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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

January 22, 2019

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 December 11, 2018 Work Session Minutes, the December 18, 2018 Council Meeting Minutes and the January 8, 2019 Work Session Minutes.

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) PRESENTATIONS AND REPORTS

1. **Proclamation** Fran Millar
2. **Proclamation** Lynette Howard

D) PUBLIC HEARINGS

1. **O2019-01-139** First Read and Consideration of 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. (Second Read and Public Hearing February 26, 2019)
2. **O2019-01-140** First Read and Consideration of PH2018-018, Medical Uses, amendments to the Zoning Ordinance to define specific medical uses and to amend the regulations pertaining to such uses. (Second Read and Public Hearing February 26, 2019)

3. **O2019-01-141** First Read and Consideration of Amending the Code of the City of Peachtree Corners Chapter 42, Nuisances, Sec. 42-3 Discharge of Weapons. (Second Read and Public Hearing February 26, 2019)

J) ITEMS FOR CONSIDERATION

1. **Action Item** Consideration of fixing qualifying fees for the November 5, 2019 Municipal Election.
2. **Action Item** Consideration of an Intergovernmental Agreement between the City of Peachtree Corners and the Gwinnett County Board of Voter Registrations and Elections for City Elections borrowing election equipment.
3. **Action Item** Consideration of 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

K) CITY MANAGER UPDATES

L) EXECUTIVE SESSION

M) ADJOURNMENT

Minutes



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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 11, 2018

WORK SESSION MINUTES

7:00 PM

PEACHTREE CORNERS CITY HALL – Boardwalk
310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

1. **Roll Call** – Mayor Mason and all members of Council were present.
2. **FY2018 Audit Presentation** – *Adam Fraley of Mauldin & Jenkins gave a brief review of the FY2018 Audit. Mr. Fraley stated that the city is in good standing and has a clean audit.*
3. **New quarterly publication discussion with Rico Figliolini** – *Rico Figliolini explained to the Mayor and Council that currently the city has no magazine. Mr. Figliolini stated that he is starting a quarterly magazine focusing on Peachtree Corners with feature writing including personal stories; and that the first publication will commence the beginning of 2019.*
4. **Proposed layout for history room** – *Diana Wheeler, Community Development Director, presented a floor plan for the history room. Along with the floor plan included a list for rotating exhibit guidelines, acceptable exhibit materials and unacceptable exhibit materials.*
5. **Location of new service drive for Town Green** – *Diana Wheeler, Community Development Director, presented a depiction of the service drive onto the Town Green from Medlock Bridge Road. After discussion it was determined that Mrs. Wheeler would, at a later date, present options for screening and making the service drive blend with Medlock Bridge Road.*
6. **City Manager Updates** – *Greg Ramsey, Public Works Director, gave an update on the Solid Waste transition from Waste Pro to Waste Management. Currently new trash and recycling cans are being distributed throughout the city, and the last day for pickup from Waste Pro will be on December 31st. Starting January 2nd, Peachtree Corners citizens will use the Waste Management cans. Diana Wheeler, Community Development Director, informed the Mayor and Council that the grand opening of the Town Center is tentatively scheduled for Saturday, March 23, 2019. Brian Johnson, City Manager, informed the Mayor and Council of upcoming items at the next Council Meeting. Mr. Johnson also shared that staff was reviewing potential zoning ordinance changes related to Medical Clinics and Hospitals.*
7. **Executive Session** – *There was no Executive Session.*
8. **Adjournment** – 9:21 PM

Approved,

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk
(Seal)



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
DECEMBER 18, 2018 @ 7:00PM

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

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

MAYOR'S OPENING REMARKS: Mayor Mason welcomed State Senator-Elect Sally Harrell and County Commissioner-Elect Ben Ku. Mayor Mason informed the public of the Hapag-Lloyd expansion in Peachtree Corners. Hapag-Lloyd is the 5th largest shipping company in the world. Mayor Mason also informed the public of the progress on the Town Center and the Intelligent Mobility test track.

CONSIDERATION OF MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 20, 2018 PLANNING RETREAT.

By: Council Member Sadd
Seconded by: Council Member Christopher
Vote: (7-0) (Sadd, Christopher, Mason, Christ, Wright, Aulbach, Gratwick)

MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 27, 2018 COUNCIL MEETING.

By: Council Member Christopher
Seconded by: Council Member Gratwick
Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

CONSIDERATION OF MEETING AGENDA: There were no changes.

PUBLIC COMMENT: Karen Dobkin requested that the City Traffic Engineer look into adding a light at the intersection of Amwiler Road and Winters Chapel Road.

PUBLIC HEARING:

O2018-10-137

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.

Mayor Mason opened the floor to anyone wanting to speak in favor or opposition of the Ordinance. There were four people who spoke in favor of the application and six people who spoke in opposition to the application.

The spokesman for the applicant, David Vesel, presented his proposal and stated that his team met with neighbors and was prepared to offer several improvements to ensure that adjoining properties benefited from his project, including the following: (1) assisting the senior center with the relocation of the main entrance to other side of building, (2) removing the barrier that blocks access to the 3039 Amwiler property from the main entrance on Peachtree Industrial Boulevard (this is shown on our proposed site plan, (3) and removing the wooden fence between 3039 Amwiler and 7112 Peachtree Industrial Boulevard to improve visibility and safety.

A motion was made after discussion amongst the Mayor and Council.

MOTION TO APPROVE O2018-10-137 SUBJECT TO THE PLANNING COMMISSION CONDITIONS WITH THE EXCEPTION OF CONDITION NUMBER SIX (6), CONDITION NUMBER SIX SHALL BE MODIFIED TO READ THAT OFFICE HOURS ARE PERMITTED EVERY DAY, INCLUDING SUNDAY, FROM 9AM TO 6 PM; ADD A CONDITION THAT A LANDSCAPING PLAN BE APPROVED BY STAFF; ADD A CONDITION THAT A CONSOLIDATED ENTRANCE AND INTERIOR TRAFFIC FLOW PLAN TO BE DEVELOPED AND APPROVED BY STAFF; ADD A CONDITION TO ADD MONUMENT SIGNAGE ON AMWILER AND ON PEACHTREE INDUSTRIAL BOULEVARD WHERE THE TRACT D TENANT WOULD HAVE THE SECOND POSITION ON THAT SIGN; ADD A CONDITION THAT THE APPLICANT WOULD BUILD A DUMPSTER ENCLOSURE FOR THE CHAPEL CROSSING BUSINESS ASSOCIATION DUMPSTER; ADD A CONDITION THAT ELEVATIONS OF THE PROPERTY WOULD BE APPROVED BY STAFF PRIOR TO CONSTRUCTION BEGINNING; ADD A CONDITION THAT THERE WOULD BE DIRECTIONAL SIGNAGE INTERIOR TO THE PROPERTY TO HELP DIRECT PEOPLE TO THE TENANTS, APPROVED BY STAFF; ADD A CONDITION THAT THE APPLICANT WOULD FUND THE COST OF “PARKING HERE ONLY FOR CHAPEL CROSSING CUSTOMERS” SIGNAGE FOR THE PARKING SPACES DIRECTLY ADJACENT TO THIS PROPOSED DEVELOPMENT.

