



PLANNING COMMISSION AGENDA

January 15, 2019
7:00 PM
CITY HALL

A. Roll Call

B. Approval of November 14, 2018 Minutes

C. Old Business:

D. New Business:

1. **SUP2018-008 City of David.** Request to approve a special use permit to accommodate a religious facility in an existing building at 3100 Avalon Ridge Pl., Dist. 6, Land Lot 270, Peachtree Corners, GA.
2. **PH2018-017 Town Center Building 900.** Request to approve elevations for Town Center Building 900 located in the Peachtree Corners Town Center at 5222 Peachtree Pkwy., Dist. 6, Land Lot 301, Peachtree Corners, GA
3. **PH2018-018 Medical Uses.** Consideration of amendments to the Zoning Ordinance to define specific medical uses and to amend the regulations pertaining to such uses.

E. City Business Items:

1. Lazy Dog Restaurant request for color modifications to new restaurant building
2. Election of Chair and Vice-Chair of the Planning Commission

F. Comments by Staff and Planning Commissioners.

G. Adjournment.



CITY OF PEACHTREE CORNERS
PLANNING COMMISSION MINUTES
November 14, 2018
7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on Wednesday, November 14, 2018. The meeting was held at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D
Alan Kaplan, Post A
Mark Middleton, Post B – absent
Mark Willis, Post C
Italia Metts, Post E

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

MINUTES:

MOTION TO APPROVE MINUTES FROM THE OCTOBER 16, 2018 PLANNING COMMISSION MEETING.

By: Alan Kaplan
Seconded: Italia Metts
Vote: 3-0-1 (Kaplan, Metts, Houser) (Willis – abstained)
Action: Minutes Approved

OLD BUSINESS:

None

NEW BUSINESS:

- 1. SUP2018-007 WePartner Storage Facility.** Request to approve a special use permit to accommodate a mini-warehouse storage facility at 7112 Peachtree Industrial Boulevard, Dist. 6, Land Lot 277, Peachtree Corners, GA.

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

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.

Applicant stated that since buying property, they have made updates and upkeep to the office park property and based on the needs of nearby companies and tenants, they felt that building a storage facility would be an amenity to the businesses. They also proposed to use parking spaces from adjacent property (owned by WePartner) through an easement with an adjacent lot.

Chairman Houser opened the floor for public comments. There were three speakers in opposition. Chairman Houser closed the floor for public comments.

After review, the Commissioners moved forward with a recommendation of support for SUP2018-007 with conditions, as follows:

**MOTION TO APPROVE SUP2018-007 WEPARTNER STORAGE FACILITY
SPECIAL USE PERMIT TO ACCOMMODATE A MINI-WAREHOUSE STORAGE
FACILITY AT 7112 PEACHTREE INDUSTRIAL BOULEVARD, DIST. 6, LAND
LOT 277, PEACHTREE CORNERS, GA.**

By: Mark Willis

Seconded: Matt Houser

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

Action: Approved with amended 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.

2. CIC2018-001 Holcomb Bridge Townhomes. Request to change the conditions of rezoning case RZ2017-003 for a new 17-unit townhome development at 3926 Holcomb Bridge Road, Dist. 6, Land Lot 313, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, stated that 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.

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.

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

1. The site development shall not exceed 17 single-family townhomes with a minimum 2-car attached garage and a minimum unit width of 24-feet.
2. The property shall be developed in general conformance with the site plan prepared by O'Leary Design Group dated October 24, 2018 and submitted with this application with revisions to meet these conditions and the requirements of all city codes and ordinances.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 20-feet on the south (side) property line, and that encroachment is permitted into the 50-foot front setback to accommodate a portion of one townhouse at the front of the property.
4. Building elevations shall be in general conformance with the renderings prepared by O'Leary Design Group dated October 2, 2017, and submitted with this application with revisions, as needed, to be submitted to the Community Development Director for review and approval.

5. The green space at the front center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided. An amenity area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.
6. Development shall include no more than one driveway on Holcomb Bridge Road, aligned with Primrose Hill Court directly across Holcomb Bridge Road. This access shall allow a left turn-in, right turn-in, and right turn-out movements. Left-out turn movements shall be prohibited.
7. Sidewalks shall be provided as shown on the conceptual site plan.
8. A 50-foot wide landscaped strip shall be provided along the Holcomb Bridge Road frontage, allowing for the one townhouse encroachment and shall include a decorative fence/wall and entrance monument to be approved by Staff.
9. Interior streets shall be private and maintained by the Homeowners Association.
10. Existing trees in buffers shall be preserved and buffers shall be enhanced with additional trees where sparse.
11. Storm water retention facilities may be open-air at surface-level. The retention facility shall be screened with decorative fencing, evergreen plantings, and landscaping as show on the plans dated October 24, 2018 and submitted with this application.

The Applicant representative, Pat O'Leary, stated that after engineering study it was recommended that the retention pond will need to be on the surface and not underground as originally proposed, but will be maintained and landscaped accordingly. The previously-approved setback was proposed on the front left front corner but will now need to be on the front right corner and they are also requesting the requirement for no left hand turn out be removed from the conditions. Mr. O'Leary stated that GDOT had no issue with the left hand turn out of the property.

Chairman Houser opened the floor for public comments. There was no public comment.

After review the Commissioners moved forward with a recommendation of support for CIC2018-001 with conditions, as follows:

MOTION TO APPROVE 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

By: Mark Kaplan

Second: Mark Willis

Vote: 3-1 (Kaplan, Willis, Metts) (Houser - No)

Action: Approved with amended 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 and left-out. ~~Left-out turn movements shall be prohibited~~ Left-out turn movements shall 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.

CITY BUSINESS ITEMS: None

COMMENTS BY STAFF AND PLANNING COMMISSION:

Jeff Conkle, Planning and Zoning Administrator, informed the Commissioners that there will be no meeting for the month of December.

The Planning Commission meeting concluded at 8:18 PM.

Approved,

Attest:

Matt Houser
Chairman

Rocio Monterrosa
Deputy City Clerk

SUP2018-008
City of David Church

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: JANUARY 15, 2019

CITY COUNCIL DATE: FEBRUARY 26, 2019

CASE NUMBER: SUP2018-008

APPLICATION REQUEST: Religious Facility

LOCATION: 3100 Avalon Ridge Pl.

PROPERTY SIZE: 5.8 Acres

ZONING: M-I

FUTURE DEVELOPMENT MAP: Preferred Office

APPLICANT: City of David
5875 Peachtree Industrial Blvd., Ste. 370
Norcross, GA 30092

CONTACT: Joseph Takon
770-840-8500

OWNER: City of David
3100 Avalon Ridge Pl.
Peachtree Corners, GA 30071

RECOMMENDATION: Approval with Conditions

PROJECT DATA:

The applicant requests a Special Use Permit on a 5.8-acre parcel zoned M-I (Light Industry District) to permit a facility for the conduct of religious services and ceremonies in an existing building. The office building is part of the Avalon Ridge Business Park, which includes a dozen or so buildings on multiple parcels. The applicant's letter of intent states that City of David Church intends to occupy the 58,000-square-foot building to serve approximately 300 congregants. No additions or alterations to the exterior of the buildings or site are being requested.

The site is predominately located within an industrial area that is along Avalon Ridge Place, which extends off Avalon Ridge Parkway southward from South Old Peachtree Road. The rear and west side of the property abuts other properties in Northwoods Business Park. The east side abuts Pinckneyville Park. All adjacent properties are zoned M-I.

The applicant has provided a survey of the site. It includes a one-story, stucco and glass storefront building with large parking lots on each side of the building. The applicant will need at least 60 parking spaces based on their estimated capacity; the site currently has approximately 254 spaces.

The church also provides services such as a free clinic and ministry program. While the ministry program is off-site with visits to facilities such as area homeless shelters, the free clinic will operate on church property. The clinic provides consultation and routine services for uninsured and underinsured patients. The facility is operated by volunteer physicians and other professionals who donate their time to provide such services as blood pressure screening and cholesterol checks. The clinic operates two days per week, typically Wednesdays from 5:00 to 8:00 PM and Saturdays 10:00 AM to 2:00 PM. About ten patients are seen per day and provide their own means of transportation to the clinic. Clinics as a primary use are permitted in M-I.

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, and sidewalks, architectural and design standards, creative adaptive reuse/redevelopment of existing underutilized structures, parking behind buildings, and natural buffers are encouraged. The site is near the Suburban Neighborhood Character Area, which supports single-family detached residential, open space, institutional (churches and schools), minimal neighborhood-serving retail, and office (where existing).

The City’s Zoning Resolution requires that a facility for the conduct of religious services and ceremonies obtain a Special Use Permit to operate in the M-I zoning district. The purpose of the Special Use Permit review is to ensure that any detrimental aspects of the proposed land use are mitigated through site-specific conditions.

ZONING HISTORY:

The property is zoned M-I (Light Industry District) and is occupied by a 58,000-square-foot office building constructed in 1996. There is no other zoning history on the property.

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.

Staff's Comment: While the subject property is located within the Employment Corridor, which mainly supports office uses, the property is near some residential neighborhoods. A church would be suitable in view of the use and development of adjacent and nearby property as it will mainly operate outside normal business hours of the office park and will serve the nearby 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 proposed use should not adversely affect the existing use or usability of adjacent or nearby property as it will be located within an existing office park with 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: Yes.

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.

Staff's Comment: The impacts of a church 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.

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: Existing conditions support approval of the SUP. Existing fire alarm and life safety of the building are up to code and have been approved by Gwinnett Fire Department.

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 the Avalon Ridge Business Park, 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 institutional uses are not explicitly stated, the Employment Corridor does encourage adaptive reuse of existing underutilized structures. In addition, the subject parcel is nearby properties located in the Suburban Neighborhood Character Area, which lists institutional uses such as schools and churches as appropriate.

A Special Use Permit for a church in this location would meet the goals and policies of the Comprehensive Plan and would serve the surrounding residential community.

DEPARTMENT ANALYSIS:

The subject property is a 5.8-acre site located at 3100 Avalon Ridge Place. The property is surrounded by 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 structures. The proposed use conforms to this development guideline. The request to permit church uses in this existing structure would be consistent with the policies of the Character area and would put a vacant building suite back into productive use.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-008 be approved with the following conditions:

1. The special use permit for City of David shall be limited to the property at 3100 Avalon Ridge Place as shown on the submitted survey;
2. Required inspections and interior finish permits shall be obtained before occupancy;
3. Turning Point Ministry services shall be provided off-site.
4. If the City determines that church activities sufficiently impact existing traffic, the City shall notify the church and the church shall provide an off-duty police officer during those times when church related traffic needs to be managed;
5. Any future expansion of the scope of the facility beyond the worship, clinic and similar services noted in the application which may increase traffic flow to the site or cause vehicular circulation issues on or to the site shall require an amendment to the Special Use Permit.



