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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

December 18, 2018

COUNCIL AGENDA

7:00 PM

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

A) CALL TO ORDER

B) ROLL CALL

C) PLEDGE OF ALLEGIANCE

D) MAYOR'S OPENING REMARKS

E) CONSIDERATION OF MINUTES – Approval of the October 20, 2018 Planning Retreat Minutes and the November 27, 2018 Council Minutes.

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) PUBLIC HEARING

1. O2018-11-137 Second 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.

2. O2018-11-138 Second 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.

I) ITEMS FOR CONSIDERATION

1. R2018-12-112 Consideration of Reappointing Planning Commission Members whose terms are set to expire.

2. R2018-12-113 Consideration of Reappointing Zoning Board of Appeals Members whose terms are set to expire.

- 3. R2018-12-114** Consideration of Reappointing Downtown Development Authority Members whose terms are set to expire.

J) CITY MANAGER UPDATES

K) EXECUTIVE SESSION

L) ADJOURNMENT

Minutes



CITY OF PEACHTREE CORNERS
PLANNING RETREAT MINUTES
OCTOBER 20, 2018 @ 8:00AM

The Mayor and Council of the City of Peachtree Corners held a Planning Retreat at the ATDC Technology Business Center located at 75 Fifth Street, NW, Atlanta Georgia. 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
Communication Dir.	Judy Putnam

The Planning Retreat consisted of an update on the FY2019 Budget, an update on the FY2019 Capital Project, an update on the 5-year CIP Plan, and updated form the City Manager. During the FY2019 Capital Project update there was discussion on transportation improvements, the Town Center and the Town Green. It was stated that the Town Center should open in the Spring of 2019. No action was taken on any topics.

Approved,

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk
(Seal)

DRAFT



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
NOVEMBER 27, 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 Attorney	Bill Riley
Community Dev. Dir.	Diana Wheeler
Finance Director	Brandon Branham
Public Works Dir.	Greg Ramsey

MAYOR’S OPENING REMARKS: Mayor Mason reminded the public that the Holiday Parade will begin at 11:00 AM on Saturday, December 1, 2018.

CONSIDERATION OF MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 23, 2018 COUNCIL MEETING.

By: Council Member Sadd

Seconded by: Council Member Gratwick

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

CONSIDERATION OF MEETING AGENDA: There were no changes.

2018-11-27

Council Meeting Minutes

Page 1 of 4

PUBLIC COMMENT: Mr. Wayne Wright of Jacobs thanked the city for recently working with Jacobs to provide some assistance to another city.

CONSENT AGENDA:

ACTION ITEM

Consideration of a construction contract for GDOT LMIG funded sidewalks. (This item was moved to under items for consideration as item number two.)

APH 2018-07-74

Approval of Alcoholic Beverage License Application for Firebirds Wood Fired Grill, 5215 Town Blvd., Ste. 650, Peachtree Corners, GA 30092.

MOTION TO APPROVE THE CONSENT AGENDA.

By: Council Member Christ

Seconded by: Council Member Christopher

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

PUBLIC HEARING:

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.

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 O2018-10-134.

By: Council Member Sadd

Seconded by: Council Member Gratwick

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

O2018-10-135

Second Read and Consideration of an Ordinance to Amend Chapter 6 (Package Sales).

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 O2018-10-135.

By: Council Member Christ

Seconded by: Council Member Christopher

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

O2018-10-136

Second Read and Consideration of an Ordinance to Amend Chapter 6 (Registered Agent).

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 O2018-10-136.

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

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)

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)

ITEMS FOR CONSIDERATION:

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.

MOTION TO APPROVE R2018-11-111.

By: Council Member Aulbach

Seconded by: Council Member Christopher

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

ACTION ITEM

Consideration of a construction contract for GDOT LMIG funded sidewalks.

MOTION TO APPROVE A CONSTRUCTION CONTRACT FOR GDOT LMIG FUNDED SIDEWALKS.

By: Council Member Gratwick

Seconded by: Council Member Aulbach

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

CITY MANAGER UPDATES: There were no City Manager updates.

EXECUTIVE SESSION: There was no executive session.

ADJOURNMENT:

MOTION TO ADJOURN AT 8:25 PM.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

Approved,

Attest:

Mike Mason, Mayor

Kymerly 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

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: NOVEMBER 14, 2018

CITY COUNCIL DATE: DECEMBER 18, 2018

CASE NUMBER: SUP2018-007

APPLICATION REQUEST: Self-Storage Facility

LOCATION: 7112 Peachtree Industrial Blvd.

PROPERTY SIZE: 1.09 Acres

ZONING: C-2

FUTURE DEVELOPMENT MAP: Preferred Office

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

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

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

RECOMMENDATION: Approval with Conditions

PROJECT UPDATE:

At the Planning Commission meeting, questions were asked about the project and the property owner's plans for the site. There were three speakers at the public hearing, all of whom were associated with the Vietnamese senior citizen center next door, and all of whom were opposed to the project because of traffic concerns, the proposed height of the building, and the feeling that a storage facility is not compatible with a senior center.

The Commission voted unanimously 4-0 (with 1 absent) to recommend approval of the special use permit with staff conditions plus two additional Planning Commission conditions. These are conditions #6 and #7 relating to hours of operation and dumpster location. Since the Planning Commission meeting, the applicant has revised the site plan to address some of the concerns expressed during the meeting. A letter of opposition has also been received from the owners of a nearby office property.

PROJECT DATA:

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

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

The applicant has provided a conceptual site plan and elevations showing a three-story building made of brick and stucco with glass storefront and windows. The access to the building is provided from the existing Amwiler Road driveway. The site is proposed to have 6 parking spaces immediately adjacent to the building.

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

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

The site is located within the Employment Corridor Character Area on the Future Development Map. The Employment Corridor is intended to "provide an ideal location for diverse employment- and revenue-generating businesses, both professional and industrial, along attractive gateway and thoroughfares." Office, light industrial, and small-scale retail (where existing or at a major node) are considered appropriate uses.

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

ZONING HISTORY:

The property is currently zoned C-2 (General Business District) and is an mostly-vacant lot with some unused parking spaces. In 1974, the Gwinnett County Board of Commissioners rezoned the property from C-1 to C-2 to permit the development that exists today. This rezoning was not subject to any special conditions.

ZONING STANDARDS:

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

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

Applicant's Response: The proposed warehouse is very much suitable and compatible with surrounding office and industrial uses.

Staff's Comment: The subject property is located within the Employment Corridor and is surrounded by similarly-zoned C-2 and M-1 properties. The use is suitable for the Amwiler Road area.

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

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

Staff's Comment: The proposed use should not adversely affect the existing use or usability of adjacent or nearby property as it will be located in an area with light industrial uses and the property will have sufficient parking.

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

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

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

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

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

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

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

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

Staff's Comment: See Comprehensive Plan heading, next page.

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

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

Staff's Comment: The Comprehensive Plan's support for adaptive reuse of underutilized properties in the Employment Corridor combined with the fact that there are several vacancies in Amwiler area gives supporting grounds for approval of the Special Use Permit.

COMPREHENSIVE PLAN:

The 2040 City of Peachtree Corners Character Area Map indicates that the property is located within the Employment Corridor Character Area. Policies for this area encourage office, light industrial, and small-scale retail (where existing or at major nodes). While self-storage facilities are not specifically addressed in this character area, it fits with the broader industrial and small retail-type uses that are encouraged.

A Special Use Permit for a self-storage facility in this location would meet the goals and policies of the Comprehensive Plan and would serve the surrounding community.

DEPARTMENT ANALYSIS:

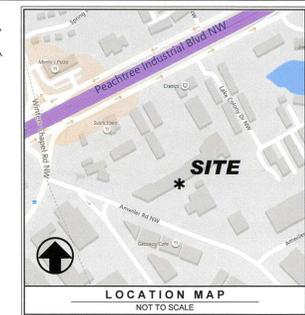
The subject property is a 1.09-acre site located at 7112 Peachtree Industrial Boulevard. The property is surrounded by C-2 (General Business) and M-1 (Light Industry) zoning.