By: Council Member Sadd

Seconded by: Council Member Gratwick

**Vote: (6-1) (Sadd, Gratwick, Mason, Christ, Aulbach, Christopher)
(Wright opposed)**

O2018-10-138

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.

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

A motion was made after discussion amongst the Mayor and Council.

MOTION TO APPROVE O2018-10-138 WITH THE CONDITIONS PRESENTED BY STAFF WITH TWO CHANGES; THAT CONDITION SIX (6) SHALL READ A VEHICULAR ACCESS PLAN AS APPROVED BY STAFF THAT ACCOMMODATES THE NEEDS OF THE RESIDENTS AND PROMOTES THE SAFETY OF THE TRAFFIC AND THE SURROUNDING

**PROPERTIES; AND CHANGE CONDITION ELEVEN (11) TO READ
STORMWATER RETENTION PLAN AS APPROVED BY STAFF.**

By: Council Member Christ

Seconded by: Council Member Christopher

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

ITEMS FOR CONSIDERATION:

R2018-12-112

Consideration of reappointing Planning Commission members whose terms are set to expire.

MOTION TO APPROVE R2018-12-112.

By: Council Member Sadd

Seconded by: Council Member Gratwick

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

R2018-12-113

Consideration of reappointing Zoning Commission Members whose terms are set to expire.

By: Council Member Christopher

Seconded by: Council Member Wright

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

R2018-12-114

Consideration of reappointing Downtown Development Authority Members whose terms are set to expire.

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

CITY MANAGER UPDATES: There were no City Manager updates.

EXECUTIVE SESSION: There was no executive session.

ADJOURNMENT:

MOTION TO ADJOURN AT 9:14 PM.

By: Council Member Sadd

Seconded by: Council Member Christopher

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

Approved,

Attest:

Mike Mason, Mayor

Kymerly Chereck, City Clerk
(Seal)



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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

January 8, 2019

WORK SESSION MINUTES

7:00 PM

PEACHTREE CORNERS CITY HALL – Marvin Gardens
310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

1. Roll Call

Mayor
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member

Mike Mason
Phil Sadd – Post 1
Eric Christ – Post 2
Alex Wright – Post 3
Jeanne Aulbach – Post 4
Lorri Christopher – Post 5
Weare Gratwick – Post 6

City Manager
City Clerk
City Attorney
Community Dev. Dir.
Finance Director
Public Works Dir.
Communications Dir.
Plan. & Dev. Mgr.

Brian Johnson - via videoconference
Kym Chereck
Bill Riley
Diana Wheeler
Brandon Branham – via videoconference
Greg Ramsey
Judy Putnam
David Chastant

- 2. Proposed amendment to the Zoning Code to regulate tree removal** – *Diana Wheeler, Community Development Director, presented an amendment to the Zoning Code to regulate tree removal. After discussion it was determined that additional information would be obtained, and this item would return to a future work session.*
- 3. Proposed amendment to the Zoning Code to define and regulate specific Medical related uses** – *Diana Wheeler, Community Development Director, presented an amendment to the Zoning Code to define and regulate Medical related uses. After discussion it was determined that the proposed amendment would go before the Planning Commission for a recommendation and then before Mayor and Council at a later date.*
- 4. Proposed amendment to regulations concerning discharge of weapons** – *Diana Wheeler, Community Development Director, gave a brief overview of the discharge of weapons regulations. After discussion it was determined that the amendment would*

go before the Mayor and Council at the next Council meeting.

- 5. Proposed design for Town Center Bldg. 900 (Uncle Jack's Meat House / Xfinity store)** – *Diana Wheeler, Community Development Director, presented a depiction of the Town Center Building 900. This building will house Uncle Jack's Meat House (restaurant) and an Xfinity store. After discussion, it was determined that this will be heard at the next Council Meeting.*
- 6. City Manager Updates** – *Diana Wheeler, Community Development Director, requested that Sunday construction hours be allowed for the Town Green. After discussion it was determined that Sunday construction hours would be allowed. Mrs. Wheeler informed the Mayor and Council that a Happy Hour Ordinance is in the process and would be brought forth at a future Council meeting. Greg Ramsey, Public Works Director, informed the Mayor and Council that the city is retrieving waste and recycling containers that were not picked up by Waste Pro. Currently there have been approximately 400 containers retrieved, which are being stored at the rear of City Hall. Mr. Ramsey also gave an update on the Dunwoody Club Drive project. Mr. Ramsey stated that due to excessive rain, the project is due for completion at the end of February.*
- 7. Executive Session** – *There was no executive session.*
- 8. Adjournment** – *8:50 PM*

Approved,

Attest:

Mike Mason, Mayor

KyMBERly Chereck, City Clerk
(Seal)

02019-01-139

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2018-008, CITY OF DAVID CHURCH, REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A RELIGIOUS FACILITY IN AN EXISTING BUILDING AT 3100 AVALON RIDGE PLACE, DIST. 6, LAND LOT 270, 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 January 22, 2019 and February 26, 2019;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on February 26, 2019 that Zoning Case SUP2018-008, City of David Church, is hereby approved for the above referenced property with the following enumerated 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.

Effective this 26th day of February, 2019.

So Signed and Witnessed

Approved :

this _____ day of _____, 2019

Attest:

Kymerly Chereck, City Clerk

Mike Mason, Mayor

**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-1

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-1 (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 abut other properties in the business park. The east side abuts Pinckneyville Park. All adjacent properties are zoned M-1.

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: <u>Ifiok Emmanuel</u> PHONE: <u>678-641-7572</u>	
CONTACT'S E-MAIL: <u>Ifiok@emmanuel-solutions.com</u>	

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
30071

PROPOSED DEVELOPMENT: Religious Assembly

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)

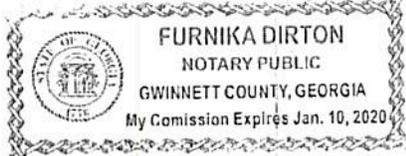
Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 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.

