

# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE: July 10, 2023** 

**TO:** Mayor Mike Mason, City of Peachtree Corners

**ATTN TO:** Jeff Conkle, Planning and Zoning Administrator, City of Peachtree Corners

**FROM:** Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2023 City of Peachtree Corners Comprehensive Plan Update

**<u>Description:</u>** A regional review of the draft 2023 City of Peachtree Corners Comprehensive Plan Update.

**Submitting Local Government:** City of Peachtree Corners

**Action Under Consideration:** Approval

Date Opened: July 10, 2023

Deadline for Comments: July 31, 2023

#### THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

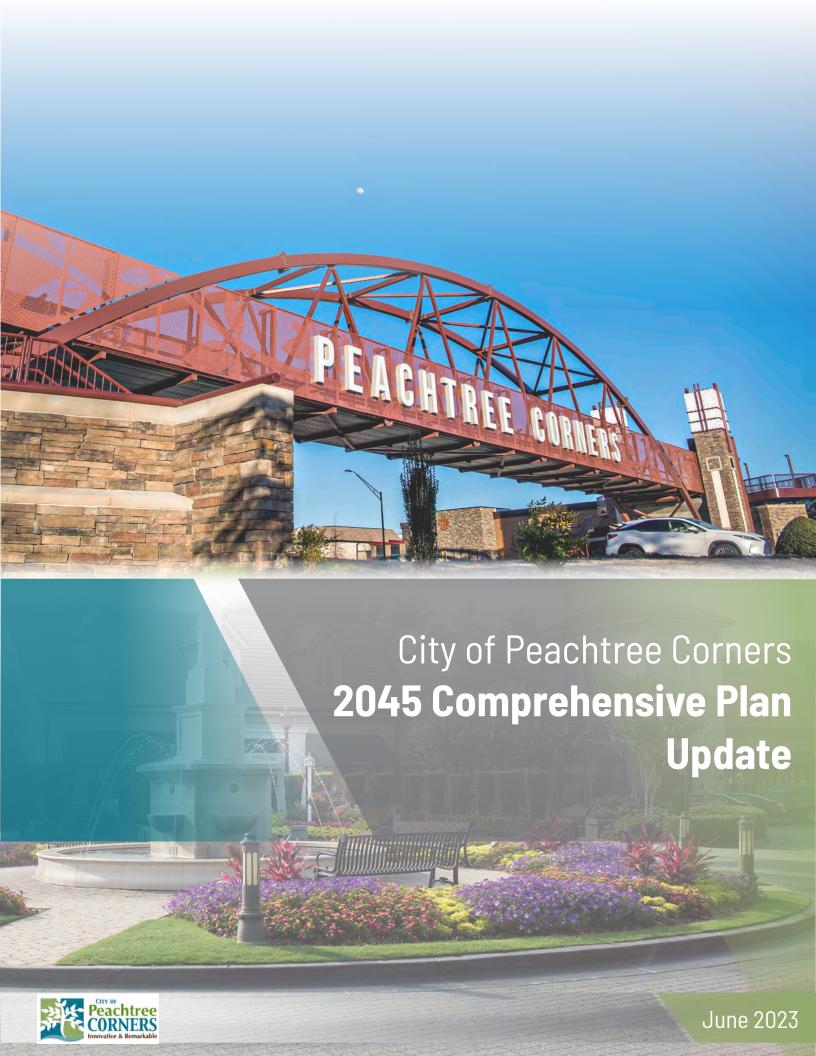
CITY OF JOHNS CREEK CITY OF ROSWELL CITY OF TUCKER CITY OF LILBURN GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
GWINNETT COLINTY

CITY OF SANDY SPRINGS CITY OF DORAVILLE CITY OF BERKELY LAKE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CITY OF DUNWOODY
CITY OF DORAVILLE
CITY OF NORCROSS
CITY OF DUILUTH

#### Attached is information concerning this review.

For questions, please contact Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If ARC staff do not receive comments before **July 31, 2023**, we will assume that your agency has no comments and will close the review. Please submit comments via e-mail. **The ARC review website is located at** <a href="https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/">https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/</a>





Mayor Mike Mason Phil Sadd | Post 1 Eric Christ | Post 2 Alex Wright | Post 3
Joe Sawyer | Post 4

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

June 30, 2023

Atlanta Regional Commission 229 Peachtree St #100 Atlanta, GA 30303

RE: Comprehensive Plan Update Submittal

The City of Peachtree Corners has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Community Development Director, Diana Wheeler at 678-691-1204 or dwheeler@peachtreecornersga.gov.

Sincerely,

Mike Mason, Mayor

City of Peachtree Corners

Muker Mason

**Enclosures** 

## **Acknowledgements**

#### **City Council**

Mike Mason Mayor
Eric Christ City Council Post 2 / District
Lorri Christopher City Council Post 5 / At Large
Weare Gratwick City Council Post 6 / At Large
Phil Sadd City Council Post 1 / District 1
Joe Sawyer City Council Post 4 / At Large
Alex Wright City Council Post 3 / District 3

## Planning Commission/Stakeholder Committee

Jim Blum
Lance Campbell
Joshua Stephens (alternate)
Alan J. Kaplan Chairman
James Kucik (alternate)
Shanga White
Mark Willis Vice Chairman

## City Staff

Brian Johnson City Manager
Diana Wheeler Community Development Director
Jeff Conkle Planning and Zoning Administrator
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#### INTRODUCTION AND OVERVIEW

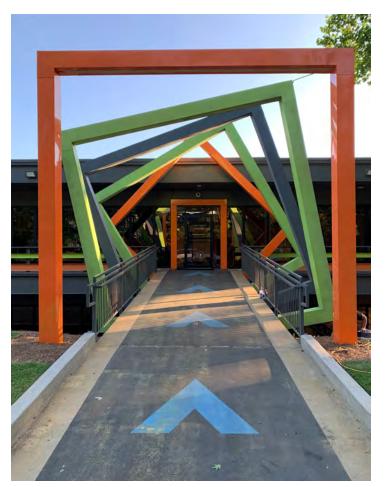
The City of Peachtree Corners 2045 Comprehensive Plan will help the city to steer growth, development, and prioritize infrastructure projects. The plan establishes that city leaders and residents share a vision for the future. The community will maintain a high quality of life, with plentiful employment opportunities, mobility options, housing choices, and a sound, resilient economic base. The plan will promote rational, controlled growth decision-making providing stability to current homeowners, attractive alternatives for future residents, and confidence to business investors.

In addition to performing a vital government function, an approved, eligible plan enables the City of Peachtree Corners to qualify for financial aid such as Community Development Block Grants (CDBG), Georgia Environmental Finance Authority (GEFA) loans, and a variety of other state agency programs.

The plan began with the establishment of Vision statements, and then developed specific goals to support that vision. It was determined early in the planning process that the current Vision, as adopted in the City of Peachtree Corners 2040 Comprehensive Plan (September 2018) had value and should be brought forward for refinement. Vision and Goals statements were updated and finalized after input from stakeholders and the public. The subsequent planning process and recommendations shown in the plan reflect the community's values, support the vision, and follow the goals as adopted for this plan update.

Peachtree Corners residents, leaders, visitors, and other stakeholders had multiple opportunities to help set the course of this planning effort as well as comment on interim findings. The final plan was formed after input from city officials, online survey respondents, and comments made by people met at community events. Extensive records and results of these engagement efforts are included in the appendix to this document.

A comprehensive plan attempts to answer questions such as: where will people live and work; what type of housing will they live in; and, how will they get to work. In addition to these basic concerns, Peachtree Corners residents have clearly articulated an interest in aesthetics, public art, a sustainable environment, and investing in technology. To help the city address issues and take advantage of its inherent opportunities, the planning process consisted of an evaluation of, followed by recommendations on, the following topics: land use, transportation, housing, economic development and potential changes to the character area map, broadband connectivity, and potential work program items. This planning process resulted in recommendations that, if implemented, will result in important benefits and public good for the entire community.









#### VISION AND GOALS

Governments have a responsibility to anticipate needs and provide adequate infrastructure to ensure that citizens can live in a safe and prosperous community. Beyond that, a growth-management plan helps a community ensure that future development will occur where, when, and how the community and local government wants. To obtain these outcomes, the planning process begins with a vision and goals exercise. Rather than starting with a blank slate, this 2045 Comprehensive Plan Update brought forward the vision and goals statements from the adopted City of Peachtree Corners 2040 Comprehensive Plan (2018). The final vision, goals, issues, and opportunities statements were developed after input from the public, city staff, local government officials, elected officials, and business leaders as documented in the Engagement Summary section of this document and related appendices. Public feedback indicated that the existing Vision and Goals statements were well received. Some minor adjustments were made to more closely reflect the city's evolution over the past few years, from its incorporation in 2012 to becoming what is now a more mature municipality. In addition to the articulation of Vision and Goals, the 2045 Plan Update also brought forth lists of specific Issues and Opportunities from the 2018 plan. The community issues and opportunities have been streamlined from the 2018 document as more succinct statements of the community's potential challenges as well as some inherent strengths.



#### Vision

The vision statements that were described as somewhat aspirational and ambitious in the 2018 plan now can be viewed as more practical, given the progress that the city has made in several areas. While the basic tenets of the prior Vision remain in place, the below statements add an acknowledgement of the importance of innovation and the natural and built environments.

The Peachtree Corners 2045 Comprehensive Plan Vision statement developed as follows:

Our community vision is to Make Peachtree Corners the most desirable community in the region by:

- Focusing on Innovation
- · Thoughtfully managing the built and natural environments
- Supporting all things which contribute to a higher quality of life
- Providing a preferred environment for businesses
- Creating a strong sense of community for all

#### Goals

As with the Vision statements, the Community Goals were based in large part on the 2018 goals with additions to reinforce objectives that have emerged over the past five years including innovation, community identity, housing options for all ages, and fiscal responsibility. To support the implementation of the City's Vision, the community goals are the following:

- Emerge as the most desirable and advantageous community in the Atlanta region
- Enable redevelopment and capture high-quality new development
- Integrate transportation and accessibility into development decisions
- Maintain a high-quality natural and cultural environment
- Build and strengthen a unified and family-friendly multi-cultural community
- Continue to seek and enhance opportunities for innovation
- Strive to enhance the city's identity and awareness of its distinct attributes through marketing, communications, place-making and accomplishments
- Support housing options that accommodate various age groups
- Exhibit fiscal responsibility in the management of the City's resources

#### ISSUES AND OPPORTUNITIES

#### Issues

When contemplating the state of the city, stakeholders may identify challenges or concerns that may impact the city's pursuit of its adopted vision and goals. After review of prior issues, and feedback from elected City Council members, Planning Commissioners, staff, and the public, community, issues were streamlined to be more succinct and were substantially unchanged. Issues were grouped into four general categories: Housing and Land Use; Quality of Life; Partnerships; and Diversity:







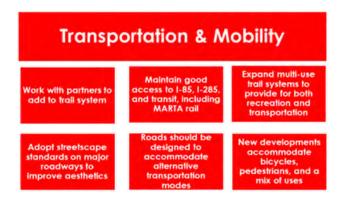


#### Opportunites

As with the above-mentioned issues, the review of prior opportunities and the public outreach process readily identified numerous inherent strengths or positive trends that should be continued or further developed. These initiatives, or opportunities, can be organized into four categories as well: Housing and Land Use; Quality of Life; Transportation & Mobility; and Growth and Development:







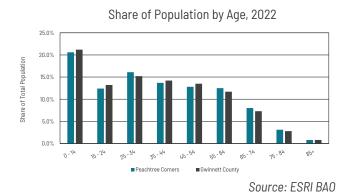


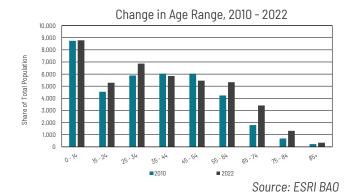
## **Demographics**

Peachtree Corners is a dynamic and diverse city, characterized by a vibrant demographic makeup. The population spans various age groups, including young professionals, families, and retirees. The city takes pride in its highly educated residents, with a substantial number holding bachelor's degrees or higher. Furthermore, Peachtree Corners celebrates cultural diversity, creating a lively and inclusive community atmosphere.

## **Population Trends**

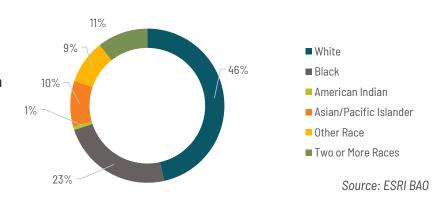
Both Peachtree Corners and Gwinnett County exhibit a similar distribution of age groups, with a majority of their populations under the age of 35. Notably, the older population segments (55 and older) have experienced the most growth, a trend across Gwinnett County and the wider Atlanta Metropolitan Statistical Area (MSA). Projections suggest that this growth trend will continue over the next five years, with the largest increase anticipated among individuals aged 65 to 74.

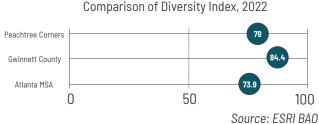




## Race/Ethnicity

With a diversity index of 79, Peachtree Corners surpasses the national average of 65 and slightly exceeds the diversity index of the Atlanta Metropolitan Statistical Area (MSA), which stands at approximately 74.





## **ESRI Segment Profiles**

ESRI Tapestry Segments help to gain a deeper understanding of consumer diversity and behavior patterns across different neighborhoods and regions. Utilizing census data, consumer surveys, lifestyle data, and market research, ESRI builds a basic profile of a group's income levels, education, housing types, occupation, spending habits, and interests. Peachtree Corners has four predominant Tapestry Segments:

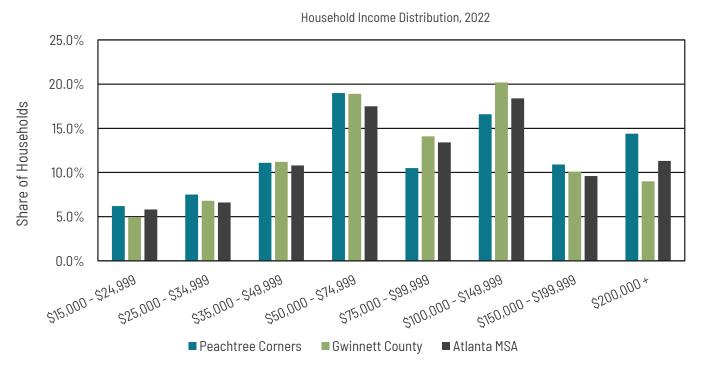
# **YOUNG AND RESTLESS** of area ouseholds Well-educated young workers, some still completing education Employed in professional and technical occupations, sales, and office and admin One in five residents moves each year MHHI below US Typically live in denser areas Apartment rentals popular







#### Households

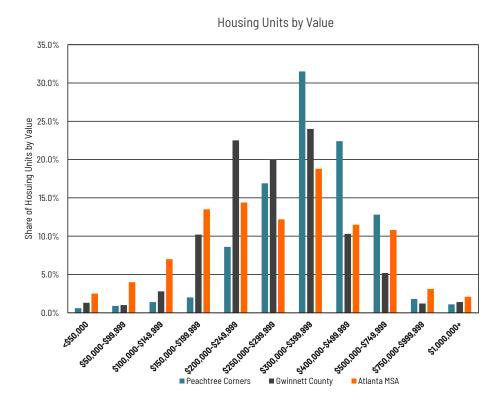


While Gwinnett County has a higher average household size than Peachtree Corners, the city's average household size is consistent with the overall Atlantra Metrpolitan Area. Median household income is on par with the county and the region, and households earning \$100k-\$149k represent the largest share in the city.

Source: ESRI BAO

## **Housing Inventory**

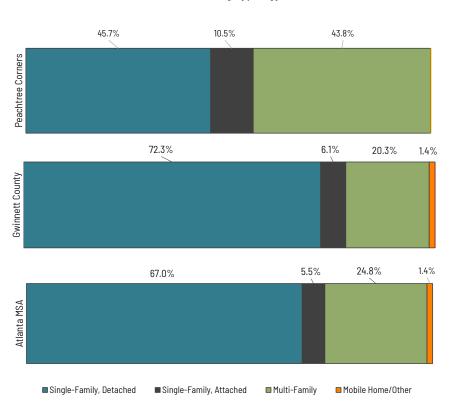
The median home value in Peachtree Corners is \$360,000, which notably is 20% higher than that of Gwinnett County or the Atlanta MSA.



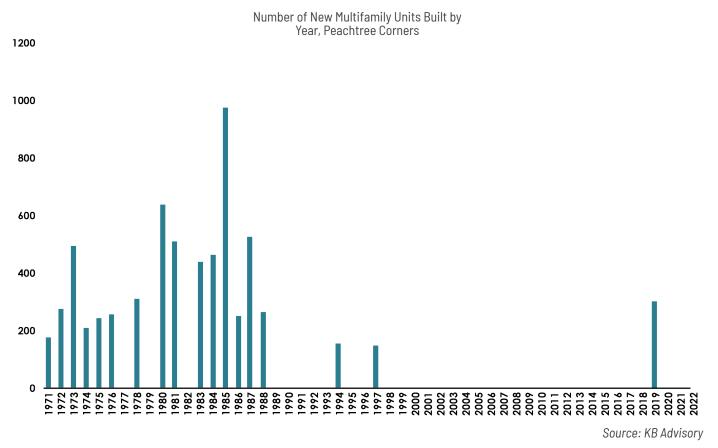
Source: LEHD On The Map

#### **Housing Typology**

Peachtree Corners has a higher proportion of both multi-family and single-family attached housing compared to Gwinnett County and the Atlanta Metropolitan Statistical Area (MSA). There is a similar proportion of single-family units and multi-family units, indicating a diverse range of housing options available in the city.



Source: LEHD On The Map



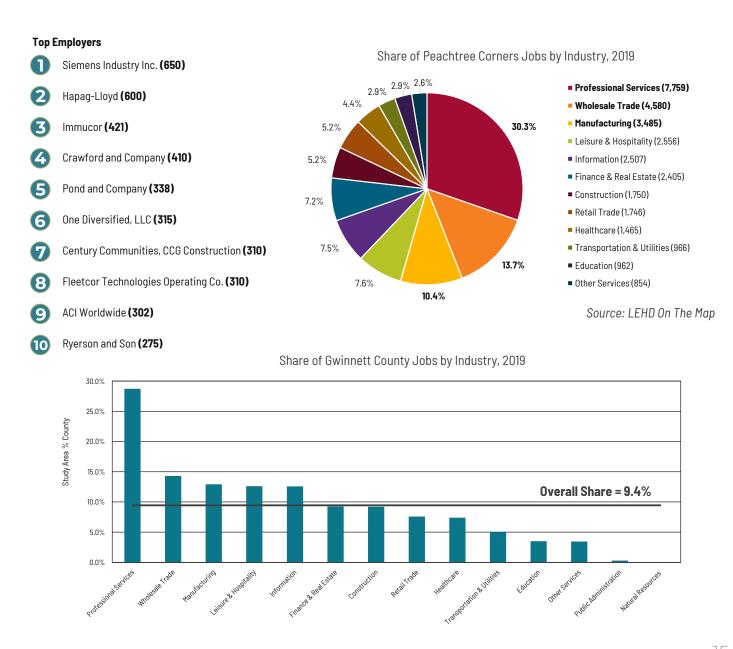
Much of the existing multifamily inventory within Peachtree Corners was built in the 1970s and 1980s. Very few new units have been added in the city within the last 30 years, with only a few new developments in the 1990s and in 2019.

## **Economics**

In addition to being an attractive place to live for a wide variety of residents, Peachtree Corners is an important employment center in Gwinnett County and the broader region. Almost twice as many people commute into the city as commute to other parts of the region. Most of these jobs are in high-skill, high-wage white collar fields.

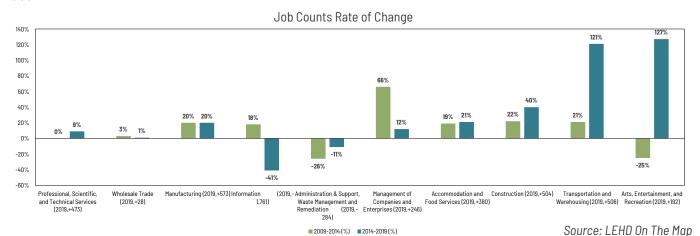
## **Employment**

The leading employment sectors in Peachtree Corners are Professional and Technical Services, Wholesale Trade, and Manufacturing, collectively representing over 50% of the employment in Peachtree Corners. Notably, Peachtree Corners is responsible for 9.4% of the jobs in Gwinnett County. There are several industries, especially Professional Services, that account for a significantly higher share of Gwinnett County jobs.

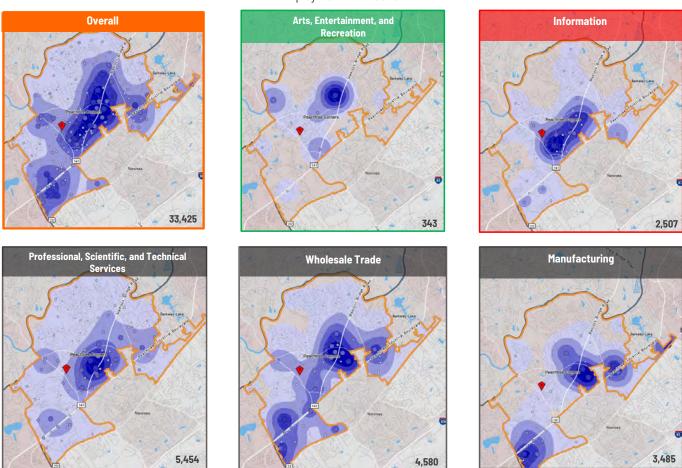


#### **EXISTING CONDITIONS**

From 2014 to 2019, the industries experiencing the most substantial growth in terms of employment in Peachtree Corners were Arts, Entertainment, and Recreation, Transportation and Warehousing, and Construction. During the same period, the Information sector underwent a significant decline of 41% in job count.



#### **Employment Distribution**

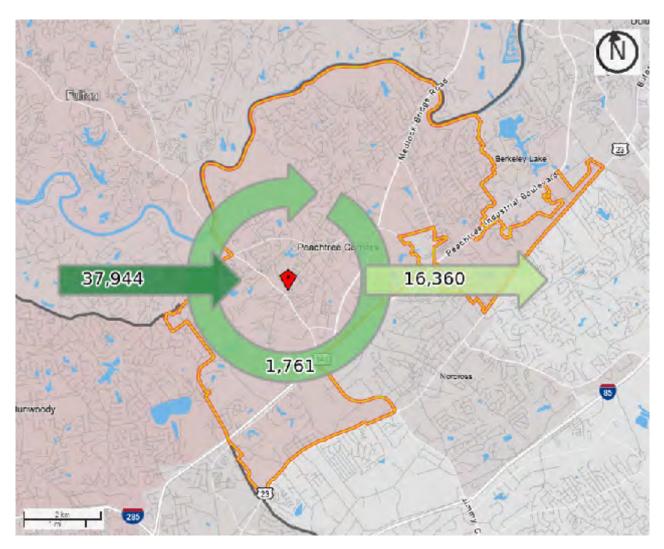


Distribution of jobs in key industries across Peachtree Corners, with darker areas indicating a heavier concentration.

Source: LEHD On The Map

## **Commuting Patterns**

On workdays, nearly 38,000 people commute into Peachtree Corners for work, which accounts for a net increase in workday population of about 22,000 people. Roughly 30% of Peachtree Corners workers live within Gwinnett County, over 15% live in Fulton County, and another 13% live in DeKalb County. Additionally, almost 17% of people that live in Peachtree Corners commute to work in the City of Atlanta.

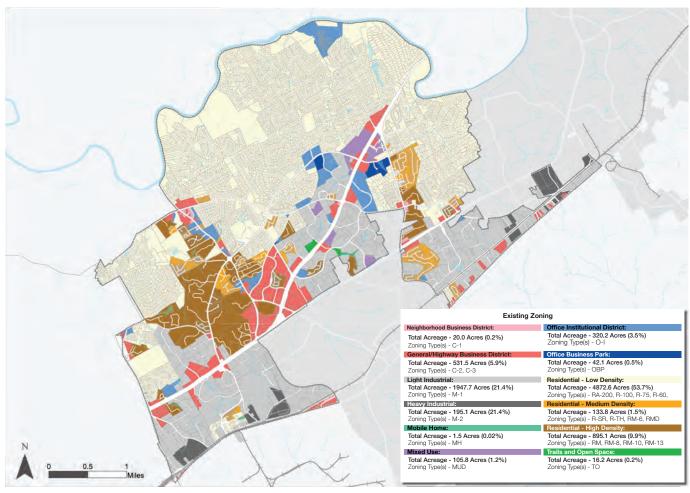


Source: LEHD On The Map

# Zoning and Land Use

## **Existing Zoning**

In Peachtree Corners, the current zoning predominantly consists of low-density residential areas, along with pockets of medium and high-density residential zoning. The southeastern areas of the City are predominately zoned for light or heavy industrial, and the remainder of the city includes smaller areas zoned for commercial, office or institutional and office business park purposes.

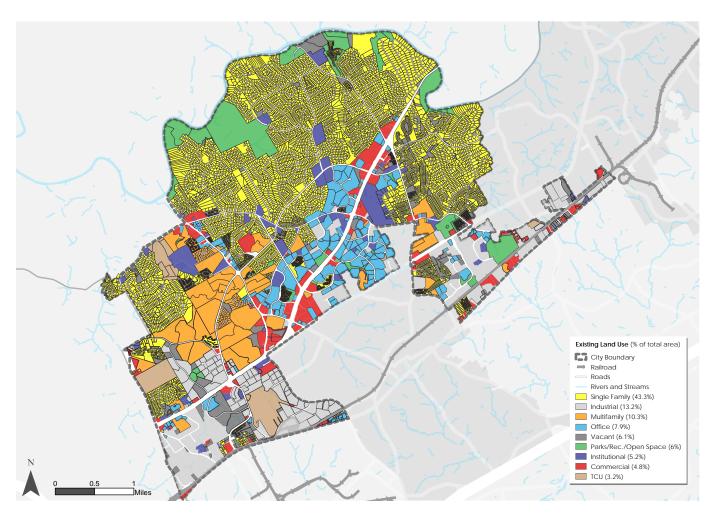


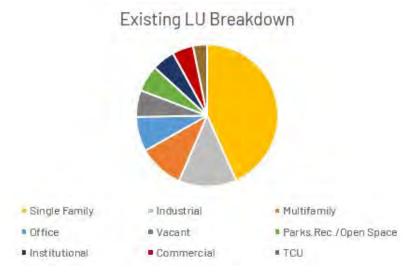




## Existing Land Use

The existing land use in Peachtree corners is characterized by primarily single-family residences, followed by Industrial uses, and then Multifamily and Office space.



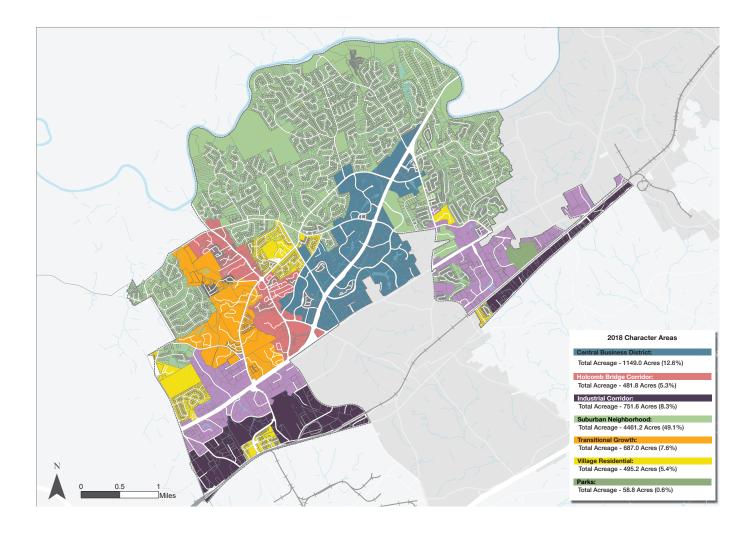


In Peachtree Corners, the predominant land use by a significant margin is Single-Family Residential. The next two land uses by highest percentage of total land are Industrial and Multifamily Residential, which are within a few percent of each other. Notably, Vacant land accounts for about 6% of all land in Peachtree Corners. The remaining land uses account for less than 20% of the total land.

#### **EXISTING CONDITIONS**

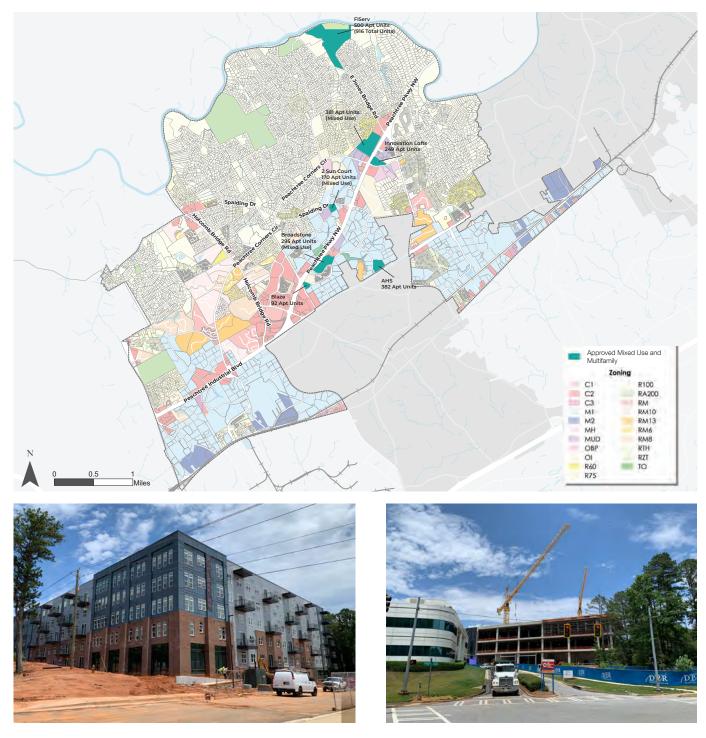
#### 2018 Character Areas

The 2018 character areas plan in Peachtree Corners creates a well-balanced mix of central business district and commercial uses along main corridors. Residential areas with lower intensity and transitional growth zones are situated further away from these corridors. Furthermore, specific industrial areas have been designated, ensuring they are separate from residential zones.



## Approved Mixed Use and Multifamily

Peachtree Corners continues to be an attractive place to invest in or open a business, buy a home, or visit for a night out. The map below highlights several mixed-use or residential developments that have occurred over the last five years. This includes new infill developments near the new Town Center and Technology Park as well as the redevelopment of former retail or office locations. Most of the new higher density residential development has occurred along Peachtree Parkway, Peachtree Industrial, or within Technology Park.



## **Transportation**

The City of Peachtree Corners faces several challenges and opportunities regarding transportation for its residents, workers and visitors. These range from last mile connections within the city to travel to and from other parts of the region. Improving these connections using various modes of travel as well as making them as safe as possible are critical to the future of the city. Making the most of road right of way to provide an appealing appearance to prospective residents and businesses is another important factor to address with the transportation infrastructure. Providing a framework for transportation improvements related to economic development, land use and housing moving forward that supports appropriate access improvements also enhances an integrated transportation system. Finally, encouraging land uses that support both living and working in the local community can reduce longer commute patterns for at least a portion of the workers and residents of the community.

Several sources of information have been reviewed to determine the existing conditions and the needs of the transportation system in and around Peachtree Corners. Significant public outreach has also been conducted to supplement document review and technical data. These items, including the goals of the 2017 Peachtree Corners Comprehensive Transportation Plan, as well as the Vision, Goals, Issues and Opportunities for this plan have led to the following areas of specific focus in this section.

#### Connecting to the Region

The city is positioned geographically in a location within the northeast portion of the Atlanta region that provides its residents and workers with several advantages and some challenges. The city is one of the closest communities within Gwinnett County to both downtown Atlanta and the Perimeter Center area and other locations along the top end of the perimeter. It is also positioned for good access to north Fulton County.

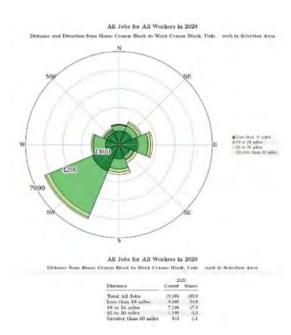
The City's location and the currently established supply of both good job and housing options provides for both employment for residents in other parts of the region and a home base for commuters who work in other parts of the region. There is a need to enhance live-work options in the city since less than 2,000 people both work and live within the city per the US Census (addressed through land use strategies elsewhere in this document), connectivity to the region is also revealed and is discussed as a transportation infrastructure investment need.



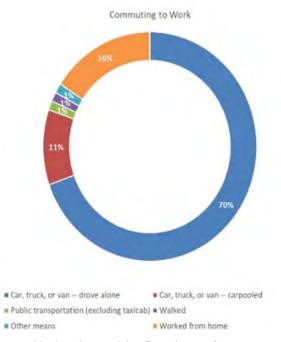
According to the latest Census data, almost 38,000 commuters travel to Peachtree Corners daily to their jobs. Another roughly 16,000 commute from Peachtree Corners to jobs outside of the city. These statistics do not consider the number of commuters who may pass through Peachtree Corners on their way to and from their jobs on a daily basis.

There is a predominance of commuters heading to the south and southwest to reach jobs elsewhere in the region, many travelling over 20 miles to their work destinations. While addressing this direction of travel flow is important, other directions of travel should be considered as well. This graphic demonstrates that roads such as Peachtree Industrial Boulevard, Jimmy Carter Boulevard, I-85, and SR 141 are bearing the burden of the peak period travel demand. Express bus routes generally serve this commuting pattern, nevertheless, no express bus service is offered in the city. Local bus route #35 provides good coverage throughout the city, and does connect to the Doraville MARTA station, however trip times are nearly one hour, which is not competitive with a personal vehicle trip. Several options to address the enhancement of needed connections and mode options may be available to the city and transit operators.

In addition to considering commuters as a whole and their destinations, their mode of travel is also an important factor. The predominant mode of travel is the single occupant vehicle, although work from home has increased notably since the 2018 Comprehensive Plan. In percentage terms, 16% of employees worked from home in 2022, compared with 8% in 2018. The percentage of commuters driving alone dropped from 78% in 2018 to 70% in 2022.



General direction of travel for Peachtree Corners commuters



Mode of travel for Peachtree Corners commuters

#### Travel within the City including Last Mile Connections

A primary focus of the Public Works department has been to improve pedestrian safety by adding sidewalk along public roadways in the city. Since its incorporation in 2012, the city has added over 10 miles of new sidewalk. Often, the city has used its Local Maintenance and Improvement Grant (LMIG) allocation, which is a formula grant initiative from the Georgia Department of Transpiration, for sidewalk improvements. In 2022, six LMIG-funded sidewalk projects went under construction. In 2023, three LMIG-funded sidewalk projects are in design. Other public works projects often include sidewalk and pedestrian safety features. For example, in 2018, Peachtree Corners partnered with Gwinnett County, the state of Georgia, and the City of Sandy Springs to jointly fund a roadway and bridge project which resulted in about one mile of new sidewalk along Spalding Drive in the city. In recent years, city staff have completed five pedestrian crossings and four intersection improvements, as well as a pedestrian bridge over SR 141.

In addition to sidewalk along public roads, Peachtree Corners plans to expand its trail system. While 3.5 miles have been constructed, the current aspirational network would consist of over 24.5 miles of trails that traverse the city and provide connections to a variety of destinations. The Corners Connector Trail System links to existing trails and consists of seven distinct sub-projects, including the Crooked Creek Multi-Use Trail segments. Often, a trail has a dual public benefit. Depending on location and connectivity, a trail can serve a recreational need as well as provide a critical last mile connection.

Beyond public infrastructure investments, city development regulations require, where applicable, sidewalks, provisions for safe crossings, and connectivity to adjacent sites, and multi-use trails. Taken together, sidewalks, intersection improvements, trails, and rigorous enforcement of development standards contribute greatly to both intra-city walkability and last-mile mobility considerations.

The City of Peachtree Corners has embraced the use of technology as a founding principle to address growth and development. The work being done at the Curiosity Lab directly relates to and affects mobility, mode choices, and potentially the city's investment priorities in its transportation system. The autonomous vehicle experiment (AV) on Technology Parkway is helping to determine the limits of self- driving technology equipment. A potential next step is a controlled environment which sets aside a dedicated lane for an AV shuttle that connects to an express bus transfer point for a trip downtown.

## Enhancing the Right of Way

At public outreach events held in support of this plan, strong support was indicated for the following potential initiative: "Landscape and beautify roads and add gateway features at key locations." Well-designed streetscapes and gateways provide benefits beyond aesthetics. Trees, signs, lighting, and other features along a roadway can contribute a sense of place. Motorists, pedestrians, and visitors will notice the attention to detail and qualitative enhancements and associate this environment with being in the City of Peachtree Corners. Street trees not only add a positive visual effect, but also ultimately tree canopies along corridors reduce urban heat islands and become beneficial to the environment. Similarly, functional landscaping placed at gateway locations is entirely consistent with an overall sustainable infrastructure initiative.

The City of Peachtree Corners has planned a number of gateway features throughout the city and begun the process of implementing these enhancements. The city has also been proactive in both adding and maintaining landscape features in the right-of-way.



Suburban arterial street with streetscaping features, including trees, decorative posts, and rock wall.



Suburban road, Spalding Drive, with sidewalks on only one side of the street.

## Transportation and Land Use Coordination

## Access Management

Access management is a good example of policies and regulations resulting in a built environment that is consistent with community goals. Multiple public benefits are realized through the enforcement of strong access management policies. Reducing the number of driveways and curb cuts creates spaces along the roadway which can be landscaped. In addition to providing an attractive corridor, fewer access points reduces the number of turns, which results in fewer crashes. Also, vehicles traveling adjacent to a development with managed access can maintain higher speeds because other cars are not slowing down to make turns. Maximum vehicle throughput can be achieved, which can eliminate the need for an expensive road widening project. An example provided below shows seven driveway cuts along 900 feet of roadway with no right turn/deceleration lane. Through traffic on the thoroughfare (Holcomb Bridge Road) must slow considerably for turning vehicles, thus reducing the level of service, and increasing the chances of rear end collisions.



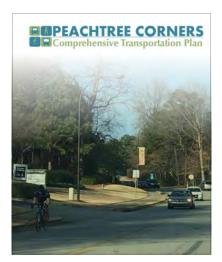
Holcomb Bridge Road - multiple access points with no deceleration lane.

#### Encouraging Developments that Reduce Personal Vehicle Trips

At one time, the area which would become the City of Peachtree Corners was primarily a desirable, if distant, suburb of Atlanta. High-end, executive housing developed along the Chattahoochee River and the transportation system needed to serve single occupancy vehicle trips to jobs in midtown and downtown Atlanta, and the Perimeter Center employment center. The creation of Technology Park meant that many high-income workers could find suitable housing nearby and make much shorter commute trips, yet the primary mode of transportation remained single occupant vehicles.

Today, Peachtree Corners is both a work destination and a home to commuters . Traditional work trips are still happening and therefore improvements to major arterial roadways, such as Peachtree Industrial Boulevard, and Holcomb Bridge Road should be considered. Beyond that, the city's goals are furthered by encouraging appropriately placed multi-use developments which enable access to destinations with a minimum number of personal vehicle trips. The city's investments in sidewalks and trails, combined with its forward-thinking approach to applied technology, enable a full spectrum of lifestyle choices. Many young professionals are eschewing the cost of personal vehicle ownership and choosing urban, walkable settings with good access to goods and services. Older residents may wish to drive less and take advantage of convenient shuttles and last-mile mobility features that connect to needed services.

## **Previous Plans and Studies**



Peachtree Corners CTP (2017)

The City's first Comprehensive Transportation Plan (CTP) was completed in March 2017. The plan is intended as an articulation of the transportation initiatives and investments needed to support the goals of the community. The CTP analyzes all applicable modes of transportation to determine existing and future needs, identify solutions, and prepare an implementation plan that includes short, mid, and long term executions.

Key Takeaway(s):

- •Proposed major corridor widening and new roadway projects would result in the addition of approximately 43 additional lane miles of capacity
- •Recommended intersection operational improvements would significantly decrease the amount of delay at identified choke points
- •Proposed bicycle and pedestrian projects would increase the number of miles of from 6 to 37



#### Peachtree Corners LCI (2015)

In 2014, the city applied for and was awarded a Livable Centers Initiative (LCI) grant through the Atlanta Regional Commission to conduct a planning study for its "center" and defining the necessary steps to achieve it. Based on Comprehensive Plan recommendations and leadership group discussions, the City purchased over 20 acres of undeveloped land across Peachtree Parkway from The Forum as an anticipated site for a future "Town Center." As perhaps the City's first true "mixed-use" project, an overarching goal of this LCI study was to leverage and build-upon this important asset of the new City.

Key Takeaway(s):

- •Address traffic issues especially along the city's main spine of Peachtree Parkway
- •Facilitate more housing types to accommodate a wider variety of residents, from seniors wanting to "age in place" to a younger workforce demanding smaller unit types
- •Refresh and redevelop aging commercial, retail and especially office stock
- •Amenitize and connect the district through an integrated trail system and network of new open spaces
- •Create remarkable spaces that establish a new "center" of the city and are emblematic

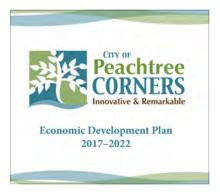


#### PTC Innovation Hub (2016)

The City of Peachtree Corners Innovation Master Plan was commissioned by the City of Peachtree Corners in December 2016. The assignment was performed between January 2017 and July 2017. The purpose of this assignment was to explore general economic activity and real estate market conditions to identify a positioning strategy to revitalize the city's inner core, and in particular Technology Park. The objective is to identify economic and business opportunities that can be leveraged to build upon the City of Peachtree Corners (PTC) economic engine. The creation of Curiosity Lab implemented many of the ideas and concepts outlined in the Innovation Hub plan.