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

RECOMMENDATION:

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

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



OWNER
WE PARTNER 7094 PIB, LLC
 7094 PEACHTREE INDUSTRIAL BLVD SUITE 275
 PEACHTREE CORNERS, GA 30071
 678-678-3885

SITE ZONING: C-2

EXISTING SITE AREA
 7112: 1.09 AC
 3039: 4.45 AC

PROPOSED SITE AREA
 7112: 1.36 AC
 3039: 4.18 AC

TAX PARCEL ID: 6 277 135 AND 6 277 029

BUILDING SETBACK LINES:
 FRONT YARD: 50 FT
 REAR YARD: 15 FT
 SIDE YARD: 10 FT

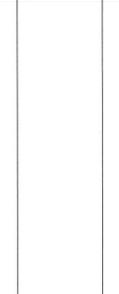
PROPOSED BUILDING SUMMARY:
 3-STORY
 BUILDING AREA: 98,070 SQ. FT.

PROPOSED STORAGE PARKING:
 REGULAR: 21
 HANDICAP: 1
 TOTAL: 22

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruit.com
 CONTACT PERSON: STEVE BENNETT
 E-MAIL: SBENNETT@TRAVISPRUIT.COM

Travis Pruitt & Associates, Inc.
 LANDSCAPE ARCHITECT

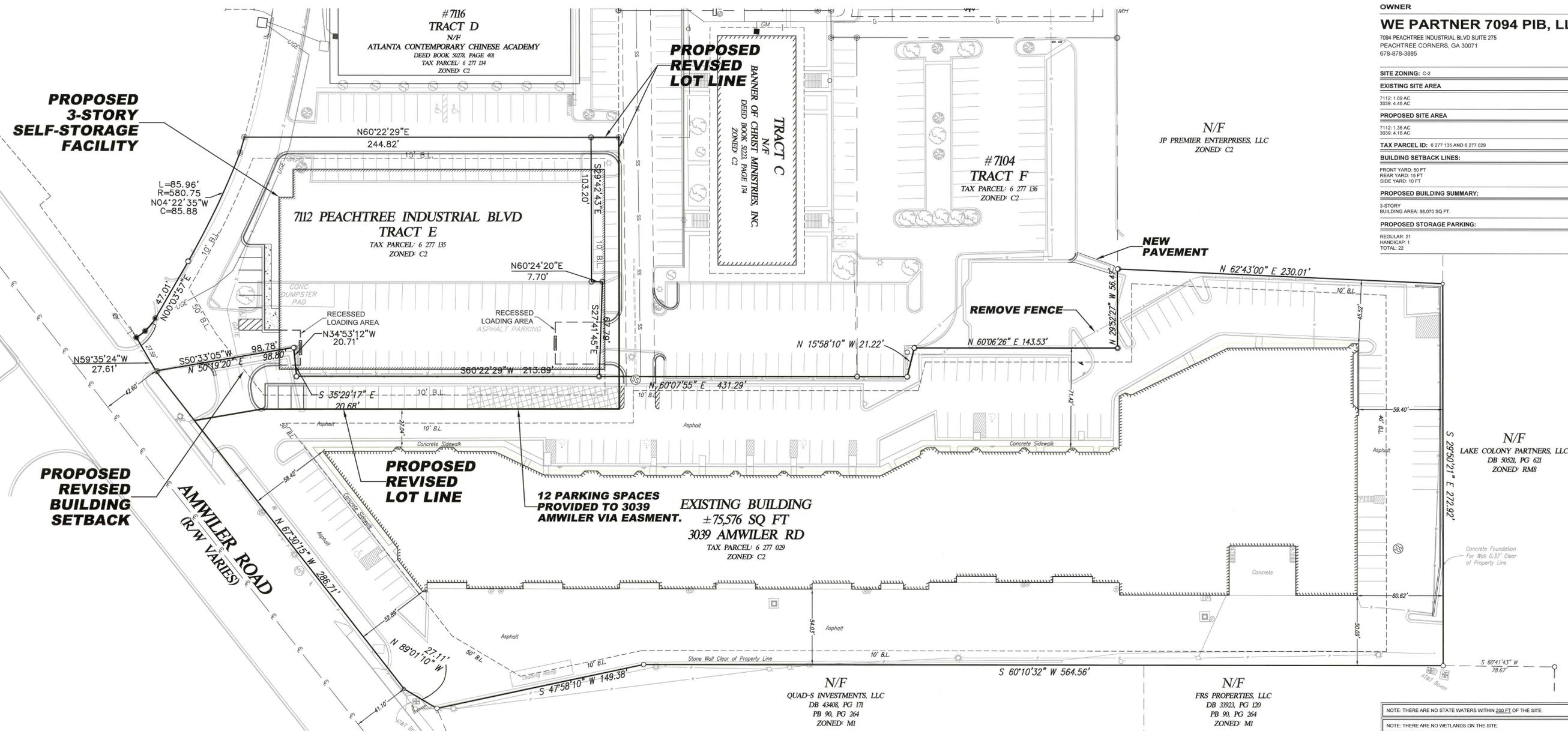


REZONING SITE PLAN - OPTION A

SPECIAL USE PERMIT

7112 PEACHTREE INDUSTRIAL BLVD - 3039 AMWILER RD

LAND LOT 277 - 6TH DISTRICT - CITY OF PEACHTREE CORNERS - GWINNETT COUNTY - GEORGIA

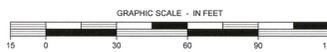


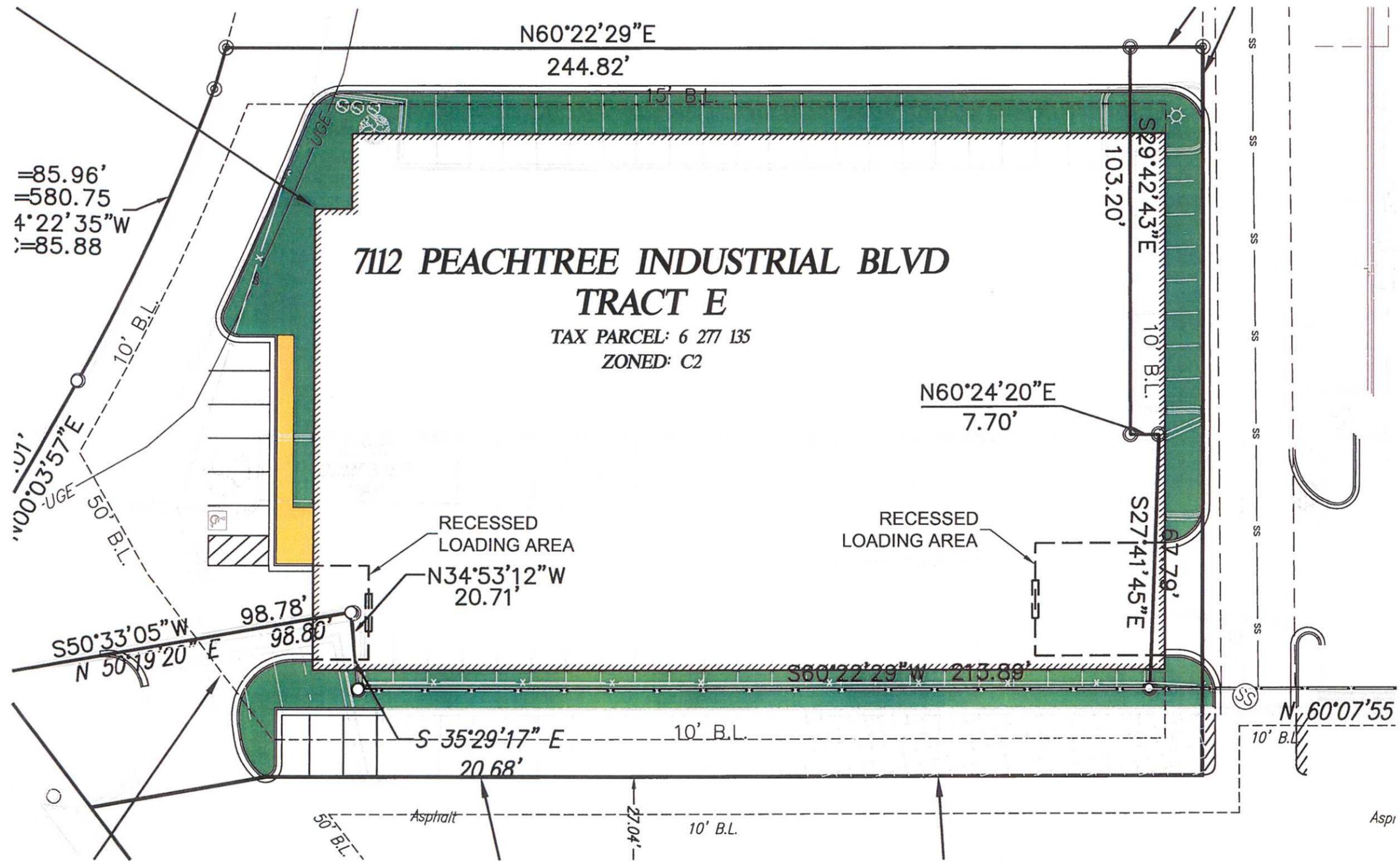
- NOTE: THERE ARE NO STATE WATERS WITHIN 200 FT OF THE SITE.
 - NOTE: THERE ARE NO WETLANDS ON THE SITE.
 - NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.
 - NOTE: ALL CURB RADII ARE 8 FT UNLESS OTHERWISE NOTED.
 - NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
 - NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.
- Boundary information shown hereon has been taken from Subdivision Plat of Peachtree Executive Office Park, prepared by Grant and Associates, dated 8/5/2009, last revised 8/14/2010 & from AL TANGERS Land Title Survey for 3039 Amwiler Road, Atlanta Georgia 30360, prepared by Georgia Land Surveying Co., dated 4/17/2018, last revised 7/10/2018.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES 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 SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811
 Utilities Protection Center, Inc. 1-800-282-7411
 Know what's below. Call before you dig.

