



## PLANNING COMMISSION AGENDA

February 19, 2019  
7:00 PM  
CITY HALL

A. Roll Call

B. Approval of January 15, 2019 Minutes

C. Old Business:

D. New Business:

1. **SUP2019-001. Celebremos Su Gloria.** Request to approve a special use permit to accommodate a religious facility in an existing building at 3120 Medlock Bridge Rd., Building A, Dist. 6, Land Lot 271, Peachtree Corners, GA.
2. **SUP2018-009. Wesleyan School.** Request to approve a special use permit to accommodate a private school use on two residentially-zoned properties at 3625 and 3645 Spalding Terr., Dist. 6, Land Lot 301, Peachtree Corners, GA.

E. City Business Items: None

F. Comments by Staff and Planning Commissioners.

G. Adjournment.



**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**January 15, 2019**  
**7:00 PM**

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, January 15, 2019. 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 - absent

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

**MINUTES:**

**MOTION TO APPROVE MINUTES FROM THE NOVEMBER 14, 2018 PLANNING COMMISSION MEETING.**

**By: Mark Willis**  
**Seconded: Alan Kaplan**  
**Vote: 3-0 (Willis, Kaplan, Houser)**  
**Action: Minutes Approved**

**OLD BUSINESS:**

None

**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 Pl., Dist. 6, Land Lot 270. Peachtree Corners, GA.

Jeff Conkle, Planning and Zoning Administrator, presented this case to the Planning Commission. 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 church also includes services such as a free clinic and ministry program. While the ministry program is off-site with visits to facilities such as 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-1.

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.

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 SUP2018-008.

**MOTION TO APPROVE SUP2018-008 CITY OF DAVID. REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A RELIGIOUS FACILITY IN AN EXISTING BUILDING AT 3100 AVALON PL., DIST. 6, LAND LOT 270. PEACHTREE CORNERS, GA.**

**By: Alan Kaplan**

**Seconded: Mark Willis**

**Vote: 3-0 (Kaplan, Willis, Houser)**

**Action: Approved with conditions**

- 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

Diana Wheeler, Community Development Director, stated that 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, 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.

After review of the applicant's proposal and other relevant information, it is recommended that PH2018-017 be approved with 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.

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 PH2018-017.

**MOTION TO APPROVE 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**

**By: Mark Willis**

**Second: Alan Kaplan**

**Vote: 3-0 (Willis, Kaplan, Houser)**

**Action: Approved with staff conditions**

- 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.

Diana Wheeler, Community Development Director, stated that 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.

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 PH2018-018.

**MOTION TO APPROVE 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.**

**By: Mark Willis**

**Seconded: Alan Kaplan**

**Vote: 3-0 (Willis, Kaplan, Houser)**

**Action: Approved as presented by staff**

**CITY BUSINESS ITEMS:**

**1. Lazy Dog Restaurant request for color modification to new restaurant building**

**MOTION TO APPROVE LAZY DOG COLOR MODIFICATION TO NEW RESTAURANT.**

**By: Matt Houser**

**Seconded: Mark Willis**

**Vote: 3-0 (Houser, Willis, Kaplan)**

**Action: Approved as presented by staff**

**2. Election of Chair and Vic-Chair of the Planning Commission. Both Chairman Matt Houser and Vice-Chair Alan Kaplan were re-elected with a vote of 3-0.**

**COMMENTS BY STAFF AND PLANNING COMMISSION:**

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

The Planning Commission meeting concluded at 7:41 PM.

Approved,

Attest:

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Matt Houser  
Chairman

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Rocio Monterrosa  
Deputy City Clerk

**SUP2019-001**

**Celebremos Su Gloria Church**

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**SPECIAL USE PERMIT ANALYSIS**

PLANNING COMMISSION DATE: FEBRUARY 19, 2019

CITY COUNCIL DATE: MARCH 26, 2019

CASE NUMBER: SUP2019-001

APPLICATION REQUEST: Religious Facility

LOCATION: 3120 Medlock Bridge Rd., Bldg. A

PROPERTY SIZE: 10,000 Sq. Ft. Office Condominium (Building A)  
9.3 Acres Entire Business Park

ZONING: M-I

FUTURE DEVELOPMENT MAP: Preferred Office

APPLICANT: Celebremos Su Gloria Church  
89 Jones St.  
Norcross, GA 30071

CONTACT: Rafael Fernandez  
678-773-8026

OWNER: Wilvestco LLC  
3120 Medlock Bridge Rd., Bldg. A  
Peachtree Corners, GA 30071

RECOMMENDATION: Defer

**PROJECT DATA:**

The applicant requests a Special Use Permit for a condominium office building on a larger 9.3-acre business park 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 Medlock Commons Business Park, which includes ten buildings. The applicant's letter of intent states that Celebremos Su Gloria intends to occupy the 10,000-square-foot building to serve approximately 100 congregants. No additions or alterations to the exterior of the buildings or site are being requested.

The site is located within a business park area that is along Medlock Bridge Road south of Peachtree Industrial Boulevard. The property is located behind the Medlock Oaks Business Park and abuts residential property to the rear. Adjacent business park properties are zoned M-I while the residential area is zoned R-ZT.

The applicant has provided a survey of the site. It includes a one-story, stucco, masonry and glass storefront building with parking in the front. The applicant will need at least 20 parking spaces based on their estimated capacity; the previous use of Building A as office space also required 20 spaces. The entire business park shares the parking lot which currently has approximately 175 spaces. From a zoning requirement perspective, there should not be a parking issue. However, Staff reached out to the property owners association for comments about this use. They, in turn, asked the tenants and some concerns were raised about the church use and the potential impact to the available parking spaces. Two property owners that are also tenants in adjacent buildings indicated that they don't believe there will be sufficient parking on the property for the church to operate within that business park on Sunday. One tenant offers language classes to students and another often has weekend office activity. Both tenants feel that parking will be an issue and they don't want to compete with the proposed church for spaces. For that reason, neither tenant supports the church use at this location.

#### ZONING HISTORY:

The property is zoned M-I (Light Industry District) and is occupied by ten business park buildings over 9.3 acres. The property was rezoned to allow the business park in 1985. It was previously undeveloped land zoned R-75 and R-TH. There is no other zoning history on the property.

#### ZONING STANDARDS:

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 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 and should have sufficient parking.

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

*Applicant's Response: No.*

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: No response.*

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: No.*

Staff's Comment: The Comprehensive Plan's support for adaptive reuse of underutilized structures in the Employment Corridor 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 10,000 square-foot condominium office building located within a larger 9.3-acres business park site located at 3120 Medlock Bridge Road. The property is surrounded by M-I (Light Industry) and R-ZT (Single-Family Residence) 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. However, some of the tenants in nearby buildings are concerned that the proposed use may have a negative impact on available parking. Unfortunately, those concerns were not relayed until Friday, February 8<sup>th</sup>, the day that the Planning Commission packets are normally distributed. As a result of this late information, packets were delayed so that the most current neighbor input could be provided to the Commission.

#### RECOMMENDATION:

**After review of the applicant's proposal and other relevant information, it is recommended that SUP2019-001 be deferred so that the applicant and surrounding owners and tenants can develop a mutually agreeable parking agreement for the office park property.**

**If the Planning Commission would like to consider approval of the application, the following conditions are recommended:**

1. The special use permit for Celebremos Su Gloria shall be limited to the property at 3120 Medlock Bridge Road, Building A as shown on the submitted survey.
2. A shared parking agreement shall be established for the office park property.
3. Required inspections and interior finish permits shall be obtained before occupancy;
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 expansion of the use beyond the worship service and specific other services noted in the application which may increase traffic flow to the site or cause vehicular circulation or parking issues on or to the site shall require an amendment to the Special Use Permit.
6. Church use of the property may not begin until all permitted construction has been completed, a certificate of occupancy has been issued, and a business license has been granted.
7. If the church use has not commenced within twelve months, or if it becomes inactive for more than sixty days after it becomes operational, then the Special Use approval shall become void.

# Wesleyan Hispanic Church\_Medlock Bridge\_PSA.pdf

Doug Burggraaf

Tue 1/15/2019 4:37 PM

To: Mike Boone <mboone@kingindustrial.com>;

1 attachments (6 MB)

Contract - WilvestCO-Wesleyan Hispanic Church - 01152015.pdf;

Hey Mike,

Here is the contract. He will do the price, but not crazy about holding out until the end of April for special use permit (I talked to the City, and that's how long it will take). So he wants 30 day inspection, \$5k goes hard at the end so he has something for his time. Buyers then deposit another \$5k, which would be refundable if the application is denied.

Doug Burggraaf  
King Industrial Realty  
404.942.2014

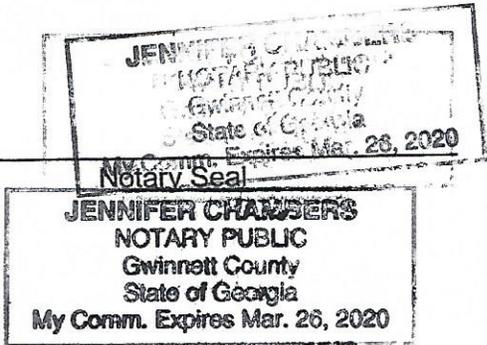
**APPLICANT'S CERTIFICATION**

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] [Signature] 1/31/2019  
Signature of Applicant Date

Daniel Chavista, Iglesia Wesleyana Celebremos su Gloria.  
Type or Print Name and Title

[Signature] 1-31-19  
Signature of Notary Public Date



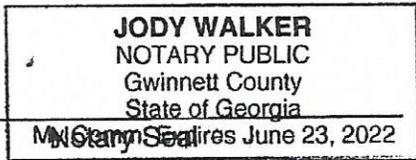
**PROPERTY OWNER'S CERTIFICATION**

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

[Signature] 1/26/2019  
Signature of Property Owner Date

Marcus Wilson, Wilvestco LLC  
Type or Print Name and Title

[Signature] 1/26/19  
Signature of Notary Public 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)

Daniel Chavista  
 Print Name

1. CAMPAIGN CONTRIBUTIONS

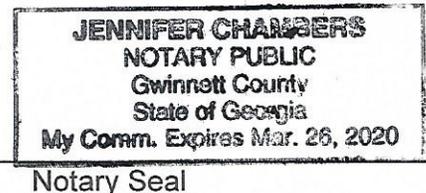
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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

*[Signature]*      01/31/19      Daniel Chavista  
 Signature of Applicant      Date      Type or Print Name and Title

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

*Jennifer Chambers*      01-31-19  
 Signature of Notary      Date





## PUBLIC HEARING APPLICATION

### REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>ADDITIONAL EXHIBITS (IF REQUIRED)</b>			
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>Iglesia Wesleyana</u> <u>Celebremos Su Gloria</u>	NAME: <u>Marcus Wilson</u>
ADDRESS: <u>89 Jones St. Norcross</u>	ADDRESS: <u>3120 Medlock Bridge Rd. Building A.</u>
CITY: <u>Norcross</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>678-598-1454</u>	PHONE: <u>770-498-6777</u>
E-MAIL: <u>danielchavista@hotmail.com</u>	E-MAIL: <u>mlwilson@intelligis.com</u>
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
CONTACT PERSON: <u>D</u>	PHONE: _____
CONTACT'S E-MAIL: _____	

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): \_\_\_\_\_ REQUESTED ZONING DISTRICT: \_\_\_\_\_

LAND DISTRICT(S): \_\_\_\_\_ LAND LOT(S): BLDG A ACREAGE: \_\_\_\_\_

ADDRESS OF PROPERTY: 3120 Medlock Bridge Rd. Bldg A.