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 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 type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input type="checkbox"/>
Letter of Intent	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input type="checkbox"/>	<input type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input 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>D. Christy Akinropo</u>	NAME: <u>RCCA City of David</u>
ADDRESS: <u>530 Highland Station Dr</u>	ADDRESS: <u>3100 Avalon Ridge Pl</u>
CITY: <u>Suwanee</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>678-558-4025</u>	PHONE: <u>678-558-4025</u>
E-MAIL: <u>Leadersrealty@gmail.com</u>	E-MAIL: _____

Co-APPLICANT CONTACT, IF DIFFERENT THAN ABOVE

CONTACT PERSON: Ifiok Emmanuel PHONE: 678-641-7572

CONTACT'S E-MAIL: Ifiokemmanuelolutions.com

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M1 REQUESTED ZONING DISTRICT: M1

LAND DISTRICT(S): 6 LAND LOT(S): 270 ACREAGE: 5.87

ADDRESS OF PROPERTY: 3100 Avalon Ridge Pl, Peachtree Corners GA

PROPOSED DEVELOPMENT: Religious Assembly 30071

Staff Use Only This Section

Case Number: SUP 2018-008 Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: [Signature]

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

No. of Buildings/Lots: _____

Dwelling Unit Size (Sq. Ft.): _____

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-I00, 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-I0, 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-I, C-2, C-3, O-I, OBP, M-I, 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)

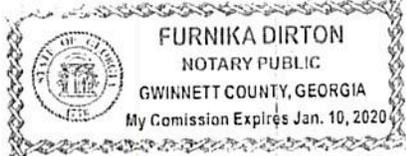
Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 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.

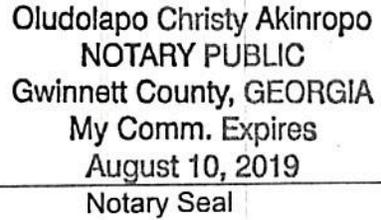
[Signature] _____ Date 11/30/18
Signature of Applicant
O. Christy Akinropo, Broker
Type or Print Name and Title

[Signature] _____ Date 11-30-18 Notary Seal
Signature of Notary Public


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] _____ Date 11/30/18
Signature of Property Owner
Joseph Takon,
Type or Print Name and Title

[Signature] _____ Date 11/30/18 Notary Seal
Signature of Notary Public


**Oludolapo Christy Akinropo
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires
August 10, 2019**

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?

Existing conditions support approval of special use permit. Existing fire alarm and life safety of the building are up to code and have been approved by Gwinnett County Fire Department.



BILL DETAIL

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

Tax Account

Mailing Address:
 AVALON 3100 LLC
 123 GROVE AVE STE 212
 CEDARHURST , NY 11516-2302

SITUS:
 3100 AVALON RIDGE PL

Tax District:
 PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6270 059	Real Property	11/30/2018 11:01:06 AM

Legal Description

AVALON RIDGE PLACE

Tax Values

Description	Market Value	Assessed Value
Land	\$1,019,400.00	\$407,760.00
Improvement	\$1,819,600.00	\$727,840.00
Total	\$2,839,000.00	\$1,135,600.00
Class Codes	397-Office Warehouse	

Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$22,484.88	\$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>	\$14,716.24	\$0.00
Sub Total	\$37,201.12	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$2,214.42	\$0.00
<u>County Incorporated with Police</u>	\$0.00	\$0.00
Sub Total	\$2,214.42	\$0.00
Special Assessment	Net Tax	Savings
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$4,066.38	\$0.00
Sub Total	\$4,066.38	\$0.00
Total Tax	\$43,481.92	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23562499	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	23562499	B18.111834	\$43,481.92	10/15/2018

December 14th, 2018

Jeff Conkle
Planning & Zoning Administrator
310 Technology Parkway
Peachtree Corners, GA 30092

RE: Letter of Intent for Operations at 3100 Avalon Ridge Place, Peachtree Corners, GA 30071 (“3100 Avalon Ridge Place”) Redeemed Christian Church of God, City of David (“RCCG City of David”).

Dear Mr. Jeff Conkle:

RCCG City of David is a nonprofit organization that has been registered with the Georgia Secretary of State since 2000. It is led by Pastor Joseph Takon, who is also a physician. RCCG City of David officially started church services in April 2001 in the Double Tree Hotel on Peachtree Dunwoody Road. One year later, it moved to the Holiday Inn on Chamblee Dunwoody Road. In June 2003, it moved to 6767 Peachtree Industrial Boulevard and in September 2011, it moved to 5875 Peachtree Industrial Boulevard, Norcross, GA. From May 2011 till September 2011, it held its services at the neighboring Pinckneyville Park.

RCCG City of David has about three hundred members who attend Sunday services. Its members range from teenagers to young adults and the elderly. Many of its members are professionals in the community. There are many members who are medical doctors and nurses, many of whom volunteer at the free clinic offered by the church.

RCCG City of David offers a free medical clinic to members of the community, and over six thousand visits have been recorded within the past five years. RCCG City of David also has a Ministry called The Turning Point Ministry, a division responsible for feeding the hungry and the homeless in the community. Dr. Joseph Takon is also the curator of a mentorship program that mentors student doctors, young adults and emerging leaders.

RCCG City of David has been recognized both locally and nationally and has had a relationship with the Norcross and Peachtree Corners community. Dr. Joseph Takon was recognized and invited by the White House as one of two thousand leaders nationwide in the first Faith-Based Community Initiative Conference in 2005. The City of Norcross has also given a commendation letter to RCCG City of David in recognition of its community involvement, especially in running its free community clinic. Pinckneyville Park has been the location for its annual Fourth of July cookout and was the location for its services from May 2011 to September 2011.

RCCG City of David holds its Sunday Services from 9:00 A.M. till 1:30 P.M. and holds its Wednesday services from 7:00 P.M. to 8:30 P.M. The 3100 Avalon Ridge space is needed in order to consolidate all of RCCG City of David's activities under one roof. At 5875 Peachtree Industrial Boulevard, RCCG City of David rented two suites (Suites 340 & 370) to accommodate its church services as well as space for offices for staff; this fragmented its operational efforts. To the contrary, 3100 Avalon Ridge Place would offer, under one roof, a space for its three hundred congregants to hold Sunday and Wednesday services, as well as a space for offices for its staff and a conference room for important meetings, and rooms for its community initiative. The space is also needed so that children of congregants can be properly kept during services, and so that teenagers can have classrooms for mentoring programs during services.

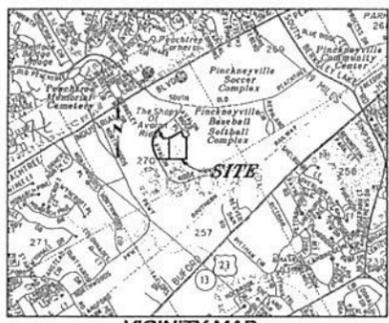
3100 Avalon Place has about 330 parking spaces, which is more than enough to accommodate the parking needs of congregants. RCCG City of David is looking forward to a continued relationship as part of the Norcross/Peachtree Corners community.

If you have any questions, I am available to speak with you.

Yours truly,



Joseph Takon
Pastor



VICINITY MAP
SCALE: NTS

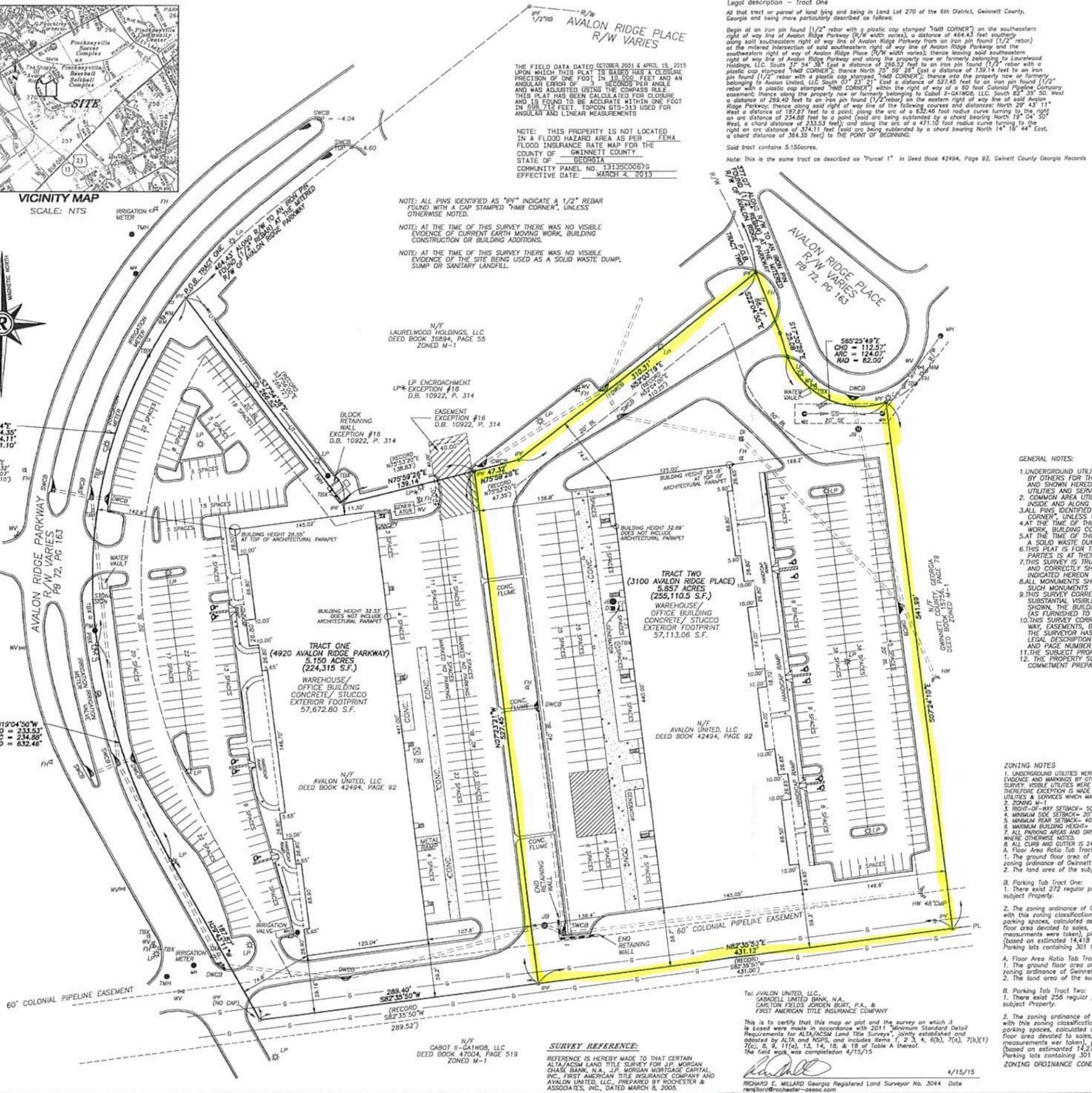


SEE SURVEY REFERENCE MAP FOR MAGNETIC NORTH

N14°16'44"E
CHD = 364.35'
ARC = 374.11'
RAD = 471.10'