#### Key Takeaway(s):

- •The PTC Innovation Hub is intended to become a mixed-use urban destination bringing together technology, inspiration, business, talents, and capital in the pursuit of creativity, connectivity and collaboration
- •Offers three alternatives for additional guidance and recommendations on development and investment in the area.



Plan is currently underway updates by the City.

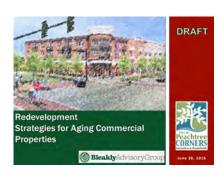
#### Peachtree Corners Economic Development Plan (2017)

The findings included in this plan highlight where activity is most needed and provides a work plan until 2022. This document should not be viewed as a first, and final, plan for economic development. It is a foundation document that should be reviewed every 5-10 years to accommodate successes and identify new courses of action. The strategies included in this document effectively provide a long-term framework for economic development efforts, as the city strives to successfully position itself at the forefront of the Southeast region. The complete work plan is provided in the appendix of this plan. The City is currently in the process of updating the Economic Development Plan.

#### Key Takeaway(s):

- •Capitalize on the strengths of Peachtree Corners
- •Implement a Business Retention and Expansion (BRE) program
- Increase business engagement
- Expand current business clusters
- Increase transportation options
- Combat aging commercial property
- Identify staffing needs to assist
- •Attract middle-skill employees to cultivate a pipeline of talent

#### **EXISTING CONDITIONS**



## Redevelopment Strategies Report (2016)

This report provides an analysis of the redevelopment strategies that the City of Peachtree Corners can use to address the future redevelopment of the rapidly aging segment of its commercial property inventory—aging and deteriorating apartment complexes, retail centers and office complexes which are approaching the end of their useful economic life. These properties present opportunities for future investment and growth in Peachtree Corners which can expand its commercial tax digest.

#### Key Takeaway(s):

- •Study proposes a consistent speed limit through study area
- •Small, medium, and large canopy trees are proposed along roadway where most appropriate
- •Increased use of ADA compliant paving and crosswalks to be implemented where needed
- •Bus shelters to be implemented at all stops south of Peeler Road
- •Pedestrian lighting approximately 40' on center throughout corridor on both sides of road



## Technology Park Multi-Use Trail Study (2016)

The City of Peachtree Corners conducted a study to assess, validate, and further refine the proposed Peachtree Corners LCI Conceptual Trails Plan. The Technology Park Trails Study is focused on; field survey of proposed LCI Trails, Trail Segments, Schematic Trail Alignments, and Conceptual Cost Estimates

#### Key Takeaway(s):

•While most of the paths identified through the LCI require further feasibility studies, Segment A / LCI Project L4 was identified as the most feasible initial trail segment

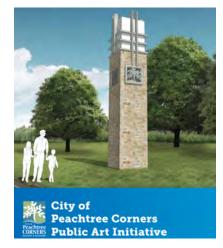


## Arts and Culture Master Plan (2017)

The purpose of this plan is to provide an identity and character for the City of Peachtree Corners. This effort aims to enhance the quality of life for Peachtree Corners by providing Arts & Culture experiences that are meaningful and relevant to residents and visitors alike.

## Key Takeaway(s):

•The Master plan provides detailed recommendations for the prioritization of a Performing Arts Center, Festivals and Events, Public Art, and Arts Programming throughout the City of Peachtree Corners.



#### City of Peachtree Corners Public Art Initiative (2018)

This Public Art Initiative and Vision Map is intended to help City officials, developers and the community at large visualize and implement the City's public art future. It outlines a vision for public art, offers an inventory of opportunities for public art throughout the city, and provides background on the types of projects that should be encouraged and prioritized. It is illustrated with examples of public artworks from around the country that reflect the types of projects public art that might be appropriate here.

Key Takeaway(s):

Goals identified in the initiative would:

- •Unify and Connect the Peachtree Corners Community
- •Green the City by taking advantage of the environmental and recreational asset of the Chattahoochee River
- •Improve access through multimodal means of travel and attractive streetscapes
- •Redevelop retail at identified key intersections
- •Reimagine tech park by implementing cutting edge technological infrastructure



SR 141 (Peachtree Parkway/Medlock Bridge Road) Corridor Study (2017)

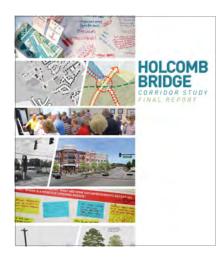
The corridor study encompassed nearly 3.5 miles along SR 141 (Peachtree Parkway/Medlock Bridge Road) from Peachtree Industrial Boulevard/Holcomb Bridge Road and extended northward to the Chattahoochee River. It was funded by the Atlanta Regional Commission. The purpose of this project was to develop viable, multimodal, transportation solutions and study the feasibility of improving the efficiency, operations, and safety of the SR 141 corridor. The project yielded both short- and long-term improvement recommendations.

Key Takeaway(s):

Five alternatives were analyzed and yielded different results:

- •Alternative 1 Four-Lane Median Divided, Conventional Intersection Improvements
- •Alternative 2 Six-Lane Median Divided, Conventional Intersection Improvements
- •Alternative 3 Four-Lane Median Divided, Innovative Intersection Improvements
- •Alternative 4 Six-Lane Median Divided, Innovative Intersection Improvements
- •Alternative 5 Four-/Six-Lane Median Divided, Innovative Intersection Improvements

#### **EXISTING CONDITIONS**

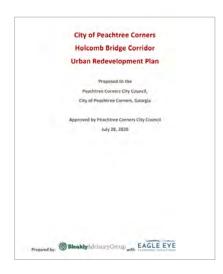


Holcomb Bridge Corridor Study Final Report (2015)

The Holcomb Bridge Corridor and Transitional Growth character areas were both recognized as regions where investment is necessary to help catalyze a stronger connection to the City and establish a better sense of place. Given their geographic proximity and development history, the Holcomb Bridge Corridor and part of the Transitional Growth character areas were combined for this study to explore a more comprehensive vision.

Key Takeaway(s):

•Trail and multimodal connectivity projects were identified for near and long-term planning that spanned between 0-10years.



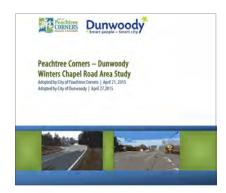
Holcomb Bridge Corridor Urban Redevelopment Plan (2020)

The Peachtree Corners Holcomb Bridge Corridor Urban Redevelopment Plan is intended to address areas in need of redevelopment and revitalization due to disinvestment of aged structures and underdevelopment. The parcels identified in the plan area are impacted with issues of pervasive poverty, concentrated crime, and evidence of physical blight.

Key Takeaway(s):

The redevelopment plan is intended to:

- •Remove existing blighted conditions threatening public health, safety and welfare of its citizens; Reduce crime for a safer, cleaner, more attractive community
- •Provide incentives for reinvestment, thus improving the condition of structures or rebuild
- •Create new jobs for a better quality of life of residents; and
- •Prevent further deterioration of conditions that could negatively impact wider areas of the City.



#### Winters Chapel Road Study (2015)

The goal of this study and resulting recommendations is to create a cohesive plan for the implementation of projects, maintenance of streetscape elements and zoning and code enforcement in this area. The study has been guided by the Community Development/Planning Directors of the cities of Peachtree Corners and Dunwoody as well as their respective public works directors. Additional input has come from a public workshop, and meetings with the Planning Commissions and City Councils from both cities.

#### Key Takeaway(s):

- •Study proposes a consistent speed limit through study area
- •Small, medium, and large canopy trees are proposed along roadway where most appropriate
  - •Increased use of ADA compliant paving and crosswalks to be implemented where needed
  - •Bus shelters to be implemented at all stops south of Peeler Road
  - •Pedestrian lighting approximately 40' on center throughout corridor on both sides of road



Medlock Bridge Road Corridor Study

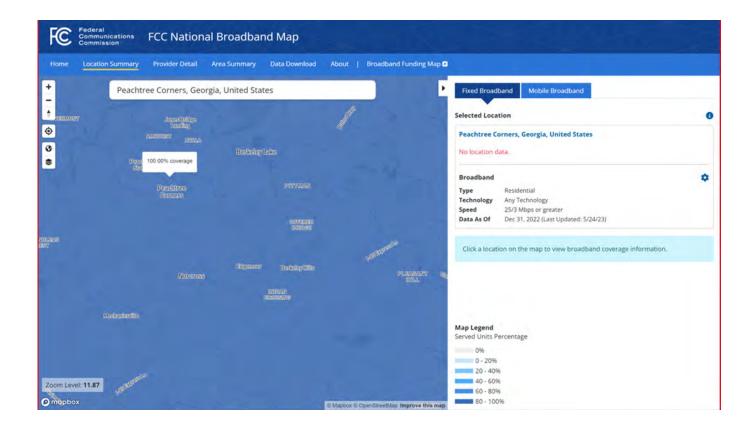
#### Medlock Bridge Road Corridor Study (2022)

With the growth of Peachtree Corners Town Center and the continued draw of The Forum as a regional destination, the adjacent Medlock Bridge Road corridor has begun to feel the pressure of redevelopment. Given the changes in the area, the city set out to create a long-term vision for the one mile corridor from Peachtree Parkway to the South Old Peachtree Road and Spalding Drive intersection. The study focused on a few key areas including the existing commercial properties with large surface parking lots near the Town Center, the large-lot single-family homesites fronting Medlock Bridge Road, pedestrian upgrades and landscape improvements, and the Ingles shopping center at the northwest corner of the Peachtree Parkway and East Jones Bridge Road intersection.

October 2022

#### **Broadband**

A stated goal of The Telecommunications Act of 1996 was to make high-speed, broadband transmissions available to subscribers in all parts of the United States. Due to market forces and its location in the metropolitan Atlanta area, today, broadband service is geographically available across 100% of Peachtree Corners, as shown below.



Of course, 100% geographic coverage does not equate with equal accessibility and full household saturation. The recent pandemic reframed the necessity for broadband service. Access to reliable, high speed digital networks has become a utility, almost as essential as clean water and electricity. Low-income households may be in most need of digital access to education and health care portals, but may also be less likely to be subscribed to a reliable, state-of-the-art service. The city may work with providers to ensure that lifeline, affordable plans are made available.

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### Community and Stakeholder Engagement

The community outreach process consisted of multiple opportunities for officials, stakeholder groups, and the public to engage and provide input. The formal public involvement plan consisted of three public hearings (January, March, and June), five public outreach events (February 1, April 2 and May 2), and an online survey (February-May). Because the outreach efforts occurred at different stages of the plan and with different audiences, each effort was unique in both objective and feedback received. Input gathered has been woven into the final report recommendations, as appropriate, and details of these efforts are shown in the document Appendix A. At each outreach event, and including the online survey, participants were encouraged to express their own thoughts, if they desired, on any topic. Below is a summary of each outreach activity.

#### Stakeholder Committee Meetings

The consultant team met with the Comprehensive Plan Stakeholder Committee which consisted of city staff, members of the Planning Commission, and a designated member from the City Council. These meetings were held as part of the regularly scheduled Planning Commission meetings. This committee set the general direction of the plan, and helped to formulate draft vision, goals, issues, and opportunities statements. Formal meetings with the Planning Commission occurred four times throughout the plan development process. A formal record of these meetings is included in the appendix to this document. The first meeting, held in January 2023, provided background information on the purpose of the comprehensive plan, and presented key findings from the prior plan. Members were introduced to the upcoming outreach activities. The vision, goals, issues, and opportunities statements from the 2018 comprehensive plan were discussed and feedback was provided that resulted in modifications subsequently presented to the public. This meeting also included the first of two required public hearings. At the second Planning Commission meeting, held in March, members were presented with interim results of the ongoing survey, as well as a summary of feedback from the February public meeting. This interaction led to further refinement of the vision, goals, issues, and opportunities statements, as well as a specific request for an additional targeted outreach activity which occurred in May. Commissioners were introduced to the idea of the Southern Gateway as a new potential character area and asked to consider potential locations for multi-family housing and/or mixed-use development. The planning team discussed changes to the character area map that would address public comments received at both the first public hearing and at the first community meeting. On June 20, Planning Commissioners were shown the results of outreach efforts that happened in April and May, including final Vision, Goals, Opportunities, and Issus statements. At this meeting, Commissioners were provided with the draft Peachtree Corners 2045 Comprehensive Plan Update for final review, comment, and refinement, if needed. This meeting also included the second of two required public hearings.

### City Council Meetings

At the April 13 Retreat, the City Council was provided a timeline of major plan activities, and were briefed on what was expressed during the first set of outreach meetings related to the topics of land use, character areas, and housing, including multifamily and mixed use. Additionally, the presentation included a detailed description of how the Vision, Goals, Issues, and

Opportunities statements were presented and refined into final versions for consideration. The June 13 Work Session included an update of outreach efforts which occurred in April and May. Attendees were asked to react

to a variety of potential city initiatives and the results were presented to the council members. This update to the City Council also included final results of the online survey, as well as recommended changes to the Character Area map. A final project briefing was made at the July 11 City Council Work Session, and upon a recommendation by the Planning Commission, City Council will consider plan adoption at the August 22 meeting.

### **Community Outreach Activities**

Community Meeting #1 (Open House at City Hall)

In February, approximately 100 attendees considered a variety of topics related to the comprehensive plan at an open house. A brief presentation included an introduction from Mayor Mason and a description of the comprehensive planning process by consultant team staff.

Attendees were then asked to review information and provide input at various stations organized by theme in the meeting room. Stations included:

- Vision, Goals, Issues & Opportunities
- Land Use/Character Area
- Housing
- Transportation Ideas

Related to Land Use/ Character Areas, Peachtree Corners residents expressed an interest in the proposed Character Area changes to Peachtree Forest and Dunwoody Manor subdivisions. Many citizens commented on redevelopment and the need for more green spaces. On the topic of housing, the city should support more choices for seniors and options for young professionals. Finally, in the area of transportation and mobility, residents favored investments in trails and transit, in addition to some roadway improvements.

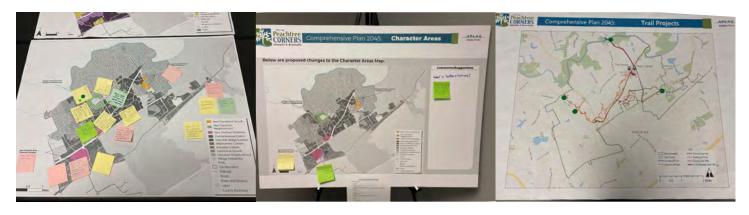




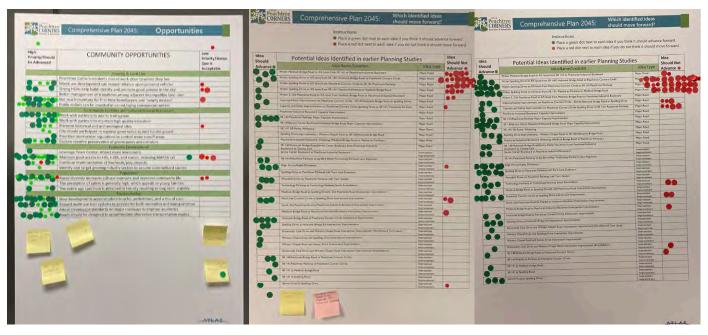




## Input from Community Meeting 1







#### Community Meeting #2 (Town Center May Concert)

The objective of this outreach activity was to gauge the public's interest in a variety of ideas that could be pursued by the city. With input from city staff, the consultant team developed ten aspirational, ambitious initiatives that cover housing, technology, transportation, arts, and redevelopment. Attendees indicated their support for these potential city initiatives:

- Add Public Open Space (pocket parks, trails, etc.)
- Partner to increase access to Chattahoochee River
- Build Arts Center, Performing Arts Space, or Public Art

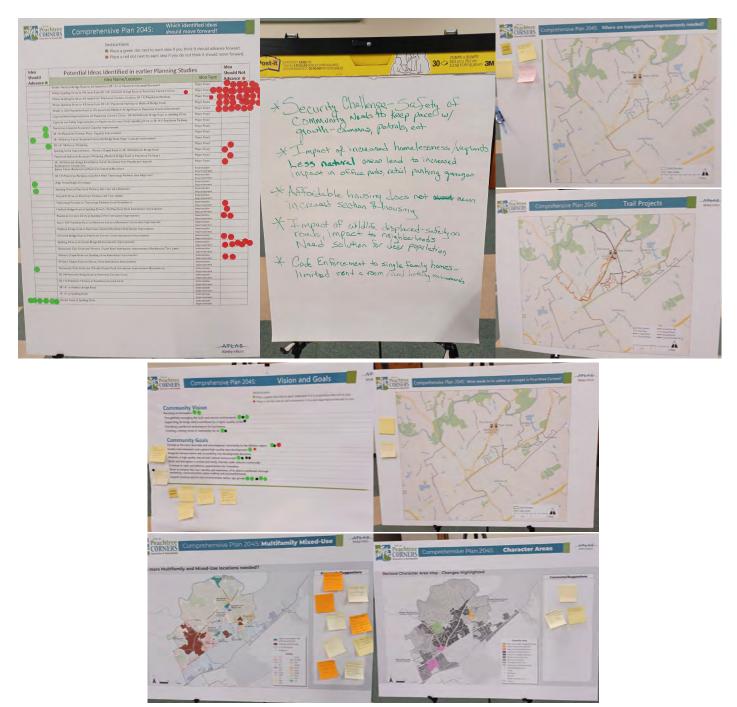




#### Additional Outreach Events

United Peachtree Corners Civic Association (UPCCA) and the Peachtree Corners Business Association (PCBA) Meeting

In April, a meeting jointly hosted by the United Peachtree Corners Civic Association (UPCCA) and the Peachtree Corners Business Association (PCBA) drew approximately 40 interested stakeholders. After a brief presentation, attendees were able to visit stations and provide input.

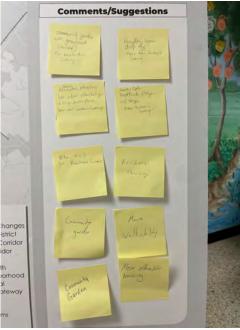


#### Celebrate Peachtree

The objective of this outreach activity, held in May, was also to gauge the public's interest in a variety of ideas that could be pursued by the city. This outreach was targeted to reach a population that may have been underrepresented in previous public outreach efforts. From that meeting, attendees indicated support for the following potential city initiatives:

- Partner to increase access to Chattahoochee River
- Add Public Open Space (pocket parks, trails, etc.)
- Landscape and beautify roads and add gateway features at key locations
- Build Arts Center, Performing Arts Space, or Public Art





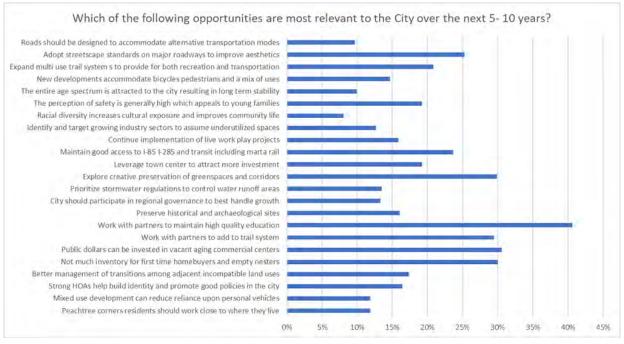


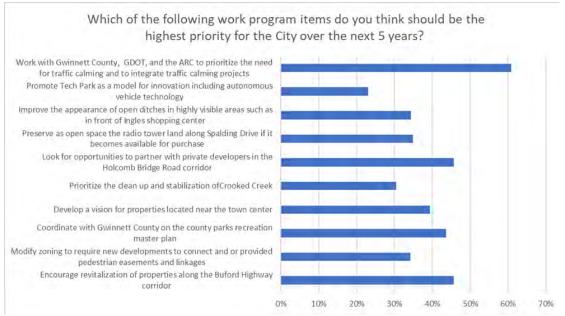


#### Community Survey

The 2045 Comprehensive Plan Survey opened went live on February 23, 2023, and closed on May 8, 2023. The 10 survey questions were developed by city staff and members of the consultant team. The survey was hosted on the City's website and advertised on several social networks, including Facebook, LinkedIn, Instagram, and Nextdoor. A total of 743 responses were received. Survey respondents were overwhelmingly older, single-family homeowners. 82% answered that the city's Vision is still relevant, and 84 supplemental comments were added related to the city's overall vision. For this survey, respondents expressed a broad range of mobility concerns. Themes included traffic, a need for trails and alternative modes of transportation, and the effect of new development on the transportation system. Detailed survey results, including unedited comments related to the topics of vision and mobility, are included in the appendix.

Other survey findings are summarized in the charts below:





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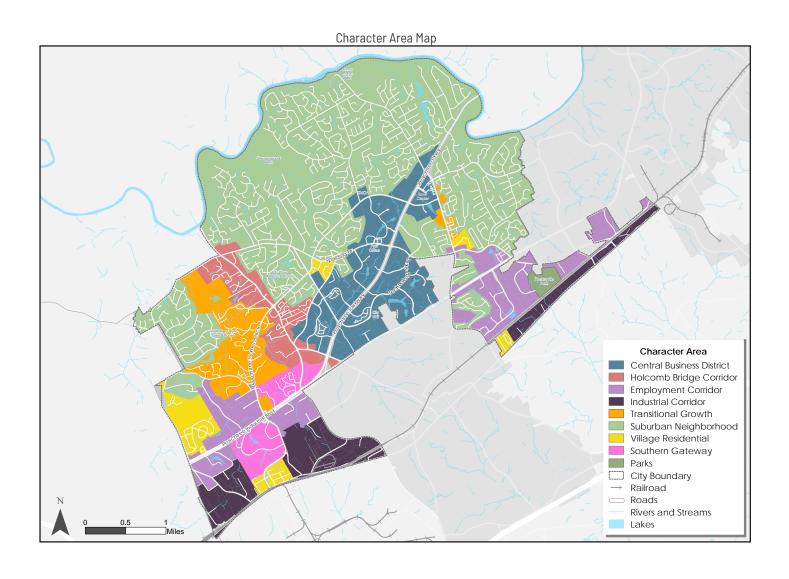
#### **Character Areas**

The Character Area Map geographically organizes the future development that the city desires to achieve. Character areas define how each unique neighborhood and area of the city is envisioned to change. This section describes the vision, intent, and principles for each character area. Zoning, development regulations, and infrastructure investment will need to evolve to accommodate character area goals and principles. Decision-makers will also use the character area descriptions as a policy guide for future zoning decisions.

Character areas provide descriptions regarding these planning elements:

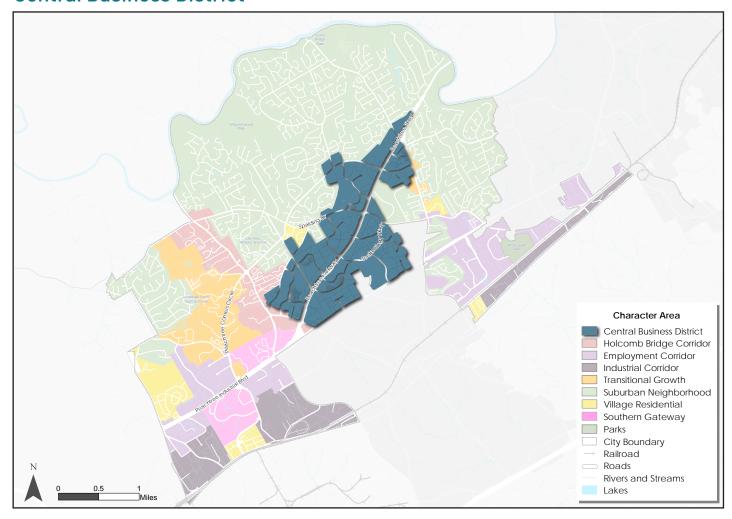
- Desired infrastructure, economic objectives, housing types and building types
- · Building form, massing, and style
- Desired use or mix of uses
- Goals to achieve the desired development types

The map shown on the next page, along with the character area narratives, allow development decisions to consider the broader context. Specifically, each character area contains distinct principles related to design and elements like transportation and economics.





## **Central Business District**





#### The Vision

The Central Business District character area is the economic heart of Peachtree Corners. A mix of retail and commercial uses, offices, mixed-use, government and institutional properties, and open space will give Peachtree Corners residents a vibrant, dynamic, livable, and walkable town center. The City envisions this area to include civic, cultural, and social gathering places easily accessed by residents in high quality housing nearby.

Many of Peachtree Corners' major attractions are located in the Central Business District, including The Forum, the future Town Center, City Hall, and Technology Park. Norcross High School is located just outside the city limits adjacent to the Central Business District; other institutional users here include the Peachtree Corners Public Library, the Wesleyan School, and Peachtree Elementary School.

The Central Business District is the most intense concentration of development and density. The Central Business District will be a pedestrian-oriented center of the community, with cultural opportunities, business, and neighborhoods that are attractive to visitors, local employees, and residents. Uses are primarily non-residential, but high quality mid-rise mixed-use development with significant residential components is desired. Development will be visually consistent. Regulations should encourage larger scale developments to locate at major intersections and on the primary corridor, Peachtree Parkway. Pedestrian access and open space are crucial to enhance visitors' enjoyment of Peachtree Corners. Internal streets will be pedestrian-oriented, with safe crossings, traffic calming measures, and attractive amenities. The Central Business District will become a destination attracting individuals from all neighborhoods in the City of Peachtree Corners and throughout the region.

#### **Technology Park**

A significant component of the Central Business District, the existing office uses in Technology Park and other business parks will continue to grow and thrive into the next several decades. Attracting more high-paying, white collar jobs will contribute to higher household incomes and provide opportunities for more Peachtree Corners residents to work where they live. In turn, revitalizing traditional office parks into walkable, mixed-use environments will motivate young, educated professionals who wish to live where they work to live in Peachtree Corners. Additional amenities, including recreation and education options, should be added to Technology Park. The City has recognized this area as the "Innovation Hub" of Peachtree Corners. Future investment in the area will deliver the infrastructure and facilities that 21st-century businesses demand. The City should pursue smart trade-offs with developers within

Technology Park to upgrade buildings and allow for ultra-modern infrastructure. Allowing for greater floorarea ratios ("FAR") within Tech Park will encourage investment and redevelopment, so greater heights and development densities are permitted for offices here. Mixed-use development would also be appropriate in Tech Park in the future, with retail and housing uses to serve office workers.

Other transportation alternatives should also be pursued.

#### **Relevant Plans and Studies**

- Peachtree Corners LCI
- PTC Innovation Hub
- Economic Development Plan
- Technology Park Multi-Use Trail Study
- Peachtree Corners CTP
- Arts and Culture Master Plan
- Public Art Initiative
- State Route 141 Corridor Study

### **Central Business District**

#### **Appropriate Uses:**

The following uses and development guidelines describe the vision for the entire Central Business District character area.

- Mixed-use
- Office
- Multi-family residential, only as part of a mixed-use development
- Townhouses
- Services, including hospital and medical
- Free standing commercial/retail, including restaurants preferably in mixed-use developments
- Open space

#### **Discouraged Uses:**

- Light industry (prohibited)
- Heavy industry (prohibited)
- Single-family detached residential
- Auto-oriented establishments
- Drive-through establishments
- "Big box" retail

#### **Development Guidelines:**

- Uniform high quality signage
- Aesthetic improvements to major corridors: Peachtree Parkway, Peachtree Industrial Boulevard
- Buildings are brought closer to the street where appropriate
- Transitions to adjacent uses: buildings step down in height, buffers between residential and non-residential uses

#### Height

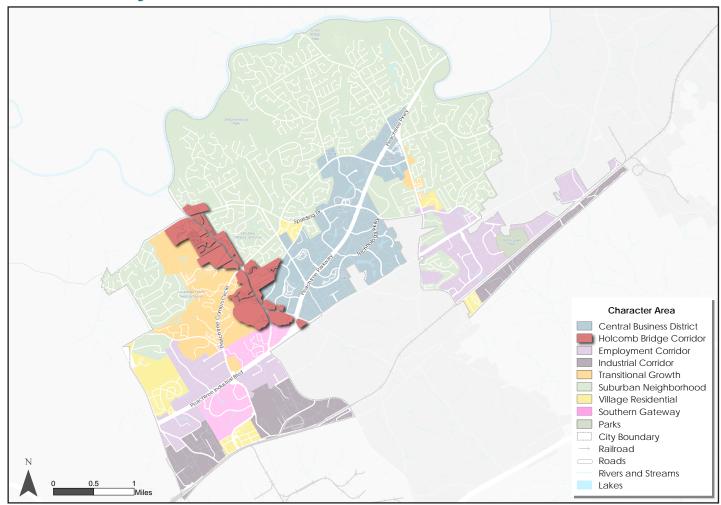
- 6 stories on Peachtree Parkway for mixed-use development
- 10 stories within Tech Park for offices and mixed-use buildings
- 2-4 stories elsewhere

#### **Mobility and Accessibility:**

- Developments should include pedestrian facilities including sidewalks, safe pedestrian access, and safe crossings.
- Parking lots and structures should be located to the rear of developments whenever possible.
- New developments should implement a grid street system for internal connectivity.
- Best practices for access management should be applied. Curb cuts should be minimized whenever possible, and developments should provide pedestrian and vehicle connections to adjacent sites.
- Shared parking between compatible uses is encouraged.
- Developers should provide connections to adjacent multi-use trails and greenways, both existing and planned.

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# **Holcomb Bridge Corridor**





#### The Vision

The Holcomb Bridge Road corridor will redevelop into a neighborhood center with stable businesses and a revitalized gateway into the city.

Over time, the Holcomb Bridge Corridor will evolve into a mixed-use corridor. Overall, Holcomb Bridge will develop at moderate densities with a variety of land uses. Higher intensity nodes of development are located at key intersections, including the intersections at Spalding Drive, Peachtree Corners Circle, and Jimmy Carter Boulevard. Between these nodes, single uses at lower development intensities will occur, including free-standing office, commercial, multifamily residential, and townhouses. Parking will be located to the side or rear to create a dynamic street presence.

Desired commercial development on this corridor ranges from destination retail to small neighborhood-serving uses. The three primary nodes, with vacant and underutilized retail space, represent different opportunities for redevelopment. Destination retail is appropriate at the Jimmy Carter Boulevard-Holcomb Bridge Road-Peachtree Industrial Boulevard triangle, but it will incorporate quality building materials, open space, and creative architectural design. The intersection of Peachtree Corners Circle and Holcomb Bridge Road, currently developed with multi-family housing on three corners, is a prime opportunity for a mixed-use development with a residential component above street level retail. Finally, the Spalding Drive-Holcomb Bridge Road node is an ideal location for neighborhood-serving retail, like restaurants, coffee shops, and convenience stores that residents can walk or bike to. This node is also appropriate for arts and cultural destinations that can locate in adaptive reuse spaces. The Holcomb Bridge Corridor Study includes additional recommendations for this area.

#### **Relevant Plans and Studies**

- Holcomb Bridge Corridor Study
- Holcomb Bridge Corridor Urban Redevelopment Plan
- Holcomb Bridge Road Overlay
- Peachtree Corners CTP

- Economic Development Plan
- Arts and Culture Master Plan
- Public Art Initiative
- Redevelopment Strategies Report

#### **Diversify the Housing Core**

- Utilize development incentives to "close the gap" financially
- Set up a positive regulatory environment
- Increase momentum with key public infrastructure projects
- Look for project opportunities that will help tip the scale
- Improve the Holcomb Bridge Experience
- Improve overall aesthetics (landscaping, trees, lighting)
- Create a better pedestrian environment including new crossings
- Address traffic issues at problematic intersections
- Find long-term opportunities for connectivity to other areas
- Encourage redevelopment of retail/office

### **Holcomb Bridge Corridor**

- Reimagine Peachtree Corners Circle
- Rethink space in central median between intersections
- Upgrade transit amenities, connect bicycles to larger network
- Create a trail network along creek & Colonial gas easement
- Establish a longer-term trail network through trail spurs
- Encourage restoration and interest in Crooked Creek
- Address larger city and regional connections
- Create remarkable spaces
- Develop a park and trail system along Crooked Creek Trail
- Create a diverse set of focal points /program areas along creek
- Look for opportunities to create gathering spaces & trail hubs

#### **Transportation Considerations:**

Revitalized development in the area is critical to the corridor's success, but it must be integrated with improvements to the transportation network. Holcomb Bridge Road is already one of the most congested thoroughfares in Gwinnett County, operating at a failing level of service that is projected to worsen over time. Understanding the interaction between land use and transportation is vital to managing an already challenging transportation environment. An in-depth study of the corridor is a necessary component of redevelopment; it should explore solutions that both address the current transportation problem (through transportation network improvements) and attempt to alleviate future congestion (through travel demand management that is achieved in the land use and development process).

Access management will be a key component of managing congestion on Holcomb Bridge Road. Residential parcel access should be limited to side streets whenever possible. Low trip-generating uses, like office and medical, should also be directed to side streets. Interparcel access can improve mobility between adjacent parcels, making it easy to get from restaurants to retail. When used in conjunction with shared parking agreements, interparcel access can reduce the number of short trips on Holcomb Bridge Road.

The corridor will be unified with attractive signage and streetscape elements. Sidewalks will provide pedestrian accessibility, since the corridor is envisioned to be a destination for residents to shop and dine. The corridor currently experiences failing levels of service for vehicular travel, so future corridor improvements should include traffic demand management strategies that look beyond road widening. Incorporating facilities for bicycles and pedestrians, as well as promoting mixed-use development, will reduce the strain on the vehicular network by supporting alternative modes of transportation.

#### **Appropriate Uses:**

- Mixed-use
- Office, preferably mixed with other uses
- Multi-family residential
- Townhouses
- Neighborhood-serving commercial/retail, preferably mixed with other uses

• Open space

#### **Discouraged Uses:**

- Industrial (prohibited)
- Single-family detached residential (except where previously existing)

#### **Development Guidelines:**

- Uniform high-quality signage and other aesthetic improvements to the corridor
- Creative adaptive re-use/redevelopment of existing commercial strip centers
- Buildings that face Holcomb Bridge Road or primary side streets are brought closer to the street
- Transitions to adjacent uses: buildings step down in height, buffers between residential and non-residential uses
- Encourage new or expanded residential uses to provide secondary access onto a side street in order to minimize new traffic on Holcomb Bridge Road.

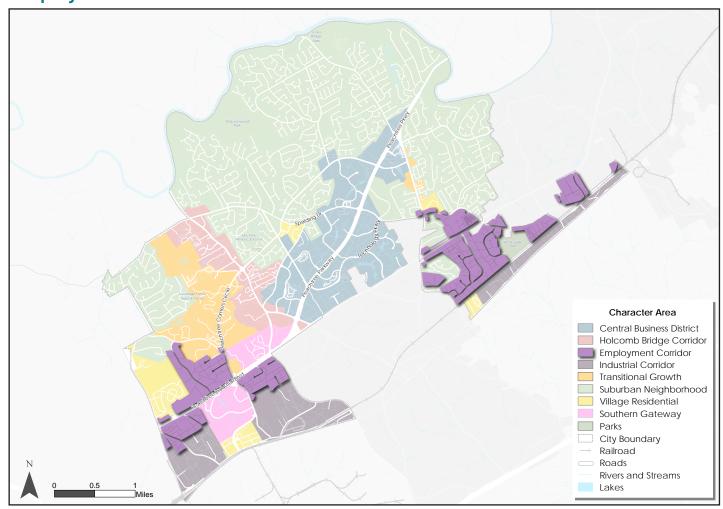
#### Height:

- Up to 3 stories along the Holcomb Bridge Road corridor (up to 6 for redevelopment)
- Up to 2 stories for residential developments located on side streets (up to 5 for redevelopment)

#### **Mobility and Accessibility:**

- The sidewalk network will be completed, with sidewalks extending the length of the Holcomb Bridge Corridor and safe places to cross.
- Developments should include internal pedestrian facilities, including sidewalks, safe pedestrian access in parking lots, and safe crossings.
- Parking lots and structures should be located to the rear of developments whenever possible.
- New developments should use a grid system for internal connectivity.
- Best practices for access management should be applied. Curb cuts should be minimized whenever possible, and developments should provide pedestrian and vehicle connections to adjacent sites.
- Shared parking between compatible uses is encouraged.
- Developers should provide connections to adjacent multi-use trails and greenways, both existing and planned.

# **Employment Corridor**





#### The Vision

The Employment Corridor character areas provide an ideal location for diverse employment- and revenue-generating businesses, both professional and industrial, along attractive gateway thoroughfares.

Located along Peachtree Industrial Boulevard and connecting streets, the Employment Corridors connect Peachtree Corners north through Gwinnett County and south into Atlanta. Future land uses will include both light industrial, such as warehousing, and office-professional uses, primarily in office parks. Peachtree Industrial Boulevard is ideally suited to these types of uses because of its regional accessibility, its close proximity to heavier industrial uses and the railroad on Buford Highway, and existing development patterns. These employment centers will continue to be vital economic assets well into the future. Specific uses will be flexible between light industrial and office, allowing transitions as economic demand changes.

Governors Lake Parkway, one of the greatest potential development sites in the County, is located in the Employment Corridor. Strategically marketing and developing this site is a significant opportunity for Peachtree Corners. The City will promote adaptive reuse and redevelopment of vacant or underutilized properties to increase the possibilities for introducing modern development and infrastructure to these areas.

Crooked Creek runs through this area and is currently an untapped resource. Future development or redevelopment should include protection and enhancement of the creek as well as access to the creek and greenspace.

#### **Relevant Plans and Studies**

- Medlock Bridge Road Corridor Study
- Peachtree Corners CTP
- Economic Development Plan

- Arts and Culture Master Plan
- Public Art Initiative
- Redevelopment Strategies Report

#### **Appropriate Uses:**

- Office
- Light industrial
- Small-scale retail where existing or at major nodes
- Limited retail as part of a mixed-use development and where land use conflicts would be at a minimum

#### **Discouraged Uses include:**

- Heavy industry
- Standalone residential

#### **Development Guidelines:**

- Uniform high-quality signage and other aesthetic improvements to the corridor
- As redevelopment occurs, apply high architectural standards for building materials
- Creative adaptive re-use/redevelopment of existing underutilized structures
- Opportunity Zone designation may be used to attract and retain new businesses
- Buffers separate light industrial uses from adjacent residential uses

### **Employment Corridor**

#### Height:

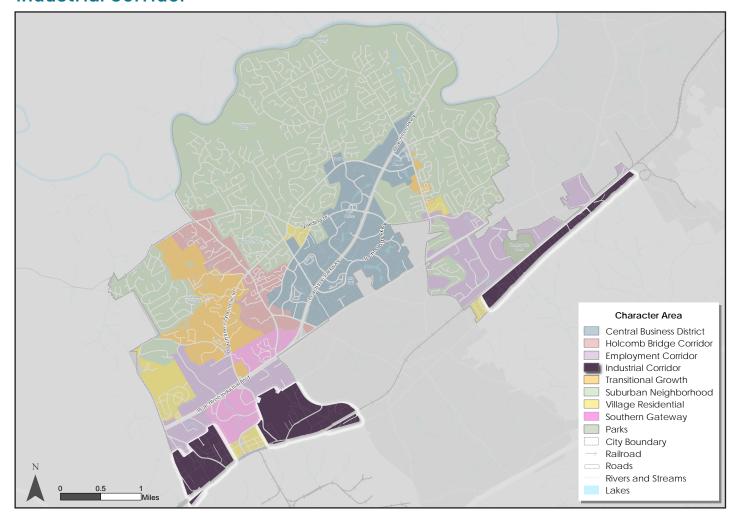
• 1-6 stories

#### **Mobility and Accessibility:**

- Sidewalks within developments and connecting to major roads will be provided.
- Facilities to allow safe pedestrian crossings on Peachtree Industrial Boulevard where appropriate.
- Developments should include internal pedestrian facilities, including sidewalks, safe pedestrian access in parking lots, and safe crossings.
- Parking lots and structures should be located to the rear of developments.
- New developments should implement a grid street system for internal connectivity.
- Best practices for access management should be applied. Curb cuts should be minimized and developments should provide pedestrian and vehicle connections to adjacent sites.
- Developers should provide connections to adjacent multi-use trails and greenways, both existing and planned.

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## **Industrial Corridor**





#### The Vision

The Industrial Corridor character areas protect the legacy and economic viability of industrial uses on Buford Highway.

Located along Buford Highway and adjacent streets, the Industrial Corridors also connect Peachtree Corners north through Gwinnett County and south into Atlanta. Buford Highway is perfectly suited to industrial use because of its regional accessibility, its close proximity to heavier industrial uses and the railroad on Holcomb Bridge Road, and existing development patterns. These industrial centers will continue to contribute to economic growth in Peachtree Corners well into the future.

The Industrial Corridor, located on Buford Highway and the rail line, is well suited for heavy industrial uses like manufacturing. A waste management facility is located within this district, as well as numerous auto repair shops. The Peachtree Corners community recognizes the value in protecting industrial and manufacturing uses and envisions that, over time, these uses will remain in this location. The Industrial Corridors will continue to co-exist with Peachtree Corners' established and growing residential neighborhoods and employment centers. These areas are, for the most part, separated from residential uses, but natural buffers should be used to minimize the impacts resulting from heavy industrial uses, like odor and noise.