PROPOSED DEVELOPMENT: Church

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*Staff Use Only This Section*

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

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

Related Cases & Applicable Conditions:

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Description:

**RESIDENTIAL DEVELOPMENT**

No. of Lots/Dwelling Units \_\_\_\_\_

Dwelling Unit Size (Sq. Ft.): \_\_\_\_\_

**NON-RESIDENTIAL DEVELOPMENT**

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: \_\_\_\_\_

Gross Density: \_\_\_\_\_

**FEE SCHEDULE**

**1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts**  
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

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

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

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

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

**2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts**  
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

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

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

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

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

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).





**IGLESIA WESLEYANA CELEBREMOS SU GLORIA**  
89 Jones St, Norcorss, GA 30071 - Mobile phone: 678-598-1454  
Pastor: Daniel Chavistá

January 28th, 2019

**Peachtree Corners City Hall**  
**310 Technology Pkwy NW, Peachtree corners**  
**Georgia, 30092**

We are the Hispanic Wesleyan Church, Celebremos su Gloria, located at 89 Jones Street Norcross, GA. We have been there last 10 years working for Lord and community. Recently sold our property to Norcross City and we have not been able to find any building in Norcross area to fit our needs.

We finally found a Building located at 3120 Medlock Bridge Road, and now we are asking for your help guiding us with the process that we need to complete, in order to obtain the special use permit to move in our congregation to this new facility.

The Norcross City has been generous enough allowing us stay in their facility until March 1<sup>st</sup>, 2019. After this date, we would start to pay a monthly rent to Norcross City, while we get move out.

Our desire is keeping serving community and growing, knowing and considering our neighbor's needs. Working with them in order to create and keeping good relations between us.

If you need more information, please contact us or visit the web page [www.wesleyan.org](http://www.wesleyan.org). Or you can contact our South Coastal District Superintendent Steve Lane through email: [office@southcoastal.org](mailto:office@southcoastal.org).

Thanks in advance for your help,

Sincerely,

**Pastor Daniel Chavistá**  
**678-598-1454**  
**[danielchavista@hotmail.com](mailto:danielchavista@hotmail.com)**

**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?

No

- 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?

- 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?

No

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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

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

PARCEL I.D. NUMBER: Peachtree Corners - BLDG-A - R6271E001  
(Map Reference Number)                      District                      Land Lot                      Parcel

                      01/31/2019  
Signature of Applicant                      Date

Daniel Chavista  
Type or Print Name and Title

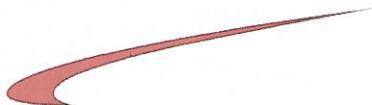
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*Tax Commissioners Use Only*

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

_____	_____
NAME	TITLE
_____	
DATE	



# ACCOUNT DETAIL

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

## Tax Account

**Mailing Address:**

WILVESTCO LLC  
3120 MEDLOCK BRIDGE RD BLDG A  
PEACHTREE CORNERS , GA 30071-1460

[Change Mailing Address](#)

**SITUS:**

3120 MEDLOCK BRIDGE RD BLDG A

**Tax District:**

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6271E001	Real Property	1/23/2019 9:40:29 AM

**Legal Description**

BLDG A MEDLOCK COMMONS BUS PK

## Tax Bills

Note: Four years of tax information is available online. Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2018	\$9,834.59	\$9,834.59	\$0.00	\$0.00	10/15/2018	\$0.00
<b>Total</b>						\$0.00



Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2017	\$9,911.76	\$9,911.76	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$6,037.66	\$6,037.66	\$0.00	\$0.00	10/15/2016	\$0.00
2015	\$7,292.53	\$7,292.53	\$0.00	\$0.00	10/15/2015	\$0.00
<b>Total</b>						\$0.00

### Print Tax Bill

**Click to view and print your Aug 2018 tax bill.**

\* This bill is good through Oct 15, 2018 only.

### Pay Online

No payment due for this account.



Click [here](#) to cancel your Paperless Billing enrollment

### Schedule Payments



**Peachtree Corners City Hall  
310 Technology Pkwy NW, Peachtree corners  
Georgia, 30092**

We are the Hispanic Wesleyan Church, Celebremos su Gloria, our congregation belongs to the Wesleyan South Coastal District and it have been working more than 10 years at Norcross City, serving to Lord and community. Our church has grown up, planting two new churches in Conyers and Winder cities.

We keep up working with our fellowship, supporting the family unit, given counseling and encouraging small enterprises to keep faith in God. Our purpose is to reach out the Great Commission preaching the Jesus Gospel and inspiring the community to serve another people that need God and need help.

So far, we congregate almost one hundred people and our main Worship Service is Sundays at 11 am. Our Sunday school for Adults and Kids is at 10 am. Leaders Meeting takes place every Wednesday at 7:30 pm. Saturdays we have different activities according our schedule. For 2019 we are working with Plus One, a strategy to grow up the congregation, with a vision to impact more families and the community.

Recently we sold our property to Norcross City because we don't have enough space in our facilities. We needed more classrooms and a bigger auditorium for adults and kids. We found a Building located at 3120 Medlock Bridge Road, it fits to our needs, we think it's a good place because it has more classrooms, offices and bigger space to make our auditorium.

The Norcross City has been generous enough allowing us stay in their facility until March 1<sup>st</sup>, 2019. After this date, we would start to pay a monthly rent to Norcross City, while we get move out.

If you need more information, please contact us or visit the web page [www.wesleyan.org](http://www.wesleyan.org). Or you can contact our South Coastal District Superintendent Steve Lane through email: [office@southcoastal.org](mailto:office@southcoastal.org).

Thanks in advance for your help,

Sincerely

Pastor Daniel Chavistá  
Cel. 678-598-1454  
[danielchavista@hotmail.com](mailto:danielchavista@hotmail.com)

February 8, 2019

Sent Via E-Mail [jconkle@peachtreecornersga.gov](mailto:jconkle@peachtreecornersga.gov)

Mr. Jeff Conkle  
Planning and Zoning Administrator  
City of Peachtree Corners  
310 Technology Parkway NW  
Peachtree Corners, GA 30092

RE: SUP 2019-001 (Medlock Commons-3120 Medlock Bridge Road)

Dear Mr. Conkle:

As acting manager of the Medlock Commons Business Park Association, I was asked by the applicant (Iglesia Wesleyana Celebremos Su Goría) and the broker representing the seller to contact all the current building owners at Medlock Commons to see if there were any objections or concerns with the use as presented by the applicant. An e-mail was sent on Monday, February 4, 2019 to the 10 current building owners and I have received feedback from the following owners and have included copies of their response:

Medlock Commons Business Park  
3120 Medlock Bridge Road  
Peachtree Corners, GA 30071

Building B     Mr. Rick Morrison  
                  President  
                  MSA Business Technologies  
                  770-248-1156  
                  [richard.morrison@msadigital.com](mailto:richard.morrison@msadigital.com)  
                  E-Mail received 2/6/19

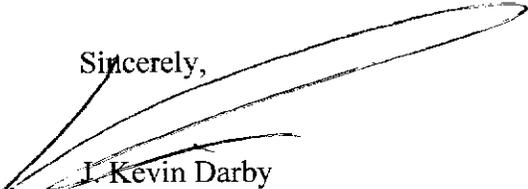
Building E:     Mr. Charlie Sun  
                  Tzu Chi Foundation, Atlanta Branch  
                  [sun30097@gmail.com](mailto:sun30097@gmail.com)  
                  E-Mail received 2/4/19. Mr. Sun contacted the applicant directly and I have included that correspondence as well.

Building G:     Mr. William "Bill" Lemann  
                  [wblemann@fastmail.net](mailto:wblemann@fastmail.net)  
                  E-Mail received 2/4/19

In addition, we do not believe that there is any language within the covenants or by-laws of the association that provide use restrictions. However, we have not had an attorney take a formal look for their opinion and we would encourage the applicant to review all the covenants and by-laws so that they are duly informed of any provisions that may adversely affect their use and operations.

If you have any questions, please feel free to contact me or any of the owners for which I have supplied their response.

Sincerely,



J. Kevin Darby  
Manager  
770-447-1029 office  
404-358-3110 cell

## Kevin Darby

---

**From:** William Lemann  
**Sent:** Monday, February 04, 2019 2:51 PM  
**To:** Kevin Darby  
**Subject:** Re: Medlock Commons: Building A Purchase and Owners Meeting

Kevin,

Bldg. H has no objection to the operation of a church. It's odd, but no objection.