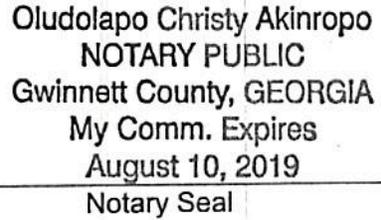
[Signature] _____ Date 11/30/18
Signature of Applicant
O. Christy Akinropo, Broker
Type or Print Name and Title

[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



Aerial View

NanoLumens

Stratix Corporation

RCCG-CITY of David Atlanta

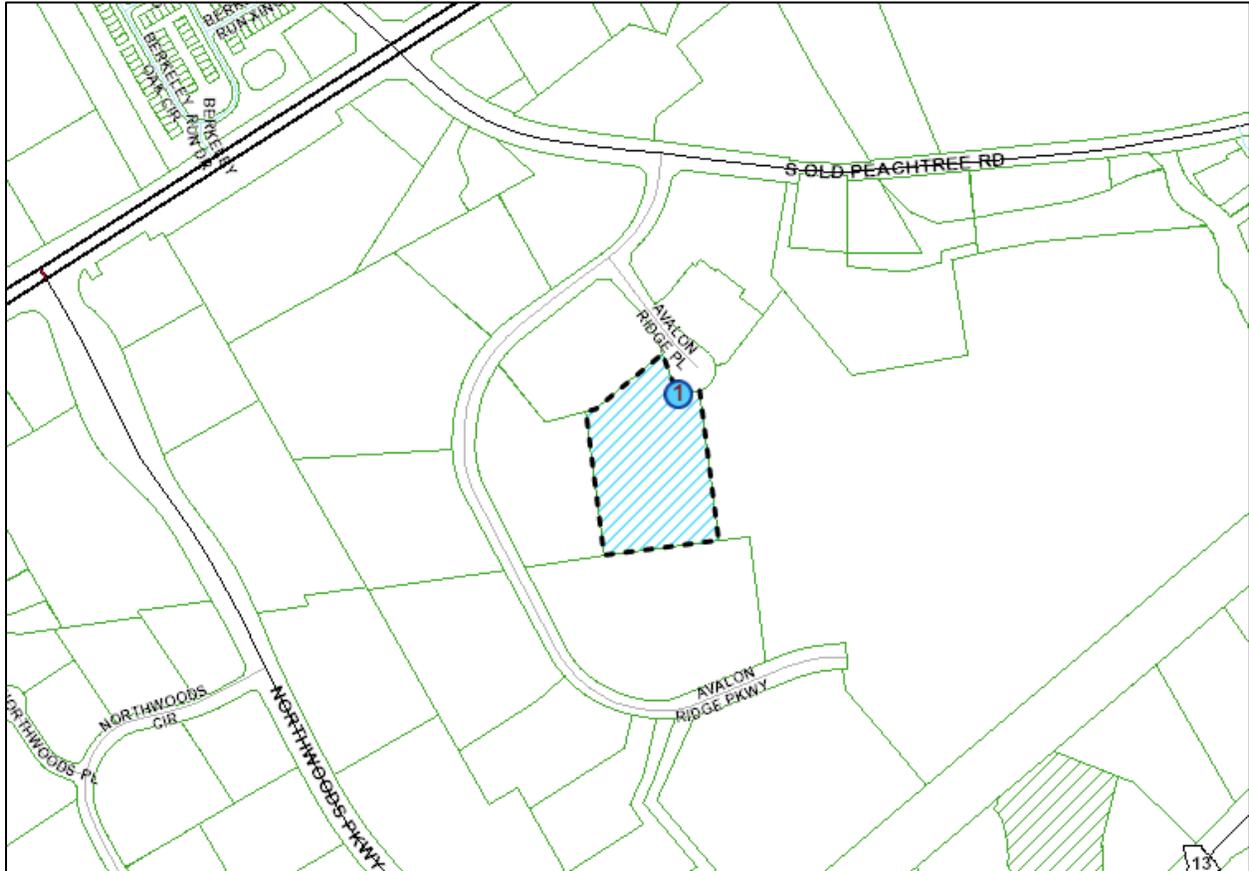
Azalon Ridge Pl NW

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		

02019-01-140

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, including but not limited to urgent care clinics, 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 of 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.

6. Medical Clinic

...

Section 1308A. C-3 Highway Business District.

...

Permitted Uses.

...

B. Office Uses.

...

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

6. Medical Clinic

...

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



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

02019-01-141

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND ARTICLE I OF CHAPTER 42 OF THE PEACHTREE CORNERS CODE OF ORDINANCES IN ORDER TO MODIFY REGULATIONS PERTAINING TO THE DISCHARGE OF WEAPONS; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE AN EFFECTIVE DATE;

WHEREAS, the Mayor and Council of the City of Peachtree Corners, Georgia is authorized under Article IX, Section II, Paragraph III of the Constitution of the State of Georgia to adopt reasonable ordinances to protect and improve the public health, safety, and welfare of the citizens of the City of Peachtree Corners, Georgia; and

WHEREAS, regulating the discharge of weapons in within the city limits serves a public purpose and protects the public interest; and

WHEREAS, on 11/15/16, the Mayor and Council adopted Ordinance 2016-09-80 which prohibits the discharge of weapons in residential areas; and

WHEREAS, there is a desire to expand the weapons discharge prohibition to apply throughout the city

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

SECTION I: Article I of Chapter 42 relating to Nuisances is hereby amended by as follows:

Sec. 42-3 – Discharge of Weapons.

a. It shall be unlawful to discharge any firearm within the ~~residential areas of the~~ City of Peachtree Corners. This section shall not be construed to prohibit any officer of the law from discharging a firearm in the performance of his/her duty, or to prohibit any citizen from discharging a weapon when lawfully defending persons or property (including without limitation domesticated pets), or destroying a dangerous wild animal. This section shall not apply to bb guns or air pellet rifles or authorized indoor shooting ranges. The term “indoor shooting range” is defined as a room, place, or enclosure where the discharge of firearms is permitted to practice marksmanship.

b. It shall be unlawful to discharge any bow or crossbow within the ~~residential areas of the~~ City of Peachtree Corners ~~without a current Georgia hunting license and written permission of the owner(s) of any property where such discharge of bow or crossbow will occur. This section shall not apply to archery target practice.~~ This section shall not apply to persons discharging a bow or crossbow on that person's own property or with written permission of the owner(s) of any property where such discharge of any bow or crossbow will occur. Discharging any bow or crossbow upon the property of another, or causing an arrow or bolt to cross the property line of another, without first obtaining written permission of such property owner(s) shall be considered a violation of this section.

SECTION II: Sections 42-4 - 42-22 of Article I of Chapter 42 are hereby Reserved.

SECTION III: It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Peachtree Corners, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

SECTION IV: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION V: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION VI: This Ordinance shall become effective immediately upon adoption.

SO ORDAINED this day of January, 2019.

CITY OF PEACHTREE CORNERS, GEORGIA

By: _____
Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk

(SEAL)

ACTION ITEM
Qualifying Fees



OFFICE OF THE CITY CLERK
Kym Chereck | *City Clerk, Election Superintendent*

To: Mayor and Council
CC: Brian Johnson, City Manager
From: Kym Chereck, City Clerk/Elections Superintendent
Date: January 17, 2019
Re: Fixing Qualifying Fees

The Mayor and Council need to take action on the fixing of qualifying fees for the November 5, 2019 General Elections. The fees and qualifying times are listed below. Once approved by the Mayor and Council, the following information will be published in the Gwinnett Daily Post.

