEE CONTOUR INTERVAL



TOPOGRAPHIC & TREE SURVEY FOR
R.W. LAMAR PROPERTIES, INC.
 LOCATED IN
 LAND LOT 313 ~ 6TH DISTRICT
 CITY OF PEACHTREE CORNERS
 GWINNETT COUNTY, GEORGIA



NO.	DATE	DESCRIPTION

WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1150 BELLS FERRY ROAD
 MARIETTA, GEORGIA 30066-9030
 FAX: 770-821-8495
 WWW.WENEA.COM
 LICENSE # 11500-0001 - RE-000114

NO.	DATE	DESCRIPTION
1	01/05/2012	DATE MARKED
2	01/05/2012	DATE SPOTTED
3	01/05/2012	DATE SHOWN
4	01/05/2012	DATE SHOWN
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99	01/05/2012	DATE SHOWN
100	01/05/2012	DATE SHOWN

October 10, 2018

Letter of Intent for Change of Zoning Conditions for 3926 Holcomb Bridge Rd., Ordinance 2017-11-105

POWL Investments, LLC re-zoned the property the property located at 3926 Holcomb Bridge Road per Ordinance 2017-11-105 from C-1 to RTH to allow for seventeen fee simple townhouses. POWL Investments, LLC seeks to amend the zoning conditions as follows:

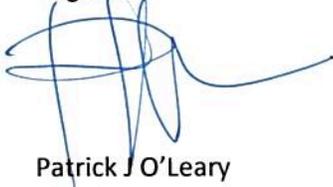
1. Amend condition 3 to allow a total of a portion of one townhouse at either the northwest or northeast corner of the property to encroach into the 50 foot front setback
2. Amend either condition 6 or 8 to allow specifically allow for a full service access with both right and left out
3. Amend condition 12 to allow water detention facilities to be open air.

With respect to request No. 1, site conditions as previously discussed and agreed to by staff have forced us to locate the encroaching townhouse unit at the east end of the property.

With respect to request number two, staff agreed to a full service entry and thus did not include language in either condition 6 or 8 directing that a right out only entry be designed.

With respect to request number three, we have run into a high water table that has made an underground facility economically unfeasible for a project of this size and price point.

Regards

A handwritten signature in blue ink, appearing to read "Patrick J O'Leary". The signature is stylized with several loops and a long horizontal stroke extending to the right.

Patrick J O'Leary

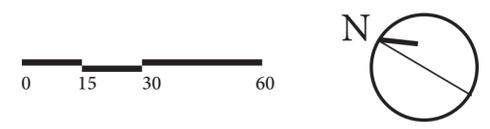
POWL Investments, LLC.

