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## COUNCIL MEETING AGENDA

Mike Mason, Mayor

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

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

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November 19, 2019

### COUNCIL AGENDA

7:00 PM

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

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**A) CALL TO ORDER**

**B) ROLL CALL**

**C) PLEDGE OF ALLEGIANCE**

**D) MAYOR'S OPENING REMARKS**

**E) CONSIDERATION OF MINUTES** – October 20, 2019 Council Minutes

**F) CONSIDERATION OF MEETING AGENDA**

**G) PUBLIC COMMENTS**

**H) PRESENTATIONS AND REPORTS**

**1. Proclamation** Matt Houser

**I) CONSENT AGENDA**

- 1. APH 2019-02-88** Consideration of approval of Alcoholic Beverage License Application for Fire & Stone Italian Pizza Kitchen, 5215 Town Center Blvd., Suite 610, Peachtree Corners, GA 30092.
- 2. APH-2019-02-89** Consideration of approval of Alcoholic Beverage License Application for Hampton Inn, 440 Technology Parkway, Peachtree Corners, GA 30092.

**J) PUBLIC HEARING**

- 1. O2019-10-152** Second Read and Consideration of RZ2019-003 & V2019-005 Chabad Gwinnett, request to rezone 0.485 acres from R-100 to O-I with associated variances to allow for a new religious facility and adjacent parking lot at 5815 Crooked Creek Rd., Dist. 6, Land Lot 303, Peachtree Corners, GA. (**DEFERRED BY APPLICANT**)

2. **O2019-10-153**                    Second Read and Consideration of an ordinance to amend O2016-01-64, M1 Uses in the Central Business District.
  
3. **O2019-12-157**                    First Read and Consideration of an Ordinance to amend Chapter 34 concerning irrigation systems. (Second Read and Public Hearing Dec. 17, 2019)
  
4. **O2019-12-158**                    First Read and Consideration of an Ordinance to amend Chapter 18 to meet requirements of the Metro North Georgia Water Planning District related to litter control. (Second Read and Public Hearing Dec. 17, 2019)
  
5. **O2019-12-154**                    First Read and Consideration of an Ordinance to amend Zoning Code Sec. 1310, M-1 Light Industry District, to add mobile restaurants as a permitted use within Technology Park within the Central Business District. (Second Read and Public Hearing Dec. 17, 2019)
  
6. **O2019-12-155**                    First Read and Consideration of an Ordinance to approve a special use permit to accommodate a pawn shop in an existing shopping center at 7040 Jimmy Carter Blvd., Dist. 6, Land Lot 275, Peachtree Corners, GA. (Second Read and Public Hearing, Dec. 17, 2019)
  
7. **O2019-12-156**                    First Read and Consideration of an Ordinance to modify a required buffer with associated variance for a new bank proposed at 4057 Holcomb Bridge Rd., Dist. 6, Land Lot 313, Peachtree Corners, GA. (Second Read and Public Hearing Dec. 17, 2019)

**K) ITEMS FOR CONSIDERATION**

1.    **R2019-11-129**                    Consideration of a Resolution to extend the current Service Delivery Strategy Agreement through and until the time period allowed by the Department of Community Affairs, or until such time as another Service Delivery Strategy Agreement is approved, whichever period is shorter.
  
2.    **Action Item**                      Consideration of declaring the property located at 3980 Fifth Street, Peachtree Corners, Georgia, a nuisance.

**L) CITY MANAGER UPDATES**

**M) EXECUTIVE SESSION**

**N) ADJOURNMENT**



**CITY OF PEACHTREE CORNERS**  
**COUNCIL MEETING MINUTES**  
**OCTOBER 22, 2019 @ 7:00PM**

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

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

**MAYORS OPENING REMARKS:** Mayor Mason reminded everyone to vote in the Municipal Election. Mayor Mason informed everyone that there will be a Holiday Event at the new Town Center on Friday, December 6, 2019, which will be presented by the City and the Peachtree Corners Festival Committee.

**CONSIDERATION OF MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 24, 2019 COUNCIL MEETING.**

**By: Council Member Gratwick**

**Seconded by: Council Member Christopher**

2019-10-22

Council Meeting Minutes

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

**CONSIDERATION OF MEETING AGENDA:**

**MOTION TO ADD THE MINUTES FROM THE OCTOBER 8, 2019 WORK SESSION TO THE AGENDA.**

**By: Council Member Christ**

**Seconded by: Council Member Christopher**

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

**CONSIDERATION OF MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 8, 2019 WORK SESSION.**

**By: Council Member Christ**

**Seconded by: Council Member Sadd**

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

**PUBLIC COMMENT:** Mr. Randy Futrell of 4988 Dunwoody Club Drive, Peachtree Corners, informed the Mayor and Council that his property is in disarray due to the City of Peachtree Corners contracting with the City of Dunwoody to install sidewalks in front of home. Mr. Futrell stated that there was rebar left on his yard, grass planted with no irrigation which has since failed, and utilities lines dug up and put into piles. Mayor Mason apologized for the disarray and stated that Brian Johnson, City Manager, will take care of this issue.

**PUBLIC HEARING:**

**O2019-09-151**

Second Read and Consideration of RZ2019-002 & V2019-004, Mechanicsville Townhomes, request to rezone 12.487 acres from M-1 and R-75 to R-TH with associated variances to allow for a new townhouse development in the Mechanicsville area of the city, generally bounded by Jones Mill Road, Third Street, Florida Avenue, and Mechanicsville Road, Dist. 6, Land Lot 251, Peachtree Corners, GA. (Linked to R2019-10-128)

Mayor Mason opened the floor for public comment. There was no public comment.

**MOTION TO APPROVE APH 2019-09-151.**

**By: Council Member Sadd**

**Seconded: Council Member Christopher**

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

**ITEMS FOR CONSIDERATION:**

**R2019-10-128**

Consideration of a Resolution of The City of Peachtree Corners, Georgia to vacate and sell certain portions of surplus city-owned rights-of-way located in Land Lot 251, 6th District, Gwinnett County, Georgia for the purpose of facilitating a new townhome development in the Mechanicsville neighborhood. (To be considered after O2019-09-151)

**MOTION TO APPROVE R2019-10-128.**

**By: Council Member Gratwick**

**Seconded: Council Member Sadd**

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

**PUBLIC HEARING:**

**O2019-07-148**

Second Read and Consideration of an Ordinance of the City of Peachtree Corners, Georgia to amend the City of Peachtree Corners Code of Ordinances Chapter 42, Nuisances, by adding Article VI, Urban Camping, in order to prohibit certain activities within parks and greenspaces; repealing all conflicting ordinances; and setting an effective date.

Mayor Mason opened the floor for public comment. There was no public comment.