Bill

---

**From:** Kevin Darby <kdarby@fmdarby.com>  
**Date:** Monday, February 4, 2019 at 1:56 PM  
**To:** Kevin Darby <kdarby@fmdarby.com>  
**Subject:** Medlock Commons: Building A Purchase and Owners Meeting

Medlock Commons Building Owner:

I was contacted Friday by an organization that has Building A under contract. The purchaser of the building is a church and based on the information that I was given they will be holding services on Sunday's only. They are in the process of applying for a special use permit through the city of Peachtree Corners. I do not believe that there is anything written in the covenants or by-laws that would prohibit such a use provided they comply with all zoning requirements. If any of the building owners have a concern to this type of use, please let me know and I will pass on your concerns to the purchaser.

**Also, please remember there will be another owners meeting on Tuesday, March 5<sup>th</sup> @ 10:00 am. For those of you that have already let me know of either your attendance or attendance by a proxy thanks. If you have not replied, please do so at you earliest convenience.**

Please contact me with any questions.

Thanks,  
J. Kevin Darby  
404-358-3110

J. Kevin Darby  
President  
Frank M. Darby Company  
770-447-1029 Office  
404-358-3110 Cell  
770-449-0896 Fax  
[kdarby@fmdarby.com](mailto:kdarby@fmdarby.com)

## Kevin Darby

---

**From:** Charlie Sun  
**Sent:** Monday, February 04, 2019 7:40 PM  
**To:** Kevin Darby  
**Subject:** Re: Medlock Commons: Building A Purchase and Owners Meeting

Kevin,

When we met with the Peachtree Corners officers last August, we were well prepared with detailed renovation plan and blue print. Even that, we were asked a lot of questions about our use as a mixed use charity foundation and a Buddhist church. We promised the city that we will only have a few volunteers M-F, and our activities are primarily on Sunday and sometimes on Saturday. After the meeting, the Peachtree Corners officers sent us a welcome letter as a charity foundation and a Buddhist church and asked us to proceed to submit the building permit for review.

They also said the current church tenant at 260 is probably not legal as no one reported to the Peachtree Corners for the special use in the business park.

They did not expect the parking would be an issue on Sunday as Tzu Chi Foundation is the only building owner needing most of the parking spaces in the business park on Sunday. However, they did say that, given the total number of parking spaces at 72, they doubt if there is room for another church moving in and holding activities at the same time.

Best regards,

Charlie Sun  
Tzu Chi Foundation, Atlanta Branch

On Mon, Feb 4, 2019 at 1:56 PM Kevin Darby <[kdarby@fmdarby.com](mailto:kdarby@fmdarby.com)> wrote:

Medlock Commons Building Owner:

I was contacted Friday by an organization that has Building A under contract. The purchaser of the building is a church and based on the information that I was given they will be holding services on Sunday's only. They are in the process of applying for a special use permit through the city of Peachtree Corners. I do not believe that there is anything written in the covenants or by-laws that would prohibit such a use provided they comply with all zoning requirements. If any of the building owners have a concern to this type of use, please let me know and I will pass on your concerns to the purchaser.

**Also, please remember there will be another owners meeting on Tuesday, March 5<sup>th</sup> @ 10:00 am. For those of you that have already let me know of either your attendance or attendance by a proxy thanks. If you have not replied, please do so at you earliest convenience.**

Please contact me with any questions.

Thanks,

J. Kevin Darby

404-358-3110

J. Kevin Darby

President

Frank M. Darby Company

770-447-1029 Office

404-358-3110 Cell

770-449-0896 Fax

[kdarby@fmdarby.com](mailto:kdarby@fmdarby.com)

## Kevin Darby

---

**From:** Charlie Sun  
**Sent:** Wednesday, February 06, 2019 7:01 PM  
**To:** Kevin Darby  
**Subject:** Fwd: Potential parking space issue on Sunday in Medlock Bridge Business Commons

Kevin,

FYI.

Best regards,

Charlie

----- Forwarded message -----

**From:** RAFAEL FERNANDEZ <[upholsteryhouseplus@gmail.com](mailto:upholsteryhouseplus@gmail.com)>  
**Date:** Wed, Feb 6, 2019 at 6:48 PM  
**Subject:** Re: Potential parking space issue on Sunday in Medlock Bridge Business Commons  
**To:** Charlie Sun <[sun30097@gmail.com](mailto:sun30097@gmail.com)>

Thank you for you understanding we will work with you to make sure we all agree for the best interest of the community thank you have a good night

Sent from my iPhone

On Feb 6, 2019, at 6:00 PM, Charlie Sun <[sun30097@gmail.com](mailto:sun30097@gmail.com)> wrote:

Dear Rafael,

On Sunday, if you can limit your parking need to no more than 20 parking spaces, then we can manage to work with you. The total number of parking space at Medlock Commons Business Park is 72, beside a few Sundays that we hold major events, we usually need 45 spaces. If you use another 15 spaces, so it will leave 12 spaces for employees in other 8 building, just in case they need to work on Sunday.

We can only speak about the parking space factor as Building E owner. The Medlock Bridge Business Commons Manager, Mr. Kevin Darby might also receive other questions or concerns. The information from us (Building E) and other owners will need to be filed with the Peachtree Corners planning offer as we have been through the process before.

Best regards,

Charlie Sun, Director  
Buddhist Tzu Chi Foundation, Atlanta Branch  
3120 Medlock Bridge Rd., Building E  
Peachtree Corners, GA 30071

On Wed, Feb 6, 2019 at 4:26 PM RAFAEL FERNANDEZ <[upholsteryhouseplus@gmail.com](mailto:upholsteryhouseplus@gmail.com)> wrote:

our congregation is small and we dont think we will use more then 20 parking spacesand ou services dont last more then two hours 11- 1 every sunday is when we will be a full capacity please lets work toghether and I thing we can make it work for both ends  
thank you for your help and understanding  
sincerly  
rafael fernandez

On Wed, Feb 6, 2019 at 3:50 PM Charlie Sun <[sun30097@gmail.com](mailto:sun30097@gmail.com)> wrote:  
Dear Rafael,

All the building owners were informed by the Medlock Bridge Business Commons Manager, Mr. Kevin Darby, the other day that your organization has Building A under contract recently. Mr. Darby said that your organization is a church, and based on the information that he was given, you will be holding services on Sunday's only.

Mr. Darby reached out to each building owner to see if there would be an issue with your intended use. Since your organization is applying for a SUP and will need approval from the City, it would be up to the individual building owners to raise a concern that would adversely affect your business operations.

Our organization is the owner of Building E, and we thought there might be an issue of parking spaces on Sunday as we have pretty heavy use of the business park parking due to weekly activities of Buddhist church gathering and language/culture school, from 9:00 am morning to 4:00 pm, which usually take about 45 parking spaces on Sunday. My understanding is that the total number of parking spaces at the Medlock Commons Business Park is 72, so if your Sunday activity requires more than 20 parking spaces, there would be a weekly issue. Moreover, our organization holds major volunteer gatherings on Sunday a few times a year, during which as many as 60 parking spaces will be needed.

Our organization hold regular activities on Saturday, but there will be no concern with your organization as your activities will be on Sunday only.

Best regards,

Charlie Sun, Director  
Buddhist Tzu Chi Foundation, Atlanta Branch  
3120 Medlock Bridge Rd., Building E  
Peachtree Corners, GA 30071

## Kevin Darby

---

**From:** Rick Morrison  
**Sent:** Wednesday, February 06, 2019 11:59 AM  
**To:** Kevin Darby  
**Cc:** Michael Morrison; Bobby Morrison  
**Subject:** RE: Medlock Commons: Building A Purchase and Owners Meeting

Mr. Darby,

We have some concerns about the prospect of a church coming into our office park. We are hardly anti-church as I believe the vast majority of our employees are Christian and churchgoers themselves. Also we understand there is already a Buddhist temple in our development but we have not been made aware of any parking issues caused by them. That said, we believe our office park is no place for a church for many reasons, and we have some objections specific to our own business:

- 1) The objective of all churches is to draw more and more members and to provide more service to their members. Members and church staff all occupy parking spaces, which are at a premium already.
  - 2) The church currently says they intend to only have Sunday services. This was once true of my own church, but now we offer a wide array of services including a preschool (obviously during business hours) and all manner of youth programs and mid-week programs, many of them after business hours but just barely. It is very common for our employees to be still working, or return to work after a break for dinner, when staging big projects.
  - 3) From a personal perspective, the nature of our business is such that when we are awarded large projects, our people spend weekends staging the equipment for installation during business hours. That would put us in competition for parking spaces even on Sundays.
  - 4) My company is looking to expand our space anyway, and we would be willing to purchase the property for a reasonable price so as to prevent the church from moving in and to suit our needs that we have been putting off anyway. My brother Michael will be getting with our realtor this afternoon.
- I would welcome any input from other owners.

Richard Morrison  
President, MSA, Inc.  
(423) 756-0334 CHA  
(770) 248-1156 ATL  
(865) 470-4846 KNX  
[www.MSAdigital.com](http://www.MSAdigital.com)  
<https://www.facebook.com/msadigital>



---

**From:** Kevin Darby <kdarby@fmdarby.com>  
**Sent:** Monday, February 4, 2019 1:56 PM  
**To:** Kevin Darby <kdarby@fmdarby.com>  
**Subject:** Medlock Commons: Building A Purchase and Owners Meeting

Medlock Commons Building Owner:

I was contacted Friday by an organization that has Building A under contract. The purchaser of the building is a church and based on the information that I was given they will be holding services on Sunday's only. They

are in the process of applying for a special use permit through the city of Peachtree Corners. I do not believe that there is anything written in the covenants or by-laws that would prohibit such a use provided they comply with all zoning requirements. If any of the building owners have a concern to this type of use, please let me know and I will pass on your concerns to the purchaser.

**Also, please remember there will be another owners meeting on Tuesday, March 5<sup>th</sup> @ 10:00 am. For those of you that have already let me know of either your attendance or attendance by a proxy thanks. If you have not replied, please do so at you earliest convenience.**

Please contact me with any questions.

Thanks,  
J. Kevin Darby  
404-358-3110

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[kdarby@fmdarby.com](mailto:kdarby@fmdarby.com)

## Jeff Conkle

---

**From:** Rick Morrison <[richard.morrison@msadigital.com](mailto:richard.morrison@msadigital.com)>  
**Sent:** Thursday, February 7, 2019 3:01 PM  
**To:** Jeff Conkle  
**Cc:** Michael Morrison; Bobby Morrison  
**Subject:** 3120 Medlock Bridge Road Building A

Dear Mr. Conkle

My brothers and I own the adjacent property, Building B, from which we operate our businesses. Please see the letter below that I sent to Kevin Darby, who manages our Owner's Association. Obviously we would prefer that a church not go there for reasons stated below. Thank you for your consideration.