#### Relevant Plans and Studies

- Medlock Bridge Road Corridor Study
- Peachtree Corners CTP
- Economic Development Plan

- Arts and Culture Master Plan
- Public Art Initiative
- Redevelopment Strategies Report

#### **Appropriate Uses:**

- · Light industrial
- Heavy industrial
- Commercial/retail

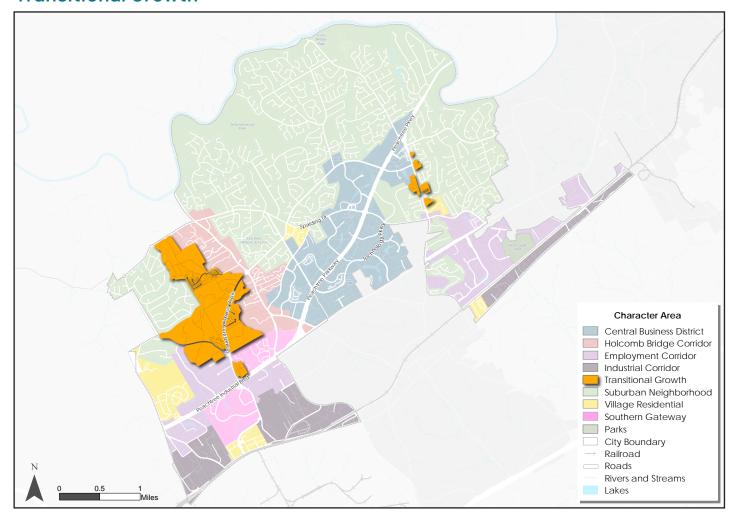
#### Discouraged uses include:

- All residential uses
- Office
- Mixed-use

#### **Development Guidelines:**

- Sidewalks and aesthetic improvements to the corridor
- As redevelopment occurs, apply high standards for architectural design and building materials
- Creative adaptive re-use/redevelopment of existing underutilized structures
- Opportunity Zone designation may be used to attract and retain new businesses
- Buffers separate industrial uses from adjacent residential uses
- Height: 1-3 stories

## **Transitional Growth**





#### The Vision

The Transitional Growth character area will redevelop into a revitalized neighborhood with a variety of housing options and open space.

While well-located between the Holcomb Bridge Road Corridor and Peachtree Industrial Boulevard, the Transitional Growth area is in need of investment. This area represents the highest rates of residential vacancy, poverty, foreclosure, and crime in Peachtree Corners. It suffers from a lack of basic infrastructure like sidewalks and safe pedestrian crossings. However, it also shares a beautiful mature tree canopy and large expanses of underutilized open space (within apartment complexes).

The Transitional Growth area needs special attention in order to integrate its neighborhoods and its residents into the Peachtree Corners community while improving housing and economic conditions. In trying to protect the single-family residential neighborhoods that make up the northern portion of the City, the Transitional Growth area has effectively been cut off and isolated. Strategies like incentives for redevelopment and Opportunity Zone designation can stimulate much-needed investment in this neighborhood, helping to integrate these residents into the community.

The vision for the Transitional Growth area is to provide a variety of higher-density housing options to attract seniors and new families as well as young and older adults who desire housing choice. The Transitional Growth area also provides a physical transition from more intense development on Holcomb Bridge Road to low-density single-family and multi-family development on Winters Chapel Road. The Transitional Growth area is an ideal location for townhouses, condominiums, and "cluster housing," or small-lot residential communities. Limited neighborhood-serving retail is also appropriate here. Building materials and design will be high quality, and developments will integrate pedestrian and bicycle facilities.

A large open space is integral to the vision for the Transitional Growth area. This neighborhood is particularly underserved by parks and public open space but has the highest concentration of population in the City. A large outdoor space, where residents can gather and socialize, can help achieve the goal of creating a strong sense of community identity in Peachtree Corners. Studies have indicated that proximity to open space can increase property values, so a community open space could help spur investment and redevelopment (National Parks Service, "Economic Impacts of Protecting Rivers, Trails, and Greenway Corridors").

Crooked Creek runs through this area and is currently an untapped resource. Future development or redevelopment should include protection and enhancement of the creek as well as access to the creek and greenspace.

#### **Relevant Plans and Studies**

- Medlock Bridge Road Corridor Study
- Holcomb Bridge Corridor Study
- Holcomb Bridge Urban Redevelopment Plan
- Holcomb Bridge Road Overlay
- Peachtree Corners CTP

- Economic Development Plan
- Arts and Culture Master Plan
- Public Art Initiative
- Redevelopment Strategies Report

#### **Transitional Growth**

#### **Appropriate Uses:**

- Townhouses and multi-family residential
- Single-family detached residential on small "cluster" lots
- Open space
- · Institutional: churches and schools
- Minimal neighborhood-serving retail (such as "corner stores")
- Mixed-use developments

#### Discouraged Uses:

- · Large lot single-family detached residential
- Office
- Industrial

#### **Mobility and Accessibility:**

- Sidewalk connections within and connecting to major thoroughfares
- Greenways or trails will connect to nearby destinations, including the Chattahoochee, Holcomb Bridge, Central Business District, & Forum

#### **Development Guidelines:**

- New development will be compatible with adjacent existing character with similar densities and lot sizes
- Infill transitions appropriately scale and buffer new development to eliminate impacts to existing surrounding neighborhoods
- New development should incorporate open space and preserve existing trees, with incentives for developers that create public open space or greenway/multi-use trail connections

#### Height:

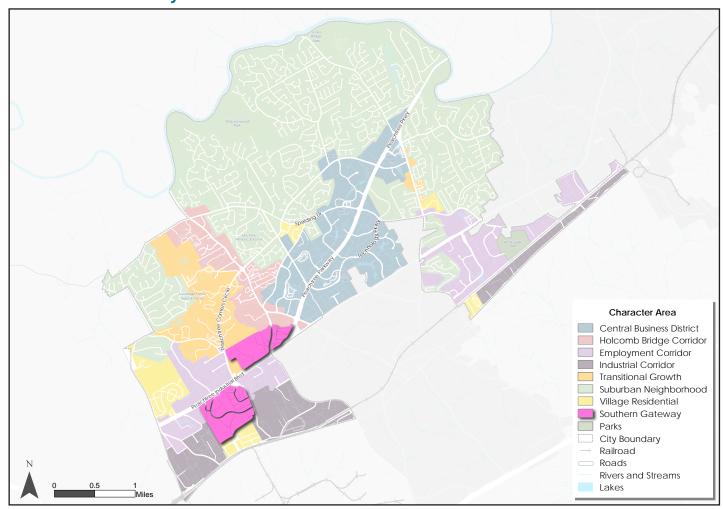
- Low-scale development is intended near exsiting single-family neighborhoods
- Moderate-scale development is intended at 2-8 stories
- Typical two-story single-family residential homes
- Non-residential may have greater height allowances only where adequately separated from surrounding residential areas with buffers and transitional building heights

#### **Mobility and Accessibility:**

- The sidewalk network will be expanded, particularly around schools.
- Greenways or multi-use trails will connect the Suburban Neighborhood to nearby destinations, including the Chattahoochee River, Holcomb Bridge Corridor, Central Business District, and The Town Center

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## **Southern Gateway**





Serving as the entryway to Peachtree Corners from the south, the Southern Gateway character area aims to provide an impressive and welcoming arrival to the city. This character area includes two subareas. The first is the Governors Lake area comprised of office and vacant land, and the second is the retail and multifamily district located north of Peachtree Industrial Boulevard along Jimmy Carter Boulevard. While these areas are predominately each single use districts today, the vision for both includes high-quality and walkable mixed-use destinations, with office, higher-density residential, and retail components. Additionally, open space will serve as a focal point for new development and be accessible by the larger community. Ideally, this area will provide easily accessible public gathering spaces for residents and visitors alike.

A key feature of the Southern Gateway will be attractive gateways, signage, and streetscape elements welcoming visitors to Peachtree Corners. Sidewalks will provide pedestrian accessibility since the corridor is envisioned to be a destination for residents to shop and dine. Incorporating facilities for bicycles and pedestrians, as well as promoting mixed-use development, will support alternative modes of transportation. Pedestrian access and open space are crucial to enhance visitors' enjoyment of Peachtree Corners. Internal streets will be connected and pedestrian-oriented, with safe crossings, traffic calming measures, and attractive amenities. The Southern Gateway will complement existing destinations within the city while becoming a new destination and community center, drawing visitors from across Peachtree Corners and the region.

#### **Relevant Plans and Studies**

- Holcomb Bridge Corridor Study
- Holcomb Bridge Urban Redevelopment Plan
- Holcomb Bridge Road Overlay
- Peachtree Corners CTP

- Economic Development Plan
- Arts and Culture Master Plan
- Public Art Initiative
- Redevelopment Strategies Report

#### **Appropriate Uses:**

The following uses and development guidelines describe the vision for the entire Southern Gateway character area.

- Mixed-use
- Regional or neighborhood-serving commercial/retail, preferably mixed with other uses
- · Multi-family residential
- Townhouses
- Open space

#### **Discouraged Uses:**

- Light industry (prohibited)
- Heavy industry (prohibited)
- Single-family detached residential
- Auto-oriented establishments
- Drive-through establishments
- "Big box" retail

### Southern Gateway

#### **Development Guidelines:**

- Uniform high-quality signage
- Aesthetic improvements to major corridors: Peachtree Industrial Boulevard, Jimmy Carter Boulevard, Jones Mill Road
- Buildings are brought closer to the street where appropriate
- Transitions to adjacent uses: buildings step down in height, buffers between residential and non-residential uses

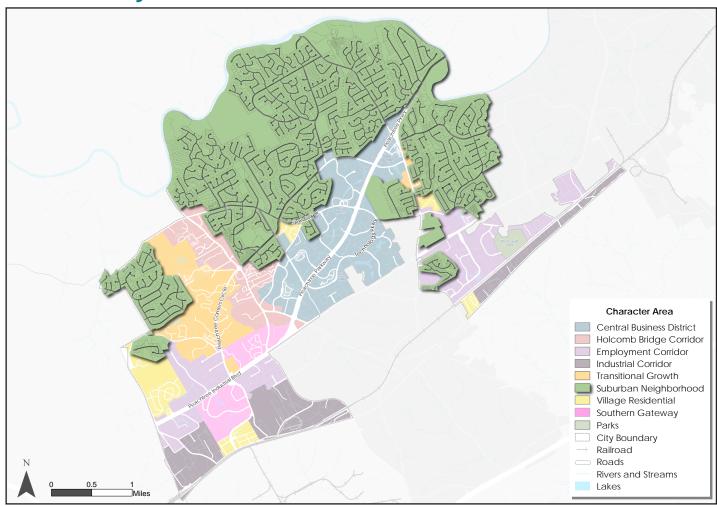
#### Height:

- 6-8 stories for development that fronts onto Peachtree Industrial Boulevard
- 4-6 stories for development that fronts onto Jimmy Carter Boulevard
- 3-4 stories elsewhere

#### **Mobility and Accessibility:**

- Developments should include pedestrian facilities including sidewalks, safe pedestrian access, and safe crossings.
- Parking lots and structures should be located to the rear of developments whenever possible.
- New developments should implement a grid street system for internal connectivity.
- Best practices for access management should be applied. Curb cuts should be minimized whenever possible, and developments should provide pedestrian and vehicle connections to adjacent sites.
- Shared parking between compatible uses is encouraged.
- Developers should provide connections to adjacent multi-use trails and greenways, both existing and planned.

### Suburban Neighborhood





#### The Vision

The Suburban Neighborhood character area will continue to foster stable, established housing options for Peachtree Corners families. This character area includes the single-family neighborhoods located in the northern portion of the City. It provides housing options attractive to professionals and their families at low scales of development that maintain the natural feel of the area. Additionally, this area provides protection to the environmentally-sensitive Chattahoochee River by separating it from more intense development. The Peachtree Corners community values its family-oriented environment, and protecting these established neighborhoods and home values is needed to maintain this atmosphere.

In addition to single-family detached residential, institutional uses like schools and churches may locate in the Suburban Neighborhood character area, but only on primary streets. Community open space is also desired and will develop along the Chattahoochee River over time, whether through an expansion or reprogramming of Jones Bridge Park, a greenway along the Chattahoochee, or new open space. In addition, new development or large-scale redevelopment should incorporate amenities like public open space or connections to greenways or multi-use trails. The neighborhood will be more accessible to pedestrians and cyclists with a complete sidewalk network and integrated trail system.

There are some additional existing non-residential uses located within the Suburban Neighborhood. These minor commercial and office uses may remain only where they are currently located, as they are adequately separated from surrounding homes with natural buffers. More intense development could negatively impact the surrounding neighborhoods.

#### **Relevant Plans and Studies**

- Holcomb Bridge Corridor Study
- Holcomb Bridge Urban Redevelopment Plan
- Holcomb Bridge Road Overlay
- State Route 141 Corridor Study
- Medlock Bridge Road Corridor Study

- Peachtree Corners CTP
- Economic Development Plan
- Arts and Culture Master Plan
- Public Art Initiative
- Redevelopment Strategies Report

#### **Appropriate Uses**

- Single family detached residential
- Open space
- Institutional: churches and schools
- Minimal neighborhood-serving retail, only at nodes where already existing
- · Office, only where already existing

#### **Discouraged Uses:**

- Mixed-use
- Multi-family residential
- Townhouses

### Suburban Neighborhood

- Commercial/retail
- Industrial

#### **Design Criteria**

- New development will be compatible with adjacent existing character with similar densities and lot sizes
- Infill transitions appropriately scale and buffer new development to eliminate impacts to existing surrounding neighborhoods
- New development should incorporate open space and preserve existing trees, with incentives for developers that create public open space or greenway/ multi-use trail connections

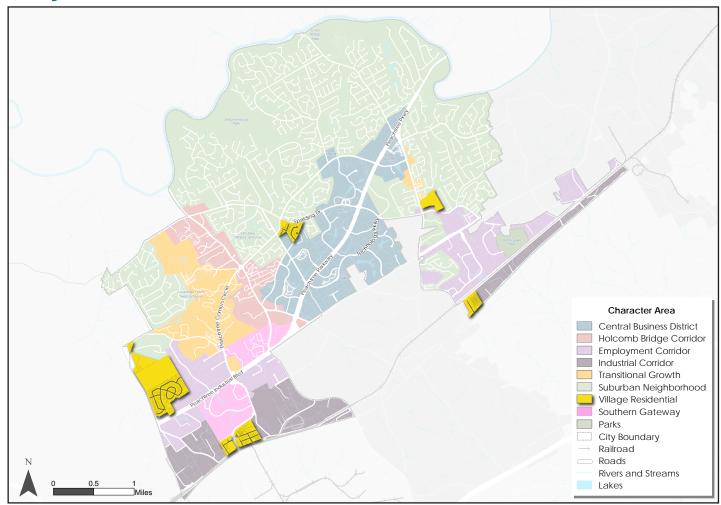
#### Height

- Low-scale development is intended
- Typical two-story single-family residential homes
- Non-residential development may have greater height allowances only where adequately separated from surrounding residential areas with buffers and transitional building heights

#### **Mobility and Accessibility**

- The sidewalk network will be expanded, particularly around schools.
- Greenways or multi-use trails will connect, including the Chattahoochee River, Holcomb Bridge Corridor, Central Business District, and The Forum

### Village Residential





#### The Vision

The Village Residential character area offers a variety of high-quality housing options to families at all stages of life.

Village Residential character areas continue to provide a variety of single-family attached housing options in the City of Peachtree Corners. They are located where there is existing multi-family residential along major corridors. Not only do they provide alternative housing options, they also serve as transitions in density between low-scale single family development and commercial areas. The Village Residential area is an ideal location for townhouses, condominiums, and "cluster housing," or small-lot residential communities. Traditional Neighborhood Development is also appropriate for these areas. Open space is also appropriate here, as is very limited neighborhood-serving retail as part of a major development.

In order to help achieve the goal of providing a variety of housing options to families in all stages of life, Village Residential areas offer choice to empty nesters who wish to downsize to lower-maintenance properties but remain in their community. As the Atlanta region ages, seniors require different housing options than parents with children, and more and more older adults are choosing to "age in place" rather than relocate to a retirement community. Village Residential also appeals to young adults, or millennials, who may wish to live near their jobs but choose not to purchase a single-family home. Finally, it can provide workforce housing for the Peachtree Corners community.

Integrated open space is desired in Village Residential areas as they redevelop. In addition, adequate pedestrian facilities will be provided. Where they are located near planned or existing multi-use trails or greenways, developments should incorporate trail connections. High quality building materials and design standards will create longevity and support property values.

The Mechanicsville neighborhood on Buford Highway is designated as Village Residential. This historic neighborhood, one of the oldest in Gwinnett County, also houses the Mechanicsville School House, which is on the National Register of Historic Places and Peachtree Corners' only designated historic structure. While some of the homes and lots in this neighborhood are in need of investment, the community values the importance of protecting the neighborhood's legacy and historic development patterns. It is particularly important to protect this neighborhood from surrounding industrial uses, as some industrial uses have encroached into the neighborhood.

#### **Relevant Plans and Studies**

- Medlock Bridge Road Corridor Study
- Peachtree Corners CTP
- Economic Development Plan

- Arts and Culture Master Plan
- Public Art Initiative
- Redevelopment Strategies Report

#### **Appropriate Uses:**

- · Multi-family residential
- Single-family attached or detached on small "cluster" lots
- Open space
- Institutional: churches and schools
- Neighborhood-serving retail (such as "corner stores"), only at major nodes

### Village Residential

#### Discouraged Uses:

- Large lot single-family detached residential
- Office, commercial/retail, or industrial

#### **Development Guidelines:**

- New development will use high quality building materials
- Multiple housing types within a single development are permitted
- Infill transitions appropriately scale and buffer new development to eliminate impacts to existing surrounding neighborhoods
- New development should incorporate open space and preserve existing trees, with incentives for developers that create public open space or greenway/multi-use trail connections

#### Height:

• Moderate-scale development is intended; 2-4 stories

#### **Mobility and Accessibility:**

- Sidewalks throughout developments and connecting to major roads
- Greenways or multi-use trails will connect the Village Residential to nearby destinations, including the Chattahoochee River, Holcomb Bridge Corridor, Central Business District, and The Town Center

#### **Overall Development Guidelines:**

• Each character area description also includes specific development guidelines to be used when reviewing zoning decisions. The following development guidelines should apply to all future development in Peachtree Corners, and future zoning regulation will need to specify the types of development that are desired for each location, in terms of use, scale, and mobility features.

#### **Neighborhood Compatibility:**

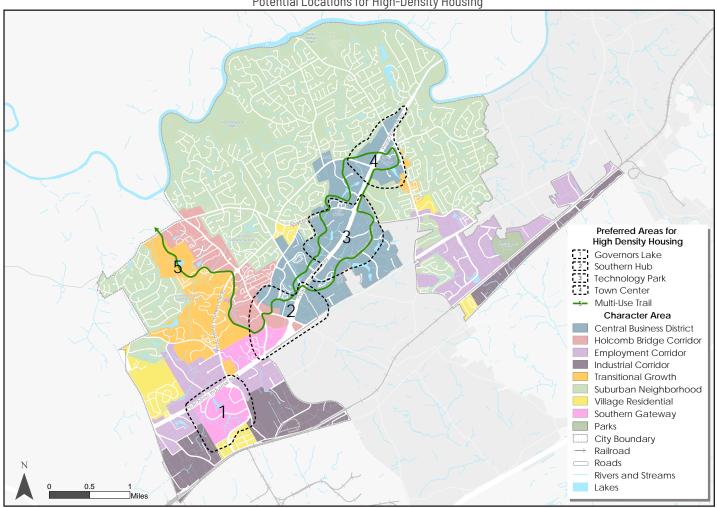
The discouraged uses listed in each character area should be excluded from that particular area.

#### All Character Areas:

- Development should step down in scale at transitions between residential and non-residential character areas. Building heights should be lower on the edges.
- Buffers should be used between single family residential and non-residential character areas to minimize disturbances to single family neighborhoods.

### **High-Density Housing**









#### **High Density Housing**

Much of the land within Peachtree Corners has already been improved, leaving little space for greenfield development. Furthermore, there is an increased need for housing options to attract young, educated professionals and to serve the needs of the existing aging population. As a result, the City should focus on high-density residential infill development. Preference should be given to high-density developments that cater to homeowners, such as condominium buildings.

In addition to an emphasis on high-density residential development, efforts should be made to incorporate senior housing into the overall strategy. Residents over 55 are an increasing segment of the population in Peachtree Corners, and many of these residents will need housing with special accommodations over the coming years. Specifically, demand is likely to increase for attached housing with smaller footprints, zero-step entry, single-floor development, elevator access for multistory housing, and developments that offer additional senior-focused services as well as located near community activity centers, transportation options, and open space.

This high-density residential development would be focused in areas that already support increased density, particularly within the existing Central Business District and Holcomb Bridge character areas, as well as the proposed New Southern Gateway character area. These are areas where mixed-use and high-density residential development will attract residents to Peachtree Corners and help make housing more affordable for all residents. The map on the previous page highlights areas where future higher-density residential development should occur within the City.

### **Economic Development**

Peachtree Corners recognizes the importance of economic development and attracting new businesses. As such, the city has been active in the adoption of strategies and policies toward targeted industries. Specifically, the City has identified the following sectors as key to the growth of the community:

- IT Solutions
- Healthcare Science
- Manufacturing
- Supply Chain
- Regional Corporate Headquarters

These industries provide high-wage, quality jobs for residents across the region. In order to attract these industries, Peachtree Corners has pursued a number of policies and initiatives aimed at incentivizing business development and retention.

The City has completed projects including Curiosity Lab, Town Center, and a multi-use trail across the city, and created organizational structures including the Redevelopment Authority, the Downtown Development Authority, and the Arts Council. Additionally, the City has provided a number of incentives, including:

- Tax exemption programs for new and emerging technology companies
- A Trails and Open Space Program allowing private property owners to exchange undevelopable land for density credits
- An incentive corridor along Holcomb Bridge Road with high-density and other bonuses in exchange for the redevelopment of aging residential and commercial properties
- Incentives for businesses that provide a certain number of jobs for the community

Additionally, the City has implemented certain regulations to support economic development, such as:

- Prohibition of certain uses with the central business district and Technology Park that don't align with economic development goals
- Adoption of a business-friendly sign ordinance
- Creation of an Entertainment District to attract amenities for residents and businesses
- Adoption of regulations allowing food trucks in commercial and office areas

By adoption these strategies, Peachtree Corners aims to provide a business-firendly environment that attracts high-quality jobs.

### **Transportation**

The City of Peachtree Corners' mobility needs are diverse, and the following recommendations cover multiple modes of transportation.

Connectivity to the Region

Many Peachtree Corners residents must leave the city to access jobs and for other critical purposes.

Adding new capacity on major arterials and improving key intersections are important steps to ensure safe, reliable trips to regional destinations. To improve connectivity to the region, the city may work with its partners to develop the following high priority major roadway projects:

- •Southbound lane extensions on Peachtree Industrial Boulevard
- •Reconstruct Peachtree Industrial Boulevard at Winters Chapel Road (eliminate Single Point Urban Interchange)
- •Reconstruct Peachtree Industrial Boulevard at Jimmy Carter Boulevard (eliminate Single Point Urban Interchange)

#### **Last Mile Solutions**

Enhancing the transportation system in a more localized area can also result in significant mobility benefits to city residents. The city should proactively seek partnerships with all transit operators in the Atlanta region, including Ride Gwinnett, ATL, and MARTA. Gwinnett County's transit development plans may include micro transit service in Peachtree Corners. The city may be able to provide amenities and shuttle services which may increase overall transit ridership. Beyond the County's plans, the city plans to expand the number of driverless shuttle stops, offering citizens additional options for getting from a transportation hub to their final destination.

#### **Sidewalks and Trails**

City staff has demonstrated the ability to select, prioritize, and manage the construction of complex pedestrian safety improvement projects, such as new sidewalks along public roads, trails along new alignment, and pedestrian crossing treatments at intersections. The Public Works Department should continue to identify sidewalk gaps in addition to installing new sidewalk along streets as needed. In addition to traditional sidewalks, the city has multiple options to consult for adding multi-use paths and trails throughout the city. Most recently, Peachtree Corners has effectively utilized its share of GDOT's Local Maintenance Improvement Grant (LMIG) funding to program its sidewalk projects. Other funding sources for pedestrian safety projects include:

- Infrastructure Investment & Jobs Act (IIJA)
- Safe Routes to School (SRTS)
- •Transportation Alternatives Program (TAP)
- Highway Safety Improvement Program (HSIP)
- Safe Streets and Roads for All (SS4A)
- Carbon Reduction Program
- •Reconnecting Communities

#### **Enhancing Roadway Right-of-Way and Gateway Treatments**

Public outreach revealed that many Peachtree Corners residents support roadway beautification and enhancement programs. Landscape designs and proposed amenities which may have both an aesthetic and practical value could be included in preliminary construction plans. The city may bear some or all the cost of these enhancements on new projects. The city's work program includes streetscaping along Peachtree Corners Circle, between Holcomb Bridge Road and Jones Mill Spur, and along Medlock Bridge Road between Peachtree Parkway and Spalding Drive. Other potential streetscape projects could be considered along these roadway sections:

- •Spalding Drive, all segments in city limits
- •Peachtree Corners Circle, between Spalding Drive and SR 141/Peachtree Parkway
- •South Old Peachtree Road, between Medlock Bridge Road and Peachtree Industrial Boulevard

SR 141/Peachtree Parkway, Peachtree Industrial Boulevard, Holcomb Bridge Road, and Spalding Drive (West side), all serve as gateway corridors into the city. Landscaping at suitable fixed points on these corridors would beautify these corners and further the city's identity as a place where the natural environment is valued and maintained.

#### **Comprehensive Transportation Plan Update**

Finally, a Comprehensive Transportation Plan Update should be undertaken in the near future. Significant changes have occurred in Peachtree Corners since the adoption of the Comprehensive Transportation Plan (CTP) in March 2017. An in-depth analysis of all the above transportation modes, revenue projections, as well as transportation specific public outreach activities, are all needed to ensure that the transportation systems is serving the needs of the entire community.







City of Peachtee Corners Comprehensive Plan Report of Accomplishments		
Project/Activity	Status	Status Explanation
Draft and adopt specialized design standards within the Overlay District to promote architectural design and appearance appropriate to location.	Ongoing	
Study use of universal symbols on signage for commercial businesses and community activities such as festivals, market days, and special events (aids in cross-cultural communication).	Postponed	Postponed due to shifting community priorities
Implement wayfinding signage in the Holcomb Bridge Rd. corridor.	Postponed	Postponed due to shifting community priorities
Work with private property owners to provide public access to the Chattahoochee River where possible.	Postponed	Postponed due to shifting community priorities
Prioritize the clean-up and stabilization of Crooked Creek.	Ongoing	
Cohost events between UPCCA, Gwinnett Clean & Beautiful, and the City for clean-up and related education.	Ongoing	
Provide education to the community regarding debris and storm drains.	Ongoing	
Coordinate with neighboring jurisdictions about the possibility of a jointly-acquired open space.	Ongoing	
Develop a performing arts center in the Town Center.	Postponed	Postponed due to shifting community priorities
Study existing stream buffer regulations and ivestigate the impact of increasing stream protection buffers to community, property owners, and environment and codify changes as needed.	Postponed	Postponed due to shifting community priorities
Develop preferred roadway cross-section for Holcomb Bridge Rd. including landscaping and public art.	Ongoing	
Modify zoning to require new developments to connect and/or provide easements to any identified pedestrian linkages as part of development approval.	Postponed	Postponed due to shifting community priorities
Develop a vision for properties located near the Town Center.	Completed	
Emphasize the importance of Tech Park and promote the City's provision of new amenities within the park, such as the trail system.	Ongoing	
Promote Tech Park as a model for innovation, including autonomous vehicle technology.	Ongoing	
Create a better sense of identity with increased signage.	Ongoing	
Look for opportunities to partner with private developers in the Holcomb Bridge Rd. Corridor.	Ongoing	

City of Peachtee Corners Comprehensive Plan Report of Accomplishments		
Project/Activity	Status	Status Explanation
Improve the appearance of open ditches in highly-visible areas such as in front of the Ingles shopping center.	Postponed	Postponed due to shifting community priorities
Update zoning ordinance/subdivision regulations to include comprehensive plan recommendations. Investigate rezoning property to more accurately reflect existing uses.	Ongoing	
Complete a redevelopment plan for the Transitional Growth area.	Ongoing	
Preserve as open space the radio tower land along Spalding Drive if it becomes available for acquisition.	Postponed	Postponed due to shifting community priorities
Investigate the establishment of Opportunity Zones within areas of the City that qualify.	Completed	
Identify major employers and determine their needs with the goal of enhancing retention efforts.	Ongoing	
Previous Yearly Items		
Encourage neighborhood organizations to engage in community-building activities.	Ongoing	Yearly Action Item
Build education coalitions with parents, teachers, and school councils to communicate school needs to Gwinnett County Schools.	Ongoing	Yearly Action Item
Coordinate with Gwinnett County on the implementation of the Gwinnett County Greenways Master Plan.	Ongoing	Yearly Action Item
Coordinate with Gwinnett County on the implementation of the Gwinnett County Parks & Recreation Master Plan.	Ongoing	Yearly Action Item
Investigate the potential for outside funding sources to further develop pedestrian connections and bike facilities	Ongoing	Yearly Action Item
Utilize findings of ARC's Bike/Ped Task Force to generate new ideas for bike/ ped provisions.	Ongoing	Yearly Action Item
Work with Gwinnett County, GDOT, and the ARC to prioritize the need for traffic calming and integrate traffic calming projects.	Ongoing	Yearly Action Item
Pursue county-administered CDBG funds for redevelopment efforts.	Ongoing	Yearly Action Item
Investigate downtown development grant programs for application in the Central Business District.	Ongoing	Yearly Action Item
Communicate with businesses via electronic newsletter to keep them informed of developments in the City.	Ongoing	Yearly Action Item
Encourage revitalization of properties along the Buford Highway corridor.	Postponed	Yearly Action Item
Protect the industrial area and preserve its viability by discouraging incompatible, adjacent land uses.	Ongoing	Yearly Action Item

#### REPORT OF ACCOMPLISHMENTS

City of Peachtee Corners Comprehensive Plan Report of Accomplishments		
Project/Activity	Status	Status Explanation
Further develop, refine, and implement land use recommendations for character areas.	Ongoing	Yearly Action Item
Monitor the provision of municipal services and their ability to meet the growing population and workforce.	Ongoing	Yearly Action Item
Facilitate partnerships with the Georgia Hispanic Chamber of Commerce to support local Hispanic businesses and business owners.	Postponed	Yearly Action Item
Work with Gwinnett County to identify where sanitary sewer systems are needed in the City.	Ongoing	Yearly Action Item
Explore the creation of a Community Improvement District (CID) for Technology Park.	Postponed	Yearly Action Item
Explore the possibility of a pedestrian bridge across the Chattahoochee River between Simpsonwood Park and park areas on the opposite side of the river.	Postponed	Yearly Action Item
Provide better bicycle and pedestrian connections between residential areas and mixed-use and retail areas.	Ongoing	Yearly Action Item



	City	of Pear	achtree Corners Comprehe Community Work Program	Corner nity Wo	s Comp rk Prog	City of Peachtree Corners Comprehenive Plan Community Work Program		
Community Goal	2024	2025	2026	2027	2028	Estimated Cost	Funding Source	Responsible Party
Goal 1: Build and strengthen a unified and family- friendly multicultural city								
Draft and adopt specialized design standards within the City Overlay District to promote architectural design and appearance appropriate to location.	×	×	×			\$150,000	N/A	City
Study use of universal symbols on signage for commercial businesses and community activities such as festivals, market days, and special events (aids in crosscultural communication).		×	×			Staff Time (no additional cost)	N/A	City
Implement wayfinding signage in the Holcomb Bridge Rd. corridor.	×	×				\$1.1 million	City, County	City, County, State
Update Livable Centers Initiative plan including an updated vision for the Innovation Hub study.		×	×	×		\$200,000	ARC LCI Funds, City	City
Goal 2: Maintain a high-quality natural and cultural environment								
Work with private property owners to provide public access to the Chattahoochee River where possible.				×		Staff Time (no additional cost)	N/A	City, County, NPS
Prioritize the clean-up and stabilization of Crooked Creek.	×					\$2 million	City, Grants	City
Cohost events between UPCCA, Gwinnett Clean & Beautiful, and the City for clean-up and education	×	×	×	×		\$60,000	City, County	City, County, UPCCA
Provide education to the community regarding debris and storm drains.	×	×	×	×		\$30,000	City, Grants	City
Develop a performing arts center in the Town Center.			×			\$3 million	City, Private/ Non-Profits	City
Acquire land toward the development of the Crooked Creek trail system.	×	×	×	×		\$2 million	City, ARC, Grants	City
Develop amenity features at Peachtree Corners Circle and Crooked Creek.	×	×				\$1 million	City, Grants	City

				ľ	ľ			
Community Goal	2024	2025	2026	2027	2028	Estimated Cost	Funding Source	Responsible Party
Study existing stream buffer regulations and investigate the impact of increasing stream protection buffers to community, property owners, and environment and codify changes as needed.	×	×	×			Staff Time (no additional cost)	City	City
Goal 3: Integrate transportation and accessibility into development decisions								
Develop preferred roadway cross-section for Holcomb Bridge Rd. including landscaping and public art.	×	×				\$125,000	City, County, State	City, County, State
Modify zoning to require new developments to connect and/or provide easements to any identified pedestrian linkages as part of development approval.				×	×	Staff Time (no additional cost)	N/A	City
Emphasize the importance of Tech Park and promote the City's provision of new amenities within the park, such as the trail system.	×	×	×	×		\$20,000	City	City
Look for opportunities to partner with private developers in the Holcomb Bridge Rd. Corridor.		×	×	×	×	Staff Time (no additional cost)	N/A	City
Improve the appearance of open ditches in highly- visible areas such as in front of the Ingles shopping center.				×		\$125,000	County, State	City, County, State
Look for ways to expand transportation links to provide 'last mile' connectivity.	×	×	×	×		Staff time (no additional cost)	N/A	City
Extend the Multi-Use trail system through the Town Center and the Forum.			×	×	×	\$3 million	City, Grants	City
Develop a trail hub at Engineering Drive.		×	×	×		\$125,000	City	City
Update Comprehensive Transportation Plan to identify priority transportation improvements throughout the City.		×	×	×	×	\$400'000	ARC, GDOT, City	City
Goal 4: Enable redevelopment and capture high- quality new development								

Update zoning ordinance/subdivision regulations to include comprehensive plan recommendations. Investigate rezoning property to more accurately reflect existing uses.  Complete a redevelopment plan for the Transitional Growth area.  Preserve as open space the radio tower land along Spalding Drive if it becomes available for acquisition.  Adopt regulations and incentives to encourage redevelopment at the Southern Gateway.  Goal 5: Emerge as the most desirable and advantageous community in the Atlanta region Identify major employers and determine their needs with the 3 goal of enhancing retention efforts.  Update and adopt the City's Economic Development Plan to identify target industries and economic strategies.  Coal 6: Continue to seek and enhance opportunities for innovation  Create amenities and activity centers within Technology Park  Promote Tech Park as a model for innovation, including autonomous vehicle technology.  Goal 7: Strive to enhance the city's identity and awareness of its distinct attributes through marketing, communications, place-making and accomplishments	Comm × × × × × × × × × × × × × × × × × ×	2025 2026 2027 2028  X	ork Pro	y × × × × × × × × × × × × × × × × × × ×	2024   2025   2027   2028   Estimated Cost Community Work Program	Funding Source N/A City, County N/A N/A City City City	Responsible Party City City City City City City City Ci
Add gateways at key entryways to the city.	×	×			\$1.2 million	City, Grants	City
Create a better sense of identity with increased signage.	×				\$75,000	City	City

e Plan	Estimated Cost Funding Responsible Party Source	\$500,000 GDOT, ARC, City	\$500,000 GDOT, ARC, City		Staff Time (no additional cost) City City		City, Downtown Downtown Development Development Authority and/or jointly \$125,000 Authority, with the Redevelopment Authority,	Staff Time (no City Neighboring
City of Peachtree Corners Comprehenive Plan Community Work Program	2028							×
achtree Corners Comprehe Community Work Program	2027	×	×					×
Corner nity Wo	2026	×	X		×		×	×
chtree	2025	×	×		×		×	×
of Pea	2024				×		×	×
City	Community Goal	Implement streetscape plans for Medlock Bridge Road between Peachtree Parkway and Spalding Drive.	Implement streetscape plans for Peachtree Corners Circle between Holcomb Bridge Road and Jones Mill Spur.	Goal 8: Support housing options that accommodate various age groups	Review current mixed-use and residential zoning districts for consistency with the comprehensive plan and to support the development of housing options at all price points.	Goal 9: Exhibit fiscal responsibility in the management of the City's resources	Conduct a feasibility study for a Community Improvement District, Business Improvement District, or other funding mechanism to support investment in priority areas.	Coordinate with neighboring jurisdictions about the bossibility of a jointly-acquired open space.

City of Peachtree Corners Comprehenive Plan Additional Yearly Implementation Activities					
Community Goal	Estimated Cost	Responsible Party			
Monitor regional and US Census Bureau estimates of the City's population.	Staff Time (No Additional Cost)	City			
Maintain a strong relationship with the Gwinnett County Board of Education through Peachtree Corners' local representative.	Staff Time (No Additional Cost)	City			
Coordinate with Gwinnett County Department of Transportation on projects within the City and regarding additional studies and improvements, specifically related to proposed changes to Holcomb Bridge Rd. and Peachtree Pkwy.	Staff Time (No Additional Cost)	City			
Coordinate with Gateway 85 CID on projects in the City.	Staff Time (No Additional Cost)	City			
Work with Gwinnettt County to identify sidewalks that are in need of replacement, extension, or repair.	Staff Time (No Additional Cost)	City, County			
Coordinate with Gwinnett County to assist where possible to improve access, ingress, and egress to outdated retail centers and upgrade surrounding road networks.	\$250,000	City, County			
Work with Partnership Gwinnett on other economic development efforts and resources, such as assistance for small businesses and entrepreneurs.	Staff Time (No Additional Cost)	City			
Encourage office parks to provide connections to greenways for employees and visitors.	Staff Time (No Additional Cost)	City			
Encourage large-scale new development that incorporates any type of community gathering space or open space to provide wi-fi and other technological enhancements.  Staff Time (No Additional Cost)					
Identify and pursue businesses that are needed, but not well-represented in the City, such as movie theaters, grocery stores, specialty restaurants and businesses that enhance night life and recreation.  Staff Time (No Additional Cost)					
Implement streetscape plans for Peachtree Corners Circle between Holcomb Bridge Road and Jones Mill Spur.		Public Works			
Implement streetscape plans for Medlock Bridge Road between Peachtree Parkway and Spalding Drive.		Public Works			
Facilitate partnerships with the Georgia Hispanic Chamber of Commerce to support local Hispanic businesses and business owners.	\$35,000	City			
Work with Gwinnett County to identify where sanitary sewer systems are needed in the City.	\$60,000	City, County			
Explore the creation of a Community Improvement District (CID) for Technology Park.	\$60,000	City			
Explore the possibility of a pedestrian bridge across the Chattahoochee River between Simpsonwood Park and park areas on the opposite side of the river.	\$120,000	City, County, NPS, Johns Creek			
Provide better bicycle and pedestrian connections between residential areas and mixed-use and retail areas.	\$250,000	City			
Encourage development/redeveopmement of office properties with natural, outdoor amenities.	Staff Time (No Additional Cost)	City			

City of Peachtree Corners Comprehenive Plan Additional Yearly Implementation Activities		
Community Goal	Estimated Cost	Responsible Party
Collaborate with Partnership Gwinnett on other office marketing efforts.	Staff Time (No Additional Cost)	City
Stay involved in regional discussions.	Staff Time (No Additional Cost)	City
Continue to effectively communicate the development process, and advocate for streamlining where opportunities exist.	Staff Time (No Additional Cost)	City
Encourage neighborhood organizations to engage in community-building activities.	\$15,000	City
Build education coalitions with parents, teachers, and school councils to communicate school needs to Gwinnett County Schools.	\$15,000	City, County Schools
Coordinate with Gwinnett County on the implementation of the Gwinnett County Greenways Master Plan.	Staff Time (No Additional Cost)	City, County
Coordinate with Gwinnett County on the implementation of the GwinnettCounty Parks & Recreation Master Plan.	Staff Time (No Additional Cost)	City County
Investigate the potential for outside funding sources to further develop pedestrian connections and bike facilities	Staff Time (No Additional Cost)	City
Utilize findings of ARC's Bike/Ped Task Force to generate new ideas for bike/ped provisions.	Staff Time (No Additional Cost)	City
Work with Gwinnett County, GDOT, and the ARC to prioritize the need for traffic calming and integrate traffic calming projects.	\$60,000	City, County, State, ARC
Pursue county-administered CDBG funds for redevelopment efforts.	Staff Time (No Additional Cost)	City
Investigate downtown development grant programs for application in the Central Business District.	Staff Time (No Additional Cost)	City
Communicate with businesses via electronic newsletter to keep them informed of developments in the City.	\$15,000	City
Encourage revitalization of properties along the Buford Highway corridor.	\$60,000	City, County
Protect the industrial area and preserve its viability by discouraging incompatible, adjacent land uses.	Staff Time (No Additional Cost)	City
Further develop, refine, and implement land use recommendations for character areas.	Staff Time (No Additional Cost)	City
Monitor the provision of municipal services and their ability to meet the growing population and workforce.	Staff Time (No Additional Cost)	City

# APPENDIX A PUBLIC/STAKEHOLDER ENGAGEMENT DOCUMENTATION

## Gwinnett Daily Post GWINNETT Daily Cost Dost

### Appendix - Public Hearing Notice

Publication Name:
<b>Gwinnett Daily Post</b>

**Publication URL:** 

Publication City and State: **Lawrenceville, GA** 

**Publication County:** 

Gwinnett

Notice Popular Keyword Category:

Notice Keywords:

**Peachtree Corners Public Hearing** 

Notice Authentication Number: 202306161250009403463 1227502662

Notice URL:

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Notice Publish Date: Sunday, January 01, 2023

#### **Notice Content**

NOTICE OF PUBLIC HEARING The City of Peachtree Corners Planning Commission will hold a public hearing at City Hall, 310 Technology Parkway, Peachtree Corners, Georgia beginning at 7:00 PM on January 17, 2023 to consider the following: RZ2022-008, SUP2022-009, V2022-006 Foamworks Auto Spa. Request to rezone 1.387 acres from C-1 to C-2 and to approve a special use permit with associated variances to allow for a new car wash facility at 3390 Medlock Bridge Road, Dist. 6, Land Lot 286, Peachtree Corners, GA. PH2022-004 2045 Comprehensive Plan Update. First public hearing and review of procedures for the City of Peachtree Corners 2045 Comprehensive Plan. The above will also be considered by the City of Peachtree Corners City Council at City Hall, 310 Technology Parkway, beginning at 7:00PM on February 28, 2023. KYM CHERECK, CITY CLERK CITY OF PEACHTREE CORNERS 934 91204 1/1, 2023

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#### PLANNING COMMISSION AGENDA

January 17, 2023 7:00 PM CITY HALL

#### **View the live stream**

- A. Roll Call
- B. Approval of December 7, 2022 Minutes
- C. Old Business:
- D. New Business:
  - 1. <u>RZ2022-008, SUP2022-009, V2022-006 Foamworks Auto Spa.</u> Request to rezone 1.387 acres from C-1 to C-2 and to approve a special use permit with associated variances to allow for a new car wash facility at 3390 Medlock Bridge Road, Dist. 6, Land Lot 286, Peachtree Corners, GA.
- E. City Business Items:
  - 1. <u>Gateway Signage and Art Locations Map.</u> Update on the city's gateway signage and public art program.
  - **2.** PH2022-004 2045 Comprehensive Plan Update. First public hearing and review of procedures for the City of Peachtree Corners 2045 Comprehensive Plan.
- F. Comments by Staff and Planning Commissioners.
- G. Adjournment.