**MOTION TO APPROVE O2019-07-148.**

**By: Council Member Christ**

**Seconded: Council Member Aulbach**

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

**O2019-08-150**

Second Read and Consideration of an Ordinance to amend The City of Peachtree Corners Code of Ordinances Chapter 42, Nuisances, by revising specific sections of Articles I – IV; repealing all conflicting ordinances; and setting an effective date.

Mayor Mason opened the floor for public comment. There was no public comment.

**MOTION TO APPROVE O2019-08-150.**

**By: Council Member Christopher**

**Seconded: Council Member Aulbach**

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

**O2019-08-152**

First Read and Consideration of RZ2019-003 & V2019-005 Chabad Gwinnett, request to rezone 0.485 acres from R-100 to O-I with associated variances to allow for a new religious facility and adjacent parking lot at 5815 Crooked Creek Rd., Dist. 6, Land Lot 303, Peachtree Corners, GA. (Second Read and Public Hearing November 19, 2019)

**O2019-10-153**

First Read and Consideration of an ordinance to amend O2016-01-64, M1 Uses in the Central Business District. (Second Read and Public Hearing November 19, 2019)

**ITEMS FOR CONSIDERATION:**

**ACTION ITEM**

Change Order – Gwinnett County 2014-SPLOST IGA

**MOTION TO APPROVE A CHANGE ORDER AS PRESENTED BY GREG RAMSEY, PUBLIC WORKS DIRECTOR, FOR THE GWINNETT COUNTY 2014-SPLOST IGA.**

**By: Council Member Christ**

**Seconded: Council Member Sadd**

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

**ACTION ITEM**

Consideration of authorizing the City Manager to execute a Shared Micromobility Device Operator Memorandum of Understanding between the City of Peachtree Corners and Tortoise, Inc.

**MOTION TO APPROVE AUTHORIZING THE CITY MANAGER TO EXECUTE A SHARED MICROMOBILITY DEVICE OPERATOR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PEACHTREE CORNERS AND TORTOISE, INC.**

**By: Council Member Christ**

**Seconded: Council Member Sadd**

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

**CITY MANAGER UPDATES:** Brandon Branham, Assistant City Manager, informed the Mayor and Council that construction had started on the Town Center Townhomes.

**EXECUTIVE SESSION:** There was no Executive Session.

**ADJOURNMENT:**

**MOTION TO ADJOURN AT 8:32 PM.**

**By: Council Member Sadd**

**Seconded by: Council Member Christopher**

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

Approved,

Attest:

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Mike Mason, Mayor

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Kymerly Chereck, City Clerk  
(Seal)

**APH 2019-02-88**



Mayor  
**Mike Mason**

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

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

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

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To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Brandon Branham, Assistant City Manager

Date: November 19, 2019, City Council Meeting

Agenda Item: APH 2019-02-88 Approval of Alcoholic Beverage License Application for **Fire & Stone Italian Pizza Kitchen**, 5215 Town Center Blvd, Ste 610, Peachtree Corners, GA 30092

Applicant **John F. Doris** is applying for a Consumption on Premises – Wine, Malt Beverage & Distilled Spirits

**Staff Recommendation:**

Approve the application for Consumption on Premises – Wine, Malt Beverage & Distilled Spirits. **Fire & Stone Italian Pizza Kitchen**, 5215 Town Center Blvd, Ste 610, Peachtree Corners, GA 30092

**Background:**

Applicant submitted a completed application on October 23<sup>rd</sup>, 2019. Required advertising for the application was published in the Gwinnett Daily Post on November 6<sup>th</sup> and November 13<sup>th</sup>, 2019. Applicant has passed the background investigation and meets all requirements.

**Discussion:**

New  
Staff has reviewed this application and recommends approval.

**Alternatives:**

None

**APH 2019-02-89**



Mayor  
**Mike Mason**

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

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

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

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To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Brandon Branham, Assistant City Manager

Date: November 19, 2019, City Council Meeting

Agenda Item: APH 2019-02-89 Approval of Alcoholic Beverage License Application for **Hampton Inn**, 440 Technology Pkwy Peachtree Corners, GA 30092

Applicant **Cody Perkins** is applying for a Consumption on Premises/Retail Package – Wine and Malt Beverage

**Staff Recommendation:**

Approve the application for Consumption on Premises – Wine and Malt Beverage. **Hampton Inn**, 440 Technology Pkwy Peachtree Corners, GA 30092

**Background:**

Applicant submitted a completed application on October 31<sup>st</sup>, 2019. Required advertising for the application was published in the Gwinnett Daily Post on November 6<sup>th</sup> and November 13<sup>th</sup>, 2019. Applicant has passed the background investigation and meets all requirements.

**Discussion:**

New  
Staff has reviewed this application and recommends approval.

**Alternatives:**

None

**02019-10-153**

**AN ORDINANCE TO AMEND CITY OF PEACHTREE CORNERS ZONING RESOLUTION ART. XII AND O2016-01-64, BY AMENDING SEC. 1310, M-1, LIGHT INDUSTRY DISTRICT, REGARDING PROHIBITED M-1 USES WITHIN THE CENTRAL BUSINESS DISTRICT; REPEALING CONFLICTING REGULATIONS; AND SETTING AN EFFECTIVE DATE**

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

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

**WHEREAS**, the Mayor and Council desire to amend the 2012 Zoning Resolution and Ordinance 2016-01-64;

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

**Section 1:** The City of Peachtree Corners 2012 Zoning Resolution and Ordinance 2016-01-64 shall be amended by adding the following (underlined words):

**SECTION 1310 M-1 LIGHT INDUSTRY DISTRICT**

**Permitted Uses**

Only the following uses shall be permitted within the M-1 Light Industry District and no structure shall be erected, structurally altered or enlarged for any use other than as permitted herein with the exception of a) uses lawfully established prior to the effective date of this amendment, b) special uses as permitted herein, c) accessory uses as defined in Article III, Definitions, d) other uses which are clearly similar to and consistent with the purpose of this district, or e) limited uses (listed at the end of this section) for property located within the Central Business District (see CBD boundary map).

Permitted Uses within the Central Business district (see CBD boundary map)

a) All permitted M-1 uses shall be allowed on M-1 zoned property in the Central Business District except the following:

Automobile Body Repair Shop	Maintenance Shop (automobile fleet vehicles)
Automobile Repair Shop	Mini-Warehouse or Self-Storage facility
Baking Plant	Outdoor Storage
Cold Storage Plant	<u>Oversized Signs and Billboards</u>
Funeral Homes and Crematories	Plastics Extrusion Plant
Ice Manufacturing/Packing Plant	Recovered Materials Processing Facility
Laundry / Dry Cleaning Plant (does not apply to retail pick-up facility)	Sexually Oriented Businesses
	Soft Drink Bottling/ Distribution Plant

Truck Rental or Leasing  
Truck Fleet Maintenance Shop

- b) **Businesses with an active business license that operate a use listed in a) shall be considered a legal, non-conforming use and may continue to operate for as long as the business license stays active and the business is not discontinued for six months or longer.**
  
- c) **Uses listed in a) that were authorized by zoning hearing, building permit, land disturbance permit or other similar approval, shall be void if the use did not become operational as evidenced by the issuance of a sign permit or business license by 12/31/19.**

**Section 2**

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed. Effective this 19<sup>th</sup> day of November 2019.