Richard Morrison  
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<https://www.facebook.com/msadigital>



**From:** Rick Morrison <[richard.morrison@msadigital.com](mailto:richard.morrison@msadigital.com)>  
**Sent:** Wednesday, February 06, 2019 11:59 AM  
**To:** Kevin Darby <[kdarby@fmdarby.com](mailto:kdarby@fmdarby.com)>  
**Cc:** Michael Morrison <[michael.morrison@driventechologies.com](mailto:michael.morrison@driventechologies.com)>; Bobby Morrison <[bobby.morrison@msadigital.com](mailto:bobby.morrison@msadigital.com)>  
**Subject:** RE: Medlock Commons: Building A Purchase and Owners Meeting

Mr. Darby,

We have some concerns about the prospect of a church coming into our office park. We are hardly anti-church as I believe the vast majority of our employees are Christian and churchgoers themselves. Also we understand there is already a Buddhist temple in our development but we have not been made aware of any parking issues caused by them. That said, we believe our office park is no place for a church for many reasons, and we have some objections specific to our own business:

- 1) The objective of all churches is to draw more and more members and to provide more service to their members. Members and church staff all occupy parking spaces, which are at a premium already.
  - 2) The church currently says they intend to only have Sunday services. This was once true of my own church, but now we offer a wide array of services including a preschool (obviously during business hours) and all manner of youth programs and mid-week programs, many of them after business hours but just barely. It is very common for our employees to be still working, or return to work after a break for dinner, when staging big projects.
  - 3) From a personal perspective, the nature of our business is such that when we are awarded large projects, our people spend weekends staging the equipment for installation during business hours. That would put us in competition for parking spaces even on Sundays.
  - 4) My company is looking to expand our space anyway, and we would be willing to purchase the property for a reasonable price so as to prevent the church from moving in and to suit our needs that we have been putting off anyway. My brother Michael will be getting with our realtor this afternoon.
- I would welcome any input from other owners.

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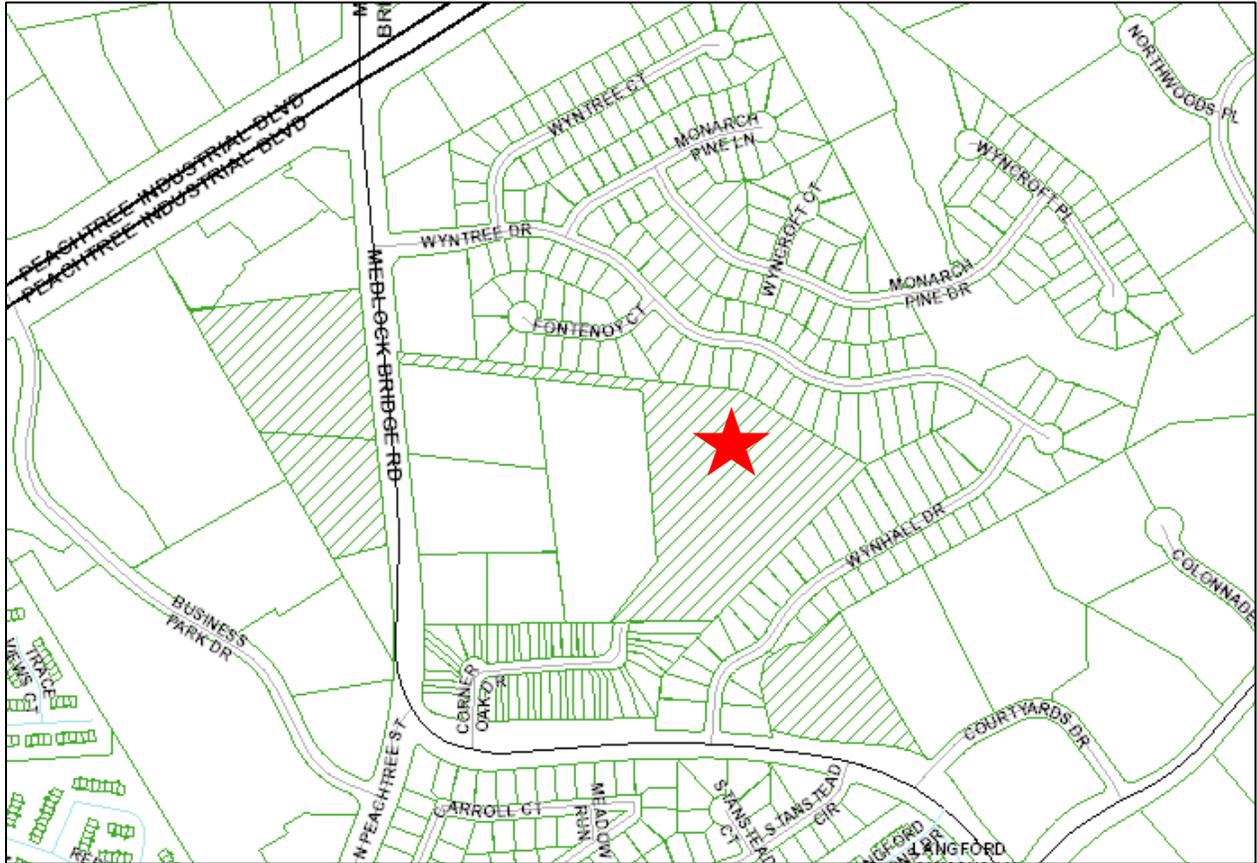




View of the front of Building A

## PROPERTY LOCATION MAP

### Celebremos Su Gloria Church



<b>CASE NUMBER:</b>	<b>SUP2019-001</b>		
	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL 1<sup>ST</sup> READING</b>	<b>CITY COUNCIL 2<sup>ND</sup> READING</b>
<b>HEARING DATES:</b>	<b>FEB 19, 2018</b>	<b>FEB 26, 2018</b>	<b>MAR 26, 2018</b>
<b>PROPERTY ADDRESS:</b>	<b>3120 Medlock Bridge Road, Building A</b>		

**SUP2018-009**  
**Wesleyan School**

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**SPECIAL USE PERMIT ANALYSIS**

PLANNING COMMISSION DATE: FEBRUARY 19, 2019

CITY COUNCIL DATE: MARCH 26, 2019

CASE NUMBER: SUP2018-009

APPLICATION REQUEST: Private school use

LOCATION: 3625 (AKA 3635) and 3645 Spalding Terrace

PROPERTY SIZE: 2.91 acres and 1.63 acres (total 4.54 acres)

ZONING: R-100

FUTURE DEVELOPMENT MAP: Chattahoochee River Area

APPLICANT: Wesleyan School  
5405 Spalding Drive  
Peachtree Corners, GA 30092

CONTACT: Jeff Pettit  
678-223-2143

OWNER: Wesleyan School  
5405 Spalding Drive  
Peachtree Corners, GA 30092

RECOMMENDATION: Approval with Conditions

**PROJECT DATA:**

The Wesleyan School requests a Special Use Permit on two adjoining parcels to expand its campus sports facilities. The school's campus extends from Spalding Drive to Peachtree Parkway, just northeast of the intersection of these two roadways. The subject properties are comprised of two residential lots of the Spalding Estates subdivision, zoned R-100 (Single Family Residence District). The lots are currently owned by Wesleyan and are developed with two single-family homes. The parcels are located adjacent to the existing school campus property and also have access to Spalding Terrace, which serves the Spalding Estates subdivision.

The site plan indicates that Wesleyan School proposes to expand their athletic facilities by removing the two existing residences on the two properties. The site would be developed with lacrosse and volleyball fields / courts. The applicant's letter of intent states that access to both new facilities would be from the main campus and existing driveway access from Spalding Terrace would be removed.

The need for the expansion is a result of the school's planned STEM building in the central part of its campus. This building will displace the softball field. In turn, the softball field will be reconstructed on the site of the existing lacrosse field. To replace the loss of the lacrosse field, the school is requesting expansion through this Special Use Permit.

The site plan indicates that a generous landscape buffer and privacy fencing would match the existing landscaping and fencing adjacent to Spalding Terrace.

The applicants held a community meeting with Spalding Terrace neighbors in December 2018. Concerns raised by neighbors at that meeting included screening buffers, timeframe of construction, and access from Spalding Terrace. Details of the community meeting, neighbor comments, and the school's response are included in the application packet.

#### ZONING HISTORY:

The property has been zoned R-100 (Single-Family Residence District) since 1970. The Wesleyan School was granted a Special Use Permit (SUP-04-091) to allow a tennis facility on a portion of the southern property in December of 2004 by Gwinnett County. In 2012, Peachtree Corners granted two Special Use Permits (SUP2012-001 and SUP2012-002) to allow for expansion of the school athletics use onto formerly-residential properties along Spalding Terrace. Those approvals included conditions, including the following (on both Ordinance O2012-12-72 and O2012-12-73):

*D. The remaining school-owned, residential properties along Spalding Terrace shall be maintained with single-family homes in order to preserve the residential character of the street. Further, the landscaping along the street fronts for all those properties shall be preserved substantially as it exists and nothing in the use of those properties shall suggest any activity on the premises other than single-family residential.*

In order to proceed with the current plans, the applicant needs a waiver from this condition.

#### 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. Where the school removes existing staff housing and associated driveways to accommodate new facilities, landscape buffers and fencing will be used in the areas developed to provide an upgrade to the current streetscape/view to adjacent property.*

**Staff's Comment:** While the subject property is located within the Chattahoochee River Area, which mainly supports residential uses, private school uses are permitted in the current zoning district with an approved Special Use Permit. Athletic fields are suitable in the way that they are sited adjacent to the existing school campus and athletic facilities and will not require access on residential Spalding Terrace.

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. The proposed Special Use Permit will not adversely affect the existing use or usability of adjacent or nearby property.*

Staff's Comment: With the proposed conditions limiting access to the facilities, impact on Spalding Terrace will be minimal. With the proposed conditions related to fencing and landscaping, the effect on adjacent residences will be mitigated.

