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## COUNCIL MEETING AGENDA

Mike Mason, Mayor

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

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

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November 27, 2018

### COUNCIL AGENDA

7:00 PM

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

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**A) CALL TO ORDER**

**B) ROLL CALL**

**C) PLEDGE OF ALLEGIANCE**

**D) MAYOR'S OPENING REMARKS**

**E) CONSIDERATION OF MINUTES** – Approval of the October 23, 2018 Council Meeting Minutes.

**F) CONSIDERATION OF MEETING AGENDA**

**G) PUBLIC COMMENTS**

**H) CONSENT AGENDA**

1. **Action Item** Consideration of a construction contract for GDOT LMIG funded sidewalks.
2. **APH 2018-07-74** Approval of Alcoholic Beverage License Application for Firebirds Wood Fired Grill, 5215 Town Blvd., Ste. 650, Peachtree Corners, GA 30092.

**I) PUBLIC HEARING**

1. **O2018-10-134** Second Read and Consideration of 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. **O2018-10-135** Second Read and Consideration of an Ordinance to Amend Chapter 6 (Package Sales).
3. **O2018-10-136** Second Read and Consideration of an Ordinance to Amend Chapter 6 (Registered Agent).

4. **O2018-11-137** First Read and Consideration of 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. (Second Read and Public hearing December 18, 2018)
5. **O2018-11-138** First Read and Consideration of 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. (Second Read and Public hearing December 18, 2018)

**J) ITEMS FOR CONSIDERATION**

1. **R2018-11-111** Consideration of a Resolution Approving and Adopting a Voluntary 1% Public Art Initiative Program and Plan in the City of Peachtree Corners, GA

**K) CITY MANAGER UPDATES**

**L) EXECUTIVE SESSION**

**M) ADJOURNMENT**

# Minutes



**CITY OF PEACHTREE CORNERS**  
**COUNCIL MEETING MINUTES**  
**OCTOBER 23, 2018 @ 7:00PM**

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

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

**MAYOR’S OPENING REMARKS:** Mayor Mason requested a moment of silence in honor of Officer Antwan Toney.

**CONSIDERATION OF MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 25, 2018 COUNCIL MEETING.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

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

**MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 9, 2018  
WORK SESSION.**

**By: Council Member Gratwick**

**Seconded by: Council Member Aulbach**

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

**CONSIDERATION OF MEETING AGENDA:** There was an addition for a  
Proclamation for Veterans Day.

**MOTION TO ADD A PROCLAMATION FOR VETERANS DAY.**

**By: Council Member Christ**

**Seconded by: Council Member Christopher**

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

**PUBLIC COMMENT:** There was public comment from Mr. Bob Ballagh  
inviting everyone to the Veterans Monument Ground Breaking on November  
15<sup>th</sup> at 10:30 AM at the Town Center. Mrs. Debbie Mason informed the Mayor  
and Council that the Peachtree Corners Holiday Parade will proceed down The  
Corners Parkway and end at the Parkway with family-friendly activities at  
Santa's Village.

**PRESENTATIONS:** Mayor Mason presented a proclamation recognizing the  
contributions of the Armed Forces and honoring all members of the military on  
November 11<sup>th</sup>, Veterans Day.

**PUBLIC HEARING:**

**O2018-09-132**

Second Read and Consideration of an Ordinance to Amend Chapter 6  
(alcoholic beverages).

Mayor Mason opened the floor to anyone wanting to speak in favor or opposition  
of the Ordinance. There were no public comments.

**MOTION TO APPROVE O2018-09-132.**

**By: Council Member Aulbach**

**Seconded by: Council Member Gratwick**

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

**O2018-09-133**

Second Read and consideration of an Ordinance to adopt the City of Peachtree Corners 2040 Comprehensive Plan. Second Read and Public Hearing on October 23, 2018.

Mayor Mason opened the floor to anyone wanting to speak in favor or opposition of the Ordinance. There were no public comments.

**MOTION TO APPROVE O2018-09-133.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

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

**O2018-10-134**

First Read and Consideration of SUP2018-006, Way Motor Works, request to approve a special use permit to accommodate an automobile repair shop in an existing building at 3020 Anwiler Road, Dist. 6, Land Lot 250, Peachtree Corners, GA. (Second Read and Public Hearing November 27, 2018)

**O2018-10-135**

First Read and Consideration of an Ordinance to Amend Chapter 6 (Package Sales). (Second Read and Public Hearing November 27, 2018)

**O2018-10-136**

First Read and Consideration of an Ordinance to Amend Chapter 6 (Registered Agent). (Second Read and Public Hearing November 27, 2018)

**CITY MANAGER UPDATES:** There were no City Manager updates.

**EXECUTIVE SESSION:** There was no executive session.

**ADJOURNMENT:**

**MOTION TO ADJOURN AT 7:14 PM.**

**By: Council Member Sadd**

**Seconded by: Council Member Gratwick**

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

Approved,

Attest:

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Mike Mason, Mayor

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Kymberly Chereck, City Clerk  
(Seal)

DRAFT

# **Action Item**



**Keck & Wood, Inc.**

3090 Premiere Parkway  
Suite 200  
Duluth, Georgia 30097  
Office: (678) 417-4000  
Fax: (678) 417-4055  
[www.keckwood.com](http://www.keckwood.com)

November 20, 2018

Honorable Mayor and Council Members  
City of Peachtree Corners  
310 Technology Parkway  
Peachtree Corners, Georgia 30092

Re: PTC 18.09 GDOT LMIG Sidewalks  
2018  
Our Reference No. 180142.00

Dear Mayor and Council:

We have reviewed the bids received at City Hall, at 2:00 p.m., local time on November 16, 2018 for construction of the referenced project. Eleven (11) bids were received. The following is a summary of the three (3) low bids.

	<b><u>Bidder</u></b>	<b><u>Bid Amount</u></b>
1.	Sol Construction, LLC 4120 Presidential Parkway, Suite 115 Atlanta, Georgia 30340	\$875,158.21
2.	CMEC, LLC 2605 Mountain Industrial Boulevard, Suite 10 Tucker, Georgia 30084	\$955,821.75
3.	Construction 57, Inc. 809 Park North Boulevard Clarkstone, Georgia 30021	\$1,020,955.00

A certified tabulation of all bids received is attached. A copy of the tabulation has been mailed to each bidder for their information.

Each bidder submitted a 5% bid bond from a surety company listed on U. S. Treasury Circular 570 (07/01/18). The low bid of \$875,158.21 is within the funds allocated for the project.

Keck & Wood, Inc. has contacted references provided by Sol Construction, LLC and each reference stated that they were satisfied with the work performed and would use Sol Construction, LLC on future projects.

**Keck & Wood, Inc., therefore, recommends contract award to Sol Construction, LLC in the amount of \$875,158.21 for construction of the PTC 18.09 GDOT LMIG Sidewalks 2018 project.**

The Cincinnati Insurance Company is the surety company for the recommended bidder's bid bond and will likely be the surety company used for the payment and performance bonds on the project. In addition to being listed on the U.S. Treasury Department Circular 570, the surety is shown as being licensed in Georgia, having an Active/Compliance status, and with an underwriting limitation that is greater than the bond amount. Please note that in accordance with Georgia Law (OCGA 36-91-40 (a)(2)), the City must have an "officer of the government entity" to "approve as to form and as to the solvency of the surety" for the proposed surety company named above. We recommend that your legal counsel be contacted to handle or suggest the procedures necessary to comply with this Georgia law. We can provide additional information on this issue if needed.

If there are any questions, please contact our office.

Very truly yours,

KECK & WOOD, INC.



Casey Guyton, P.E.  
Project Engineer

Enclosure

**BID TABULATION**  
**PTC 18.09 GDOT LMIG SIDEWALKS 2018**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

**RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA**  
**AT PEACHTREE CORNERS CITY HALL**  
**2:00 P.M., LOCAL TIME, NOVEMBER 17, 2018**

				<b>BIDDER NO. 1</b>		<b>BIDDER NO. 2</b>		<b>BIDDER NO. 3</b>	
				<b>Sol Construction, LLC</b>		<b>CMEC, LLC</b>		<b>Construction 57, Inc.</b>	
				4120 Presidential Pkwy		2605 Mountain Industrial Blvd		809 Park North Blvd	
				Suite 115		Suite 10		Clarkston, GA 30021	
				Atlanta, GA 30340		Tucker, GA 30084			
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT		UNIT		UNIT	
				PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	GRADING COMPLETE	1	LS	\$12,500.00	\$12,500.00	\$9,740.00	\$9,740.00	\$30,000.00	\$30,000.00
2	TRAFFIC CONTROL	1	LS	\$1,867.00	\$1,867.00	\$2,165.00	\$2,165.00	\$10,000.00	\$10,000.00
3	CONC SIDEWALK, 4 IN	338	SY	\$29.51	\$9,974.38	\$30.00	\$10,140.00	\$30.00	\$10,140.00
4	TEMPORARY SILT FENCE, NS	615	LF	\$2.20	\$1,353.00	\$2.50	\$1,537.50	\$2.25	\$1,383.75
5	MULCH	2	TN	\$315.00	\$630.00	\$550.00	\$1,100.00	\$450.00	\$900.00
6	TEMPORARY SEEDING	0.1	AC	\$1,558.00	\$155.80	\$2,500.00	\$250.00	\$1,000.00	\$100.00
7	SOD	307	SY	\$7.10	\$2,179.70	\$7.00	\$2,149.00	\$11.00	\$3,377.00
8	GRADING COMPLETE	1	LS	\$32,900.00	\$32,900.00	\$43,350.00	\$43,350.00	\$50,000.00	\$50,000.00
9	TRAFFIC CONTROL	1	LS	\$2,390.00	\$2,390.00	\$4,512.00	\$4,512.00	\$25,000.00	\$25,000.00
10	CONC SIDEWALK, 4 IN	1,325	SY	\$29.90	\$39,617.50	\$30.00	\$39,750.00	\$30.00	\$39,750.00
11	CONC. HEADER CURB, 10 IN, TP4	543	LF	\$13.14	\$7,135.02	\$12.00	\$6,516.00	\$15.00	\$8,145.00
12	RECONSTRUCT CATCH BASIN TOP	5	EA	\$1,520.00	\$7,600.00	\$1,385.00	\$6,925.00	\$1,500.00	\$7,500.00
13	CONC. CURB & GUTTER, TP 2	223	LF	\$14.96	\$3,336.08	\$15.00	\$3,345.00	\$15.00	\$3,345.00
14	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	6	EA	\$207.00	\$1,242.00	\$135.00	\$810.00	\$125.00	\$750.00
15	TEMPORARY SILT FENCE, NS	204	LF	\$2.20	\$448.80	\$2.50	\$510.00	\$2.25	\$459.00
16	MULCH	6	TN	\$315.00	\$1,890.00	\$550.00	\$3,300.00	\$450.00	\$2,700.00
17	TEMPORARY SEEDING	0.2	AC	\$1,558.00	\$311.60	\$2,000.00	\$400.00	\$1,000.00	\$200.00
18	SOD	1,019	SY	\$7.10	\$7,234.90	\$6.50	\$6,623.50	\$11.00	\$11,209.00
19	STAMPED CONCRETE STRIP	299	SY	\$43.28	\$12,940.72	\$61.00	\$18,239.00	\$35.00	\$10,465.00
20	GRADING COMPLETE	1	LS	\$117,000.00	\$117,000.00	\$166,940.00	\$166,940.00	\$120,000.00	\$120,000.00
21	TRAFFIC CONTROL	1	LS	\$7,900.00	\$7,900.00	\$25,565.00	\$25,565.00	\$45,000.00	\$45,000.00
22	CONC SIDEWALK, 4 IN	3,065	SY	\$29.90	\$91,643.50	\$30.00	\$91,950.00	\$30.00	\$91,950.00
23	CONC. HEADER CURB, 10 IN, TP4	133	LF	\$13.14	\$1,747.62	\$13.00	\$1,729.00	\$15.00	\$1,995.00
24	GR AGGR BASE CRS, INCL MATL	786	TN	\$25.34	\$19,917.24	\$35.00	\$27,510.00	\$30.00	\$23,580.00
25	STORM DRAIN PIPE 18", H1-10	43	LF	\$95.00	\$4,085.00	\$49.00	\$2,107.00	\$45.00	\$1,935.00
26	DROP INLET, GP 1	2	EA	\$3,460.00	\$6,920.00	\$2,200.00	\$4,400.00	\$2,500.00	\$5,000.00
27	CATCH BASIN, GP 1	2	EA	\$3,300.00	\$6,600.00	\$2,560.00	\$5,120.00	\$3,000.00	\$6,000.00
28	SPECIAL DESIGN CATCH BASIN	12	EA	\$1,995.00	\$23,940.00	\$2,500.00	\$30,000.00	\$3,000.00	\$36,000.00
29	STORM SEWER MANHOLE, TP 1	1	EA	\$3,325.00	\$3,325.00	\$2,980.00	\$2,980.00	\$3,000.00	\$3,000.00
30	STORM SEWER MANHOLE, TP 1, ADDL DEPTH, CL 1	0.5	LF	\$335.00	\$167.50	\$380.00	\$190.00	\$300.00	\$150.00
31	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	563	LF	\$3.15	\$1,773.45	\$4.00	\$2,252.00	\$4.00	\$2,252.00
32	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	16	LF	\$9.90	\$158.40	\$7.50	\$120.00	\$12.00	\$192.00
33	CONC. CURB & GUTTER, TP 2	5,211	LF	\$14.96	\$77,956.56	\$15.00	\$78,165.00	\$15.00	\$78,165.00
34	DRIVEWAY CONCRETE, 6 IN THICK	586	SY	\$38.25	\$22,414.50	\$39.00	\$22,854.00	\$45.00	\$26,370.00
35	GALV STEEL PIPE HANDRAIL, BLACK	770	LF	\$44.32	\$34,126.40	\$52.70	\$40,579.00	\$60.00	\$46,200.00
36	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	16	EA	\$207.00	\$3,312.00	\$135.00	\$2,160.00	\$125.00	\$2,000.00
37	CONSTRUCT AND REMOVE BALED STRAW CHECK DAM	137	LF	\$7.89	\$1,080.93	\$15.00	\$2,055.00	\$15.00	\$2,055.00
38	TEMPORARY SILT FENCE, NS	3,397	LF	\$2.20	\$7,473.40	\$2.50	\$8,492.50	\$2.25	\$7,643.25

**BID TABULATION**  
**PTC 18.09 GDOT LMIG SIDEWALKS 2018**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

**RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA**  
**AT PEACHTREE CORNERS CITY HALL**  
**2:00 P.M., LOCAL TIME, NOVEMBER 17, 2018**