DATE: 09/27/18
 SCALE: 1" = 30'
 CN: 180363SUP
 PW: 18-0363
 TN: 213-E-100

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7112 PEACHTREE INDUSTRIAL BLVD
 SPECIAL USE PERMIT - OPTION A
 REZONING SITE PLAN - LANDSCAPE
 1"=30'



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

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

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Yichao Qian</u>	NAME: <u>WePartner 7094 PIB, LLC</u>
ADDRESS: <u>7094 Peachtree Ind Blvd, Suite 275</u>	ADDRESS: <u>7094 Peachtree Ind Blvd, Suite 275</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>678-878-3885</u>	PHONE: <u>678-878-3885</u>
E-MAIL: <u>qian@wepartnerusa.com</u>	E-MAIL: <u>rose@wepartnerusa.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

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

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

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

PROPOSED DEVELOPMENT: Self Storage Facility

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Yichao Qian</u>	NAME: <u>Amwiler Partners, LLC</u>
ADDRESS: <u>7094 Peachtree Ind Blvd, Suite 275</u>	ADDRESS: <u>7094 Peachtree Ind Blvd, Suite 275</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>678-878-3885</u>	PHONE: <u>678-878-3885</u>
E-MAIL: <u>qian@wepartnerusa.com</u>	E-MAIL: <u>rose@wepartnerusa.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

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

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

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

PROPOSED DEVELOPMENT: Self Storage Facility

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

AREA
79319R 20 FT
4-42.5' WIDE

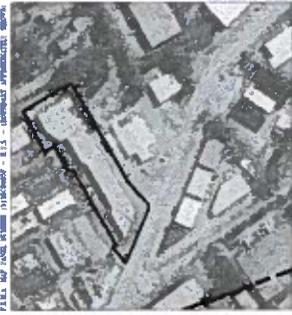
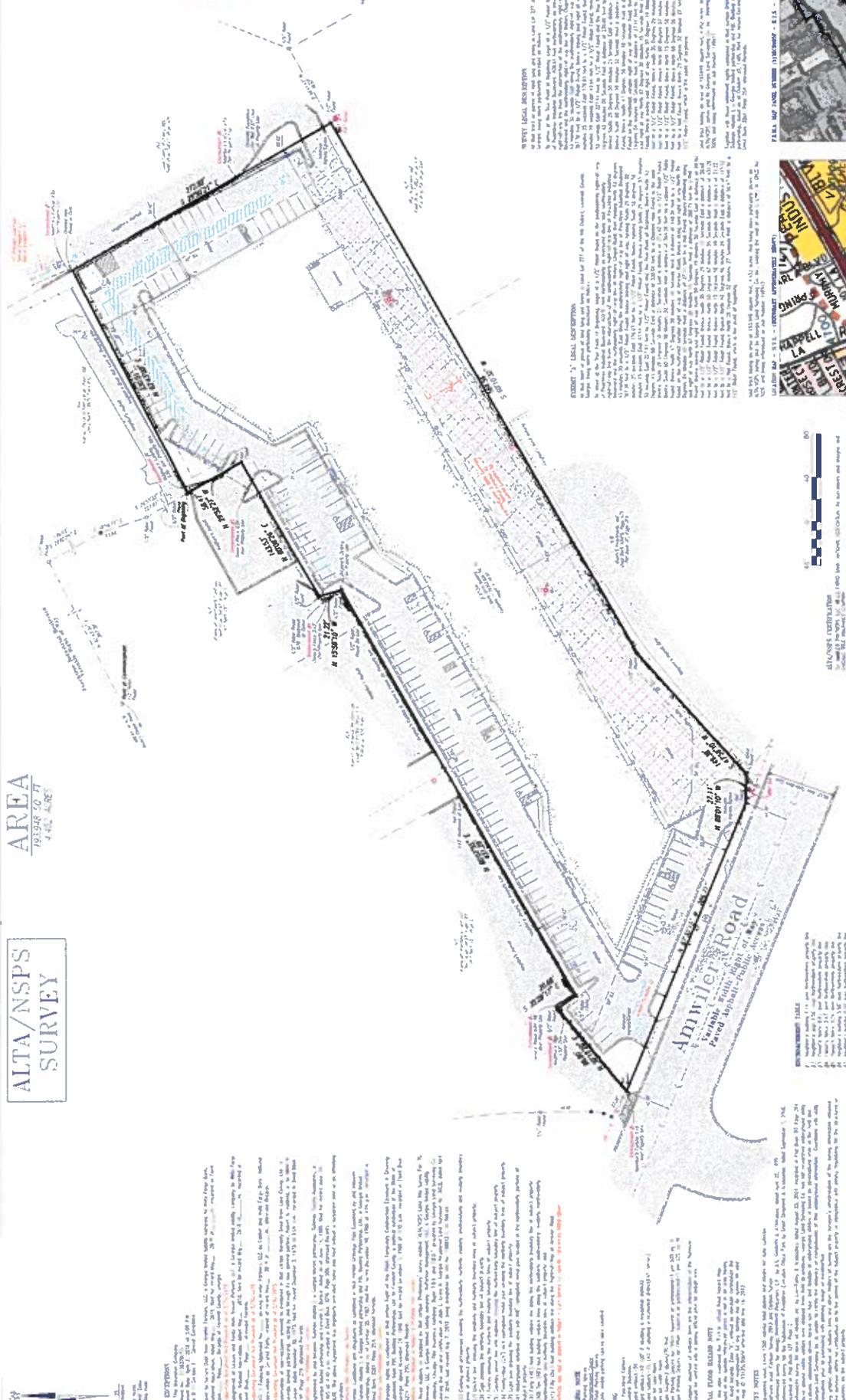
ALTA/NSPS SURVEY

LEGEND

- 1" = 100' (Scale)
- Property Lines
- Setbacks
- Right-of-Way
- Utility Lines
- Other

NOTICE

This map is a reproduction of the original survey map. It is not to be used as a legal document. The original survey map is the only authoritative source of information regarding the boundaries and areas shown on this map.