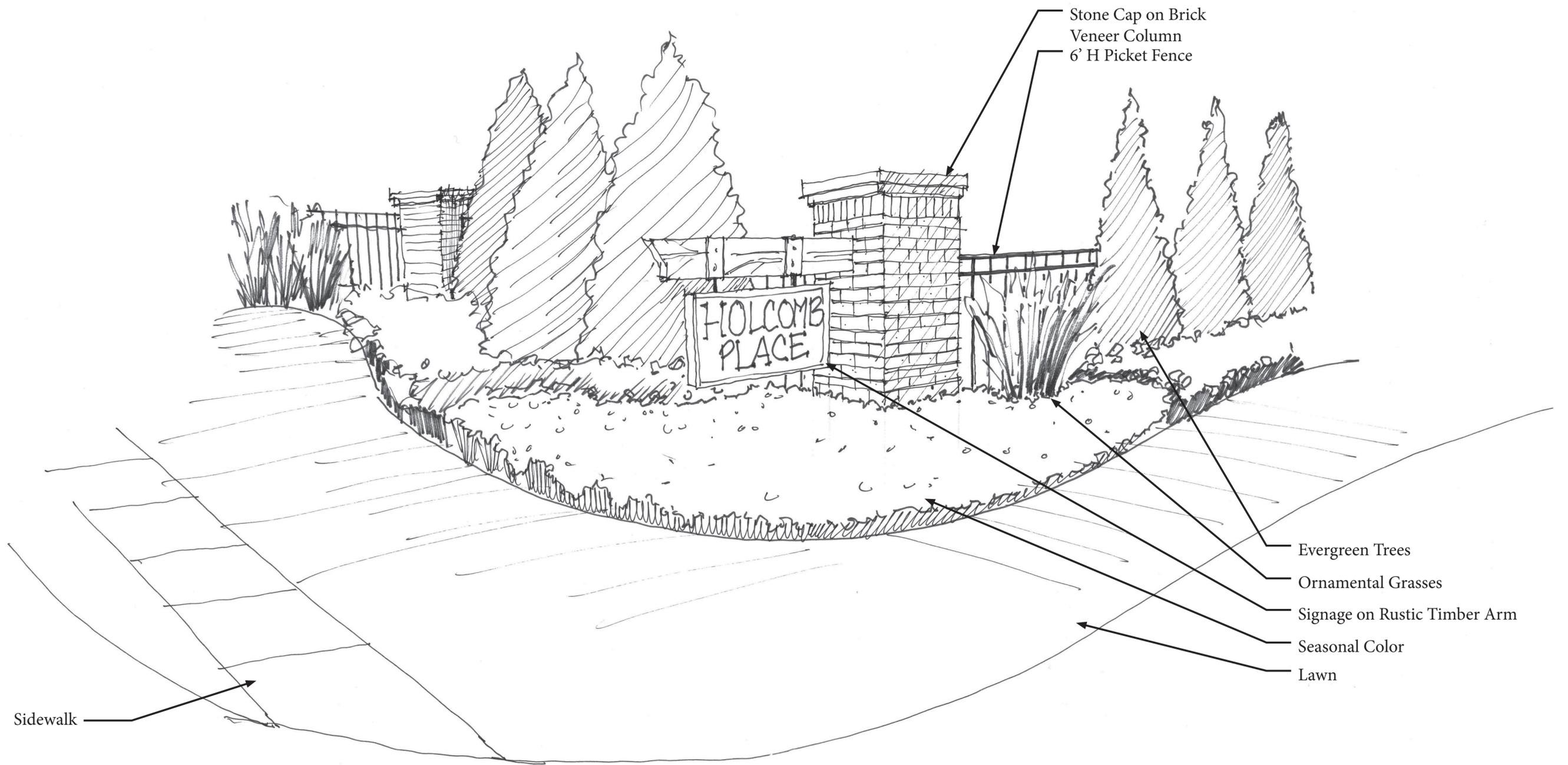


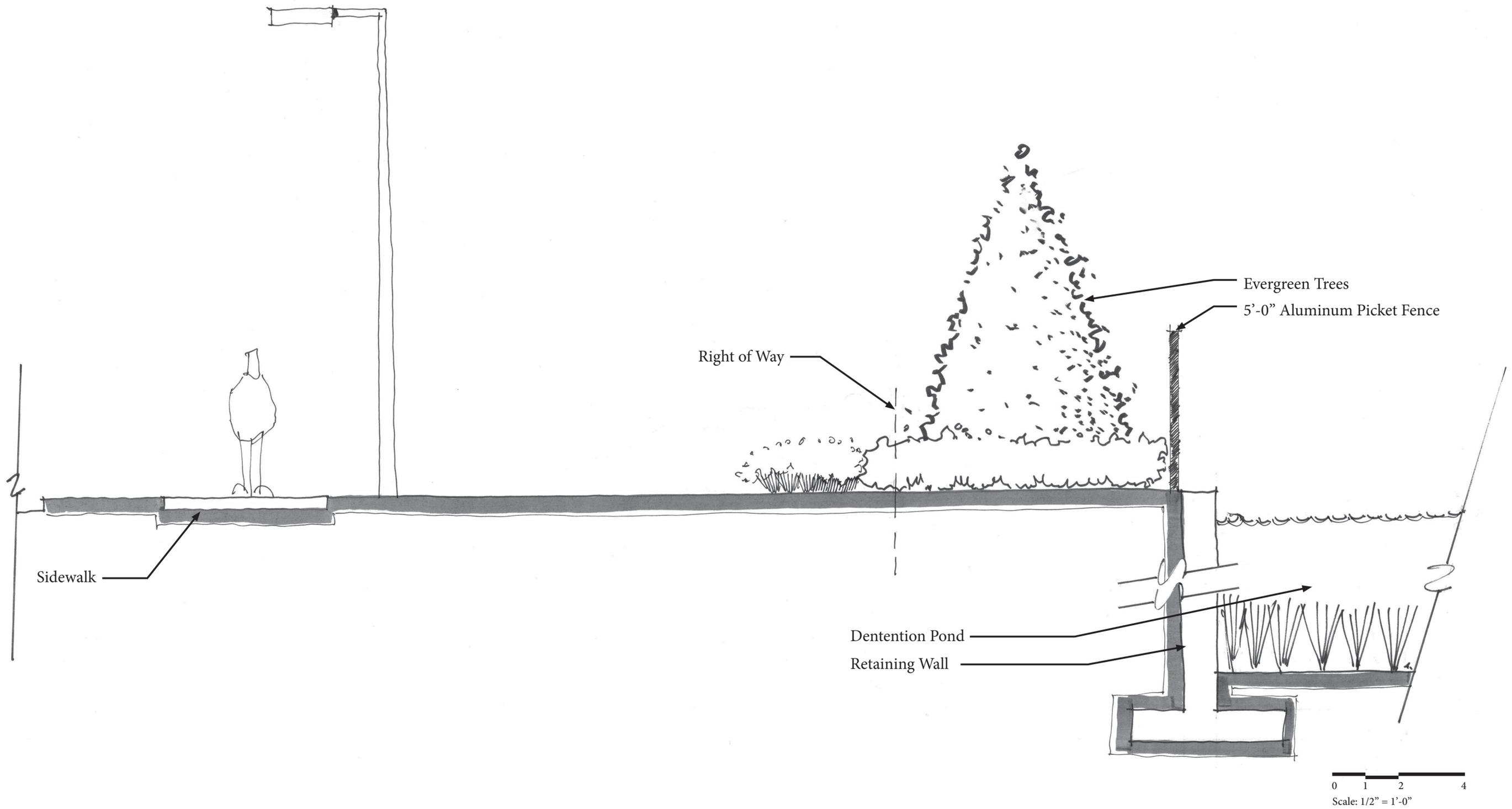
NOTE:
 EACH UNIT HAS 4 PARKING SPACES
 2 - IN GARAGE, AND 2 IN DRIVEWAY

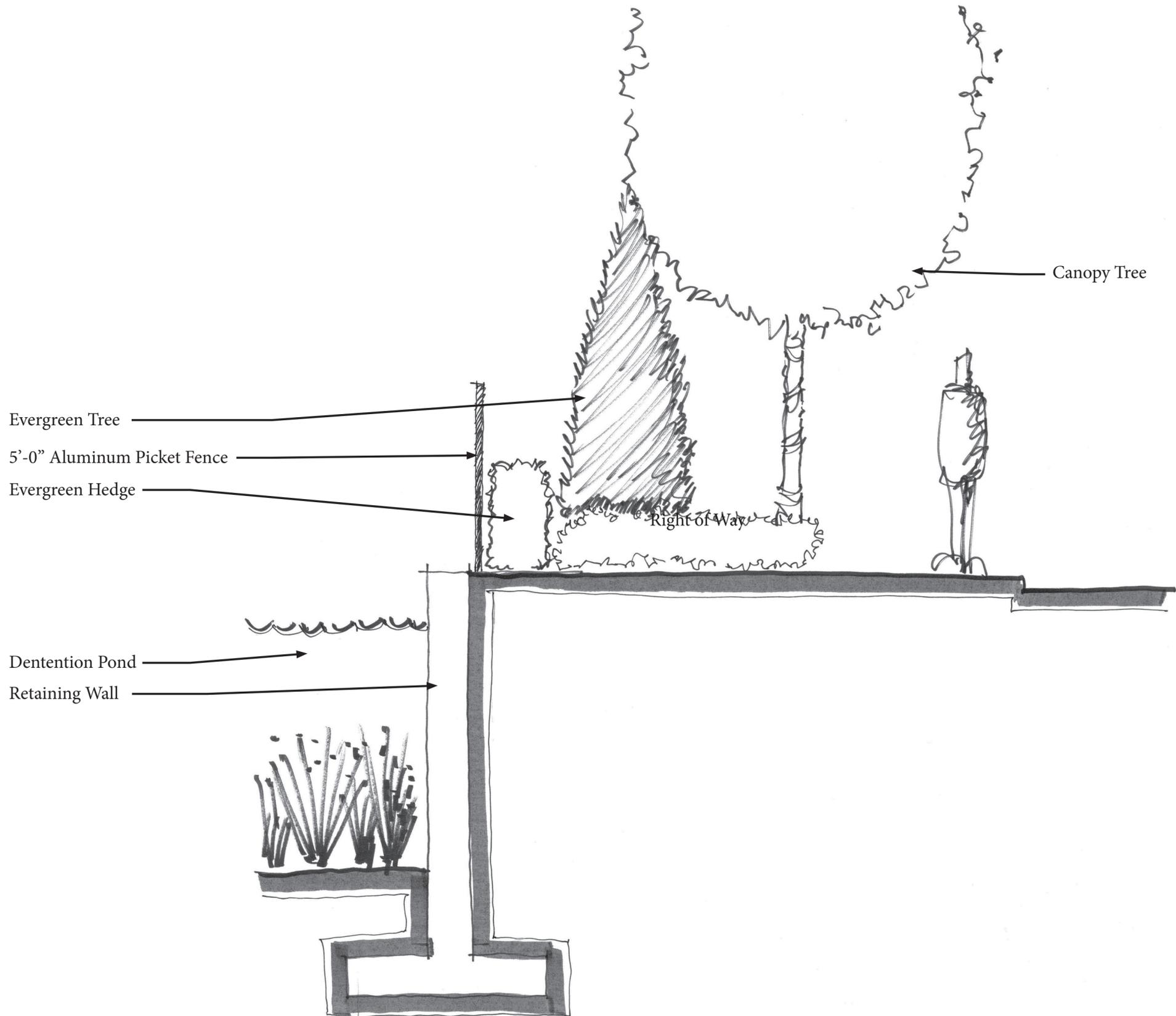
5 ADDITIONAL PARKING SPACES ARE