				<b>BIDDER NO. 1</b>		<b>BIDDER NO. 2</b>		<b>BIDDER NO. 3</b>	
				<b>Sol Construction, LLC</b>		<b>CMEC, LLC</b>		<b>Construction 57, Inc.</b>	
				4120 Presidential Pkwy		2605 Mountain Industrial Blvd		809 Park North Blvd	
				Suite 115		Suite 10		Clarkston, GA 30021	
				Atlanta, GA 30340		Tucker, GA 30084			
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT		UNIT		UNIT	
				PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
39	MULCH	17	TN	\$315.00	\$5,355.00	\$550.00	\$9,350.00	\$450.00	\$7,650.00
40	TEMPORARY SEEDING	0.9	AC	\$1,558.00	\$1,402.20	\$1,200.00	\$1,080.00	\$1,000.00	\$900.00
41	SOD	4,299	SY	\$7.10	\$30,522.90	\$6.50	\$27,943.50	\$11.00	\$47,289.00
42	MORTAR RUBBLE MASONRY, RETAINING WALL	160	CY	\$661.95	\$105,912.00	\$510.00	\$81,600.00	\$300.00	\$48,000.00
A1-1	CATCH BASIN, GP 1, ADDL DEPTH	2.3	LF	\$261.00	\$600.30	\$400.00	\$920.00	\$300.00	\$690.00
A1-2	DROP INLET, GP 1, ADDL DEPTH	0.8	LF	\$284.57	\$227.66	\$430.00	\$344.00	\$250.00	\$200.00
43	GRADING COMPLETE	1	LS	\$55,792.00	\$55,792.00	\$53,781.00	\$53,781.00	\$75,000.00	\$75,000.00
44	TRAFFIC CONTROL	1	LS	\$2,747.00	\$2,747.00	\$8,347.00	\$8,347.00	\$25,000.00	\$25,000.00
45	CONC SIDEWALK, 4 IN	2,360	SY	\$29.90	\$70,564.00	\$30.00	\$70,800.00	\$30.00	\$70,800.00
46	CONC. HEADER CURB, 10 IN, TP4	731	LF	\$13.14	\$9,605.34	\$12.00	\$8,772.00	\$15.00	\$10,965.00
47	CONC. CURB & GUTTER, TP 2	121	LF	\$14.96	\$1,810.16	\$15.00	\$1,815.00	\$15.00	\$1,815.00
48	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	811	LF	\$3.15	\$2,554.65	\$3.75	\$3,041.25	\$4.00	\$3,244.00
49	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	33	LF	\$9.90	\$326.70	\$7.00	\$231.00	\$12.00	\$396.00
50	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	7	EA	\$207.00	\$1,449.00	\$135.00	\$945.00	\$125.00	\$875.00
51	TEMPORARY SILT FENCE, NS	84	LF	\$2.20	\$184.80	\$2.50	\$210.00	\$2.25	\$189.00
52	MULCH	7	TN	\$315.00	\$2,205.00	\$550.00	\$3,850.00	\$450.00	\$3,150.00
53	TEMPORARY SEEDING	0.3	AC	\$1,558.00	\$467.40	\$2,000.00	\$600.00	\$1,000.00	\$300.00
54	SOD	871	SY	\$7.10	\$6,184.10	\$6.50	\$5,661.50	\$11.00	\$9,581.00
<b>TOTAL BID AMOUNT</b>					<b>\$875,158.21</b>		<b>\$955,821.75</b>		<b>\$1,020,955.00</b>
BID BOND					5%		5%		5%
NOTE REFERENCE					(1) (2)		(1) (2)		(1) (2)
LICENSE NUMBER					001213		Not Provided		UC302253

**BID TABULATION**  
**PTC 18.09 GDOT LMIG SIDEWALKS 2018**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

**RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA**  
**AT PEACHTREE CORNERS CITY HALL**  
**2:00 P.M., LOCAL TIME, NOVEMBER 17, 2018**

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	BIDDER NO. 4 Archimetric Design & Construction, Inc. 3453 Holcomb Bridge Rd, Suite 140 Peachtree Corners, GA 30092		BIDDER NO. 5 Tople Construction & Engineering, Inc. 792 Donald Lee Hollowell Pkwy Atlanta, GA 30318		BIDDER NO. 6 Autaco Development, LLC 3099 Washington Rd East Point, GA 30344	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	GRADING COMPLETE	1	LS	\$10,800.00	\$10,800.00	\$15,000.00	\$15,000.00	\$9,000.00	\$9,000.00
2	TRAFFIC CONTROL	1	LS	\$3,450.00	\$3,450.00	\$4,500.00	\$4,500.00	\$6,000.00	\$6,000.00
3	CONC SIDEWALK, 4 IN	338	SY	\$38.60	\$13,046.80 *	\$37.80	\$12,776.40	\$45.00	\$15,210.00
4	TEMPORARY SILT FENCE, NS	615	LF	\$3.00	\$1,845.00	\$2.00	\$1,230.00	\$3.00	\$1,845.00
5	MULCH	2	TN	\$610.00	\$1,220.00	\$500.00	\$1,000.00	\$150.00	\$300.00
6	TEMPORARY SEEDING	0.1	AC	\$2,200.00	\$220.00	\$500.00	\$50.00	\$950.00	\$95.00
7	SOD	307	SY	\$7.20	\$2,210.40 *	\$17.25	\$5,295.75	\$8.00	\$2,456.00
8	GRADING COMPLETE	1	LS	\$18,400.00	\$18,400.00	\$42,000.00	\$42,000.00	\$40,500.00	\$40,500.00
9	TRAFFIC CONTROL	1	LS	\$7,800.00	\$7,800.00	\$15,000.00	\$15,000.00	\$24,750.00	\$24,750.00
10	CONC SIDEWALK, 4 IN	1,325	SY	\$38.60	\$51,145.00	\$37.80	\$50,085.00	\$45.00	\$59,625.00
11	CONC. HEADER CURB, 10 IN, TP4	543	LF	\$17.00	\$9,231.00	\$18.00	\$9,774.00	\$22.00	\$11,946.00
12	RECONSTRUCT CATCH BASIN TOP	5	EA	\$2,380.00	\$11,900.00	\$1,850.00	\$9,250.00	\$4,500.00	\$22,500.00
13	CONC. CURB & GUTTER, TP 2	223	LF	\$20.00	\$4,460.00	\$25.00	\$5,575.00	\$26.00	\$5,798.00
14	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	6	EA	\$225.00	\$1,350.00	\$175.00	\$1,050.00	\$150.00	\$900.00
15	TEMPORARY SILT FENCE, NS	204	LF	\$4.00	\$816.00	\$2.00	\$408.00	\$3.00	\$612.00
16	MULCH	6	TN	\$610.00	\$3,660.00	\$500.00	\$3,000.00	\$150.00	\$900.00
17	TEMPORARY SEEDING	0.2	AC	\$2,200.00	\$440.00	\$1,500.00	\$300.00	\$950.00	\$190.00
18	SOD	1,019	SY	\$7.20	\$7,336.80	\$15.75	\$16,049.25	\$8.00	\$8,152.00
19	STAMPED CONCRETE STRIP	299	SY	\$68.00	\$20,332.00	\$104.00	\$31,096.00	\$75.00	\$22,425.00
20	GRADING COMPLETE	1	LS	\$127,750.00	\$127,750.00	\$198,000.00	\$198,000.00	\$171,000.00	\$171,000.00
21	TRAFFIC CONTROL	1	LS	\$26,650.00	\$26,650.00	\$52,000.00	\$52,000.00	\$58,500.00	\$58,500.00
22	CONC SIDEWALK, 4 IN	3,065	SY	\$38.60	\$118,309.00	\$37.80	\$115,857.00	\$45.00	\$137,925.00
23	CONC. HEADER CURB, 10 IN, TP4	133	LF	\$17.00	\$2,261.00	\$18.00	\$2,394.00	\$22.00	\$2,926.00
24	GR AGGR BASE CRS, INCL MATL	786	TN	\$37.00	\$29,082.00	\$60.00	\$47,160.00	\$30.00	\$23,580.00
25	STORM DRAIN PIPE 18", H1-10	43	LF	\$58.00	\$2,494.00	\$60.00	\$2,580.00	\$50.00	\$2,150.00
26	DROP INLET, GP 1	2	EA	\$2,885.00	\$5,770.00	\$2,500.00	\$5,000.00	\$3,800.00	\$7,600.00
27	CATCH BASIN, GP 1	2	EA	\$3,200.00	\$6,400.00	\$4,500.00	\$9,000.00	\$3,800.00	\$7,600.00
28	SPECIAL DESIGN CATCH BASIN	12	EA	\$3,250.00	\$39,000.00	\$1,875.00	\$22,500.00	\$3,800.00	\$45,600.00
29	STORM SEWER MANHOLE, TP 1	1	EA	\$4,335.00	\$4,335.00	\$2,500.00	\$2,500.00	\$4,500.00	\$4,500.00
30	STORM SEWER MANHOLE, TP 1, ADDL DEPTH, CL 1	0.5	LF	\$560.00	\$280.00	\$600.00	\$300.00	\$1,000.00	\$500.00
31	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	563	LF	\$2.85	\$1,604.55	\$3.00	\$1,689.00	\$4.00	\$2,252.00
32	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	16	LF	\$9.10	\$145.60	\$7.00	\$112.00	\$12.00	\$192.00
33	CONC. CURB & GUTTER, TP 2	5,211	LF	\$20.00	\$104,220.00	\$22.00	\$114,642.00	\$28.00	\$145,908.00
34	DRIVEWAY CONCRETE, 6 IN THICK	586	SY	\$48.50	\$28,421.00	\$55.80	\$32,698.80	\$63.00	\$36,918.00
35	GALV STEEL PIPE HANDRAIL, BLACK	770	LF	\$55.50	\$42,735.00	\$52.00	\$40,040.00	\$55.00	\$42,350.00
36	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	16	EA	\$225.00	\$3,600.00	\$175.00	\$2,800.00	\$150.00	\$2,400.00
37	CONSTRUCT AND REMOVE BALED STRAW CHECK DAM	137	LF	\$5.00	\$685.00 *	\$20.00	\$2,740.00	\$10.00	\$1,370.00
38	TEMPORARY SILT FENCE, NS	3,397	LF	\$3.00	\$10,191.00	\$2.00	\$6,794.00	\$3.00	\$10,191.00

**BID TABULATION**  
**PTC 18.09 GDOT LMIG SIDEWALKS 2018**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA  
 AT PEACHTREE CORNERS CITY HALL  
 2:00 P.M., LOCAL TIME, NOVEMBER 17, 2018

				<b>BIDDER NO. 4</b>		<b>BIDDER NO. 5</b>		<b>BIDDER NO. 6</b>	
				<b>Archimetric Design &amp; Construction, Inc.</b>		<b>Tople Construction &amp; Engineering, Inc.</b>		<b>Autaco Development, LLC</b>	
				3453 Holcomb Bridge Rd, Suite 140 Peachtree Corners, GA 30092		792 Donald Lee Hollowell Pkwy Atlanta, GA 30318		3099 Washington Rd East Point, GA 30344	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT		UNIT		UNIT	
				PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
39	MULCH	17	TN	\$610.00	\$10,370.00	\$500.00	\$8,500.00	\$150.00	\$2,550.00
40	TEMPORARY SEEDING	0.9	AC	\$220.00	\$198.00 *	\$1,500.00	\$1,350.00	\$950.00	\$855.00
41	SOD	4,299	SY	\$7.20	\$30,952.80	\$16.65	\$71,578.35	\$8.00	\$34,392.00
42	DROP INLET, GP 1, ADDL DEPTH	160	LF	\$475.00	\$76,000.00	\$550.00	\$88,000.00	\$600.00	\$96,000.00
A1-1	MORTAR RUBBLE MASONRY, RETAINING WALL	2.3	CY	\$700.00	\$1,610.00	\$600.00	\$1,380.00	\$1,000.00	\$2,300.00
A1-2	CATCH BASIN, GP 1, ADDL DEPTH	0.8	LF	\$700.00	\$560.00	\$600.00	\$480.00	\$1,000.00	\$800.00
43	GRADING COMPLETE	1	LS	\$68,800.00	\$68,800.00	\$72,000.00	\$72,000.00	\$53,000.00	\$53,000.00
44	TRAFFIC CONTROL	1	LS	\$21,260.00	\$21,260.00	\$22,000.00	\$22,000.00	\$13,500.00	\$13,500.00
45	CONC SIDEWALK, 4 IN	2,360	SY	\$38.60	\$91,096.00	\$37.80	\$89,208.00	\$45.00	\$106,200.00
46	CONC. HEADER CURB, 10 IN, TP4	731	LF	\$17.00	\$12,427.00	\$18.00	\$13,158.00	\$22.00	\$16,082.00
47	CONC. CURB & GUTTER, TP 2	121	LF	\$20.00	\$2,420.00	\$25.00	\$3,025.00	\$28.00	\$3,388.00
48	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	811	LF	\$2.85	\$2,311.35	\$3.00	\$2,433.00	\$4.00	\$3,244.00
49	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	33	LF	\$9.10	\$300.30	\$7.00	\$231.00	\$12.00	\$396.00
50	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	7	EA	\$225.00	\$1,575.00	\$175.00	\$1,225.00	\$150.00	\$1,050.00
51	TEMPORARY SILT FENCE, NS	84	LF	\$4.00	\$336.00	\$2.00	\$168.00	\$3.00	\$252.00
52	MULCH	7	TN	\$610.00	\$4,270.00	\$500.00	\$3,500.00	\$150.00	\$1,050.00
53	TEMPORARY SEEDING	0.3	AC	\$2,200.00	\$660.00	\$1,000.00	\$300.00	\$950.00	\$285.00
54	SOD	871	SY	\$7.20	\$6,271.20	\$16.25	\$14,153.75	\$8.00	\$6,968.00
<b>TOTAL BID AMOUNT</b>				<b>\$1,055,013.80 *</b>		<b>\$1,274,936.30</b>		<b>\$1,278,978.00</b>	
BID BOND				5%		5%		5%	
NOTE REFERENCE				(1) (2)		(1) (2)		(1) (2)	
LICENSE NUMBER				GCCO003668		UC301335		GCCO000296	

**BID TABULATION**  
**PTC 18.09 GDOT LMIG SIDEWALKS 2018**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

**RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA**  
**AT PEACHTREE CORNERS CITY HALL**  
**2:00 P.M., LOCAL TIME, NOVEMBER 17, 2018**