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- Other

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ALTA/NSPS SURVEY

AMWILER ROAD

GEORGIA LAND SURVEYING CO.
EST. 1985

DATE: 07/18/2018 **SCALE:** 40'

NO.	DESCRIPTION	DATE	BY
1	Original Survey	07/18/2018	J. J. [Signature]
2	Revised Survey	07/18/2018	J. J. [Signature]
3	Final Survey	07/18/2018	J. J. [Signature]

PROJECT: ALTA/NSPS SURVEY OF AMWILER ROAD, 4-42.5' WIDE, 79319R 20 FT

CLIENT: [Name]

LOCATION: [Address]

DATE: 07/18/2018

SCALE: 40'

PROJECT: ALTA/NSPS SURVEY OF AMWILER ROAD, 4-42.5' WIDE, 79319R 20 FT

CLIENT: [Name]

LOCATION: [Address]

DATE: 07/18/2018

SCALE: 40'





September 30, 2018

VIA HAND DELIVERY

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

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

Dear Director and Staff:

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

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

Respectfully Submitted,

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

Yichao Qian

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

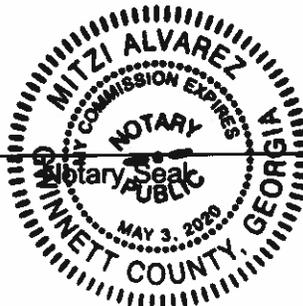
678-878-3885 Office
678-878-3886 Fax
www.wepartnerusa.com

APPLICANT'S CERTIFICATION

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

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

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

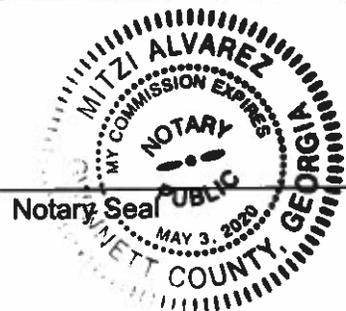


PROPERTY OWNER'S CERTIFICATION

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**DISCLOSURE REPORT FORM
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE: YES NO
(If yes, please complete the "Campaign Contributions" section below)

Yichao Qian
Print Name

1. CAMPAIGN CONTRIBUTIONS

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

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

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

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

Mitzi Alvarez 9/11/18
Signature of Notary Date



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

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

Yichao Qian 09/11/2018
Signature of Applicant Date

Yichao Qian, Project Coordinator
Type or Print Name and Title

Tax Commissioners Use Only

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

NAME TITLE

DATE

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER: 6th - 277 - R6277029
(Map Reference Number) District Land Lot Parcel

 09/30/2018
Signature of Applicant Date

Yichao Qian, Project Coordinator
Type or Print Name and Title

Tax Commissioners Use Only

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

NAME TITLE

DATE



BILL DETAIL

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

Tax Account

Mailing Address:

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

SITUS:

7112 PEACHTREE INDUSTRIAL BLVD

Tax District:

PEACHTREE CORNERS

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

Legal Description

TRACT E PEACHTREE EXECUTIVE OFFICE PARK

Tax Values

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

Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$510.84	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$334.34	\$0.00
Sub Total	\$845.18	\$0.00

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

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

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23685838	10/15/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	23685838	B18.76510	\$1,584.29	10/9/2018



BILL DETAIL

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

Tax Account

Mailing Address:

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

SITUS:

3039 AMWILER RD

Tax District:

PEACHTREE CORNERS

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

Legal Description

AMWILER RD

Tax Values

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

Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$13,464.00	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$8,812.12	\$0.00
Sub Total	\$22,276.12	\$0.00

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

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

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23496121	10/15/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

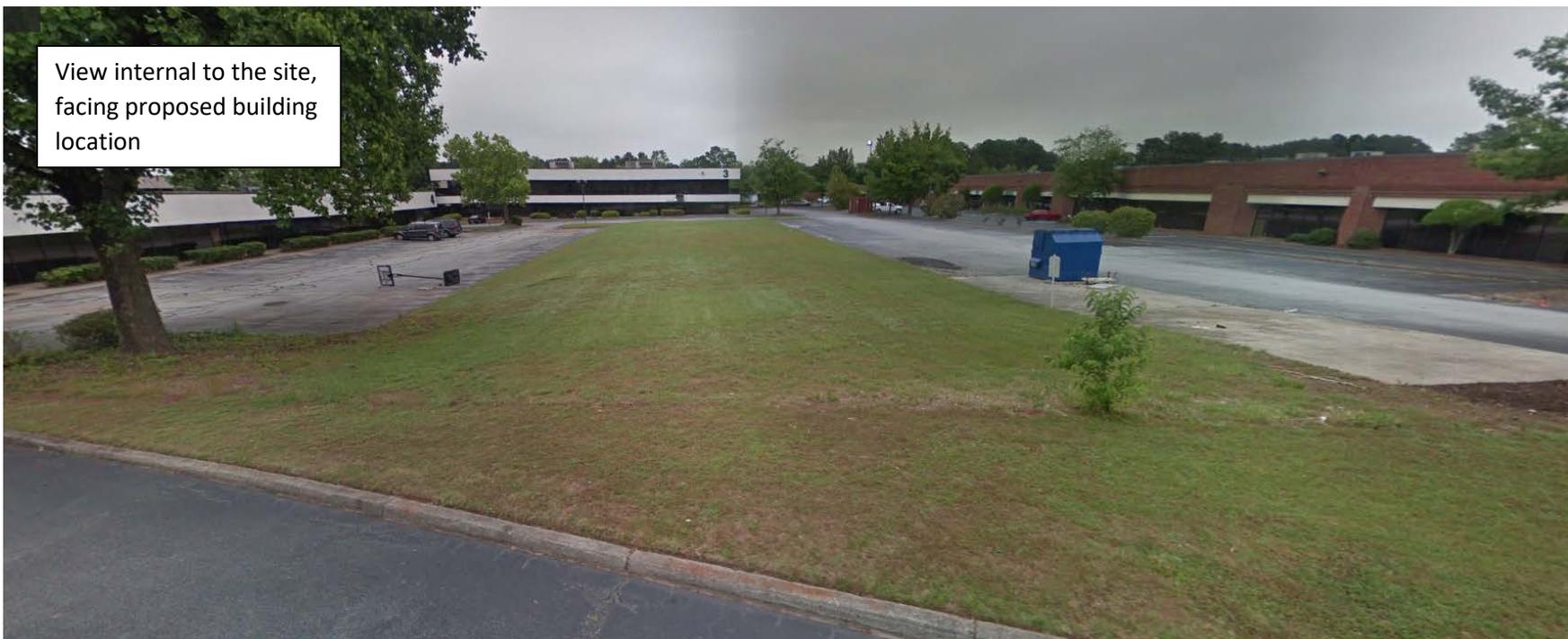
Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	23496121	B18.55285	\$27,872.68	9/27/2018

View from Amwiler Road



View internal to the site,
facing proposed building
location



December 10, 2018

Mayor Mike Mason
Councilor Phil Sadd, Post 1
Councilor Eric Christ, Post 2
Councilor Alex Wright, Post 3
Councilor Jeanne Aulbach, Post 4
Councilor Lorri Christopher, Post 5
Councilor Weare Gratwick, Post 6
City of Peachtree Corners
310 Technology Parkway
Peachtree Corners, GA 30092

Dear Mayor Mason and Members of the City Council:

I represent WePartner 7094 PIB, LLC, the owner/applicant for a proposed self-storage development at 7112 Peachtree Industrial Boulevard (PIB) in Peachtree Corners. We acquired this site in 2016 along with the purchase of two adjacent office buildings at 7094 PIB. To date, we have invested in excess of \$1 million to make significant improvements to these properties. Under our ownership and management, we have increased the occupancy of the two buildings from 40% to 100% and made significant and positive contributions to the appearance, employment base, and taxable valuation of Peachtree Corners. We have also moved our company headquarters to 7094 PIB and now employ more than 50 people here.