(RECORD
N14°18'21"E
CHD = 364.35'
ARC = 374.07'
RAD = 471.10')

N19°04'50"W
CHD = 231.5'
ARC = 234.88'
RAD = 632.46'



Legal description - Tract One
All that tract or parcel of land lying and being in Land Lot 270 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:
Begin of an iron pin found (1/2" rebar with a plastic cap stamped "HMB CORNER") on the southern right of way line of Avalon Ridge Parkway (R/W varies), a distance of 464.43 feet southeast along said southeastern right of way line of Avalon Ridge Parkway from an iron pin found (1/2" rebar) at the mitered intersection of said western right of way line of Avalon Ridge Parkway and the southwestern right of way line of Avalon Ridge Parkway (R/W varies), thence leaving said southeastern right of way line of Avalon Ridge Parkway and along the property now or formerly belonging to Laurelwood Holdings, LLC, South 37° 54' 35" East a distance of 266.32 feet to an iron pin found (1/2" rebar) with a plastic cap stamped "HMB CORNER"; thence North 75° 59' 24" East a distance of 139.14 feet to an iron pin found (1/2" rebar) with a plastic cap stamped "HMB CORNER"; thence into the property now or formerly belonging to Avalon United, LLC South 07° 23' 21" East a distance of 527.45 feet to an iron pin found (1/2" rebar) with a plastic cap stamped "HMB CORNER"; thence along the property now or formerly belonging to Cabot II-GAIWDS, LLC, South 82° 35' 50" West a distance of 288.40 feet to an iron pin found (1/2" rebar) on the eastern right of way line of said Avalon Ridge Parkway; thence along said right of way line of the following courses and distances: North 29° 43' 11" West a distance of 167.81 feet to a point, along the arc of a 632.46 foot radius curve turning to the left on an arc distance of 234.88 feet to a point, along the arc of a 471.10 foot radius curve turning to the right on an arc distance of 374.11 feet to an iron pin found (1/2" rebar) with a plastic cap stamped "HMB CORNER"; thence North 52° 03' 19" East a distance of 310.31 feet to the POINT OF BEGINNING.
Said tract contains 5.150 acres.
Note: This is the same tract as described as "Parcel 1" in Deed Book 42494, Page 92, Gwinnett County Georgia Records.

Legal description - Tract Two
All that tract or parcel of land lying and being in Land Lot 270 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:
Begin of an iron pin found (1/2" rebar with a plastic cap stamped "HMB CORNER") point on the western right of way line of a cul-de-sac known as Avalon Ridge Place (R/W varies), a distance of 377.07 feet southerly along said western right of way line of said Avalon Ridge Place from an iron pin found (1/2" rebar) at the mitered intersection of said western right of way line of said Avalon Ridge Place and the southern right of way line of Avalon Ridge Parkway (R/W varies), thence along the right of way line of said Avalon Ridge Place the following courses and distances: South 22° 04' 55" East a distance of 65.47 feet to a point, South 11° 28' 28" East a distance of 23.08 feet to a point, along the arc of a 62.00 foot radius curve turning to the left on an arc distance of 124.00 feet (said arc being subtended by a chord bearing South 65° 25' 49" East a distance of 112.57 feet) to an iron pin found (1/2" rebar) with a plastic cap stamped "HMB CORNER"; thence North 75° 59' 24" East a distance of 139.14 feet to an iron pin found (1/2" rebar) with a plastic cap stamped "HMB CORNER"; thence into the property now or formerly belonging to Gwinnett County, Georgia South 07° 23' 21" East a distance of 541.99 feet to an iron pin found (1/2" rebar) with a plastic cap stamped "HMB CORNER"; thence along the property now or formerly belonging to Cabot II-GAIWDS, LLC, South 82° 35' 50" West a distance of 431.12 feet to an iron pin found (1/2" rebar) with a plastic cap stamped "HMB CORNER"; thence along the property now or formerly belonging to Laurelwood Holdings, LLC, North 75° 59' 24" East a distance of 41.32 feet to an iron pin found (1/2" rebar) with a plastic cap stamped "HMB CORNER"; thence North 52° 03' 19" East a distance of 310.31 feet to the POINT OF BEGINNING.
Said tract contains 5.857 acres.
Note: This is the same tract as described as "Parcel 2" in Deed Book 42494, Page 92, Gwinnett County Georgia Records.

Notes pertaining to First American Land Title Insurance Company, Title Insurance Commitment #16 NCS-724276-DRL, dated March 23, 2015:

SCHEDULE B - SECTION 8.

12. Terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions for Avalon Ridge Business Park, by Avalon Ridge, L.P., a Georgia limited partnership, dated November 5, 1990, filed for record November 6, 1990, and recorded in Deed Book 6271, Page 292, Gwinnett County, Georgia records, affects subject property, however contain no assessments which can be shown hereon, except as stated in general Note 2.

13. Easement from L.M. Brand Estate to Georgia Power Company dated August 6, 1937, filed for record August 10, 1937, recorded in Deed Book 63, Page 230, aforesaid records, may affect subject property, however its exact location cannot be determined from the deed description.

14. Right-of-Way Easement from West Lumber Co. to Colonial Pipeline Company, a Delaware corporation dated September 18, 1962, filed for record December 30, 1962 and recorded in Deed Book 190 Page 213, aforesaid records, may affect subject property, however its exact location cannot be determined from the deed description.

15. Easement from Avalon Ridge, L.P. to Georgia Power Company dated November 15, 1990, filed for record December 10, 1990, and recorded in Deed Book 6316, Page 24, aforesaid records, may affect subject property, however its exact location cannot be determined from the deed description.

16. Terms and provisions of that certain easement Agreement for Access, by and between Avalon Ridge, L.P. and First Republic Company, dated November 30, 1994, filed for record December 13, 1994, and recorded in Deed Book 10922, Page 314, aforesaid records, affects subject property as shown hereon.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Richard E. Millard, License #3044 4/15/15 Date
Rochester & Associates, Inc.
Certificate of Authorization No. LSF-000484

GENERAL NOTES:

- UNDERGROUND UTILITIES WERE LOCATED ACCORDING TO VISIBLE EVIDENCE AND MARKING BY OTHERS FOR THE PURPOSE OF THIS SURVEY. VISIBLE UTILITIES WERE FIELD LOCATED AND SHOWN HEREON. THEREFORE EXCEPTION IS MADE TO ANY OTHER UNDERGROUND UTILITIES AND SERVICES WHICH MAY EXIST.
- COMMON AREA UTILITY EASEMENT AREA CONSISTING OF A TEN (10) FOOT STRIP OF PROPERTY INSIDE AND ALONG THE BOUNDARY LINES OF EACH SITE, DEED BOOK 6271, PAGE 292.
- ALL PINS IDENTIFIED AS "RP" INDICATE A 1/2" REBAR FOUND WITH A CAP STAMPED "HMB CORNER", UNLESS OTHERWISE NOTED.
- AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- THIS SURVEY IS TRUE AND CORRECT AND WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES AND DIMENSIONS AND AREA OF THE LAND INDICATED HEREON AND EACH INDIVIDUAL PARCEL THEREOF INDICATED HEREON.
- ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN.
- THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF BUILDINGS AND OTHER SUBSTANTIAL VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY AND THAT, EXCEPT AS SHOWN, THE BUILDINGS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET BACK LINES (AS FURNISHED TO THE SURVEYOR) OF THE SUBJECT PROPERTY.
- THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALLEYS, STREETS, ROADS, RIGHTS OF WAY, EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS OF RECORD OF WHICH THE SURVEYOR HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS (WITH INSTRUMENT, BOOK, AND PAGE NUMBER INDICATED).
- THE SUBJECT PROPERTY ABUTS A DEDICATED PUBLIC STREET OR ROAD AS SHOWN HEREON.
- THE PROPERTY SURVEYED HEREON IS ONE IN THE SAME AS SHOWN ON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER NCS-724276.

ZONING NOTES:

- UNDERGROUND UTILITIES WERE LOCATED ACCORDING TO VISIBLE EVIDENCE AND MARKING BY OTHERS FOR THE PURPOSE OF THIS SURVEY. VISIBLE UTILITIES WERE FIELD LOCATED AND SHOWN HEREON. THEREFORE EXCEPTION IS MADE HEREIN TO ANY OTHER UNDERGROUND UTILITIES & SERVICES WHICH MAY EXIST.
 - ZONING M-1
 - RIGHT-OF-WAY SETBACK- 50'
 - MINIMUM SIDE SETBACK- 20'
 - MINIMUM REAR SETBACK- 40'
 - MINIMUM BUILDING HEIGHT- 40'
 - ALL PARKING AREAS AND DRIVEWAYS ARE ASPHALT EXCEPT WHERE OTHERWISE NOTED.
 - ALL CURBS AND UTILITY IS 24" RAISED HEADER CURB.
 - The ground floor area of the subject Property, calculated in conformance with the zoning ordinance of Gwinnett County, Georgia, is 57,672.80 square feet.
 - The land area of the subject Property is 224,315 square feet.
 - Parking Lot Tract One:
 - There exist 272 regular parking spaces and 5 handicapped parking spaces on the subject Property.
 - The zoning ordinance of Gwinnett County, Georgia, requires that the subject Property with this zoning classification have 223 regular parking spaces and 8 handicapped parking spaces, calculated as follows: One regular space per 200 square feet of gross floor area devoted to sales, display or offices (based on estimated 43,254 s.f., no interior measurements were taken), plus one space per 2,000 square feet of gross storage area (based on estimated 14,418 s.f., no interior measurements were taken). Parking lots containing 301 to 300 spaces require 7 handicapped spaces.
 - Floor Area Ratio Tract Two:
 - The ground floor area of the subject Property, calculated in conformance with the zoning ordinance of Gwinnett County, Georgia, is 57,113.06 square feet.
 - The land area of the subject Property is 225,110.5 square feet.
 - Parking Lot Tract Two:
 - There exist 256 regular parking spaces and 5 handicapped parking spaces on the subject Property.
 - The zoning ordinance of Gwinnett County, Georgia, requires that the subject Property with this zoning classification have 221 regular parking spaces and 7 handicapped parking spaces, calculated as follows: One regular space per 200 square feet of gross floor area devoted to sales, display or offices (based on estimated 42,834 s.f., no interior measurements were taken), plus one space per 2,000 square feet of gross storage area (based on estimated 14,218 s.f., no interior measurements were taken). Parking lots containing 301 to 300 spaces require 7 handicapped spaces.
- ZONING ORDINANCE CONDITIONS TAKEN FROM SURVEY REFERENCE.**