				<b>BIDDER NO. 7</b>		<b>BIDDER NO. 9</b>		<b>BIDDER NO. 8</b>	
				<b>Excellere Construction, LLC</b>		<b>Blount Construction Company, Inc.</b>		<b>Precision 2000, Inc.</b>	
				3442 Orange Wood Court Marietta, GA 30062		1730 Sands Place Marietta, GA 30067		2215 Lawson Way Atlanta, GA 30341	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT		UNIT		UNIT	
				PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	GRADING COMPLETE	1	LS	\$10,808.32	\$10,808.32	\$12,479.82	\$12,479.82	\$14,400.00	\$14,400.00
2	TRAFFIC CONTROL	1	LS	\$551.59	\$551.59	\$1,420.79	\$1,420.79	\$3,500.00	\$3,500.00
3	CONC SIDEWALK, 4 IN	338	SY	\$48.37	\$16,349.06	\$32.37	\$10,941.06	\$38.90	\$13,148.20
4	TEMPORARY SILT FENCE, NS	615	LF	\$2.49	\$1,531.35	\$2.49	\$1,531.35	\$3.43	\$2,109.45
5	MULCH	2	TN	\$0.01	\$0.02	\$681.45	\$1,362.90	\$495.00	\$990.00
6	TEMPORARY SEEDING	0.1	AC	\$0.01	\$0.00	\$1,328.30	\$132.83	\$1,396.00	\$139.60
7	SOD	307	SY	\$9.38	\$2,879.66	\$8.11	\$2,489.77	\$17.80	\$5,464.60
8	GRADING COMPLETE	1	LS	\$78,302.89	\$78,302.89	\$131,815.49	\$131,815.49	\$91,800.00	\$91,800.00
9	TRAFFIC CONTROL	1	LS	\$487.76	\$487.76	\$17,252.93	\$17,252.93	\$9,770.00	\$9,770.00
10	CONC SIDEWALK, 4 IN	1,325	SY	\$43.89	\$58,154.25	\$31.64	\$41,923.00	\$38.90	\$51,542.50
11	CONC. HEADER CURB, 10 IN, TP4	543	LF	\$19.99	\$10,854.57	\$19.21	\$10,431.03	\$36.70	\$19,928.10
12	RECONSTRUCT CATCH BASIN TOP	5	EA	\$1,172.60	\$5,863.00	\$922.79	\$4,613.95	\$1,321.00	\$6,605.00
13	CONC. CURB & GUTTER, TP 2	223	LF	\$26.72	\$5,958.56	\$25.27	\$5,635.21	\$25.60	\$5,708.80
14	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	6	EA	\$111.43	\$668.58	\$188.92	\$1,133.52	\$381.00	\$2,286.00
15	TEMPORARY SILT FENCE, NS	204	LF	\$2.55	\$520.20	\$2.49	\$507.96	\$3.43	\$699.72
16	MULCH	6	TN	\$0.01	\$0.06	\$681.45	\$4,088.70	\$495.00	\$2,970.00
17	TEMPORARY SEEDING	0.2	AC	\$0.01	\$0.00	\$1,328.25	\$265.65	\$1,396.00	\$279.20
18	SOD	1,019	SY	\$9.33	\$9,507.27	\$8.11	\$8,264.09	\$17.77	\$18,107.63
19	STAMPED CONCRETE STRIP	299	SY	\$59.14	\$17,682.86	\$77.76	\$23,250.24	\$73.15	\$21,871.85
20	GRADING COMPLETE	1	LS	\$277,952.66	\$277,952.66	\$209,015.27	\$209,015.27	\$172,000.00	\$172,000.00
21	TRAFFIC CONTROL	1	LS	\$3,368.95	\$3,368.95	\$55,207.85	\$55,207.85	\$16,500.00	\$16,500.00
22	CONC SIDEWALK, 4 IN	3,065	SY	\$46.71	\$143,166.15	\$28.22	\$86,494.30	\$38.85	\$119,075.25
23	CONC. HEADER CURB, 10 IN, TP4	133	LF	\$21.28	\$2,830.24	\$19.43	\$2,584.19	\$23.30	\$3,098.90
24	GR AGGR BASE CRS, INCL MATL	786	TN	\$36.64	\$28,799.04	\$23.78	\$18,691.08	\$35.20	\$27,667.20
25	STORM DRAIN PIPE 18", H1-10	43	LF	\$66.26	\$2,849.18	\$164.66	\$7,080.38	\$63.00	\$2,709.00
26	DROP INLET, GP 1	2	EA	\$2,286.99	\$4,573.98	\$4,390.21	\$8,780.42	\$2,427.00	\$4,854.00
27	CATCH BASIN, GP 1	2	EA	\$2,739.05	\$5,478.10	\$5,326.62	\$10,653.24	\$2,994.00	\$5,988.00
28	SPECIAL DESIGN CATCH BASIN	12	EA	\$972.27	\$11,667.24	\$1,778.34	\$21,340.08	\$3,642.00	\$43,704.00
29	STORM SEWER MANHOLE, TP 1	1	EA	\$2,513.93	\$2,513.93	\$3,277.66	\$3,277.66	\$2,989.00	\$2,989.00
30	STORM SEWER MANHOLE, TP 1, ADDL DEPTH, CL 1	0.5	LF	\$170.46	\$85.23	\$519.76	\$259.88	\$630.00	\$315.00
31	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	563	LF	\$3.43	\$1,931.09	\$2.66	\$1,497.58	\$3.70	\$2,083.10
32	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	16	LF	\$7.02	\$112.32	\$5.44	\$87.04	\$10.20	\$163.20
33	CONC. CURB & GUTTER, TP 2	5,211	LF	\$25.94	\$135,173.34	\$16.04	\$83,584.44	\$25.90	\$134,964.90
34	DRIVEWAY CONCRETE, 6 IN THICK	586	SY	\$66.68	\$39,074.48	\$46.00	\$26,956.00	\$49.50	\$29,007.00
35	GALV STEEL PIPE HANDRAIL, BLACK	770	LF	\$70.03	\$53,923.10	\$44.99	\$34,642.30	\$54.60	\$42,042.00
36	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	16	EA	\$108.16	\$1,730.56	\$188.91	\$3,022.56	\$381.00	\$6,096.00
37	CONSTRUCT AND REMOVE BALED STRAW CHECK DAM	137	LF	\$7.93	\$1,086.41	\$9.71	\$1,330.27	\$7.60	\$1,041.20
38	TEMPORARY SILT FENCE, NS	3,397	LF	\$2.03	\$6,895.91	\$2.49	\$8,458.53	\$3.30	\$11,210.10

**BID TABULATION**  
**PTC 18.09 GDOT LMIG SIDEWALKS 2018**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA  
 AT PEACHTREE CORNERS CITY HALL  
 2:00 P.M., LOCAL TIME, NOVEMBER 17, 2018

			<b>BIDDER NO. 7</b>		<b>BIDDER NO. 9</b>		<b>BIDDER NO. 8</b>	
			<b>Excellere Construction, LLC</b>		<b>Blount Construction Company, Inc.</b>		<b>Precision 2000, Inc.</b>	
			3442 Orange Wood Court Marietta, GA 30062		1730 Sands Place Marietta, GA 30067		2215 Lawson Way Atlanta, GA 30341	
ITEM NO.	ITEM DESCRIPTION	QUANTITY UNIT	UNIT		UNIT		UNIT	
			PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
39	MULCH	17 TN	\$0.01	\$0.17	\$681.45	\$11,584.65	\$507.00	\$8,619.00
40	TEMPORARY SEEDING	0.9 AC	\$0.01	\$0.01	\$1,328.26	\$1,195.43	\$1,396.00	\$1,256.40
41	SOD	4,299 SY	\$9.06	\$38,948.94	\$8.11	\$34,864.89	\$17.80	\$76,522.20
42	DROP INLET, GP 1, ADDL DEPTH	160 LF	\$724.14	\$115,862.40	\$1,111.11	\$177,777.60	\$721.00	\$115,360.00
A1-1	MORTAR RUBBLE MASONRY, RETAINING WALL	2.3 CY	\$169.86	\$390.68	\$519.75	\$1,195.43	\$630.00	\$1,449.00
A1-2	CATCH BASIN, GP 1, ADDL DEPTH	0.8 LF	\$169.86	\$135.89	\$519.75	\$415.80	\$630.00	\$504.00
43	GRADING COMPLETE	1 LS	\$94,643.28	\$94,643.28	\$140,644.02	\$140,644.02	\$83,680.00	\$83,680.00
44	TRAFFIC CONTROL	1 LS	\$3,391.14	\$3,391.14	\$21,001.68	\$21,001.68	\$20,300.00	\$20,300.00
45	CONC SIDEWALK, 4 IN	2,360 SY	\$47.03	\$110,990.80	\$29.86	\$70,469.60	\$38.80	\$91,568.00
46	CONC. HEADER CURB, 10 IN, TP4	731 LF	\$21.42	\$15,658.02	\$18.34	\$13,406.54	\$35.30	\$25,804.30
47	CONC. CURB & GUTTER, TP 2	121 LF	\$26.12	\$3,160.52	\$35.57	\$4,303.97	\$23.60	\$2,855.60
48	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	811 LF	\$3.45	\$2,797.95	\$2.66	\$2,157.26	\$3.70	\$3,000.70
49	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	33 LF	\$7.07	\$233.31	\$5.44	\$179.52	\$10.20	\$336.60
50	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	7 EA	\$108.89	\$762.23	\$189.86	\$1,329.02	\$444.00	\$3,108.00
51	TEMPORARY SILT FENCE, NS	84 LF	\$2.49	\$209.16	\$2.49	\$209.16	\$3.30	\$277.20
52	MULCH	7 TN	\$0.01	\$0.07	\$681.45	\$4,770.15	\$495.00	\$3,465.00
53	TEMPORARY SEEDING	0.3 AC	\$0.01	\$0.00	\$1,328.27	\$398.48	\$1,397.00	\$419.10
54	SOD	871 SY	\$9.12	\$7,943.52	No Bid	No Bid *	\$17.80	\$15,503.80
<b>TOTAL BID AMOUNT</b>			<b>\$1,338,460.00</b>		<b>\$1,348,406.56 *</b>		<b>\$1,350,857.40</b>	
BID BOND			5%		5%		5%	
NOTE REFERENCE			(1) (2) (3)		(1) (2)		(1) (2)	
LICENSE NUMBER			GCCO004851		UC300494		GCCO003175	

**BID TABULATION**  
**PTC 18.09 GDOT LMIG SIDEWALKS 2018**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

**RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA**  
**AT PEACHTREE CORNERS CITY HALL**  
**2:00 P.M., LOCAL TIME, NOVEMBER 17, 2018**

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	BIDDER NO. 10 Construction Engineering & Management Co. 3781 Presidential Pkwy, Suite 11 Atlanta, GA 30340		BIDDER NO. 11 Peach State Construction Co., LLC 7260 Williams Brothers Drive Covington, GA 30014	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	GRADING COMPLETE	1	LS	\$22,000.00	\$22,000.00	\$12,700.00	\$12,700.00
2	TRAFFIC CONTROL	1	LS	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00
3	CONC SIDEWALK, 4 IN	338	SY	\$23.00	\$7,774.00	\$32.00	\$10,816.00
4	TEMPORARY SILT FENCE, NS	615	LF	\$1.50	\$922.50	\$3.00	\$1,845.00
5	MULCH	2	TN	\$350.00	\$700.00	\$350.00	\$700.00
6	TEMPORARY SEEDING	0.1	AC	\$675.00	\$67.50	\$4,000.00	\$400.00
7	SOD	307	SY	\$7.00	\$2,149.00	\$6.00	\$1,842.00
8	GRADING COMPLETE	1	LS	\$95,000.00	\$95,000.00	\$84,125.00	\$84,125.00
9	TRAFFIC CONTROL	1	LS	\$21,500.00	\$21,500.00	\$7,200.00	\$7,200.00
10	CONC SIDEWALK, 4 IN	1,325	SY	\$23.00	\$30,475.00	\$32.00	\$42,400.00
11	CONC. HEADER CURB, 10 IN, TP4	543	LF	\$14.00	\$7,602.00	\$14.00	\$7,602.00
12	RECONSTRUCT CATCH BASIN TOP	5	EA	\$900.00	\$4,500.00	\$1,000.00	\$5,000.00
13	CONC. CURB & GUTTER, TP 2	223	LF	\$17.00	\$3,791.00	\$20.00	\$4,460.00
14	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	6	EA	\$150.00	\$900.00	\$150.00	\$900.00
15	TEMPORARY SILT FENCE, NS	204	LF	\$1.50	\$306.00	\$3.00	\$612.00
16	MULCH	6	TN	\$350.00	\$2,100.00	\$350.00	\$2,100.00
17	TEMPORARY SEEDING	0.2	AC	\$675.00	\$135.00	\$4,000.00	\$800.00
18	SOD	1,019	SY	\$7.00	\$7,133.00	\$6.00	\$6,114.00
19	STAMPED CONCRETE STRIP	299	SY	\$45.00	\$13,455.00	\$65.00	\$19,435.00
20	GRADING COMPLETE	1	LS	\$425,000.00	\$425,000.00	\$378,320.00	\$378,320.00
21	TRAFFIC CONTROL	1	LS	\$55,000.00	\$55,000.00	\$39,100.00	\$39,100.00
22	CONC SIDEWALK, 4 IN	3,065	SY	\$23.00	\$70,495.00	\$32.00	\$98,080.00
23	CONC. HEADER CURB, 10 IN, TP4	133	LF	\$14.00	\$1,862.00	\$14.00	\$1,862.00
24	GR AGGR BASE CRS, INCL MATL	786	TN	\$24.00	\$18,864.00	\$35.00	\$27,510.00
25	STORM DRAIN PIPE 18", H1-10	43	LF	\$45.00	\$1,935.00	\$80.00	\$3,440.00
26	DROP INLET, GP 1	2	EA	\$2,350.00	\$4,700.00	\$2,000.00	\$4,000.00
27	CATCH BASIN, GP 1	2	EA	\$2,400.00	\$4,800.00	\$2,200.00	\$4,400.00
28	SPECIAL DESIGN CATCH BASIN	12	EA	\$1,300.00	\$15,600.00	\$1,500.00	\$18,000.00
29	STORM SEWER MANHOLE, TP 1	1	EA	\$2,100.00	\$2,100.00	\$2,000.00	\$2,000.00
30	STORM SEWER MANHOLE, TP 1, ADDL DEPTH, CL 1	0.5	LF	\$75.00	\$37.50	\$400.00	\$200.00
31	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	563	LF	\$2.25	\$1,266.75	\$2.50	\$1,407.50
32	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	16	LF	\$6.50	\$104.00	\$10.00	\$160.00
33	CONC. CURB & GUTTER, TP 2	5,211	LF	\$17.00	\$88,587.00	\$16.50	\$85,981.50
34	DRIVEWAY CONCRETE, 6 IN THICK	586	SY	\$36.00	\$21,096.00	\$36.00	\$21,096.00
35	GALV STEEL PIPE HANDRAIL, BLACK	770	LF	\$42.00	\$32,340.00	\$92.00	\$70,840.00
36	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	16	EA	\$150.00	\$2,400.00	\$150.00	\$2,400.00
37	CONSTRUCT AND REMOVE BALED STRAW CHECK DAM	137	LF	\$3.00	\$411.00	\$30.00	\$4,110.00
38	TEMPORARY SILT FENCE, NS	3,397	LF	\$1.50	\$5,095.50	\$3.00	\$10,191.00

**BID TABULATION**  
**PTC 18.09 GDOT LMIG SIDEWALKS 2018**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA  
 AT PEACHTREE CORNERS CITY HALL  
 2:00 P.M., LOCAL TIME, NOVEMBER 17, 2018

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	BIDDER NO. 10 Construction Engineering & Management Co. 3781 Presidential Pkwy, Suite 11 Atlanta, GA 30340		BIDDER NO. 11 Peach State Construction Co., LLC 7260 Williams Brothers Drive Covington, GA 30014	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
39	MULCH	17	TN	\$350.00	\$5,950.00	\$350.00	\$5,950.00
40	TEMPORARY SEEDING	0.9	AC	\$675.00	\$607.50	\$3,000.00	\$2,700.00
41	SOD	4,299	SY	\$7.00	\$30,093.00	\$6.00	\$25,794.00
42	DROP INLET, GP 1, ADDL DEPTH	160	LF	\$500.00	\$80,000.00	\$745.00	\$119,200.00
A1-1	MORTAR RUBBLE MASONRY, RETAINING WALL	2.3	CY	\$75.00	\$172.50	\$500.00	\$1,150.00
A1-2	CATCH BASIN, GP 1, ADDL DEPTH	0.8	LF	\$75.00	\$60.00	\$500.00	\$400.00
43	GRADING COMPLETE	1	LS	\$190,000.00	\$190,000.00	\$146,031.00	\$146,031.00
44	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000.00	\$16,300.00	\$16,300.00
45	CONC SIDEWALK, 4 IN	2,360	SY	\$23.00	\$54,280.00	\$32.00	\$75,520.00
46	CONC. HEADER CURB, 10 IN, TP4	731	LF	\$14.00	\$10,234.00	\$14.00	\$10,234.00
47	CONC. CURB & GUTTER, TP 2	121	LF	\$17.00	\$2,057.00	\$20.00	\$2,420.00
48	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	811	LF	\$2.25	\$1,824.75	\$2.50	\$2,027.50
49	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	33	LF	\$6.50	\$214.50	\$10.00	\$330.00
50	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	7	EA	\$150.00	\$1,050.00	\$150.00	\$1,050.00
51	TEMPORARY SILT FENCE, NS	84	LF	\$1.50	\$126.00	\$4.00	\$336.00
52	MULCH	7	TN	\$350.00	\$2,450.00	\$350.00	\$2,450.00
53	TEMPORARY SEEDING	0.3	AC	\$675.00	\$202.50	\$4,000.00	\$1,200.00
54	SOD	871	SY	\$7.00	\$6,097.00	\$6.00	\$5,226.00
<b>TOTAL BID AMOUNT</b>					<b>\$1,375,122.50</b>		<b>\$1,402,467.50</b>
BID BOND					5%		5%
NOTE REFERENCE					(1) (2)		(1) (2)
LICENSE NUMBER					Not Provided		UC302331

**NOTES:**

\* DENOTES CORRECTED VALUE

- (1) SURETY COMPANY LISTED ON U. S. TREASURY CIRCULAR 570 (7/1/18).
- (2) BIDDER ACKNOWLEDGED RECEIPT OF ADDENDUM NO. 1.
- (3) BIDDER DID NOT USE EJCDC C-430 BID BOND FORM.