We have been extremely pleased with the results of our investments at this key gateway location to Peachtree Corners and have great confidence in the viability of this location for future investments. Through another LLC, we also recently invested \$5 million to acquire the adjoining flex/warehouse building at 3039 Amwiler Road (which is also 100% occupied) and we have been actively exploring how to improve this entire area. We are keenly aware of the traffic situation in the area surrounding the complicated intersection at PIB, Winters Chapel, and Amwiler. We are also aware that the site at 7112 PIB is a small site with limited visibility that has been vacant since the subdivision was created in 1974. Given the size and limitations of this site, we concluded that most of the allowable uses under the city's Zoning Ordinance would not be economically supportable.

In the course of owning and managing our properties we have fielded many requests from our tenants asking if we had any space available for storage, but we do not. Realizing that we already had demand for storage space we decided to further explore the possibility of a self-storage building on our site. We commissioned a market study to examine the market potential for a self-storage facility at this site. The study, which was completed by Self Storage 101 from Birmingham, AL, a leading national expert in this property type, found that a new building on our site would be economically viable. Upon completion of this study, we entered into a partnership with Adeveco, a company with a long track record of developing successful self-storage buildings and filed our application for a Special Use Permit for a self-storage facility.

Over the past few months, we have coordinated very closely with Diana Wheeler, Jeff Conkle, and other City staff to ensure that our proposed development would be in line with your Comprehensive Plan, Future Land Use Map, and Zoning Ordinance. We have come up with a plan that is consistent and compliant with all of these standards and the Planning Commission unanimously voted to approve our application at their November 14 meeting. At

the PC meeting we agreed to conditions that would allay the concerns of our neighbors, including limiting the hours of operation of the business, prohibiting any outdoor trash disposal, and ensuring that all of the storage units will be accessed from inside the building. In addition to these conditions, we also propose to undertake the following efforts to significantly improve the situation for our neighbors and ourselves:

- Remove the barrier that blocks access to the 3039 Amwiler property from the main entrance on PIB (this is shown on our proposed site plan);
- Remove the wooden fence between 3039 Amwiler and 7112 PIB;
- Erect a new, permanent monument sign on Amwiler that will include signage for our neighbors; and
- Erect directional signage on our properties for the benefit of our neighbors.

At the November 14 meeting several representatives of Quality Real Estate Holdings, LLC (the owner of the adjacent office building at 7116 PIB) spoke in opposition to our proposed development. We spoke to these individuals immediately after the meeting and have made multiple attempts since then to arrange a face-to-face discussion with them to ensure that their concerns have been addressed. They have thus far refused to engage with us and instead approached another neighbor—the Chapel Crossing commercial condominium—to convince them to oppose our project. We believe that the conditions proposed by the PC and our additional improvements will be more than sufficient to address Quality’s concerns about our proposed development.

Our proposed self-storage development represents an attractive and appropriate use of a property that has sat in a vacant and unproductive state for more than 40 years. After several months of careful study, City staff concluded that our proposal is consistent with local plans and ordinances, and the Planning Commission unanimously agreed. We are eager to move forward with an investment of \$8 million that would increase the amount of local tax revenue generated by the site from its current level of just \$900 per year to an estimated \$112,000 per year. It would also enhance the attractiveness of the older commercial and multi-family properties in the surrounding area, as their tenants would have easy access to clean, secure, and climate-controlled storage space that does not currently exist.

On behalf of WePartner, I encourage you to consider the many benefits of our proposed development to the City of Peachtree Corners. I also extend an invitation to visit our property and see the situation for yourself in advance of the Council vote on December 18. Please contact me if you would like to arrange a visit in the next week.

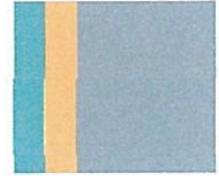
Best Regards,



David Versel
Vice President of Development
The WePartner Companies
Telephone: 678-878-3885
Email: development@wepartnerusa.com



Chapel Crossing Condominium Association
Alan Dobkin - President
3069 Amwiler Road
Peachtree Corners GA 30360



11/29/2018

Peachtree Corners City Council
City of Peachtree Corners, GA

Dear Peachtree Corners City Council Members and Jeff Conkle,

I am the President of the Chapel Crossing office condo association located on 3069 Amwiler road. I represent 10 business property owners that will be negatively impacted by the proposed zoning variance on 7112 Peachtree Industrial Boulevard. We oppose the building of a storage facility in the middle of the office park.

As Peachtree Corners property and business tax payers, we would like to request that you all come to visit the property in question so that you can personally see how our adjacent property would be negatively impacted by this change. Please come Monday December 3rd - Sunday December 9th anytime between 9am-2pm. Please call me at 678-254-4055 to set up the meeting.

Sincerely,

Alan Dobkin - President

Businesses represented:

Lagniappe Sales

Waterford Clinic

Dobkin Properties

Golden Sign

Marcos Pizza Corp

All State ins.

Monicello

Precision MD

Global Tax

DR. POWERS MD

HZS USA LLC



PROPERTY LOCATION MAP

WePartner Storage Facility



CASE NUMBER:

SUP2018-007

HEARING DATES:

**PLANNING
COMMISSION**

NOV. 14, 2018

**CITY COUNCIL
1ST READING**

NOV. 27, 2018

**CITY COUNCIL
2ND READING**

DEC. 18, 2018

PROPERTY ADDRESS:

7112 Peachtree Industrial Blvd.

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

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

CHANGE IN CONDITIONS ANALYSIS

PLANNING COMMISSION DATE: NOVEMBER 14, 2018

CITY COUNCIL DATE: DECEMBER 18, 2018

CASE NAME: **HOLCOMB BRIDGE ROAD TOWNHOMES**

CASE NUMBER: **CIC2018-001**

CURRENT ZONING: C-1

LOCATION: 3926 HOLCOMB BRIDGE ROAD

MAP NUMBERS: 6th DISTRICT, LAND LOT 313

ACREAGE: 2.16 ACRES

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

FUTURE DEVELOPMENT MAP: CHATTAHOOCHEE RIVER AREA

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

CONTACT: WAYNE LAMAR
404-597-1761

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

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT 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 3-1 (with 1 absent) to recommend approval of the change in conditions with staff conditions with one Planning Commission amendment. Planning Commissioners removed the prohibition on left turns out of the site in staff condition #6. The City's Engineering staff believes that a left turn out of this proposed development across Holcomb Bridge Rd. would be

dangerous and they recommend against allowing this turning movement. However, the majority of the Planning Commission agreed with the applicant that not allowing left turns out of this proposed development would motivate mid-block U-turns and other 'creative driving' maneuvers that could also be dangerous.

PROJECT DATA:

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

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

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

PARCEL DESCRIPTION

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

ZONING HISTORY:

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

ZONING STANDARDS:

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F' below. The applicant's responses and staff's comments are below:

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

Applicant's Response: Yes.

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

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

Applicant's Response: No.

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

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

Applicant's Response: Yes

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

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

Applicant's Response: No.

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

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

Applicant's Response: Yes.