LEGEND

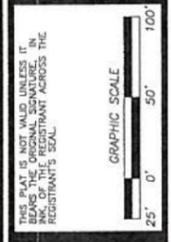
AIF	ANGLE IRON FOUND
AKA	ALSO KNOWN AS
BK	BACK OF CURB
BL	BUILDING SETBACK LINE
BW	BARRIED WIRE FENCE
CHP	CORRUGATED METAL PIPE
CL	CLEANOUT
CONC	CONCRETE
DE	DRAINAGE EASEMENT
DI	DROP INLET
DP	DUMPSTER PAD
DWCB	DOUBLE-WING CATCH BASIN
EASE	EASEMENT
EA	EDGE OF ASPHALT
EP	EDGE OF PAVEMENT
FI	FIRE HYDRANT
GH	GAS LINE
GM	GAS METER
GP	GUY POLE
GV	GAS VALVE
GW	GUY WIRE
HW	HEADWALL
IPF	IRON PIN FOUND
IP	IRON PIN SET (1/2" R/W)
JBL	JUNCTION BOX
LL	LAND LOT LINE
LP	LAND LOT
LI	LIGHT POLE
MH	MANHOLE
MON	MONUMENT
NON	NON OR FORMERLY
-P-	POWER LINE
-T-	POWER & TELEPHONE LINE
PEX	POWER BOX
PL	PROPERTY LINE
PM	POWER METER
PB	POINT OF BEGINNING
PP	POWER POLE
PT	POWER TELEPHONE POLE
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
-SS-	SANITARY SEWER LINE
SS	SANITARY SEWER EASEMENT
SIDEWALK	SIDEWALK
SWC	SINGLE-WING CATCH BASIN
TBX	TELEPHONE COURSE
TCP	TRASH COMPACTOR PAD
TNH	TELEPHONE MANHOLE
TP	TELEPHONE POLE
-T-	TELEPHONE LINE
UGT	UNDERGROUND POWER
UGT	UNDERGROUND TELEPHONE
WI	WATER INLET
W	WATER LINE
MH	WATER METER
WV	WATER MANHOLE
WV	WATER VALVE

HANDICAP SPACES

Rochester
Rochester & Associates, Inc.
200 Ashford Court, North, Suite 100
Atlanta, GA 30338
(404) 952-1334 (770) 959-7100 Fax
www.rochester-assoc.com

ALTA/ACSM LAND TITLE SURVEY FOR:
**AVALON UNITED, LLC, N/A,
SABAGELL UNITED BANK N/A,
CARLTON FIELDS JORDEN BURT, P.A., &
FIRST AMERICAN TITLE INSURANCE COMPANY**
LOCATED IN
LAND LOT 270
6th DISTRICT
GWINNETT COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
2	4/15/15	ADDED NOTE # 12	
1	4/7/15	REVISED PER CLIENT COMMENTS	



SHEET 1 OF 1
DATE: 4/15/15
SCALE: 1" = 50'
JOB NO. 0255034.NE
FILE NO. 0255034.AWB.RBY
DRAWN BY: REM

Aerial View

NanoLumens

Avalon Ridge Pl NW

Stratix Corporation

RCCG-CITY of David Atlanta

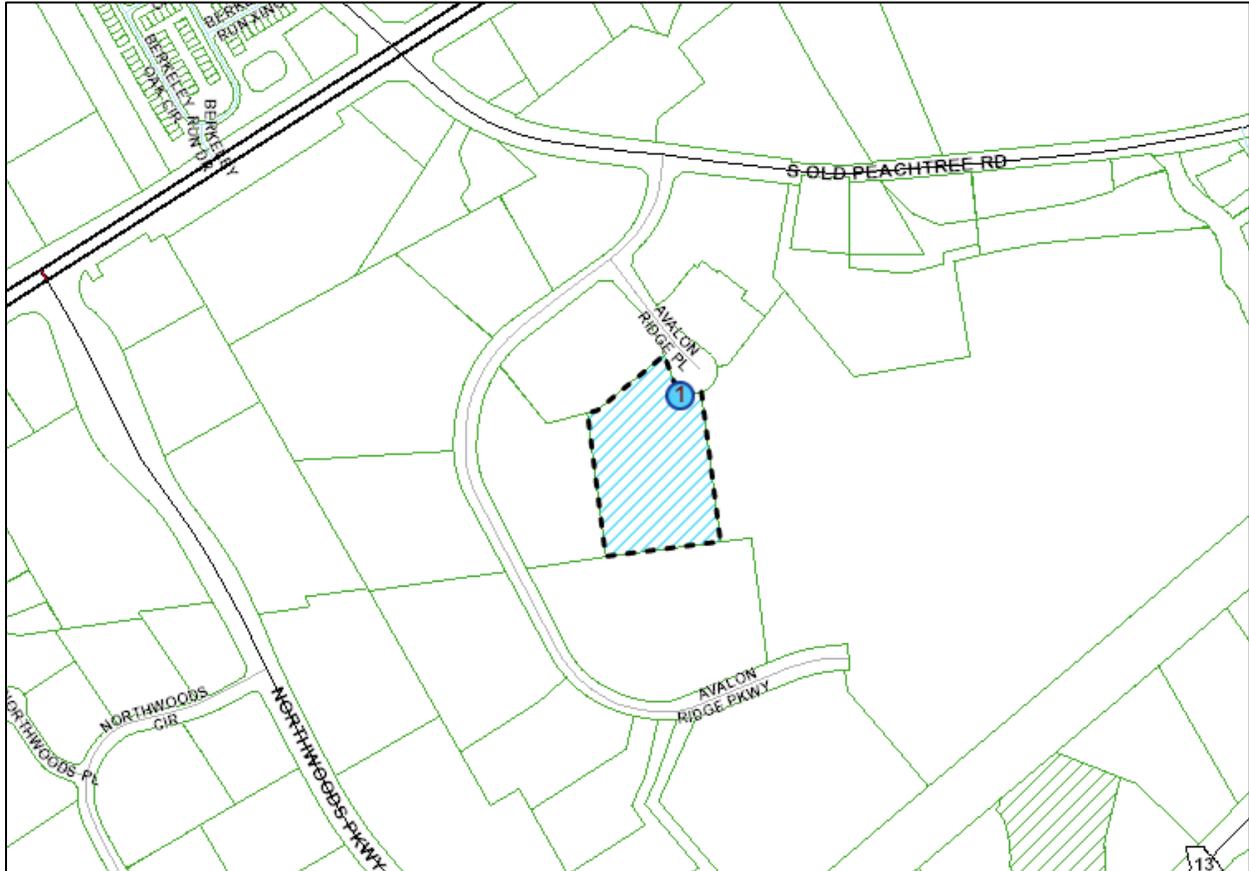


View from driveway
entrance on Avalon
Ridge Place



PROPERTY LOCATION MAP

City of David Church



CASE NUMBER:	SUP2018-008		
	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
HEARING DATES:	JAN 15, 2018	JAN 22, 2018	FEB 26, 2018
PROPERTY ADDRESS:	3100 Avalon Ridge Place		

PH2018-017
Town Center Building 900

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING ANALYSIS

PLANNING COMMISSION DATE: JANUARY 15, 2019

CITY COUNCIL DATE: FEBRUARY 26, 2019

CASE NAME: **TOWN CENTER BUILDING 900 ELEVATIONS**

CASE NUMBER: **PH2018-017**

CURRENT ZONING: MUD (MIXED USE DEVELOPMENT)

LOCATION: 5222 PEACHTREE PARKWAY

MAP NUMBERS: 6th DISTRICT, LAND LOT 301

ACREAGE: 0.25 ACRES

PROPOSED DEVELOPMENT: BUILDING 900 AT TOWN CENTER

APPLICANT: KEVIN FLOYD
FUQUA BCDC PEACHTREE CORNERS
3575 PIEDMONT RD. #800
ATLANTA, GA 30305

CONTACT: KEVIN FLOYD
404-907-1709

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

RECOMMENDATION: APPROVE

PROJECT BACKGROUND:

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

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

These two sites were previously outparcels but have now become leased space on a larger parcel to be owned by the developer.

ELEVATION REVIEW:

The proposed building has an architectural theme that matches the other Town Center buildings. The exterior includes earth-tone colors, prominent use of stone materials, and tower elements to give prominence to the entrances. The earth tones and stone blend well with the European-inspired architecture of both The Forum and the surrounding Town Center. The elevation labeled "Parking Deck Elevation" is that which faces the parking structure. The elevation labeled "Peachtree Parkway Elevation" is that which will be visible along Peachtree Parkway.

Elevation approval does not constitute site plan approval. The site plan has several issues that need to be addressed including: landscaping plan (including along Peachtree Parkway R-O-W) and final design of trash compactor area adjacent to site.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that PH2018-017 be approved subject to the following conditions:

- 1. Approval is for building elevations only. Site plan issues must still be addressed.**
- 2. Prior to issuance of a building permit, the LDP for this parcel shall include the landscape of the common area, including the adjacent right-of-way along Peachtree Parkway. The right-of-way improvements and landscaping shall be consistent with that of the properties to the north, including Piedmont Bank and Sprouts.**
- 3. Applicant shall be responsible for the maintenance of the landscaping in the right-of-way along Peachtree Parkway.**
- 4. The trash compactor area between this site and Lazy Dog shall be enhanced with landscaping to include at least three, six-foot high (at installation) sky pencil hollies to screen the area along Peachtree Parkway.**



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	<ul style="list-style-type: none"> • 1 original 	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 1 copy 	<input type="checkbox"/>	<input type="checkbox"/>
Applicant Certification with Notarized Signature	<ul style="list-style-type: none"> • 1 copy 	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	<ul style="list-style-type: none"> • 1 copy 	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	<ul style="list-style-type: none"> • 1 copy 	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	<ul style="list-style-type: none"> • 1 copy 	<input type="checkbox"/>	<input type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	<ul style="list-style-type: none"> • One (1) Copy (per tax parcel) 	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	<ul style="list-style-type: none"> • One (1) copy 	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 1 copy 	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	<ul style="list-style-type: none"> • 1 copy 	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	<ul style="list-style-type: none"> • 1 copy 	<input type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	<ul style="list-style-type: none"> • 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>Fuqua BCDC Peachtree Corners Project Owner, LLC</u> ADDRESS: <u>3575 Piedmont Rd., NE, Suite 800</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30305</u> PHONE: <u>404.907.1709</u> E-MAIL: <u>jeff.fuqua@fuquadev.com</u>	NAME: <u>Fuqua BCDC Peachtree Corners Project Owner, LLC</u> ADDRESS: <u>3575 Piedmont Rd., NE, Suite 800</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30305</u> PHONE: <u>404.907.1709</u> E-MAIL: <u>jeff.fuqua@fuquadev.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE CONTACT PERSON: <u>Greer Scoggins / Kevin Floyd</u> PHONE: <u>404.907.1709</u> CONTACT'S E-MAIL: <u>greer.scoggins@fuquadev.com / kevin.floyd@fuquadev.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

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

LAND DISTRICT(S): 6th LAND LOT(S): 301 ACREAGE: +/- 0.25

ADDRESS OF PROPERTY: 5222 Peachtree Parkway, Atlanta, GA 30092

PROPOSED DEVELOPMENT: Building 900 @ Peachtree Corners Town Center

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

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units N/A

No. of Buildings/Lots: 1

Dwelling Unit Size (Sq. Ft.): N/A

Total Bldg. Sq. Ft.: +/- 8,000

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-I00, 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-I0, 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-I, C-2, C-3, O-I, OBP, M-I, 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

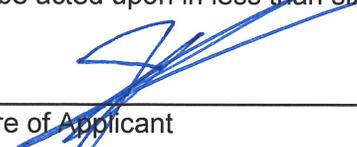
3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)

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
Jeffrey S. Fuqua / Managing Member

Type or Print Name and Title

12/3/18

Date



Signature of Notary Public

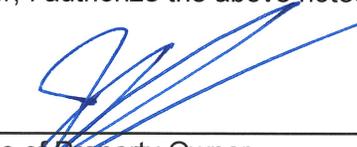
12/3/18

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
Jeffrey S. Fuqua / Managing Member

Type or Print Name and Title

12/3/18

Date



Signature of Notary Public

12/3/18

Date



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)

Jeffrey S. Fuqua

 Print Name

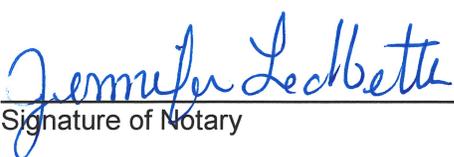
1. CAMPAIGN CONTRIBUTIONS

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

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.