### CITY OF PEACHTREE CORNERS PLANNING COMMISSION MINUTES January 17, 2023 7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on January 17, 2023. The meeting was held at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Alan Kaplan, Chairman, Post A

Shanga White, Post B Mark Willis, Post C Lance Campbell, Post D Jim Blum, Post E - Absent James Kucik, Voting Alternate

Joshua Stephens, Non-voting Alternate

Staff: Diana Wheeler, Community Development Director

Jeff Conkle, Planning and Zoning Administrator

Rocio Monterrosa, Assistant City Clerk

#### MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 7, 2022 PLANNING COMMISSION MEETING.

By: Mark Willis

Seconded: Shanga White

Vote: 5-0 (Willis, White, Kaplan, Campbell, Kucik)

**Action: Minutes Approved** 

#### **NEW BUSINESS:**

**RZ2022-008, SUP2022-009, V2022-006 Foamworks Auto Spa.** Request to rezone 1.387 acres from C-1 to C-2 and to approve a special use permit with associated variances to allow for a new car wash facility at 3390 Medlock Bridge Road, Dist. 6, Land Lot 286, Peachtree Corners, GA.

Diana Wheeler presented the case and stated that the subject property consists of two land parcels that are zoned C-1 and have never been developed. The applicant is seeking a rezoning to C-2 and special use permit to allow for a car wash. Because the properties adjoin an RM-13 District to the rear and side, a 75' buffer along both shared property lines is also required to screen the apartment community that exists on the adjacent property.



## PLANNING COMMISSION AGENDA

March 21, 2023 7:00 PM CITY HALL

## Watch the live stream

- A. Roll Call
- B. Approval of January 17, 2023 Minutes
- C. Old Business:
- D. New Business:
- E. City Business Items:
  - 1. <u>PH2022-004 2045 Comprehensive Plan Update.</u> Public hearing and review of existing Goals and Policies for the City of Peachtree Corners 2045 Comprehensive Plan.
- F. Comments by Staff and Planning Commissioners.
- G. Adjournment.



# CITY OF PEACHTREE CORNERS PLANNING COMMISSION MINUTES March 21, 2023 7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on March 21, 2023. The meeting was held at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Alan Kaplan, Chairman, Post A

Shanga White, Post B Mark Willis, Post C Lance Campbell, Post D

Jim Blum, Post E

James Kucik, Non-voting Alternate Joshua Stephens, Non-voting Alternate

Staff: Diana Wheeler, Community Development Director

Jeff Conkle, Planning and Zoning Administrator

Rocio Monterrosa, Assistant City Clerk

City Council: Weare Gratwick, Post 6

Comprehensive Plan Alan Chapman, Atlas Consultant Team: Vince Edwards, Atlas Jon Tuley, Kimley-Horn

#### MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE JANUARY 17, 2023 PLANNING COMMISSION MEETING.

By: Lance Campbell Seconded: Mark Willis

Vote: 4-0-1 (Campbell, Willis, Kaplan, White) (Abstain: Blum)

**Action: Minutes Approved** 

## **CITY BUSINESS:**

**PH2022-004 2045 Comprehensive Plan Update.** Second public hearing and review of existing goals and policies for the City of Peachtree Corners 2045 Comprehensive Plan update.

Diana Wheeler introduced the topic and the consultant team to the Planning

**Gwinnett Daily Post** 



# Appendix - Public Hearing Notice

Publication Name: Gwinnett Daily Post

**Publication URL:** 

Publication City and State: Lawrenceville, GA

**Publication County:** 

**Gwinnett** 

Notice Popular Keyword Category:

Notice Keywords:

**Peachtree Corners Public Hearing** 

Notice Authentication Number: 202306170948014050215 3498047226

Notice URL:

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Notice Publish Date: Wednesday, April 05, 2023

#### **Notice Content**

NOTICE OF PUBLIC HEARING The City of Peachtree Corners Planning Commission will hold a public hearing at City Hall, 310 Technology Parkway, Peachtree Corners, Georgia beginning at 7:00 PM on April 18, 2023 to consider the following: SUP2023-001 The 1314 Event Hall. Request to approve a special use permit for an event hall located at 6275 Spalding Dr., Ste. E2, Dist. 6, Land Lot 313, Peachtree Corners, GA. PH2022-004 2045 Comprehensive Plan Update. Third public hearing of the City of Peachtree Corners 2045 Comprehensive Plan. KYM CHERECK CITY CLERK CITY OF PEACHTREE CORNERS 934 4/5, 2023

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## **PLANNING COMMISSION AGENDA**

April 18, 2023 7:00 PM CITY HALL

## **View the live stream**

- A. Roll Call
- B. Approval of March 21, 2023 Minutes
- C. Old Business:
- D. New Business:
  - 1. <u>SUP2023-001 2045 The 1314 Event Hall.</u> Request to approve a special use permit for an event hall located at 6275 Spalding Dr., Ste. E2, Dist. 6, Land Lot 313, Peachtree Corners, GA.
- E. City Business Items:
  - 1. <u>PH2022-004 2045 Comprehensive Plan Update.</u> Public hearing and review of status of progress to update the City of Peachtree Corners 2045 Comprehensive Plan.
  - 2. <u>Redevelopment Authority.</u> Overview of the work plan and goals of the city's Redevelopment Authority.
- F. Comments by Staff and Planning Commissioners.
- G. Adjournment.



## CITY OF PEACHTREE CORNERS PLANNING COMMISSION MINUTES April 18, 2023 7:00 PM

The City of Peachtree Corners held a Planning Commission meeting on April 18, 2023. The meeting was held at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Alan Kaplan, Chairman, Post A

> Shanga White, Post B Mark Willis, Post C Lance Campbell, Post D Jim Blum, Post E

James Kucik, Non-voting Alternate - Absent Joshua Stephens, Non-voting Alternate

Staff: Diana Wheeler, Community Development Director

Rocio Monterrosa, Assistant City Clerk

City Council: Weare Gratwick, Post 6

Comprehensive Plan Alan Chapman, Atlas Consultant Team: Vince Edwards, Atlas

Jon Tuley, Kimley-Horn

## MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE MARCH 21, 2023 PLANNING COMMISSION MEETING.

By: Mark Willis

Seconded: Jim Blum

Vote: 5-0 (Willis, Blum, Kaplan, White, Campbell)

**Action: Minutes Approved** 

## **NEW BUSINESS:**

**SUP2023-001 The 1314 Event Hall.** Request to approve a special use permit for an event hall located at 6275 Spalding Dr., Ste. E2, Dist. 6, Land Lot 313, Peachtree Corners, GA.

Prior to the staff presentation, Commissioner Blum stated that he would be recusing himself from the case due to a conflict of interest because his law firm

# Gwinnett Daily Post GWINNETT Daily Dost

# Appendix - Public Hearing Notice

<b>Gwinnett Daily Post</b>	
Publication Name:	

**Publication URL:** 

Publication City and State: **Lawrenceville, GA** 

**Publication County:** 

**Gwinnett** 

Notice Popular Keyword Category:

Notice Keywords:

**Peachtree Corners Public Hearing** 

Notice Authentication Number: 202306161245567038632 1227502662

Notice URL:

Back

Notice Publish Date: Sunday, June 04, 2023

#### **Notice Content**

gpn13 GDP2262 gpn13 NOTICE OF PUBLIC HEARING The City of Peachtree Corners Planning Commission will hold a public hearing at City Hall, 310 Technology Parkway, Peachtree Corners, Georgia beginning at 7:00 PM on June 20, 2023 to consider the following: SUP2023-002 Peachtree Corners Pawn. Request to re-approve a special use permit for an existing pawn shop located at 7040 Jimmy Carter Blvd., Ste. 4, Dist. 6, Land Lot 275, Peachtree Corners, GA. CIC2023-001 CityGate Church. Request for a change in conditions to Special Use Permit No. 2021-004 to allow for expansion of an existing church at 3100 Medlock Bridge Rd., Dist. 6, Land Lot 271, Peachtree Corners, GA. PH2023-003 Holcomb Bridge Corridor Overlay District. Consideration of an amendment to the Zoning Ordinance to add specific site design, architectural design, and use regulations to the Holcomb Bridge Road area. PH2022-004 2045 Comprehensive Plan Update. Fourth public hearing of the City of Peachtree Corners 2045 Comprehensive Plan. KYM CHERECK CITY CLERK CITY OF PEACHTREE CORNERS 6:4,2023

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## PLANNING COMMISSION AGENDA

June 20, 2023 7:00 PM CITY HALL

## View the live stream

- A. Roll Call
- B. Approval of April 18, 2023 Minutes
- C. Old Business:
- D. New Business:
  - SUP2023-002 Peachtree Corners Pawn. Request to re-approve a special use permit for an existing pawn shop located at 7040 Jimmy Carter Blvd., Ste. 4, Dist. 6, Land Lot 275, Peachtree Corners, GA.
  - 2. <u>CIC2023-001 CityGate Church.</u> Request for a change in conditions to Special Use Permit No. 2021-004 to allow for expansion of an existing church at 3100 Medlock Bridge Rd., Dist. 6, Land Lot 271, Peachtree Corners, GA.

## E. City Business Items:

- 1. <u>PH2023-003 Holcomb Bridge Corridor Overlay District.</u> Consideration of an amendment to the Zoning Ordinance to add specific site design, architectural design, and use regulations to the Holcomb Bridge Road area.
- 2. <u>PH2022-004 2045 Comprehensive Plan Update.</u> Public hearing and status review of update to the City of Peachtree Corners 2045 Comprehensive Plan.
- F. Comments by Staff and Planning Commissioners.
- G. Adjournment.



# CITY OF PEACHTREE CORNERS PLANNING RETREAT MINUTES APRIL 14, 2023 @ 12:00 PM

The Mayor and Council of the City of Peachtree Corners held a Planning Retreat at 6500 Sugarloaf Parkway, Duluth, Georgia. The following were in attendance:

Mayor Mike Mason

Mayor Pro Tem Weare Gratwick – Post 6

Council Member Phil Sadd – Post 1

Council Member Eric Christ – Post 2

Council Member Alex Wright – Post 3

Council Member Joe Sawyer – Post 4

Council Member Lorri Christopher – Post 5

City Manager Brian Johnson Asst. City Manager Brandon Branham Asst. City Manager Seth Yurman City Clerk Kym Chereck Community Dev. Dir. Diana Wheeler Public Works Dir. Greg Ramsey Finance Dir. Cory Salley Communication Dir. Louis Svehla City Attorney David Rhodes

The Planning Retreat consisted of updates from Finance, Public Works, Community Development, Land Development, Communications, Curiosity Lab, Legal and the City Manager.

Approved,

Attest:

Mike Mason, Mayor

Muker Mason

OF TABLISHED 2017

Kymberly Chereck, City Clerk



## www.peachtreecornersga.gov

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member Eric Christ – Post 2, Council Member Alex Wright – Post 3, Council Member Joe Sawyer – Post 4, Council Member Lorri Christopher – Post 5, Council Member Weare Gratwick – Post 6, Council Member

June 13, 2023

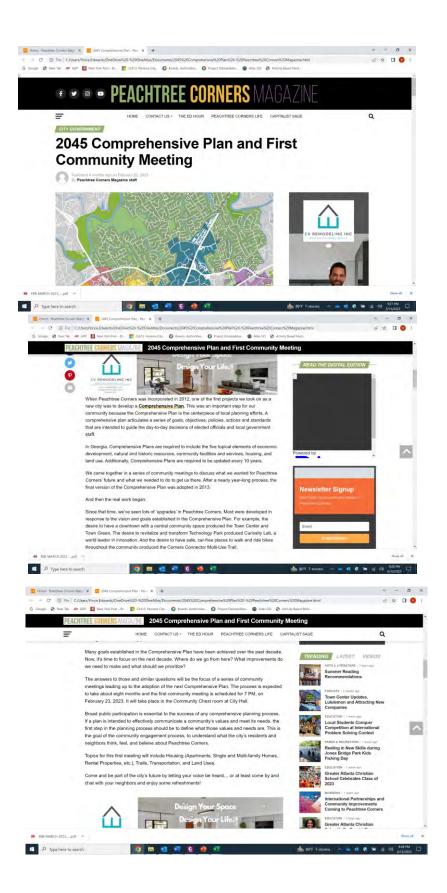
## **WORK SESSION AGENDA**

6:00 PM

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

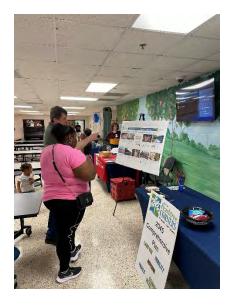
- 1. Comprehensive Plan 2045 update
- 2. Holcomb Bridge Road Corridor Overlay Zoning Standards Draft
- 3. Dog Park
- 4. Amendment to Tax Commissioner IGA
- 5. Charter Amendment
- 6. City Manager Updates
- 7. Executive Session For the purpose of land acquisition.

Comprehensive Plan Article in Local Magazine (February 2023)



# Public Meeting -Celebrate Peachtree

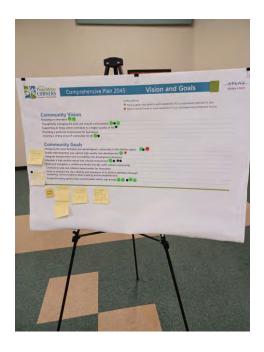
Specific Initiative	Celebrate Peachtree May 19 2023 *			
Expand Smartcities technology to create a better-linked community	0			
Continue to encourage residential development and offer a variety of housing options	1			
Add Public Open Space (pocket parks, trails, etc.)	8			
Build Arts Center, Performing Arts Space, or Public Art	7			
Partner to increase access to Chattahoochee River	9			
Attract mixed-use to activity centers	2			
Engage with transit agencies to improve services	3			
Identify roadway safety and mobility improvement projects	3			
Landscape and beutify roads and add gateway features at key locations	8			
Add public art at high-visible locations citywide	2			
Other Initiative- more playgrounds - (Town Center)	n/a			
Other Initiative- movie night - (Town Center) n/a				
Other Initiative- paddle board rentals for river dogs - (Town Center)	n/a			
Other Initiative- change font on bridge (Town Center)	n/a			
	n/a			
	* Attendee placed dot on box indicating support for that initiative.			

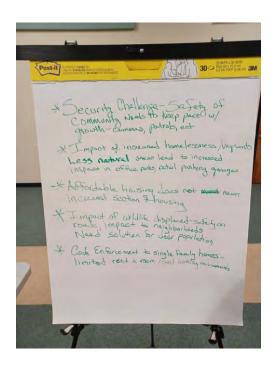


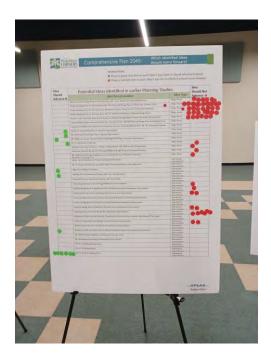


## Public Meeting with UPCCA/PCBA – April 24, 2023











## Peachtree Corners Comprehensive Plan 2045

April 24<sup>th</sup>, 2023

Name	Email
Balday (do	XXXXXXXXXXX
Bas Bossehan	XXXXXXXXXXXX
Jean Campbell Kuhn	
Kari Nylund	XXXXXXXXXXX
Barbara Tackey	XXXXXXXXXXX
Magne Stubbs	XXXXXXXXXX
TRAY Quiele	XXXXXXXXXXX
ARTHUR GUIRK	XXXXXXXXXXX
Bill Sukenik	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Scott Hilton	
Lexi Romeyn	XXXXXXXXXXXX
Jun Dudels	XXXXXXXXXXXXX net
(ne sury Harry	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
CAPM GOHNSON	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Warren Calvert	+XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
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## Peachtree Corners Comprehensive Plan 2045

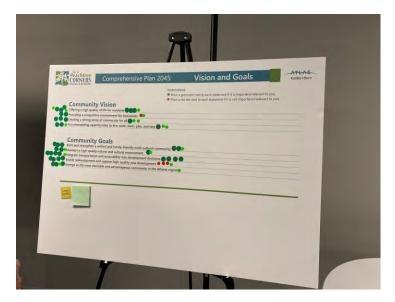
April 24<sup>th</sup>, 2023

Name	Email
Many Gallois	XXXXXXXXXXXX
Bobbie Wilbunko	XXXXXXXXXXXX
Maren Heston	XXXXXXXXXXXX
Allisan Reinert	XXXXXXXXXXXX
Debbie Calvert	XXXXXXXXXXXX
Laurel Armbruster	XXXXXXXXXXXXX
Susan Rivero	XXXXXXXXXXXX
Robert & Bronda Canfoel Richard Deulette Larth	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Vadille- DUS	XXXXXXXXXXXX
Skoeped Spichard	XXXXXXXXXXXX
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Junia Brown	XXXXXXXXXXXXX
Tem ///	XXXXXXXXXXXXX
Shann Adams	XXXXXXXXXXXXX
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# Public Meeting #1 February 23, 2023









Station	Board	Nature of Comment	Comment	Location	Related to Lifetime Character Area	Notes
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Parks Land use change	Make public parks or green space This would make a great area for mixed housing development and community green space	New "Southern Gateway" character area New "Southern Gateway" character area		
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Schools Land use change	We need another elementary and then another middle school for all the apartments  Change all gray area here to green like the surrounding area	Lifetime	Y	
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Housing Housing	Need affordable workforce housing Need to redevelop old housing/apt stock in Holcomb Bridge area	Holcomb Bridge area		
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Land use change Housing	Dunwoody manor should stay green. No townhomes, mcmansions, etc.  Where do we have modest new (not fixer upper) single floor residences?	Dunwoody Manor	Y	
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Housing Housing	No more apartments! No more high rise \$\$\$ condos			
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Housing Land use change	Please no more rentals/apartments/high rises. Ownership only Elementary school should be made green to go with other changes	Peachtree Elementary School		
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Parks Land use change	Would love this triangle area to be a park Change Lifetime to green	Spalding/Jay Bird/PTC Circle Lifetime	Y	Currently contains houses
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Land use change Zoning	No area to be village residential  Peachtree Forest subdivision to incl the Lifetime Fitness acreage, should be zoned exclusively single family. No part of this	Peachtree Forest/Lifetime	Y	
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Land use change Parks	Please keep "transitional growth" suburban. No more townhomes apartments Recommend outdoor spaces, parks, green spaces, etc. No apartments/townhomes	New "Southern Gateway" character area	Y	
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Other Other	Love the southern gateway! New TH?	New "Southern Gateway" character area New "Southern Gateway" character area		
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Other Housing	What is Southern Gateway?  Need to redevelop the old, low density apartments around Holcomb Bridge and Peachtree Corners Circle	New "Southern Gateway" character area Holcomb Bridge/PTC Circle		
Land Use Land Use	Adopted Character Areas Adopted Character Areas	Land use change Land use change	Leave single family home subdivisions zoned suburban not villages Peachtree Forest should be suburban residential not villages	Peachtree Forest	Y	
Land Use Land Use	Adopted Character Areas Adopted Character Areas	Land use change Land use change	Peachtree Forest should be suburban residential not villages Peachtree Forest should not be "villages" and should be rezoned "suburban neighborhood"	Peachtree Forest Peachtree Forest	Y	
Land Use Housing	Adopted Character Areas  Multifamily/Mixed Use	Land use change Housing	Peachtree Forest and Dunwoody Manor should be "residential" not "villages" I've heard the PTC council people express concerns about ratio of apts to owner occupied/single family. My view is why not	Peachtree Forest/Dunwoody Manor Tech Park	Y	
Housing	Multifamily/Mixed Use	Housing	encourage multi-family in tech park? An apartment is better than an empty and deteriorating office building  As a realtor I need choices for aging clients that want to remain in PTC. Waterside is not the answer. Patio home style wolkd	Tech Park		
Housing Housing	Multifamily/Mixed Use Multifamily/Mixed Use	Housing Housing	Apartments/multifamily especially near the forum will attract young professionals to help the shops/businesses in the area to Multifamily apartments promote a younger demographic within the city	Forum		
Housing Housing	Multifamily/Mixed Use Multifamily/Mixed Use	Housing Transportation	An abundance of apts bring down our home value and overload our schools  Multifamily zones should be priority for public transportation			
Housing	Multifamily/Mixed Use	Parks	City needs to invest in more green space, parks, and public recreational assets in the southern part of the city to better serve Kindly consider housing for seniors and those of us apartment dwellers who were priced out of our homes. Perhaps we can			
Housing Housing	Multifamily/Mixed Use Multifamily/Mixed Use	Housing	start a conversation for those of us who were impacted by investors purchasing complexes and co-oping in existing apt units. Do not approve any more apartments or rental properties anywhere. There are too many already			
Housing Housing	Multifamily/Mixed Use Multifamily/Mixed Use	Housing Housing	Please consider cutting back on development of apartments! More traffic = overcrowded could lead to more crime etc  Need more senior living communities also!			
Housing Housing	Multifamily/Mixed Use Multifamily/Mixed Use	Parks Housing	Need into Exemple into Exemple Communities also: Leave green space for events  No where! Stop the overdevelopment of a charming area. No townhomes, high rise, apartments, multi-use			
Housing Housing	Multifamily/Mixed Use Multifamily/Mixed Use	Land use change Housing	Make Dunwoody Manor green permanent to a channing area to commonies, might use, apartments, mutruse  Make Dunwoody Manor green permanent  Less rental units, more ownership of units. Owners take care of property better	Dunwoody Manor	Y	
Housing Land Use	Multifamily/Mixed Use Proposed Character Areas	Housing Zoning	Put multifamily condos in proposed "Southern Gateway" area  Make Lifetime Fitness Suburban Residential consistent with R100 zoning currently and area residences	New "Southern Gateway" character area	Y	Left Contact Number: 404-861-
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Land use change Land use change	Make Lifetime Fitness and Peachtree Forest Suburban Residential consistent with the property and residents there Change Lifetime Fitness to Suburban	Lifetime Lifetime	Y	
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Land use change Land use change	Change lifetime Fitness and Peachtree Forest Green Change lifetime Fitness and Peachtree Forest Green	Lifetime Lifetime	Y	Signed D. Krouse Signed J. Martine
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Land use change Land use change	Change Ufetime to green Elementary school should be made green to go with other changes	Lifetime Peachtree Elementary School	Ϋ́	Signed Rita Wauls
Land Use Land Use	Proposed Character Areas Proposed Character Areas Proposed Character Areas	Land use change Land use change	Dumwoody Manor and Peachtree Forest should be "Suburban Residential" Not "Villages" we want to be green not Yellow  Keep Peachtree Forest and Dunwoody Manor Single Family homes and Not "Villages" designation	Dunwoody Manor Peachtree Forest/Dunwoody Manor	Y	
Land Use	Proposed Character Areas	Land use change	Peachtree Forest and Dunwoody Manor should be Suburan neighborhood	Peachtree Forest/Dunwoody Manor	Y	
Land Use Land Use	Proposed Character Areas Proposed Character Areas	Land use change Zoning	Dunwoody Manor is designed for single family residents - Make Dunwoody Manor green!  Peachtree Forest should be zoned R-100	Dunwoody Manor	Y	
Land Use	Proposed Character Areas	Design	Capture high quality new development Improve visual streetscape on holcomb bridge	Holcomb Bridge Corridor South of Peachtree Corners Circle		
Additional Comments Additional Comments	Additional Comments Additional Comments	Community Housing	More for Arts and Culture Senior Center			
Additional Comments Additional Comments	Additional Comments Additional Comments	Design Parks	More Downtown Feel Public Greenspace			
Additional Comments Additional Comments	Additional Comments Additional Comments	Community Housing	Performing Arts Center No more Multi Units			
Additional Comments Housing	Additional Comments Multifamily/Mixed Use	Design Housing	More Modern Design Aesthetics (i.e. Avalon, Halcyon)  More Affordable housing for young people starting out so they can grow in our neighborhood			
Housing Housing	Multifamily/Mixed Use Multifamily/Mixed Use	Development Development	Overdevelopment = Overcrowding = Traffic Issues Too much development = Traffic and Crime and Overdeveloment			
Housing Housing	Multifamily/Mixed Use Trail Projects	Transportation Trails	Walkable to Jobs and entertainment/food Trail System is Key			
Housing Housing	Multifamily/Mixed Use Multifamily/Mixed Use	Housing Development	Too many apartments and townhomes already please preserve greenspace and prioritize public gathering places and multi Agree with above too much overcrowding = more traffic			
Housing Housing	Multifamily/Mixed Use Multifamily/Mixed Use	Land use change Schools	Peachtree Corners Circle/Holcomb Bridge are opportunities for mixed uses to attract younger professionals (like Brookhaven When are elementary schools going to be built to accommodate apartments?			
Housing Housing	Multifamily/Mixed Use Multifamily/Mixed Use	Land use change Housing	The Governor's Lake surrounding property would be a great mixed use area We need more single level homes in family communities and help develop and share good citizen values, helping childcare	Governor's Lake		
Transportation	Transportation Improvements Map	Proposal	Improve Forum/QT driveway area			
Transportation	Transportation Improvements Map	Proposal	Improve Bus service re: more frequency of service			
Transportation	Transportation Improvements Map	Proposal	Improve Bus service re: more routes	Holcomb Bridge Road; Peachtree Corners Circle		
Transportation	Transportation Improvements Map	Proposal	Improve intersection	Winters Chapel Road at Peachtree Industrial Boulevard		
Transportation	Transportation Improvements Map	Issue	Traffic on SR 141 in front of The Forum and Town Center		Motion seconded	
Transportation	Transportation Improvements Map	Proposal	Reopen Jones Mill Road		flow to/from	
Transportation	Transportation Improvements Map	Issue	Peachtree Corners Circle at SR 141 between QT and J. Alexanders		Too many lanes to cross	
Transportation	Transportation Improvements Map	Issue	Spalding Drive at Holcomb Bridge Road			
Transportation	Transportation Improvements Map	Issue	SR 141 at Medlock Bridge Road			
Transportation	Transportation Improvements Map	Issue	Spalding Drive between Holcomb Bridge Road and Peachtree Corners Circle		need to slow traffic	
Transportation	Transportation Improvements Map	Issue	East Jones Bridge at SR 141			
Transportation	Transportation Improvements Map	Proposal	Need a proper through road north of Target to take dual left turn traffic off at Holcomb Bridge Road/SR 141			
Transportation	Transportation Improvements Map	Proposal	Block off Courtside Drive at Spalding Drive to prevent cut through traffic and speeders			
Transportation	Transportation Improvements Map	Issue	Winters Chapel Road at Peachtree Industrial Boulevard			
Transportation	Transportation Improvements Map	Issue	West Jones Bridge Road at Peachtree Corners Circle			
Goals/Vision Goals/Vision	Goals/Vision Priorities Goals/Vision Priorities	Other Other	Offering a high quality of life for residents  Providing a competitive environment for businesses		Important = 9 Not Important = 3 Not	
Goals/Vision Goals/Vision	Goals/Vision Priorities	Other Other	Creating a strong sense of community for all		Important = 6 Not	
Goals/Vision	Goals/Vision Priorities Goals/Vision Priorities Goals/Vision Priorities	Other	Accommodating opportunities to live, work, learn, play, and stay  Build and strengthen a unified and family-friendly multi-cultural community.  Malestan a bids pushib accommodate and desired and des		Important = 6 Not Important = 6 Not	
Goals/Vision Goals/Vision Goals/Vision	Goals/Vision Priorities Goals/Vision Priorities Goals/Vision Priorities	Other Other	Maintain a high-quality natural and cultural environment.  Integrate transportation and accessibility into development decisions.  Emperor as the nort decirable, and advantanceurs companying to the Advantage of the control of the c		Important = 6 Not Important = 9 Not	
	Goals/Vision Priorities Goals/Vision Priorities	Other Other	Emerge as the most desirable and advantageous community in the Atlanta region.  Enable redevelopment and capture high-quality new development		Important = 6 Not Important = 5 Not	
Goals/Vision		Other	Peachtree Corners residents should work close to where they live Mixed use development can reduce reliance upon personal vehicles		High Priority = 0 High Priority = 4	
	Opportunities Opportunities	Other				
	Opportunities Opportunities Opportunities	Other Other	Strong HOAs help build identity and promote good policies in the city  Better management of transitions among adjacent incompatible land uses		High Priority = 3 Low High Priority = 0	
	Opportunities Opportunities Opportunities Opportunities Opportunities Opportunities	Other Other Other Other	Better management of transitions among adjacent incompatible land uses  Not much inventory for first-time homebuyers and "empty nesters"  Public dollars can be invested in vacant/aging commercial centers		High Priority = 0 High Priority = 9 High Priority = 8	
	Opportunities Opportunities Opportunities Opportunities Opportunities Opportunities Opportunities Opportunities	Other Other Other Other Other Other Other	Better management of transitions among adjacent incompatible land uses  Not much inventory for first time honebuyers and "empty nesters"  Public dollars can be invested in vacant/aging commercial centers  Work with partners to add to trail system  Work with partners to maintain high quality education		High Priority = 0 High Priority = 9 High Priority = 8 High Priority = 8 High Priority = 4	
	Opportunities Opportunities Opportunities Opportunities Opportunities Opportunities Opportunities	Other Other Other Other Other Other Other Other Other	Better management of transitions among adjacent incompatible land uses  Not much inventory for first time honebuyers and "enopy nesters"  Public dollars can be invested in vacant/gaing commercial centers  Work with partners to add to trail system		High Priority = 0 High Priority = 9 High Priority = 8 High Priority = 8 High Priority = 4 High Priority = 4 High Priority = 4 High Priority = 2	
	Opportunities	Other Other Other Other Other Other Other Other	Better management of transitions among adjacent incompatible land uses  Not much inventory for first time homebuyers and "enopy nesters"  Public dollars can be invested in vacant/gaing commercial centers  Work with partner to add to trail system  Work with partner to add to trail system  Work with partners to maintain high quality education  Preserve historical and erchaeological sites		High Priority = 0 High Priority = 9 High Priority = 8 High Priority = 8 High Priority = 4 High Priority = 4	
	Opportunities	Other	Better management of transitions among adjacent incompatible land uses  Not much inventory for first time honebuyers and "enopy nesters"  Public dollars can be invested in vacant/gaing commercial centers  Work with partner to add to trail system  Work with partner to add to trail system  Work with partner to maintain high quality education  Preserve historical and erchaeological sites  City should participate in regional governance to best handle growth  Prioritize stormwafer regulation is to control water runnoff areas		High Priority = 0 High Priority = 9 High Priority = 8 High Priority = 8 High Priority = 4 High Priority = 4 High Priority = 2 High Priority = 2	

	Board	Nature of Comment	Comment	Location	Related to Lifetime Character Area	Notes
	Opportunities Opportunities	Other Other	Racial diversity increases cultural exposure and improves community life		High Priority = 12 High Priority = 1	
	Opportunities	Other	The perception of safety is generally high, which appeals to young families The entire age spectrum is attracted to the city resulting in long-term stability		High Priority = 3	
	Opportunities Opportunities	Other Other	New developments accommodate bicycles, pedestrians, and a mix of uses  Expand multi-use trail systems to provide for both recreation and transportation		High Priority = 9 High Priority = 7	
	Opportunities Opportunities	Other Other	Adopt streetscape standards on major roadways to improve aesthetics  Roads should be designed to accommodate alternative transportation modes		High Priority = 2 High Priority = 7	
	Opportunities Opportunities	Issue Issue	Need affordable housing options  Need a community band/orchestra and choir			
	Opportunities Opportunities	Issue	Need more equitable investments in community assets Need single story small homes for seniors			
	Opportunities	Issue	Limit corporate-owned rental properties			
	Issues Issues	Issue	Home ownership rate too low/need more owner occupants Not enough residential product types		High Priority = 8 High Priority = 1 Low	
	Issues Issues	Issue	Not enough 55+ communities  Not enough public access to the Chattahoochee River		High Priority = 7 High Priority = 3	
	Issues Issues	Issue	Not enough public arts venues or programs		High Priority = 5	
	Issues	Issue	Not enough community gathering points, small parks, or plazas Wetlands and streams are at risk by land development patterns		High Priority = 5 High Priority = 7	
	Issues	Issue	City lacks sense of identity Lack of mixed use with both residential and retail		High Priority = 0 High Priority = 3	
	Issues Issues	Issue Issue	Need to accommodate small business owners/small office spaces  City needs more representation at the county, state, and regional levels		High Priority = 0 High Priority = 2	
	Issues Issues	Issue	City needs to enhance coordination with Gwinnett County Board of Education City needs to enhance relations with private sector and business groups		High Priority = 2 High Priority = 1	
	Issues	Issue	Racial diversity in the city is reflected in the mix of cultures and businesses		High Priority = 4	
	Issues Issues	Issue	The perception of safety is generally high The entire age spectrum is attracted to the city resulting in long-term stability		High Priority = 1 High Priority = 2	
	Issues Issues	Issue	Additional educational opportunities would enhance quality of life  Adequate programs and resources exist for non-native English speakers		High Priority = 2 High Priority = 1	
ansportation	Transportation Idea Advancement	Proposal	Advance YES = 4 Advance NO = 7	Widen Medlock Bridge Road to 4/5 lanes from SR 141 to Peachtree Industrial		
ansportation	Transportation Idea Advancement	Proposal	Advance YES = 6 Advance NO = 22	Boulevard Widen Spalding Drive to 4/5 lanes from SR 140/ Holcomb Bridge Road to Peachtree		
	Transportation Idea		Advanced Front Control of Control	Corners Circle Widen Spalding Drive to 4/5 lanes from Peachtree Corners Circle to SR		
ansportation	Advancement Transportation Idea	Proposal	Advance YES = 6 Advance NO = 16	141/Peachtree Parkway Widen Spalding Drive to 4/5 lanes from SR		
ansportation	Advancement	Proposal	Advance YES = 7 Advance NO = 12	141/ Peachtree Parkway to Medlock Bridge Road Widen S. Old Peachtree Road to 4/5 lanes		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 1 Advance NO = 2	from Medlock Bridge Road to Peachtree Industrial Boulevard		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 3 Advance NO = 3	Capacity/Safety Improvements on Peachtree Corners Circle - SR140/Holcomb Bridge Road to Spalding Drive		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 3 Advance NO = 5	Capacity and Safety Improvements on Peachtree Corners Circle Spalding Drive to SR 141/ Peachtree Parkway		
ransportation	Transportation Idea Advancement Transportation Idea	Proposal	Advance YES = 1 Advance NO = 0	Peachtree Industrial Boulevard Capacity Improvement SR 141/Peachtree Parkway Major Capacity		
ansportation	Advancement	Proposal	Advance YES = 10 Advance NO = 0	Improvement		
ansportation	Transportation Idea Advancement	Proposal	Advance YES = 7 Advance NO = 0	SR 140/Jimmy Carter Boulevard/Holcomb Bridge Road Major Capacity Improvement		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 0 Advance NO = 0	SR 141 SB Ramp Widening		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 3 Advance NO = 0	Spalding Drive Improvements - Winters Chapel Road to SR 140/Holcomb Bridge		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 2 Advance NO = 0	Road Peachtree Industrial Boulevard Widening (Medlock Bridge Road to Peachtree Parkway		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 3 Advance NO = 0	SR 140/Holcomb Bridge Road/Jimmy Carter Boulevard from Peachtree Industrial		
ransportation	Transportation Idea	Proposal	Advance YES = 2 Advance NO = 0	Boulevard to County Line Jimmy Carter Boulevard at Peachtree		
ransportation	Advancement Transportation Idea	Proposal	Advance YES = 2 Advance NO = 0	Industrial Boulevard SR 141/Peachtree Parkway at Jay Bird Alley/		
	Advancement Transportation Idea	-		Technology Parkway Lane Alignment		
ransportation	Advancement Transportation Idea	Proposal	Advance YES = 11 Advance NO = 1	Align Forum/Ingles Driveways  Spalding Drive at Peachtree Parkway Left		
ransportation	Advancement	Proposal	Advance YES = 5 Advance NO = 0	Turn Lane Extension		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 4 Advance NO = 0	Woodhill Drive on Peachtree Parkway Left Turn Guides		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 5 Advance NO = 2	Technology Parkway at Technology Parkway South Roundabout		
ransportation	Transportation Idea	Proposal	Advance YES = 1 Advance NO = 0	Medlock Bridge Road at Spalding Drive/S. Old Peachtree Road Intersection		
ansportation	Advancement	rioposai	Auvalice 163 - 1 Auvalice No - 0	Improvement		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 8 Advance NO = 4	Peachtree Corners Circle at Spalding Drive Intersection Improvement South Old Peachtree Road at Peachtree		
ansportation	Transportation Idea Advancement	Proposal	Advance YES = 0 Advance NO = 0	Industrial Boulevard Intersection		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 0 Advance NO = 2	Medlock Bridge Road at Peachtree Industria Boulevard Intersection Improvement		
ansportation	Transportation Idea Advancement	Proposal	Advance YES = 6 Advance NO = 0	Holcomb Bridge Road at Peachtree Corners		
ansportation	Transportation Idea	Proposal	Advance YES = 5 Advance NO = 0	Circle Intersection Improvement Spalding Drive at Holcomb Bridge Rd		
ansportation	Advancement Transportation Idea	Proposal	Advance YES = 2 Advance NO = 0	Intersection Improvements Dunwoody Club Drive and Winters Chapel Road Intersection Improvement		
	Advancement Transportation Idea			(Northbound Turn Lane)		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 3 Advance NO = 0	Winters Chapel Road and Spalding Drive Intersection Improvement		
ransportation	Transportation Idea Advancement	Proposal	Advance YES = 1 Advance NO = 0	Winters Chapel Road and Sumac Drive Intersection Improvement		
ansportation	Transportation Idea Advancement	Proposal	Advance YES = 1 Advance NO = 1	Dunwoody Club Drive and Winters Chapel Road Intersection Improvement (Roundabout)		
	Transportation Idea Advancement	Proposal	Advance YES = 3 Advance NO = 1	SR 140/Holcomb Bridge Road at Peachtree Corners Circle		
ansportation	Transportation Idea	Proposal	Advance YES = 1 Advance NO = 0	SR 141/Peachtree Parkway at Peachtree		
			Advance YES = 2 Advance NO = 0	Corners Circle SR 141 at Medlock Bridge Road		
ansportation	Advancement Transportation Idea	Proposal				
ansportation	Transportation Idea Advancement Transportation Idea	Proposal	Advance VES = 2 Advance NO = 0			
ransportation ransportation	Transportation Idea Advancement Transportation Idea Advancement	Proposal	Advance YES = 2 Advance NO = 0	SR 141 at Spalding Road		
ansportation ansportation ansportation ansportation	Transportation Idea Advancement Transportation Idea Advancement Transportation Idea Advancement	Proposal	Advance YES = 4 Advance NO = 1	SR 141 at Spalding Road Gunnin Road at Spalding Drive		
ansportation ansportation ansportation ansportation	Transportation Idea Advancement	Proposal		SR 141 at Spalding Road		
ansportation ansportation ansportation ansportation ansportation	Transportation Idea Advancement		Advance YES = 4 Advance NO = 1  Needs to be resurfaced/pot holes.  by CVS	SR 141 at Spalding Road Gunnin Road at Spalding Drive		
ansportation ansportation ansportation ansportation ansportation ansportation ansportation ansportation	Transportation Idea Advancement Transportation Idea Transportation Idea Transportation Idea Advancement Transportation Idea	Issue Issue Proposal	Advance YES = 4 Advance NO = 1  Needs to be resurfaced/pot holes.  by CVS  Full ysupport Crooked Creek Trail	SR 141 at Spalding Road Gunnin Road at Spalding Drive SR 141/Peachtree Parkway East Jones Bridge at SR 141 Crooked Creek		
ransportation	Transportation Idea Advancement	Issue Issue	Advance YES = 4 Advance NO = 1  Needs to be resurfaced/pot holes.  by CVS  Fully support Crooked Creek Trail	SR 141 at Spalding Road Gunnin Road at Spalding Drive SR 141/Peachtree Parkway East Jones Bridge at SR 141 Crooked Creek PinckneyWille Park Chatthoochee River at East Jones Bridge		
ansportation als additional Comments als ansportation	Transportation (dea Advancement Transportation (dea Advancement Transportation (dea Advancement Transportation (dea Advancement Transportation (dea Advancement Transportation (dea Advancement Trail Projects Trail Projects Tr	Issue Issue Proposal Proposal	Advance YES = 4 Advance NO = 1  Needs to be resurfaced/pot holes.  by CVS  Fully support Crooked Creek Trail  Add Mass Transit to Pinckneyville Park to get kids to sports activities	SR 141 at Spalding Road Gunnin Road at Spalding Drive SR 141/Peachtree Parkway East Jones Bridge at SR 141 Crooked Creek PinckneyWille Park Chatthoochee River at East Jones Bridge Road in front of Uletime Fitness, not in		
ansportation ansportation ansportation ansportation ansportation ansportation ansportation als diditional Comments als ansportation	Transportation (dea Advancement Trail Projects Trail P	Issue Issue Proposal Proposal Proposal Proposal	Advance YES = 4 Advance NO = 1  Needs to be resurfaced/pot holes.  by CVS  Fully support Crooked Creek Trail Add Mass Transit to Pinchneyolie Park to get kids to sports activities  Construct bridge over Chattahoochee River at East Jones Bridge Road  Add speed humps on Courtside Drive	SR 141 at Spalding Road Gunnin Road at Spalding Drive SR 141/Peachtree Parkway East Jones Bridge at SR 141 Crooked Creek Pinchenyülle Park Chattahoochee River at East Jones Bridge Road In front of Utetime Fitness, not in subdivision		
ansportation ansportation ansportation ansportation ansportation ansportation ansportation ansportation ansportation als diditional Comments als	Transportation (dea Advancement Transportation (dea Advancement Transportation (dea Advancement Transportation (dea Advancement Transportation (dea Advancement Trail Projects Trail Projects Trai	Issue Issue Proposal Proposal Proposal	Advance YES = 4 Advance NO = 1  Needs to be resurfaced/pot holes.  by CVS  Full yupport Crooked Creek Trail  Add Mass Transit to Pinckneyville Park to get kids to sports activities  Construct bridge over Chattahoochee River at East Jones Bridge Road	SR 141 at Spalding Road Gunnin Road at Spalding Drive SR 141/Peachtree Parkway East Jones Bridge at SR 141 Crooked Creek PinckneyWille Park Chatthoochee River at East Jones Bridge Road in front of Uletime Fitness, not in		

Station	Board	Nature of Comment	Comment	Location	Related to Lifetime Character Area	Notes
Trails	Trail Projects	Other	Crooked Creek Trail		most econoomic	
Trails	Trail Projects	Proposal		from Winters Chapel Road to Peachtree Corners Circle		
				Conners Circle		

# Public Meeting #2 - May 13, 2023





Board	Specific Initiative	Support *
Potential Initiatives	Expand Smartcities technology to create a better-linked community	City= 1; Visitor = 5
Potential Initiatives	Continue to encourage residential development and offer a variety of housing options	City= 1; Visitor = 2
Potential Initiatives	Add Public Open Space (pocket parks, trails, etc.)	City= 8; Visitor = 5
Potential Initiatives	Build Arts Center, Performing Arts Space, or Public Art	City= 13; Visitor = 3
Potential Initiatives	Partner to increase access to Chattahoochee River	City= 12; Visitor = 4
Potential Initiatives	Attract mixed-use to activity centers	City= 3; Visitor = 3
Potential Initiatives	Engage with transit agencies to improve services	City= 2; Visitor = 2
Potential Initiatives	Identify roadway safety and mobility improvement projects	City= 0; Visitor = 4
Potential Initiatives	Landscape and beutify roads and add gateway features at key locations	City= 6; Visitor = 0
Potential initiatives	Add pubic art at high-visible locations citywide	City= 1; Visitor = 14
Potential Initiatives	Other Initiative- more playgrounds	City= 3; Visitor = 2
Potential Initiatives	Other Initiative- movie night	City= 0; Visitor = 1
Potential Initiatives	Other Initiative- paddle board rentals for river dogs	City= 1; Visitor = 0
Potential Initiatives	Other Initiative-change font on bridge	City= 1; Visitor = 0
		* Citizen placed dot on box indicating support for that initiative. City resident = green dot; visitor = blue dot.