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

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

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

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

COMPREHENSIVE PLAN:

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

DEPARTMENT ANALYSIS:

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

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

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

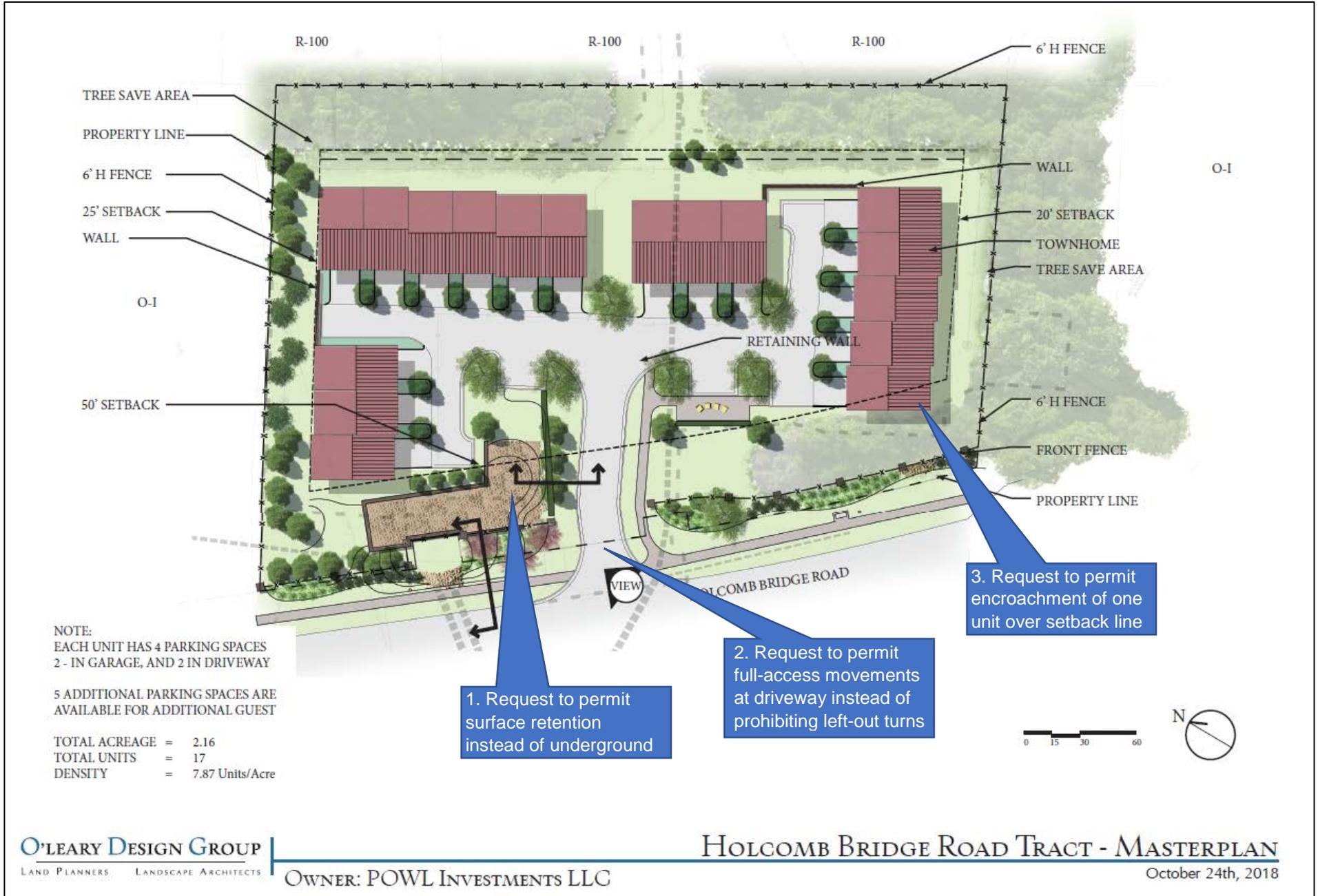
Staff recommends approval with conditions of the proposed project as it still meets the intent of the Comprehensive Plan, is suitable in view of the use and development of adjacent and nearby property, and if approved, would not adversely affect the existing use of said properties.

RECOMMENDATION:

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

1. The site development shall not exceed 17 single-family townhomes with a minimum 2-car attached garage and a minimum unit width of 24-feet.
2. The property shall be developed in general conformance with the site plan prepared by O'Leary Design Group dated October 24, 2018 and submitted with this application with revisions to meet these conditions and the requirements of all city codes and ordinances.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 20-feet on the south (side) property line, and that encroachment is permitted into the 50-foot front setback to accommodate a portion of one townhouse at the front of the property.
4. Building elevations shall be in general conformance with the renderings prepared by O'Leary Design Group dated October 2, 2017, and submitted with this application with revisions, as needed, to be submitted to the Community Development Director for review and approval.
5. The green space at the front center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided. An amenity area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.
6. Development shall include no more than one driveway on Holcomb Bridge Road, aligned with Primrose Hill Court directly across Holcomb Bridge Road. This access shall allow a left turn-in, right turn-in, and right turn-out movements. Left-out turn movements shall 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.

DIAGRAM OF APPLICANT'S REQUESTED CHANGES



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

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

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

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

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

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

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

ADDRESS OF PROPERTY: 3926 holcomb Bridge Road

PROPOSED DEVELOPMENT: 17 fee simple townhomes

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units 17

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

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEE SCHEDULE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPLICANT'S CERTIFICATION

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

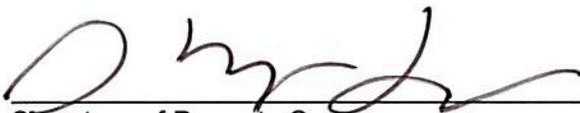

Signature of Applicant _____ 10/10/18 _____
Date
Wayne Lamar member POWL Investments, LLC.
Type or Print Name and Title


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

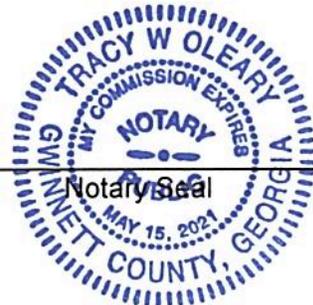


PROPERTY OWNER'S CERTIFICATION

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


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


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



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

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

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

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

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

DISCLOSURE REPORT FORM
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE: YES NO
 (If yes, please complete the "Campaign Contributions" section below)

Wayne Lamar
 Print Name

1. CAMPAIGN CONTRIBUTIONS

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

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

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

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

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



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

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

 10/10/18
Signature of Applicant Date

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

Tax Commissioners Use Only

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

NAME TITLE

DATE

Exhibit "A"

Legal Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

October 10, 2018

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

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

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

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

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

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

Regards

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

Patrick J O'Leary

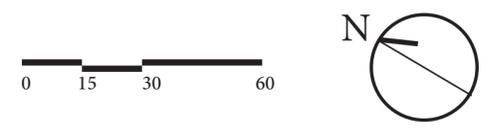
POWL Investments, LLC.