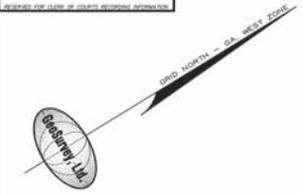
X  _____ 12/3/18
 Signature of Applicant Date Jeffrey S. Fuqua / Managing Member
 Type or Print Name and Title

X  _____ 12/3/18
 Signature of Applicant's Attorney or Representative Date Same as above.
 Type or Print Name and Title

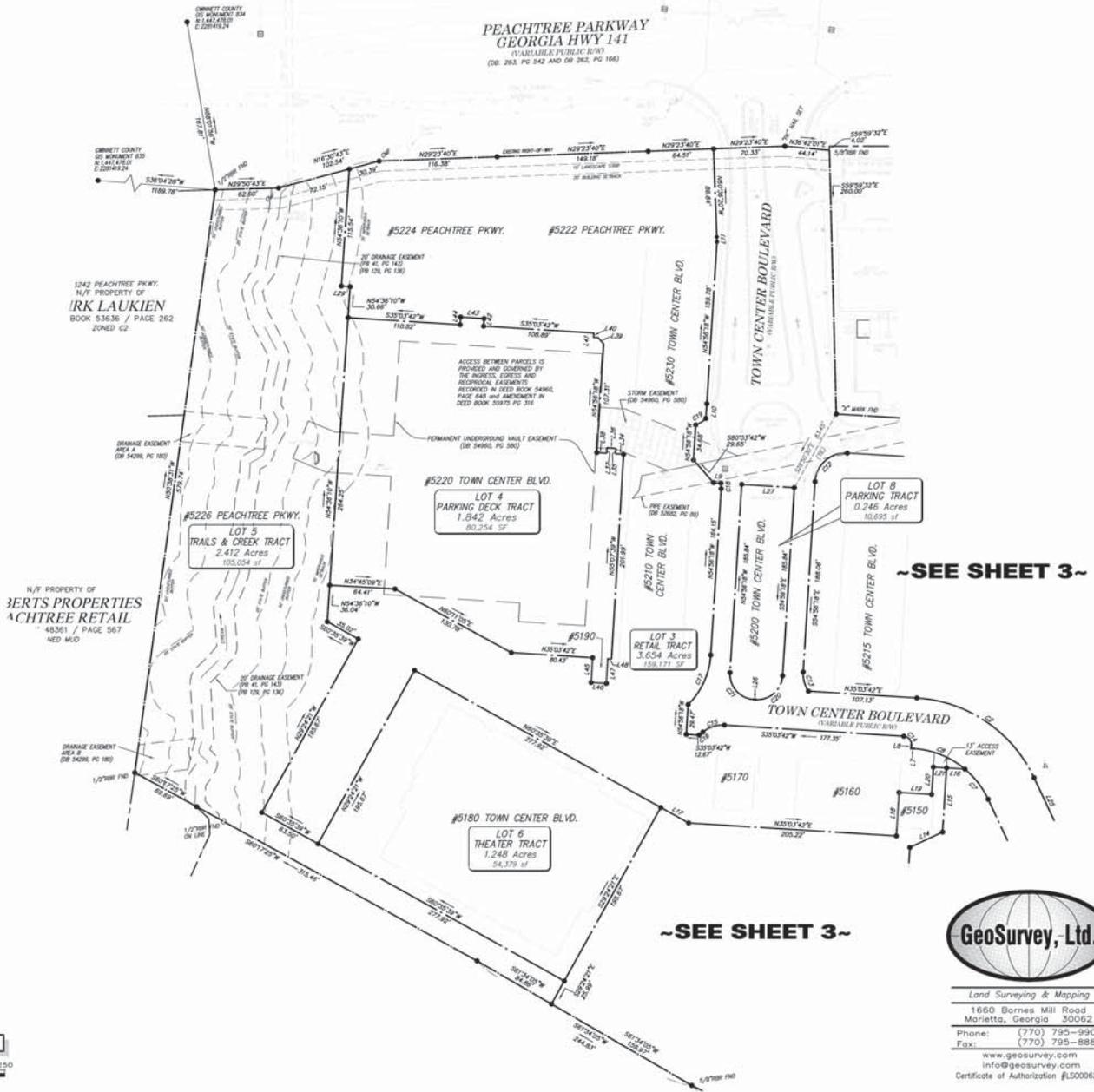
 _____ 12/3/18
 Signature of Notary Date Notary Seal



eFiled & eRecorded
 DATE: 9/6/2018
 TIME: 9:27 AM
 PLAT BOOK: 00143
 PAGE: 00050
 RECORDING FEE: 9.00
 PARTICIPANT ID: 2535341313
 CLERK: Richard T Alexander Jr
 Gwinnett County, GA

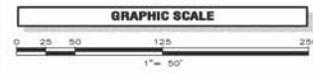


**PEACHTREE PARKWAY
 GEORGIA HWY 141
 (VARIABLE PUBLIC R/W)
 (DB 263, PG 542 AND DB 262, PG 166)**



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	253.28'	588.50'	S47°20'31\"	281.33'
C2	148.60'	333.00'	N63°43'01\"	178.50'
C3	26.41'	63.00'	N84°27'49\"	28.21'
C4	47.75'	107.00'	N25°52'23\"	44.61'
C5	18.87'	38.50'	S64°43'28\"	17.54'
C6	47.75'	107.00'	S15°52'23\"	44.61'
C7	20.30'	47.00'	S33°19'31\"	24.39'
C8	20.30'	47.00'	S33°19'31\"	24.39'
C9	183.68'	408.00'	N02°10'40\"	183.00'
C10	47.75'	107.00'	N55°52'23\"	44.61'
C11	47.75'	107.00'	S55°52'23\"	44.61'
C12	17.25'	43.00'	S80°13'42\"	17.10'
C13	47.75'	107.00'	S13°22'42\"	22.17'
C14	47.75'	107.00'	S13°22'42\"	22.17'
C15	34.96'	70.00'	N13°58'42\"	33.74'
C16	34.96'	70.00'	N13°58'42\"	33.74'
C17	11.90'	28.50'	N01°11'32\"	11.80'
C18	11.90'	28.50'	S09°06'18\"	11.80'
C19	38.21'	85.00'	S80°13'42\"	38.30'

LINE	BEARING	DISTANCE
L1	N59°40'59\"	0.50'
L2	S59°40'59\"	0.50'
L3	S30°51'04\"	36.58'
L4	S30°51'04\"	7.00'
L5	S42°50'42\"	14.49'
L6	N89°40'33\"	18.31'
L7	S30°51'04\"	2.00'
L8	N54°50'18\"	3.50'
L9	N54°50'18\"	2.00'
L10	N54°50'18\"	14.58'
L11	N52°52'50\"	4.88'
L12	N31°13'18\"	15.10'
L13	N54°50'18\"	20.28'
L14	N52°52'50\"	15.00'
L15	N54°50'18\"	63.34'
L16	N30°51'04\"	18.14'
L17	N60°52'39\"	21.43'
L18	N60°52'39\"	4.88'
L19	N30°51'04\"	11.00'
L20	N59°40'59\"	0.50'
L21	N59°40'59\"	0.50'
L22	S59°40'59\"	0.50'
L23	S30°51'04\"	7.00'
L24	S60°13'42\"	12.30'
L25	S60°13'42\"	14.49'
L26	S60°13'42\"	33.64'
L27	S30°51'04\"	2.00'
L28	N30°51'04\"	20.28'
L29	S30°51'04\"	8.69'
L30	N30°51'04\"	10.74'
L31	N30°51'04\"	10.74'
L32	S30°51'04\"	8.69'
L33	S30°51'04\"	7.00'
L34	S30°51'04\"	7.00'
L35	S30°51'04\"	8.69'
L36	S30°51'04\"	8.69'
L37	S30°51'04\"	8.69'
L38	S30°51'04\"	8.69'
L39	S30°51'04\"	8.69'
L40	S30°51'04\"	8.69'
L41	N54°50'18\"	4.31'
L42	N54°50'18\"	7.00'
L43	S30°51'04\"	23.19'
L44	N54°50'18\"	7.00'
L45	S54°50'18\"	24.49'
L46	N54°50'18\"	24.49'
L47	N54°50'18\"	24.49'
L48	N30°51'04\"	3.65'



Land Surveying & Mapping
 1660 Barnes Mill Road
 Marietta, Georgia 30062
 Phone: (770) 795-9900
 Fax: (770) 795-8880
 www.geosurvey.com
 info@geosurvey.com
 Certificate of Authorization #LS000621