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT TABULATION OF BIDS RECEIVED AT THE TIME AND PLACE STATED ABOVE. BIDS WERE SEALED WHEN RECEIVED AND OPENED AND READ ALOUD IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.

  
 \_\_\_\_\_  
 KECK & WOOD, INC.

11/20/18  
 \_\_\_\_\_  
 DATE



**APH 2018-07-74**



Mayor  
**Mike Mason**

**Phil Sadd** | Post 1  
**Eric Christ** | Post 2

**Alex Wright** | Post 3  
**Jeanne Aulbach** | Post 4

**Lorri Christopher** | Post 5  
**Weare Gratwick** | Post 6

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To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Brandon Branham, Administrative Services Director

Date: November 27, 2018, City Council Meeting

Agenda Item: APH 2018-07-74 Approval of Alcoholic Beverage License Application for **Firebirds Wood Fired Grill**, 5215 Town Blvd, Ste 650, Peachtree Corners, GA 30092

Applicant **Frank Henry Polanco** is applying for a Consumption on Premises – Distilled Spirits, Malt Beverage and Wine License

**Staff Recommendation:**

Approve the application for Wholesale – Distilled Spirits, Malt Beverage and Wine License for **Firebirds Wood Fired Grill**, 5215 Town Blvd, Ste 650, Peachtree Corners, GA 30092

**Background:**

Applicant submitted a completed application on October 22<sup>nd</sup>, 2018. Required advertising for the application was published in the Gwinnett Daily Post on November 13<sup>th</sup>, and November 20<sup>th</sup>, 2018. Applicant has passed the background investigation and meets all requirements.

**Discussion:**

New  
Staff has reviewed this application and recommends approval.

**Alternatives:**

None

**02018-10-134**

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2018-006, WAY MOTOR WORKS, REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE AN AUTOMOBILE REPAIR FACILITY IN AN EXISTING BUILDING AT 3020 AMWILER RD., DIST. 6, LAND LOT 250, PEACHTREE CORNERS, GA.**

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

**WHEREAS:** Public Hearings were held by the Mayor and City Council of Peachtree Corners on October 23, 2018 and November 27, 2018;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on November 27, 2018 that Zoning Case SUP2018-006, Way Motor Works, is hereby approved for the above referenced property with the following enumerated 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.

Effective this 27th day of November, 2018.

So Signed and Witnessed

Approved :

this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Attest:

\_\_\_\_\_  
Kymberly Chereck, City Clerk

\_\_\_\_\_  
Mike Mason, Mayor

**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 UPDATE:**

At the Planning Commission meeting, questions were asked about the project and the property owner's plans for the site. There were no speakers at the public hearing. The Commission voted unanimously (4-0, 1 absent) to recommend approval of the rezoning with staff conditions and several Planning Commission amendments. Planning Commissioners added conditions 4, 5 and 6 which were agreed to by the applicant.

**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.
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.

**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>
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
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

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*Staff Use Only This Section*

Case Number: \_\_\_\_\_ Hearing Date: P/C \_\_\_\_\_ C/C \_\_\_\_\_ Received Date: \_\_\_\_\_

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

Related Cases & Applicable Conditions:

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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).

UTILITY PROTECTION CENTER  
IF YOU DIG GEORGIA...  
CALL US FIRST!  
**811**  
IT'S THE LAW  
THREE WORKING DAYS BEFORE YOU DIG

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SCALE: 1" = 30'  
0' 10' 20' 30' 40' 50' 60'

AREA  
0.867 ACRES  
37,780 SQ. FEET  
LEGAL REFERENCE:  
D.B. 52988, PG. 48

ZONING INFORMATION: LEE CORNERS, ON ZONED C-2 (COMMERCIAL) BUILDING SETBACK REQUIREMENTS:  
FRONT - 10'  
REAR - 15'

NOTE: ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND NO ZONING REPORT PROVIDED FOR THIS SURVEY.

LEGEND

- R RADIUS
- CHORD
- RIGHT-OF-WAY
- BACK OF CURB
- CHAIN LINK FENCE
- BOL BUILDING SETBACK LINE
- CATCH BASIN
- CLEAN-OUT
- CONCRETE
- COR CORNER
- CRAMP TOP PIPE
- DI DROP INLET
- EM ELECTRICITY METER
- EM GRATE INLET
- GI
- IPF 1/2" REBAR
- IPF OPEN TOP PIPE
- OTF PROPERTY LINE
- PL DEED BOOK
- P.B. PLAT
- P.O.C. POINT OF BEGINNING
- P.S. PARKING SPACE
- REB REBAR
- RR RAILROAD UTILITY LINES



NOTES:

UNLESS OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES HERETO WHICH ARE READILY APPARENT FROM A CASUAL INSPECTION OF THE SURVEY SHALL BE CONSIDERED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

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FLOOD HAZARD STATEMENT:  
THIS PROPERTY DOES NOT LIE WITHIN THE FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C 0095F  
DATE: NOT PRINTED

NOTES:

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NOTES:

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THE FIELD DATA UPON WHICH THIS MAP WAS BASED HAS BEEN CHECKED FOR ACCURACY AND AN ANGULAR ERROR OF 01" (SECONDS) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

ALL IRON PINS LABELLED AS SET OR FOUND FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 308.240 FEET.

ALL IRON PINS LABELLED AS SET OR FOUND (IPS OR IFF) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.

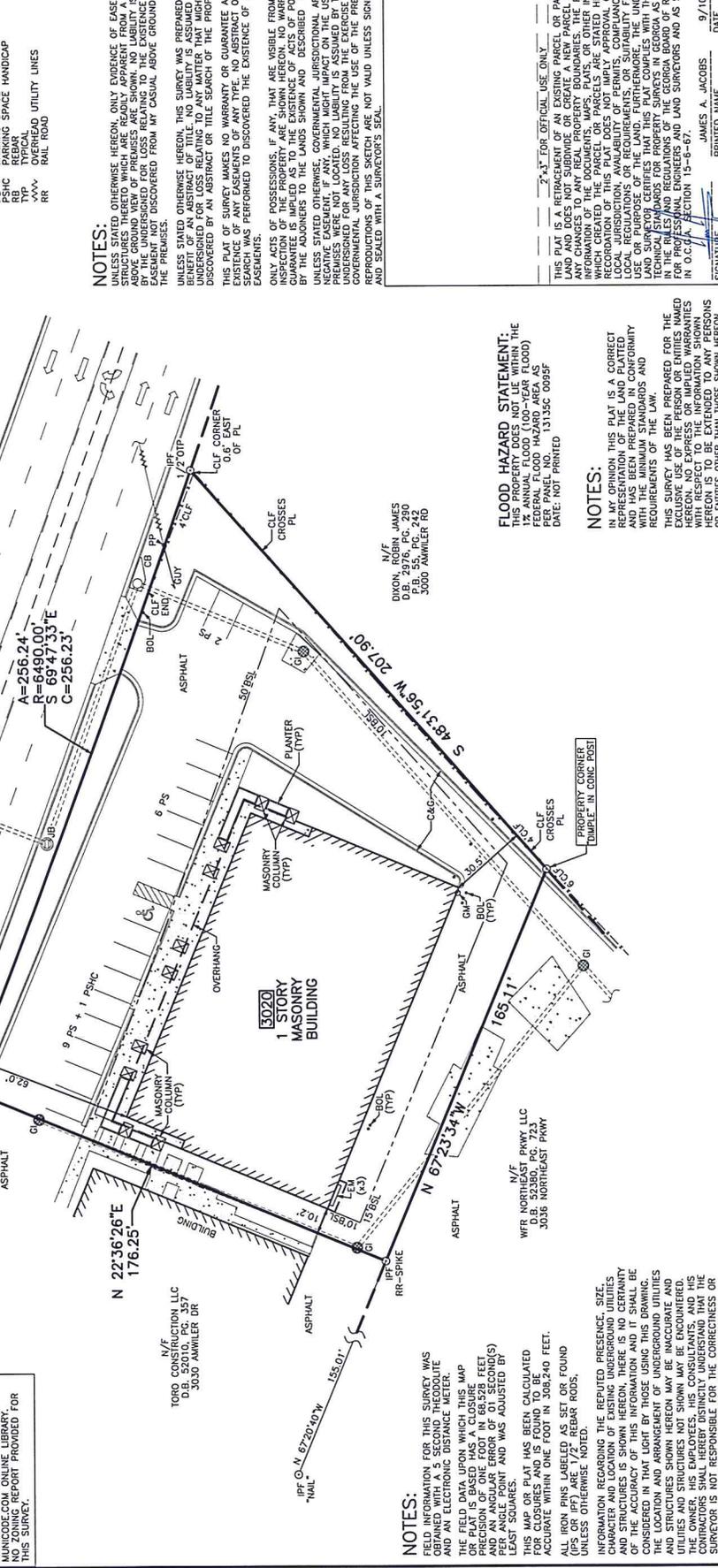
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES ARE NOT SHOWN AND MAY BE ENCOUNTERED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS. SMALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

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ZONING INFORMATION: LEE CORNERS, ON ZONED C-2 (COMMERCIAL) BUILDING SETBACK REQUIREMENTS:  
FRONT - 10'  
REAR - 15'

NOTE: ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND NO ZONING REPORT PROVIDED FOR THIS SURVEY.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



N 22°36'26\"/>

3020 1 STORY MASONRY BUILDING

AMWILER ROAD  
~80' R/W~  
PER D.B. 52988, PG. 48

LEGAL REFERENCE:  
D.B. 52988, PG. 48

DATE OF PLAT PREPARATION: 09/10/2018  
DATE OF FIELD SURVEY: 09/06/2018  
DEED: 52988, PG. 48  
PLAT: NO RECORDED PLAT FOUND  
SCALE: 1"=30'  
SHEET # 1 OF 1

ADAM & LEE LAND SURVEYING  
5640 GA. HWY. 20 S.  
LOGANVILLE, GA. 30052 (770)554-8995  
FAX=(770)554-8134  
www.adamandlee.com

WAYLEN HUNSUCKER  
3020 AMWILER ROAD, PEACHTREE CORNERS, GEORGIA 30360  
COUNTY: GWINNETT  
LAND LOT: 250

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DATE: NOT PRINTED

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THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES ARE NOT SHOWN AND MAY BE ENCOUNTERED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS. SMALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

ZONING INFORMATION: LEE CORNERS, ON ZONED C-2 (COMMERCIAL) BUILDING SETBACK REQUIREMENTS:  
FRONT - 10'  
REAR - 15'

NOTE: ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND NO ZONING REPORT PROVIDED FOR THIS SURVEY.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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FAX=(770)554-8134  
www.adamandlee.com

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NOTES:

UNLESS OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES HERETO WHICH ARE READILY APPARENT FROM A CASUAL INSPECTION OF THE SURVEY SHALL BE CONSIDERED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT THE ASSISTANCE OF ANY EXISTING PLAT, MAP, OR RECORD. THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE EASEMENTS.

ONLY ACES OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADDRESSEES TO THE LANDS SHOWN AND DESCRIBED HEREON.

THIS SURVEY IS NOT TO BE CONSIDERED AS A GUARANTEE OF ANY KIND OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS OF EASEMENTS OR INTERFERENCES WITH CONVEYANCE OR JURISDICTION AFFECTING THE USE OF THE PREMISES.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

FLOOD HAZARD STATEMENT:  
THIS PROPERTY DOES NOT LIE WITHIN THE FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C 0095F  
DATE: NOT PRINTED

NOTES:

IN NO MANNER DOES THIS PLAT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE SURVEYING ACT. THE UNDERSIGNED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES ARE MADE BY THE UNDERSIGNED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP WAS BASED HAS BEEN CHECKED FOR ACCURACY AND AN ANGULAR ERROR OF 01" (SECONDS) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

ALL IRON PINS LABELLED AS SET OR FOUND FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 308.240 FEET.

ALL IRON PINS LABELLED AS SET OR FOUND (IPS OR IFF) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.

THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES ARE NOT SHOWN AND MAY BE ENCOUNTERED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS. SMALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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ZONING INFORMATION: LEE CORNERS, ON ZONED C-2 (COMMERCIAL) BUILDING SETBACK REQUIREMENTS:  
FRONT - 10'  
REAR - 15'

NOTE: ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND NO ZONING REPORT PROVIDED FOR THIS SURVEY.