 AVAILABLE FOR ADDITIONAL GUEST

TOTAL ACREAGE = 2.16
 TOTAL UNITS = 17
 DENSITY = 7.87 Units/Acre









0 1 2 4
 Scale: 1/2" = 1'-0"

View across Holcomb Bridge Rd

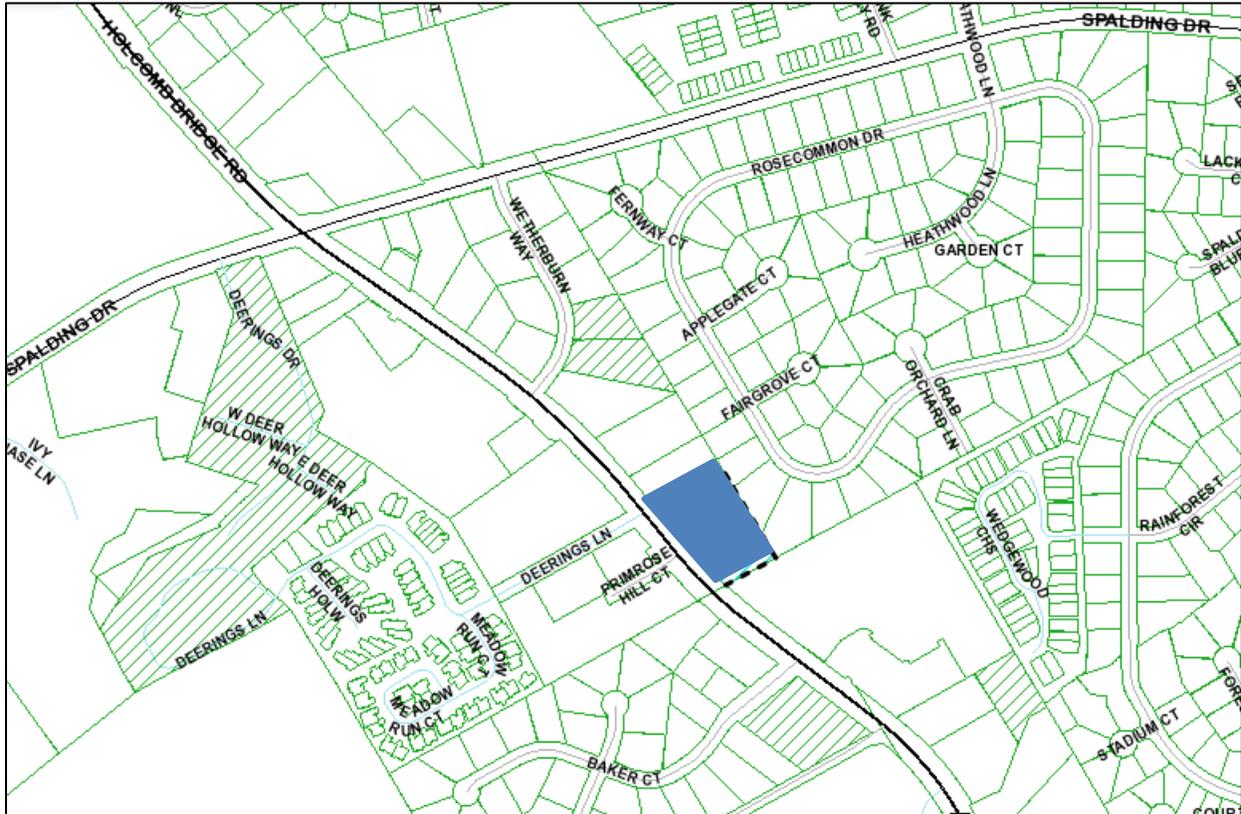


View of adjacent office site



PROPERTY LOCATION MAP

Holcomb Bridge Townhomes



CASE NUMBER:	CIC2018-001		
	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
HEARING DATES:	NOV. 14, 2018	NOV. 27, 2018	DEC. 18, 2018
PROPERTY ADDRESS:	3926 Holcomb Bridge Road		