Sheet
2 of 3

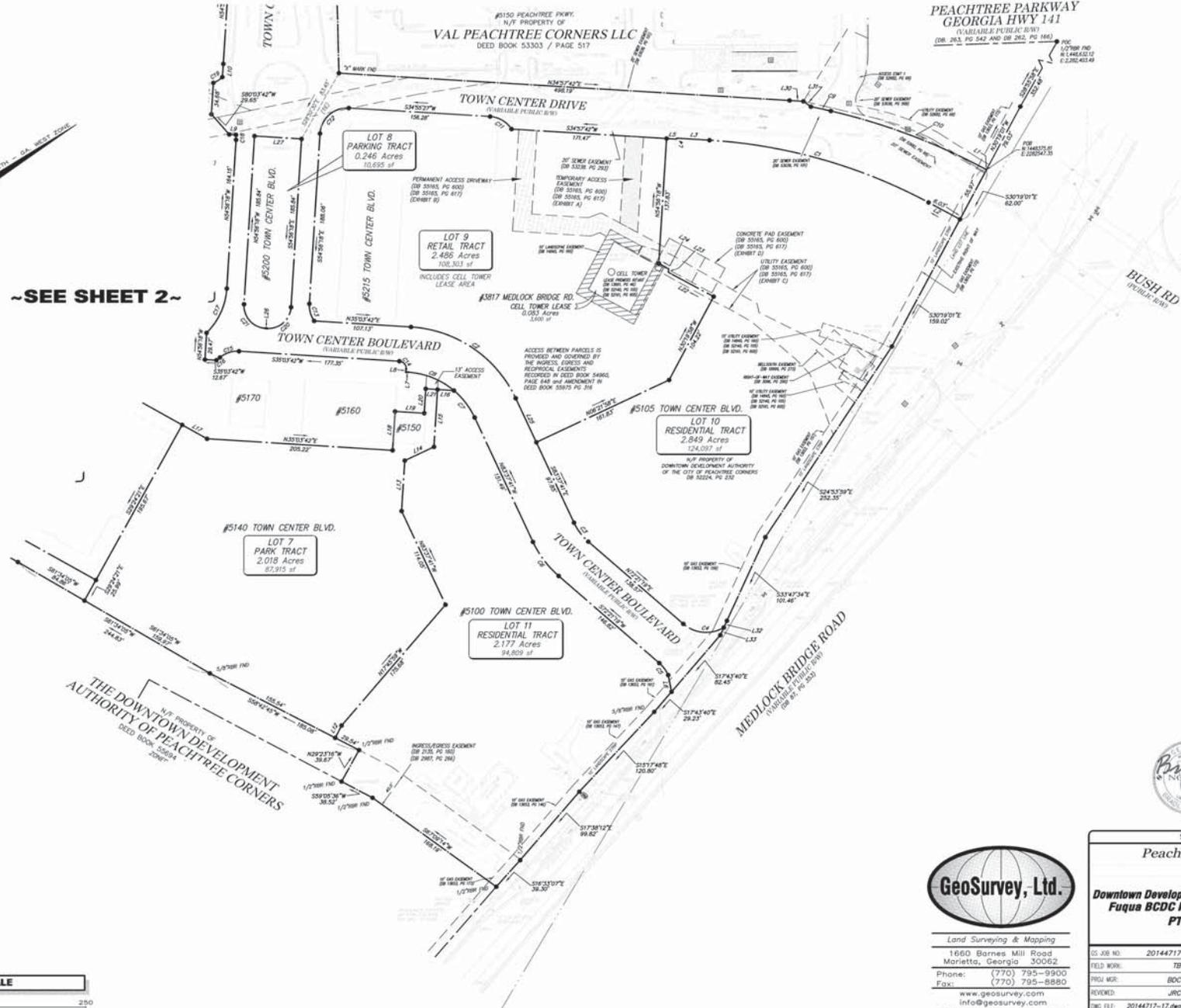
SUBDIVISION EXEMPTION PLAT OF
Peachtree Corners Town Center
 FOR
Downtown Development Authority of the City of Peachtree Corners
Fuqua BCDC Peachtree Corners Project Owner, LLC
PTC Medlock Residential, LLC

CO. JOB NO.	20144717	DRAWING SCALE	1" = 50'	SURVEY DATE	08/28/2017
FIELD WORK	TB	CITY	PEACHTREE CORNERS	PLAT DATE	05/21/2018
PROJ. MGR.	BDC	COUNTY	GWINNETT	STATE	GA
REVIEWED	JRC	LAND LOT	301		
DWG FILE	20144717-17.dwg	DISTRICT	6TH		

eFiled & eRecorded
 DATE: 9/6/2018
 TIME: 9:27 AM
 PLAT BOOK: 00143
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 PARTICIPANT ID: 2535341313
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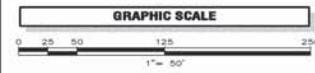


~SEE SHEET 2~



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	253.28'	588.50'	S47°20'31"W	281.33'
C2	148.60'	317.00'	N84°43'01"E	178.50'
C3	26.41'	63.00'	N84°27'49"E	28.21'
C4	47.75'	38.50'	S64°43'28"W	18.54'
C5	18.87'	38.50'	S64°43'28"W	18.54'
C6	47.75'	38.50'	S64°43'28"W	18.54'
C7	47.75'	38.50'	S64°43'28"W	18.54'
C8	25.33'	63.00'	S27°19'31"W	24.39'
C9	25.33'	63.00'	S27°19'31"W	24.39'
C10	103.63'	198.50'	N02°01'30"E	102.03'
C11	29.44'	68.50'	N89°52'22"E	28.23'
C12	47.75'	38.50'	S64°43'28"W	18.54'
C13	17.25'	43.00'	S80°12'42"W	17.10'
C14	25.33'	63.00'	S27°19'31"W	24.39'
C15	47.75'	38.50'	S64°43'28"W	18.54'
C16	47.75'	38.50'	S64°43'28"W	18.54'
C17	34.96'	75.00'	N33°38'42"W	33.74'
C18	53.57'	30.00'	N60°11'32"E	53.56'
C19	11.90'	28.50'	N01°11'32"E	11.80'
C20	38.27'	75.00'	S59°58'18"W	35.98'
C21	38.27'	75.00'	S59°58'18"W	35.98'

LINE	BEARING	DISTANCE
L1	N89°42'59"E	0.30'
L2	S59°42'59"W	32.71'
L3	S33°10'04"W	36.58'
L4	S33°10'04"W	17.00'
L5	S33°10'04"W	17.00'
L6	N89°42'59"E	18.31'
L7	S33°10'04"W	2.46'
L8	N64°50'18"W	3.50'
L9	N64°50'18"W	18.14'
L10	N64°50'18"W	14.58'
L11	N64°50'18"W	4.88'
L12	N33°10'04"W	15.11'
L13	N64°50'18"W	32.71'
L14	N64°50'18"W	11.00'
L15	N64°50'18"W	63.34'
L16	N33°10'04"W	18.14'
L17	N64°50'18"W	21.43'
L18	N64°50'18"W	43.00'
L19	N33°10'04"W	32.71'
L20	N64°50'18"W	11.00'
L21	N33°10'04"W	11.00'
L22	S59°42'59"W	28.71'
L23	N64°50'18"W	2.46'
L24	S60°12'42"W	12.30'
L25	N64°50'18"W	33.64'
L26	S33°10'04"W	2.00'
L27	S33°10'04"W	8.69'
L28	N64°50'18"W	10.74'
L29	N64°50'18"W	10.74'
L30	S33°10'04"W	8.69'
L31	S33°10'04"W	7.81'
L32	S33°10'04"W	7.81'
L33	S33°10'04"W	7.81'
L34	N64°50'18"W	4.31'
L35	N64°50'18"W	7.43'
L36	S33°10'04"W	23.37'
L37	N64°50'18"W	7.43'
L38	S33°10'04"W	24.43'
L39	N64°50'18"W	14.58'
L40	N64°50'18"W	24.43'
L41	N33°10'04"W	3.65'



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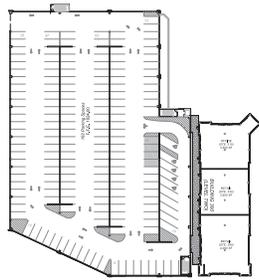
Sheet
 3 of 3

SUBDIVISION EXEMPTION PLAT OF
Peachtree Corners Town Center
 FOR
**Downtown Development Authority of the City of Peachtree Corners
 Fuqua BCDC Peachtree Corners Project Owner, LLC
 PTC Medlock Residential, LLC**

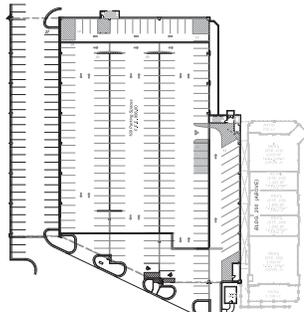
CS. JOB NO. 20144717 DRAWING SCALE: 1" = 50' SURVEY DATE: 08/28/2017
 FIELD WORK: TB CITY: PEACHTREE CORNERS PLAT DATE: 05/21/2018
 PROJ. MGR.: BDC COUNTY: GWINNETT STATE: GA
 REVIEWED: JRC LAND LOT: 301
 DWG FILE: 20144717-17.dwg DISTRICT: 6TH



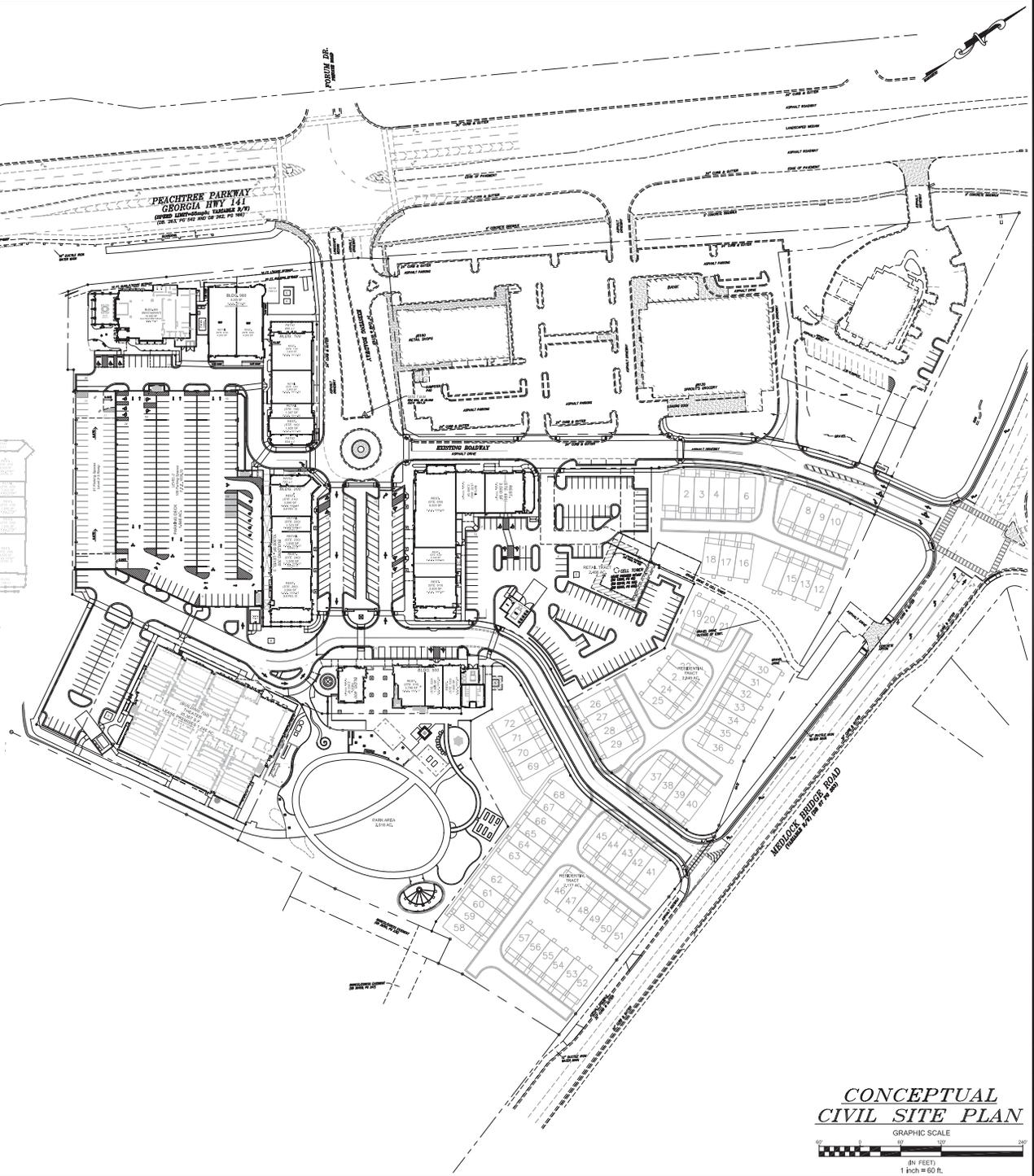
LOCATION MAP



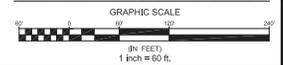
PARKING DECK LAYOUT - LEVEL 3
SCALE: 1"=60'