Approved by:

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

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

SEAL

**02019-12-157**

**AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES CHAPTER 34, LAND DEVELOPMENT REGULATIONS, IN ORDER TO AMEND ARTICLE VI, UTILITIES AND EASEMENTS; AMEND CONFLICTING ORDINANCES; ESTABLISH SEVERABILITY; AND SET AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 34, Land Development Regulations, of the Code of Ordinances provides rules, regulations, requirements, and standards for the development of land within the city; and

**WHEREAS**, the Mayor and Council desire to stay compliant with the rules and regulations of the Metropolitan North Georgia Water Planning District;

**WHEREAS**, the Mayor and Council desire to amend Chapter 34, Land Development Regulations, in order to require new irrigation systems to install rain sensor shutoff switches;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia that **The City of Peachtree Corners Code of Ordinances is hereby amended as follows (words ~~struck through~~ are removed and words underlined are added):**

Sec. 34-156. - Water system and fire hydrants.

- (a) *Connection of public water main required.* The developer shall install or have installed a system of water mains connected to a public water supply system in accordance with the requirements of the authority having jurisdiction.
- (b) *Water, fire hydrants, etc., to be designed according to applicable standards, and plans and specifications.* All water mains, fire hydrants and appurtenances shall be designed in accordance with the policies, standards, plans and specifications of the city fire prevention ordinance and the water system having jurisdiction. Where jurisdiction resides with the city water system, the public water mains and appurtenances shall be designed by the city water system upon submittal of the development plans for the project.
- (c) *Water mains to be installed after curbs but before paving.* Within the city water system jurisdiction, water mains and appurtenances shall be installed after installation of the curbs and gutters and before paving, or after staking of the curblines and submission to the water system of an as-graded survey of the street profile accompanied by a certification executed by the owner as required by the water system that the subgrade will not change. Water mains shall be relocated as necessary to meet water system regulations prior to approval of development conformance, if improperly located to final curb line or grade.

- (d) *[Operational recycled water systems.]* All new commercial conveyor car washes, permitted and constructed after July 18, 2017 must install operational recycled water systems. A minimum of 50 percent of water utilized will be recycled. A conveyor car wash means a commercial car wash where the car moves on a conveyor belt during the car wash. The driver of the vehicle can remain in the vehicle or wait outside of the vehicle.
- (e) All new landscape irrigation systems shall be installed with a rain sensor shutoff switch.
- (e) (f) *Outdoor water waste is prohibited.* Outdoor water waste means the excessive application of water that results in water flowing down any curb and gutter, street or storm drain or onto an adjacent property, and shall include the unnecessary loss of water through improper application or failure of an outdoor irrigation or plumbing system resulting in excessive runoff. Activities subject to a violation include without limitation:
- (1) A broken irrigation system (missing heads, broken pipes, etc.)
  - (2) Excessive runoff such as water running down the driveway, street or sidewalk.
  - (3) A hose running unattended without a shutoff nozzle.
  - (4) A visible and unrepaired leak more than one gallon per minute.

**Effective Date.** This Ordinance shall become effective immediately upon its adoption.

**SO ORDAINED AND EFFECTIVE**, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

**Approved:**

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

ATTEST:

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

**02019-12-158**

**AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES CHAPTER 18, ENVIRONMENT, IN ORDER TO ADD ARTICLE VIII, LITTER CONTROL; AMEND CONFLICTING ORDINANCES; ESTABLISH SEVERABILITY; AND SET AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 18, Environment, of the Code of Ordinances provides rules, regulations, requirements, and standards for the protection of the natural environment of the city; and

**WHEREAS**, the Mayor and Council desire to stay compliant with the rules and regulations of the Metropolitan North Georgia Water Planning District;

**WHEREAS**, the Mayor and Council desire to amend Chapter 18, Environment, in order to establish a Litter Ordinance;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia that The City of Peachtree Corners Code of Ordinances is hereby amended as follows:

#### Article VIII. – LITTER CONTROL

##### Section 18-214. - Description

Litter found throughout our community often finds its way into our streams, rivers and lakes and detracts from our quality of life. Pollutants carried into our streams, rivers, and lakes by litter, diminish the quality of our water and its aquatic resources. Litter control ordinances provide a prohibition against littering and provide an enforcement mechanism with penalties for dealing with those found littering.

This ordinance is modeled on the “Georgia Litter Control Law” (O.C.G.A. § 16-7-40 et. seq.) and adoption of this ordinance is authorized by O.C.G.A. § 16-7-48.

##### Section 18-215. – Purpose and Intent

The purpose of this ordinance is to protect the public health, safety, environment, and general welfare through the regulation and prevention of litter. The objectives of this ordinance are:

- (1) Provide for uniform prohibition throughout the City of Peachtree Corners of any and all littering on public or private property; and,

- (2) Prevent the desecration of the beauty and quality of life of the City of Peachtree Corners and prevent harm to the public health, safety, environment, and general welfare, including the degradation of water and aquatic resources caused by litter.

Section 18-216. – Applicability

This ordinance shall apply to all public and private property within the City of Peachtree Corners.

Section 18-217. – Compatibility with other regulations

This ordinance is not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. The requirements of this ordinance should be considered minimum requirements, and where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.

Section 18-217. – Severability

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this ordinance.

Section 18-218. – Definitions

*Litter* means any organic or inorganic waste material, rubbish, refuse, garbage, trash, hulls, peelings, debris, grass, weeds, ashes, sand, gravel, slag, brickbats, metal, plastic, and glass containers, broken glass, dead animals or intentionally or unintentionally discarded materials of every kind and description which are not "waste" as such term is defined in O.C.G.A., §16-7-51, paragraph 6.

*Public or private property* means the right of way of any road or highway; any body of water or watercourse or the shores or beaches thereof; any park, playground, building, refuge, or conservation or recreation area; timberlands or forests; and residential, commercial, industrial, or farm properties.

Section 18-219. – Prohibition against littering public or private property or waters

It shall be unlawful for any person or persons to dump, deposit, throw or leave or to cause or permit the dumping, depositing, placing, throwing or leaving of litter on any public or private property in this City of Peachtree Corners or any waters in this City of Peachtree Corners unless:

- (1) The property is designated by the State or by any of its agencies or political subdivisions for the disposal of such litter, and such person is authorized by the proper public authority to use such property;
- (2) The litter is placed into a receptacle or container installed on such property; or,
- (3) The person is the owner or tenant in lawful possession of such property or has first obtained consent of the owner or tenant in lawful possession, or unless the act is done under the personal direction of the owner or tenant, all in a manner consistent with the public welfare.