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DATE OF PLAT PREPARATION: 09/10/2018  
DATE OF FIELD SURVEY: 09/06/2018  
DEED: 52988, PG. 48  
PLAT: NO RECORDED PLAT FOUND  
SCALE: 1"=30'  
SHEET # 1 OF 1

ADAM & LEE LAND SURVEYING  
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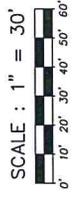
WAYLEN HUNSUCKER  
3020 AMWILER ROAD, PEACHTREE CORNERS, GEORGIA 30360  
COUNTY: GWINNETT  
LAND LOT: 250

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UTILITY PROTECTION CENTER  
IF YOU DIG GEORGIA...  
CALL US FIRST!  
**811**  
IT'S THE LAW  
THREE WORKING DAYS BEFORE YOU DIG

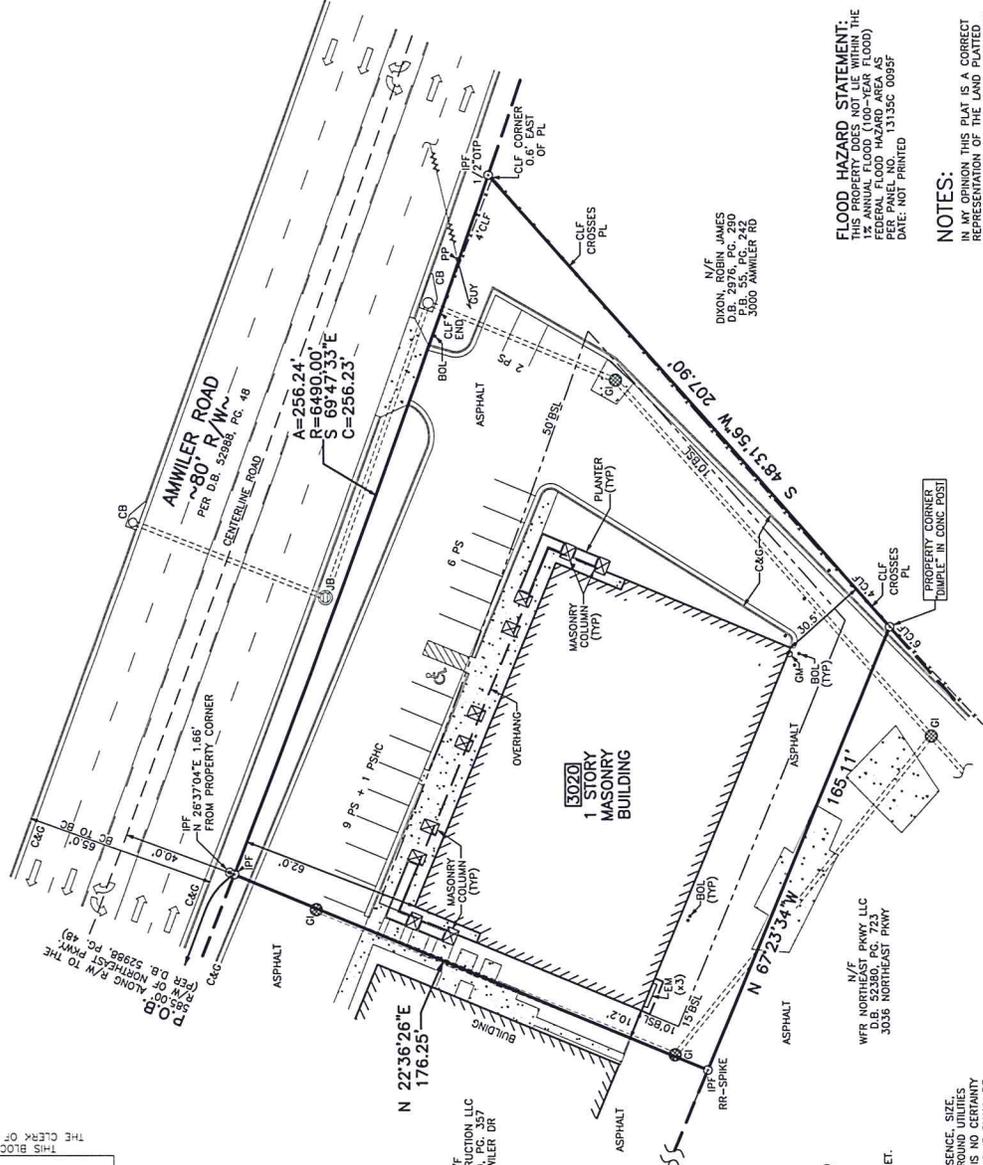


AREA  
**0.867 ACRES**  
37,780 SQ. FEET  
LEGAL REFERENCE: D.B. 52988, PG. 48



**LEGEND**

- A RADIUS
- C CHORD
- M/W ADJOINING OWNERSHIP
- BC BACK OF CURB
- CLF CHAIN LINK FENCE
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- TO CONCRETE
- CONC CONCRETE
- COR CORNER
- CRIMP CRIMP
- CTP CRIMP TOP PIPE
- DI DROP INLET
- M GAS METER
- GI GAS INLET
- IPF 1/2" REBAR
- IPF 1" REBAR
- IPF 1 1/2" REBAR
- OTF OPEN TOP PIPE
- PL POWER POLE
- PL DEED BOOK
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PSIC PARKING SPACE
- PSIC HANDICAP
- REBAR
- RR RAILROAD
- RR TYPEHEAD UTILITY LINES
- RR RAIL ROAD



**NOTES:**  
UNLESS STATED OTHERWISE, HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES HERETO WHICH ARE READILY APPARENT AND NOT DISCOVERED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.  
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT GUARANTEE FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.  
THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE EASEMENTS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY EASEMENTS.  
ONLY ACES OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS MADE AS TO THE EXISTENCE OF ANY EASEMENTS OR POSSESSIONS UNLESS STATED OTHERWISE. GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED, AND LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

**FLOOD HAZARD STATEMENT:**  
THIS PLAT IS A RETRACUMENT 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. THE RECORDING INFORMATION ON THIS PLAT IS BASED ON THE INFORMATION PROVIDED BY THE RECORDOR OF THIS PLAT. THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH ANY APPLICABLE REGULATIONS, OR ANY OTHER REQUIREMENTS OF ANY LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM REQUIREMENTS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

**NOTES:**  
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE LAW.  
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES ARE MADE BY THE SURVEYOR FOR THE ACCURACY OF THIS SURVEY OR ENTITIES OTHER THAN THOSE SHOWN HEREON.



DATE OF PLAT PREPARATION: 08/10/2018  
DATE OF FIELD SURVEY: 09/05/2018  
DEED: 52988, PG. 48  
PLAT: NO RECORDED PLAT FOUND  
SHEET # 1 OF 1

**ADAM & LEE LAND SURVEYING**  
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LOGANVILLE, GA. 30052 (770)554-8995  
www.adamandlee.com  
FAX=(770)554-8134

PROJECT DESCRIPTION:  
SURVEY FOR:  
WAYLEN HUNSUCKER  
3020 AMWILER ROAD, PEACHTREE CORNERS, GEORGIA 30360  
COUNTY: GWINNETT DISTRICT: 6TH  
LAND LOT: 250

REVISIONS

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 6<sup>th</sup> 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

0047159

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.

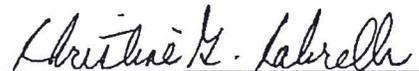
TO HAVE AND TO HOLD the Premises and all parts, rights, members and appurtenances thereof, to the use, benefit, and behoof of said Grantees and the successors and assigns of Grantees forever IN FEE SIMPLE; and Grantors covenant that Grantors are lawfully seized and possessed of the Premises, as aforesaid, 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.

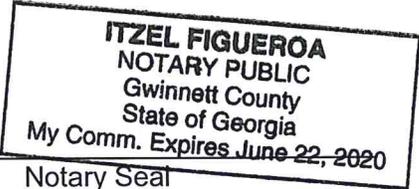
Waylen Hunsucker  
Way Motor Works

317.201.8670, or [info@waymotorworks.com](mailto: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.

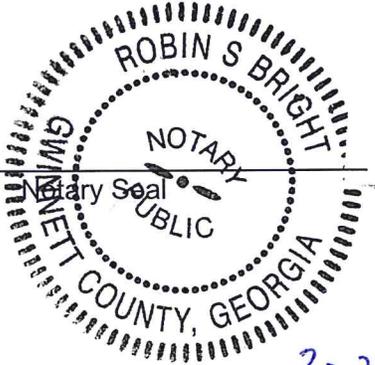
Waylen Hunsucker 8/31/18  
Signature of Applicant Date  
**Waylen Hunsucker**  
Type or Print Name and Title

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

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

[Signature]      8/31/18      **ITZEL FIGUEROA  
 NOTARY PUBLIC  
 Gwinnett County  
 State of Georgia  
 My Comm. Expires June 22, 2020**  
 Signature of Notary      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
<b>Class Codes</b>	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
<b>Total Tax</b>	<b>\$11,304.78</b>	<b>\$0.00</b>

### 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
<b>Total Due:</b>				\$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.

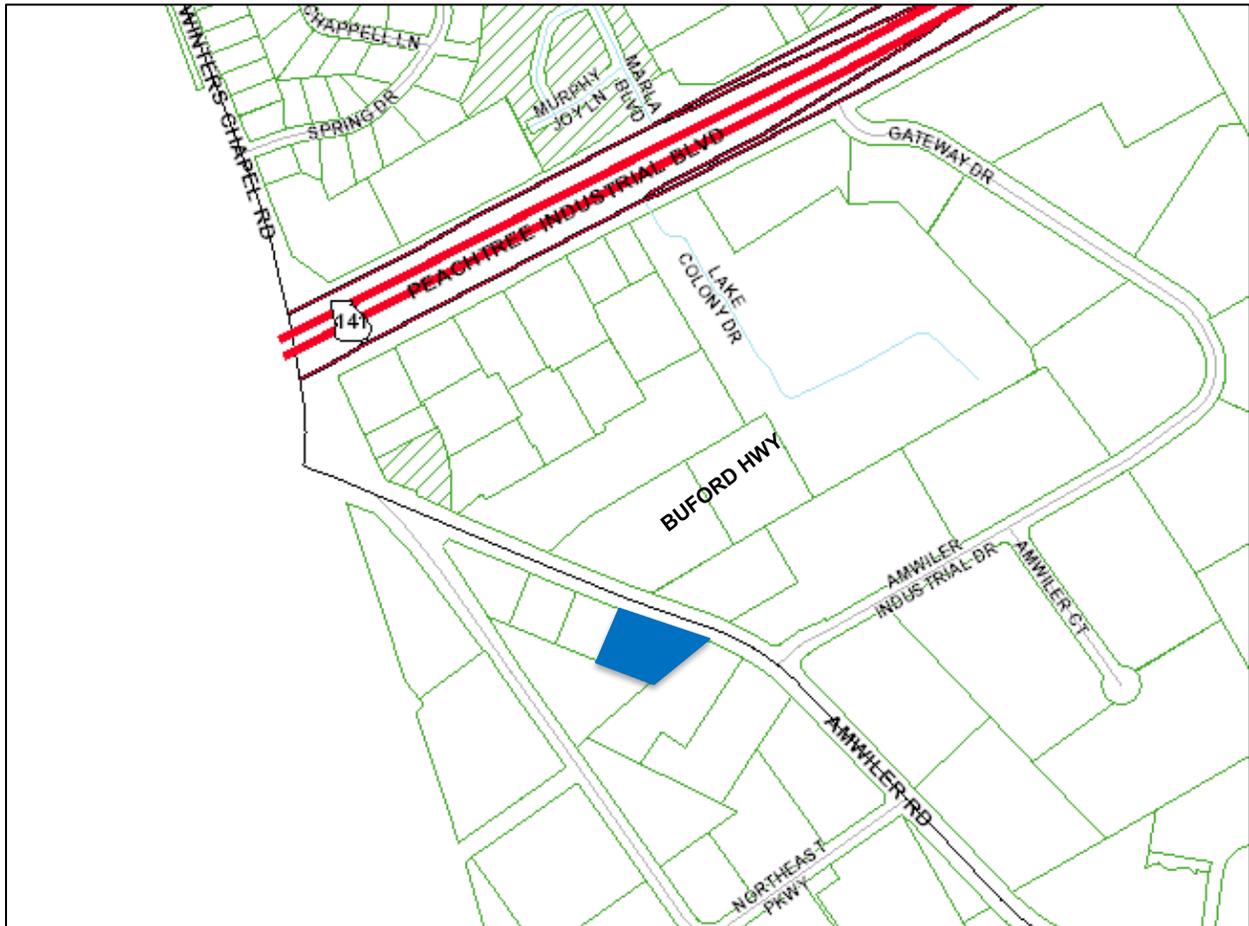


Front south angle view along Amwiler Rd.



## PROPERTY LOCATION MAP

### Way Auto Works



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

**02018-10-135**

**AN ORDINANCE TO AMEND CHAPTER 6 (“ALCOHOLIC BEVERAGES”) OF THE CODE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND AND PROVIDE CERTAIN DEFINITIONS; TO AUTHORIZE PACKAGE SALES OF WINE AND/OR GROWLERS BY RETAIL ESTABLISHMENTS LICENSED TO SELL ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES;**

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

**WHEREAS**, Chapter 6 of The Code of the City of Peachtree Corners, Georgia, currently prevents retail establishments licensed to sell alcoholic beverages to be consumed on the premises from selling wine and/or growlers for retail package sale; and

**WHEREAS**, the Mayor and Council further desire to allow such licensees the ability to sell wine and/or growlers by the package on the licensees’ premises under the conditions set forth below; and

**NOW THEREFORE**, the Council of the City of Peachtree Corners hereby ordains, as follows:

**Article III**: Chapter 6 of The Code of the City of Peachtree Corners, Georgia, is hereby amended by adding an exception for certain retail package sales under Section 6-109, “Package Sales Prohibited; Exceptions” to read as follows:

Sec. 6-109. - Package sales prohibited; exceptions

- (a) Except as specifically provided hereafter, it shall be unlawful for any distilled spirits and/or malt beverages to be sold by the package by retail establishments licensed to sell alcoholic beverages to be consumed on the premises. Wine and/or growlers may, however, be sold by the package by retail establishments licensed to sell alcoholic beverages to be consumed on the premises, provided that package wine and/or malt beverage licenses are also obtained.

**SO ORDAINED AND EFFECTIVE**, this the \_\_\_ day of \_\_\_\_\_, 2018.

APPROVED:

\_\_\_\_\_  
Mike Mason, Mayor

ATTEST:

\_\_\_\_\_  
Kym Chereck, City Clerk

(Seal)

**02018-10-136**

**AN ORDINANCE TO AMEND CHAPTER 6 (“ALCOHOLIC BEVERAGES”) OF THE CODE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND AND PROVIDE CERTAIN DEFINITIONS; TO AUTHORIZE REGISTERED AGENTS LIVING IN A CONTIGUOUS COUNTY TO BE ELIGIBLE;**

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

**WHEREAS**, Chapter 6 of The Code of the City of Peachtree Corners, Georgia, currently requires registered agents to reside in Gwinnett County.

**WHEREAS**, the Mayor and Council further desire to allow such licensees the ability to have a registered agent that resides in Gwinnett County or a county contiguous to Gwinnett County.

**NOW THEREFORE**, the Council of the City of Peachtree Corners hereby ordains, as follows:

**Article III: Chapter 6 of The Code of the City of Peachtree Corners, Georgia, is hereby amended by amending Section 6-8 (h) to provide an exception for registered agents living in a county contiguous to Gwinnett County under Section 6-8, “Licensing Qualifications” to read as follows:**

Sec. 6-8 – Licensing qualifications

- (h) All licensed establishments must have and continuously maintain in Gwinnett County or any county contiguous to Gwinnett County, a registered agent upon whom any process, notice or demand required or permitted by law or under this chapter to be served upon the licensee or owner may be served. This person must be a resident of said county. The licensee shall file the name of such agent, along with the written consent of such agent, with the city or its designee and shall be in such form as it may prescribe.

**SO ORDAINED AND EFFECTIVE**, this the \_\_\_ day of \_\_\_\_\_, 2018.

APPROVED:

\_\_\_\_\_  
Mike Mason, Mayor

ATTEST:

\_\_\_\_\_  
Kym Chereck, City Clerk  
(Seal)

**02018-11-137**

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2018-007, WEPARTNER STORAGE FACILITY, REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A SELF-STORAGE FACILITY AT 7112 PEACHTREE INDUSTRIAL BLVD., DIST. 6, LAND LOT 277, PEACHTREE CORNERS, GA.**

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

**WHEREAS:** Public Hearings were held by the Mayor and City Council of Peachtree Corners on November 14, 2018 and December 18, 2018;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on December 18, 2018 that Zoning Case SUP2018-007, WePartner Storage Facility, is hereby approved for the above referenced property with the following enumerated 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.
6. Hours of operation shall be limited to the following: Office hours – Monday through Saturday 9AM to 6PM; Card Access – Every day 6AM through 10PM.
7. Dumpster shall be located within the building; no outside dumpster shall be permitted.

