

AN ORDINANCE TO APPROVE A REQUEST FOR A SPECIAL USE PERMIT TO ACCOMMODATE AN ASSISTED LIVING FACILITY AT A VACANT PARCEL AT THE END OF RESEARCH CT., DIST. 6, LAND LOT 285, 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 July 28, 2020 and August 25, 2020;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that SUP2020-001 Peachtree Farm is hereby approved for the above referenced property with the following enumerated conditions:

1. The special use permit approval shall be limited to this property (Parcel 6285 104).
2. The property shall be developed in substantial conformance with the site plan titled Conceptual Site Plan by HydroPro Engineering & Construction dated February 25, 2020.
3. With regard to parking, the property line between this parcel and adjoining 350 Research Court (Parcel 6285 035) shall be adjusted so that the required parking amount of 12 spaces for the laboratory building is fully within this parcel, or the parking lot shall be redesigned to fit the required 12 spaces on the existing parcel, or a permanent easement for the 12 spaces on the adjoining property shall be provided.
4. Architectural elevations shall be in substantial conformance with the submittal titled Magnolia Drive Project by Stephen Fuller dated April 26, 2018.
5. At least 75% of the tenants of the residential units shall be adults with disabilities.
6. The accessory greenhouse shall not exceed 12,500 square feet.
7. The accessory laboratory building shall not exceed 5,700 square feet.
8. The accessory barn building shall not exceed two stories with 3,200 square feet total.
9. The development shall be a gated community with automated access gates at the entrance/exit. The gate system shall be maintained in operable condition at all times with repairs made within one week.
10. Owner shall repaint or repair graffiti or vandalism that occurs on the property within 72 hours.

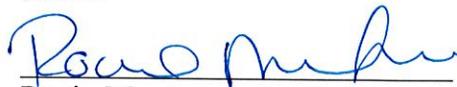
Effective this 25th day of August, 2020.

So Signed and Witnessed

Approved :

this 25th day of August, 2020

Attest:


Rocio Monterrosa,
Deputy City Clerk




Mike Mason, Mayor