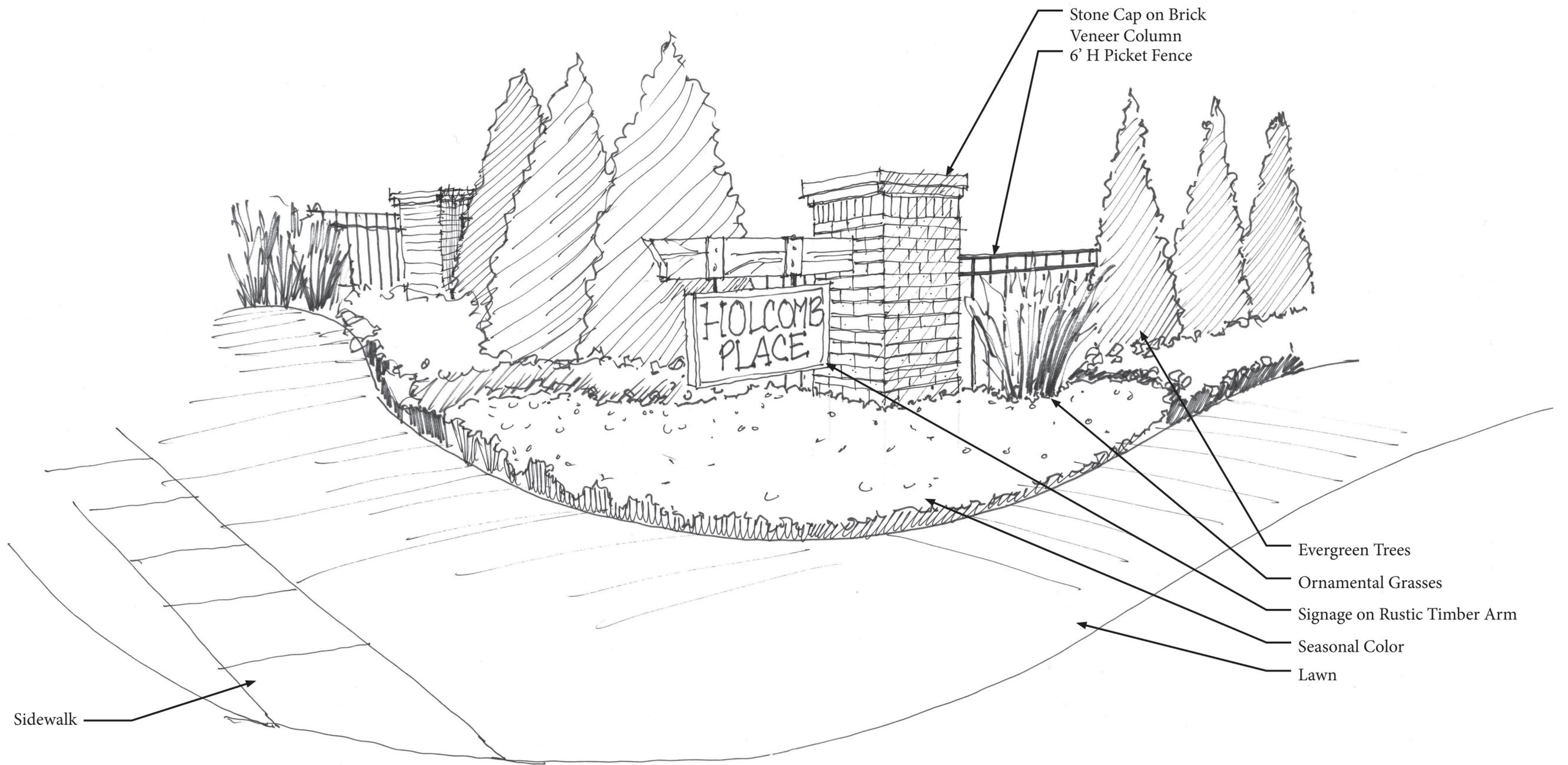


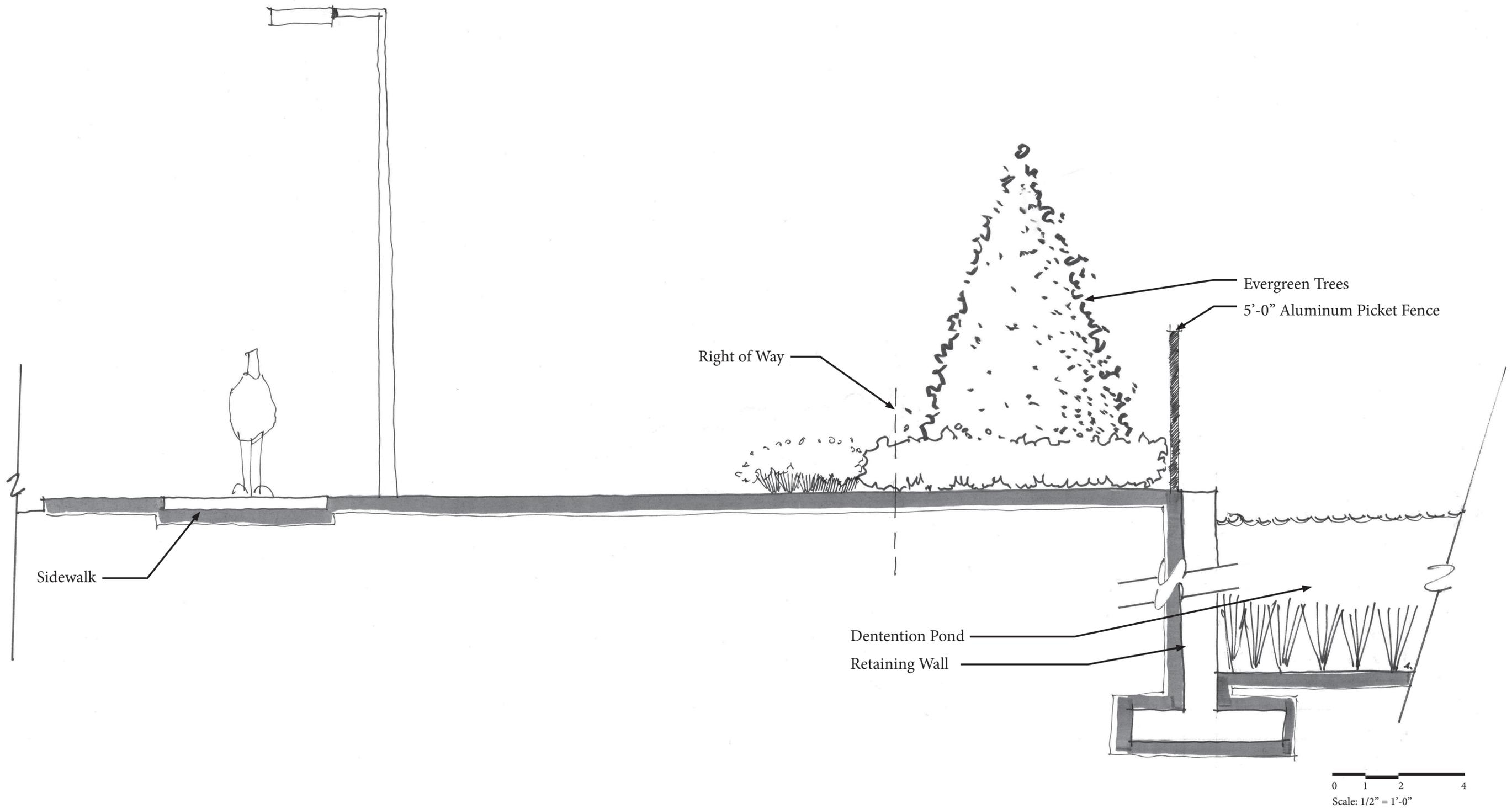
NOTE:
 EACH UNIT HAS 4 PARKING SPACES
 2 - IN GARAGE, AND 2 IN DRIVEWAY

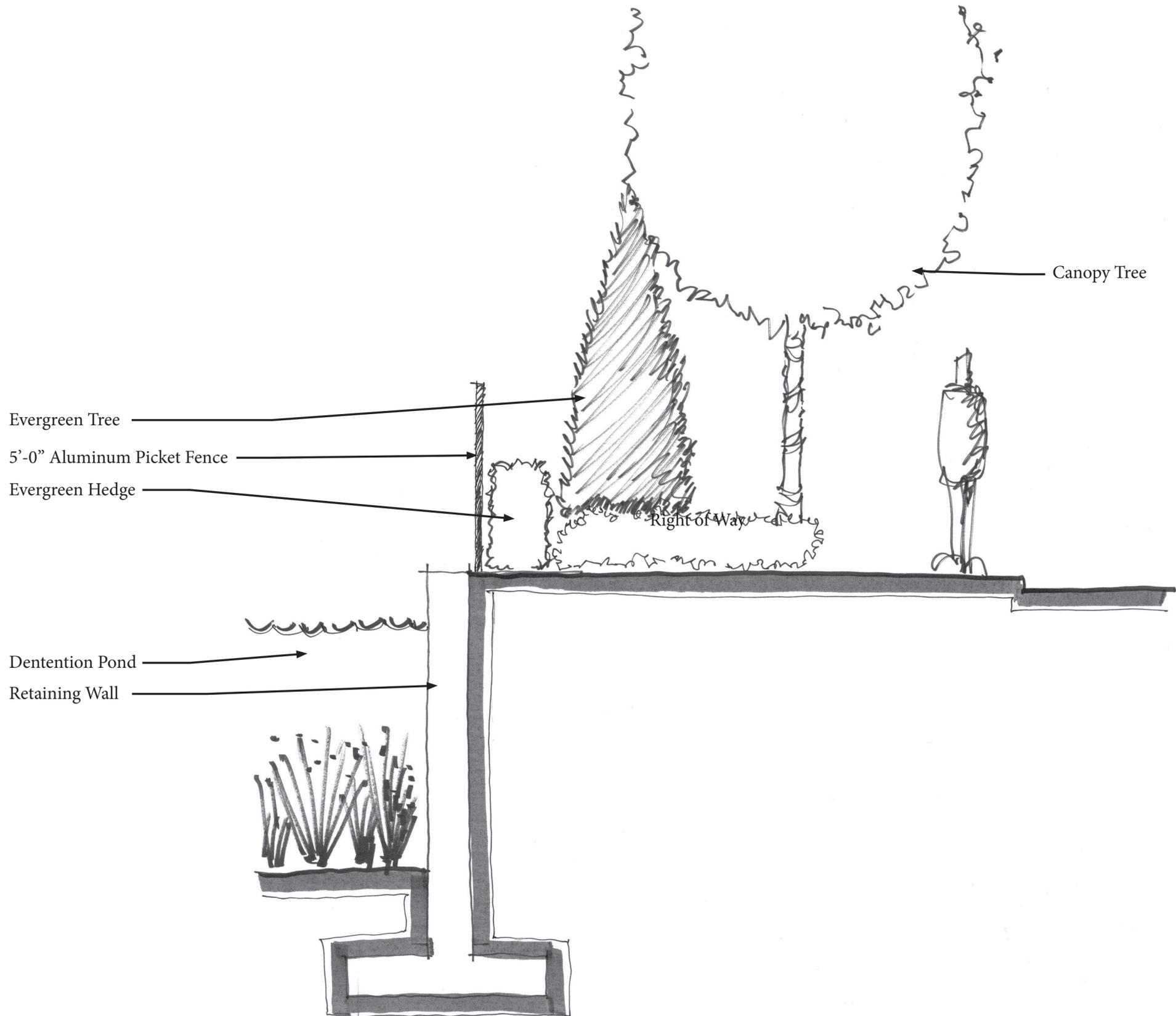
5 ADDITIONAL PARKING SPACES ARE
 AVAILABLE FOR ADDITIONAL GUEST

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









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

View across Holcomb Bridge Rd

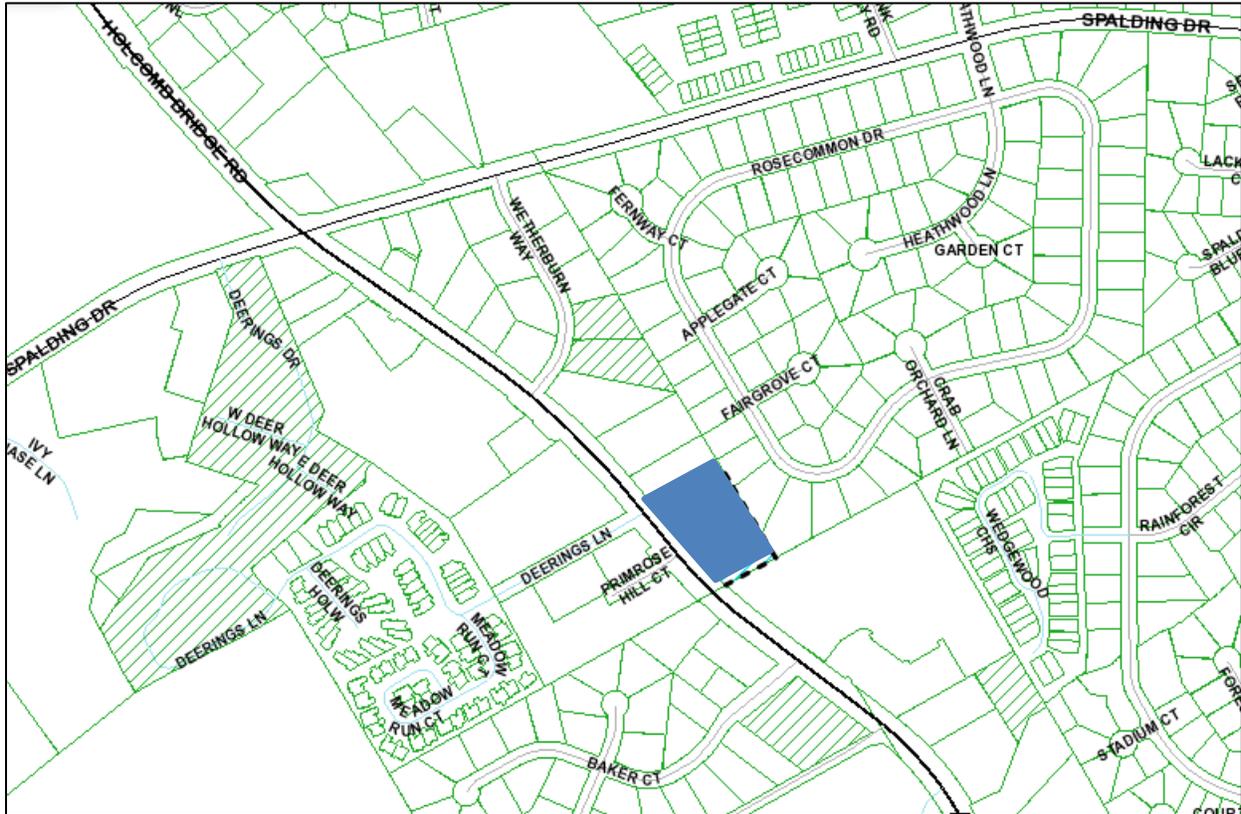


View of adjacent office site



PROPERTY LOCATION MAP

Holcomb Bridge Townhomes



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

R2018-12-112

**A RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA
REAPPOINTING CERTAIN PLANNING COMMISSION MEMBERS WHOSE
TERMS ARE SET TO EXPIRE.**

WHEREAS, the Planning Commission was constituted in September, 2012 with five members having staggered terms; and

WHEREAS, certain Planning Commission members have terms which will expire on January 15, 2019; and

WHEREAS, these Planning Commission members have served the City well and the City Council wishes to extend their tenure on the Planning Commission by reappointment to a two-year term;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council that the following Planning Commission members shall be reappointed as shown:

- | | | |
|----------------|------------------|---------|
| 1. Mark Willis | new term expires | 1/15/21 |
| 2. Matt Houser | new term expires | 1/15/21 |

SO RESOLVED AND EFFECTIVE, this the 18th day of December, 2018.

Approved:

Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk
Seal

R2018-12-113

**A RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA
REAPPOINTING CERTAIN ZONING BOARD OF APPEALS MEMBERS WHOSE
TERMS ARE SET TO EXPIRE.**

WHEREAS, the Zoning Board of Appeals was constituted in September, 2012 with five members having staggered terms; and