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

*Applicant's Response: The property affected by the proposed SUP currently houses staff for the Wesleyan School. In that respect, it has reasonable economic use as currently zoned. The work to be performed under the SUP will make Wesleyan a more desirable school for students to attend increasing the school property's impact in the City of Peachtree Corners.*

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. The proposed changes will eliminate two driveways along Spalding Terrace and will cause less of an impact or burden on the existing streets and infrastructure.*

Staff's Comment: Given the limitation of access to the site via the existing campus road network, the impact on streets, transportation facilities, or utilities are unlikely to be excessive or burdensome. There will be no impact on public 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: The use of the property will be similar to the school zoned use of properties in the surrounding area.*

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

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

*Applicant's Response: Yes, there are other factors which support approval of the proposed SUP including that the development of the property under the SUP will allow Wesleyan to pursue the eventual construction of a new facility on its campus. The school's goal is to relocate existing ballfields in order to free up land to allow the school to construct a proposed STEM building.*

Staff's Comment: The Comprehensive Plan supports institutional uses such as schools and religious facilities in the Suburban Neighborhood Character Area when accessed from primary streets.

#### COMPREHENSIVE PLAN:

The 2040 City of Peachtree Corners Character Area Map indicates that the property is located within the Suburban Neighborhood Character Area. Policies for this area encourage single-family residential uses, but also institutional uses such as school and religious facilities when accessed from primary streets. In this case, access will be limited to Peachtree Parkway and Spalding Drive—the existing points of access to the school campus. No access to the facilities will be created on Spalding Terrace.

The surrounding area is characterized by a mixture of residential and non-residential uses. West of the subject property are athletic facilities and classroom buildings associated with the Wesleyan School, zoned O-I. Further to the south across Spalding Drive is Norcross High School and similar accessory uses. To the east and north are properties in the Spalding Estates subdivision, zoned R-100. However, the close proximity to the remaining single-family residences creates the potential for conflicts through lighting, traffic and spectator areas. Conditions should be incorporated to address these issues to mitigate any potential negative impacts for remaining residents of Spalding Estates.

#### DEPARTMENT ANALYSIS:

The subject property is a 4.5-acre site comprised of two residential lots on Spalding Terrace. The property adjoins R-100 zoning (residential) zoning on the south and east with O-I (Office-Institutional) zoning to the west and OBP (Office-Business Park) zoning to the north.

The 2040 Comprehensive Plan indicates that the parcel lies within the Suburban Neighborhood Character Area. This character area encourages single-family residential uses, but also institutional uses such as school and religious facilities when accessed from primary streets. The proposed use conforms to this development guideline.

#### RECOMMENDATION:

**After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-009 be approved with the following conditions:**

1. The special use permit for Wesleyan School shall be limited to the properties at 3625 Spalding Terrace (AKA 3635 Spalding Terrace) and 3645 Spalding Terrace as shown on the submitted survey;
2. Condition D of O2012-12-72 and O2012-12-73 shall be waived in order to allow the development of athletic fields on the subject properties.
3. Athletic fields shall be the only permitted use on the subject properties;

4. Required inspections and permits shall be obtained before use begins;
5. There shall be no lighting of the athletic fields at this location;
6. There shall be no vehicular or pedestrian access to the facilities via Spalding Terrace; all access shall be through the existing school campus;
7. There shall be no construction access to the property from Spalding Terrace except to demolish existing homes and remove debris.
8. Landscaping and fencing shall be provided which matches or exceeds that along Spalding Terrace adjacent to the existing soccer fields. A landscape plan shall be submitted to Staff for approval.



## PUBLIC HEARING APPLICATION

### REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>ADDITIONAL EXHIBITS (IF REQUIRED)</b>			
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 checked="" type="checkbox"/>	<input checked="" 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>Jeff Pettit</u>	NAME: <u>Chris Cleveland</u>
ADDRESS: <u>5405 Spalding Drive</u>	ADDRESS: <u>5405 Spalding Drive</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>(678) 223-2143</u>	PHONE: <u>(678)223-2206</u>
E-MAIL: <u>jpettit@wesleyanschool.org</u>	E-MAIL: <u>ccleveland@wesleyanschool.org</u>
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

**APPLICANT IS THE:**

OWNER'S AGENT       PROPERTY OWNER       CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: R-100

LAND DISTRICT(S): 6th LAND LOT(S): LL 301 ACREAGE: 4.541 (2.908 + 1.633)

ADDRESS OF PROPERTY: 3635 & 3645 Spalding Terrace, Peachtree Corners, GA 30092

PROPOSED DEVELOPMENT: Educational / School Athletic Field

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*Staff Use Only This Section*

Case Number: SUP 2018-009 Hearing Date: P/C \_\_\_\_\_ C/C \_\_\_\_\_ Received Date: 12/21/18

Fees Paid: \_\_\_\_\_ By: [Signature]

Related Cases & Applicable Conditions:

\_\_\_\_\_  
Description:

**RESIDENTIAL DEVELOPMENT**

No. of Lots/Dwelling Units                     N/A                    

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

**NON-RESIDENTIAL DEVELOPMENT**

No. of Buildings/Lots:                     Two (2) Lots                    

Total Bldg. Sq. Ft.:                     N/A                    

Gross Density:                     N/A                    

**FEE SCHEDULE**

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

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

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

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

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

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

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

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

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

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

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

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

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).







# WESLEYAN SCHOOL

December 19, 2018

Jeff Conkle  
City of Peachtree Corners  
310 Technology Parkway,  
Peachtree Corners, GA 30092

Subject: **Wesleyan School - Letter of Intent**  
Special Use Permit Application

Dear Mr. Conkle:

Wesleyan intends to construct a new STEM Building on its campus. STEM stands for Science, Technology, Engineering and Math, all fields becoming increasingly more important in the education of today's students. The STEM building needs to be centrally located among Wesleyan's other academic buildings, ideally, placing it west of a large lawn in the center of the campus called the "quad". The quad is hemmed in on three sides by middle and high school buildings, gymnasiums, a Fine Arts Building and the school's Administration Building. This central location optimizes middle and high school student access to the STEM facility and will be convenient to lower school students. Two ballfields must to be relocated to optimally position the STEM building, and the location of one of those fields facilitates the need for a Special Use Permit (SUP).

The project will need to relocate Wesleyan's softball field in order to place the STEM Building west of the quad. The best location for a relocated softball field is on an existing field currently used for lacrosse practices. The new location for the softball field will be closer to the center of Wesleyan's property in this location but requires that Wesleyan build a new practice lacrosse field in order to not compromise their lacrosse program. There is not enough room on the existing campus property to add a new practice lacrosse field. Wesleyan therefore needs to use school-owned residential properties to build such a field. As the lacrosse practice field will be used less than the softball field and the practice field will not require lights, the school believes the proposed solution will be less intrusive to the school's neighbors.

This SUP Application therefore, requests that Wesleyan School be allowed to use two of its residential properties (3635 Spalding Terrace and 3645 Spalding Terrace) in conjunction with a portion of the school's campus to construct a new lacrosse practice field.

Wesleyan believes the STEM Building and the resources it will provide to its students, will greatly benefit the school, as well as, Peachtree Corners, long-time home to Technology Park. Without the ability to use the two residences, the school cannot add the STEM Building in the location that best benefits the school. If Wesleyan builds the building and does not replace the athletic fields displaced by the STEM Building Project, the school will lose facilities that currently support its athletic program.

In 2017 and 2018 Wesleyan's Girls Softball Team won back-to-back State Championships. If the softball field cannot be replaced in a timely manner, the girls' softball program and other programs which provide student athletes with the ability to earn college scholarships, would be compromised. One of a number of reasons parents elect to pay private school tuition at Wesleyan is because of the opportunities its excellent facilities and athletic programs provide their children.

5405 Spalding Drive • Peachtree Corners, GA 30092 • (770) 448-7640 • Fax (770) 448-3699  
[www.wesleyanschool.org](http://www.wesleyanschool.org)

# WESLEYAN SCHOOL

Letter of Intent - PTC SUP  
December 20, 2018  
Page 2 of 2

The successful Girls softball program could be negatively impacted if this project does not move forward in a timely manner. Wesleyan's project team estimates that the requested SUP needs to be approved by City Council in March 2019 or the school's softball seasons will be impacted. The design phase must begin by March for contractors to begin work on the new fields between the school's sports programs. If contractors cannot begin work at the right time of the year, they will not have time to install the field in time to allow it to germinate in the right season and grass will not be able to mature enough to play on by the time softball season begins. If the school's facilities are compromised, current student athletes will be affected as will the school's ability to recruit certain new students interested in athletics.

The two Wesleyan-owned residential properties that are needed to provide room for a relocated practice lacrosse field are zoned R-100, Residential. Wesleyan therefore, met with the City of Peachtree Corners to better understand the process of acquiring a Special Use Permit. As directed, Wesleyan followed up on December 6, 2018 by meeting with school's neighbors. At the meeting, Wesleyan presented neighbors with information about the schools STEM Building project as well as the related ballfield relocation projects. The school's administration and project team leaders answered questions and listened to the concerns of the neighbors who attended. The detailed Meeting Notes from that meeting are enclosed in this application.

Wesleyan also has hired Pond and Company, to provide Civil Engineering and a Landscape Architectural services. Pond, a local Peachtree Corners Engineering firm is under contract to design the field and the appropriate landscape buffers to enhance the neighborhood's view along Spalding Terrace. Members of Wesleyan and Pond have met with neighbors both formally and informally to be able to provide a design that benefits the school and addresses legitimate concerns of Wesleyan's neighbors.

If the City of Peachtree Corners grants this SUP, Wesleyan will use and maintain the specified properties with the same level excellence the school exhibits on the remainder of its campus. The proposed landscape buffers will be maintained with care. Traffic along Spalding Terrace will be reduced as two driveways will be removed and no additional entrances to the property are planned under this project. Nicely landscaped buffers with privacy fencing will be created along Spalding Terrace's street front where Wesleyan's current two residences exist. In the big picture, Wesleyan will attract students who have an aptitude for STEM related subjects providing a benefit the children of citizens who live in and work Peachtree Corners. Wesleyan's emphasis on the STEM program will be attractive and beneficial to companies who work in Peachtree Corners' Technology Park.