PARKING DECK LAYOUT - LEVEL 1
SCALE: 1"=60'



**CONCEPTUAL
CIVIL SITE PLAN**



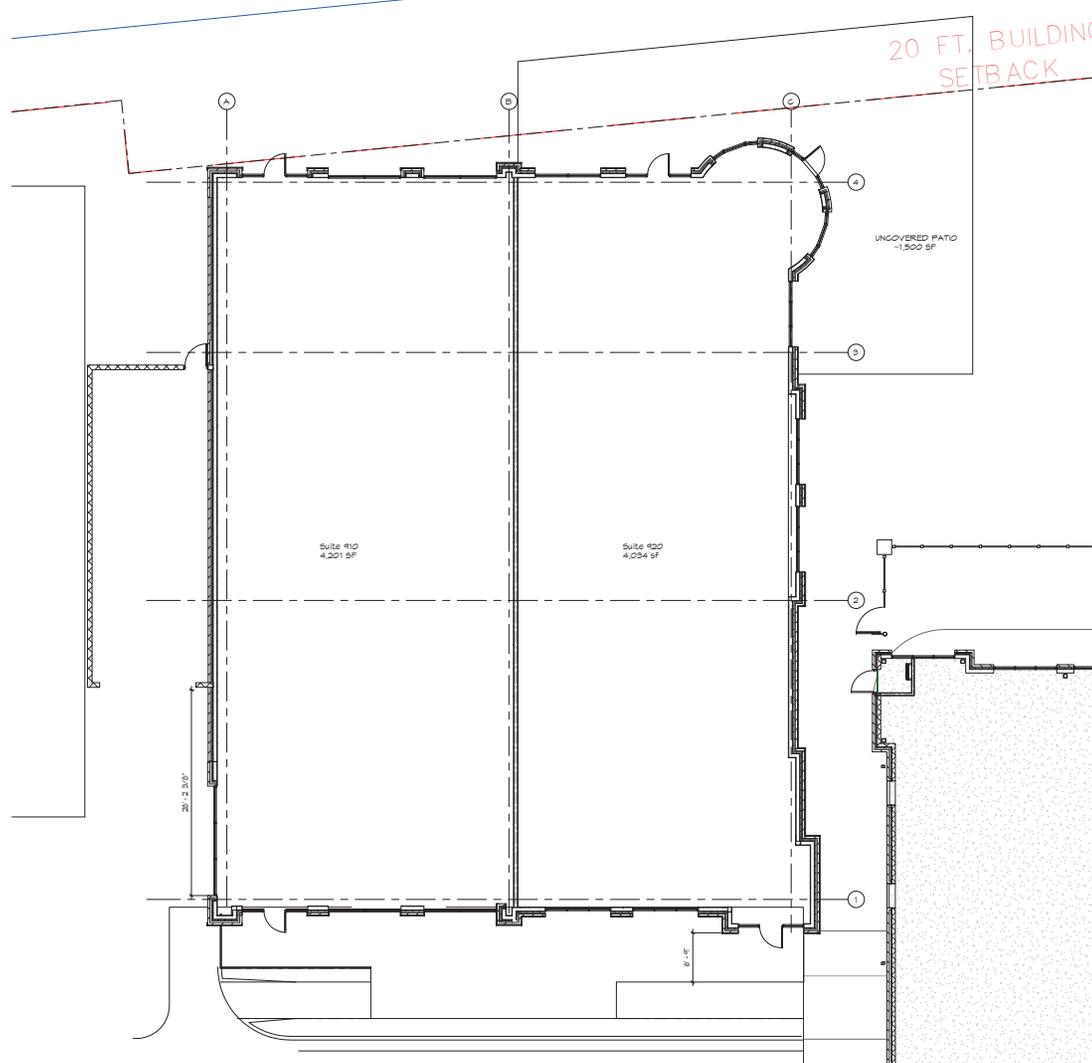
HANES GIBSON & ASSOCIATES
HANES GIBSON & ASSOCIATES
 CIVIL & STRUCTURAL SERVICES
 1550 NORTH BERRY ROAD, SUITE 100
 ATLANTA, GEORGIA 30309
 PHONE: (770) 481-7500
 FAX: (770) 481-7700



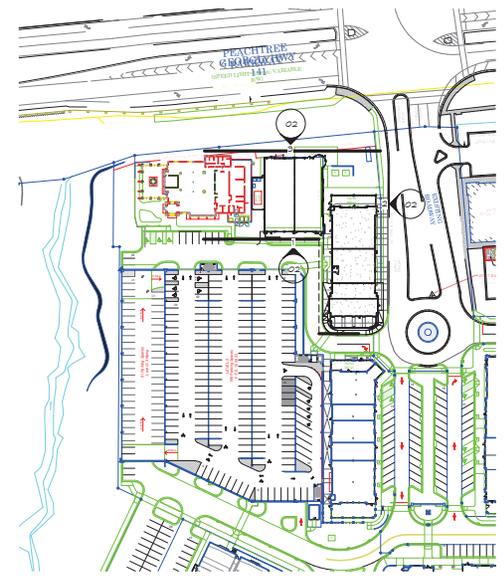
**PEACHTREE CORNERS
TOWN CENTER**
 6500 MERLOCK BRIDGE ROAD
 ATLANTA, GEORGIA
 6th DISTRICT, LAND LOT 801, PIN 6501.183

NO.	DATE	DESCRIPTION

DATE	BY	CHKD BY
11/27/2018		
SHEET TITLE		
CONCEPTUAL CIVIL SITE PLAN		
SHEET NUMBER		
SP-134		



1 FLOOR PLAN
1/2" = 1'-0"



2 KEY PLAN
1" = 80'-0"



Lyman
Davidson
Dooley, Inc.



Fuqua Development

Drawing for presentation purposes only. Finish materials and colors do not necessarily reflect final finish selections.

11.01.18

01
116018.00



Parking Deck Elevation 1 3/32" = 1'-0"



Town Center Boulevard Elevation 2 3/32" = 1'-0"

- NOTE:
- HATCHED REGIONS SHOW THE MAX SIGNAGE SIZE PER PEACHTREE CORNERS ORDINANCE.
 - EACH TENANT IS ALLOWED MAX 60 SF PER SIGN AND A TOTAL 120SF OF SIGNAGE.
 - ALL COLUMN LINES AND DIMENSIONS SUBJECT TO CHANGE
 - ALL COLORS ARE FROM EXISTING TOWN CENTER SELECTION OF COLORS
 - COLORS FOR LAZY DOG RESTAURANT ARE SAMPLES AND NOT REPRESENTATIVE OF FINAL COLOR SELECTION



Peachtree Parkway Elevation 3 3/32" = 1'-0"



Lyman Davidson Dooley, Inc.



Fuqua Development

Drawing for presentation purposes only. Finish materials and colors do not necessarily reflect final finish selections.

PROPERTY LOCATION MAP

Town Center Building 900



CASE NUMBER:

PH2018-017

HEARING DATES:

**PLANNING
COMMISSION**

JAN 15, 2018

**CITY COUNCIL
1ST READING**

JAN 22, 2018

**CITY COUNCIL
2ND READING**

FEB 26, 2018

PROPERTY ADDRESS:

5222 Peachtree Parkway

PH2018-018
Medical Uses Text Amendment



Memo

TO: Planning Commission
 FROM: Diana Wheeler, Community Development Director
 DATE: January 15, 2019
 SUBJECT: Amendments to medical uses

Peachtree Corners’ 2040 Comprehensive Plan recommends that the City continually re-evaluate its ordinances to ensure that they remain relevant and useful. Accordingly, staff has found that the medical-related uses permitted in the Zoning Ordinance lack definitions and need further refinement.

As such, staff is proposing to define terms, to simplify terms and make them consistent across zoning district, and to add a new use to a limited number of zoning districts. The terms “medical office,” “medical clinic,” “hospital,” and “residential treatment facility” will be the new, defined terms with consistent vocabulary throughout the Zoning Ordinance. Residential treatment facility is the new use which is proposed to be permitted in the M-1 and M-2 zoning districts.

The table below summarizes the changes across all affected zoning districts:

<i>Zoning District</i>	<i>Current Uses</i>	<i>Proposal</i>
C-1	Doctor, dentist or chiropractor offices	Change to medical office
C-2	Doctor, dentist or chiropractor offices	Change to medical office
	Medical clinic	Remains the same
C-3	Doctor, dentist or chiropractor offices	Change to medical office
	Medical clinic	Remains the same
O-I	Professional and business offices	Remains the same Add medical office
OBP	Professional and business offices	Remains the same Add medical office
M-1	Hospital or medical clinic	Separate into hospital Separate into medical clinic
	Offices, professional/business	Remains the same Add medical office
	Nothing currently	Add residential treatment facility
M-2	Hospital or medical clinic	Separate into hospital Separate into medical clinic
	Offices, professional/business	Remains the same Add medical office
	Nothing currently	Add residential treatment facility

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND ARTICLE III OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY AMENDING DEFINITIONS TO DEFINE HOSPITAL, MEDICAL CLINIC, MEDICAL OFFICE, AND RESIDENTIAL TREATMENT FACILITY AND TO AMEND ARTICLE XIII OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY AMENDING THE PERMITTED USES OF ZONING CODE SEC. 1307 C-1 DISTRICT, SEC. 1308 C-2 DISTRICT, SEC. 1308A C-3 DISTRICT, SEC. 1309 O-I DISTRICT, SEC 1309A OBP DISTRICT, SEC. 1310, M-1 LIGHT INDUSTRY DISTRICT, AND SEC. 1311 M-2 HEAVY INDUSTRY DISTRICT; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE

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

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

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

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

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

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

ARTICLE III, DEFINITIONS

...