Section 18-220. – Vehicle Loads Causing Litter

No person shall operate any motor vehicle with a load on or in such vehicle unless the load on or in such vehicle is adequately secured to prevent the dropping or shifting of materials from such load onto the roadway.

Section 18-221. – Violations

It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this ordinance. Any person who has violated or continues to violate the provisions of this ordinance, may be subject to the enforcement actions outlined in this section or may be restrained by injunction or otherwise sentenced in a manner provided by law.

Section 18-222. – Evidence

- (1) Whenever litter is thrown, deposited, dropped or dumped from any motor vehicle, boat, airplane, or other conveyance in violation of this ordinance, it shall be prima facie evidence that the operator of the conveyance has violated this ordinance.
- (2) Except as provided in subsection (1), whenever any litter which is dumped, deposited, thrown or left on public or private property in violation of this ordinance is discovered to contain any article or articles, including but not limited to letters, bills, publications or other writing which display the name of the person thereon in such a manner as to indicate that the article belongs or belonged to such person, it shall be a rebuttable presumption that such person has violated this ordinance.

Section 18-223. – Penalties

Any person who violates this ordinance shall be guilty of a violation and, upon conviction thereof, shall be punished as follows:

- (1) By a fine of not less than \$200 and not more than \$1,200; and
- (2) In addition to the fine set out in subsection 1 above, the violator shall reimburse the City of Peachtree Corners for the reasonable cost of removing the litter when the

litter is or is ordered removed by the City of Peachtree Corners and

- (3) In the sound discretion of the court, the person may be directed to pick up and remove from any public street or highway or public right-of way for a distance not to exceed one mile any litter he has deposited and any and all litter deposited thereon by anyone else prior to the date of execution of sentence; or
- (4) In the sound discretion of the court, the person may be directed to pick up and remove any and all litter from any public property, private right-of-way, or with prior permission of the legal owner or tenant in lawful possession of such property, any private property upon which it can be established by competent evidence that he has deposited litter. Pick up and removal shall include any and all litter deposited thereon by anyone prior to the date of execution of sentence; and,
- (5) The court may publish the names of persons convicted of violating this ordinance.

**Section 18-224. – Enforcement**

All law enforcement agencies, officers and officials of this state or any political subdivision thereof, or any enforcement agency, officer or any official of any commission of this state or any political subdivision thereof, are hereby authorized, empowered and directed to enforce compliance with this article.

**Section 18-225. – Effective Date**

This Ordinance shall become effective immediately upon its adoption.

**SO ORDAINED AND EFFECTIVE**, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

**Approved:**

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

ATTEST:

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

**02019-12-154**

**AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND ARTICLE III OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY AMENDING DEFINITIONS TO DEFINE MOBILE RESTAURANTS AND TO AMEND ARTICLE XIII OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY AMENDING ZONING CODE SEC. 1310, M-1 LIGHT INDUSTRY DISTRICT TO ADD MOBILE RESTAURANTS AS A PERMITTED USE WITHIN THE CENTRAL BUSINESS DISTRICT; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE**

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

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

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

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

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

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

**ARTICLE III, DEFINITIONS**

...

Mobile restaurant. A commercial kitchen within a licensed and operable commercial motor vehicle whose method of operation is temporary and transient and involves the preparation and sale of food and/or beverages in a ready-to-consume state for consumption either on or off the premises, but not within the vehicle.

...

**ARTICLE XIII, USE PROVISIONS**

...

**Section 1310. M-1 Light Industry District.**

...

Permitted Uses.

Only the following uses shall be permitted within the M-1 Light Industry District and no structure shall be erected, structurally altered or enlarged for any use other than as permitted herein with the exception of a) uses lawfully established prior to the effective date of this

amendment, b) special uses as permitted herein, c) accessory uses as defined in Article III, Definitions, d) other uses which are clearly similar to and consistent with the purpose of this district, or e) uses (listed at the end of this section) for property located within the Central Business District (see CBD boundary map).

...

Uses within the Central Business District (see CBD boundary map)

...

- d) In addition to all otherwise permitted M-1 uses, the following additional uses shall also be permitted on M-1 zoned property in the Central Business District:  
Restaurants, without drive-throughs, when integrated into a building housing other permitted uses and when such restaurant comprises no more than 25% of the overall floor area of the building.

Mobile restaurants, provided the following condition are met:

1. The property is zoned M-1 and is located within Technology Park (see Technology Park boundary map).
2. No property shall have more than three mobile restaurants at any one time.
3. The mobile restaurants shall be readily moveable and not affixed to the ground.

## **Section 2.**

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

SO ORDAINED AND EFFECTIVE, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Approved:

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

ATTEST:

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

**02019-12-155**

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2019-002, PAWN SHOP, REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A PAWN SHOP IN AN EXISTING SHOPPING CENTER AT 7040 JIMMY CARTER BLVD., DIST. 6, LAND LOT 275, PEACHTREE CORNERS, GA.**

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

**WHEREAS:** Public Hearings were held by the Mayor and City Council of Peachtree Corners on October 22, 2019 and November 19, 2019;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on November 19, 2019 that Zoning Case SUP2019-002, Pawn Shop, is hereby approved for the above referenced property with the following enumerated conditions:

1. Pawn shop, as a special use, shall be added to the shopping center and limited to the designated location, 7040 Jimmy Carter Boulevard, Suite 4, shown on the site plan provided with this application.
2. No outdoor sales, display, or storage shall be permitted.
3. Except for a 'grand opening' type banner issued in accordance with sign ordinance requirements, no other temporary advertising such as balloons, tents, or flags shall be permitted.
4. Signage shall be limited to the following: one wall sign no greater than 36 sq. ft. in area on the front of the building; one "open" sign no greater than 3 sq. ft. located in the storefront area; and one sign slot in the monument sign for the shopping center.
5. Except for the 'open' sign, no signage shall be placed in the windows and no signage shall be placed on the roof.

Effective this 19th day of November, 2019.

So Signed and Witnessed

Approved :

this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Attest:

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

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

**02019-12-156**

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO PH2019-006 & V2019-006, CHASE BANK, REQUEST TO MODIFY A REQUIRED BUFFER WITH ASSOCIATED VARIANCE FOR A NEW BANK PROPOSED AT 4057 HOLCOMB BRIDGE RD., DIST. 6, LAND LOT 313, PEACHTREE CORNERS, GA**

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

**WHEREAS:** Public Hearings were held by the Mayor and City Council of Peachtree Corners on October 22, 2019 and November 19, 2019;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on November 19, 2019 that Zoning Case PH2019-006 & V2019-006, Chase Bank, is hereby approved for the above referenced property with the following enumerated conditions:

1. The property shall be developed in substantial compliance with the plan dated 10-02-2019.
2. Approval of the buffer reduction and setback variances is limited to those shown on the plan dated 10-02-2019.
3. The remaining area behind the drive-through lane and adjacent to the residential property shall be fully replanted as a densely-vegetated buffer in accordance with the Landscape & Buffer Plan dated 10-29-2019.
4. The 10' landscape strip on the other three sides shall be planted in compliance with City regulations.
5. The property shall comply with all Activity Center/Corridor Overlay requirements.
6. The existing pylon sign at the corner of Holcomb Bridge Road and Spalding Drive shall be removed and shall not be reused by Chase Bank. All new signage shall comply with the requirements of the City's Sign Ordinance and Activity Center/Corridor Overlay.