Sincerely,



Jeff Pettit, CCM  
Wesleyan Construction Program Manager

Cc: Chris Cleveland, Wesleyan Head of School  
Spencer Cornett, Wesleyan Facilities Dir.  
Mike Mascheri, CCCA Architect

Kevin Hendrix, Pond Civil Eng.  
File: WCP STEM Project - a8.2 (SUP)

**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.

*Jeffrey S Pettit*

12/19/18

Signature of Applicant

Date

Jeffrey S. Pettit, Wesleyan Construction Program Manager

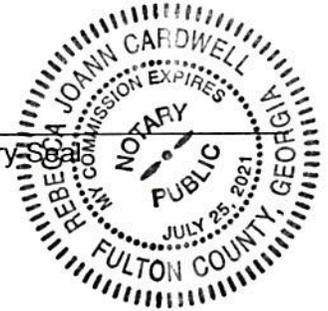
Type or Print Name and Title

*Rebecca Joann Cardwell* 12/19/18

Signature of Notary Public

Date

Notary Seal



**PROPERTY OWNER'S CERTIFICATION**

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

*Chris Cleveland*

12/19/2018

Signature of Property Owner

Date

Chris Cleveland, Wesleyan Head of Schools

Type or Print Name and Title

*Rebecca Joann Cardwell* 12/19/18

Signature of Notary Public

Date

Notary Seal



**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. Where the school removes existing staff housing and associated driveways to accommodate new facilities, landscape buffers and fencing will be used in the areas developed to provide and upgrade to the current street-scape / view to adjacent and nearby property.
- 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. The proposed Special Use Permit will not adversely affect the existing use or usability of adjacent or nearby property.
- 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?
- The property affected by the proposed SUP currently houses staff for the Wesleyan School. In that respect it has reasonable economic use as currently zoned. The work to be performed under the SUP will make Wesleyan a more desirable school for students to attend increasing the school property's impact in the City of Peachtree Corners. +
- 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. The proposed changes will eliminate two driveways along Spalding Terrace and will cause less of an impact or burden on the existing streets and infrastructure.
- 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?
- The use of the property will be similar to the school zoned use of properties in the surrounding area.
- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?
- Yes, there are other factors which support approval of the proposed SUP including that the development of the property under the SUP will allow Wesleyan to pursue the eventual construction of a new facility on its campus. The school's goal is to relocate existing ballfields in order to free up land to allow the school to construct a proposed STEM Building. +

**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)

Jeff Pettit  
 \_\_\_\_\_  
 Print Name

1. CAMPAIGN CONTRIBUTIONS

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

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

*Jeff Pettit*      12/19/18      Jeff Pettit, Const. Program Manager  
 \_\_\_\_\_  
 Signature of Applicant      Date      Type or Print Name and Title

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

*Rebecca Joann Cardwell*      12/19/18      Notary Seal  
 \_\_\_\_\_  
 Signature of Notary      Date      Notary Seal



**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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

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

PARCEL I.D. NUMBER:                      6th                      -                      LL 301                      -                      R6301 013  
(Map Reference Number)                      District                      Land Lot                      Parcel

 \_\_\_\_\_                      12/19/2018  
Signature of Applicant                      Date

Billy Coxhead, Wesleyan Director of Finance  
Type or Print Name and Title

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*Tax Commissioners Use Only*

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

\_\_\_\_\_  
NAME                      TITLE

\_\_\_\_\_  
DATE



# ACCOUNT DETAIL

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

## Tax Account

**Mailing Address:**  
WESLEYAN SCHOOL INC  
5405 SPALDING DR  
PEACHTREE CORNERS , GA 30092-2614

**SITUS:**  
3625 SPALDING TER

**Tax District:**  
PEACHTREE CORNERS

[Change Mailing Address](#)

**Parcel ID**  
R6301 013

**Property Type**  
Real Property

**Last Update**  
12/20/2018 11:02:00 AM

**Legal Description**  
L10 BB SPALDING ESTATES

## Tax Bills

Note: Four years of tax information is available online. Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2018	\$132.84	\$132.84	\$0.00	\$0.00	10/15/2018	\$0.00
<b>Total</b>						\$0.00

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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

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

PARCEL I.D. NUMBER:                      6th                      -                      LL 301                      -                      R6301 014  
(Map Reference Number)                      District                      Land Lot                      Parcel

                      12/19/2018  
Signature of Applicant                      Date

Billy Coxhead, Wesleyan Director of Finance

Type or Print Name and Title

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*Tax Commissioners Use Only*

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

\_\_\_\_\_  
NAME                      TITLE

\_\_\_\_\_  
DATE



# ACCOUNT DETAIL

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

## Tax Account

**Mailing Address:**  
WESLEYAN SCHOOL INC  
5405 SPALDING DR  
PEACHTREE CORNERS , GA 30092-2614

**SITUS:**  
3645 SPALDING TER

**Tax District:**  
PEACHTREE CORNERS

[Change Mailing Address](#)

**Parcel ID**  
R6301 014

**Property Type**  
Real Property

**Last Update**  
12/20/2018 11:05:28 AM

**Legal Description**  
L11 BB SPALDING ESTATES

## Tax Bills

Note: Four years of tax information is available online. Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2018	\$162.36	\$162.36	\$0.00	\$0.00	10/15/2018	\$0.00
<b>Total</b>						\$0.00



# WESLEYAN SCHOOL

## Meeting Notes

**NOTE: THESE MEETING NOTES ARE AMMENDED TO DENOTE WESLEYAN'S RESPONSE AND ACTIONS TAKEN ATER WESLEYAN'S DECEMBER 6, 2018 MEETING TO ADDRESS QUESTIONS AND CONCERNS VOICED BY PARTIES WHO ATTENDED THE MEETING. SUCH AMMENDMENTS TO THE MEETING NOTES ARE DELINIATED BY TEXT IN ALL CAPITAL LETTERS WITH BOLDED AND UNDERLINED FONT.**

**Meeting:** Community Presentation of the Wesleyan School Campus Master Plan

**Location:** Brammer-Wilkinson, Warren Hall

**Date:** December 6, 2018 (7:00 - 8:15 pm)

**Attendees:** Chris Cleveland, Jeff Pettit, Mike Mascheri (CCCA), Spencer Cornett, Elizabeth Johnson, Ramona Blankenship, Jeff Plunk, Brian Morgan, John Marshall, Kevin Hendrix (Pond), Kevin Adams, Robert Ash, Jeanie Ash, Barry Caudill, Dean Hayes, Judy Hayes, Lynda Hurdsmith, Shirley Spivey, Robin Spivey, Carol Waller

**Copy:** Jeff Conkle, City of Peachtree Corners                      Billy Milam, WS Bldg. Committee Chairman  
Rob Binion, WS Board of Trustees Chairman              Lee Tucker, MPT, LLC  
File: WSBP-a8.1 (SUP Mtg. Mins.)

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The above listed attendees met at Wesleyan in the Lower School's Brammer-Wilkinson Conference Room on the above referenced date. The purpose of the meeting was to allow Wesleyan to communicate to its neighbors the details of an upcoming building program to solicit questions and comments prior to applying for a Special Use Permit from the City of Peachtree Corners.

### A. Introduction

1. Wesleyan's Head of School, Chris Cleveland welcomed everyone and introduced specific Wesleyan employees in attendance, most of whom live on Spalding Terrace. He also introduced Wesleyan's Facilities Director, Spencer Cornett and the project team who will oversee the upcoming construction project. Jeff Pettit is Wesleyan's Construction Program Manager and Mike Mascheri is the project's Architect. Chris then opened the meeting with prayer.
2. Chris explained the purpose of this meeting is to present the details of Wesleyan's upcoming building program and for the school to do its best to answer questions. Wesleyan also intends on being a good neighbor and listening to any concerns its neighbors might have.

### B. Presentation:

1. Chris presented a summary of Wesleyan's history and expressed the school's desire to maintain its present enrollment. He stated that the school's goal is not to grow in size, nor in number of students. He said that the goal of the new building program is to enhance the school's ability to provide quality education, not to add more students.
2. He stated that the main limiting factor for most schools is "land" as the property a school owns greatly affects its ability to grow and to change when necessary. He said that Wesleyan benefits greatly by owning homes adjacent to its campus because faculty and essential staff are close by if

they are needed on campus. He said that staff living in these homes understands that at some point in time Wesleyan may need that property for the benefit of the school as a whole. Therefore, though Wesleyan may not currently have plans to change the use of a property they own, that may not always be the case. Wesleyan's Board of Trustees is therefore typically interested in any reasonable opportunity to pursue available land adjacent to the campus.

3. Chris referenced two presentation boards. The first consisting of a site plan of Wesleyan's existing campus and the second of the school's proposed master plan. He then referenced a PowerPoint presentation to illustrate the following:
  - a. The main focus of Wesleyan's new capital campaign is a STEM building located in the interior of campus. STEM stands for Science, Technology, Engineering and Math and will shore up an area Wesleyan would like to focus on with its students. The STEM Building's central location makes it close to Lower, Middle and High School buildings.
  - b. The central location will require the relocation of Wesleyan's Softball Field to the lower tier of what the school calls its Lake Fields. Chris said speakers at the softball field and lacrosse fields will be directed towards bleachers / grandstand and not towards Spalding Terrace.
  - c. The softball field will displace one of Wesleyan's practice fields and will require adding a new practice field. The practice field will be added in the location of two of Wesleyan's residences and will be approximately 18 feet lower than Spalding Terrace. To make such a field less intrusive for the school's neighbors, Wesleyan has decided not to install lights, a permanent score board, or a sound system at this field. Once construction is underway Wesleyan has directed the contractor to access the project from the interior of Wesleyan's campus. The design team believes the landscape buffer at the NE property line is required to be 25' minimum. As the field is a practice field it will typically be used during school hours or afterschool from 3-6 pm and on Saturdays.
  - d. The first step in the process will be to demolish two Wesleyan owned homes on Spalding Terrace. They will need to be demolished to make room for the new practice field. Depending on the weather, the contractor believes demolition of the houses will take approximately one week. The only time Wesleyan believes the contractor will need to access Spalding Terrace will be during this process. Trucks will deliver demolition equipment and dumpsters to the properties via Spalding Terrace and will be stored in driveways or lawns, not in the street. The houses will be demolished, and trucks will again use Spalding Terrace to haul the dumpsters away and demobilize. Existing large caliper trees will be preserved as much as possible, and additional dense landscaping will be added along with a wind screen fence to provide a buffer between traffic on Spalding Terrace and the campus.