Effective this 18th day of December, 2018.

So Signed and Witnessed

Approved :

this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Attest:

\_\_\_\_\_  
Kymerly Chereck, City Clerk

\_\_\_\_\_  
Mike Mason, Mayor

**02018-11-138**

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

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

**WHEREAS:** Public Hearings were held by the Mayor and City Council of Peachtree Corners on November 14, 2018 and December 18, 2018;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on December 18, 2018 that Zoning Case CIC2018-001, Holcomb Bridge Townhomes, is hereby approved for the above referenced property with the following enumerated 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 also be permitted.
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.

Effective this 18th day of December, 2018.

So Signed and Witnessed

Approved :

this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Attest:

\_\_\_\_\_  
Kymerly Chereck, City Clerk

\_\_\_\_\_  
Mike Mason, Mayor

**R2018-11-111**

**A RESOLUTION ADOPTING AND APPROVING A VOLUNTARY 1% PUBLIC ART INITIATIVE PROGRAM AND PLAN IN THE CITY OF PEACHTREE CORNERS, GEORGIA**

**WHEREAS,** the City of Peachtree Corners is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services and providing for the general health, safety and welfare of the citizens of the City; and

**WHEREAS,** the Charter of the City of Peachtree Corners further authorizes the City to provide Community Development services, promoting community and neighborhood enhancement through creative measures and strategies that foster artistic activity and cultivate pleasing environments; and

**WHEREAS,** artwork viewable by the public enhances aesthetics and complements scenic, natural, and landscape features in built environments, providing psychological and physiological advantages to citizens and visitors; and

**WHEREAS,** it is prudent and advisable to implement policies promoting cultural amenities for the purpose of attracting economic investment and skilled workers; and

**WHEREAS,** the Mayor and Council find it is in the best interest of the city to create a Public Art Initiative program and plan;

**NOW, THEREFORE, BE IT RESOLVED,** by the Mayor and Council for the City of Peachtree Corners, that the Public Art Initiative program and plan, attached hereto as Exhibits 'A' and 'B' and incorporated herein are hereby approved and adopted.

**SO RESOLVED AND EFFECTIVE,** this the 27th day of November, 2018.

Attest:

Approved:

\_\_\_\_\_  
Mike Mason, Mayor

\_\_\_\_\_  
Kim Chereck, City Clerk  
Seal

**EXHIBIT A**

**CITY OF PEACHTREE CORNERS, GEORGIA  
PUBLIC ART INITIATIVE**

1. Purpose

It is the purpose of this Public Art Initiative (PAI) to encourage and facilitate the creation and placement of art in public spaces on property owned by the City of Peachtree Corners and within private developments—residential, commercial and industrial.

The PAI is based on the belief that both public and private displays of art serve a legitimate purpose and benefit the community provided they meet existing zoning and architectural standards and landscaping requirements.

A Public Art Initiative creates a stimulating cultural environment which attracts people in and around a community, increasing the number of visitors and enhancing resident pride and engagement. By locating firms, artists and cultural facilities together, a multiplier effect can occur, generating economic capital and good will.

I. Application

- A. As part of the formal planning and approval process of any private and public development within the city of Peachtree Corners, the Public Art Initiative engages developers/owners to collaborate with the Arts Council at meetings to discuss plans for incorporating art into projects.
- B. It is the goal of the PAI that the proposed art plan be submitted to the City's Community Development Department in conjunction with the project application. Eligible construction and development projects include construction or renovation of commercial, industrial, residential, office professional, and mixed-use sites.
- C. All developers are strongly encouraged to voluntarily include in their private construction projects original public art with an approximate value of 1 percent of the total project cost, including construction and land. This 1 percent of project cost figure includes, the actual art acquisition cost, art consultant fees, professional artist fees, costs for design and, or fabrication of art, delivery and installation charges, and signage such as acknowledgement plaques. The artwork should be a fixed asset on the property and be maintained by the property owner.

- D. As an alternative, a contribution of equal value may be given to the public art bank that is administered by the city. These funds will be used for the acquisition or commission of art on city-owned sites or for other art-related purposes, including but not limited to, art educational programs, shows and special events.
- E. Most public art will fit into one of the following categories: architectural metals, architectural ceramics, mosaics and wall reliefs, architectural glass, murals and trompe l'oeil, functional art and sculpture.
- F. All art project must be approved by the Arts Council, or subcommittee thereof consisting of a majority of Arts Council members. Artists are generally recognized by critics and peers as a professional artist of serious intent and ability who realize income through commissioned artwork or the placement of artwork at public institutions and who have had training in the arts or equivalent experience.

## II. Public Art Plan Submittal

- A. The components of the public art plan submittal shall include the following:
  - 1. A written description of the project including dimensions, materials, models, photographs, renderings of proposed art project.
  - 2. The artist's resume and examples of work.
  - 3. A site plan indicating location of the art.
  - 4. Cost estimate of newly commissioned art.
- B. Presentation of the public art plan to members of the Arts Council at a regularly scheduled meeting.

## III. Other Considerations

- A. It is recommended that the artwork in this program be publicly accessible or at minimum, be in a location that is visible from a public roadway.
- B. The minimum value recommended for the artwork is 1% of the aggregate job value. However, the owner/developer may voluntarily exceed this amount.
- C. The City can provide resources, including the names of artists who specialize in public art or who have created pieces for other developers.



# City of Peachtree Corners Public Art Initiative

October, 2018



# Introduction

**A Public Art Initiative creates a stimulating cultural environment that attracts people in and around a community, increasing the number of visitors and enhancing resident participation. By locating firms, artists and cultural facilities together, a multiplier effect can occur, generating economic capital and good will.**

## – City Council Resolution

Peachtree Corners has built its success as a “live, work and play” community, with technology-based office parks and residential neighborhoods situated in a green landscape along the Chattahoochee River. As it matures, the City is laying the groundwork for a stronger arts and culture component – particularly public art – to be part of this mix. This Vision Map brings into focus opportunities for locating public art in the city and themes that artists might consider.

Peachtree Corners reached an important turning point in 2011, when citizens voted to incorporate and become Gwinnett County’s largest city. A key outcome of this was to give the City closer control over its future, particularly land-use decisions as it approached a built-out status and began to see the need to meet future needs through redevelopment.

Since then, the City has put important building blocks in place – a comprehensive plan, an Innovation Hub master plan, an economic development plan, Holcomb Bridge Road Corridor Redevelopment Plan, and other studies of how to maintain the competitiveness of its technology hub and reinvest in commercial corridors, and an arts and culture master plan. It has catalyzed the creating of a new Town Center, an incubator for homegrown innovative businesses, and a multi-use trail network.

The City created an Arts Council in 2016, and a year after that completed its arts and culture master plan, which set out the key priorities of building an arts center and encouraging more public art. In June, 2018, City Council passed a resolution

establishing a Public Art Initiative. The resolution requires developers to meet with the Peachtree Corners Arts Council to discuss possibilities for public art on their property. Developers would also be asked to voluntarily set aside one percent of their project costs for public art, either by including public art on their site or contributing money to a public art fund administered by the City.

This Public Art Initiative and Vision Map is intended to help City officials, developers and the community at large visualize and implement the City’s public art future. It outlines a vision for public art, offers an inventory of opportunities for public art throughout the city, and provides background on the types of projects that should be encouraged and prioritized. It is illustrated with examples of public artworks from around the country that reflect the types of projects public art that might be appropriate here.

Peachtree Corners’ vision for public art is rooted in the City’s essential qualities – its economic edge in innovation and technology, its location in a lush landscape along a river, its commitment to family and community. It is inspired by the city’s desire to evolve into an increasingly interconnected, collaborative place to live and work, and to encourage development patterns that are more mixed-use and walkable. Looking forward, public art can be one of the most visible and distinctive features that make the city innovative and remarkable.

# What is Public Art?

Public art is one of several approaches to placemaking. It is a dynamic field, with new approaches and ideas emerging every day. Peachtree Corners' unique approach to public art will be driven by its vision, values, community assets and opportunities in public and private investment.



## Public Art

For the purpose of achieving Peachtree Corners' goals for its Public Art Initiative, there are several key aspects of "what makes public art":

- Public art is located in a place that is generally accessible to or visible to the public, without having to pay.
- Public art is site-specific, created through a process that considers the visual and social context of the place where it is located, or it is acquired with a specific location in mind.
- Public art is created by a professional artist, which means someone who has a track record of exhibitions or commissioned visual or public art, or a degree in fine arts. Under this definition, other creative professionals are not considered artists, unless they otherwise meet these criteria.



## Creative Placemaking

*Creative placemaking* is a process that establishes authentic partnerships among artists, planners, community development practitioners and people in a community to integrate arts into revitalization strategies. Projects can range from short-term initiatives that take less than a year to long-term, multi-year initiatives. They can involve public art, urban design, tactical urbanism approaches and more.



## Design Enhancements

*Design enhancements* include features such as architectural features, landscape elements, wayfinding, entry monuments, water features and lighting that are created by design professionals. These can be very strong components of a placemaking program and should be strongly encouraged, but are typically not considered public art unless they are created by artists who are commissioned through a public art process.

## WHAT IS NOT PUBLIC ART?

The following should not be considered public art:

- Design features that are decorative, ornamental or functional elements of the architecture or landscape design, unless created by an artist.
- Design features that are mass-produced, unless created by an artist as a limited edition.
- Design features that involve commercial expression related to the business or development where the artwork is located, or that otherwise would be considered a sign under the city code.
- Creative placemaking projects that are not lead by an artist.

## PEACHTREE CORNERS' PUBLIC ART PROCESS

1. As part of the formal planning and approval process of any private and public development within the city of Peachtree Corners, the Public Art Initiative engages developers/owners to collaborate with the Arts Council at meetings to discuss plans for incorporating art into projects.
2. It is the goal of the PAI that the proposed art plan be submitted to the city's Community Development Department in conjunction with the project application. Eligible construction and development projects include construction or renovation of commercial, industrial, residential, office professional, and mixed-use sites.
3. All developers are strongly encouraged to voluntarily include in their private construction projects original public art with an approximate value of 1 percent of the total project cost, including construction and land. This 1 percent of project cost figure includes, the actual art acquisition cost, art consultant fees, professional artist fees, costs for design and, or fabrication of art, delivery and installation charges, and signage such as acknowledgement plaques. The artwork should be a fixed asset on the property and be maintained by the property owner.
4. As an alternative, a contribution of equal value may be given to the public art fund that is administered by the city. These funds will be used for the acquisition or commission of art on city-owned sites or for other art-related purposes, including but not limited to, art educational programs, shows and special events.
5. Most public art will fit into one of the following categories: architectural metals, architectural ceramics, mosaics and wall reliefs, architectural glass, murals and trompe l'oeil, functional art and sculpture.
6. All art projects must be approved by the Arts Council, or subcommittee thereof consisting of a majority. Artists are generally recognized by critics and peers as a professional artist of serious intent and ability who realize income through commissioned artwork or the placement of artwork at public institutions and who have had training in the arts or equivalent experience.

# Vision, Mission, Goals

# Public Art and City Development



image credit



image credit

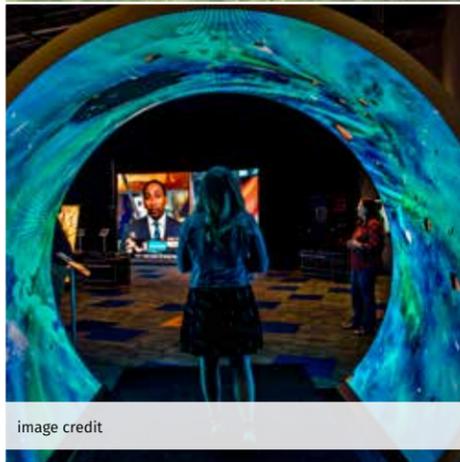


image credit

**Peachtree Corners' comprehensive plan sets out a broad vision for the community's future and five goals that focus on key elements of that vision. These provide the context for Peachtree Corners' vision for public art.**

## VISION

Our community vision is to advance Peachtree Corners as a premier city by:

1. Offering a high quality of life for residents,
2. Providing a competitive environment for businesses,
3. Creating a strong sense of community for all, and
4. Accommodating the best opportunities to live, work, learn, play, and stay.

## GOALS

Pursing these goals will help decision-makers, stakeholders and residents achieve success:

1. Build and strengthen a unified and family-friendly multicultural community.
2. Maintain a high-quality natural and cultural environment.
3. Integrate transportation and accessibility into development decisions.
4. Enable redevelopment and capture high-quality new development, increasing job growth and associated tax revenues.
5. Emerge as the most desirable and advantageous community in the Atlanta region.
6. Support educational and healthy living opportunities for residents and employees.

## PUBLIC ART VISION

Peachtree Corners' public art resolution sets out the following vision for public art:

*Artwork viewable by the public enhances aesthetics and complements scenic, natural, and landscape features in built environments, providing psychological and physiological advantages to citizens and visitors.*

## PUBLIC ART MISSION

Peachtree Corners' public art resolution sets out the following mission for public art:

*It is the purpose of this Public Art Initiative (PAI) to encourage and facilitate the creation and placement of art in public spaces owned by the city of Peachtree Corners and within private developments — residential, commercial and industrial.*

**Public art can be aligned with the City's goals for public places, development and community life. The concepts below, which are general goals outlined in the comprehensive plan, can also be a guide to priorities for public art in Peachtree Corners, whether it is created by the City or by private developers.**

## UNIFY AND CONNECT

Introduce elements that unify and connect the Peachtree Corners community, including built projects like green infrastructure, bike loops, greenways and arts and culture facilities; and programs like recreational activities and outdoor entertainment.

## GREEN THE CITY

Take advantage of the unique environmental feature and recreational asset of the Chattahoochee River. Explore opportunities to utilize existing park space to take full advantage of the river. Coordinate with property owners and the county on access to realize planned greenway projects.

## IMPROVE ACCESS

Provide a transportation network that is accessible to users of all modes of transportation, including drivers, pedestrians, and cyclists. Create attractive streetscapes that improve the experience for all.

## REDEVELOP RETAIL

Identify and prioritize retail redevelopment opportunities at key intersections to create walkable, livable centers at varying scales.