FIXING OF QUALIFYING FEES

The City of Peachtree Corners will conduct a general election on Tuesday November 5, 2017 for the purpose of electing a (1) Mayor and three (3) members of City Council. The City Council posts to be voted on are Post 1, Post 3 and Post 5. The qualifying fee for the office of Mayor is \$270.00 (two hundred seventy dollars), which is 3% of the total gross Mayoral salary of the preceding year (Georgia Election Code 21-2-131). The qualifying fee for a candidate to the office of City Councilmember is \$240.00 (two hundred forty dollars), which is 3% of the total gross salary of the office paid in the preceding calendar year (Georgia Election Code 21-2-131). The qualifying dates will be Monday, August 19, 2019 through Wednesday, August 21, 2019. The hours of qualifying will be from 9:00am to 12:00 noon, and 1:00pm to 4:00pm and shall be conducted in the Office of the City Clerk (Georgia Election Code 21-2-132(c) (3) (A)), 310 Technology Parkway, Peachtree Corners, Georgia 30092.

ACTION ITEM

IGA

STATE OF GEORGIA

COUNTY OF GWINNETT

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF PEACHTREE CORNERS
AND THE GWINNETT COUNTY BOARD OF VOTER REGISTRATIONS AND ELECTIONS
FOR CITY ELECTIONS BORROWING ELECTION EQUIPMENT

THIS AGREEMENT entered into between the City of Peachtree Corners, Georgia, a Municipal Corporation, lying within the County of Gwinnett, Georgia, hereinafter referred to as “City” and the Gwinnett County Board of Registrations and Elections, hereinafter referred to as “Board.”

WITNESSETH

WHEREAS, the Georgia General Assembly created the Gwinnett County Board of Registrations and Elections having jurisdiction over the conduct of primaries and elections (1988 Ga. Laws, p. 4296, as amended), and provided that the Board was empowered with all the powers and duties relating to the conduct of elections and registration of voters as election superintendent and board of registrars pursuant to the provisions of Title 21 of the Official Code of Georgia; and

WHEREAS, pursuant to 1988 Ga. Laws, p. 4296, as amended, the Board has the authority to contract with any municipal corporation located within Gwinnett County for the holding by the Board of any primary or election to be conducted within the municipal corporation; and

WHEREAS, recommended guidelines of the Secretary of State concerning municipal use of election equipment recommend that cities and counties enter into intergovernmental agreements outlining the responsibilities and obligations of the election superintendent of the city and the election superintendent of the county; and

WHEREAS, the City and the Board, in the performance of their electoral functions, desire to enter into this contract outlining the duties and obligations of each party to this Agreement in the conduct of any 2018 Municipal Elections for the citizens of the City (hereinafter referred to as the “City Election”) as hereinafter described; and

NOW, THEREFORE, in consideration of the premises contained herein, the sufficiency of which is hereby acknowledged, it is hereby agreed by the City and the County as follows:

(1) Conduct of City Election

This Agreement shall govern the use of the Board’s Election Equipment by the City for the specified City Election. It is the intent of the parties that the use of the Election Equipment in conduct of the City Election shall be in compliance with all applicable federal, state and local legal requirements.

(2) Term of Agreement

The duties and obligations to be performed pursuant to this Agreement shall commence on September 16, 2019 and end on December 31, 2019.

(3) Duties and Responsibilities

As used in this subsection the term “City” shall be construed to include the City’s designee, agent, or authorized representative. The term “Board” shall be construed to include the Board’s designee, agent, or authorized representative.

(a) City

1. The City will be responsible for ordering any and all ballots from its vendor.
2. The City will be responsible for any translated materials, including but not limited to Official Ballots, Sample Ballots, public notices, etc.
3. The City will be responsible for contracting with State approved vendors for programming election equipment and creating Absentee by mail ballots, Provisional voting ballots, Challenge voting ballots and Election Day voting and Advance in person voting.
4. The City will be responsible for obtaining all material forms for the conduct of the election from the Secretary of State’s Election Division.
5. The City shall provide the Board with a written request indicating specifically the number of Direct Record Electronic Voting Units (hereinafter referred to as DRE Units) the City needs to borrow 60 days prior to election date.
6. The City shall be responsible for obtaining, if needed, Optical Scan Voting Units (hereinafter referred to as “OS Units”) for use in scanning and tabulation of absentee, challenge, advance in person and provisionally voted ballots.
7. The City shall mark voters on the paper Electors List that is provided by the Board.
8. The City will use a DRE Unit for card creating purposes.
9. The City will be responsible for and will conduct its own Logic and Accuracy Testing on all equipment.
10. The City will be responsible for hiring and training its own poll officials.
11. The City will be responsible for any training of its staff through Kennesaw State University Center for Elections (hereinafter referred to as “KSU”) and/or the Secretary of State’s Office.
12. The City will be responsible for conducting all aspects of the City Election.
13. The City will be responsible for certifying its own election results using the tapes printed from the DRE Units and the OS Units.

(b) Board and/or Elections Supervisor

1. The Board shall provide the City with a paper Electors List to be used for marking voters.
2. The Board shall provide the City with the specified number of units requested, including peripherals including the voters with disability kit and thermal tape used in the units for tabulation of results.

(c) The Board and the City agree to mutually discuss and schedule dates and times for the City to pick-up the DRE Units. The Board and the City further agree to mutually set a date and time the City will return the DRE Units, to the Board.

(4) Costs

Any and all costs associated with the conduct of the City Election shall be the responsibility of the City.

(5) Legal Responsibilities

To the extent permitted under Georgia Law, the City shall be solely responsible for any liability resulting from any claims or litigation arising from or pertaining to the City Election.

(6) Miscellaneous

- (a) The terms of this Agreement shall not be altered, amended, or modified except in writing signed by duly authorized officers or representatives of the parties.
- (b) This Agreement shall be construed under the laws of the State of Georgia.
- (c) If any paragraph, subparagraph, sentence, clause, phrase, or any portion of this Agreement shall be declared invalid or unconstitutional by any court of competent jurisdiction, such invalidity shall not be construed to affect the portions of this Agreement not held to be invalid.
- (d) Any notice of communications hereunder shall be in writing, addressed as follows:

City: Kym Chereck, City Clerk/Election Superintendent
City Hall
310 Technology Parkway
Peachtree Corners, GA 30092
kchereck@peachtreecornersga.gov

Board: Kelvin Williams, Elections Coordinator
75 Langley Drive
Lawrenceville, GA 30046
kelvin.williams@gwinnettcountry.com

- (e) This Agreement shall be exclusively for the benefit of the City and the Board and shall not provide any third parties with any remedy, claim, liability, reimbursement, cause of action, or other right.
- (f) The performance of either party hereunder shall be excused if such party is reasonably precluded from performance by the occurrence of an Uncontrollable Circumstance, which shall be defined as follows: Any act, event, or condition, or any combination thereof, that is beyond the reasonable control of the party relying on the same and that materially interferes with the performance of the party's obligations, to include, but not be limited to, (a) acts of God; (b) fire, flood, hurricane, tornado, and earthquakes; (c) the failure of any utility provider to provide and maintain utility services through no fault of the party; and (d) the preemption, confiscation, diversion, destruction, or other interference in possession or performance or supply of materials or services, by or on behalf of, or with the authority of, a governmental body in connection with a declared or asserted public emergency by an entity other than one of the parties.