C. Question/Answer Session:

1. Carol Waller: What is the project's timeframe?

Answer: We anticipate January 2020. Until then, Wesleyan will be raising funds and working with our contractor and architect. Historically, Wesleyan has not incurred debt for construction projects and it is important to us to maintain that fiscal responsibility. We anticipate the STEM building will open for students Fall 2021.

**THIS QUESTION WAS ANSWERED IN THE 12/6/18 MEETING.**

2. Kevin Adams: Will Wesleyan consider a berm to build up buffer to the Ash property?

Answer: The Civil Engineer believes the site is balanced where there should not be excess dirt for a berm. Jeff Pettit said the team had considered the possibility of adding a berm however, he did not believe a berm could be added in the City's Right of Way and if we went further back into our property we could not add to much of a berm without impacting a number of large mature trees that would likely need to remain. He noted that adding dirt above a tree's existing base could kill a tree. Jeff said that Wesleyan would consider adding a berm where they could if it made sense. Chris pointed out that the field is up to 18 feet below the street and that with the appropriate landscape buffer and the 6' high fence the field would not be visible from the street.

**WESLEYAN AND ITS LANDSCAPE ARCHITECT (LSA) MET WITH ROBERT AND JEAN ASH ON 12/17/18 TO REVIEW THE CONDITIONS AT THE PROPOSED BUFFER AREA BETWEEN THEIR PROPERTY AND THE PROPOSED LACROSSE' FIELD. THERE ARE A NUMBER OF MATURE TREES IN THE BUFFER ZONE THAT WOULD HAVE TO BE TAKEN DOWN IN ORDER TO ADD A BERM. A MORE REALISTIC SOLUTION IS TO ADD DENSE LANDSCAPING AND A TALLER FENCE WITH A WINDSCREEN. THE DESIGNER WILL RESEARCH THE OPTIMAL FENCE LOCATION (IE.: CLOSER TO THE FIELD OR CLOSER TO THE ASH PROPERTY) AND WESLEYAN HAS COMMITTED TO CONTINUE TO WORK WITH THE ASHES AS TO WHAT WORKS BEST ONCE THE LSA AND ARBORIST MEET AND DETERMINE WHICH TREES MUST STAY AND WHICH SHOULD COME DOWN. THE LSA SAID THAT MANY TIMES THE LANDSCAPE COMPANY HIRED BY WESLEYAN'S CONTRACTOR WILL HAVE GOOD SUGGESTIONS FOR THE PLANT MATERIALS THAT WILL BOTH SERVE AS A GOOD BUFFER AND WILL BE THE MOST TOLLERANT. THE LSA SAID HE WILL SPECIFY MATERIALS BUT WOULD LIKE TO CONSIDER THE LS SUB'S SUGGESTIONS. THE LS SUB WILL NOT BE KNOWN UNTIL LATER IN 2019. AT THE TIME OF THE SUP APPLICATION, WESLEYAN HAS MET TWICE WITH THE ASHES AND HAS CORRESPONDED MULTIPLE TIMES SINCE THE 12/6/18 COMMUNITY MEETING AND ARE WORKING TOWARDS A MUTUALLY ACCEPTABLE SOLUTION.**

3. Kevin Adams: When will the fields be under construction?

Answer: It will take approximately 2-3 months but as the work is all outside, the schedule is weather dependent. Workers will be working on site Monday-Friday. Typically, they will likely work from 8 am - 5:30 pm but could work whatever time local ordinances allow.

**THIS QUESTION WAS ANSWERED IN THE 12/6/18 MEETING.**

4. Carol Waller: Construction noise is a problem. I know it may not be possible but could landscaping be installed early in the project to offer a buffer for construction?

Answer: We will be conscious of the concern and will consider it if it makes sense as there are factors with landscaping like planting plants at the right time of the year and making sure they are in locations where they won't be destroyed by the construction process. However, we will consider it if it makes sense.

**WESLEYAN MET WITH BOTH LSA AND CONSTRUCTION CONTRACTOR AND THEY BELIEVE THAT THIS REQUEST FOR LANDSCAPING ALONG THE STREET WITH A FENCE INSTALLED IN THE EARLY PHASE OF CONSTRUCTION CAN HONORED DEPENDENT ON THE TIME OF YEAR CONSTRUCTION BEGINS. BOTH STATED THE ONLY CAVEAT WOULD BE THAT THE PLANTING DATE FOR THE SPECIFIC PLANT MATERIAL MUST BE CONSIDERED. WESLEYAN WOULD NOT WANT TO PLANT**

**MOST TYPES OF PLANT MATERIALS IN DURING COLD JANUARY WEATHER NOR IN HOT JULY WEATHER. AS LONG AS IT WOULD NOT BE DETRIMENTAL TO THE PLANT MATERIALS THIS REQUEST CAN BE MET.**

5. **Kevin Adams: What is elevation in comparison to Ash property?**

Answer: From the street we think its an 18' drop to the field's level. As the property line runs westward the two properties eventually will be at the same plane and will stager in elevation as the field stays relatively flat but the Ash property runs down-hill. The buffer is 25' at the NW corner of the field and grows wider as the property nears Spalding Terrace.

**THIS QUESTION WAS ANSWERED IN THE 12/6/18 MEETING. HOWEVER, WESLEYAN MET WITH ROBERT AND JEAN ASH ON 12/10/18 AND 12/17/18 TO REVIEW CONDITIONS AT THE PROPOSED BUFFER AREA BETWEEN THEIR PROPERTY AND THE PROPOSED LACROSSE' FIELD. THE BUFFER IS 25' AT THE NW CORNER OF THE FIELD AND THEIR PROPERTY WILL BE A FEW FEET LOWER THAN THE FIELD THERE. MOVING EASTWARD, AS THE PROPERTY NEARS SPALDING TERRACE, THE BUFFER INCREASES TO APPROXIMATELY 50' AND THEIR PROPERTY IS CLOSER TO 18 ABOVE THE SCHOOL'S FIELD.**

6. **Unidentified Neighbor: Will there be an entrance to the fields from Spalding Terrace?**

Answer: No new entrances are being added. The two driveways for Wesleyan's current residences will go away. However, we will need to keep its current access drive that has been there for years for maintenance access and for emergency vehicular access.

**THIS QUESTION WAS ANSWERED IN THE 12/6/18 MEETING.**

D. Further Comments and Discussion

1. Several people expressed concern about cars that have been parked on the street recently. Chris Cleveland thanked neighbors for letting him know as he explained that at no time should cars be parking on the street. If people have Bible Studies or other gatherings at Wesleyan-owned homes, they should typically have guests park in driveway or on campus and they should walk to the home. Spencer Cornett distributed his business card and asked that neighbors contact him should they see this happen in the future. He stated that as Director of Facilities he is in a better position to correct the problem than if neighbors call an administrative assistant at the school.

**AFTER THE 12/6/18 MEETING, WESLEYAN'S ADMINISTRATION DISTRIBUTED CORESPONDENCE TO ALL WESLEYAN RESIDENTS WHO RESIDE ON SPALDING TERRACE EMPHASIZING WESLEYAN'S POLICIY THAT VISITORS ARE NOT ALLOWED TO PARK ON SPALDING TERRACE. WESLEYAN'S CONSTRUCTION MANAGER ALSO NOTIFIED EXISTING CONTRACTORS THAT THEIR CREWS ARE NOT ALLOWED TO PARK ON SPALDING TERRACE. THERE ARE ALSO ALREADY NO PARKING SIGNS ALONG SPALDING TERRACE IN FRONT OF LANDSCAPED BUFFER NEAR THE PROPOSED NEW PRACTICE FIELD. THOSE SIGNS WILL REMAIN IN PLACE AND IF A FEW MORE ARE NEEDED IN FRONT OF THE NEW FIELD'S FRONTAGE THE PROJECT WILL ADD THEM.**

2. Carol Waller stated that she is considering selling her house and feels that construction at the new Oglethorpe development and construction at the school at the same time could hurt her chances of selling house and wants Wesleyan to investigate timing of both projects.

**WESLEYAN HAS IDENTIFIED THE DEVELOPMENT COMPANY CONSTRUCTING THE NEW DEVELOPMENT AT THE CORNER OF SPALDING DRIVE AND SPALDING TERRACE. AS OF THE DATE OF THE SUP APPLICATION, WESLEYAN'S CONSTRUCTION PROGRAM MANAGER HAS LEFT A MESSAGE ASKING THEIR PROJECT MANAGER TO CALL HIM BACK TO DISCUSS THE END DATE FOR THEIR PROJECT. WESLEYAN'S WORK IS CURRENTLY NOT SCHEDULED TO BEGIN UNTIL 2020 SO WE DO NOT ANTICIPATE THAT BOTH PROJECTS WILL BE UNDER CONSTRUCTION AT THE SAME TIME. WESLEYAN DOES NOT TAKE ISSUE WITH INVESTIGATING THE OTHER PROJECT'S END DATE HOWEVER ANY REQUEST TO COORDINATE SCHEDULES WITH A PROJECT THAT IS NOT RELATED TO OURS IS NOT REASONABLE. WESLEYAN'S CONSTRUCTION MUST BEGIN AT A SPECIFIC TIME OF THE YEAR TO NOT IMPACT ITS STUDENTS ACADEMIC SCHEDULES, SPORTS SEASONS AND OTHER INTERNAL FUNCTIONS THAT WILL BE DISRUPTIVE AND COSTLY TO THE SCHOOL.**

3. Kevin Adams suggested Wesleyan pave several spots for parking to keep students or guests from parking on street.

**WESLEYAN DOES NOT INTEND TO ADD PARKING SPACES ALONG SPALDING TERRACE.**

4. Lynda Hurdsmitth asked if the landscaping near the tennis courts be addressed. She felt like the landscaping in that area is dying out. Chris Cleveland said he would look into it with Wesleyan's Facilities Director, Spencer Cornett and Wesleyan's Director of Grounds, David Carr. If something needs to be done in that area Wesleyan will address it.