Living in Peachtree Corners since 2004.

I have lived on Spalding Hollow for 45 years and have slowly seen this one street slowly deteriorate. The street

West Jones Bridge

I live on Spalding Dr. in the Spalding Bluff neighborhood.

Young family. New to PTC. Live in river crest

Wildwood Farms

I have been a resident of Peachtree corners for 28 years

I teach at a public school in Peachtree Corners. I also live in Peachtree Station. I have a preschool age child.

Bush Rd

White female, 30s, no kids. Jones bridge Road

Belhaven neighborhood. Family of 3 who likes to walk to Town Center but wishes there was a dog park nearby as

Married, female, mom, 34, two kids, wyntree neighborhood

Riverfield neighborhood

Live near Simpson Elementary

30-year-old residing in Lockridge Forest neighborhood off of Winters Chapel.

Brookfield Chase on bush rd

I live in Avocet

**Dunwoody Manor** 

Forum

My wife and I are first time home buyers, in our mid-to-late 20's without kids. We both work at large companies

Miller Farms

Peachtree Station

Peachtree station

I live on Clinchfield Trail. Young family that moved to this area (from Buckhead) 4 years ago as a place to put

I am 27, married and a first time home owner. We believe Peachtree Corners has so much potential to be a

I am a 28 year old homeowner in Peachtree Corners. I am married with no kids. My husband and I are both

Avala Park Lane

My husband and I live in Peachtree Forest. We moved here from Brookhaven last year. We moved here to have

New to Peachtree Station Neighborhood. Love the area but want more growth!

Peachtree Parkway

**River Station** 

We are a family of four, have two little kids. We live off Bush Road and are very close to TC. We like the

I am a lifelong PTC resident. I grew up in the area and moved back after college and now raise my family here. I

My husband and I live with our two children in North River Crossing

We are a family of 5 that includes 2 adults, 3 public school children (Simpson, Pinckneyville and Norcross) and

River Station

Peachtree Station

My name is Brad and I live on Whitewater Dr. off of East Jones Bridge.

Fields Club

I've been a resident of Peachtree Station; Flippen Trail for 3 years and was attracted by the mature natural

Riverfield resident.

Amberfield

Our family resides in Dunwoody Manor. We were concerned to learn our subdivision was being considered for re-

Homeowner with young kids, live off of East Jones Bridge

Peachtree forest

Peachtree Reserve.

Amhurst Drive and Jones Bridge

Amberfield

I work in Peachtree Corners at Urban Engineers. We are relatively new and located on Holcomb Bridge Road

Full time working mom of 3 kids who currently attend private school, but will attend public high school. Live in

Our family of four have been residents of Peachtree Corners for 19 years. We have lived in North Manor and

I live in Amberfield. I grew up in Peachtree Corners and moved back here to raise my family. I have young

North River Crossing

Single mom with elementary kids, teacher at local school, active participant in local groups. Live in North Manor. Fitzpatrick Way

I live in Spalding Corners on the south side of Spalding.

Resident of PTC coming up on 10 years this year, own our house in Williamsport. Family with school-aged Riverfield resident, late 30's, family of 3 w/ 2 dogs...daughter goes to Cornerstone. I work remote from home East Jones Bridge

Fox Hill

Part-time working mother who lives near the Forum.

highcroft

North River Crossing

l've a transplant from the northeast who has lived in various PTC neighborhoods (Avocet, Spalding Mill, Reps Spalding Glen

My family lives in Amberfield. My husband and I have two boys (10 and 5) and my parents (60's) moved in Single mom, homeowner in Lockridge Forest. My daughter is very involved in volleyball, but we have to travel We're on Whitewater Drive off East Jones Bridge! I'm a mom of two young kids (1 and 5) and I work from I live off of Lou Ivy. I have young children and hope to stay in peachtree corners to raise them.

Spalding Mill on medlock bridge

North river crossing

Spalding Park Place

Spalding Bluff Neighborhood

Peachtree Corners Business Owner who also lives in Peachtree Corners and has two young children that are

We live in Peachtree station, family of four with two young children!

We live in Peachtree Station; our house backs up to Peachtree Corners Circle. It is not as quiet as it once was.

40 something parent to school aged children along east jones bridge road

Have lived in Peachtree Corners for 15 years. Live in a neighborhood off of Spalding Drive. Husband and I both Spalding Corners

Spalding Corners. Family with 2 elementary aged children. Also my elderly mother lives with us.

North Manor

Jones bridge circle area. Private homeowner

Gunnin Rd

The Orchards off of East Jone's Bridge

Bush Rd / Lou Ivy Rd.

We live in the Peachtree Station neighborhood.

Riverview

I am a mom of several children from ages 2-14. We spend a lot of time in the car traveling to sports/activities.

Peachtree Station

Near simpson elementary, family with two young children and plans to stay long term

Moved to PTC in 2021 from New England, previously lived in Midtown Atlanta (10 years prior). Love this city, and

Live off of East Jones Bridge Road behind Ingles

I'm a wife and mom of three kids under 8. We live on Rebel Ridge Court near Ingles.

My large family lives in the Dunwoody Manor subdivision off Jay Bird Alley. We like it as it is now.

We live in Spalding Corners neighborhood off of Spalding drive.

Young family, moved here from Greenville, SC

I am 41, male, live in River Station neighborhood with my family and 8 year old daughter. I grew up in PTC and

N

Neely farm resident

Neighborhood: Springside at Neely

**Neely Farm** 

Young family, moved in to Amberfield neighborhood in the last year

Amberfield resident

Peachtree Station resident

I live in Peachtree Forest and work off of Technology Parkway near city hall.

I grew up in Norcross which then became Peachtree Corners. I took a job in Peachtree Corners and moved back

I have lived in PTC for 35 years and have seen incredible growth. I would love to see the government pass off

I live near Jones Bridge Park and teach at a local school. We've been here for 18 years. I grew up in DeKalb

We are homeowners in the Revington subdivision with a family of 5 and young children

Peachtree Station

Live in Peachtree Station

I live in Peachtree Station

Stilson Circle

Peachtree station

Family of 4 with two young children in Peachtree Station

Peachtree Station

I grew up in Peachtree Corners throughout the 1990s and 2000s. I moved back here in 2011 specifically because

Peachtree Station

Peachtree Station-lived in what is now Ptree Corners for the last 14 years.

Born and raised in Atlanta. Young family. Peachtree stations.

40 year old mom of 2 under 8

Peachtree Station

My wife and 2 sons are going on our 9th year of being residents in PTC and we have thoroughly enjoyed our time

Amberfield

nah, bush road

I am a Realtor, lived in PTC since 2010, excited to see changes just hoping for the right changes.

Peachtree station. 40s. Work in atlanta.

I like in Peachtree Station.

I live near Peachtree elementary, 30s married dual income household with no kids.

I live off spalding

Revington on the River

River station, family with young kids

River valley estates

Near Simpson Elementary.

I live on Amhurst drive just off W Jones bridge.

Amberfield family of 5 with 3 children at Cornerstone Christian Academy.

Justifies

Peachtree station

My family purchased our home in Peachtree Corners in Aug 2021 . We have 2 young children under 5. I work in skip

Across from town center

River Station. Family of 4. 2 younger kids

River Station

I live in Spalding corners we have lived here for 9 years and love it

Spalding Corners Neighborhood off of Spalding Drive just east of Holcomb Bridge.

I am close to Spalding Dr and Jay Bird Alley.

Peachtree Station.

North Manor resident, elementary age kids at Simpson, work at Simpson.

Neighbors near Simpson Elementry. Watched PTC about 5 yrs and looked around house for about 2 yrs and

Linfield resident, school age children, remote employee

Spaulding and Holcomb Bridge.

Springfield subdivision

Ptree Station

Long term resident

I live in the Belhaven community.

Rivercrest. East Jones Bridge.

I have tween age children. We are an active running/walking family.

I have two homes. One off EJB and the other off Courtside in Peachtree Forest. I'm VERY concerned that the

We live in Revington on the River

**Dunwoody Manor** 

Our family have lived in the area for a long time. Sad to see what has happened. It has affected our health. We

I live on Bush Rd at the intersection of Medlock Br and P'tree Pkwy. Me along with my family have been a

Amberfield

Amberfield

Lockridge Forest, Winter's Chapel

Peachtree Plantation West

Resident of PTC for over 19 years. Children attended public schools. Owned small businesse in Peachtree

We have been in Peachtree station for 15 years, raising 3 kids. I work in the area, my spouse works in Midtown

Turnbury Oaks

I live in Peachtree Station, near Jones Bridge Circle.

Neighborhood near Simpsonwood at Jones Bridge Circle and Fitzpatrick Way

My family has lived in Neely Farm for 12+ years. We have two teens (one at Norcross HS and one at Paul Duke Stilson

We live in River Station. My husband grew up here. I grew up in John's Creek. For 20 years, we lived and still Long time resident in the northeast part of the city off Bush Road.

Peachtree Station

Lockridge Forest

Peachtree Plantation West, off Gunnin and Spalding

I moved here 4 years ago from Suwanee. Live in North River Crossing

Neely Farm resident, proud resident of Peachtree Corners for 23 years õŸ~Š

River Station residents since 2015 (respondent in PTC since 2009) spouse has lived in 30092 the entirety of her

RiverCrest Subdivision

River Station

Work from home professional living in the Medlock Bridge corridor (between PIB & P'tree Pkwy). I frequently

We live in Spalding Glen. My husband is work from home - IT executive. I'm a retired IT executive. We are in My family has lived in Peachtree Corners for 20 years. I grew up in the Norcross/Duluth area and attended Peachtree Station

I have lived in Peachtree Corners for 16 years. Rented 3 years in an apartment and 10 years on west Jones bridge I live in Berkeley Lake and spend alot of time and \$ in Town Center. I live at 547 Lakeshore Drive.

I live in Amberfield. The new development at the Forum will, most likely, destroy my property value.

We've lived in this area for around 15 years and really love it. The closest cross street is Spalding and Frank Neely I moved here in 1980 with my family, I was less then 10, I've attended Peachtree Elementary, grades 3 & 4th,

I live off of Spalding drive & peachtree corners. The area is heavily congested with traffic during peak times but I live in Peachtree Forest Subdivision on Grand Forest Drive.

My husband and I live in Amberfield. We have a 10 year old daughter who attends Cornerstone.

near peachtree corners circle and spalding drive-people drive entirely too fast down this road!

I live off of East Jones Bridge

Wentworth. Moved in 8-9 years ago. Family of 3 (more on the way). Having moved in from living inside the Married nearly empty nester. Been here in Belhaven since 2007 when we moved to the Atlanta area from Live in Tillman Hall.

Appremont

Na

I live in Williamsport with my husband and daughter. We have lived in our home for 16 years. My husband 45 year old attorney, resident of PTC since 2014.

Fox Hill Subdivision.

I live in Peachtree Station

Medlock Br Rd

My husband and I moved to Peachtree corners in 2010. I worked at Wesleyan and both of my kids attended that Neely farm, wife and mother of 2 teens

Riverfield

I'm a single mom with 2 preteen boys. I've lived here since 2007 in Peachtree Station (the Stilson Circle section). I have lived here since 2003 before we become Peachtree Corners. I am a home owner. I would like our city to I have lived in Peachtree Corners for 8 years now. I moved here from Los Angeles and chose this city because of I live in Neely Farms. Crime bleeding in from neighboring areas is my biggest concern.

I am married with one daughter, who attends Norcross HS. We have lived in PTC and the Spalding Mill Peachtree Station

**Turnbury Oaks** 

I live in Brookfield chase

.

54 year old male with 3 school age kids. Spalding corners neighborhood. Like to be outdoors

I have lived in peachtree corners for 18 years. Live in peachtree station.

I live in the Williamsport subdivision off of EJBR. I've raised my family in Ptree Corners since 2007.

Peachtree Forest

Avala Park neighborhood, near Ingles. We own our family home here since 2001 and do enjoy what city has My name is Joshua Cutler. joshua.cutler@hotmail.com I am the president of our HOA (Wyntree) and have Married, father of three teens. Teens will be attending Norcross and Paul Duke in the fall. We live in Peachtree

Riverview
Off of Jones Bridge Circle

live off of East Jones Bridge

I live near Simpson Elementary and purchased my home in the area specifically due to the neighborhood feel,

Jones Bridge Circle

Peachtree Station

Peachtree Station

Peachtree Station

Strong infrastructure is key to developing a good city. I believe we need to have road improvements for better

I work and live in Peachtree Corners. I live in Peachtree Station off Allenhurst and Bridgeboro Way (Phase I, non-

River Station off of Jones Bridge Circle.

Tavie Allan, 5687 Mount Berry Ln, Peachtree Station, 404-680-5391

I live with my family (4 kids) in Peachtree Station. It's a great neighborhood and we enjoy being there.

Peachtree Station. Commute time on PIB has nearly doubled since moving to Peachtree Corners in 2005.

I live in Peachtree Station and have school-age children

Peachtree Station, near Pinckneyville Middle School

Clinchfield Trl

We live near Peachtree Corners Circle and Spalding Drive. We have resided in Peachtree Corners since 2003.

Spalding Drive and Winters Chapel Road

I live in Amberfield.

I have lived in Peachtree Station since 2001. My two children attended Simpson Elementary (our reason for

I've lived in PTC for 25 years. Currently live in Amberfield.

Peachtree Station, mother of 4 (ages 14-21), employed but a company with an office in Peachtree Corners. 22

River, Valley Estates, Pro Drive

We live in River Station.

Peachtree Corners Circle

I've lived in Peachtree Corners for nearly 10 years in the Rivercrest subdivision.

We are Matt and Rachel Williams, and we just purchased a home in Peachtree Station in 2022. We rented in

I live in Peachtree Station. I also work in PTC, off of Holcomb Bridge Rd.

My neighborhood is Rivercrest, off West Jones Bridge, near Pinckneyville Middle School.

I live in Wickershire off West Jones Bridge Road.

Moved to PTC three years ago from Roswell to be closer to work (still own the property in Roswell - because I

My family lives in Tillman Hall and my children attend(ed) Simpson and Wesleyan.

Live in Neighborhood off Bush Rd, longtime resident of the area (20+yrs)

Peachtree Station

Peachtree Station

Amberfield. Behind the Forum. Much of Amberfield didn't want the Forum in the first place. Now, we get

River Valley Estates

West Jones Bridge Road

I live in a subdivision off of Bush Road.

I have lived in my home on East Jones Bridge for 40 years. I am retired and desire to stay in this community. I

Moved here in 1993. Good place to live. With all the societal changes going on everywhere, keeping this a safe

I have lived in Spalding Corners since 1996. I have worked in this area since 1976. It has changed a lot, and I am

Spalding Corners 30 year resident. Town Center was nice until you crammed everything you could into it. Look

River Station

I was active in City committees originally, but we learned that the city really didn't want to hear from us. That

I'm a 21-year resident of Peachtree Corners. I live in North Manor.

I live in Riverfield. I am a widow. My daughter's family lives in River Station. i would like to downsize and have

We live in Revington on the River. We are her family three. We have an adult son with challenges. My husband is

Peachtree Station

We are new residents in the Waterside development. We are proponents of further development of

My wife and I live in PT Station on Berryton Court and have been here for 35 years+. I retired almost 10 years

Peachtree Station resident for over 29 years. Children attended both public and private schools. Have watched I live in River Valley Estates, and have lived in Peachtree Corners since 2009.

My wife and I live in Amberfield just off SR141. I am retired but my wife still works in the Perimeter area. We Lockridge Forest

The Forum area

Live off east Jones bridge. What you all allowed to happen with waterside was deceptive and wrong.

**Bush Road** 

Resident for 40 + years. Retired.

Close to Peachtree Circle

Miller Farms, near Lou Ivy and South Old Peacthree

Moved to PTC in 1974, Cedar Corners Sub

I have lived here for forty years. The quality of life has plummeted. It used to be a great calm place to live in. Not

20 Year resident of Amberfield. Family of four with children in Norcross High School and UGA.

Α

Live off East Jones Bridge

I live in Rivercrest (26 years) and in PCC since 1999 (the old Post Trace apts)

Long time resident who loves the school and neighbors

Diverse Married couple with mortgage in Peachtree Forest, having lived there since 1999. We find the growth

I've lived in the neighborhoods behind The Forum for 17 years and I've watched hundreds of trees disappear

Forest Hills

North Manor.

**Neely Farm** 

Peachtree Forest

I began working in this area in 1976. I moved to Spalding Corners subdivision from Brookhaven in 1996 and have

River Station

We came to Fox Hill in 1978. Retired for 5 years.

Near the Y

Lockridge Forest

North Manor

No

DeKalb County native, moved to Peachtree Corners in 1983. We live off of Bush Road, tired of the 'City' trying

Retire homeowners being forced from our home due to the tax burden

Peachtree Station. Resident of 35 years.

Wentworth Subdivision

Scott's Mill Run

North River Crossing

I live on the south eastern side of Peachtree Corners Circle in the Peachtree Station subdivision.

Amberfield.

I have lived in Peachtree Corners since 1990 - first in a townhome off of Peachtree Corners Cir and then moved

Peachtree Station

Live in Dunwoody Manor. BTW, a VERY diverse subdivision.

IT Project Manager professional

We live in Peachtree Station, on Doerun Ct. We are retired empty nesters. We've owned our home for 39 years

I am a 34 year resident of Peachtree Forest subdivision. My husband and I have lived in the same house since

I live in River Station and feel the traffic, people running red lights, no police presence with traffic is a greater Peachtree Station

I am a new resident, moved here from Johns Creek - where I loved for 15 years and saw it evolve into a suburban Peachtree Station subdivision since 2006. Previously lived in River Crest (W. Jones Bridge Rd) for 8 years.

We are both retired.

Wentworth on East Jones Bridge

Miller Farms

We've lived in Amberfield for 27 years.

My family has lived in PTC since 1993 when it truly was a charmed community with great schools, easy access, Peachtree Station behind swim and tennis. Resident in this house since 1999 and in the area since 1993

I have lived in the River Station neighborhood for 27 years. I work as a realtor right here in Peachtree Corners

I have lived in Peachtree Forest since April 1991. I want to stay in this home, but since my husband died, and I

Peachtree Station Subdivision near Pinckneyville Middle School.

Riverfield

Over 25 years in PTC. Live in Spalding Corners

Longtime resident as described above and I own my home. I volunteer at Simpson and am well-established in Neely Meadows

I have lived in Peachtree Corners for 30 years. Empty Nester. Kids born and raised here. I would love to

Moved here 1 year ago from a bedraggled East Gwinnett neighborhood to live somewhere nicer.

Live in Gran River

I have lived in Chattahoochee Station for 30+ years.

I voted "No" for the creation of the City of Peachtree Corners. Still trying to figure out why this was necessary.

I live in Linfield and have been a resident since 1994.

Rebel Ridge

North Manor

Resident of Wellington Lake for nearly 20 years, so we have been in Peachtree Corners since its inception.

Peachtree Station

Belhaven

I have lived in Peachtree Forest for 41 years.

Bellhaven subd

PTC. On Rebel, Ridge.

Living in River Mansions subdivision just inside Peachtree Corners. Retired with a self employed "part time†Reside in Peachtree Station, senior citizen, empty nestor, interested in minimizing the need to travel outside

\_

Lived in Neely Farm for 19 years; now in Wellington Lake for ~4 years. Own small business currently based in North Manor

I live in wentworth subdivision off East Jones Bridge Road. I work full time from home. I walk around the PTC resident for 30 years. Wellington lake.

Lived in Peachtree Corners for the most part since 1979. Moved away a few times but kept relocating back.

Amberfield

My wife works for Emory Healthcare as a Lab Director. I am retired.

We have lived in Peachtree Forest for over 40 years. We are in our 70s-80 and would like to find an affordable,

Regency at Belhaven, We are in our 70s and feel like everything is aimed at the younger generation. We

I am retired and live in Spalding Corners off of Spalding Drive. We have been here since 1998.

I live in an older area by Simpsonwood Park. Our neighborhood has no sidewalks. It is not particularly safe to I live in Belhaven off Medlock Bridge, which has become a connector for east west traffic.it used to be oak

Chattahoochee Station neighborhood

Spalding corners

l've lived in this area for more than a quarter of a century, and I love its convenient proximity to downtown, I am a 75-year-old married woman who lives in Peachtree Station. We have lived in our home for 40 years and

River area

I am 78 and I ride my road bike 10 to 20 miles most everyday. I live on Spalding Terrace.

Lived in the Peachtree plantation neighborhood off Gunnin Rd over 30 years.

Riverfield

I live on Crooked Creek and the speed of traffic on my road is excessive. More needs to be done to stop people Have lived here 30 years and seen many changes. As we age, there are not enough smaller ranch affordable 55+ I've lived in the Riverfield SD for over 30 years.

**Neely Farm** 

lived for over 20 years in the community. retired. need to improve the traffic controls in the area. the round-Wife and I have raised three daughters in Peachtree Forest subdivision near Jay Bird and Spalding for 23 years.

I am 69 years old. I live in Highcroft subdivision. I try to stay tech savvy and stay apprised of what is happening

Turnbury Oaks

Amberfield resident

64 year old female, living in home with husband, kids are grown. Bridgeport Love our area - too many I have lived in Peachtree Station 40 years.

Peachtree Station

I am a resident of Riverstation for the past 8 years. I retired and selected PTC for its location, peaceful

Retired teacher. Live in Spalding Corners.

Lockridge Forest subdivision.

Wyntree,

Springfield.

I am a 30 year resident and homeowner of Peachtree Corners, moving here after growing up in Los Angeles and Near Simpsonwood Park.

Amberfield

I live in Wellington Lake on Riverview Drive.

We have lived in PTC for over 40 years. Lived in Peachtree Station and now Riverview. Enjoy community,

**Rivers Station** 

Empty nesters, close to retirement. Near Simpson and Pinckneyville.

Peachtrree Station. Resident for 20 years. Prior to living in PS, had a hone in Neely Farm. Overall, resident of PTC I live in Wildwood Farms subdivision off of Bush Road. I have lived here for 29 years, since well before Peachtree My family and moved here from New York in 1995 and we've lived in River Crest since then. My kids have all I live in Peachtree Forest.

24 years resident in this area; working from home office most of time

I am 72 years old and a recent retiree My wife and I have lived in what is now Peachtree Corners for 40 years.

Amberfield - north side near East Jones Bridge.

I own and operate a small consulting firm, primarily working out of my home these days. I live in Peachtree

Riverfield, empty nester, retired - would like to age-in-place.

Sonny Dellinger - Retired - Gunnin Rd

Forest Hills

Peachtree Station

Retired and living in North River Crossing.

I live in Peachtree Reserve and am a small business owner. My two adult children live with me.

Have lived in River Station for over 20 years. Would love opportunity to transition from corporate position to a Forest Hills

We have lived on Gunnin Road in the River Valley Estates for 9 years. Love the sidewalk-thank you! We are Riverfield. 30+years in PTC.

I am new new resident in Waterside. We lived in Neely Farm for almost 20 years raising our family and then Neely Farm Drive and Spalding drive

I live in Revington on the River and have been there since Jan 1995.

Bridgeport

commercial real estate developer - Peachtree Station

We are empty nesters living in Peachtree Station. We have been here for almost 25 years.

River Place subdivision

Peachtree Station

Peachtree Forest subdivision

Retired marketing exec. and former small business owner.

Xxxx

Spalding Bluff

Peachtree Station

Live in Revington on the River subdivision

Stilson Circle

I live with my wife and high school aged daughter in the Peachtree Plantation West neighborhood.

Spaulding Glen subdivision.

River Station

I have lived in the River Mansion subdivision for 26 years. I love the growth of this area over that time period.

Amberfield

Fox Hill neighborhood

**Riverview Estates** 

Longtime resident - 50 years in Lockridge Forest; traffic and too many apartments and improving schools Grand River Glen

My wife and I have lived in PTC since 2015...in Georgia since 2004. We moved to PTC from Johns Creek. We live 37-year Peachtree Corners homeowner. Fox Hill neighborhood.

Amberfield (after North Manor). 33 year resident of PTC. Over 55 years old & a 30+ year residential real estate Spalding Corners

I live in Neely Farm, am in my 60's and have lived in the area for 34 years.

i am recently retired. i live in Barrick subdivision off Jones Bridge Circle (next to Simpsonwood Park).

Retired global healthcare executive who used to work in what is now Johns Creek. Purchased initially 4500 sq ft

My husband and I have lived in PTC in North Manor since 5 days before our first child was born in 2001. We

Peachtree Station / Jones Bridge Cir

Moved to Peachtree Corners in the late 70's and now live in the Amberfield Subdivision for 29 years. Would love Born and raised in Buckhead; lived in PTC 17 years.

Peachtree Station: Stilson Circle

Lived in Avocet for 25 years. Seen many changes and most have been good.

North River Crossing

I live in River Valley Estates off of Gunnin Road.

I am a 65-year-old male in Amberfield off E. Jones Bridge. I'd love to downsize, but options are limited.

Live in North Manor subdivision for 42 years. Original owner, raised my children here and taught in Gwinnett

Longtime resident on the 30096 "side" of town.

I have lived in the area since 1985. Growth has exploded & not always for the better.

Been living here since 1983. Not happy w/ the traffic and all of the apts. Wish you didn't feel the need to build on Amberfield.

South side homeowner.

Over 65 in North River

Spalding Corners resident since 1998. 60-65 age group. Still working.

Retired and have lived in Lockridge Forest subdivision for 48 years. Do not want any changes to zoning codes

Revington on the River

We live off of Bush road. Riverplace subdivision

Lived in Peachtree Station for 41 years. Have seen many school infrastructure changes.

North Manor neighborhood

Peachtree Station

Live in Peachtree Station

Live in Peachtree Forest. Empty Nester. Both husband I are still in the workforce. We enjoy the walk ability of

Peachtree Forest

Neely Farm. > 55. Empty Nesters. 1 homemaker, 1 not yet retired.

Chattahoochee Station

I have lived in Spalding corners subdivision for over 25 years and have seen how the local development has

Gran River

Gunnin Rd (River Valley Estates)

Lived here 41 Years, In Scotts Mill on Bush Road.

Off Bush Road in a subdivision

Wellington Lake

Semi-retired

over 65. lived in area for 6 years. springside at neely subdivision

Amberfield subdivision, East Jones Bridge/Peachtree Pkwy intersection.

Peachtree Station resident for 17 years

I live off Lou Ivv

Chattahoochee Station

An empty nester.

I have been a resident since 1978

My wife and I live in Peachtree Station as empty nesters. We have lived in Peachtree Corners for ~23 years

I live in Amberfield subdivision. I have been here since 1994

We've lived in Peachtree Plantation West since 1987.

Retired. Lived in Spalding Corners since 1978. Do not widen Spalding Drive.

Spalding Corners

As a long term resident - more than four decades - I have seen the development of Peachtree Corners from just We have lived here 35 years from â€~up north'. Two kids k-12 here in PTC. Retired now. We frequent all

We live off of Bush Road. This area is convenent to every thing in Peachtre Corners, Norcross and Duluth. the Revington on the River

I have lived here for 35 years in the same subdivision. It is located off of Peachtree Corners Circle.

Peachtree Station resident. Allenhurst and Peachtree Corners Circle.

Neely Farm

The Deerings subdivision

I am off of Spalding. Have lived in the area for 30+ years. Enjoy the quiet are and ability to walk to places to eat.

I live in a single-family residential neighborhood that was here in the 80s. It has been adequately maintained. I

Lou Ivy Rd. I'm 76 and retired. I use Peachtree Industrial Blvd, Medlock Bridge Rd, Spalding Dr, Holcomb Bridge Neely Farm resident

Peachtree Station

I am a senior citizen. It would be nice to have access to a senior center with ongoing activities such as classes,

Neely Farm, 24 year resident

Wilbanks Drive resident for more than 30 years; three children educated in Gwinnett County schools; now Retired and living in North River Crossing.

We've been living in Neely Farm since 1999 and raised our children here. It's been wonderful. I've enjoyed Neely Farm

Lived in Belhaven subdivision since 95. Btw, if you want a bind-bending idea... research the viability of tunnelling I have been in Peachtree Corners for 5 years. I moved to PTC from Hoschton, GA. I am a 60 year old female Peachtree Station subdivision.

Neely Farm resident. Retired and active senior.

We live in Lockridge Forest. Great neighborhood and neighbors.

Lived here 20 years and raised two children. Plan to retire here and not move in the foreseeable future.

Retired in Neely Farm

Linfield subdivision.

Atlanta Native. Graduate of Georgia Tech. I know Atlanta. Lived in Buckhead, Decatur, Roswell and Peachtree

Amberfield resident. Nearly empty-nester. Still working.

I am retired and live in Neely Farm.

Riverfield

Peachtree Station

Amberfield subdivision

**Neely Farm** 

Turnbury Oaks. Leave some of the trees. Hate seeing them all cut down.

River Place, Bush Road

Spalding Corners 29 year resident

Amberfield. East Jones Bridge and Peachtree Parkway

We are a retired couple who have lived in what is currently Peachtree Corners for 30 years. We live in Spalding Lived in Peachtree Corners since 1984 owning four different homes. Now retired living in Forest Hills subdivision.

Highcroft subdivision, South old Peachtree Road

Long time home owner

I live off of Bush Road for 27 years, this location is great for getting to Peachtree Industrial Blvd. and Peachtree Wife and I are native Atlantan's and 27 year resident of the area. Live off East Jones Bridge.

I have been coming here for 13 years and living here for 11 years. I'm a retired teacher of 30 years from Wichita,

My family moved to Peachtree Corners (fka Duluth) in 2006 into the Wellington Lakes subdivision from

I reside in the Turnbury Oaks subdivision off the corner of Bush Road and Medlock Road since 1997. For the

59 y/o married male living in Waterside off of E. Jones Bridge

I have lived in Neely Farm since 1987. Great community feeling!

Peachtree Station.

I have lived in Peachtree Corners for 27 years in 2 different neighborhoods. I live in a neighborhood near the Amberfield

Wickershire neighborhoòd

Chatahooche Station off Holcomb Bridge at the edge of the county empty nesters in a wonderful family Peachtree Station along Peachtree Corners Circle. I've lived in Peachtree Station for 26 years. One of my I am retired and have lived in Peachtree Station with my wife for 28 years. I owned software development and

Semi retired business consultant. Have lived in PTC since 1984 with periods in Lawrenceville and Chicago. Came Live in Amberfield

niver Flace on busin noau

Retired. Walden Mill

Linfield development

Retired

I live in River Station

Peachtree station

homeowner

I live in Walden Mill subdivision off East Jones Bridge Road.

Empty nesters in Amberfield. Have lived here since 1996.

I live in Dunwoody Manor. Nearest public road is Jay Bird Alley. I am a homeowner and love having space around

**River Mansions** 

I live in the Revington subdivision adjacent to Simpsonwood Park.

Peachtree Station

30 year resident off of West Jones Bridge Road

Peachtree Station - Stilson Circle

30 year resident, 20 in Peachtree Station. Near West Jones bridge.

New resident

**Peachtree Station** 

Peachtree Staion

Revington on the River

I'm an electrical engineer from Georgia Tech. I've lived in Peachtree Station since 2005. My office is in John's

Peachtree Station, Peachtree Corners Circle, retired and 40 year resident

I live in Peachtree station.

Peachtree Station - Brinson Way

23 year resident of Peachtree Station. Moved here because of the great schools nearby and the low population

We live in Peachtree Station and ride our bikes to the Forum and other locations. We don't trust use of the bike

Peachtree Station

I live in Peachtree Station for 25 years

I am a retired electronic engineer living on Broxton Circle in Peachtree Station.

Jones Bridge Circle

Peachtree Station

Revington on the River

Joel Barrett. I live in Avocet along S Old Peachtree Rd and have been there for 18 years.

Peachtree Station

have lived in Peachtree Station for 30+ years; love to community and the access to the Forum, Town Center, and My husband purchased our first home in the United States, 4058 Allenhurst Drive, in 1981 where we lived for 8 Retired living in Peachtree Station.

My wife & I moved to Duluth, now Peachtree Corners, 15 years ago. At every opportunity, we promote PTC.

I live in Peachtree Station currently. I've lived in this area since the mid-1990's

Peachtree Station

Retired Architect living on High Shoals Drive.

My wife and I live in The Reserve on East Jones Bridge

Newly retired and living in the Peachtree Station subdiv/Stilson Circle neighborhood for over 23 years.

Peachtree Station

Married senior who is socially active.

**Dunwoody Manor Subdivision** 

41 years in Peachtree Corners in a single family home, raised my children here, and would like to stay here but

I live in Peachtree Station

Peachtree Station

Summertree neighborhood off Bush Road. I've lived here 30 years.

My. husband and I have lived in Peachtree Corners for 40 years. The home we have is the second one we've

Amberfield resident. Empty nesters.

Peachtree Station

**Neeley Farm** 

Revington on the River

32 year resident in Neely Farm

Amberfield Subdivision-lived here 26 years

Revington on the river, we are retired, support community functions, dining & shopping.

Lived here with the family for 23 years - and love how we are developing.

Peachtree Station since 1986

Retired - Jaybird Alley

Amberfield

Spalding Corners

I have lived in Gwinnett County since 1994 and shudder every time I see land being cleared for another facility.

Peachtree Station

My husband and I have lived in Spalding Corners for 42 years. We raised our daughter here, and now she and

I live in Riverview and own a small business in Technology Park. I have children at Wesleyan and love that I live,

bush road

Spalding Glen subdivision

I have been a resident in Peachtree Corners since 1985. I have watched it expand and grow - some of it good,

We live off of Jones Bridge Circle

River Walk near Bush Road. A very quiet 30 year old neighborhood. Seen the traffic quadruple on 141 in past 10

River Station

Peachtree Plantation West, Gunnin Rd. resident 30 years. Married, two adult children. Our daughter graduated

Linfield

l've lived near Spalding Drive for about 17 years, and have loved every minute. But it saddens me to see us

Springside at Neely

Live in Coppedge Crossing off of Lou Ivy Road.

Spalding Park Place. Lived in PTC off of Jones Mill Road from 1990 to 2001 and now off Spalding from 2018-2023.

I have lived in Peachtree Forest for about 17 years.

I've lived in Peachtree Corners all my life. I'm 60. I now live in Woodmont Condo Community between Holcomb

I am a 28 year-old, Afrian American female who's a first-time homebuyer/owner. I am college educated and have

I am a new resident in Glenleaf and have been making observations as I learn more about the town.

Work in Tech Park

I live in the Holcomb Bridge Crooked Creek area

I have lived in Peachtree Station for 30+ years with my husband. We downsized to a condo in the Deerings. We I live in Woodmont Landing between Crooked Creek and Holcomb Br.

I have been a resident for the past 3 years. We moved here from Duluth. We own a condo between Holcomb

retired living in a condo community

Holcomb Bridge at Jimmy Carter

I live in Glenleaf Condominiums, with Peachtree Corners Circle in front of the complex, but there is a long drive

I am a retired registered interior designer for commercial project only. I have lived here for forty years in

Terraces at Peachtree Corners, husband and I work at Emory; empty nesters

Spalding Dr.

I live on Peachtree corners Circle I have lived there for 40 . I live in one of the townhome community it's on l'm 65 retired school teacher. Moved to Peachtree Corners Sept 2022. From South Florida. I live in Windsor

I live in the Apply Valley Condominium neighborhood just south of Holcomb Bridge Road.

widower owner in wedgewood chase

Woman in my late twenties living near Jay Bird Alley. I moved back home with my parents to go back to school. I

My husband and I purchased our home in La Hacienda in September 2017. Since, we have grown to a family of 4.

Live on Corner Oaks Drive off Langford Rd.

I've been living in PTC since 2016 and work off of Spalding Dr., live off of Crooked Creek Rd.

I am a female new homeowner off Buford highway near Langford intersection. As a word of advice I do think the Windsor Trace

I live off of Holcomb bridge since July 2013. Work remotely for a digital marketing agency.

Newer community member to Peachtree Corners who wants to see it succeed, but that will only happen if

Medlock pointe

Peachtree Corner GCPS elemetary teacher and single home owner Autumn Trace Town Homes

I live at the Views at Peachtree Corners off Holcomb Bridge Rd.

Westchase Commons. Couple with 1 daughter. Live and work in Peachtree Corners

Near Simpsonwood Methodist.

**Autumn Trace Townhomes** 

I am a 54 year old Media specialist. I live in Peachtree Forest Plantation. I work at Norcross Elementary School.

Peachtree corners circle and Spalding

Stonington Townhome subdivision

I have lived here since 1984 and once I finished college and saved to buy a place of my own, I made the decision

**Duke Reserve Subdivision** 

I've lived in Peachtree Station, Forrest Hills and Peachtree Square at various times over the last 40 years. I

I live off Langford Road with my husband. We love this area.

I moved to Peachtree Corners before it was a city. the changes that have increased volume of people has made it

I live in the Peachtree Forest neighborhood off Spalding and Peachtree Corners Circle. I am retired.

I've lived in Peachtree Corners for 10 years. I live in Peachtree Forest Plantation condominiums. I am currently

I have lived off Peachtree Corners Circle since 2012 and have not seen any significate improvement with safety

Amberfield

Near Spalding and Peachtree Corners Circle.

I moved from Sandy Springs to Peachtree Corners. Where I lived in Sandy Springs is now the Indian Embassy

Peachtree Station

Wedgewood Chase. Trying to retire.

Ken Robbins - Terraces at PTC - a resident since the city started

**Brookwood Condominium Association** 

We have lived in Peachtree Corners since 1992. Presently we live in Duke Reserve. We have lived previously in

Active senior citizen, reside at Windsor Trace

I am a single female, 63 years old and nearing retirement. I'd like to stay in Peachtree Corners but there aren't

Crooked Creek and Spalding.

I live in Peachtree Forest.

Semi retired. River Station.

Medlock Road between 441 and Industrial

River Valley Estates

My family has lived in the Peachtree Corners area for over 30 years. We live off West Jones Bridge. My children The Deerings

Returned to area after retiring in 2017 from 11 years in Hong Kong. Previously spent 16 years in N Fulton

I have lived in Peachtree Station for approximately 40 years.