Effective this 19th day of November, 2019.

So Signed and Witnessed

Approved :

this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Attest:

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

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

**R2019-11-129**

**A RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA  
TO EXTEND THE CURRENT SERVICE DELIVERY STRATEGY  
AGREEMENT THROUGH AND UNTIL THE TIME PERIOD ALLOWED BY  
THE DEPARTMENT OF COMMUNITY AFFAIRS, OR UNTIL SUCH TIME  
AS ANOTHER SERVICE DELIVERY STRATEGY AGREEMENT IS  
APPROVED, WHICHEVER PERIOD IS SHORTER.**

**WHEREAS**, the Georgia General Assembly in 1997 adopted legislation governing service delivery in Georgia which is codified in Chapter 70 of Title 36 of the Official Code of Georgia Annotated; and

**WHEREAS**, the intent of this law is to minimize any inefficiencies resulting from duplication of services and competition between local governments and to provide a mechanism to resolve disputes over local government service delivery, funding equity, and land use; and

**WHEREAS**, the County and all of the municipalities located wholly or partially within Gwinnett County have developed and are currently operating under a Service Delivery Strategy Agreement that was finalized on February 7, 2012; and

**WHEREAS**, this Service Delivery Strategy Agreement was last amended in 2014 to add the City of Peachtree Corners following the City's incorporation and transition period; and

**WHEREAS**, pursuant to the Service Delivery Act, Gwinnett County's current Service Delivery Strategy Agreement must be revised and a new Service Delivery Strategy Agreement adopted; and

**WHEREAS**, the County and the municipalities have worked diligently and reached agreement on the majority of services covered within the County's Service Delivery Strategy Agreement with only a few remaining services unresolved but active discussions continue on these remaining services;

**WHEREAS**, the County and the municipalities located wholly or partially within Gwinnett County believe it prudent to request that the existing Service Delivery Strategy Agreement continue in full force and effect until such time as a new Agreement is finalized and adopted by the County and the municipalities; and

**WHEREAS**, the County believes continuing the existing Service Delivery Strategy is appropriate in order to ensure that the County and the municipalities remain entitled to receive any and all grants and/or funding that may otherwise be available from the State; and

**WHEREAS**, the City desires to finalize a new Service Delivery Strategy Agreement expediently and only extend the existing Service Delivery Strategy Agreement for that period authorized by the Georgia Department of Community Affairs, or until another new Agreement is adopted, whichever period is shorter.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor of the City of Peachtree Corners is hereby authorized to request an extension of Gwinnett County's existing Service Delivery Strategy Agreement through and until the time period allowed by the Department of Community Affairs, or until such time as another Service Delivery Strategy Agreement is approved, whichever period is shorter.

**IT IS FURTHER RESOLVED** that the Mayor of the City of Peachtree Corners is hereby also authorized to execute any and all documents necessary to comply with the Service Delivery Strategy law or required by the Department of Community Affairs to effectuate such extension, subject to approval as to form by the City Attorney.

This 19<sup>th</sup> day of November, 2019.

MAYOR:

BY: \_\_\_\_\_  
MIKE MASON

ATTEST:

BY: \_\_\_\_\_ (SEAL)  
KYM CHERECK, CITY CLERK

**Action Item**

**From:** [Hercilia Morrow](#)  
**To:** [Philomena Robertson](#)  
**Cc:** [Tamara Solomon](#)  
**Subject:** Homeless Guy  
**Date:** Monday, November 4, 2019 3:09:17 PM  
**Attachments:** [image001.png](#)

---

Hello,

Today I received a phone call (complaint) from Patricia Gault owner of K&S Countertops at 6915 Gilliland Lane. She that the situation with the homeless guy staying on the vacant lot at the corner of Gilliland Ln and 5<sup>th</sup> Street is getting out of hand. He has trash and debris all the way out to the curb and his two pit bulls are terrorizing the neighborhood, especially her business. There was an incident last week when the pit bulls gain access to the interior of their suite and were running around inside the suite and now customers and employees don't feel safe . She would like to know status of the case and how the city is addressing the situation because the situation is progressively getting worst.

Contact Information:

BUSINESS: K&S Countertops at 6915 Gilliland Ln,  
Peachtree Corners, GA 30092  
770-559-0429 Business)  
706-362-6148 (Patricia)



**From:** [Tamara Solomon](#)  
**To:** [Philomena Robertson](#)  
**Subject:** 3980 Fifth St Parcel #R6251A002  
**Date:** Monday, November 4, 2019 11:22:39 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Phil,

Ms. Denise would like to know what is the update for 3980 Fifth St Parcel, see below inquiry:

My name is Denise Gilleland and I reside at 4256 Gilleland Ln., cell # 678-986-3931. The address listed above for parcel #R6251A002 is a vacant property that has been over grown for years as the property owners have not maintained it. I know that the property taxes have not been paid for this parcel since 2016 (2017, 2018 and 2019 are unpaid). The issue is for the past 8 years there is a white male vagrant that has been staying on this property. The only building structure on this property is a concrete block storage bldg with a make shift door. This vagrant is a menace to society. He has (2) pit bulldogs that he keeps in this bldg and they bark constantly. He also lets them run loose. I have had numerous encounters with these dogs as to where they have chased me into my house and jumped on my storm door at me. They tried climbing over my chain link fence after me & my dog in my backyard. The latest incident where these dogs were running loose in the street is on 10/05/19. The man was calling for them but they were running loose. These dogs are aggressive as well as this man. He is often walking the streets intoxicated and yelling obscene words. He is burning up there in the wooded lot and has caught the property on fire twice this year. I have called 911 and a neighbor has called 911 for both incidents. I have contacted 911 & Animal Control several times over the years about the vagrant & the dogs and all they keep telling me is that the property owner has to be the one to have them removed. That legally, they can't do it. The taxes have not been paid since 2016 so who is the property owner? Why is it that this vagrant has more rights than I do? I should not have to live in fear of being attacked by these vicious dogs. I can't do anything in my own yard because of this. I am in fear that he is going to catch the woods on fire and it will catch my home or property on fire. I need someone to contact me about this situation. What do I need to do to have this situation resolved? Contacting Animal Control and the Gwinnett County Police.