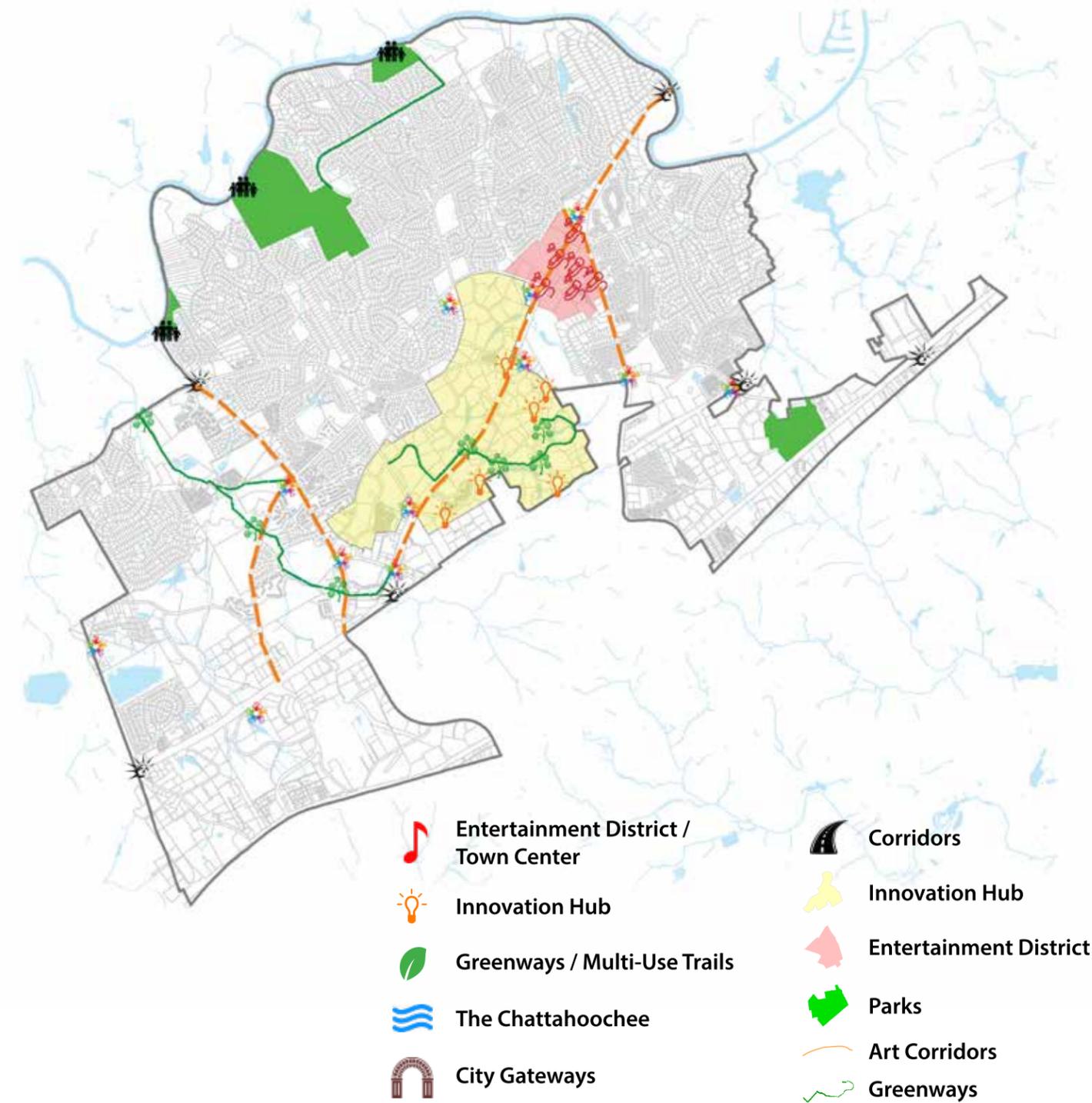
## REIMAGINE TECH PARK

Implement cutting edge technological infrastructure in Tech Park and throughout the City, including fiber and Wi-Fi. Strategically market key office development opportunities such as Governors Lake Parkway. Explore new modern office types, and use developer incentives to catalyze redevelopment. Identify and prioritize retail redevelopment opportunities at key intersections to create walkable, livable centers at varying scales.



# Public Art Opportunity Zones

# Places for Public Art



The Peachtree Corners Public Art Initiative and Vision Map outlines opportunities for public art in the context of the City's vision for the future, its most important features, and its patterns of public investment and private development.

The Vision Map provides a map of where the City should focus on cultivating public art opportunities, themes that can inspire how artists approach projects in the city, and an illustrated guide for how public art can fit into the City's built environment and landscape.

## PUBLIC ART OPPORTUNITY ZONES

The Vision Map discusses six key priority areas for public art. These include both specific locations and types of locations that should be kept in mind as public art location:

*Town Center / Entertainment Zone:* The city's newly-developed mixed-use entertainment and retail-oriented area — including a town green and botanical garden — being developed through a public-private partnership. The Town Center, the Forum and adjacent properties have been incorporated into an Entertainment District.

*Innovation Hub:* Technology Park and adjacent areas that are the focus of the research and technology industry.

*Greenways and Multi-Use Trails:* Trail networks being built by the City, County and private developers.

*The Chattahoochee:* Places where people can access the river that forms the northern boundary of the city and is a signature natural feature of northern Georgia.

*City Gateways:* Six places indicated in the City's comprehensive plan as locations for features that mark gateways into the city.

*Corridors:* Locations along major roadways the city, including key intersections and nodes of activity, that are likely areas for development or redevelopment of office and retail uses.

## PUBLIC ART THEMES

The Vision Map also identifies public art themes that should be associated with each Opportunity Zone and provides sample illustrations. These themes should not necessarily be considered literal guides for art project. Rather, they can help understand the city's essential qualities and serve as a starting point for the artist's own research and engagement processes. Followed consistently, these themes will help give legibility and continuity to different areas of the city.

## PUBLIC ART TYPES

Finally, the Vision Map describes several basic types of public art that should be considered in Peachtree Corners and provides sample illustrations. As public art is a diverse and evolving field, this section is meant to stimulate creative thinking, particularly on the part of developers, about how public art can be incorporated into projects.



## Town Center / Entertainment Zone

*In our Livable Centers Initiative study, we asked our citizens what they would like to see on this centrally-located piece of property. An overwhelmingly majority said what the city needed was a place where they could come together as a community. — Mayor Mike Mason*

Peachtree Corners' enhanced central business district will be the economic heart of the city. The area will include civic, cultural and social gathering places, easily accessed by nearby residents and networked with the Innovation Hub and beyond through the broader greenway system. Much of the area was recently designated an Entertainment District.

The central business district will be anchored by a new Town Center, focused on retail and entertainment activities, emerging along Peachtree Parkway between Peachtree Corners Circle and Medlock Bridge Road. Its mix of retail uses, offices, mixed-use, institutional properties and open spaces will give Peachtree Corners residents a vibrant, dynamic, livable and walkable civic, business and entertainment core.

Several public art and placemaking projects are already planned for the Town Center. These include a town green with a stage, an interactive fountain and a children's play area; torcheres that serves as gateways; a monument to the veterans of Peachtree Corners, including seven sculptures donated by sculptor Chad Fisher; a holiday-tree plaza that will include a children's art feature; a botanically-inspired screen that will be mounted to one side of the new parking deck; and a sculptural landscape feature along a greenway behind a cinema.

### OPPORTUNITIES FOR PUBLIC ART

#### Pedestrian Bridge

This will not only provide a connection between Town Center and the Forum, but also be a "remarkable space" in and of itself and create a gateway along the City's main corridor.

#### Roundabout

- A roundabout will manage traffic at Peachtree Corners Circle and Medlock Bridge Road

#### Botanical Garden

- A Botanical Garden that connect the town green to the pedestrian bridge

#### Peachtree Corners Circle

- There are several properties along this street, behind the Town Center, that are likely to see new development.

### THEMES FOR PUBLIC ART

Public art in this area should focus on the theme of Entertainment.





## Innovation Hub

*The PTC Innovation Hub will become a place of Natural Innovation.*

*Located in the scenic environment of Peachtree Corners, the Innovation Hub will become a new energetic, mixed-use urban destination bringing together technology, inspiration, business, talent and capital in the pursuit of creativity, connectivity and collaboration. — Innovation Hub Master Plan*

Peachtree Corners’ modern era traces its roots to the development of Technology Park Atlanta, a campus for high technology industries. Constructed in the late 1960s, this office-park style campus, nestled in the woodlands, was the first phase of the broader master-planned community that evolved into Peachtree Corners.

Today, the City is focusing on how to maintain the robustness of its tech industry. The City’s vision is to become an Innovation Hub that recognizes the importance of creating a fertile ecosystem of inspiration and collaboration. Diversity and interconnectedness are key principles: It is looking to promote a variety of business spaces, from co-working to headquarters to manufacturing; and to develop a walkable, mixed-use environment where people can live near where they work and easily collaborate.

So far, the City’s major investment has been an incubator

space, Prototype Prime. It is also planning and building a series of multiuse trails that will connect workplaces and residential areas within Technology Park to each other, to Town Center and to a broader network of greenways and open spaces. And it is encouraging the evolution of single-use office campuses and retail centers into mixed-use developments.

The City’s Innovation Hub master plan calls for “wild cards,” public amenities that attract new talent and investment to the area. Public art can be a highly visible part of the mix – artwork that builds on the theme of innovation, collaboration and connectivity can set the tone for the Innovation Hub in a highly visible way.

## OPPORTUNITIES FOR PUBLIC ART

### Technology Park

New development and redevelopment in Technology Park should be encouraged to incorporate public art that is reflective of the spirit of the Innovation Hub. Public art should be visible and engaging to the public.

### City Hall

The recently completed City Hall sits square in the middle of the Innovation Hub. Inside, it is outfit with cutting-edge meeting and presentation technology. City Hall should be the location for an iconic artwork that captures the spirit of Natural Innovation, particularly networking and interaction. This could be a permanent artwork or a bi-annual commission, awarded as a prize.

### Technology Park Lake

The City is completing a casual walking path around this lake, which connects business to residential areas. The path could be a location for temporary artworks, potentially a temporary sculpture exhibition, or environmental, light- or sound-based projects that could be experienced by people walking along the path.

### Technology Park Drive

Technology Park Drive is the area’s spine. The open spaces and medians along the roadway could be locations for temporary installations that could be enjoyed by people driving through the area. City Hall and intersections with multi-use trails could be key locations for public art.

### Peachtree Corners Parkway and Spalding Drive

This intersection is an entry point into the Technology Hub area.

## THEMES FOR PUBLIC ART

Public art in this area should focus on the theme of Innovation.





## Greenways / Multi-Use Trails

Greenways and multi-use trails are an important component of Peachtree Corners' future. They will link the City's open space and parks, such as the Chattahoochee River and county parks; give people access to green corridors throughout the city; and provide options for connecting housing to jobs and the Town Center.

The greenway network is being expanded through City, County and private initiatives:

- Gwinnett County's long-range greenway plan will connect to the Chattahoochee River and along Crooked Creek.
- The City is working on a Greenways and multi-use trails network that will connect the Innovation Hub and Town Center, including a pedestrian bridge over Peachtree Parkway connecting Town Center to the Forum.
- Developers will be required to connect to the greenway trail system where they can.

## OPPORTUNITIES FOR PUBLIC ART

### Town Center / Forum Multi-Use Trail Bridge

- This will connect Town Center to the Forum and will provide an opportunity to showcase artwork.

### Hubs / Trailheads

- The City's concept plan for multi-use trails in the central area show nine potential locations for hubs and trailheads. Public art can help signal the presence of the trail or provide an amenity for trail users.

### Trail Paths

- Trail paths can be treated with surface murals or other graphics that can be experienced by trail users.

### Multi-Use Trail Crossings

The multi-use trail will occasionally cross key arterial roads.

These are locations where special design and infrastructure will be necessary, and are opportunities for artworks that mark where greenways cross roads. Depending on the way the crossing is designed, artworks could focus on greenway users or vehicles passing by.

Potential locations include:

- Technology Parkway and Technology Parkway South
- Crooked Creek and Peachtree Corners Circle Drive
- Crooked Creek and Peachtree Parkway. This could involve a bridge over or a tunnel under the roadway.

## THEMES FOR PUBLIC ART

Public art in this area should focus on the theme of Green City. It can also support the educational and health benefits of public art, as described in the City's cultural plan.



## The Chattahoochee

The Chattahoochee River is one of the community's most important assets, but it remains underused. Public access is limited and difficult to find. Yet where connections exist, such as at Jones Bridge Park and Holcomb Bridge Park, the river beckons people to come in for fishing, swimming and boating, or for hopping along a series of rocks to find a sunny place for sunbathing.

Over time, public access to and space along the river will improve. Simpsonwood Park, newly added to the County's park system, will provide add two new river overlooks. In the long run, the County hopes to build a greenway along the river, and the City hopes to encourage developers to provide public access when they build along the river.

### OPPORTUNITIES FOR PUBLIC ART

Public art can be oriented towards family activity and celebrate the power of the natural environment, but it also must tread lightly. As park facilities are added or upgraded, sensitive integrated artworks could be considered. Temporary artworks could be staged at river viewing platforms, in pavilions or on meadows.

- Jones Bridge Park
- Holcomb Bridge Park
- Simpsonwood Park

### THEMES FOR PUBLIC ART

Public art in this area should focus on the theme of Community and Family Oriented.



## City Gateways

*Peachtree Corners 2033* recognizes gateway features as a key strategy for providing a sense of arrival to the city, establishing a distinct sense of place and strengthening community identity. The plan indicates six locations that require special beautification efforts, and the City has explored designs for a standard gateway feature. The plan also recommends that other locations with high traffic volumes should also feature public art; these are identified in the "corridors" section of this plan.

### OPPORTUNITIES FOR PUBLIC ART

Gateway locations that can be reinforced with public art when the areas around them are developed:

- South Old Peachtree Road and Buford Highway
- Peachtree Industrial Boulevard and South Old Peachtree Road
- Holcomb Bridge Road and Spalding Drive
- Peachtree Industrial Boulevard and Winter's Chapel Road

Gateway locations that are appropriate for signature artworks:

- Peachtree Parkway at Chattahoochee River
- Peachtree Parkway and Peachtree Industrial Boulevard

### THEMES FOR PUBLIC ART

Public art in this area should draw on the theme of Welcoming.





## Corridors

Peachtree Corners is organized along a variety of arterial corridors. Peachtree Parkway and Holcomb Bridge Road provide regional connections, and Spalding Drive, Peachtree Corners Circle and Technology Parkway connect different districts within the city.

Currently, these corridors are familiar but not memorable, pass-throughs on the way to somewhere else. Where they intersect, they create some of the city's most important reference points.

In the near term, these corridors could be places for creative temporary public art projects that interrupt, even for a short time, the familiar traffic-dominated perception of these places.

In the long run, permanent public artworks that are integrated into these new developments along the corridors will be an important part of the mix. Retail developments along these corridors generally have a relatively short lifespan. As outdated strip mall and big box shopping areas redevelop, the city will place a strong emphasis on the form and aesthetics of what replaces them.

### PEACHTREE PARKWAY

Peachtree Parkway is the spine of Peachtree Corners' central business district. It has the character of a highway, with many travel lanes, a center median and deep setbacks between the roadway and developed properties.

The Parkway can be viewed as five districts, according to the city's Livable Communities Initiative Plan: A north and south town center, corridor redevelopment areas, a conservation gateway zone and a technology park/innovation hub zone. Each of these has a different character and suggests a different approach to permanent and temporary public art.

#### Corridor Redevelopment Zone / Key Intersections

The city's LCI plan notes that as "... outdated strip mall areas begin to redevelop, emphasis should be placed on the form and aesthetics of new developments." Redevelopments on the following key intersections should strongly be encouraged to follow the city's Public Art Initiative. Artworks at these locations should create a visible presence for passing motorists, and should improve public environments both aesthetically and functionally, such as through the use of outdoor seating areas. They should also respond to the themes recommended for the areas indicated:

- Medlock Bridge Road: Corridor and Town Center / Entertainment Zone
- Peachtree Corners Circle: Innovation Hub and Town Center / Entertainment Zone
- Technology Parkway: Corridor and Innovation Hub
- Holcomb Bridge Road: Corridor
- Spalding Drive: Corridor



#### Conservation Gateway Zone

The southern part of Peachtree Parkway passes through a band of natural land that consists of rolling topography, dense tree canopies and a water feature. Called a "conservation gateway" in the city's LCI plan, it acts like a buffer between the north and south side of the CBD. Because of steep grades and limited development potential, it is not likely to be developed.