I live and work off of Peachtree Corners Circle.

Meadow Green subdivision. Retired. Concerned about # of renters who do not take care of their properties.

**Peachtree Forest Plantation** 

SR CITIZEN

I live in Kedron Falls located on Corners Parkway. I have lived in Peachtree Corners for 10 years and have really I live in The Deerings.

I live in the Glenleaf Condo community on Peachtree Corners Circle and have lived here since 1990. I have been We leave in Tech Park (Westchase Commons). We like hiking at the Simpsonwood park, frequently eat at local i live off West Jones Bridge. What a great choice. Schools to walk to , churches to walk to, and YMCA , Forum Na

We live on Bush Road/Foxwood Road neighborhood.

Terraces at Peachtree Corners

Live at Westchase Commons across from City Hall. Retired research scientist. HOA member. The city is ignoring Cxxxx

I live off of Crooked Creek in the Spalding Corners townhomes.

**Brookwood Condominiums** 

Peachtree Industrial/ Tech park area

We have lived in Westchase Commons for nearly 17 years. Very proud of Peachtree Corners.

Windsor Trace Dr for 17 years

I have been a resident in PTC for over 13 years. I live off Jay Bird in the Terraces @PTC. I subscribe to all

Retired couple living in Forest Hills subdivision - corner of PTC Circle and HBR

My husband and I moved to PTC in 2014. We live in the Deerings Lake condos. It is a great community. Neighbors Stop subsidizing this, that, and the other thing. Where's my subsidy you god damn sons of bitches!!!

I am a black woman who lives at the Reserve at Peachtree Corners.

I live in the Centre at Peachtree Corners Apartments. I work remotely for IBM as an engineer. I'm hoping to Peachtree Industrial Blvd

I do love Peachtree Corners but am hesitant to purchase a home here due to the middle school and high school live near the intersection of Jay Bird Alley and Peachtree Corners Circle.

nothing

Retired, enjoy living in Peachtree Corners. Near Hwy 141

in modest apartment near Jones Mill Spur. Those apartments are needed! Retired, work retail part-time.

Jones mill road

Peachtree station

I live in Neely Farm currently. I am a 26 year old mom to a 1 year old. My husband commutes to Marietta for

Amberfield

Resident of 10 years in Turnbury Oaks

Avocet

Tell Us About You
I own a small business in Peachtree Corners and live off of Spaulding Drive
holcomb bridge rd
Winters Chapel Rd
Peachtree Corners Parkway. My wife and myself work in PC, my daughter attends Norcross High School.
Sold home in Neely Farm after living there for 20+ years, currently renting and trying to find affordable
I live around Peachtree corners and Spalding and work nearby

Age Range	Number	Percent
18 and under	0	0.00%
19-24	3	0.40%
25-34	42	5.65%
35-44	128	17.23%
45-54	123	16.55%
55+	447	60.16%

Home Type	Number	Percent
Single (detached)	640	86.14%
Single (attached)	91	12.25%
Apartment	9	1.21%
Senior/55+	2	0.27%
Other	1	0.13%

Own or Rent Number Per		Percent
Own	723	97.31%
Rent	20	2.69%

**Total Answered** 

743

## **Greatest Mobility Concern**

density of traffice traveling through PTC on their way to John's Creek. Divert JCrktraffic to Peachtree industrial Residential side roads are deteriorating. Repaying is imperative (Use Spalding Hollow again as one example).

That bridge looks like crap

The light on Jaybird Alley that intersects with Spalding Drive takes way too long to turn green and does not stay Area around the forum/avalon

Overcrowding by people just passing through. I really wish there was a way to divert traffic that was headed for Upgrades to the forum will be a traffic nightmare similar to the avalon

Clean up any roads as needed.

Encouraging alternative transportation methods would help reduce traffic congestion. Expand PAUL autonomous

Too car-dependent. Traffic backs up horribly on 141 north in the afternoons/evenings

Improve public transportation options

Traffic congestion on Medlock Bridge Rd, 141, and not enough parking options

141 in between the forum and town center

There should be no 40 MPH roads without separated bike infrastructure.

Continue to coordinate with metro atlanta efforts of public transportation including MARTA. Spread more

Worried about too much traffic near the forum with redevelopment

As we grow, traffic will continue to get worse and could become unmanageable

Peachtree parkway needs to be wider

PIB intersection at Target

My biggest concern is the potential traffic we will see with the redevelopment of the Forum. Traffic is already No big concerns

no concerns

141 traffic is horrible

Atlanta only has a few major roads, continue to proactively address traffic bottle-necks along 141, PchTree Ind, I-N/a

Traffic easement to prepare for upcoming changes at the Forum and Town Center.

N/A

Adding apartment communities will increase traffic. Not ideal at all for home owners who moved here from the If the Peachtree Corners population grows too rapidly, traffic on the main roads may become overwhelming We don't need wider roads. Better signal timing and more roundabouts on smaller streets.

Too many cars and too many bikes in the car lanes- there is not the sense of community among bikers and cars
Traffic has gotten extremely bad. 141 is bad to travel on every day many hours of the day. I live 2 miles from
Do not bring MARTA to our area. We need to limit the amount of apartment to decrease in the amount of traffic.
I have no concerns at the moment, however, I hope that PTC does not become as congested as Dunwoody is
The roads and traffic are not well thought out even though time and money has been spent to make them work.

Peachtree parkway

Too much traffic.

The traffic lights between East Jones Bridge and Spalding drive are some of the most horrifically-timed lights in A round about would be helpful near Forum and CrÃ"me de la CrÃ"me.

No concerns.

Traffic along East Jones Bridge and Peachtree Parkway with new developments and many residents that will Too many cars on the roads with the addition of apartments being added.

Maintain road integrity.

Work to lessen reliance on single car commuting. include marta connection. Bike-ability and walk-ability are Multi use trail along Peachtree Corners Circle would connect much more of the city to town center

I would like to see MARTA in Peachtree Corners.

Increased traffic along Peachtree Parkway

141 is too congested.

Jimmy Carter and Peachtree Industrial needs help

The bottleneck that occurs between Spalding and East Jones Bridge is becoming a hassle

Spalding Drive at Holcomb Bridge

The lights can be challenges between Ingles and the Target shopping center. I am worried that more housing Cycling infrastructure is my top priority whether that be dedicated lanes on more roads or separate multi-use I think the exits on either side of the Forum need improvement--the exit to Peachtree Corners Circle near the Traffic is terrible everywhere. Getting in and out of the Forum on PCC is a nightmare. On surface streets, make

The Spalding/Holcomb Bridge intersection does not function well. Raised medians on larger roads would help.

The increase in traffic making streets that once felt safe for kids to ride on more and more dangerous

Traffic lights not being "smart", congestion on 141 from town line w/ JC through Bank of America traffic light

None

none

Too many apartments bringing too many people to the area, causing traffic congestion.

medlock bridge behind town center

N/A

The backup on Medlock Bridge Road coming from 141 and heading towards Spalding Drive is bad during the I'd like to see an effort around bicycle lanes. E-bikes make this mode of transportation much more healthier and

Traffic increasing especially once the Forum has been redone and we add apartments and a hotel. Making

Too much congestion; maybe look to alternative, electric bikes/scooters/golf carts

I think the intersection at Spalding and 141 could use some work!

Would love for Marta to come to peachtree corners

folks driving too fast on spalding drive

None

Trying to exit my neighborhood on Spalding as there are 2 curves that impair vision

N/a

Consistent traffic flow down Spalding and 141/ Peachtree Industrial

We need LOTS of traffic calming on side streets. Roundabouts etc. and stop the car racing!

Reliable transportation for low-income residents. Whether this looks like publicly subsidized private car

alternative modes of transportation: protected bicycle lanes; marta connectivity

The widening of Spalding Corners is an unnecessary project that will only increase the through traffic along a

Don't need buses, they are still subject to the same traffic. Rail is good. Quick rail to Midtown would be great.

I am concerned they will attempt to widen Spalding dr and split the spadling corners community. If it does occur Concerned about heavy traffic near the forum with the new developments planned.

Too much high density housing

don't do too much road expansion, long term it just leads to more traffic

The highest priority is getting onto and off of 285. It is a disaster trying to exit the highway onto Peacthree

Sidewalks, sidewalks, sidewalks. Safe bus stops. Public access trails.

Peachtree Pkwy

141 needs to be widened or relieved during commuting hours

The many lights and congestion on Peachtree Parkway

Worry about traffic problems increasing as more "mixed use developments†are added.

Access to 285 is getting more challenging

Roundabouts seem to be working, more of those (where it makes sense)

l'm worried about all new the residential mixed use areas adding too many people, overcrowding our schools

Need improvement for pedestrians- make the area more walkable and safer for pedestrians.

It would be nice to have more clearly marked bike lanes on more roads.

Holcomb bridge road and 141 volume. And the stack that happens heading North on 141 where it splits to

Traffic is heavy but it keeps moving.

Traffic isn't too bad but as cities around us are growing, we need to be ahead of the growth. Probably need

Appearance of key arteries into ptree corners

My greatest traffic concern is the backup that occurs in the weekday afternoon hours along Peachtree Parkway

Traffic light at Spaulding and frank neely needs to ne fixed… light takes forever to turn & only lasts a few

Two main traffic lights in front of Forum

N/A

Greatest concern - people using roads as cut throughs; street takeovers

Need to diversify mobility away cars, we need exclusive use bike trails that will make biking safe.

Traffic to the freeway.

DO NOT add a marta link. Add lights at the West Jones Bridge entrance to the Forum to avoid car wrecks.

141 is terrible as it is used to connect Atlanta with North Fulton/Forsyth

The exit by CVS out of ingles shopping center is very dangerous

141 and Peachtree industrial

N/A

141 going north between Spalding and PTC circle in the afternoons

Noise pollution, bike and pedestrian access

A Norcross Marta stop is essential

There are too many long lights. Modernize the lights to react to CURRENT traffic, not old algorithms. Ex' PT

Peachtree Parkway from JayBird Alley into John's Creek has gotten terrible. Not sure is longer left turn lanes

141 has gotten progressively worse, especially at the split of peachtree parkway and peachtree industrial. Lights N/A

Small railway could be great

More bike paths please!!!

Holcomb bridge between PTC and Spaulding is unsafe at rush hour

The light at Spalding and Peachtree Corners Circle has been awfully timed for several years. There is no need to

141 and PIB are overly congested for north and southbound through traffic already and I fear it will get much

Traffic light synchronization along 141 and PIB needs to be prioritized

wacky drivers everywhere

The new roundabout on Peachtree Corners Circle.

285 exit eastbound to peachtree industrial northbound

Apartment/Condo homes at the Forum and Town Center will increase traffic on Peachtree Parkway  $\,$  and PIB.

Improve walkability with more sidewalks and raised paths over Peachtree parkway. Build a light rail or self

Need more areas to walk and bike

Please cease new developments that will add to traffic. Let's support what we currently have and not add so

Keep it pedestrian friendly

Getting out of Gunnin Road neighborhood onto Spalding.

**Development density Peachtree Corners** 

Cars are dangerous to pedestrians and cyclists.

reprogram the current stop lights to allow better flow of traffic in the Town Center area, allow left turns on

Congestion

Too many high density housing units without expansion of traffic patterns will negatively affect the city and

I don't experience traffic as much as others , so I have no helpful input

skip

Peachtree parkway traffic build up

Would be great to have a footbridge over the Chattahoochee (near Jones Bridge park?) to connect both sides of Need better access to public transportation into downtown.

Spalding drive is a mess

WE DO NOT NEED TO WIDEN ANY OF OUR STREETS. Widening Spalding Drive will only create induced demand,

Holcomb bridge remains bumper to bumper during traffic hours. It's used as a corridor by lots of

There is no plan for more mass transit/Marta to come closer to PTC. That PTC is used as a through road for the Entrance to Ingles at East Jones Bridge Road, Entrance to Forum along PTC Circle.

Getting more dangerous around Spalding Dr + Holcomb Bridge in front of Chevron gas station. we may need marta rail system could increase public transportation usage

Too many lights near forum now.

I would like to see more green space, more natural areas, more pedestrian and bike trails, less traffic, better Spalding drive

The traffic circle on Medlock Bridge is a nightmare - as is the pedestrian light on Peachtree Corners circle.

Find ways to reduce traffic. Or at least convert traffic to electric vehicles. Or put traffic underground.

To many apartments going up along 141. Stop the development of all space available.

Make pedestrian crossings more safe

Marta being added is terrible

We need access to Marta, we should be connected and growing with Marta.

A traffic light at Crooked Creek and Jay Bird. Stop sign crossing Crooked Creek is RUN ALL The TIME!!!!

Too many people in the 15 min smart city. Stop stack and pack

Too many traffic lights at short distances and addition of new ones lately are causing a lot of congestion and very Traffic with expansion plans around forum will be bad. Bordering neighborhoods need speed bumps on major Pedestrian safety is sorely lacking on roads with large apartment complexes. Street racing and takeovers are Avoid wasting money on MARTA

We need a monorail system

Finding ways to allow for less use of cars while in the city limits. Bikes, city trolley, Walking. We won't limit More accommodations for leisure bicycling. Add bike lanes, bike storage at the forum, town center tech park etc. Increased traffic due to too many apartments/townhouses

There are no options for transit. The community was designed to be car-centric. Places to work, shop, play are The proposed limited turn lanes at 141 and the shopping centers would be horrible.

There needs to be sidewalks on PIB from the gas stations heading south on PIB to Paul Duke HS as students walk fix the cracked roads

Traffic isn't terrible yet but I worry after the completion of the new apartment buildings construction

DO NOT BRING IN MARTA!! I am tired of this being up for a vote and not being passed! Listen to the people and Addressing intersections such as Winters Chapel & PIB that are difficult to navigate.

As we grow, we need to be able to handle the influx of drivers. 141, Spalding and PTC Circle are already packed not sure you can do anything except add more lanes

It appears our streets are becoming congested with traffic, promote/maintain safety for pedestrians to enjoy Increased access to transit, whether Marta or Gwinnett routes. A local transit option within the peachtree 285 to Peachtree (Ind) Blvd

The overbuilding is causing too much traffic.

Traffic is terrible and with new units going up it is only going to get worse. The Medlock Bridge corridor is a mess Poor planning

We do not need Marta in our community. Marta is not well-run, and it does not improve the communities it

Continue to put sidewalks where there are none to allow for pedestrians. Like what was done between Safety while crossing peachtree pkwy.

Need to limit only one space for business "carryout orders" in town center. Parking is limited and 2-3 spaces per

Traffic in and around the Forum is already congested. Once the new apartments are built, it will be a nightmare.

Spalding drive is incredibly dangerous for cyclist (and in turn motorist when attempting to navigate around

The quality of the road surfaces. They are in overall horrible condition

People not obeying speed limit on Spalding drive near neighborhoods. Also people not familiar with pedestrian

Limit development as a way to limit the number of cars on the roads.

The more development of apartments along 141 will create more traffic to an already congested area.

people drive too fast on peachtree corners circle from spalding to peachtree parkway

Congestion on Peachtree Parkway near Forum; Congestion on Holcomb Bridge; more people are moving up Obviously 141 gets pretty backed up from state bridge past Spalding rd so the addition of more lanes seems The number of people who do not understand how a traffic circle works. It has improved, but still can be Too much congestion and 'tragedy of the commons' risk, especially due to growing ratio of renters to owners.

141 and Peachtree Industrial. All around the forum and town center

Na

My biggest concern is driving in the 3 mile radius from my house will be gridlocked. As more people live north Smart traffic lights that respond to flow as opposed to simply being on a timer

Expand MARTA and other access.

Around the forum/town center is a bottle neck, and near the split is a bottle neck......

More sidewalks near schools.

Speeding along back roads is a major problem. I love the pedestrian lifestyle of our community, but I feel like the Would love to see more connected sidewalks and bike lanes. Sidewalks on the corners parkway need to be Peachtree Parkway

I would truly love to have a MARTA station with good parking in Peachtree Corners. I would use it much more Connect the side walk for pedestrian

Make the city walkable. Have sidewalks along 141.

Repair roads potholes

I'm concerned with all the new developments, comes a ton of traffic. I don't know if PTC's infrastructure is Traffic is always a major problem in Atlanta - just ensure the roadways are prioritized for flow & safety more sidewalks / pedestrian friendly thinking

Spaulding, intersections along 141, medlock bridge and Peachtree corners circle

Don't let the state widen 141.

Spalding drive congestion

Spalding drive has become a NIGHTMARE from 4:30-5:30. TOTAL gridlock on both the fire station side and by Ptree Parkway alongside The Forum has become tedious and inefficient. It shouldn't take 5 minutes to go from Reduce the speed limit on SR 141 through the city. When vehicles are traveling 60-70 mph, they pass through so My daughter needs to get to office downtown for her tech job, which is ironic this being "tech park". It is also Continue to add sidewalks and crosswalks. Would love to see a crosswalk at Peachtree Industrial and Modlock Cars, crossing traffic to turn into the Forum and the QT on Peachtree Corners Circle is very dangerous. Too many Need marta access

Traffic is awful. I'm less than 2 miles from the Town Center but avoid it like the plague because traffic in and traffic on spalding in the late afternoons, going from the library towards DQ on PIB is horrible. It's a main vein Too many cars on the road! Great need to get people who live in PTC to the areas they work by linking public Need to avoid Peachtree Corners Circle as a bypass to 141. Need to regulate lights on 141 to allow traffic to pass N/A

The city is expanding too fast for our limited infrastructure. Attracting businesses and multi unit living without

Adding more development will worsen traffic. Development seems to be priority for the City over maintaining New construction is out pacing road improvements.

The need for repaving and repairing roads in neighborhoods and side streets should be addressed as well as too much dense housing being built. defime a target for rental-owned split and stick to it. smarter traffic lights.

More cameras/remote monitoring/immediate response when bad behavior or traffic backups are occuring. Need to reduce congestion.

The volume of traffic on PIB increases yearly resulting in longer commute times to and from locations inside the Not sure, just want things to flow well

Increased amount of traffic is not being addressed.

Very loud vehicles. Street racing. Motorcycles/sport cars revving their engines.

Large, high-density residential projects further congest roads.

Poor public transportation. Over reliance on personal vehicles

With addition of apartments and mixed-use areas, the current infrastructure cannot handle the additional traffic.

My greatest concern is that Peachtree Corners would consider widening roads - I do not want any roads that

Several traffic lights in the area are not "smart". I'll sit at a light for minutes with no traffic crossing the road. If

Overbuilding will only make traffic worse so maybe cut back on projects

None

Peachtree Pkwy traffic worries me with the new apartments going up. It's already getting worse.

Internet routes best way to avoid traffic is use Peachtree Corners Circle. This puts a burden on local

I'd love to see a roundabout at the Forum / Creme de la Creme / QT area. I'd also like to see traffic calming

Getting people in and out of The Forum, especially onto Peachtree Circle, is always a challenge and could be Forum/Town Green junctions off 141 are congested.

The speeds on West Jones Bridge Rd are much too high for such a residential area. People do not observe the Improve options for public transportation, especially for folks living in apartments on Peachtree Corners circle to what in the world is going on with Medlock and Bush intersections? Generally have no problems with traffic in

Traffic is very congested along Peachtree Parkway during rush hours.

Pedestrian safety, need PS campaign to encourage bikers/runners/pedestrians to wear reflective vests at night Keep traffic moving through on 141. Another lane toward the center median?

Greatest concern is how all the new apartments will bring in hundreds more cars to 141.

when you add more and more, PC becomes a jungle. What is the vision?

I have none

No MARTA, no buses

The city is not pedestrian friendly; crosswalks are not maintained, and signaling is inadequate to protect

Balance home ownership of first timers, empty nesters and large families. Don't increase our population with The improvements of recent are good. Continue on that.

Rethinking f our response needs to occur. Widening major transportation routes through existing neighborhoods Traffic is miserable and all the added apartments will only make it worse. Four lanes on Spalding Drive is NOT the Between the Forum and Town Center

Many folks seem to think that speed limits are just options. I would like to see periodic policing of neighborhood I don't know where most cars on 141 are going, but if mass transportation could be offered along that route,

E Jones Bridge Rd is going to becomre difficult to travel /enter/exit as Waterside becomes active. P'tree Pkwy is People with disabilities are not given widespread access to transportation. I assumed all areas of our country had Concentrated and compacted dwellings don't help our neighborhoods with respect to traffic.

better control or diversion of traffic on major arteries through the central city

No Marta buses please. And if that is the direction you take, put the transportation hub (originally ill conceived Approved high density work and residential projects have been approved with no thought to the traffic crush Too many condos/apartments being added.

Rapid overcrowding of the 141 corridor and Spalding drive headed towards Dunwoody/Sandy Springs

Time traffic lights. Stop building so much in a given area.

Too many plans for extreme growth…too many people…too much traffic. Find something else to do and

That you are going to bring Marta here…. Don't want it!

Too much traffic due to too many apartments and condos and high population density.

All road construction and repair should be at 8pm to 5am weekdays.

I fear the traffic in the future in Peachtree Corners . It is difficult to navigate now I hear the future!

Sidewalks and public transportation is difficult.

drivers

Stop building, cutting down every tree and paving over every inch of soil.

Turning left into East Jones Bridge road from Peachtree Parkway. Peachtree parkway corridor from PI to State

142

The roads to 1285 and 185 can handle a lot more traffic.

Too many cars in 141 and PIB. lights need to be better synced when accessing these roads from the feeders

More green space. Stop clearing and developing. More recycling options.

Traffic calming …Major streets are constantly clogged from early AM to 8 pm or later.

Add a yellow caution turn arrow at the intersection of Peachtree Corners Circle and West Jones Bridge Road.

Increasing development and density is overwhelming existing and possible options for transportation

Improve and expand public transportation.

Forum traffic

Anything to prevent speeding.

In general, it is not necessary to widen a road, such as Spalding Dr., simply to accommodate two hours of heavy

The Forum at Peachtree Corners Circle

The volume and flow of traffic on and crossing Peachtree Parkway.

Too many stoplights on main thoroughfares. Impedes flow

Need more PED/BIKE infrastructure

Traffic has only worsened since we became a city. You have unfounded notion that we wanted a work, play, stay N/A

Roads are crowded now, apartments cause more trip volume per acre of land than residential home sites, no

Traffic lights need to be coordinated in sequence based on traffic patterns that vary.

Noisy mufflers and street racing. The sounds carry throughout our community and impede on our quiet

Spalding & 141 + Holcomb is a mess

Coordinate traffic lights

141 traffic is awful - adding more lights seems to just make things worse.

Put a foot bridge over 141 close to Holcomb Bridge. Many of the apartment dwellers don't have easy access

Stop the u-turns made on 141. I have almost hit such persons on multiple occasions.

Traffic will be unbearable once all of the apartments along 141 are completed. Add to that the traffic from

Overdevelopment in PTC and more so in Johns Creek and further north with uncontrolled apartments has now

Volume is already high. Once all new residential and commercial developments are completed, with no prior

Newer transportation technologies plan (Not electric)

The intersection where The Forum, QT, and Creme de la Creme come together on Peachtree Corners Circle is

The 2045 comprehensive plan is calling for widening Spalding to 4 lanes from Peachtree Parkway to Holcomb

The city is trying to develop everything and cram more people in the area

Unfortunately, most of the traffic comes from John's Creek and Forsyth.

Make the city more pedestrian and bicycle friendly. Add protected bike lanes everywhere

There's so much traffic on Hwy 141. So everyone cuts thru the neighborhoods and office parks.

We are completely opposed to an increase in public transportation(MARTA). The increase of public

East Jones Bridge Road is small in width compared to West Jones Bridge but speed limit on East Jones is 40 and

Do not want to join Marta or have a transportation hub anywhere near Town Center.

We are opposed to Marta. We watched first hand the negative impact it will do to an area by raising the crime

Lights could be better timed, fewer access points from multiple businesses, one off businesses

Crazy drivers

I believe changes are coming to the Forum entrance/exit on Peachtree Corners circle and that definitely needs

I resent that the Peachtree Parkway bridge was allowed to be built without a safe pathway for wheelchair and

An accessible and connective public transportation infrastructure needs to be available. (ie expanding MARTA)

Use more traffic circles especially at "T†intersections.

Please do not expand Spalding Drive!

In my own neighborhood, Amberfield, cars and trucks travel carelessly on Edgerton. I do not want to see our

Too much traffic on Peachtree parkway

Spalding Drive traffic is getting worse. Residents have a hard time safely exiting neighborhoods.

I do not think traffic is bad here, but continuous fine tuning of traffic light timing is needed all the time.

Traffic management

Spalding Dr. and Holcomb Bridge Rd. is a mess.

Holcomb Bridge Road

Ongoing residential projects may lead to more traffic issues.

Increase Peachtree Parkway to 3 lanes in each direction to improve commute times.

Too much development for the road structure, monitoring of activities at Jones Bridge Park

Traffic congestion is my biggest concern...the proliferation of apartments on and around 141 is a big issue for me

Too often there are "conflicts" with other jurisdictions causing traffic tie-ups!!!

Medlock between PIB and Parkway

141

Better Sidewalk maintenance

How can you ask people to fill out a survey and then order them to answer stupid questions

Control of flow through traffic in an effort to minimize "short cuts†that commuters take to gain access to

Ensure Peachtree Parkway traffic signals are synchronized to maximize traffic flow between Holcomb Bridge Rd

|-

None come to mind.

Traffic light timing is not as it should be.

need for bike lanes

Traffic is pretty bad. Holcomb Bridge during rush hours. 141 during rush hours.

Condition of roads; delay in repairs.

141 is too congested. We need more alternative lanes.

#NAME?

Can hardly get out of our subdivision, Regency at Belhaven, especially if need to turn left. There is only one way

I think the road paving project is good. Left turn signals would help move traffic at neighborhood entrances.

Would love accessibility to public transit including a park n ride and access to Marta

PIB and 141 have been 2 lane each way for the last 30 yrs. Amount of housing developments up to lake Lanier

The Spalding/Holcomb Bridge area, including the light at River Exchange/HBR

No widening of Spalding drive from Holcomb bridge to Peachtree corners circle

Get rid of the hideous intersection of Spalding and Holcomb Bridge, where gas stations destroys the image of a

The roads need bike lanes.

improve the PI/141 split in Norcross

Make roads safer for bicyclists!

Traffic at 285 needs further work.

Unsafe condition: cyclists on West Jones Br Rd and Bush Rd. â€" lack of dedicated bike lanes.

Spaulding & Holcomb Bridge, Crooked Creek

More-so the condition of the roads

coordinate traffic lights on hwy 141 with Johns Creek and Swanee. Provide trolly service from Technology Park

Peachtree Parkway volume

stop light signaling should be modified for rush hours and non rush hours

Not informed enough

Spaulding/Southh Old Peachtree. Medlock Bridge Road from PTI to Peachtree Parkway.

141 and Medlock. Ridge. Glad adding extra turn lane from Bush Road onto on ramp for 141 will be finally

Need more public transportation

Traffic is bad - the split between 141 and peachtree parkway is always a back up. fix this first.

I never want MARTA here

At 141 in Town Center

It's regrettable that we voted down the expansion of MARTA. Heavy rush hour traffic on Peachtree Pkwy is my

None at this moment.

No response.

Stop the noise of drag racing on PIB

141 adjacent to Forum needs better coordination between traffic signals.

The main traffic corridors are Peachtree Parkway, Holcomb Bridge, Peachtree Corners Circle, and Spaulding. Of

141 / PIB split before Holcomb Bridge in both directions creates opportunities for better traffic volume

Peachtree Parkway

The area from Ingles to Peachtree Corners Circle seems to always be congested because of the traffic lights

Traffic on Peachtree Parkway

Please do NOT bring Marta into our city. This would be the downfall. I grew up in an area that was nice and safe

Overbuilding of business areas and high density residential creating traffic issues we have moved away from

No concerns

I live off of Bush Road and the intersection with Medlock Bridge that is being renovated is going to hinder my

Adding another lane on Peachtree Corner Parkway, from the river going south.

start with repaving neighborhood streets

traffic jam heading to and coming from I-285

I would love to see a MARTA rail station in or near Peachtree Corners.

Traffic has increased a lot in the past few years. Adding lots of apartments will continue to clog 141. Many

It is obvious that congestion is growing. Actions to ease congestion seem prudent.

Improve traffic flow around CVS / Ingles especially entrance from E Jones Bridge to Ingles

Too much traffic on 141 at peak times

more intown public transportation is needed to reduce vehicle traffic

congestion on Holcomb Bridge and on 141/Peachtree Industrial

Traffic on Peachtree Parkway is getting very heavy.

The traffic along 141 between Holcomb Bridge and State Bridge is horrible at rush hour (morning and evening).

Traffic coming from behind the Forum coming into 141 will only get worse.

Worried about the huge apartment complex on P'tree Pkwy near Spalding & impact on traffic.

Traffic on Spaulding makes it difficult to get in or out of the River Valley Neighborhood, specifically Gunnin Road.

Too many people

Major roads through the city get a significant amount of through traffic that need to be better managed with

Traffic light coordination.

Ptree Pkwy continues to be clogged even on weekends. Adding more apartments as the ones currently being

Good working traffic signals. Somehow minimize aggressive drivers...it's scary at times! Provide safe area for Speeding and not obeying traffic laws

I am concerned about the traffic on Spalding once the large plant across from the post office is operating.

Traffic light coordination on the parkway with Johns Creek. Intersection of parkway and Medlock Bridge needs

Spalding drive during rush hours between Medlock Bridge RD and Holcomb Bridge

spaulding/holcomb bidge intersection

Finish projects in a timely manner. The road expansion at the corner of Medlock bridge and Bush road has taken South exit from the Forum

Roads are in disarray and need to be paved

It's fine

putting high density housing/apartments in will increase traffic congestion

Access to Marta. I have to drive out of Peachtree Corners to get access to MARTA.

Too many choke points during rush hours (Holcomb Bridge/Peachtree Corners Circle, Peachtree Parkway

Traffic on Spalding and Winters Chapel Rd

Need better public transportation

Traffic circle on Peachtree Corners and Medlock Brick. For Godsake please give earlier warning to yield. Yield to Congestion on 141

Accessible parking & better walking/biking accessible. NO MARTA!

Need to repair the potholes and other pavement failures along SR 141

Spalding and Holcomb Bridge, Spalding and Peachtree Parkway -- backups on Spalding Road and Winters Chapel Peachtree Parkway jams in front of Forum and Town Center and now adding more condos.

Figure out how to keep traffic on 141 moving. Great idea creating traffic connections between developments. Use of intelligent traffic lights or better timing of lights to eliminate bottlenecks.

I think there should be a LONG " right turn lane" on 141 South at East Jones Bridge - the same as on 141 South If you don't have a car in PTC you're pretty much out of luck. PTC should be placing much more emphasis on Who is in charge of the signs on Peachtree Industrial between Winters Chapel and the road split down to Ptree Too much traffic from Johns Creek and Cumming traveling through PTC on Route 141

1. Need 45mph signs northbound on Peachtree Pkwy at Holcombe Bridge - there are none until RaceTrack and I will vote down MARTA every time; I grew up in south Atlanta. Medlock Bridge from 141 to Spalding needs redesign traffic circle at Medlock for better ease of use. Make it larger to better accommodate vehicles Fix the turn lanes at East Jones Bridge Rd & 141

PIB NB approaching the split

N/A

We have to guard against allowing overdevelopment of apartments vs family houses

no need for bus service in this area. They are always empty. Less Apartments would help with traffic issues

The largest traffic issue I see right now is that there are too many road projects happening at once, with none of

Peachtree Parkway congestion

Increased traffic around the forum, specifically the forum entrance across from Quick Trip.

Whatever happened to the proposal to link to Johns Creek "smart" traffic light system on 141.

Too many cars as housing, apartments, town homes increase.

Need to do something about the traffic on 141 It's awful ALL THE TIME!

Traffic signal synchronization on 141 and PIB like John's Creek.

When considering redevelopment opportunities in the Holcomb Bridge corridor, Big Box retailers should be

Bicycle riders

Spalding between 141 and Holcomb Bridge gets very busy at peak times. Also, 141 @ Holcomb Bridge, between Make sure traffic lights are properly timed so you don't have people running red lights to avoid sitting at a Expansion around Forum with concentrated condos, apart, town homes will cause congestion

Only issues l've had is coming out of Forum onto peachtree Corners circle trying to turn left. Very busy.

Stopping street racing and making donuts.

Hwy 141

No MARTA

Concern is amount of traffic on 141, any time of the day. Appears to be no other viable thorough fare for

Avoiding more traffic congestion around forum/town center area.

Congestion on Peachtree Parkway

Roundabouts are great .... Street legal golf carts would be awesome ....

Eliminating left turns at Spalding Drive/Holcomb Bridge Road intersection will only move the congestion down to

I am highly concerned with Spalding drive and plans to widen it from Holcomb bridge to Peachtree parkway.

Too many high-density housing projects, bringing even more traffic congestion

Spalding & Holcomb Bridge

Since the mess at Medlock Bridge and Bush road is moving along I don't have one special spot. I'm retired, I only

NO MARTA IN GWINNETT!!!

Maintain consistent traffic flows. The work from home phenomenon has helped minimize traffic congestion.

Tie ups

My concern is that the traffic is already a problem and the plans for growth and development will make it worse.

Peachtree Parkway from East Jones Bridge (going north and south). Too many multi family units being built

No common sense is used regarding traffic signals. For example, northbound on 141 at Jaybird should have

When projects started on roads that they are completed in a timely manner. The Bush Rd., Medlock intersection

Overall traffic isn't bad.

None

Traffic on Peachtree Parkway.

What can you say? Traffic is getting worse and worse, and people love their cars. Frankly I think the effort spent I support any projects that can reduce traffic.

Make sure the traffic light staging is correct per the times of the day. A lot of gas is wasted sitting at lights with

Holcomb Bridge and Spalding

Not sure

Heavy through traffic - much of the congestion is from people travelling through Peachtree Corners rather than

No concern

The roads in Peachtree Coners are easy to get you around the city. We do not need MARTA in the county. The

Density of apartments contributing more traffic

Peachtree parkway may need to be widened.

Traffic increases as a result of redesign of the Forum.

120, 140, Holcomb Bridge traffic improvements.

the Holcomb bridge corridor is terrible, congested and no reds cast improvement

Do not add any more lights. Congestion will be an issue during high traffic times, but otherwise traffic is good.

I see Peachtree Corners Circle between QT and Forum entrance as dangerous, due to left turns out of either.

Increasingly heavy traffic. Possible synching of traffic lights.

Excess growth in multi residential development

Need stop light at Eastman trail and Peachtree Corners Circle. Peachtree Corners Circle is such a cut through

Timeliness of road patching could be improved.

Spalding intersection at Holcomb Bridge needs improvement for left hand turns

Impact on local traffic seems to not be a priority when approving development.....

Help minimize bottlenecks so traffic will flow better. Avoid heavy concentration of apartments to minimize

Please change the timing of the light at Spalding & Frank Neely! It can take a long time to get out of Neely Farm,

None

Pass law creating triad of GDOT, Curiosity Labs, GaTech to experiment with traffic management.

I am glad I have a light at my community exit. There is a lot of traffic, but it moves very well.

Traffic congestion is already terrible and will only get worse.

Fill the pot holes and keep the new paving coming!!

Rail and/or bus routes running during business hours. Also on nights and weekends.

That our city government would get over-zealous to expand (widen) residential access roads like Peachtree

do traffic improvement projects at night

Try to avoid 141 at peak hours. Otherwise no concerns.

Train, autonomous buses, or dedicated express lanes through PTC (Peachtree Parkway or PIB) would help traffic.

All the new residential construction along 141 will just add to an already bad traffic problem.

PIB is a nightmare in the morning

Wesleyan traffic having to make a "U†turn southbound for P'tree Pky entrance.

less apartments and condos would mean less traffic

traffic lights need to be synced better on Peachtree Parkway

Spalding Drive

Traffic is ok

Light at Peachtree Corners East & PIB is too short. Shoulder lanes on PIB need cross hatching. People drive in Do not widen Spalding Drive between Peachtree Parkway and Holcomb Bridge

Congestion and traffic along Peachtree Parkway, Medlock Bridge Road, East Jones Bridge Road and Spalding

Managing traffic without adding too many lanes to roads is the challenge. I believe minimizing high density

Spalding and Holcomb Bridge Road

The use of yield signs for right turns at some intersections is confusing and often not obeyed. In these cases car

Coordinate traffic control lights on Peachtree Parkway, and lower speed allowed on this road.

Improve existing roads and keep Marta out of Gwinnett County

East Jones Bridge and 141

Would be nice to have better bus service and smaller vans

Traffic flow on 141 should be optimized for throughput during morning and afternoon rush hours with

As a transient from New York City, I would like to see greater rail and surface transportation to and from

Better use of technology to improve traffic flow on major thoroughfares.

We need mass transit in Peachtree Corners.

Do not use public transportation, such as it is.

I do NOT want to widen Peachtree Parkway inside the river. I think if we leave Peachtree Pkwy the same, it will

Improve the traffic flow

Need to finish the Spalding Road project.

sorry but we have no suggestions

Entrances into the Forum, Town Center Parking and the Lidl Shopping Center are too narrow for turning cars

Traffic flow north along 141 from Scientific Dr. to East Jones Bridge road is very slow in the afternoons.

Biggest current problem is 141 from river to Holcomb bridge road

Bring MARTA rail to Gwinnett.

Lack of bike lanes on major county roads.

Traffic light backups all through PC.

Too many apartments and condos that greatly add to traffic.

Too much high density housing being built will increase traffic

Peachtree Pkwy and Holcomb Bridge Rd.

Timing lights better and repairing the roads

Peachtree parkway

Peachtree Parkway carries too much traffic. Adding traffic lanes only encourages more cars to use this highway.

Rush hour traffic on 141. Seems like extending length of turn lanes could help.

When you cross over Peachtree Parkway from Publix shopping center to road next to Chik-fil-A, it's difficult to Sink hole beginning

I think in general the City should continue to work with the county and state to make sure we have efficient flow Traffic

Higher density development of residential units must be resisted.

Signage on northbound PIB between 1285 and Peachtree Parkway split needs to be replaced

Exit from the Forum on PTC circle.

Peachtree Industrial Blvd split with Peachtree Parkway is dangerous

Make Peachtree Corners walkable like beltline

Improvement for access to 285/85

Too much volume. Causing decreased air quality. Increased time commuting. Need better timing of lights at I hope that further traffic development will help, not hurt, quality of life for those of us who already live here and

Traffic is heavier everywhere. I'm concerned about Spalding near the library especially after the new

Peachtree corners circle and Peachtree parkway. Traffic needs to be controlled between quick trip and the

Congestion has already increased noticeably. It will become much worse as more multi family construction is

That too many multi-occupancy properties are being built and will create traffic nightmare on 141.

Please see below regarding bike access.

Too many cars! Stop development of more apartments!

Traffic flow on 141 at rush hours should be optimized

Traffic congestion on Holcomb Br. RD, Peachtree Pwky., and Spalding Dr. during the rush hours.

No Marta rail

Holcombe Bridge and Spaulding

Need sidewalks and bike trails in all areas

Why not utilize the autonomous vehicle solutions in Technology Park to actually do something for PTC. Right

Stop light at Eastman and Peachtree Corners

satisfied will overall traffic

Please let us not remove any more trees, however much it improves visibility. The P. Industrial and 141 split has Maintenance of existing infrastructure.

More traffic circles.

too much development - too many apartments / hotels going in and the roads can't accomodate this level of Support bringing MARTA into Gwinnwtt to Lawrenceville

The timing of traffic signals is dismal. The city should push for better traffic engineering.

This is a tough one. Traffic is heavy along 141 and will only grow.

Need traffic calming during rush hours (especially in the afternoon) at Peachtree Pkwy/Spalding and Peachtree

Absolutely don't want to see public transportation ie MARTA.

Numbers of young peoplr gathering and cutting donuts in the streets.

If we don't have so many apartments and condominiums, we would not have so much traffic.

The more building of apartments, townhouses, etc. are adding to already high traffic, and it will continue.

Congestion

141 has too much traffic and with more high density it is getting worse

Congestion at intersections, which slows the whole traffic flow

safety and walking access

Love the traffic circles and other innovative solutions

Apartments increase traffic congestion.

Need adequate public transportation

Increase of population through new multi unit housing and development of shopping and recreational areas to

Poorly timed traffic signals

stop the multi-unit housing and the traffic will be fine

Speeding

bad rush hour on Holcomb, Spalding, and PC Circle

Basically there are 2 ways West across The River - seems like both are always under some form of construction Spalding and Holcomb Bridge

Light synchronization with John's Creek on 141. Work with GDOT to better address traffic from East Jones Spalding Drive has become a commuters highway it is no longer a neighborhood street.

Since the traffic lights have been sequenced, traffic does move faster on 141 N and Pchtree Industrial N.

We need public transportation

I have no problem with the current system.

I would like to see a way to manage the traffic as the Forum transitions. I am excited about the changes and given how long it has taken the Bush Rd-Medlock Bridge intersection to be completed, do not want more city The school buses should not stop at any of the main roads, e.g. Spalding, Winters Chapel. River Exchange is going Too much development leads to too much traffic and that is never good. I have no issue with the overall Better synchronization of traffic lights, more sensors to keep traffic flowing

Building high density townhouses in a number of locations is only going to make congestion worse. Too many My biggest concern is the addition of more and more people in high density apartments, condos, and town With growth, the Spalding Dr and Gunnin Rd intersection has become difficult and dangerous. Why not a smart Coming out of Ingles and the forum on west Jones bridge road

Traffic is especially bad from PCC to the river on 141. Public transportation is poor to non-existent. I'd love to At this point I do not have a major concern. However, I am concerned with the building of more high density Do a better job of managing the traffic light cycles so you don't have to wait so long, esp. at Medlock/Peachtree Too many stoplights; need traffic to flow.