Today:

What is the status on this complaint? I had an incident Sunday 11/03/19 with the (2) pit bull dogs running loose and the vagrant owner was walking up & down the street calling for them. One of the dogs (the black & white one) was chasing a boy that was riding on a skateboard. What steps can I take to have these dangerous dogs picked up from this vacant property?

Denise Gilleland  
denisegilleland@bellsouth.net  
678-986-3931

Thank you and have a nice day .

**Tamara Solomon**

Clerk of Court

Code Enforcement Coordinator

310 Technology Parkway

Peachtree Corners, GA 30092

470-395-7024 **Direct**

678-691-1200 **City Hall**

[peachtreecornersga.gov](http://peachtreecornersga.gov)



## General Info

WILLIAMS C L  
133 LATHEMS MILL LN  
BALL GROUND GA 30107-7906

<b>Property ID</b>	R6251A002
<b>Alternate ID</b>	1086019
<b>Address</b>	3980 FIFTH ST
<b>Property Class</b>	Residential Vacant
<b>Neighborhood</b>	6151
<b>Deed Acres</b>	0.7500

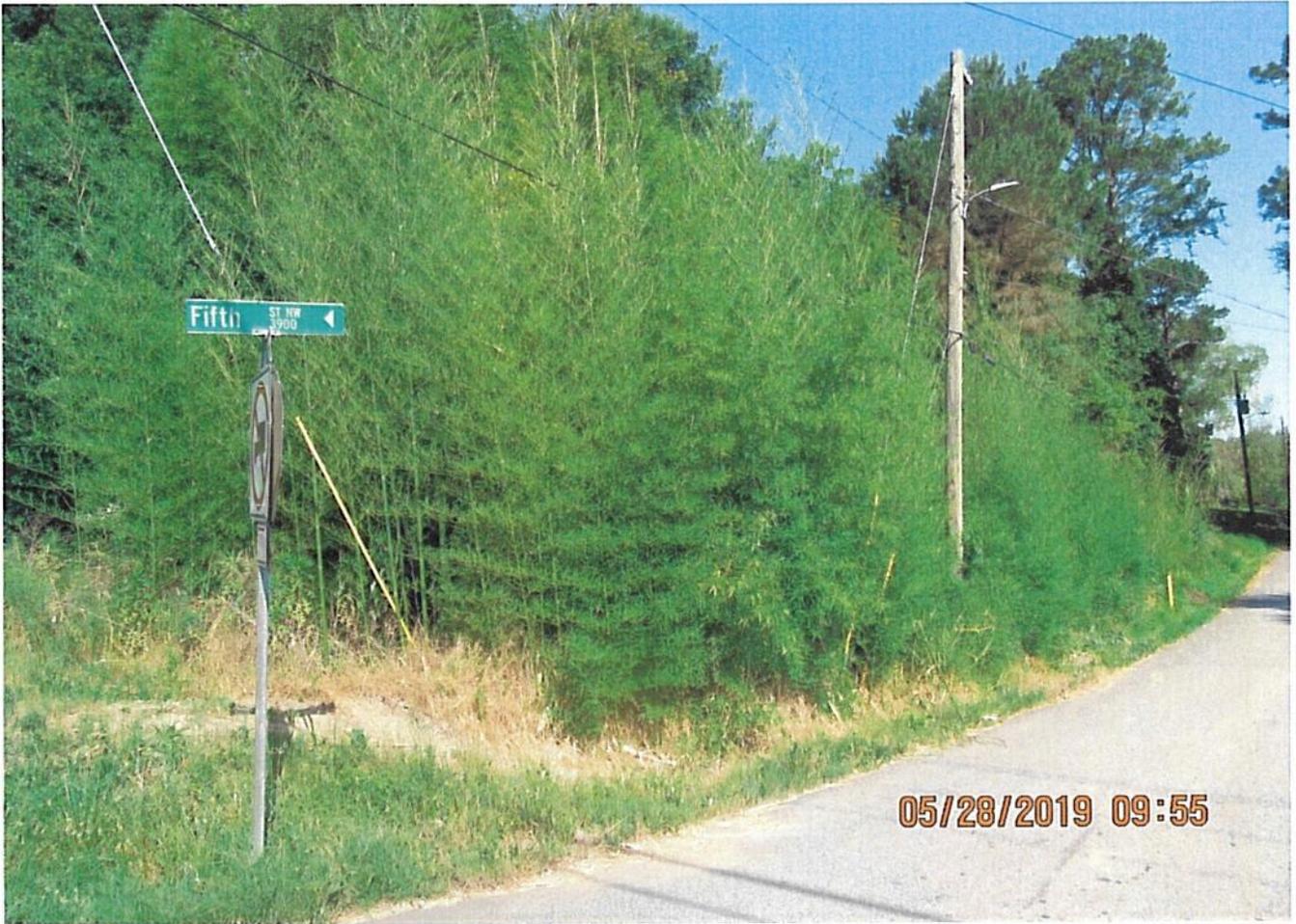
- **OWNER DECEASED – NO WILL**
- **CHILDREN DECEASED**
- **GRANDDAUGHTER IN BALL GROUND, GA – UNABLE TO WORK THROUGH PROBATE PROCESS – LET PROPERTY GO FOR NON-PAYMENT TAXES**
- **TAX ASSESSOR HAD SCHEDULED FOR TAX SALE APRIL 12, 2019 – DUE TO ISSUE WITH DEED REMOVED FROM TAX SALE**
- **PROPERTY HAS FOUNDATION OF ORIGINAL HOME, A DILAPIDATED/COLLAPSED SHED, A CINDERBLOCK SHED IN POOR CONDITION**
- **HOMELESS MAN, HENRY, HAS BEEN LIVING IN CINDERBLOCK SHED APPROXIMATELY SIX (6) YEARS**
- **PROPERTY INTERIOR HAS YEARS OF TRASH, DEBRIS, FURNITURE, AND TIRES.**