WHEREAS, certain Zoning Board of Appeals members have terms which will expire on January 15, 2019; and

WHEREAS, these Zoning Board of Appeals members have served the City well and the City Council wishes to extend their tenure on the Zoning Board of Appeals by reappointment to a two-year term;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council that the following Zoning Board of Appeals members shall be reappointed as shown:

- | | |
|------------------|--------------------------|
| 1. Amreeta Regmi | new term expires 1/15/21 |
| 2. James Blum | new term expires 1/15/21 |
| 3. Matthew Gries | new term expires 1/15/21 |

SO RESOLVED AND EFFECTIVE, this the 18th day of December, 2018.

Approved:

Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk
Seal

R2018-12-114

**A RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA
REAPPOINTING CERTAIN MEMBERS TO THE DOWNTOWN DEVELOPMENT
AUTHORITY WHOSE TERMS ARE SET TO EXPIRE.**

WHEREAS, the Downtown Development Authority was constituted in April, 2013 with seven members having staggered terms; and

WHEREAS, certain Downtown Development Authority members have terms that will expire on February 27, 2019; and

WHEREAS, these DDA members have served the City well and would like to be reappointed;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council that the following shall be reappointed to the Downtown Development Authority as shown:

- | | | | |
|----|-----------------|---------------|----------------------|
| 1. | Dan Graveline | (6 year term) | term expires 2/27/25 |
| 2. | Ruth Strickland | (6 year term) | term expires 2/27/25 |
| 3. | L.C. Johnson | (6 year term) | term expires 2/27/25 |
| 4. | Aaron Kappler | (2 year term) | term expires 2/27/21 |
| 5. | Tim Le | (2 year term) | term expires 2/27/21 |

SO RESOLVED AND EFFECTIVE, this the 18th day of December, 2018.

Approved:

Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk
Seal