**ON 12/7/18 WESLEYAN FACILITIES REVIEWED THE CONDITION VOICED BY MS. HURDSMITH IN THE DAYS AFTER THE 12/6/18 MEETING. MUCH OF THE AREA 'DYING OUT' CONSISTED OF DECIDUOUS PLANTINGS THAT LOSE THEIR FOLIAGE IN THE FALL AND WINTER MONTHS. WESLEYAN'S LANDSCAPE CREW WORKED TO CLEAN UP AND SPRUCE UP THE AREA THE SAME DAY. LATER WESLEYAN MET WITH A LANDSCAPE ARCHITECT (LSA) TO REVIEW THE AREA TO SEE IF HE SAW ANY OPPORTUNITIES TO IMPROVE THE AREA. AS OF THE WRITING OF THE SUP APPLICATION THE LSA IS SENDING WESLEYAN A PROPOSAL TO PROVIDE A DESIGN THAT COULD INCORPORATE SOME ADDITIONAL PLANTINGS TO IMPROVE THE AREA.**

5. Kevin Adams suggested noise is an issue at times and that a berm would help block the sound from the fields.

**SAME ANSWER AS REPONSE ABOVE TO "C. QUESTION/ANSWER SESSION" (SEE RESPONSE TO QUESTION NO. 2).**

6. Carol Waller said she thought construction hours are restricted to 8:30 am - 5 pm Monday through Friday. Jeff said Wesleyan's contractor will comply with city ordinances.

**WESLEYAN CONTRACTORS WILL COMPLY WITH LOCAL ORDINANCES.**

Carol Waller expressed concern about the lake or stream getting silted from construction; architect mentioned that monitoring is required by code/state now and run-off and silt fencing will be maintained.

**WESLEYAN CONTRACTORS WILL COMPLY WITH REGULATIONS REGARDING EROSION CONTROL AND RUNNOFF.**

7. Several neighbors asked why they had been seeing surveyors working around the homes owned by Wesleyan. Jeff Pettit explained that Wesleyan did not have an extensive campus-wide survey that included all of its properties. Therefore, Wesleyan had commissioned a survey company to produce a survey that included all property lines, underground utilities, etc. Once they are done this will greatly aid his team as they embark on any future construction projects.

**THIS QUESTION WAS ANSWERED IN THE 12/6/18 MEETING.**

8. Many neighbors thanked Wesleyan's administration for including them in the process by sharing Wesleyan's plans and asking about their concerns.

E. Closing Comments

1. Chris Cleveland further explained Peachtree Corner's Special Use Permit (SUP) process. He stated that Wesleyan would prepare an SUP Application to be reviewed by the City. After that a presentation will be made to the Zoning committee in January. Pending the results of Peachtree Corners' Zoning meeting, our understanding is that there will be a meeting for approval with the City Council on March 26, 2019.
2. Chris asked if anyone had anymore questions and when no one responded he thanked them for participating in the meeting which concluded at 8:15 pm.

The above meeting notes represent the author's recollection of the referenced meeting. Should there be any corrections or items that you believe should be added please notify me in writing within the next five workdays. Otherwise, these meeting notes will stand as written.

Sincerely,

*Jeff Pettit*

Wesleyan School  
Construction Program Manager



**WESLEYAN  
SCHOOL**

**Attendance Sheet**

**Capital Improvement / Building Program**

Meeting: SUP Neighbor Meeting

Date: 2018-12-6

Initials	Name	Organization	Role	Phone No.	email address
✓	Chris Cleveland	Weslyan School	Head Master	678-223-2206	CCleveland@wesleyanschool.org
✓	Ramona Blankenship	Weslyan School	Assoc. Head of School	678-223-2218	RBlankenship@wesleyanschool.org
✓	Jeff Pettit	Weslyan School	Const. Mgr./Owner Rep	678-315-0631	JPetit@wesleyanschool.org
✓	Spencer Cornett	Weslyan School	Director of Facilities	678-223-2167	SCornett@wesleyanschool.org
✓	Mike Maschen	CCCA	Architect	678-569-7712	Maschenm@cccarchitects.com
	Greg Oneal	CCCA	Architect	678-569-7713	
	Anthony Hutto		6050 Peachtree Pkwy Suite 240-194		Jeff Plunk - W
✓	Kevin and Martha Adams		3626 Spalding Terrace		Brian Moran - W
✓	Dean and Judy Hayes		3526 Spalding Terrace		Elizabeth Johnson - W
	William Stoman		2975 Slaton Drive		Robin Spivey - daughter - Spivey
	Nathaniel Cooper		3675 Spalding Terrace		Jeanne Ash
	Peachtree Corners Parkway LLC		PO Box 40509		David Carr - W
✓	Lynda Hurdsmit		3596 Spalding Terrace		Kevin Hendrix (Hond)
✓	Carol Waller <i>1st person here</i>		3546 Spalding Terrace		John Marshall - W
	Joe Brand		3586 Spalding Terrace		
✓	Barry and Rose Lynn Caudill <i>his contact</i>		3509 Spalding Terrace		
	Thomas Brand		3690 Spalding Terrace		
	Chad Powell		2421 Bagley Road		
	Joyce Houser		5401 Whitaker Street		
	Robert Hume		5241 N Hampton Ridge		
	Wade and Shelia Grogan		3581 Medlock Bridge Road		
✓	Harvey and Shirley Spivey		3575 Spalding Terrace		
	Christopher Jackson		3676 Spalding Terrace		
	Peachtree Residential		7380 McGinnis Ferry Road		
	Paul and Jan Reynolds		3566 Spalding Terrace		
	Greg Vizzini		5277 Spalding Drive		
	Portofino Management Corp		7380 McGinnis Ferry Road		
	Susan Teft		3665 Spalding Terrace		
✓	Robert Ash		PO Box 920173		
	Danny Dudley		3666 Spalding Terrace		
	Da Vinci Court Associates LLC		1 Independent Drive Suite 1850		
	William Grogan		3005 Medlock Bridge Road		
	Peachtree Corners Parkway LLC		450 N Roxbury Drive Suite 1050		

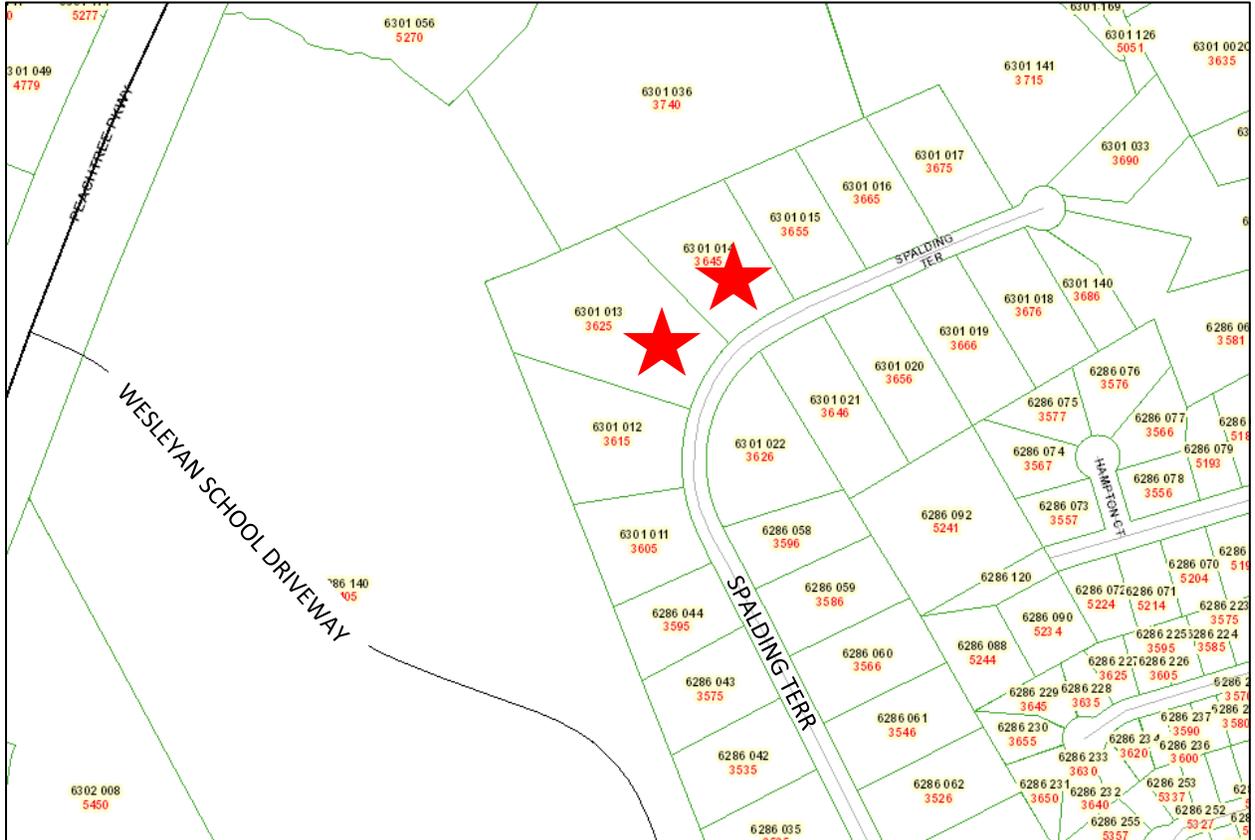


View of the two homes under consideration for Special Use Permit



## PROPERTY LOCATION MAP

### Wesleyan School



<b>CASE NUMBER:</b>	<b>SUP2018-009</b>		
	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL 1<sup>ST</sup> READING</b>	<b>CITY COUNCIL 2<sup>ND</sup> READING</b>
<b>HEARING DATES:</b>	<b>FEB 19, 2018</b>	<b>FEB 26, 2018</b>	<b>MAR 26, 2018</b>
<b>PROPERTY ADDRESS:</b>	<b>3625 (AKA 3635) and 3645 Spalding Terrace</b>		