(g) Each of the individuals who execute this Agreement agrees and represents that he or she is authorized to execute this Agreement on behalf of the respective party.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this _____ day of _____, 2019.

City of Peachtree Corners:

By: _____
Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk, Seal

Gwinnett County Board of Registrations and Elections:

By: Stephen Day, Chair

Attest:

Lynn Ledford, Elections Supervisor

ACTION ITEM

Town Center

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING ANALYSIS

PLANNING COMMISSION DATE: JANUARY 15, 2019

CITY COUNCIL DATE: JANUARY 22, 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 out-parcels 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>	NAME: <u>Fuqua BCDC Peachtree Corners Project Owner, LLC</u>
ADDRESS: <u>3575 Piedmont Rd., NE, Suite 800</u>	ADDRESS: <u>3575 Piedmont Rd., NE, Suite 800</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30305</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>404.907.1709</u>	PHONE: <u>404.907.1709</u>
E-MAIL: <u>jeff.fuqua@fuquadev.com</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).

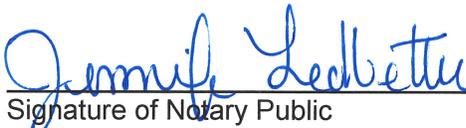
APPLICANT'S CERTIFICATION

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
Date 12/3/18
Jeffrey S. Fuqua / Managing Member

Type or Print Name and Title



Signature of Notary Public
Date 12/3/18



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
Date 12/3/18
Jeffrey S. Fuqua / Managing Member

Type or Print Name and Title



Signature of Notary Public
Date 12/3/18



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

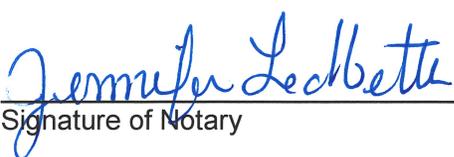
1. CAMPAIGN CONTRIBUTIONS

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.

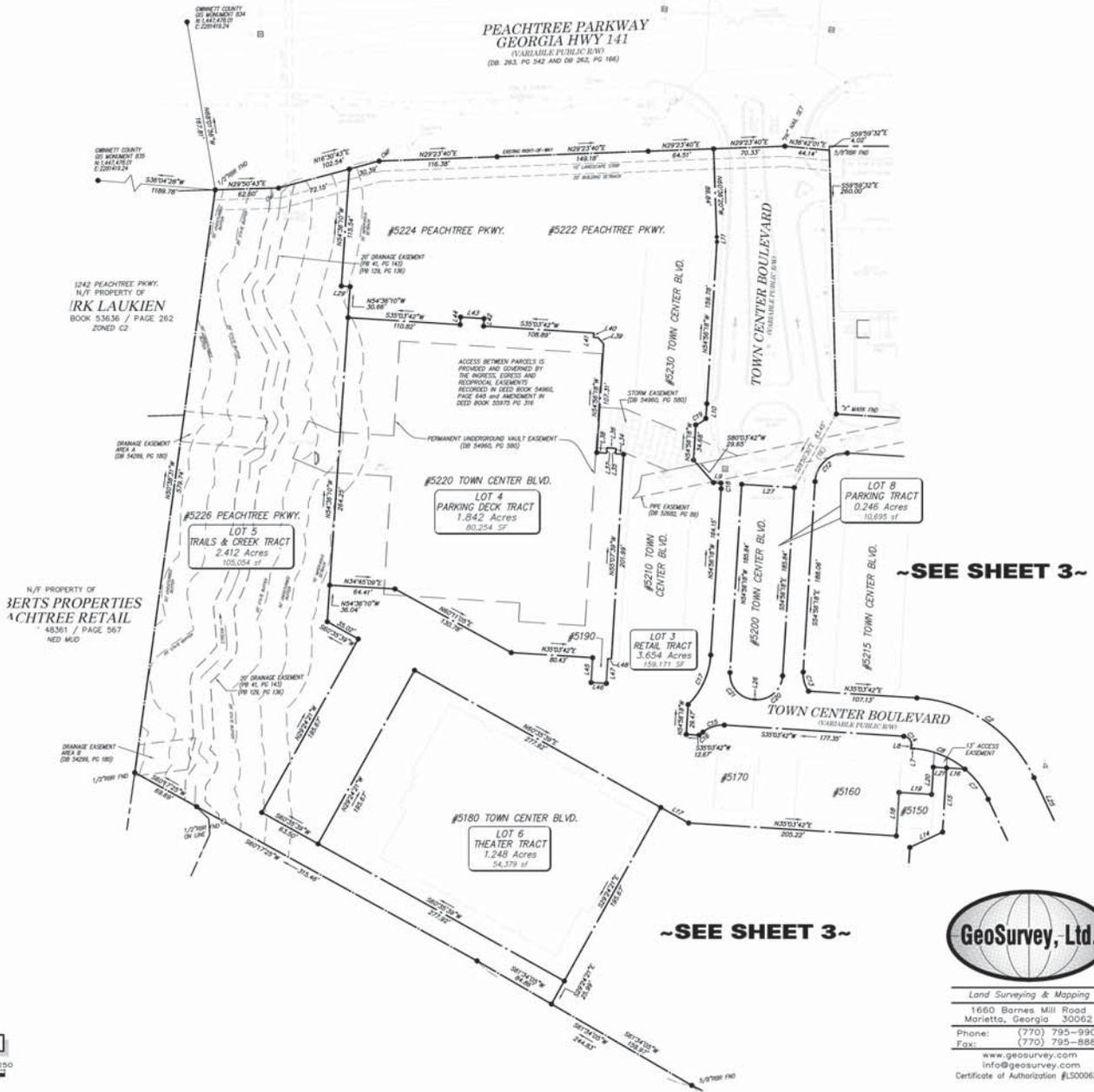
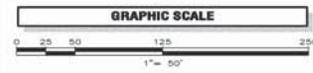
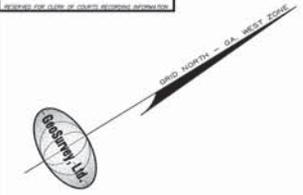
X  12/3/18 Jeffrey S. Fuqua / Managing Member
 Signature of Applicant Date Type or Print Name and Title

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

 12/3/18 Notary Seal
 Signature of Notary Date



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)