I don't like how much traffic there is in general.

People have gone crazy in rush hour. Blocking intersections (spalding at P'tree Parkway for an example), blowing The 31B exit of 285 is an absolute mess and I worry every day thtat I'll get into an accident because it's so N/A

Marta rail extension to the city

Traffic lights not timed to allow equal traffic flow.

Peachtree Industrial and Peachtree Parkway. Too congested.

I feel the transportation system suits the area very well. You are not going to please everyone. one.

Improve traffic flow on Holcomb Br. Rd. Add lanes if possible.

The Peachtree Parkway and Peachtree Industrial traffic congestion.

Holcomb Bridge Road between Buford Hwy and the River

Overall congestion especially at peak hours

99% of the problems are the drivers themselves. Speeding is a big concern.

Keep the road safe and drivable need to keep the street racers off.

too many people are road racing in the industrial/office park parking lots and roads: considerable noise pollution Not enuf road for the amount of apartments being built.

Really need to do something about that intersection at Peachtree corners Circle in Holcomb Bridge I've seen

Traffic backs up significantly for those going north on Peachtree Corners Circle who need to turn left onto traffic that would result from establishing apartments/high density at lefetime site

better public transport

I believe the City has done an excellent job with traffic and mobility. I honestly can't think of an idea that

Better timing on traffic signals during rush hours, lights are on to allow enough traffic to flow through one light Spalding can get extremely busy when NHS releases, there should be signage that might encourage people to Marta rail needs to be extended to reach all residents of the city. Buford highway could be better utilized and

Traffic can be very heavy around forum

Pot holes next to camel car wash are deadly

The growing amount of traffic and people not obeying traffic laws to not block intersections or driving down 285/PIB exit

access to Jones mill road coming North and South

I think traffic needs to be improved along Holcomb Bridge road during rush hour.

Better lighting for 141

Greatest concern are the the areas around the forum, from the Ingles intersection and on down to the racetrack Peachtree Corners Circle and Holcomb Bridge remain to be a cluster with the red light. The light doesn't I'm concerned about traffic increasing at the Forum area once they start building the hotel and apartments. fix Spalding 200 yards east of Peachtree Corners circle. cars and trucks go over the curb 10× + per day. I live NA

We need improved flow of traffic during rush hour, especially at the 141/Jimmy Carter intersection and along Easy car access to I-285

There is a long stretch along Holcomb bridge between Spalding across the river to east Roswell that needs Traffic on 85 really sucks!! Can anything be done to help? Add more HOV lanes?

The overall transportation system needs work. Traffic is terrible on peach-tree parkway.

Increased traffic on side streets is a concern.

There's already too much traffic. Adding more and more apartments only exasperates the problem.

The area at Jimmy Carter and Peachtree Industrial Blvd. A traffic circle would be beneficial

More apartments more traffic. Already terrible.

In addition to the traffic noise problem, Holcomb Bridge Rd has always been a parking lot at certain times of the I am concerned about being unable to drive out of the community to go anywhere.

Traffic traffic traffic

Add a traffic light at Courtside & Spalding that operates in conjunction with the existing Jay Bird Ally & Spalding Just want to keep traffic moving, especially along 141, by using smart lights.

no marta

The worst area for traffic is the East Jones Bridge and 141 intersection. Also as a resident of Duke Reserve…it is I have nothing specific…less traffic always good!

Traffic along Peachtree Parkway is growing and will grow more with planned apartment communities. It is

Peachtree Parkway becomes more congested every year. Please do what you can to ameliorate this.

Lights are out of synch requiring constant stops and causing worse traffic and longer than necessary commute the roundabout on Medlock is great and should be a possibility in other areas

Spalding and Gunnin Rd area

East Jones Bridge road needs improvement to accommodate new residential traffic.

I worry about us getting overloaded for our system. Going north on Ptree Ind at rush time is a perfect example.

Better east to west & vice versa transportation means to relieve traffic on 141 & PIB north & south.

Too many apartments adding to traffic issues.

Transportation provided between residential and businesses would be valuable.

Too much building, too much traffic.

Improve Peachtree industrial and Peachtree corners circle intersection with new road striping

Holcomb and spalding

I wish it were more safe to walk across Peachtree Parkway and/ or Holcombe Bridge Road but it is too

Stay on top of GDOT to do their job in maintaining good street signs.

Traffic is a problem everywhere. However, Holcombe Bridge congastion seems to be our biggest locally.

141 traffic is already heavy some times of the day and it may just increase with time

the more townhomes and apartments, that go up, so will traffic.

Two fold. 1) need "don't block the box†markings where cars U-turn on south bound 141 to get to Intersection of

Congestion is an issue. Need flashing yellow turn signal at Jay Bird Alley and 141.

Addition of apartments along Peachtree Parkway (Hwy 141) increasing traffic congestion all along the parkway.

Xxxxx

I don't really have a traffic concern. I'd just like more sidewalks and green spaces.

Do not allow MARTA into Peachtree Corners!

lengthen turn lanes to help with traffic back ups

DO NOT allow Marta to come to Peachtree Corners!!

One of the biggest problems are intersections on a slope. For example eastish bound Holcomb Bridge is blinded

Just keep making the traffic lights at busy intersections smarter.

Increase ways to decrease automotive traffic

Peachtree Parkway - additional traffic from new development

The PIB/Peachtree Parkway split is dangerous at high traffic times. Holcomb Bridge from river to PTC circle is

Stop subsidizing this, that, and the other thing. Where's my subsidy you god damn sons of bitches!!!

l'm not sure.

Pedestrian sidewalks and crosswalks.

Drivers seem confused with how lanes work with the autonomous vehicles in the Curiosity Lab area.

The traffic in rush-hour to get in and out of Peachtree Corners is very hard.

We need more bike lanes.

Nothing

Traffic on Peachtree parkway

heavy traffic on Holcomb Bridge Rd

Overall transportation is good

Do not widen the roads. This will not improve traffic, in fact... it has been proven to do the opposite. Widening

Lack of public transport options

The corridors the fall between Spalding and the limited access of Peachtree industrial on both the ptree ind and

Build up of traffic on 141

The Spalding Drive 141 intersection going westbound in the morning is really, really backed up. bad

Too much traffic. Poor flow through

I just wish it wasn't so backed up around noon-2:30pm and 5pm-630pm. But i do understand. Lunchtime and

N/A

Reckless drivers and trash being thrown out of the windows of passersby.

Roads need new pavement, continue to put in sidewalks, coordinate timing of traffic lights

Traffic along Spalding particularly around Holcomb Bridge

**Total Answered** 

The Comprehensive Plans will include a list of "issues" facing the City over the next 5-10 years. Issues may include challenges or changes that the City will need to address. Which of the following issues are most relevant to the City over the next 5-10 years? (Select up to 5) 743 Question 2

Home ownership rate too low need more 30 owner occupants  Not enough residential product types 75  Not enough public access to the 19 chattahoochee river Not enough public arts venues or 17 programs 17 programs	308 79 142 199 176	41.45% 10.63% 19.11% 26.78% 23.69% 27.05% 37.69% 17.63%
. Libes	308 79 142 199 176	10.63% 10.63% 19.11% 26.78% 23.69% 27.05% 37.69% 17.63%
/bes	79 142 199 176	10.63% 19.11% 26.78% 23.69% 27.05% 37.69%
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	199 176 201	26.78% 23.69% 27.05% 37.69% 17.63%
	176	23.69% 27.05% 37.69% 17.63%
	201	27.05% 37.69% 17.63%
Not enough community gathering points 20 small parks or plazas		37.69%
is are at risk by land	280	17.63%
City lacks sense of identity 13	131	_
Lack of mixed use with both residential 80 and retail	80	10.77%
Need to accommodate small business owners small office spaces	84	11.31%
City needs more representation at the county state and regional levels	131	17.63%
City needs to enhance coordination with Gwinnett county board of education	130	17.50%
City needs to enhance relations with 75 private sector and business groups	75	10.09%
Racial diversity in the city is reflected in $86$	98	11.57%
The perception of safety is generally high 25	250	33.65%
The entire age spectrum is attracted to the city resulting in long term stability	178	23.96%
Additional educational opportunities would enhance quality of life	125	16.82%

Question 3			
The Comprehensive Plans will include a list of "opportunities" the	"opportun	ities" the	The
City has over the next 5-10 years. Which of the following opportunities are most relevant to the City over the next 5- 10 years?	of the follo r the next 5	wing - 10 years?	<u>o</u> 4
(Select up to 5)			ב
	Number	Percent	
Peachtree corners residents should work close to where they live	88	11.84%	Enco high
Mixed use development can reduce reliance upon personal vehicles	88	11.84%	Mod
Strong HOAs help build identity and promote good policies in the city	122	16.42%	Coor
Better management of transitions among adjacent incompatible land uses	129	17.36%	Deve
Not much inventory for first time homebuyers and empty nesters	223	30.01%	Prio
Public dollars can be invested in vacant aging commercial centers	227	30.55%	Look
Work with partners to add to trail system	219	29.48%	Pres
Work with partners to maintain high quality education	302	40.65%	Impr
Preserve historical and archaeological sites	119	16.02%	Pron
City should participate in regional governance to best handle growth	66	13.32%	Wor the r
Prioritize stormwater regulations to control water runoff areas	100	13.46%	
Explore creative preservation of greenspaces and corridors	222	29.88%	
Leverage town center to attract more investment	143	19.25%	
Maintain good access to I-85 I-285 and transit including marta rail	176	23.69%	
Continue implementation of live work play projects	118	15.88%	
Identify and target growing industry sectors to assume underutilized spaces	94	12.65%	
Racial diversity increases cultural exposure and improves community life	09	8.08%	
The perception of safety is generally high which appeals to young families	143	19.25%	
The entire age spectrum is attracted to the city resulting in long term stability	74	%96'6	
New developments accommodate bicycles pedestrians and a mix of uses	109	14.67%	
Expand multi use trail system s to provide for both recreation and transportation	155	20.86%	
Adopt streetscape standards on major roadways to improve aesthetics	188	25.30%	
Roads should be designed to accommodate alternative transportation modes	72	%69'6	

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Question 5	The Comprehensive Plan will include a work program with various actions and	activities the City will undertake over the next 5 years as well as ongoing or	long-range activities. Given your answers to the previous questions, which of	the following work program items do you think should be the highest priority	for the City over the next 5 years? (Select up to 5)

			_
	Number	Percent	
Encourage revitalization of properties along the buford highway corridor	339	45.63%	_
Modify zoning to require new developments to connect and or provided pedestrian easements and linkages	254	34.19%	
Coordinate with gwinnett county on the county parks recreation master plan	324	43.61%	
Develop a vision for properties located near the town center	292	39.30%	_
Prioritize the clean up and stabilization of crooked creek	226	30.42%	
Look for opportunities to partner with private developers in the holcomb bridge road corridor	339	45.63%	
Preserve as open space the radio tower land along spalding drive if it becomes available for purchase	259	34.86%	
Improve the appearance of open ditches in highly visible areas such as in front of ingles shopping center	255	34.32%	_
Promote tech park as a model for innovation including autonomous vehicle technology	171	23.01%	
Work with gwinnett county gdot and the arc to prioritize the need for traffic calming and to integrate traffic calming projects	452	%88.09	
			7

## Which of the following issues are most relevant to the City over the next 5- 10 years?

- (1) No more apartments. Find way to attract upscale single family detached home. (2) City needs more public
- 1 Traffic, 2 stop building new office space, utilize existing empty office space
- 1. Older neighborhoods and communities not covered by an HOA should have a "standard" they need to uphold separate from "zoning department" rules. The number of short term and long term rentals of private homes has

5G towers are a concern and an eyesore. Sustainability and recycling need to be more prominent.

A preservation of our environment as a priority. Assistance to people with low-incomes who want to become Accepting Gwinnett County ordinances like police being able to ticket a vehicle parked in a handicap spot.

Access to public transportation

Adorable housing needs to be addressed

Again the focus isn't on all the citizens who actually live here. Really? None of those initiatives focus on lower price housing so we have places for the workers of these "business driven†comprehensive plans checklist of what our city needs. I see none addressing this issue. We have many apartments in our city. Maybe Aging office space in strategic areas should be repurposed

As of now, the perception of safety is generally high. Over the next 5-10 years, I hope that can continue to be a As our population ages, I would appreciate more 'senior and disability awareness.' As a wheelchair user, I don't feel safe taking my service dog to Simsonwood Park because other dog handlers do not honor the leash laws.

Attracting higher quality retail in existing retail/commercial space

Be focused: 1) Traffic congestion kills cities. 2) "Free" amenities (parks, etc) make/break quality of life.

Better development older shopping areas

Build affordable housing for people 55 and above not everyone can afford for \$500,000 homes also need to do something with the area between Peachtree industrial Boulevard and Holcomb Bridge Road that already needs Can we get a zip code? Can we get an ordinance around mailboxes - some of them are horrible and detract from the image PTC is trying to create. Also, some enforcement of codes. There's a house on Bush that has had tents Car-centric development takes up too much space for parking lots and makes walking and cycling more difficult.

Change school lines for Norcross high school to increase parents to use public education

City needs to enhance roadways given rising traffic impact on safety, quality of life and sense of community City is catering to young children too much. County already has plenty of parks and recreation nearby. Turning

site de she she she se she se she se f Dode the se Description of sea seems the site of ACDE AFFORDARIE HOUGING

city lacks the character of Duluth or Roswell and can seem sterile. MORE AFFORDABLE HOUSING

City needs a tree preservation ordinance

City needs better biking infrastructure and better connections to regional transit

City needs better transit service and traffic calming to accomodate higher density development and walkability

City needs its own police force

City needs to address traffic issues. All children should attend school here instead of in Duluth.

City needs to be more open on major companies moving to town and building near residential areas. City needs City needs to continue to invest in walk/bike path/trail connections

City needs to encourage business development in Spalding Corners area. Perhaps encourage smaller family owned businesses and boutiques to replicate a Dunwoody Village area. Current area is unkept and looks bad to those passing through. Development of Forum and Town Center is great but time to pay attention to other areas City needs to limit the number of vehicles allowed on a single residence! Look at Spalding Hollow to illustrate the problem(s). One house has 7 cars with 2 occupants in the home. They get around the 5 car limit by parking

City needs to stop the rapid development of all areas.

Concerned about crime rates investing

Continue to enhance landscaping along 141 median. Work with shopping centers to create comprehensive look. Continue to upgrade/build out utility structures and traffic mitigation measures.

2 on the street and 5 in their driveway. Another house on the street has multiple families living in it with

## Which of the following issues are most relevant to the City over the next 5- 10 years?

Continued development needs to preserve the natural environment which attracted homeowners. Deterioration of the tranquil atmosphere due to the increased volume of street noise is already turning many family owned Controlled growth - we do not want to follow in the footsteps of Greens Corner or the Gwinnett Place Mall area where growth pushed people out. Infrastructure needs to be in place before additional building. We do not Cost of homes in the area is too high for first time home owners, not enough entry level free-standing homes (smaller size, perhaps only one floor), stop approving rental appartments and only allow building of apartments Critical lack of first-floor master bedroom homes for seniors. The city wasted a huge opportunity by caving in to Providence Group's request to change the focus of Waterside, resulting in fewer (and more expensive) first floor Deforestation is adversely effecting the image and livability of PTC.

Develop a meaningful recycling program that strives to reduce or eliminate the use of plastics

Disc golf course

Disc golf course - less expensive than a tennis court and is a wonderful outdoor activity that can be enjoyed with Do NOT bring MARTA to Gwinnett County. We do not want to turn into Lennox Square as a crime ridden

Doing something about the Holcomb Bridge side of PTC. It's a depressed area with an inordinate amount of Don't sacrifice the wellbeing of the residents in order to bring in big business.

emphasis on improving middle and high school / less emphasis on business/Traffic traffic traffic

Enhance police presence without invasive cameras. Just lower taxes and pick up trash more consistently.

environmental action PC can take now to stop global warming

Fear of zoning changes resulting in unrestricted and Sandy Springs like growth. Will PIB and 141 become like Doraville and Chamblee with condos and apartments right on the street? That is highly offensive to the nature Focus on getting people here for business and let other cities secure the more dense housing requirements.

Focus on home ownership vs renters

Follow up to #1, ….less apartments but more affordable housing.

For the City to not be "Hood Winked" by developers such as the development Waterside!

Getting a city-wide highest-speed internet instituted that is a reasonable/reduced cost and allows wi-fi throughout the city areas. Chattanooga Tennessee currently has. Also, we need to have a complete moratorium Greenspace is being reduced with continued development and no plan to protect more areas

Growing traffic issues during week day rush hour commuting and transient "pass through" traffice.

Holcomb corridor needs attention

Home ownership opportunities for those already living here.

I am really concerned with the amount of renters in the area, we need more homeowners.

i have no issues or problems with the administration. Its never going to be perfect. I will say Ive always been I think the proposed Crooked Creek BeltLine from Spalding to Jimmy Carter Blvd is a major catalyst for

encouraging redevelopment on the "south sideâ€. The city can't move fast enough on this project.

I understand "additional education opportunities" to mean collegiate or technical education beyond high school

I value the sense of safety in our city and have always told people to move here because of that. I am concerned that bringing in SO MANY apartments is going to drastically decrease the feeling of safety in our city.

I would like the city to start buying more parcels of land as they come up for sale to stop development and keep I would like to see a city park(s)} with tennis/pickleball/basketball/soccer/dog park, etc. Think Newtown Park Improve quality of public schools.

Improve traffic on Peachtree Parkway from Medlock Bridge to Peachtree Corners Circle and NOT by adding more Improvement of schools - mostly high schools

Increase public transportation

Increased frequency of loss of power in several areas of the city. Need better coordination w/ utility provider to Independent law enforcement

## Which of the following issues are most relevant to the City over the next 5- 10 years?

insuring that hotels/motels don't downgrade rates to: \* attract low end clientel; \* become weekly/monthly;

Keeping MARTA out of PTC.

Lack of affordable housing, and by that I mean less than \$500,000 or rents less than \$1500.

Lack of homeowners benefits & identify thus far

Lack of mobility and bicycle and pedestrian safety

Lack of moment on new greenways.

Lack of reasonably priced good national eateries - Tropical Smoothie, Five Guys, Mod Pizza, Scholtzskys,

Less apartments and condos!!

Less high density in favor of higher value single family homes

Limiting phyiscal building growth when it begins to impact preexisiting residential neighborhoods.

Lol, what's the difference between issues and opportunities… semantics! Safety must be a priority b/c our kids don't feel safe in the public schools in our city. Can the city help the community and the schools promote

Low cost housing

Low taxes

Lowering crime

Management of traffic

Marta

Minimal public spending and public amenities provided on the South side.

More affordable housing to represent diversity.

More bathroom availability during concerts/events at Town Green (like Downtown Norcross those nice trailer

More Ped/Bike options

More respect given to those we share this land with.

More single family home developments. Less apartments. Also please start on the promised trail system.

Move away from Gwinnett County Board of Education

Need for pickleball facility-look at the SportsPlex facility in Opelika, AL.

Need for pickleball venue due to increased interest in the sport

Need for police department

Need more entertainment/retail aimed towards older adults. (Music venues, breweries in the town center)

Need more single family homes in the \$500,000 and up range.

Need to continue developing Tech Park, very few real Tech companies here. Atlanta has Google, Microsoft, NCR

Need to enhance and maintain public safety for the residents to achieve quality of life goals for citizens.

Need to fix the crime at Jimmy Carter and 141 area. Do we need our own police force?

Need to improve walkability if city with more sidewalks, elevated paths/bridges, and trails. Also maybe extend

Need to maintain open space/woodland areas to ensure small town feel

Need to prioritize and improve resident quality of life.

Needs less multi family housing

Never wanted a smart city. EMF frequencies are too high. Toxic environment

No more apartments

NO MORE APARTMENTS!!!!!!!!

no more high density housing without adding public transportation. Widening streets is not the answer to more

Not enough green space - too much retail development

Not enough green space.

Other than the elementary schools our Middle and Highschool options are very bad, ratings are incredibly low

Over development and the resulting congestion.

Over development is negatively impacting trees and green space. The area is quickly losing the aesthetic benefits

## Which of the following issues are most relevant to the City over the next 5- 10 years?

Over population or growth that the city is not able to handle or is prepared for.

Overgrowth

Peachtree Corners Circle, the area south of Holcomb Bridge Rd. (particularly around the apartment buildings before and on Klinect Ct. ) has become a dumping ground for trash, applicances, etc. and is a blight on the City of Peachtree Corners has too many chain restaurants and stores. Downtown Alpharetta should be the model for PTC. Residents can walk to so many charming spots, enjoy a season farmers market, etc. Town Center does not Peachtree Corners needs to seize the opportunity of renovating the Forum to add restaurant and retail vendors that will attract younger families. If we are wanting to have a thriving space, we need to be attractive and Please stop developing so much! It increases traffic and adds more students to schools.

Preventing traffic congestion and improving zoning to eliminate seedy retail

protect natural environment

Public safety, crime prevention features (technology) and processes, not a PTC police force

Public transportation - introduction of express bus to connect with ATL would increase its use.

Quality of life of current residents is in jeopardy from overbuilding and road congestion; if taxpayer money is to be spent on amenities, a greenway would be nice; the city should not consider adding public transportation Real Estate taxes are way too high

RECREATIONAL TRAILS CONNECTING NEIGHBORHOODS IN THE COMMUNITY

REDUCE apartment and condominium communities. Traffic is HORRIBLE!!

Repair the roads - worst condition in 30 years

Restrict apartment, townhome, and low income housing construction.

Rezoning from multi family to single residence lots.

Safe city #1. Whatever it takes to make and keep the city SAFE. If that requires a city Police Department, then Safety and keeping crime at bay should remain in focus to avoid the rapid development of the city from Safety concerns

Schools will become overcrowded with additional units added in high density housing.

shopping centers like the Forum are senior friendly...who gives seniors a break? Board memeber should try wheel chairs. Where do seniors go for an outing without worrying about children bumping into them. they are single family homes rather than multifamily dwellings/buildings

Single story living opportunities for the 55+ group

Someone should regularly review Peachtree Corners newspaper's staff and content and every photo released by the city and ask such questions as: Why are only white men shown? Why aren't more Asian Americans, Latinos, Sports complex could be good possibly a track around Jones bridge park. Is pinckneyville park considered PTC? Stop approving more apartments and condos - enough is enough

Stop building apartments and condos and townhomes. Clean up what is here. I would like for PTC to become Stop building so many apartments!!

Stop overdeveloping

Stop subsidizing this, that, and the other thing. Where's my subsidy you god damn sons of bitches!!!

Strong beautification program - city median strips, business landscaping (e.g., -- Piedmont Bank vs. Bank of The city has a lack of access to public transit.

The city is becoming too dense.

The city needs more character. It feels commercial.

The city needs to promote environmentally sound landscape practices for both public and privately owned land, including reduced pesticide and lawn chemicals, to protect our watershed and our native wildlife (pollinators, birds, etc). The city also needs to protect/promote treesâ€"the loss of trees to development on 141 has

## Which of the following issues are most relevant to the City over the next 5- 10 years?

The city of Peachtre Corners has no police station. Some stop lights in the city take way too long and should utilize sensors. The city also lacks useful and affordable businesses such as Walmart. The city also lacks a number of chain and family style restaurants such as Chili's, Texas Roadhouse, Krispy Kreme, Freddy's Steakburgers, The city was built to accomodate fewer residential options and now we are ripping up yards, vegetation, and The city was fine when it started. The only people with issues are the govt people. They are making issues up The cleanliness of a highly desirable and proactive city is not evident. There's streets you traverse in the city The current 55+ community is too expensive for most Peachtree Corners residents to purchase. The idea is to let us continue to live here. We cannot afford to pay more than our houses are worth with no paychecks coming in. The entire age spectrum is NOT attracted to the city. Younger people without families have very few options here which interest them. They need an area which includes bars, restaurants, entertainment and residential options. An area in the HBR corridor would be ideal. We also need more real (wooded) trails (think greenway), The general growth/construction needs to be addressed. Town Green not as nice since we have the The ideas I am understanding for the Lifetime Tennis property and the Courtside area is horrible. Politicians are The number of apartment / multi family unit housing is growing too fast. It is out balancing home ownership. The power outages of the neighborhoods off East Jones Bridge is awful. It is discouraging to see the homes in Linfield and then along West Jones Bridge still have power but all of East Jones Bridge is powerless. Cut back The ridiculous rate of growth of rental properties (multi-family) and the declining ratio of owner-occupancy is a clear sign of on-going decline for the community. No matter how they start, multi-family rental units are corrosive over time. Ditto the associated higher development density adverse impacts on schools, public infrastructure, and roadway traffic. City leaders would serve the community much better by focusing less on This survey shows complete ignorance in addressing imminent traffic issues. Instead, you're focused on Too many apartment buildings and town houses are being approved by the city and built. too many apartments, too many trees cut down, too much crime, too much development

too many apartments, town homes, condos; need single family housing

Too many apartments, townhomes, and condos. Not enough single-family homes, and even then, too many are Too many apartments. Not enough police presence.

Too many condos and town houses concentrated near Forum and Town Center

Too many high density developments with Apartments and townhomes, not enough 'home owners.'

Too many mixed use that includes apartments and high density condos and apartments.

Too many multi-occupancy properties being built will cause an over-crowded situation and a traffic nightmare.

Too many new apartments planned or being built

Too many new buildings and therefore traffic, causing pollution, environmental issues, global warming and

Too many new residential units being added without changes to roads & transportation to handle the increase too many rentals / apartments

Too many tree cutting permits issued to builders that want to clear cut the property.

Too much development (residential and commercial)

Too much development going on. Not happy with the development where Fiserv used to be, the increase in

Traffic

Traffic

TRAFFIC

Traffic

Traffic and public transportation

Traffic congestion is already terrible and will only get worse.

Traffic has increased and will continue - manage it and keep it pedestrian friendly.

Traffic is a nightmare. Before expanding the forum build the roads to handle the increased traffic. All traffic lights

## Which of the following issues are most relevant to the City over the next 5- 10 years?

Traffic issues

Traffic issues, we keep growing but what's the long term plan to ensure PTC keeps everyone moving through our town efficiently while ensuring residents aren't in traffic jams to take kids to after school activities, etc.?

Traffic patterns need improvement

Transportation infrastructure needs to be addressed. Current roads and traffic light configurations are not Transportation issues MUST be addressed -- speeding on PTC Circle, pedestrian access, public transportation

Tree preservation, public transportation options

Upgrade in the development and beautification of the Holcomb Bridge Rd corridor

Use of vacant buildings instead of new construction and loss of greenspace/trees.

Violent Crime

Way too much crime, fix the nasty apartments and homes along holcomb bridge and those along PTC Cir by JRs We don't need more growth and development. Traffic and congestion are already a problem.

We keep talking mixed use with retail. All Ibsee are nail salons, etc. How about replacing Belk with Nordstrom or We need to not over build our community. Look at the history of apartment complex's they are always run down We need to preserve natural areas, have less development, stop apartments and commercial building

We should actively pursue a large retail development along Peachtree Pkwy that is NOT mixed use (not another We will be facing serious traffic issues as we grow.

Would love to see more effort on access ports to Chattahoochee. Cleaned up ports, retail/restaurants near

## Which of the following opportunities are most relevant to the City over the next 5-10 years?

(1) No more apartments. (2) City should invest in / provide bonds for upscale single family detached housing. (3) Simpsonwood is large enough to provide upscale single family detached housing. (4) Plant foliage along right-of-

1. Attract small lot cluster homes vs apartments/townhomes with main floor bedrooms. 2. Need to push

1. Don't forget about the aging population. Seems like city is pushing out seniors. 2. Crime is becoming a

Again, address growth rate, building of town homes, etc.

Allocate funds to repair/replace aging sidewalks. Ex. Wes Jones, Bridge and Jones Bridge Circle. Minimize development of high-rise apartments and condos which increases population density.

Amend "racial diversity" to include "racial and cultural diversity". I also highly recommend pursuit of live music, Apply strict standards for rentals in residential neighborhoods.

Arts Center. Children's Hospital Urgent Care. Healthcare Infrastructure

Attract a national, stable employer to anchor office parks and offer high paying jobs.

Attract and invest in more unique restaurants and businesses, as opposed to chains. Stage and Peche are good examples. Young chefs looking to open their first restaurant, small retail shops, etc.

avoid Marta at all costs. opportunity to avoid a huge financial mistake.

Better stewardship of tax revenue

City should prioritize transit access

Clean up trash on Peachtree Corners Circle and enforce fees for littering

Consider adding PTC police

Crack down on crime

Current transportation infrastructure was not designed to handle growth. Additional traffic lights for each new Develop a fine arts program with spaces to hold concerts and exhibits.

Disc golf course

Disc golf course - less expensive than a tennis court and is a wonderful outdoor activity that can be enjoyed with Divert through traffic from John's Creek to prevent choke hold on our streets.

Do Not Bring MARTA, here!!!

Do NOT extend MARTA to Gwinnett County.

Don't let the state widen 141 to 6 lanes.

Golf cart trails would be amazing! Please do not allow any more apartments. We value the safety of this Have you thought about opportunities the new Doraville film studios can bring to PTC? This area is a short drive away for people to live while working there. Also perhaps there are businesses that can be located here but How about making the city leading in environmental protection, reduce usage of energy, traffic. Lead in public transportation, generation of alternate energies. Subsidize photovoltaic generation, recycling, reduce waste 185 and 1285 access = yes, Marta and rail = no. Don't conflate the two. Also ensure lights are properly timed and improve the effectiveness and safety of schools especially middle school and high school

Improve the existing apartments along Holcomb Bridge and stop developing more apartments in Peachtree improve the management of traffic at the PI/141 split in Norcross.

Improve what we have, stop reaching for the stars. Strong HOA's… hahaha, this must've come from Increase public transit options, do NOT widen peachtree parkway. Similarly, stop allowing high-density complexes to be built - apartment complexes that are mostly for rental purposes. We should be investing in Increase residential home ownership instead of building apartments

Instead of town houses and apartments, build more single family home communities.

Keep Dunwoody Manor as single family housing.

Keep MARTA out of PTC.

Keep Marta Rail out of Peachtree Corners. More Gwinnett County Bus routes.

Life was better before 2012. We were a nice, quiet community with trees and less development

## Which of the following opportunities are most relevant to the City over the next 5-10 years?

Maintain green space and limit apartment complexes and condos.

Maintain what already is in place. Stop trying to find something to add

More opportunities for community experiences like meetups etc.

more progressive city architecture

More restaurants. There used to be a Chilis and an Outback. We lost them. We need restaurants like these. Like Roadhouse, Red Robin, Longhorns. Why do we keep adding gas stations? Revamp Town Center. It is definitely

NO MARTA EVER, HAS BEEN VOTED DOWN AT LEAST 2 TIMES, CITIZENS DO NOT WANT

No rail system or unnecessary bridges! We do not want MARTA in our area!

Noise control, especially the relocation of the outer marker for Peachtree-Dekalb airport to more rural location.

None of this. Just stop spending money and return it to taxpayers. How much was spent on a bridge that no one

Opportunity to develop Governor's Lake into a live/work/play destination

Overcrowding. Too many dense housing developments

Parks do not currently feel safe to elderly walkers.

Preserve nature and natural areas, stop commercial building and multifamily homes

Preserve nature/forest

Promote awareness of what residents/businesses can do to slow global warming

Promote native plants and ecologically sound landscape management along roadways and on public lands.

Require trash/recycling carriers to contain their loads so we don't have litter all over streets and

Provide resort-type living options for active seniors; provide aging in place resources

Reduce implementation of live/work/play projects.

Roads should be designed to accommodate bicycles and pedestrians.

roads- they are more crowded and it takes much longer to reach your destination- travel seems to be limited to 10am-3pm...before or after there are long waits. All of the construction will just add to this so how is the city

Run down, poorly maintained houses along secondary neighborhood streets (i.e, East Jones Bridge).

Stop building apartments!!

Stop cutting down all our trees

Stop subsidizing this, that, and the other thing. Where's my subsidy you god damn sons of bitches!!!

Stopping developers from building too many densely populated housing areas.

The South part of Peachtree Corners has been ignored and is not safe!

This seems to have the same intent as the previous question. It appears someone is attempting to get answers

To my answers in Q3 I'd add focus on highly social activities (eg Canton St, Roswell)

Too many apartments, condos, etc. resulting in increased traffic in small areas an corridors between PIB and the Parkway. Would like to attract more businesses that older people like. Wal-mart, affordable restaurants with Upgrade current neighborhoods to include underground power lines and adding sidewalks

We need more diverse eating places. The McDonalds and Burger King the close were not rebuilt. Some of the newer upscale eating places would be good. I.e. 5 Guys, Applebees, etc.

We need to ensure traffic flows smoothly through the city for commutes, including working with our neighbors Who came up with this worthless list???

Work on telling developers "NO" to higher density residential developments.

What Like Best About PTC
The trees on Peachtree Parkway filters gas fumes, acts as noise barriers and create a beautiful welcome
postcard. The parkway is being destroyed under the current management.
The wonderful response the city gives to residents when they are called for help or advise.
The community
It is a safe and family friendly area.
Safety, community, lack of crime, Trader Joe's :)
The strong sense of community. The town green and fitness trail are amazing. The YMCA is really nice also.
Not the fact that there are only chain restaurants
The convenience of everything. You don't have to travel far to find good restaurants and entertainment. I am concerned about the future of our schools. It's important that we prioritize making our schools appealing,
Peachtree Corners is a forward thinking, safe, and interesting place to raise our young family. We love being able to walk or ride our bikes to local restaurants, parks, and events and love the sense of community that spending
Growth
Lots of things to do, aesthetically pleasing area, somewhat walkable/bikeable area
The entertainment, food, and shopping options close to home
Community and public gathering spaces
Almost dying every time I try to ride a bike
I appreciate the opportunity to live and work close by as well as the efforts to develop more gathering and mixed use spaces like the forum and town center.
Retail and event space such as town center
Convenience and ease of access to live, work, and play
The accommodation of families
Community
We like the safety and security of the area with the convenience of the location to other areas that we like to visit.
Town Green, Forum, Path to Fitness, Chattahoochee River access, grocery store selection, lots of sidewalks

it feels very safe. convenient access to shopping.

The location is great, love all the developments and investment in the area. Great school - Simpson.

I can see our tax dollars going to work in attracting new business/development projects, infrastructure, beautification, etc.

Proximity to Atlanta and the potential to be a place for all ages to live and play. I'm really hoping The Forum redevelopment delivers and attracts more young people to the area.

Location. The proximity to the city of Atlanta while also maintaining a suburban feel.

Safety and convenience to shops, parks, and hang out areas

The sense of community from the large range of home owners.

People and relative location to so many things

The Town Center area is well engaged and inviting. I would like to see the rest of the commercial area group to match that along with more connected pedestrian pathways and trails.

The community feel. Safety. The library, Simpsonwood Park.

We have lots of options for everything one could need. Our life mostly is in Peachtree Corners and we don't have to go far for any our needs.

I liked that it was a more private area that people had to wait to be able to move into. But it's being over built with apartments.

Simpsonwood park. Please do NOT touch it!

What I liked best about Peachtree Corners was the suburban, quiet feel it had while still being close to many attractions in other cities. The city is trying too hard to be too many different things and build, grow, be more

Preservation of single family residences

PTC is great for its small town feel. Don't ruin that with apartments and traffic! We don't want to be Alpharetta. We don't want The Forum to be another Avalon.

The overall safety, property values, and "small town" feel.

The community. Thank you for offering this survey, often feels the city just wants to brag about advancements vs improving what we have. Focus on the eyesores bs creating more, please.

The greenery, wildlife and long term residents.

The sense of a small/tight community and green space. This is quickly disappearing with the way our city is "growingâ€.

I like that it is close enough to the city without being in the city. I like that it is small and geared towards families. With some of the recent shootings and street racing I wish there was a PTC police, and I wish there were better I like the peace and quiet for my young family. It feels safe and people are open to diversity of families of color. I like my subdivision (Dunwoody Manor) being prioritized as a residential single-family area only.

Safety, green areas / parks, large trees maintained in neighborhood, good public schools, nearby grocery

Multi use trail allows bicycle access to most places, but could be expanded.

Conveniently located.

Unique area with decent old forest growth and newer restaurant areas. Close enough to Atlanta to enjoy the city, but far enough away to enjoy larger property without the price tag.

Small town feel - however, that's being ruined by all of the apartments and townhomes being built!!

Lots of different options!

#### Location!

The growth and opportunities for businesses allow me and my family to access almost everything we would want if we were in town.

I love the focus on attracting families and balancing family with great businesses. I like the innovation-focus.

Being near good dining and shopping, good schools, close to work, convenient to I-285 and I-85. Within a short drive of most of the places I go on a regular basis. Close to parks and the river.

I love that we have created a strong community that not only gets our residents interacting with each other more, but is also attracting new people to our city.

I like our sense of identity of being a live, work, play city. I like how we are nestled in a corner of Gwinnett County, kind of like our own little hamlet.

It is an established residential community with easy access to retail and office.

The small town/community feel with access to the amenities of a major city.

Love my neighborhood, PTC town center, restaurant choices, Simpsonwood Park, new sidewalks on East Jones Bridge, community events

It's proximity to everything I want to do

How convenient the area is and how easy it is to get to other places.

Beautiful, family-friendly, everything we need is offered within just a couple miles of where we live. We have a small town feel where residents know each other and invest their time and resources into volunteering and

The potential of growth, the small town feel

Close knit communities to live in, location to Atlanta, and Simpson Elementary is a wonderful public school. However, the quality of Gwinnett County Public Schools is decreasing thanks to certain board members with

I like the forward looking vision w/ regards to being an innovative city.

I enjoy the diversity, welcoming outdoor environment for families and exercise.

Peachtree Corners App!

The walkability and safety. I love knowing that if I go out on foot early in the morning or after the sun goes down that I can still count on my safety. And it is a joy to get to beautiful natural sights on foot. I love having access to

What Like Best About PTC
Location
walkability
My community
The people of the community
Community feel.
It has a little for everyone!
I like that it's a community geared towards families- good schools, lots of parks and generally safe. These are the reasons we moved here two years ago, don't let them change!
I like our suburban neighborhood with amenities for recreation close by. I like that my children have a large yard, safe streets to bike on without having to go across major intersections unless needed, and that there are families
location and diversity
affordability, though that is decreasing.
The location and access to many parts of Atlanta proper. The community and small town feel.
Location / Proximity to Metro area, good quality of schools and low crime.
Parks, sense of community. No city taxes for homeowners. Good public schools.
Community feel. Diverse restaurants and shops. Don't have to go far for everything I need.
Stores, nice neighborhoods, parks and rec, employment all in same town. Community feel in a big city.
Forward looking, planning
I love the public school system, open greenspaces (Simpsonwood, Town Center, and East Jone's Bridge), the path to fitness, and sense of community. I am also a huge fan of the multi-use trail system that will connect the city.
Well run city.
Aesthetically pleasing and close/easy access to metro Atlanta.
Small town feel but with great access geographically
The sense of community
The neighborhoods of single family homes and Simpson Elementary.
Small town feel, walkability, local access to shops means you cross paths with neighbors
Proximity to nature, the city, jobs, great schools.

It has everything we need close by. Close proximity to areas and roads with more when needed. Small, community feel, not too over populated, traffic is manageable. Great schools. Close to many parks/outdoor I like that we have everything we need here and I never have to leave the area. I like the sense of community and the relative safety of the area.

There is a sense of family and diversity. I also like the higher educational attributes with IB public schools.

I love how much the city has grown and I feel we are heading in the right direction with progress. I feel safe and am excited for the new updates for the Forum. I am so in love with everything that has gone into the town We like that we feel safe, in community with great neighbors, and around people that care about their property values.

Everything! I grew up here in the 80s and the strategy to evolve the city has resulted in a vibrant growing place to live which you can live work and play in.

Ν

#### Proximity to business

I love that Peachtree Corners continues to try to better itself. Developments are added that improve the feel of the city, while neighborhoods and parks that already existed maintain their value. Peachtree Corners is a safe

## Community feel

Family friendly, lower property taxes, good amenities

Town center and future changes coming to the forum

The family and community feel, it currently feels like a safe area, neighborhoods with homeowners that want to invest long term where they live

Location and sense of community.

That I feel safe. I hope with the increase in break-ins and the murder at QT, this will continue.

I enjoy the small town feel in a big city. The opportunity to live, work and play within the community safely is wonderful. It is very exciting to see private sector growth rather than government growth. The Forum purchase It has a small town feel. I also like that it is more like a community. I never liked how a lot of Gwinnett is a main road with a lot of subdivisions with only one entrance/exit. PTC is not like that at all and everything feels a little

Proximity to 285 and have a single family home in good public school district

Enough shops not to have to go into the city. But need more restaurants.

The nature

I love how family centered it is. I love that we can walk to the forum and town center. I love that people are always walking outside and hanging out in their yards.

Sense of small community

That it has maintained much if the natural environment and cut down all of its forests for the sake of a few apartment complexes.