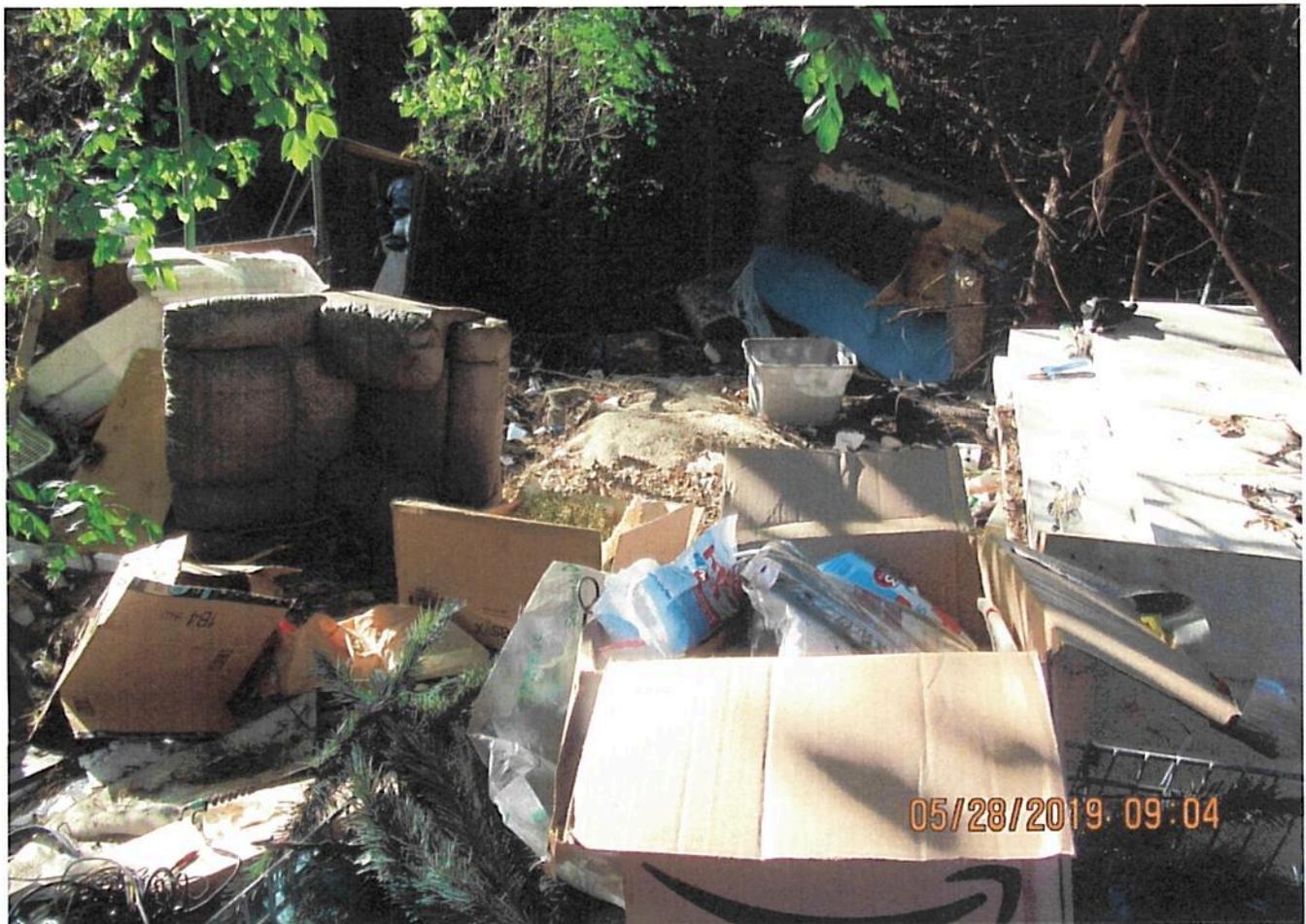
05/28/2019 09:30



05/28/2019 09:31









































Tax Assessor's Office

[Secure Login](#) v05

I Want To... [Tax Assessor](#)

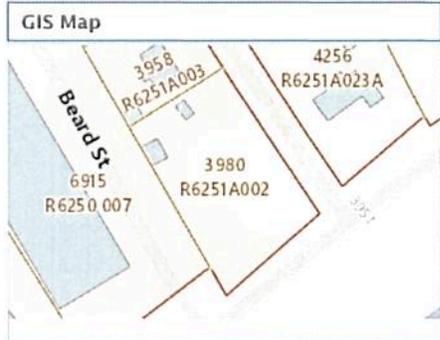


Property Detail

[Go Back](#)

[Neighborhood Sales](#)

[Property Report](#)



General Info		
WILLIAMS C L 133 LATHEMS MILL LN BALL GROUND GA 30107-7906	<b>Property ID</b>	R6251A002
	<b>Alternate ID</b>	1086019
	<b>Address</b>	3980 FIFTH ST
	<b>Property Class</b>	Residential Vacant
	<b>Neighborhood</b>	6151
	<b>Deed Acres</b>	0.7500

Value History									
Year	2019	2018	2017	2016	2015	2014	2013	2012	
<b>Reason</b>	Adjusted for Market Conditions	Notice of Current Assessment	Adjusted for Market Conditions	Notice of Current Assessment					
<b>Land Val</b>	\$30,000	\$20,000	\$20,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	
<b>Building Val</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Appr</b>	\$30,000	\$20,000	\$20,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	
<b>Land Assd</b>	\$12,000	\$8,000	\$8,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	
<b>Land Use</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Building Assd</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Assd</b>	\$12,000	\$8,000	\$8,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	

Transfer History
Sales history does not exist for this account.

Improvements
Improvements do not exist for this account.

Land Details				
Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	R01 - Primary Site	0.75	0	0

Legal Description	
Line	Description
1	4 5 6 7 BL 5 GILLELAND LN

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# 3980 FIFTH STREET



- Property Parcels
- County Boundary



6/25/2019

This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED. NO LIABILITY IS ASSUMED FOR ANY ERRORS, OMISSIONS, OR INACCURACIES OF ANY KIND. THIS MAP IS PROVIDED FOR A PARTICULAR PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF OR INABILITY TO USE THIS MAP.

## Philomena Robertson

---

**From:** Amanda.Alexander@gwinnettcountry.com  
**Sent:** Friday, May 17, 2019 3:40 PM  
**To:** Philomena Robertson  
**Cc:** Lisa.Matic@gwinnettcountry.com  
**Subject:** RE: Parcel R6251A002

Yes, the deed issues are the reason we did not take it to tax sale.

### *Amanda Alexander*

Tax Services Assistant Manager  
Department of Property Tax  
Richard Steele, Tax Commissioner  
Gwinnett County, Georgia  
770-822-7346  
Fax: 770-822-7292

Mailing and Payment Address:  
Gwinnett County Tax Commissioner  
PO BOX 372  
Lawrenceville, GA 30046

*NOTE: Email is provided to employees for the administrative needs of the county. Email correspondence to/from a county email account is considered public information and subject to release under Georgia laws or pursuant to subpoena.*

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**From:** Philomena Robertson [mailto:probertson@PEACHTREECORNERSGA.GOV]  
**Sent:** Thursday, May 16, 2019 1:48 PM  
**To:** Alexander, Amanda  
**Subject:** FW: Parcel R6251A002

Hi Amanda,

Hope this is e-mail finds you doing well. I wanted to follow up on our communication. We are going to declare this parcel a "nuisance" and I wanted to check and see if due to the deed issues it did not go for tax sale this past April.

Thank you,

**Philomena Robertson**  
Code Enforcement Manager  
310 Technology Parkway  
Peachtree Corners, GA 30092  
470-395 -7026 **Direct**  
678-691-1200 **City Hall**  
[peachtreecornersga.gov](http://peachtreecornersga.gov)



**From:** Philomena Robertson  
**Sent:** Wednesday, February 27, 2019 10:25 PM  
**To:** 'Amanda.Alexander@gwinnettcounty.com' <Amanda.Alexander@gwinnettcounty.com>  
**Subject:** RE: Parcel R6251A002

Thank you!