This area is already being discussed as the spine of a future network of pedestrian paths and trails, and a trail crossing would be built over or under Peachtree Parkway. Public art here, related to the multi-use trail network, could explore the theme of nature and the city.

#### HOLCOMB BRIDGE ROAD

Holcomb Bridge Road connects Peachtree Corners with Norcross to the south and Roswell to the north. The City's comprehensive plan envisions that this will become a mixed-use corridor with stable businesses and a revitalized gateway into the city. The City is supporting various land assemblage and financing tools to provide incentives for redevelopment.

Higher intensity nodes of development are located at key intersections, including the intersections at Spalding Drive, Peachtree Corners Circle and Jimmy Carter Boulevard

(the intersection at Spalding Drive is also highlighted as a gateway). Public art should be a component of redevelopments around these intersections, particularly redevelopments assisted by the Downtown Development Authority.

- Holcomb Bridge Road / Spalding Drive node
- Holcomb Bridge Road / Jimmy Carter Boulevard node
- Holcomb Bridge Road / Peachtree Corners Circle node

#### OTHER CORRIDOR AREAS

These other corridor sites, which serve a variety of neighborhoods, will be opportunities for public art as development and redevelopment occur:

- Medlock Bridge Road / Spalding Drive
- Winters Chapel Road / Peeler Road
- Jones Bridge Road / Peachtree Corners Circle

#### THEME FOR PUBLIC ART

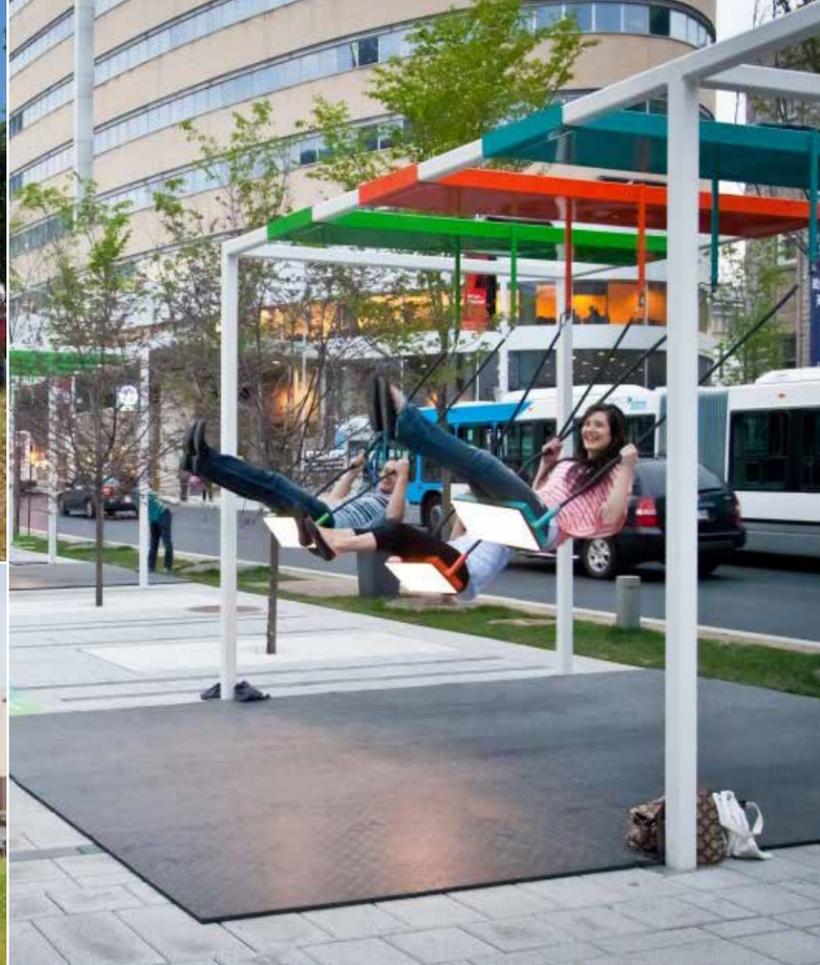
Retail developments along commercial corridors will serve a cross-section of the community. As such, public art in these locations should focus on the city's cultural diversity.



## Themes for Public Art



Artists should be challenged to learn about the community and develop artworks that speak to the community where it is located. Peachtree Corners encourages artists to start with the following themes in their own research about the community, and hopes to create artworks that are memorable visual expressions of these ideas. Each of these themes has particular resonance in specific areas of the city, as described in this section.



## Entertainment

Peachtree Corners is expanding its reach as an entertainment destination. Its major business district destinations, the Forum and the Town Center, will include destination arts activities, entertainment venues, dining and open spaces. The creation of an Entertainment District will relax some of the rules about outdoor alcohol consumption. The City is studying the possibility of developing performing arts center.

The theme of entertainment can be reflected in public art that reflects arts and culture, especially interactive artworks that allow people to participate in creative activities. These can range from projects that range from the imagery of entertainment activities, to playful participatory projects such as playful, to light and sound art.



## Innovative and Remarkable

Peachtree Corners strives to test new and innovative ideas and to be the best at what it does — to be remarkable.

This theme can be reflected in artworks that draw from the creativity and skills of Peachtree Corners' technology and innovation sector. These projects could involve new media (such as digital technology, light and data), new materials and fabrication methods, and visual references to research and technology.

In a certain sense, all public art in Peachtree Corners should be held up against that standard of "Innovative and Remarkable." However, this theme is most important to explore in areas related to technology and entrepreneurialism.





## Green City

Peachtree Corners values its natural setting. Some of its most magical moments are places where nature and the city meet — parks where people can engage with the river; roadways that meander among the forest landscape, multi-use trails that run along creeks or lakes.

This theme can be reflected in artworks that explore natural processes or make use of natural materials. Artists could consider the interplay of light, wind and water; the annual cycles of plantings in forests, gardens and meadows; or areas related to stormwater management.

Artworks responding to the theme of nature and greenery are a priority along multi-use trails. They could also be appropriate in the parks along the Chattahoochee River, and in natural areas along Peachtree Parkway, Technology Lake and Technology Parkway

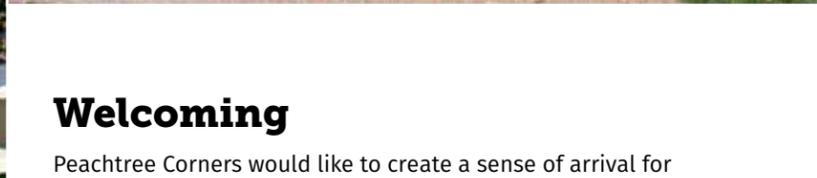
## Community and Family-Oriented

Peachtree Corners has always been a place where community and family can take root and thrive.

This theme can be reflected in public art that engages people of all generations and relates to opportunities for gathering and play. As the City's cultural plan states, "By providing additional ways for residents to engage, the community benefits from the varying skill sets of members coming from varying professional backgrounds. This helps to mobilize the public to improve civic life and promote diversity."

Community and family-oriented artworks are most appropriate in places important to daily life and to community life, and places where people can engage with public art directly. The priority area for this theme is the parks along the Chattahoochee. This theme could also be explored in retail developments along major corridors and Town Center.





## Welcoming

Peachtree Corners would like to create a sense of arrival for people entering from the cities that surround it. This can be accomplished through gateway design elements, landscaping or public art — or some combination of these features.

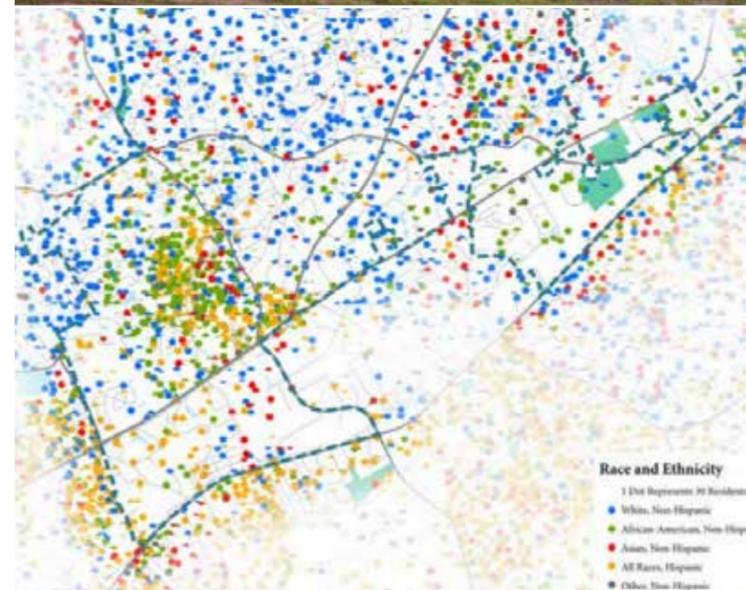
Welcoming public art should capture an aspect of the city's spirit — innovative, remarkable and friendly. It should convey a sense of timelessness and stature, particularly through its material and scale. It should explore ideas that relate to aspiration, purpose and connection.

## Culturally Diverse

Peachtree Corners is a remarkably diverse community, in terms of its cultural demographics. Public art should embrace the visions, values and traditions of all segments of the community.

This theme can be reflected in public art that draws from the inspiration, aspirations and traditions of Peachtree Corners' residents of all backgrounds.

The theme of culturally diverse is most applicable in places in the city where cultural diversity is reflected most strongly, as well as in the common gathering places that everybody in the city shares, such as retail redevelopments. It could also be considered in Town Center and parks along the Chattahoochee.





## Basic Approaches to Public Art

Public art comes in many approaches and styles. Peachtree Corners encourages developers to consider a variety of artworks that contribute to the architecture, landscape and overall placemaking.



### Freestanding Sculpture

Freestanding works are created independently of the design and construction of the site where they are located, although they should be responsive to the site. Examples include indoor and outdoor sculptures, reliefs and artworks suspended over an atrium or lobby. The artwork site must be considered very carefully with regard to the overall site planning, and the artwork's style and scale should be responsive to its surroundings.

Commissioning or purchasing a freestanding sculpture is a straightforward option, especially when there are no practical opportunities for one of the integrated approaches described below.



### Integrated Artwork

"Integrated artworks" are seamlessly incorporated into the design of building, landscape or urban space. Examples include artist-designed paving, a terrazzo floor, a feature wall treated with mosaics or other materials, reliefs embedded into masonry walls, sculptural features, glass interlayers or specialty glass for interior or exterior walls.

For an integrated artwork, an artist or art consultant is brought into the project early in the design process to maximize opportunities for the artist's work to be integrated into the project.



### **Functional Art (Building and Site Features)**

“Functional art” means projects where artists are commissioned to create an element of a utilitarian element that would ordinarily be built to standard specifications or ordered from a catalogue. Examples include features such as ornamental masonry (planters, architectural features), metalwork (fences, railings, tree guards, light poles, bike racks), concrete work (plazas, sidewalks, stormwater inlets), seating (benches, seatwalls), shade structures and more.



### **Interactive Art**

“Interactive art” means projects that engage viewers in a hands-on way, usually physical or digital. Examples include sculptural playground equipment and projects that respond directly to audience input. Interactive art often involves technology that is better suited for temporary installations.



### **Murals**

“Murals” are two-dimensional artworks applied to or attached to walls, ceilings or other surfaces. Murals are generally painted, but also can be made of other materials, such as mosaics, tiles and panels or printed on materials ranging from vinyl to porcelain. Painted murals can have a lifespan of one to fifteen years, depending on how they are made, and murals in other materials can have a much longer duration.

Most projects have blank walls that are visible to the public and could be enhanced with an artwork. Murals are commonly painted on exterior walls of buildings, facing a street or parking a lot. But they can also be installed on interior feature walls that face public spaces, concierge desks, grand staircases or elevator banks, as well as party walls, walls facing service areas, retaining walls, and exterior and interior walls in parking garages.



## Temporary Art



Temporary artworks can play an important role in helping Peachtree Corners achieve its vision for public art. They can contribute to an ever-changing, creative feel that reinforces Peachtree Corners' identity as an innovative and remarkable place.

Temporary exhibitions can involve either artworks created especially for a site or artworks that are borrowed from artists, galleries or cultural organizations with a thought to their appropriateness for a site. Original creations can be risk-taking, embracing ideas that are still being developed, and inexpensive as they do not to meet the rigors of a permanent public artwork. They are a good way to draw on local and regional resources — from Wesleyan School student projects to collaborations that emerge from Prototype Prime to artists from the Atlanta region looking for fresh opportunities.

Temporary artworks would need to be pursued as an organized program. Following are some examples of approaches for Peachtree Corners.

### **Create Pop-Up Artworks Along Major Corridors**

There are a number of locations along Peachtree Corners' major roadways, such as Peachtree Parkway and Technology Drive, that could be accented with temporary art projects. The Arts Council should encourage proposals and the City should assist with permissions for selected projects



**Create a Citywide Exhibition of Original Site-Specific Works by One Artist**

Peachtree Corners has a variety of characteristics and locations that would intrigue artists. Peachtree Corners could distinguish itself by inviting one artist to create a series of artworks throughout the city, creating a sense of connectivity while exploring each site individually.

**Install Temporary Artworks along Multi-Use Trails**

Greenways and multi-use trails provide an opportunity for artworks that can be experienced at a pedestrian scale. Consider commissioning temporary works that tie into themes of nature and innovation, using a variety of media such as natural materials, fabric and sound, that reward people’s exploration of the greenway system.



**Include Public Art in the Peachtree Corners Festival**

The annual Peachtree Corners Festival, an established and popular arts festival with artist exhibitions, music, food and family-friendly activities, draws wide audiences to the city. Consider presenting a temporary public art project in conjunction with the festival, and expanding to multiple projects in future years.

**Award an Annual Prize for an Innovative Interactive Artwork**

The city has invested in Prototype Prime, an incubator and co-working space that is meant to attract and retain talent, and to spawn a new generation of innovative products and businesses. In this spirit, the City should consider issuing an annual public art challenge to creative teams, seeking proposals for art projects that embrace new technologies. The project should be developed for a highly-visible site, such as City Hall or Town Center.



# Definitions



## **ART CORRIDOR**

A major thoroughfare in Peachtree Corridors where it is a high priority for new development or redevelopment to include public art.

## **ARTIST**

Someone who is generally recognized by critics and peers as a professional of serious intent and ability who realizes income through commissioned artwork or the placement of artwork at public institutions and who has had training in the arts or equivalent experience.

## **FREESTANDING ART**

An artwork that is created independently of the design and construction of the site where they are located, although they should be responsive to the site.

## **FUNCTIONAL ART**

An artwork that serves as a utilitarian element that would ordinarily be built to standard specifications or ordered from a catalogue.

## **INTEGRATED ART**

An artwork that is conceived as part of a design and seamlessly incorporated into the design of building, landscape or urban space.

## **INTERACTIVE ART**

An artwork that engages viewers in a hands-on way, usually in a physical or digital formats.

## **MURAL**

A two-dimensional artwork that is applied to or attached to walls, ceilings or other surfaces, most often painted.

## **PUBLIC ART**

An artwork in any media that has been planned and executed with the intention of being sited or staged in the public domain, often outside and usually accessible to all. "Public art" often implies work characterized by site specificity, community involvement and collaboration.

## **TEMPORARY ART**

Any type of artwork that is installed for a limited amount of time.

# Captions

# Credits

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