Please use blue or black ink to fill out this form.

PEACHTREE CITY

REZONING
PERMIT APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Fee: $600 + $50/acre
Receipt # _____
Date Filed ___/___/___
Case # _____
Office Use Only

SITE LOCATION

Address: WISDOM ROAD AT HWY 74

Proposed Use: HOTEL

Site in which Village: ☐ Aberdeen ☐ Braelinn ☐ Glenloch ☐ Kedron ☐ Wilksmoor ☑ Industrial

SITE INFORMATION

Parcel #(s): 0734-067

Existing Zoning: GC

Proposed Zoning: LUC

Property Size: 2.046 AC (Square Feet) | (Acres)

APPLICANT

Name: JASPER PROCTOR
Address: 319 ATLANTA ST SUITE 240
City, State, Zip: MARIETTA, GA
Phone #: 770 425 6990
Email: ACME AMERICAN@BELLSOUTH.NET

OWNER

Name: KASSANDAS PROPERTIES
Address: PEACHTREE LLC
City, State, Zip: 637 COBB PKWY
Phone #: MARIETTA, GA 678 542-0143
Email: KPATEL@KASANDAS.COM

IMPACTED AREAS

	Sq ft	Acres	Total acres ÷ Impacted acres
Disturbed Area		1.8	%
Impervious Area		1.8	%
Open Space & Greenbelts		0	%

LAND USE & ZONING

Please record all surrounding property within 200ft of site

	Land Use	Zoning
North	COM	GC
East	COM	GC
South	COM	GC
West	COM	GC

LOCATION OF

Entrance to Site: WISDOM ROAD
Tree Save and Landscape Buffers: ON EAST SIDE
Other Buffers: N/A
Greenbelts (to be dedicated to the city): N/A
Multi-Use Path Connections: ON NORTH
Historical Resources: N/A
Natural Features: N/A
Stormwater Retention: EXISTING POND

BUILDING INFORMATION

Building type: CONCRETE 3 STORY
Hrs of operation: 24HR to ___
# of stories: 3 Building height: 43'
Floor Area (Sq ft): ___ (Existing) | 40,716
# of dwelling units: 81 Units\acre: 29
# of employees: 0 (Existing) | 2 (Proposed)

Briefly describe proposed use of property:
(A separate detailed report is still required to be attached to this application)
We propose an 81 room hotel.

Parking: ___ (# Required) | ___ (# Existing) | ___ (# Proposed) | ___ (# Pervious)

TYPE OF CONSTRUCTION

Structural Material: ☐ Wood ☐ Metal ☑ Concrete ☐ Brick ☐ Other ___
Roof Material: ☐ Metal ☑ Tar ☐ Shingles ☐ Slate ☐ Other ___
Interior Finish: ☑ Drywall ☐ Wood ☐ Concrete ☐ Stucco ☐ Other ___
Exterior Finish: ☐ Wood ☐ Metal ☐ Concrete ☑ Brick ☑ Other ___

SETBACKS

	Required	Proposed
Front (Building)	40 ft	40 ft
Front (Parking)	10 ft	10 ft
Side	10 ft	10 ft
Rear	20 ft	20 ft

TRANSPORTATION INFORMATION

Name of access or adjacent street	# of access points	ROW width (ft)	Pavement width (ft)	# of lanes	Paved? (Y or N)	Roadway design capacity[1]	Traffic volume (ADT)[2]	Est. traffic generated (ADT)[3]
WISDOM ROAD	1	80	24	2	Y	Y	Y	Y

Estimated traffic generated by heavy vehicles:

[1] See GADOT Highway Capacity Manual [2] See GADOT Traffic Survey Unit (ADT – Average Daily Traffic)
[3] Base on Institute of Transportation Engineers ratios – ratio used for estimate (e.g., x trips per y sf)

Types of vehicles(s): _____ ADT: _____
(vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc)

UTILITIES & SERVICES INFO

Solid waste collection: ✓
Natural gas: ✓
Electrical Service: ✓
Underground? ☐ Yes ☐ No
Telephone Service: ✓
Underground? ☐ Yes ☐ No
Cable TV Service: ✓
Underground? ☐ Yes ☐ No

** Please attach letters from utilities indicating that their services can support the proposed development **

Water supply:
☐ Individual Well(s) ☐ Community System
☑ Municipal System: (Fayette County Water Dept)