1242 PEACHTREE PKWY.
 N/T PROPERTY OF
IRK LAUKIEN
 BOOK 53636 / PAGE 262
 ZONED C2

N/T PROPERTY OF
BERTS PROPERTIES
ACHTREE RETAIL
 48361 / PAGE 567
 NED WUD

LOT 4
 PARKING DECK TRACT
 1.842 Acres
 80,254 sq ft

LOT 5
 TRAILS & CREEK TRACT
 2.412 Acres
 105,054 sq ft

LOT 3
 RETAIL TRACT
 3.654 Acres
 158,171 sq ft

LOT 6
 THEATER TRACT
 1.248 Acres
 54,379 sq ft

LOT 8
 PARKING TRACT
 0.246 Acres
 10,695 sq ft

~SEE SHEET 3~

~SEE SHEET 3~

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	253.28'	588.50'	S47°20'31"W	281.33'
C2	148.60'	337.00'	N63°43'01"E	178.50'
C3	26.41'	63.00'	N84°27'49"E	28.21'
C4	47.75'	107.00'	N25°52'23"E	44.61'
C5	18.87'	38.50'	S64°45'28"W	17.54'
C6	47.75'	107.00'	S15°52'23"E	44.61'
C7	20.10'	47.00'	S33°19'31"W	24.39'
C8	20.10'	47.00'	S33°19'31"W	24.39'
C9	183.68'	408.00'	N02°10'40"E	183.00'
C10	47.75'	107.00'	N02°10'40"E	44.61'
C11	47.75'	107.00'	S09°27'21"E	42.89'
C12	17.25'	43.00'	S80°13'42"E	17.10'
C13	17.25'	43.00'	S80°13'42"E	17.10'
C14	47.75'	107.00'	S12°27'42"W	22.17'
C15	47.75'	107.00'	S12°27'42"W	22.17'
C16	34.96'	78.00'	N13°04'42"W	33.74'
C17	34.96'	78.00'	N13°04'42"W	33.74'
C18	11.80'	28.50'	N01°11'32"W	11.80'
C19	11.80'	28.50'	N01°11'32"W	11.80'
C20	38.27'	85.00'	S09°06'18"E	35.90'
C21	38.27'	85.00'	S09°06'18"E	35.90'

LINE	BEARING	DISTANCE
L1	N89°42'59"E	0.50'
L2	S59°40'28"W	32.87'
L3	S30°10'04"W	36.58'
L4	S33°10'10"W	7.00'
L5	S42°50'42"W	14.49'
L6	N89°42'59"E	18.31'
L7	S30°10'04"W	2.86'
L8	S33°10'10"W	3.50'
L9	N89°42'59"E	4.86'
L10	N64°17'15"W	14.58'
L11	N62°52'39"E	4.86'
L12	N11°17'15"W	15.11'
L13	N64°50'18"W	20.28'
L14	N62°52'39"E	25.45'
L15	N64°50'18"W	63.34'
L16	N33°14'42"E	18.14'
L17	N62°52'39"E	21.43'
L18	N64°50'18"W	4.86'
L19	N33°14'42"E	32.27'
L20	N64°50'18"W	36.58'
L21	N33°14'42"E	11.00'
L22	S59°40'28"W	28.87'
L23	N64°50'18"W	1.88'
L24	S60°17'40"W	12.30'
L25	N62°52'39"E	4.86'
L26	N33°14'42"E	53.64'
L27	S33°14'42"W	2.00'
L28	N33°14'42"E	22.00'
L29	S33°14'42"W	8.69'
L30	N33°14'42"E	10.74'
L31	N33°14'42"E	10.74'
L32	S33°14'42"W	8.69'
L33	N33°14'42"E	7.81'
L34	S33°14'42"W	7.81'
L35	N33°14'42"E	8.69'
L36	N33°14'42"E	8.69'
L37	S33°14'42"W	8.69'
L38	N33°14'42"E	8.69'
L39	N33°14'42"E	8.69'
L40	S33°14'42"W	8.69'
L41	N33°14'42"E	4.35'
L42	N33°14'42"E	4.35'
L43	S33°14'42"W	23.37'
L44	N33°14'42"E	7.81'
L45	S34°50'18"W	24.49'
L46	N33°14'42"E	10.69'
L47	N33°14'42"E	24.49'
L48	N33°14'42"E	3.65'



Sheet
2 of 3



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

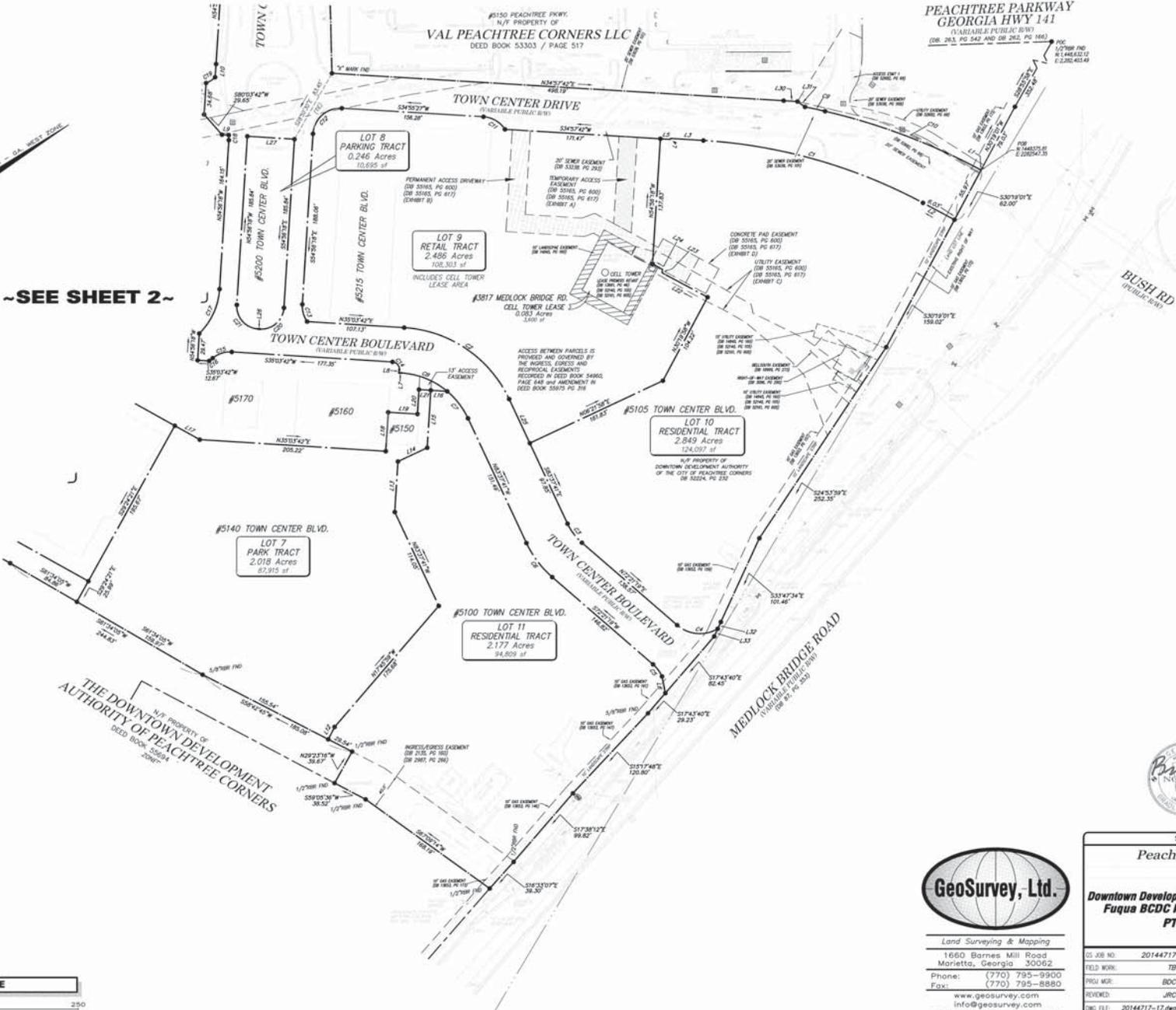
SUBDIVISION EXEMPTION PLAT OF
Peachtree Corners Town Center
 FOR
Downtown Development Authority of the City of Peachtree Corners
Fuqua BCDC Peachtree Corners Project Owner, LLC
PTC Medlock Residential, LLC