Hospital. A facility licensed by the State of Georgia which provides medical care, testing, or treatment primarily on an inpatient basis and which also provides emergency room medical care and services.

...

Medical clinic. A facility which provides specialized physical or mental medical care, testing, or treatment on an unscheduled, walk-in, or appointment basis with no overnight stays, by physicians, dentists, optometrists, and other healthcare practitioners licensed by the State or Georgia.

...

Medical office. An office which provides scheduled physical or mental medical care, testing, or treatment, with no overnight stays, by physicians, dentists, optometrists, and other healthcare practitioners licensed by the State or Georgia.

...
Residential treatment facility. A facility licensed by the State of Georgia which provides overnight accommodations in conjunction with the treatment of mental health, substance abuse, addiction, or other medical issues.

...
ARTICLE XIII, USE PROVISIONS

...
Section 1307. C-1 Neighborhood Business District.

...
Permitted Uses.

...
B. Office Uses.

...
3. ~~Doctor, dentist or chiropractor offices.~~ Medical office.

...
Section 1308. C-2 General Business District.

...
Permitted Uses.

...
B. Office Uses.

...
3. ~~Doctor, dentist or chiropractor offices.~~ Medical office.

...
Section 1308A. C-3 Highway Business District.

...
Permitted Uses.

...
B. Office Uses.

...
3. ~~Doctor, dentist or chiropractor offices.~~ Medical office.

...
Section 1309. O-I Office-Institutional District.

...
1. Permitted Uses.

...

h. Medical office.

...

Section 1309A. OBP Office-Business Park District.

...

Within the OBP Office-Business Park Zoning District, a building or land may be used for the following purposes:

...

1a. Medical office.

...

Section 1310. M-1 Light Industry District.

...

Permitted Uses.

...

Hospital ~~or medical clinic.~~

...

Medical clinic.

...

Medical office.

...

Residential treatment facility.

...

Section 1311. M-2 Heavy Industry District.

...

Permitted Uses.

...

Hospital ~~or medical clinic.~~

...

Medical clinic.

...

Medical office.

...

Residential treatment facility.

Section 2.

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

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

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

DRAFT

City Business #1

Lazy Dog

APPROVED COLOR SCHEME



EAST ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER, LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MONICOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 360T220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x4 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 5	DUNN EDWARDS PAINT W/ FLAT FINISH. COLOR: DE 5205 CINNABAR
PT 7	FRAZEE PAINT W/ FLAT FINISH. COLOR: CL2814D CHINOOK
PT 8B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 101 BLACK
PT 9	DUNN EDWARDS PAINT W/ FLAT FINISH. COLOR: DECT55 COCOA
PT 10	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: AC-33 MESA VERDE TAN
PT 14	FRAZEE PAINT W/ FLAT FINISH. COLOR: CL2826A LEAF PRINT



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

PEACHTREE CORNERS
TOWN CENTER
5224 PEACHTREE PARKWAY
PEACHTREE CORNERS, GA 30092



SHEET TITLE
EXTERIOR ELEVATIONS

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

SHEET NUMBER
DD4.1



SOUTH ELEVATION

APPROVED COLOR SCHEME



WEST ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER, LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MONICOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 360T220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHS SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x4 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 5	DUNN EDWARDS PAINT W/ FLAT FINISH. COLOR: DE 5203 CINNABAR
PT 7	FRAZEE PAINT W/ FLAT FINISH. COLOR: CL214D CHINOOK
PT 8B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 101 BLACK
PT 9	DUNN EDWARDS PAINT W/ FLAT FINISH. COLOR: DECT55 COCOA
PT 10	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: AC-33 MESA VERDE TAN
PT 14	FRAZEE PAINT W/ FLAT FINISH. COLOR: CL2026A LEAF PRINT

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

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	<input type="checkbox"/>	

PEACHTREE CORNERS
TOWN CENTER
5224 PEACHTREE PARKWAY
PEACHTREE CORNERS, GA 30092



SHEET TITLE
EXTERIOR ELEVATIONS

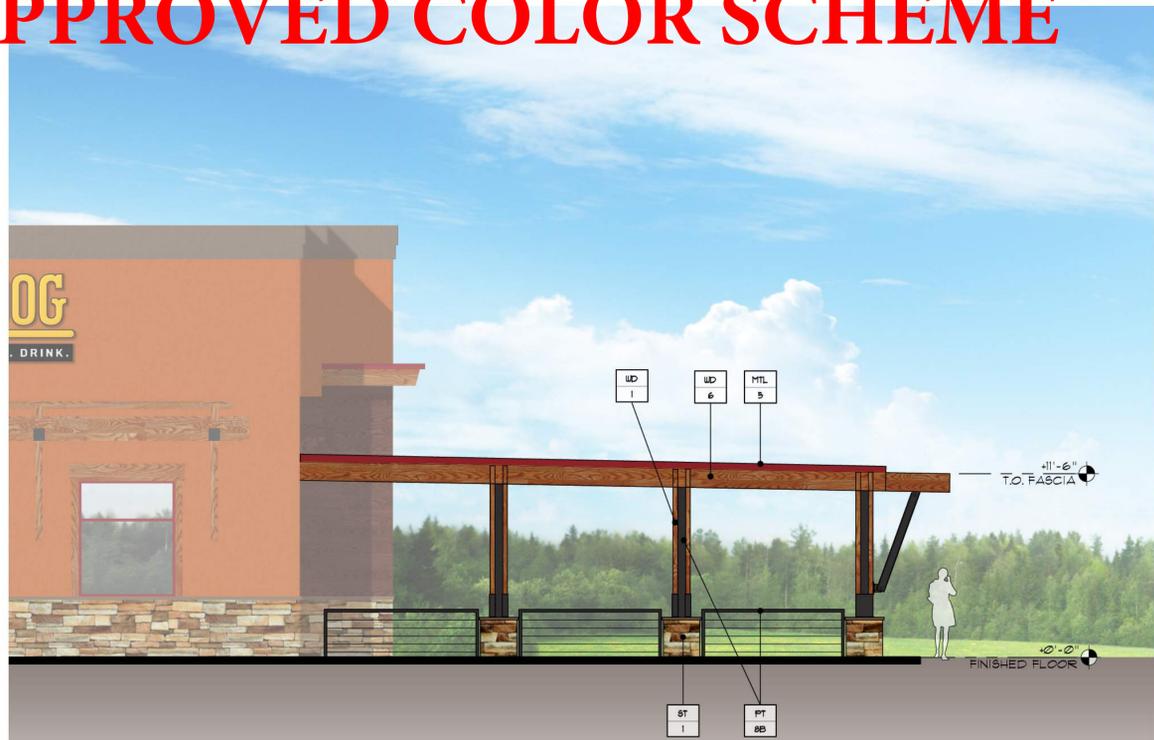
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NORTH ELEVATION

APPROVED COLOR SCHEME



NORTH PATIO ELEVATION



SOUTH PATIO ELEVATION



WEST PATIO ELEVATION



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PEACHTREE CORNERS
TOWN CENTER
5224 PEACHTREE PARKWAY
PEACHTREE CORNERS, GA 30092



SHEET TITLE
PATIO ELEVATIONS

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

SHEET NUMBER
DD4.2

PROPOSED COLOR SCHEME



WEST ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER, LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCMICHOOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 368T220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x4 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GULI-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 5	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-75 MARYVILLE BROWN
PT 8B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK
PT 9	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RASIN
PT 10	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY
PT 14	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 1652 NAVY MASTERPIECE
PT 15	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE



NORTH ELEVATION



3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
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08/22/18	<input checked="" type="checkbox"/>	PLANNING RESUBMITTAL
12/12/18	<input checked="" type="checkbox"/>	EXTERIOR TO COLOR SUBMITTAL
	<input type="checkbox"/>	

PEACHTREE CORNERS
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5224 PEACHTREE PARKWAY
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PROPOSED COLOR SCHEME



EAST ELEVATION

EXTERIOR FINISHES

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12/12/18	<input checked="" type="checkbox"/>	EXTERIOR TO COLOR SUBMITTAL
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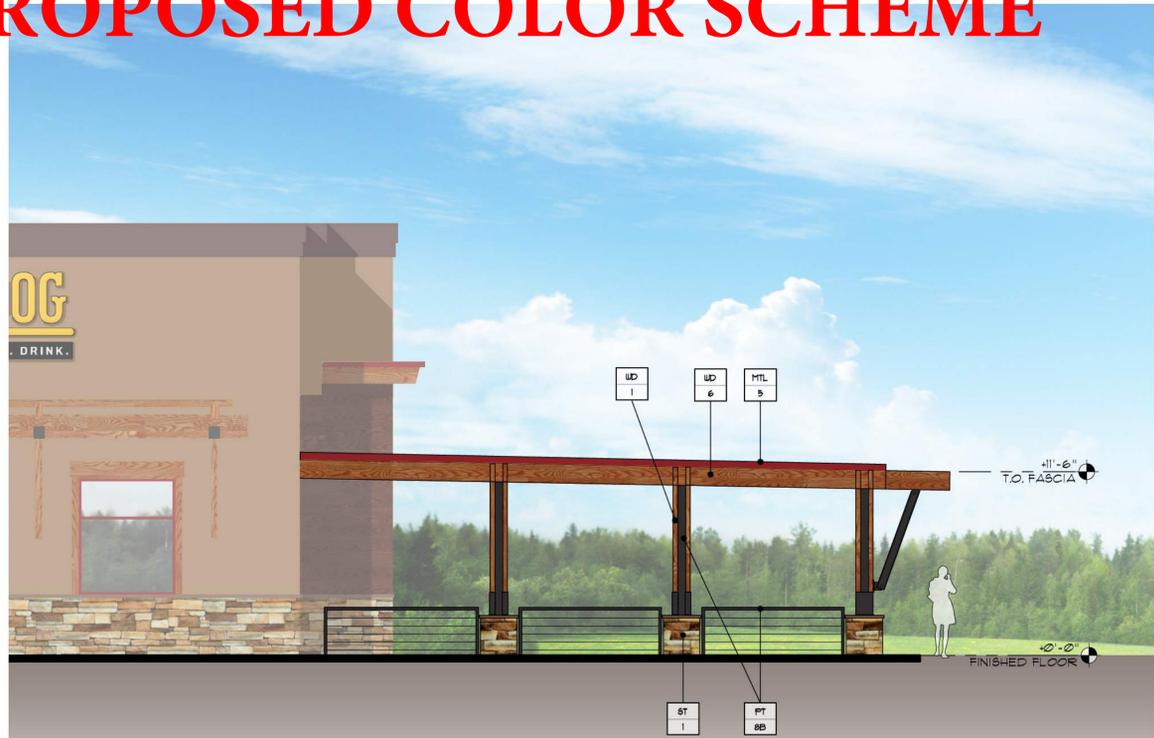
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SOUTH ELEVATION

PROPOSED COLOR SCHEME



NORTH PATIO ELEVATION



SOUTH PATIO ELEVATION



WEST PATIO ELEVATION



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