**Philomena Robertson**  
Code Enforcement Manager  
310 Technology Parkway  
Peachtree Corners, GA 30092  
470-395-7026 **Direct**  
678-691-1200 **City Hall**  
[peachtreecornersga.gov](http://peachtreecornersga.gov)



**From:** [Amanda.Alexander@gwinnettcounty.com](mailto:Amanda.Alexander@gwinnettcounty.com) <[Amanda.Alexander@gwinnettcounty.com](mailto:Amanda.Alexander@gwinnettcounty.com)>  
**Sent:** Wednesday, February 27, 2019 10:30 AM  
**To:** Philomena Robertson <[probertson@PEACHTREECORNERSGA.GOV](mailto:probertson@PEACHTREECORNERSGA.GOV)>  
**Cc:** [Lisa.Matic@gwinnettcounty.com](mailto:Lisa.Matic@gwinnettcounty.com)  
**Subject:** RE: Parcel R6251A002

Not a problem. I will keep you posted and feel free to check with me too.

*Amanda Alexander*  
Tax Services Assistant Manager  
Department of Property Tax  
Richard Steele, Tax Commissioner  
Gwinnett County, Georgia  
770-822-7346  
Fax: 770-822-7292

Mailing and Payment Address:  
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PO BOX 372  
Lawrenceville, GA 30046



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**From:** Philomena Robertson [<mailto:probertson@PEACHTREECORNERSGA.GOV>]

**Sent:** Wednesday, February 27, 2019 10:21 AM

**To:** Alexander, Amanda

**Subject:** RE: Parcel R6251A002

Good morning Ms. Alexander,

Appreciate the update on the property status. I will consult with our city attorney to see how we move forward in cleaning the property up. As I stated in my below e-mail - through research I found that the owner of record was deceased and left no will, his children are deceased. I located his granddaughter in Ball Ground, GA, ( who is older) some time back and her husband told me that they were no longer going to pay the taxes as they have tried to work with the probate court to donate the property and became frustrated with the process. We have an issue as there is a homeless man and his three dogs occupying the property – there is no house on the property just two dilapidated sheds. The amount of trash/debris that has accumulated is unbelievable – according to people in the area the homeless man has been there for years.

you don't mind I would like to follow up with you just prior to the tax sale to see if the status of the property has changed?

Thank you for all your help.

Regards,



**Philomena Robertson**  
Code Enforcement Manager  
310 Technology Parkway  
Peachtree Corners, GA 30092  
470-395 -7026 **Direct**  
678-691-1200 **City Hall**  
[peachtreecornersga.gov](http://peachtreecornersga.gov)



**From:** [Amanda.Alexander@gwinnettcounty.com](mailto:Amanda.Alexander@gwinnettcounty.com) <[Amanda.Alexander@gwinnettcounty.com](mailto:Amanda.Alexander@gwinnettcounty.com)>

**Sent:** Wednesday, February 27, 2019 10:02 AM

**To:** Philomena Robertson <[probertson@PEACHTREECORNERSGA.GOV](mailto:probertson@PEACHTREECORNERSGA.GOV)>

**Cc:** [Lisa.Matic@gwinnettcounty.com](mailto:Lisa.Matic@gwinnettcounty.com)

**Subject:** RE: Parcel R6251A002

Ms. Robertson,

Based on the title research that has come back on this property. There are a lot of deed issues that likely will keep us from selling it in April.

We will send all the notifications in hopes someone steps up to pay the taxes before the tax sale, but it will be pulled the day of the sale due to the deed issues.

If you have any other questions, let me know.

Thanks,

*Amanda Alexander*

Tax Services Assistant Manager  
Department of Property Tax  
Richard Steele, Tax Commissioner  
Gwinnett County, Georgia  
770-822-7346  
Fax: 770-822-7292

Mailing and Payment Address:  
Gwinnett County Tax Commissioner  
PO BOX 372  
Lawrenceville, GA 30046



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**From:** Alexander, Amanda  
**Sent:** Thursday, February 07, 2019 4:31 PM  
**To:** 'probertson@PEACHTREECORNERSGA.GOV'  
**Cc:** Matic, Lisa  
**Subject:** RE: Parcel R6251A002

Ms. Robertson,

This property is currently scheduled for our April 2, 2019 tax sale.

I can email you to let you know if it sells or not.

Thanks,

*Amanda Alexander*

Tax Services Assistant Manager  
Department of Property Tax  
Richard Steele, Tax Commissioner  
Gwinnett County, Georgia

770-822-7346  
Fax: 770-822-7292

Mailing and Payment Address:  
Gwinnett County Tax Commissioner  
PO BOX 372  
Lawrenceville, GA 30046



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---

**From:** Harry, Ruth  
**Sent:** Thursday, February 07, 2019 4:28 PM  
**To:** Alexander, Amanda  
**Cc:** Matic, Lisa  
**Subject:** FW: Parcel R6251A002

Hi Amanda,

Can you help Philomena from City of Peachtree Corners with the request below please?

Thank you.

**Ruth Harry**  
Business Officer  
Gwinnett Tax Commissioner's Office  
Richard Steele, Tax Commissioner  
p - 770-822-7281  
f - 770-822-7292



*NOTE: Email is provided to employees for the administrative needs of the county. Email correspondence to/from a county email account is considered public information and subject to release under Georgia laws or pursuant to subpoena.*

---

**From:** Philomena Robertson [<mailto:probertson@PEACHTREECORNERSGA.GOV>]  
**Sent:** Thursday, February 07, 2019 3:25 PM  
**To:** Harry, Ruth  
**Subject:** Parcel R6251A002

Good Afternoon Ruth,

Hope this e-mail finds you doing well. Can you let me know if the above/below referenced parcel's taxes are up to date? Through research I have found that the owner of record is deceased and left no will, his children are deceased. I located his granddaughter ( who is older) a few months back and she told me that she is no longer going to pay the taxes as she has tried to work with the probate court to donate the property and is frustrated with the process. We have an issue as there is a homeless occupying the property and the amount of trash/debris he has accumulated is unbelievable. Anyway, wanted to check the status of the tax payment before I move forward. Thank you!

### General Info

WILLIAMS C L  
133 LATHEMS MILL LN  
BALL GROUND GA 30107-7906

**Property ID** R6251A002  
**Alternate ID** 1086019  
**Address** 3980 FIFTH ST  
**Property Class** Residential Vacant  
**Neighborhood** 6151  
**Deed Acres** 0.7500



**Philomena Robertson**  
Code Enforcement Manager  
310 Technology Parkway  
Peachtree Corners, GA 30092  
470-395 -7026 **Direct**  
678-691-1200 **City Hall**  
[peachtreecornersga.gov](http://peachtreecornersga.gov)