CL ASB NO:	20144717	DRAWING SCALE:	1" = 50'	SURVEY DATE:	08/28/2017
FIELD WORK:	TB	CITY:	PEACHTREE CORNERS	PLAT DATE:	05/21/2018
PROJ. NO.:	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
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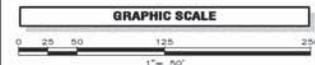


~SEE SHEET 2~



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'	248.50'	N02°01'30"E	102.00'
C11	29.84'	68.50'	S09°29'22"E	28.28'
C12	47.75'	38.50'	S09°29'22"E	28.28'
C13	17.25'	43.00'	S80°10'42"W	17.10'
C14	17.25'	43.00'	S80°10'42"W	17.10'
C15	25.33'	63.00'	S12°22'42"E	22.17'
C16	47.75'	38.50'	S12°22'42"E	22.17'
C17	54.96'	75.00'	N13°38'42"W	53.74'
C18	54.96'	75.00'	N13°38'42"W	53.74'
C19	11.90'	28.50'	N01°11'30"E	11.80'
C20	11.90'	28.50'	N01°11'30"E	11.80'
C21	38.21'	25.00'	S80°10'42"W	35.58'

LINE	BEARING	DISTANCE
L1	N89°40'59"E	0.30'
L2	S89°40'59"W	32.81'
L3	S10°10'04"W	36.58'
L4	S10°10'04"W	17.00'
L5	S10°10'04"W	17.00'
L6	N89°40'59"E	18.31'
L7	S10°10'04"W	2.46'
L8	N84°50'18"W	3.50'
L9	N84°50'18"W	4.88'
L10	N84°50'18"W	14.58'
L11	N84°50'18"W	4.88'
L12	N11°17'15"W	15.11'
L13	N84°50'18"W	30.78'
L14	N84°50'18"W	14.58'
L15	N84°50'18"W	63.34'
L16	N85°10'42"E	18.14'
L17	N85°10'42"E	21.43'
L18	N84°50'18"W	43.00'
L19	N85°10'42"E	32.27'
L20	N84°50'18"W	11.00'
L21	N85°10'42"E	11.00'
L22	S89°40'59"W	26.71'
L23	N84°50'18"W	2.88'
L24	S89°40'59"W	12.30'
L25	N84°50'18"W	23.64'
L26	S10°10'04"W	2.00'
L27	S10°10'04"W	8.69'
L28	N84°50'18"W	10.74'
L29	S10°10'04"W	10.74'
L30	S10°10'04"W	8.30'
L31	S10°10'04"W	7.81'
L32	S10°10'04"W	8.30'
L33	S10°10'04"W	8.30'
L34	N84°50'18"W	4.31'
L35	N84°50'18"W	7.40'
L36	S10°10'04"W	23.17'
L37	N84°50'18"W	7.40'
L38	S10°10'04"W	24.43'
L39	N84°50'18"W	14.58'
L40	N85°10'42"E	24.43'
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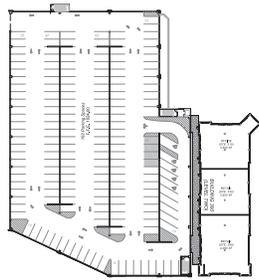
Sheet
 3 of 3

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**

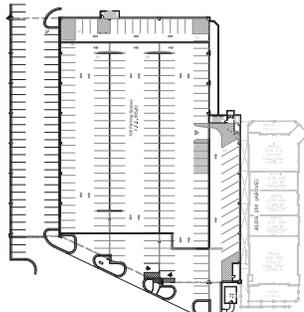
CS. JOB NO. 20144717 DRAWING SCALE: 1" = 50' SURVEY DATE: 08/28/2017
 FIELD WORK: TB CITY: PEACHTREE CORNERS PLAT DATE: 05/21/2018
 PROJ. MGR.: BDC COUNTY: GWINNETT STATE: GA
 REVIEWED: JRC LAND LOT: 301
 DWG. FILE: 20144717-17.dwg DISTRICT: 6TH