Estimated total water demand (gpd): 13,128

Wastewater collection\treatment:
☐ Individual Onsite ☐ Community System
☑ Municipal System: (Peachtree City WASA)

Estimated total wastewater discharge (gpd): 13,128

FIRE INFORMATION

Automatic Fire Sprinklers:
☑ Yes ☐ No, why? _____
Automatic Fire Alarm:
☑ Yes ☐ No, why? _____
# of Fire Hydrants: _____ (Existing) | _____ (Proposed)

Briefly describe daily operations:
(A separate detailed report is still required to be attached to this application)
A HOTEL WHERE PATRONS CHECK IN AT VARIOUS TIMES AND CHECK OUT BEFORE 10:00AM

Hazardous Material On Site? ☐ Yes ☐ No
(If yes, describe type and method of storage to the right:)
Material(s): _____ Storage: _____

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: [signature] Date: 05-31-13

Property Owner Signature: [signature] Date: 05-31-13

Please complete the attached checklist.

OFFICE ONLY

This request, along with the required fee and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: _____ Date: _____

Date & Time of Planning Commission Public Hearing: _____

Date of City Council Public Hearing: _____ Case Number: _____

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LEGEND

Existing Contour	990	Radius	R
Proposed Contour	990	Chord Bearing	CB
Exist. Spot Elev.	992.0	Chord	C
Proposed Spot Elev.	992.0	Service Pole	SP
Sanitary Sewer	SS	Lamp Pole	LPL
Fire Hydrant		Overhead Utility Line	OHUL
Silt Fence	X X	Man Hole	MH
Water Line	W	Catch Basin	CB
Traffic Flow		Junction Box	JB
Power Pole	PP	Drop Inlet	DI
Gas Line	G	Headwall	HW
Iron Pin Set	IPS	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MON	Sewer Easement	SE
Nail & Cap	N&C	Drainage Easement	DE
Fence Corner	FC	Water Valve	WV
Fence	-x-x-	Water Meter	WM
Open Top Pin	OTP	Gas Valve	GV
Crimp Top Pin	CT	Gas Meter	GM
Reinforcing Bar	Re-bar	Arc	A
Centerline	C	Underground Electricity	UE
Right-of-Way	R/W	Underground Telephone	UT
		To Be Removed	TBR

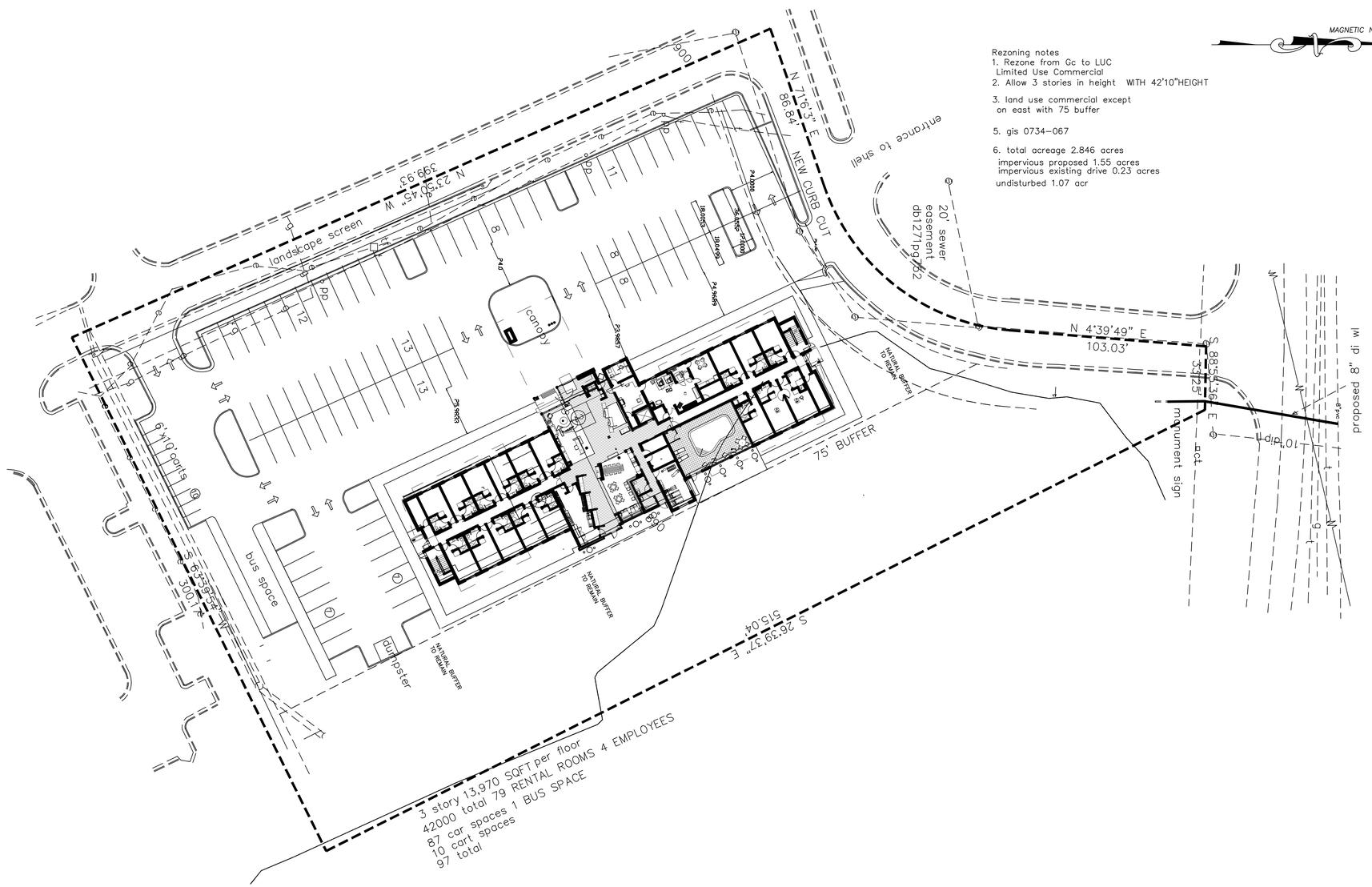
MAGNETIC NORTH

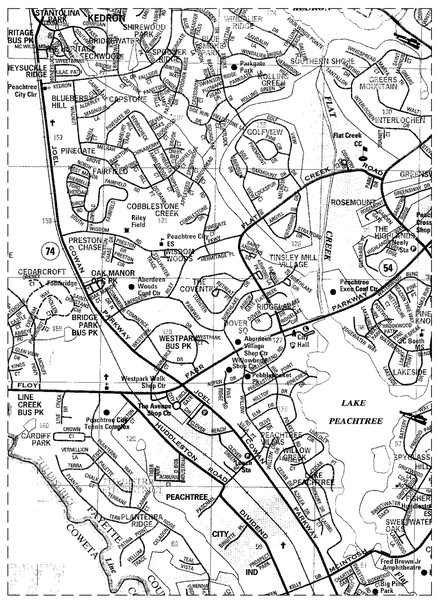
Rezoning notes
1. Rezone from Gc to LUC
Limited Use Commercial
2. Allow 3 stories in height WITH 42'10"HEIGHT

3. land use commercial except
on east with 75 buffer

5. gis 0734-067

6. total acreage 2.846 acres
impervious proposed 1.55 acres
impervious existing drive 0.23 acres
undisturbed 1.07 acr





GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ENGINEER/SURVEYOR:
J. WAYNE PROCTOR
319 ATLANTA STREET, SE
SUITE 240
MARIETTA, GA 30060
(770)425-6890

OWNER:
Kasandas PropertiesPeachtree City
637 cobb parkway
marietta, GA.
Roshan Patel
EMERGENCY # (678) 592-0143

319 Atlanta Street, SE, Suite 240, Marietta, Georgia 30060
ACME AMERICAN, L.L.C.
Architects, Construction Managers, Engineers
voice (770) 425-6890 - fax (770) 425-5777

PROJECT# 12-016

title: Rezoning SITE PLAN
Fairfield Inn and Suites
Wisdom Road
project: LAND LOT 158, 17th DISTRICT 2nd SECTION
CITY OF Peachtree City, GEORGIA

seal

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J. W. PROCTOR

9-5-13

revisions:
DATE:

date: 06-01-12
dwg. by: GMJ
chkd. by: JWP

sheet: C-1a

FAIRFIELD
INN & SUITES
Marriott

FAIRFIELD
INN & SUITES
Marriott