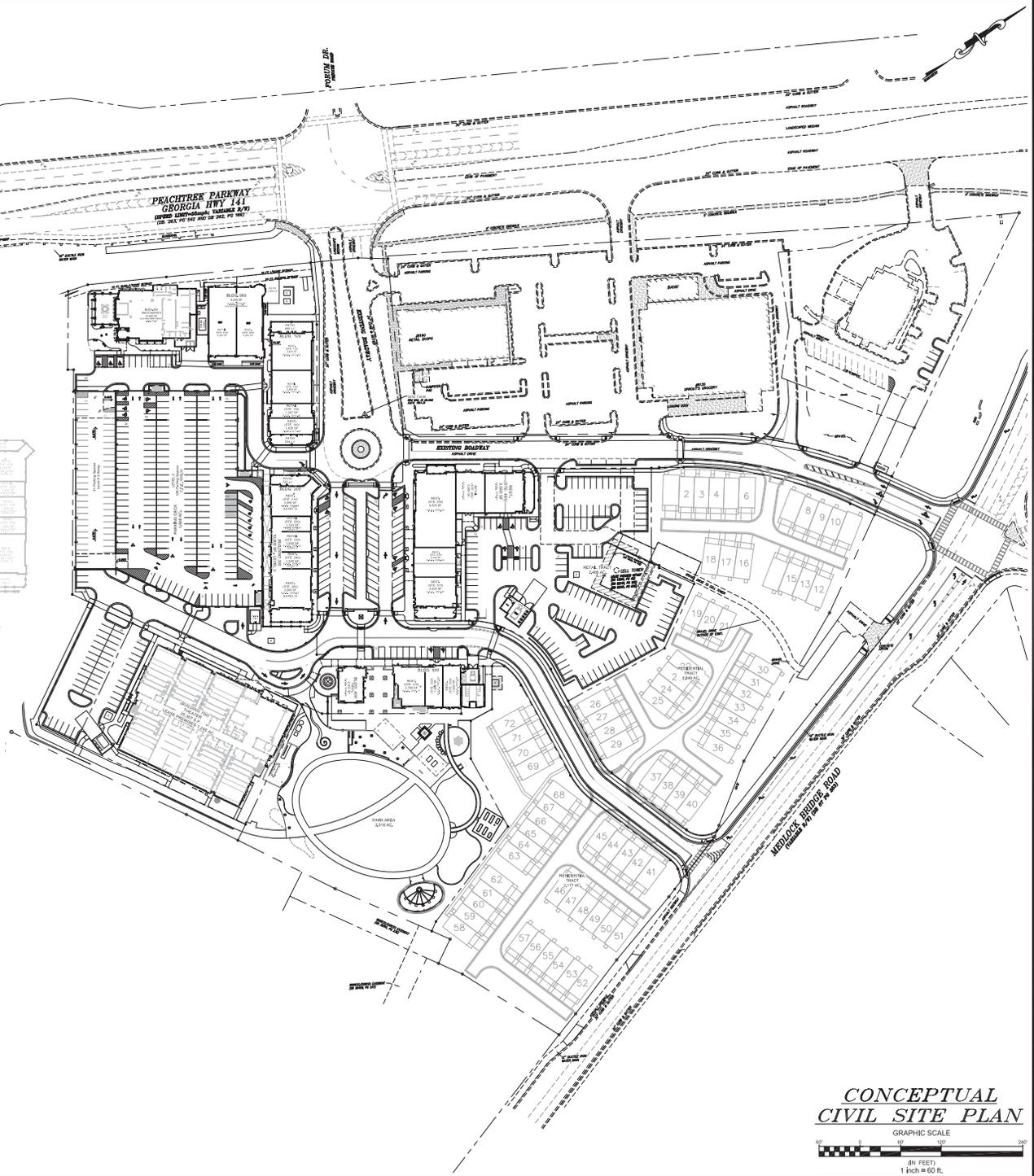
LOCATION MAP



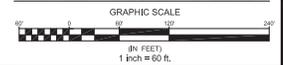
PARKING DECK LAYOUT - LEVEL 3
SCALE: 1"=80'



PARKING DECK LAYOUT - LEVEL 1
SCALE: 1"=80'



CONCEPTUAL CIVIL SITE PLAN



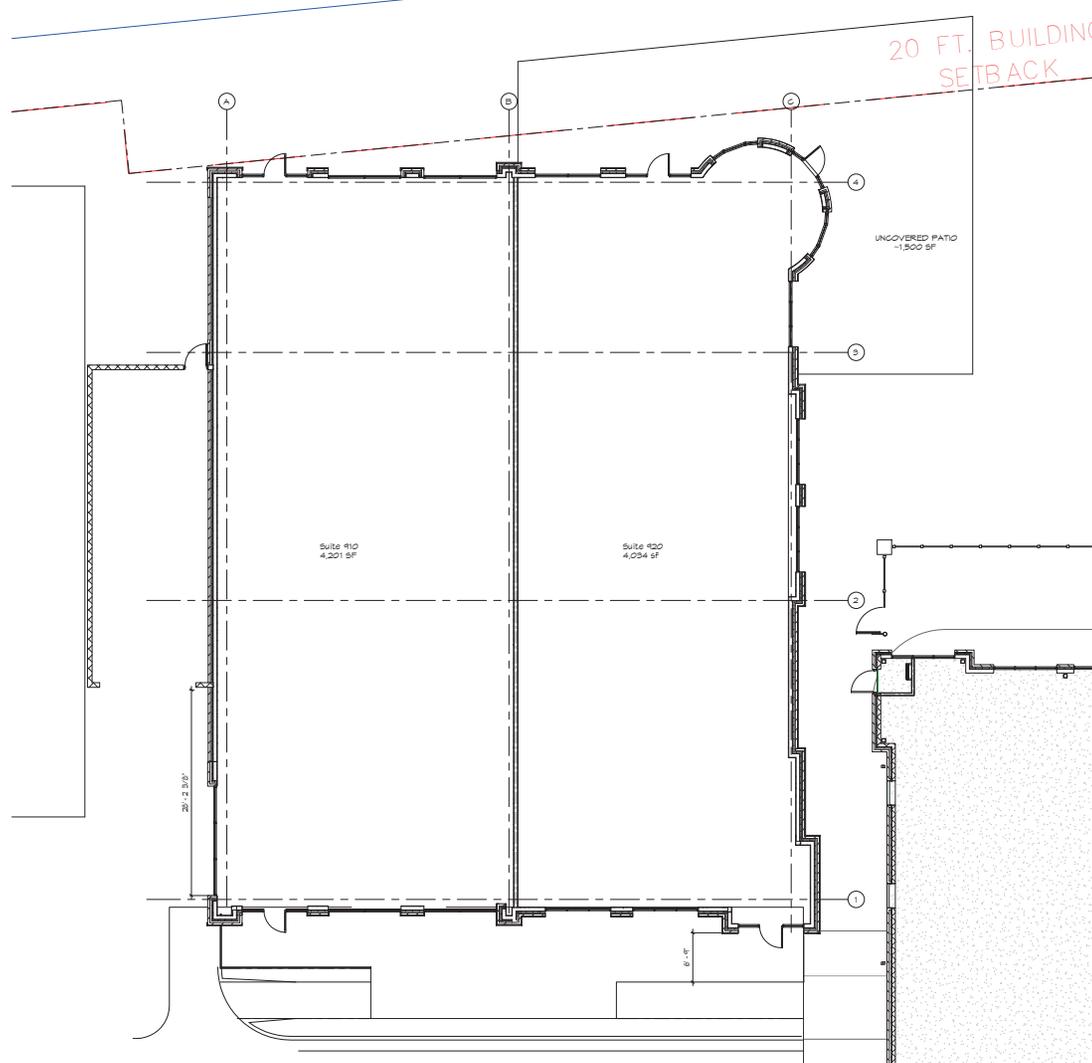
HANES GIBSON & ASSOCIATES
HANES GIBSON & ASSOCIATES
 CIVIL & STRUCTURAL SERVICES
 1550 NORTH BERRY ROAD, SUITE 100
 ATLANTA, GEORGIA 30309
 PHONE: (770) 481-7500
 FAX: (770) 481-7700



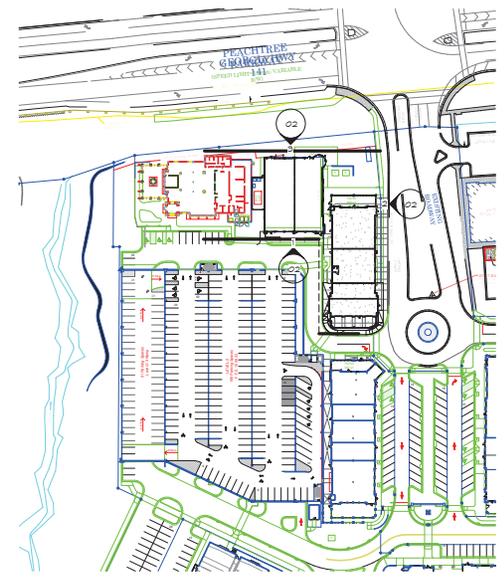
PEACHTREE CORNERS TOWN CENTER
 6500 MERLOCK BRIDGE ROAD
 ATLANTA, GEORGIA
 6th DISTRICT, LAND LOT 801, PIN 6501.183

NO.	DATE	DESCRIPTION

DRAWN BY TLP/RCL	CHECKED BY RCL
DATE 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

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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

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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