# What Like Best About PTC The community. I wish more would be done at the school levels to enhance sense of communities. Smaller city than Roswell or Sandy Springs means less congestion. In the last 10 years, too much focus has been made on growing it into a metro center instead of the smaller community feel it has had historically. Community, Town Center playground and play area, location Accessibility Family orientation Family environment, The Forum and Town Center retail stores, play area, concert venue, and the swim tennis neighborhoods Nice place to live for a growing family. Great all around community of live, work, eat, play. Everything is very close and access to other neighboring cities or ATL is fairly easy. tacos tacos tacos The community feel of the area. many convenient things around. Location How close together everything is. I feel like most things I want to do are within about 5 minutes drive. The one thing I'd like to see more of is a greenway-like trail away from high-traffic roads that connects points of interest No local taxes, business friendly, focus on town center and trails, Good School, Close to Major Highways, Town Center The small community feel. The community and location Proximity to other areas (work, city, Marta, family) Community oriented residents and ability to not leave my bubble on a regular basis to accomplish daily needs I love the community spaces we've built so far, though I would love if there was better told for cycling. Specifically, cars and cyclists struggle for shared space. Not too crowded/over populated (yet!!), easy access to Atlanta, Town Center finally family friendly, retail amenities, active lifestyle potential The small town feel with plenty to do and close by

## What Like Best About PTC It's a welcoming community The community - I'm blown away by the people we live near that we've met. It feels like a small town something I didn't know was possible so close to the city. We love the access to major highways and other skip Location The Forum and Town Center Schools are good in the area. It's clean and the residents take pride on that Easy access to major highways. Family friendly attractions. I love the green spaces, groceries available close by, easy access to roads. Getting to know the community and people. The small town feeling, ability to walk or bike to shopping and restaurants, close to Atlanta. I love that we still feel like a small community despite the growth and ability to attract residents of other areas to come to PTC and spend their money. Generally larger front and backyard for each house typically provide more privacy and less noise travel to the neighbors. Close to the river. Good shade from the trees. However, property tax is not accurately assessed by Access to good schools, quality business over quantity, and greenspace The people and location. The natural areas, lack of apartment buildings and multifamily homes, good elementary school. Need to improve Pinckneyville Middle and Norcross high to be better quality education. The people, the convenience to get to highways and other places easily Liked it better when it was more suburban. Do not like that it is trying to become a big city - don't like the bridge or overdevelopment that is taking place. I liked best how much tree coverage there was. But no longer. It seems that maximizing tax revenue is the only goal for the city these days. Town center. Sadly, not much anymore. All the trees that have been cut down were a big reason we bought a home here. It is disgusting the wasted spending on a bridge no one uses and the crime is out if control. I no longer feel safe here.

residents and is over building.
Proximity to downtown and ease of commute to highway and neighboring communities.

I have liked the area for it not being over run with apartments and condos. Unfortunately, the city has ignored its

Proximity to interstate

Nothing It was once a wonderful place to live, prior to 2012.

Young, green, comparatively safe, appears mostly prosperous...

Easy access to city but away from highway crime in boarders g communities. Not many apartment complexes attracting lower income residents

Proximity to the river and to the city (Atlanta). (I used to also like that its character felt tied to the river and nature, but that has definitely disappeared as new cookie-cutter development has replaced the trees.)

No property taxes

The community.

The sense of community

Close proximity to atlanta and major highways, but still able to do have a community city feeling in PTC.

Restaurants and shops within walking distance of my home and outdoor spaces

That the city is open to innovation.

PTC was heavily wooded and had a small town feel. The business parks in PTC blended in with adjacent areas. Residential and commercial business parks had convenient access to shopping and restaurants.

The green spaces/ trees

the river parks and forum

It's beauty, it's safety, it's proximity to the Chattahoochee River.

The fact that the government does not listen to the residents and just does what ever they want to anyway.

That it is a small city that has everything you need close by. There is plenty to do around us and it is easy to get there. The area is not over crowded or done to where in a few years it will be difficult to find high quality

Sense of Community

It's close to the city but feels like a hometown. I also love the trees, river and natural spaces. Town Center events are fun and provide opportunities for the community to connect.

the mix of businesses and residents

Ease of commute to grocery/shopping, parks and dining,

There's never much reason for our family to leave PTC whether it is shopping, meeting friends, or eating out. We are able to meet most of our needs (and our tax money) in PTC.

Location - close to Atlanta ease of getting to downtown Atlanta

It's location, education offerings.

Diverse business types. I can find all types of restaurants, retail & hospitality within a short distance. Lots of activities and community events to keep me busy both as a volunteer and attendee.

Location to everything.

I love the community aspect of Peachtree Corners! We have an amazing community that feels like a small town, but it is convenient to everything one could need or want.

Ability to walk or bike to commercial venues, new town center activities providing a better sense of community

The sense of community.

Town Green

It used to be the schools and the limited amount of transient housing, but that has gone away with the Mayor and the City Council.

There seems to be a concerted effort to be forward thinking and improve the standard of living. There is good communication and visibility into city planning and we are executing on visions.

Access. When I first moved here in 1980, this was the absolute outskirts of Atlanta, over the decades the metro area has spread far North. Overtime people have realized that PTC is close enough to the city to not have to deal

Traditional since of suburban city but close to modern city life as needed next door per say. Love the quaintness.

Its location.

We like the Forum and Town Center, especially the green space.

I live where I work. We moved here from downtown Norcross because the commute was actually crazy even though it was only 3 miles away. I would like speed limits to be better monitored.

Convenience of area to major highways and Forum/Town Center businesses.

How it continues to modernize with the bridge, addition of town center, re-doing the forum. We need our own identity and vibe badly! We're on our way with some of the things that have been going on though.

Small community feel - running into people when out and about

Relatively upscale community.

Has everything that is needed close. It is quiet and safe

People

It is a friendly community with a good mix of business, residential, restaurants, and parks.

Location, Safety

I can see that our money is being used to add value.

Proximity to 85, 285, 400

Upscale oasis

What Like Best About PTC
close to interstate(141)
Pedestrian lifestyle
Small town feel near a big city. Most resources are fairly nearby. Sense of community and safety.
Large but not too large. Most everything you need or want practically in your backyard.
I like having restaurants and activities close by that me and my preteen boys can take advantage of. I love having good public schools (although I sometimes wonder about Pinckneyville Middle School) for my boys to attend. I
Simpsonwood park
A safe city to raise kids.
Location
The diversity and the "forward thinking" of the elected leaders.
Location and community
accessibility
Community feel, events at town center, effort to redeveloped older areas of city, finically responsible,
Walkable.
Location, schools
1. Sense of community. When I go to the grocery store I always see someone I know. :) 2. MOST of what I need is in 3 mile radius of where I live. (Grocery, gym, library, fire station, shopping) - although there are def a few
Generally a good place to raise a family
Logistically located with close proximity to major roadways.
Generally modern design of streets and architecture, good mix of work/play and ability to often walk between them to avoid always using vehicle.
I love the location and communnity in general is some good retail and restaurant offerings and modest trails.
Feels safe and it's easy to get to most eveything.
Close to work
Education system, wide range of activities.
convenience to amenities. however, the overbuilding along the Peachtree Parkway corridor is increasing congestion and decreasing quality of life

We purchased a home in the area about 4 years ago because of the neighborhood feel, walkability and strong public schools.

Good mobility to other areas. Traffic flow works best within current parameters.

So far its relative safety and cleanliness compared to other nearby cities. It's a nice community that actually does not need too much change but a level headed use of existing opportunities to stabilize for the next decade.

That we are not inundated with traffic, but that is about to change...

It is a family community that is not too big (although it is getting there). But we need to stop trying to be like Avalon.

Sense of community and the town center

I love the small town feel in a suburban area. Whether you go to work, church, restaurants, shopping, you run into people you know and there are many different circles in our community that connect. Currently, we have a

nature, schools

Safety, convenience (everything we need is within 1-5 miles)

I like that it has nice homes; in a safe community; with access to shopping.

The people, the location, and the private businesses

1. Parks, 2. walkability around Town Center, The Forum, East and West Jones Bridge, 3 good public and private schools,

Good schools, safe community, the forum, Town center, lots of restaurants and shops.

Ability to walk to Retail/parks. Jogging trails. Safety. Places for teens/young adults to hang out.

I love the sense of community!

Its focus on renewal

A sense of community feel but with shopping, restaurants, and other amenities within a 5-10 mile radius.

Peachtree Corners is a family friendly and safe community. It is conveniently located to 285 and I-85 and is a good mix of neighborhoods and office space.

walk ability

It's easy access to intown and other areas I like to go (Dunwoody, Johns Creek, Avalon).

Close proximity to ideal stores/restaurants

The sense of community, pride, integrity and beauty of Peachtree Corners. The sense of safety here. Traffic isn't too bad.

The trees and Peachtree Station

The Town Center and very excited about the Forum redevelopment. The parks & trails.

We recently moved to PTC because of the sense of community - live/work/play all right in the same area, with a strong sense of community identity. The established neighborhoods, abundant parks, and high quality of

Functional city and residential spaces with easy access to ATL and natural landscapes like Chattahoochee River.

I am close to Simpsonwood and Jones Bridge parks, the Y, not too far from my church and I am excited about the changes coming to the Forum. The community spaces are growing better each year. I feel good in my

Nice neighborhoods with access to parks.

Small town feel, trees, and greenspace.

True work-live-play neighborhood with strong access to retail, restaurants, high quality private and public education, and parks/recreation.

Trail system connecting research park, partnership with GT, being recognized for innovation, attention to safety, naturalness of Simpsonwood (feels like you are truly in nature!)

Location and proximity to work options both in the city and suburbs. Great elementary school. Size. The Forum/Town Center.

I used to like the small town feel. Now I am considering leaving because of all the apartments and businesses coming in. It is becoming too much of a CITY. That's not why we moved out here 30 years ago.

PC used to be a small, community based place which is now simply a growth pattern with, what seems like, lack of long term vision

Location

Low traffic, things I need like library and post office are close.

Well maintained and safe neighborhoods

I enjoy being to do and find everything I need within my community.

Town Center

One of the highest food secure cities in the state. Safe surroundings. Responsive services too.

Trees and that it doesn't look like Brookhaven yet.

Up and coming area

The city council operates mostly in open meetings; though it's not clear they listen to the public comments. The City Manager really has too much power to decide the city's future.

Simpsonwood Park

The various neighborhoods. Jones Bridge Park and trails. Close to various shopping choices. Easy parking (in the past, it seems) in the Forum. Easy to reach different destinations with good roads- except they are becoming

It's as community

## What Like Best About PTC Location, location, location Strong sense of community with preservation of green space areas. What I liked best was the beauty and the peaceful "feel" of PTC. We are losing that with all of the growth being promoted by the current City Council, Mayor, Mayor pro tem, City Manager, et al. Young professionals will get Manageable traffic. Good schools. Minimal high-rise buildings. Minimal high-density housing (except for PCC corridor). Reasonably priced well established single-family neighborhoods. PC is not Doraville, Brookhaven or It provides a good quality of life, and a reasonable level of residential and business development. While its disappearing, I like the small town feel that PTC has Proximity to other parts of Atlanta. Liked it better before all the development and apartment buildings. We used to love it. We still had trees and enjoyed a higher quality of life. There was less traffic and not as many people. We want nothing to do with what is happening now and are sad to see our area as It has become since I use to like it more than I do now. Way too much mixed use and apartments. Traffic stinks and our leaders are horrible at listening to anything that doesn't meet their vision. Should focus more on single family homes. Nothing anymore with too many condos and apartments coming up in this area. Solid community with all the services required by young and old. I remember what a peaceful place Peachtree Corners was (then Norcross) 24 years ago. I wish could return to that. That was why I chose the area to live in. Now I am planning to move. That it is growing, not aging Was its trees Nothing. It's become a loud, traffic infested, concrete paved mess. My subdivision, access to a variety of retail establishments and proximity to 285/85. The proximity to 285/85 is becoming an increasing issue due to traffic congestion. Convenient shopping close shopping Good schools. Easy to get into atl and the airport community feel at my church The trees (which are disappearing) The large yards. Neighborhood parks and pools. Not sure

City Lite

Quality residential living.

## What Like Best About PTC Simpsonwood County park. Location Location and differentiation from developer controlled land use and zoning changes that have ruled the county for 40 years. Change the Lifetime property back to residential or we might as well dissolve the city. Proximity to Chattahoochee River and Dunwoody. Convenient Shopping and the parks. Availability of primary living requirements: groceries. Proximity to many amenities in northeast Atlanta region I ended up here People care for their property without oversight of HOAs or city citations. Great employment opportunities for teens. **Nothing** The past 'Peachtree Corners', currently we are too crowded with apartments and under used retail. City Managers and elected officials want PC to grow and be like other crowded cities surrounding Atlanta. Extensive sidewalks and ability to get around by road without further congestion That we incorporate to take control of our destiny and we initially had a small governmental structure. Yes, we can still control our destiny but seems the intent is to grow until we are beyond our capacity to provide and The "rural feel", yet mid-size town amenities. Too many multi-family projects are ruining this. I am a 28 year resident. Intent is good its walkability My yard. It is relatively easy to access major roads. Most residents own their property and are therefore more invested in the community. There remains a remnant of tree cover that can be preserved if care is taken. I used to like the trees but they are quickly disappearing. I love the walkability. I wish we had a community center where classes could be offered in various topics. Location; low crime vs Atlanta and parts of Gwinnett I like it because it currently feels like a community. However, the aggressive development and the lack of concrete plans to ease growing traffic concerns to serve those developments is likely to lower quality of life and Good vibes. Beautiful surroundings. Community experiences

Excellent proximity to airports, major highways, various types of amenities. Great long term value for home

ownership. Excellent schools, both public and private.

It's a community built on the premise of single family homes!

It was a low volume traffic area. The more the city has sought development the worse the traffic is becoming

I used to like tha fact that it had a sense of community and small town feel.

It retains southern charm, while offering modern amenities. There are lots of green areas, and neighborhoods have lots of tall trees.

It's relatively convenient to most everything in Metro Atlanta.

Isolation from the hectic environment of surrounding Metro Atlanta area. Close proximity to historic Norcross.

Sense of community.

It is a residential area but with easy access to the city and surrounding areas.

The location provides easy access to major thoroughfares.

Used to love the open feel of PTC, easy access, the "parkwayâ€that is no more.

Do love the Forum and Town Center and the many activities, community feel. We need fewer chain restaurants

location and convenience to things OTP and ITP. Having Trader Joes nearby.

I love all the parks and having shopping and dining close by. I would prefer to walk everywhere but having so much available within 2-3 miles is wonderful. I also feel like getting to other spots in Metro Atlanta is really easy Close-by supermarkets, The Forum, access to Interstates. Most unhappy with Post Office misdeliveries and no improvement after years of complaints.

It is a community with easy access to all that Metro Atlanta has to offer, yet we can be surrounded by the natural beauty of the Chattahoochee River.

No City property taxes. Controlled development and support of business growth.

Easy access to so much of Atlanta. Also the sense of safety in our neighborhoods.

Stability.

Home ownership.

Access to forum and town center

Conveniently located to most of Atlanta yet has a small community atmosphere. Mostly safe. Murder at QT and close to Norcross High School are very concerning.

Great location

Many beautiful residential areas

No answer

The strong sense of community and connection.

Recycle event each year.

What Like Best About PTC
The peoplewe call it Mayberry!
There is no one single item that answers this question.
The schools and location
City growth seems to be planned in an effective manner. Is a safe community, but must continue to be so.
City Government
Great environment for the next generation to grow up in.
The sense of community
Town center gathering space.
Night time quiet
Eclectic blend of residential types and increasingly broad spectrum of restaurants. Geographical location and low taxes.
Location with respect to Atlanta.
-
Quality of life. Safe, clean, easy access to needed products and services. Town Center, the Forum, beautiful scenery (including Chattahoochee).
The people
Convenience, cleanliness.
innovative city
It's close to other metro areas, attractions, businesses, but still somewhat suburban
Proximity to 285.
Peachtree Corners is a nice mixed community. Both residential and business properties are merged together.
Necessary services are close to most residents.
Liked it 16 years ago when we moved here, not so much anymore.
Location. Residential areas still feel residential without major highways blazing through our neighborhoods.
Safety

## What Like Best About PTC I like its location, easy access to the green space (parks, river, trails), convenience of shopping in stores I like ( lidl, Aldi, traders joe. Quality of school system Local control, safe space, looking forward The concept of integrating technology with diversity, design, commerce, equality (NOT equity), the arts, and neighborhood pride is exceptional. Its proximity to 285, 85, Buckhead and Dunwoody. When I moved here, I loved being with all the young families and children and I loved playing tennis in the neighborhood. I loved when The Forum was built because it Forum Tow green. Forum and town center Quality of life The location Location to downtown and airport, along with lots of places to work good location to expressways & other nearby suburbs variety of shopping and restaurants Independent city it is a great place to live and security is quite good Town Center, especially the summer concerts. Close, good restaurants. We have easy access to what we need. Small town feel. Everything you need is close by to residence The continuing development of the city to improve its image to both residents and businesses Love that it is friendly and good education, pretty. However we are losing some of our beauty as things grow and take over the river areas, trees get cut down. Too many apartments are being built. Traffic is awful Trader Joe's, J Alexander, access to old Norcross, Peachtree Station, Simpsonwood, Chattahoochee Diversity, close vicinity to stores technology park development, It's a safe, racially diverse, easily accessible town with a progressive plan of growth and development. I'm proud of what our government has achieved, and what it hopes to achieve. Easy access to city of Atlanta.

Close to hospitals, doctors, dentists.

What Like Best About PTC Management of operating funds. Easy Access to Highways and shopping. Quiet, safe. Many alternate travel routes in local areas The community identity and the strong city government and community support for maintaining and improving Peachtree Corners Location and improving amenities. Sense of community. Accessible city council The location is very convenient to everything in the city. The demographic of residents promotes family living, which provides a feeling of safety. Community aspect How close it is to my kid's school. Community Schools Safety, access to ATlanta, interstates Lots of restaurants, places to shop. Like the summer concert series. The good public and private schools, the proximity to good parks, the sense of community even with a growing city. The city government's proactive approach to issues and businesses. quiet/peaceful community close to I-285 Peachtree Corners is a safe, forward looking community that attracts tech companies which provide good paying jobs and a highly educated population. Innovative Safe The growing sense of community combined with responsive City leadership. All we "need" is here. Relatively low crime rate compared to other sections of Atlanta the way the city manages its progress We have developed into a city with an identity with plenty of opportunity to work and play here without raising taxes. Easy access to grocery stores and shopping. Close knit communities.

What Like Best About PTC
Just about everything I need is close by. I am so glad that a dog park is being added to Town center!
We have neighborhoods with trees. Like the diversity of businesses and people.
Positive forward movement.
Town Center/Forum Entertainment
Green spaces separate and equal to businesses.
It has nice, well maintained neighborhoods and is improving retail and restaurant scene, making it easy to live and do business nearby. But when wanted, access to other Atlanta areas are easy.
Great place to liv.
z
We can almost walk everywhere we need to go in PTC. Excited about the "new" Forum!!
Location and residents
Everything I need is close by and see familiar faces as I move around the city. Small Town feel.
Location
Competent goverment
Single family suburban atmosphere
Quality of life
It's mostly pretty quiet.
I like how close PTC is to almost everything. 285, 85, and 400 are only 15 minutes from PTC. Most stores and restaurants are just a few minutes away.
Proximity to a wide range of activities. Multiple neighborhoods.
The community and not traffic congestion like in Alpharetta has
Variety of shops, restaurants, and green spaces. Simpsonwood Park is my favorite place in Peachtree Corners. Please don't screw it up with lots of parking and pavement.
Sense of community. I've been here 20 years and the changes over time have been mostly positive.
No additional taxes to date.
green spaces

Large number of good restaurants and shopping centers. Nice neighborhoods with decent roads and sidewalks.

Controlled development.

PTC has everything we need close to home. There is great shopping for everything from groceries to clothing. A variety of terrific restaurants is available for different tastes. Entertainment possibilities sprinkled throughout the Strong sense of arrival. Outstanding city government should spend time at local community meetings. I live in Riverview and know of only one community meeting that our representative have attended since the city began.

No city taxes

Innovative Curiosity lab and their experiments. Also where my 3 grands live and easy access to Chattahoochee River. Town center new playgrounds and exercise area - very creative.

The immediate access southward via Peachtree Industrial Blvd toward Atlanta is a huge benefit. It is possible to get off the main roads and enjoy quiet neighborhoods in PTC. I enjoy the access to Town Center and the events

Easy access to downtown Atlanta for events. Good restaurants and shopping.

The convenience of being close-in while still having a residential feel. The Forum.

It's a place that, for me, has a real sense of connectedness and community.

Variety of businesses, restaraunts in the area

safe environment, easy access to Atlanta and interstate highway system.

Peace and quiet of well maintained suburban residential areas offer high quality of life

I love that it is a true community where kids can ride their bikes to their friends to play and they are safe. The public schools have historically been very good, but we are seeing a decline and this is something the PTC plan

location, proximity to Atlanta and north fulton county. Walkability.

Our Property values are stable and crime is low.

The Town Center/Forum area.

Great city

Young vibrant population

Town Center and concerts. Peaceful, diversified communities, Proximity to restaurants, shopping, good parks. Responsive government.

Great location, safe (though getting less safe)

That the City Council works to keep our homeowner taxes low.

Sidewalks, retail

The convenience of nearby shopping, restaurants, parks, and schools- most within walking distance.

## What Like Best About PTC I like that it's close to the 'rest of the world' but still relatively quiet and safe. Safe area; nice neighborhoods; convenient shopping Not much right now. Too much traffic and too many apts being built. That we have local control over zoning. However, it appears that density has increased immensely due to Town homes. It is a well governed/managed City and maintains an overall good quality of life. Parks rnendry community, no local property taxes, good mix of businesses Quality of life as a small town. Upscale and clean and has a relaxed living environment, unless we allow too much concentrated condo, apartment, town home development. Love having access to shopping restaurants and medical all within 3 miles from us. Have always felt safe. We are in our 60's. Small town in big city Small town feel. Location Safety, convenient to shopping and grocery stores and restaurants. Great mix of ages, restaurants, shops. Close to Wesleyan School, established residential neighborhoods, and forward planning city council. Generally everything you need for daily living is right here... The local gov't is committed ... Convenient access to I-285 and Marta without congested traffic of many inside the perimeter neighborhoods I love our location, the natural areas/trees/river and then our access to major roads to get to the city. Town Center Safety, green. Spaces, feeling of a close community, Lifetime Tennis. I've been in my home 41 years. Everything I need is close by. You got rid of the sneezy adult entertainment shop.

Quality of life and coordination of parks and green space as well as entertainment and retail amenities. We need to focus on public safety as we are seeing spikes in crime which will destroy growth and economic development.

convenience

location is the key! Close enough to Atlanta to enjoy but far enough away to avoid the the traffic and safety issues.

The size….. not too big, not too small. Doesn't need to grow anymore.

friends and neighbors

All the wooded areas

Everything we need is right here (restaurants, shopping, church, parks, trails, river, & entertainment) plus we have great access to expressways & Atlanta.

Very clean and lots to do and good restaurants.

Access to businesses, shopping convenient

Local control. Good access to I-285 and Doraville MARTA station. Relatively easy access to GA 400. Decent local restaurants, retail, etc.

I love that the community stays modern and is constantly improving versus just aging.

Our energetic leaders have been creative and forward thinking as they have made a city with an identity we can be proudly claim as our hometown.

Location

Accessibility to 285 and 85

Old growth trees in my neighborhood

Peachtree Corners offers a pleasant mix of residential, business, and community areas.

I don't have to go into ATLANTA!

Peachtree Corners is a great town to live in. Just about anything you need or want is located in the city. Although apartment developments are beginning to over

Having our own community identity and voice in direction of what we need.

It 's central location.

Community in my neighborhood, children sports teams, school.

Single family housing

Great access to 185, 400 and 285. Great neighborhoods

New facilities in the park area. Enjoy the monthly concerts. Good to get our people out and socialize.

What Like Best About PTC
I came here for easy access to the N ATL job market, and I retired here. I see no reason to leave. Nearly everything I need is conveniently nearby, and that includes retail, medical and recreational. Natural areas are
Relatively easy access to things I do.
Location and small footprint
Shopping and restaurants
It is home to innovative businesses. It attracts families. It is clean.
Small town feel, great location to major roadways.  A small town ambiance which is unfortunately rapidly declining. We love to walk and have for the 50+ years we have been here. Despite the extra sidewalks, walking venues are rapidly disappearing.
Sense of community in a progressive, forward thinking environment.
The location, the people, and we feel pretty safe overall (although there are major concerns about that).
N/a
Smart leadership striving to make the city a great place to live. (I'm not paid to say that either. :)
It is very clean and modern, and the mayor does and excellent job of staying in touch with everyone. I especially like the offering of grocery stores available to me.
Location, safety, diversity.
Peachtree Corners City Center and Forum area.
Many different types of stores in the area.
Quiet residential area coupled with access to nearby shopping and dining. Excellent elementary school that sustains property values.
closeness to Atlanta and public transportation, inside the river
Easy access to river. Low density development resulting in lots of green space.
Truly a diverse community developed originally as a live work play community.
Quality of commercial and residential properties. Forward thinking government.
PTC is quiet and well maintained. Great dining options
Town Center!
location

## What Like Best About PTC convenient to interstate highways location is perfect distance from Buckhead and Atlanta Restaurants shopping convenience to everything and LOVE all the concerts! City center Great location. Amenities Close to the perimeter, plenty of commercial and dining options, close to the river and access to IB and private schools. Proximity to Atlanta and north Georgia Good shopping all around, safety and proximity to many events. Overall good quality of life. I want PTC to remain a residential area, property ownership, imo, leads to more concern and support for local schools and businesses. Ease of getting to other parts of the county via of the roads. Ease of getting to stores. Nice neighborhoods, good restaurants, good roads, Towne center in addition to concerts and merchant fairs we should have more often. Grocery store choices, trees, flowers! Safe, diverse community with good road access to metro Atlanta and northern suburbs. What I like best about Peachtree Corners is its access to major highways of I285 and I85. This matters since I work and therefore, drive to the downtown Atlanta area. I also feel safe in Peachtree Corners. The variety of Reasonable control over development. I'd hate to see us become a beehive of apartment development activity like Chamblee. I have enjoyed my neighborhood and the public schools. The people. Peachtree Corners is a very family-centered city. I take pride that families stay in the area for a long time - not as many transient neighbors. I hope the city will continue to try to build toward that and attract families into our Abundance of single family homes and restaurant alternatives Small town feel. the small businesses and resturants live/work/shop/play local The wonderful Gwinnett County Public Library The ease of getting around during non-rush hour times.

What Like Best About PTC
Shopping and restaurants
Easy access to Atlanta. Even before city was established there was a sense of community. I believe that PTC should begin to limit apartment construction. Continue to develop single family detached homes like east Cobb
Walkability from home (single family owned) to trail, parks, retail, town center.
A true sense of community. Mayor, city council and staff.
0 millage rate
Single family residential areas near shopping and restaurants.
Really, nothing
The sense of community
Proximity to downtown and the airport. Easy access to most everything
the parks, river, Forum
I bought my house in part because of all the trees on the property. I would like to see more trees planted, more awareness of what we as residents can do to improve the environment. GDP for the city should subtract the
This has been a great community in which to raise a family. Now that we are retired and empty nesters we see no reason to leave. We feel safe. We love our church, simpsonwood park, the easy access to shopping and
Location
Future focus on more live, work, play space
I think it is a nice place to live. Not perfect, but generally feel that elected officials care about citizen input; work with all stakeholders and try to help all parts of the city.
Trees
Accessibility options to other metro destinations.
Sense of community
As I age, east access to essential businesses (grocery, shopping, recreation). Love the close knit community vibe.
Community size and amenities
Government cares
Close in to dunwoody, buckhead Small area feel and green space
Location

What Like Best About PTC
I've lived here for 16 years. I've enjoyed seeing community participation in: school sports, other sports, scouting, local races (e.g. Light Up the Corners). There appears to be a large number of walkers, runners, and bicyclists.
Feels like a small town with access to all the benefits of a large city.
Innovative and inclusive thinking
Proximity to I-285 / I-85, proximity yo John's Creek, Roswell, and Alpharetta
That it is a hidden oasis near the city that is not over-crowded.
It's historically been a safe place to live during our 31 year residence (same home, same neighborhood). Crime such as the shooting at the Quicktrip and late night flash road mobs is disconcerting. I would embrace the use of
The way it used to be.
Location and access to Interstates with smaller town feel
The things that I need can be found close by.
Town Center and The Forum
Convenient location to shopping, parks and restaurants.
Family centered
I really dislike seeing the competition between Town Center and The Forum these two properties need to work together for ALL citizens of PTC rather than just attracting paying customers. And pull in the Village at
Shopping, restaurants, safety
the stability, availability of shopping and restaurants, access to I-85 and I-285, excellence of education, PSST club
Peachtree Corners is ideally situated, having easy access to the I85 and 285, yet we maintain a softness of lifestyle.
Less regulations and lower taxes.
Diverse population, Town Center, well-run government.
that we have control of our zoning.
No city taxes
Its location allow access to several urban areas/cities without compromising its natural features on the Chattahoochee corridor.
I have lived in what is now Peachtree Corners since 1981. The Forum and City Center have been major enhancements. The quality of housing development has also been a plus. The variety of restaurants is a

Absence of chronic traffic congestion but in jeopardy as result of growing pass through traffic where Spalding, How green and natural it is, how it feels like a community and retains almost a small town feel, the ability to find parking in most areas, low crime.

Town Center social events, restaurants. Would like to see a community garden and local community theatte.

Accessibility to everything.

The people. I have raised my children here and want to stay here but need more affordable housing for seniors that are not 3/4 story townhomes.

The community feel

Convenient, green space although this is disappearing

Strong community spirit, and rejection of continued apartment growth

Simpsonwood Park, availability of sidewalks, proximity to the Robert Fowler YMCA

Overall quality of life and access

Peachtree Corners was developed initially as offices and single family detached owned homes. The single family detached homes are the best thing about Peachtree Corners.

Location

The green spaces. The closeness of needs - live, work, play are all here.

Local planners and town center

neighborhoods, the trees-stopping stripping Peachtree Parkway of the trees and foliage, Simpson Elementary, proximity to State bridge Rd and to I-285, the people

Sense of community! Positive changes to forum! People know their neighbors!

Literally everything about Town Center

It's Peachtree Corners on we are the River!!!

The beauty and convenience

Location, small government, no real estate tax, access to council, well managed.

the city is on target with new technology for business and residents

I enjoy THE FORUM SHOPPING CENTER. Do not destroy it by tearing up the front of it and installing apartments and/or town homes. Come up with a better plan. You already have extremely high density housing around Everything I need including job, church, school, recreation, restaurants and entertainment are within 5-10 minutes from where I live.

### What Like Best About PTC an town reer which ram arraid we may lose with ruture growth. The city offers just about everything and is easily accessible to all major arteries for travel. walking; if only the Bush Rd-Medlock Bridge intersection could be finished Location. Landscaping. Small town feel. Low traffic. Quiet and safe community, feeling away from the inner city. I like the location, the nearness to shopping (The Forum), post office, library, downtown Atlanta. The schools are excellent. I feel safe in my neighborhood. Location, community, amenities Just about anything I need I can find here - nature trails, green space, safe places to take walks, small business food and products, larger chain retailers retailers. A hometown feel. Peachtree corners used to be a community where residential growth was controlled. That is no longer the case. It seems that direction is focusing more and more on high density living spaces, which is changing the whole It's ability to attract business, maintain property values, and not get overrun with apartments / high density housing and crime. The people and river and the parks The people. The trees (though sadly, too many have been cut). The sense of peace and being far away from it all, yet having everything needed nearby. The community pride, friendliness, and generosity. Living in a civil society. Good schools and its sense of community. I live in a very friendly neighborhood. Home values are increasing since inception. Like the development of businesses at the Forum and City Center with numerous restaurants (would be nice to get a cheaper chain restaurant like Chili's and some other shopping The single family home communities. Need to get rid of extended stay hotels, prevent more apartments from being built, etc. Need strong family focus. Wooded single family home communities where residents enjoy the peace and beauty of the area. The feeling of safety when out running errands by myself. I was CrimeMapping.com and see what areas to stay away from. We need to keep up the good work of policing Peachtree Corners. I'm a first-time homeowner and I feel like I live in a community! Peachtree Corners has great grocery stores, restaurants, schools, large and small businesses and places to spend time, productively. It's quiet, surrounded by nature, and very diverse The sense of community and location near the city 'Xxxxxxxx It's small town feel

Crime is not very high.

The relative peace and quiet. Access to many stores for food and clothing stores.

## What Like Best About PTC It's small setting but with ideas of growth and technology. Location, location, location Proximity to Atlanta communities Seems to be safer than other areas, have been here for 24 years, nice area, city seems to take pride in having things look good and appealing. Living here. location, potential to develop strong economy and opportunities for retail and restaurants; potential for further development of the trail that has been promised; level of engagement and communication from the city council Location. I would like Peachtree corners a little bit better if it would of her stuff for seniors owners with dogs. And stop over building at one time Peachtree corners is supposed to be keep the trees all I see now as you removing the l'd love more of a small town community feel It has a small community vibe with all the amenities of big city living. zoning, community focus The location of the city is probably one of it's best assets. I love this City for a variety of reasons. We've seen all the positive change in the Towncenter over the last few years. I take my kids the the TC park everyday during the week. They love it and we feel safe. It gives us a sense The city is small enough where nothing is too far away from a short drive but still has plenty of options within it to have almost all you need. City is actively trying to improve the conditions of the city without massive taxes. I like the community feel when you go to different designated areas. Although I wish it was more cohesive throughout the whole city. I like the up and commons developments that exist and are in the works Access to Atlanta and surrounding areas Easy access to shopping and restaurants Small & our own little slice of the globe. Far enough away from ATL to not be bothered by city life yet close enough to enjoy events/attractions. The ease of getting to so many different places Town center

I like the convenience to Downtown, 285, and 85.

Accessability to resturants and arrange of shops etc...

Convenient location and great options for kids activities (Towngreen, Jones Bridge…)

The sense of community it provides. Families raising children, going to work, school and church together. Being able to know neighbors, and recognize faces at the grocery store. The opportunity to enjoy the parks and Very nice location. Drive 5+ miles, in any direction, and you have just about everything you need right here in Peachtree Corners.

I like living in PTC because it is a nice place. It is clean and safe.

It's mine!

**Events at Town Center** 

I have lived in Peachtree Corners since 1984. I have seen it develop and grow into a thriving community. I would like to see more community events in conjunction with the library, schools and businesses.

Close to I-285 and still a suburb away from Atlanta

Peachtree Corners is a thriving multicultural municipality. It offers so much to its residents including excellent schools, shopping and services, casual and fine dining, a variety of fitness and entertainment options, and It's an amazing city with a nice work/live/play balance. Great shopping, restaurants, malls, etc. Love the festivals and the Town Green concerts.

I love the neighborhood the way it is. It is close to shopping and businesses. I do not want to turn it into mid town Atlanta . Keep the neighborhood model. not high rise model.

I have always liked the tree canopy in the area, not just for the aesthetics but for the sound barrier (not as easy to hear traffic noise with trees around) as well as knowing that animals have refuge in the wooded areas.

Lots of restaurants.

I love even in rush hour people can get around. I love the activities Peachtree Corners offers the community

I don't like it is beginning to look like atlanta.

The Convenience. Most things are not too far away.

What I like about Peachtree Corners is disappearing. We seem to have people in charge that are more concerned about tearing down established neighborhoods and ruining the area than to satisfy long time residents. I suspect

It used to be rural

Quiet, safe, clean

It's location within the Atlanta area and that it's in Gwinnett Co, which I feel is better run than Dekalb or Fulton. I love all the trees and would like that to be maintained. I also like that we are our own small city and can deal no taxes

The improvements to shopping, entertainment and retail. It has a good sense of community. I also like the improvement to the medians on 141. I would like to know when the medians will be finished on Peachtree

Town Center, Access to 85 and 285

Convenience to I285; everything is close

What Like Best About PTC
Nothing in particular.
relative convenience
N/A
the modern look/feel of the city
It's "newness" is refreshing and yet it has a "homey" feel
Location, small town feel.
Close to lots to do, good shopping but not overgrown.
Accessibility to surrounding communities
Nothing I intend to sell and move.
Shopping
Great Mayor.
Location
Our own town
all of the improvements, Town Center, the bridge connecting to the Forum. promise to add a trail system, still waiting? love the shops/ restaurants and proximity to 285
A small well maintained community. It should not be looking to grow. Why does everything have to be bigger and more?
Convenience, quality of life and overall satisfaction.
The town center, trails project, restaurants and parks that offer recreational and exercising opportunities. Also the quality of life.
Proximity to so much in the community. Everything is right at our fingertips. I am concerned with growth comes traffic.
Na
It's a clean, green and well kept city. We like the tranquility of the neighborhoods and nice people. Roads are maintained with City doing a good job to keep residents safe.
Proximity to downtown Atlanta and Buckhead. Town Center area and The Forum.
The mix of green space along with residential and business space.
Sprucing it up

The feeling that it's growing in a good direction. It feels safe to walk around.

Getting things done without having to pay any city taxes.

the shopping & restaurants

The size and large corporations have not come to the city - such as car dealers, etc.

Used to be a great place with lots of trees with usually light traffic not at rush hour. Many trees have been cut and a lot of building that looks like future traffic problems. Like the apartment behind the Corners Fine Wine and I like living in a small city where residents have access to city hall in order to voice any issues they may have. The overall plans for the future (trail system, linking up cameras to fight crime, the Forum and town center very nice safe community

good balance of development and natural environment

It is convenient; and centrally located. Parks are accessible. It's diverse, lots of good food and interesting people.

Stop subsidizing this, that, and the other thing. Where's my subsidy you god damn sons of bitches!!!

It is a lively city! I love the Town Green!

Relatively safe with a good mix of commercial and residential properties.

The ability to live in close proximity to my job.

Close to other cities and the Town Center.

I love how much green space we have in PTC. I would hate to see more of it disappear. I also enjoy the community feel and appreciate that many areas are walkable (safe sidewalks).

**Nothing** 

Community it fosters, convenience, and accessibility

Diverse creative suburb

It has a lot to offer in the community without having to go further out or to downtown Atlanta. Everything you need is convenient to you

Small community of people who care about their homes and town.

It's potential for growth and development to become more like Alpharetta

I love that the city is working hard to develop businesses in technology or with green initiatives.

The balance between retail, community activities and the natural environment, however this is at risk from over development.

What Like Best About PTC
Easy access to most locations in Atlanta. Great shopping. Good schools.
It has a small town feel but still close to major attractions.
The river and the forum area.
PTC is very clean and calm. Very safe as well.
The PC town center
Sense of community, community events, convenient location
Proximity

1,3,4 yes. #2 has gotten out of control

Additional staffing may help residents get assistance faster

Are you really interested in a high quality of life for your residents? People choose a sub-urban living situation to avoid living in a city. Bringing excess traffic and high density living space to the city pushes it towards urbanization. People that can are moving AWAY from the area due to concerns about these issues. I hate the way this site is built, I can't see everything I've typed.ut area

As more and more multi family housing comes in the city gets more and more crowded. As more trees are taken down and river space (Waterside) sold to private developments, PTC is getting further from its vision.

Build, build, build does not sustain the above objectives

Building to many apartments-

Developing. City doesn't appear to be very proactive.

Disappointed in the city allowing so many apartments to come in. I think it is going to negatively impact our vision.

Don't want Marta bus station and expensive townhouse or bridges to no where. Don't want more traffic.

Due to destroying frost/wooded areas are disappear due to the developments around, wild animals are getting much more frequently visiting/living to the residential area than before, planted trees, flowers are completely destroyed by them. Not only just develop for business, but also need to have sustainable plan for both of us. Assume high quality includes safety but maybe more focusing them would be great.

Environmental preservation should be added

For the most part I think it has been accomplished. However, it is getting way too crowded, the number of apartments is completely out of hand and traffic has gotten horrendous. Packing too much into a little space.

Hard to know from this broad statement, without some additional specifics. What is meant by a "competitive environment for businesses"? What is meant by "creating a strong sense of community for all"?

Hard to say without seeing what did and didn't work in these categories since founding

Home ownership must be the foundation of this vision

I agree with most of this statement except making Peachtree Corners a Premier City. I do not want it to become another Atlanta like mid Town with out of control high-rises.. The current villages does not represent a community. The 4 story condo's are not a community or desirable. They are ugly and do not represent the community I moved into 30 years ago. If I wanted that I would move to midtown where the volume of people creates the environment for crime.

I apologize â€" I have not read the current plan.

I believe the basic premis of the vision sounds good, but there has been more emphasis on business and development and less emphasis on quality of life.

I do not agree with multifamily dwellings.

I don't believe a city full of apartments is detrimental. Check out Alpharetta and Roswell.

I don't see the vision. Where is it?

I don't think we need to include stay in the vision. I'm much more interested in people living here long term than staying for a short term.

I originally voted in support of a city primarily because we had little to no control over development. It seems now that the developers always get what they want in the long run, even in spite of considerable community opposition (e.g., more and more apartments around the Forum and Town Center. I do not see a "strong sense of community for all." It's still more a community for wealthy, and primarily white families. And there really is no "stay" option here. There were options originally associated with the Pfiserve property, but that was really a whitewash as the developer used dubious claims about the need for housing for older folks during the pandemic and won their case. I personally am looking to downsize, and there are not many options (and no, I do not consider a 4-story condo with an elevator as an option for my retirement home!).

I think it is, but it's being overbuilt with Apartments. We as residents are attracted to the city cause it's small, not over crowded but feel big. Now it's going to turn into being over crowded not intimate and will no longer considered an area with a waiting list to live in.

I think this has become a less desirable place to live with the onslaught of construction.

I would like to understand more what you mean by a Premier City. Do we need another premier city or could we just be a good city to live-work-play in., I doubt that many of the workers in Peachtree Corners can afford to live here, and it seems most of the new construction is for high end expensive homes. I think we need more ranch style homes. The area is becoming so busy that it can be hard to enjoy getting out to go anywhere. I realize it is hard to accommodate all wishes because they are not always compatible. But at some point bigger is not always better.

I'd like to see an environmental responsibility point

l'm not convinced these surveys matter to the visionaries

I'd like to add some description to quality of life, including green space/crowding control, air, water, power purity initiatives etc.

If number 4 means building more apartments, condos, vs. single family dwellings ... then my answer is no

If you are trying to turn PC into another Dorarville or Brookhaven, then I do not agree with your vision. We don't need another overcrowded, high density city.

In some cases, but not in others

Mostly, seems city council is more focused on new businesses than the current residents

Need to include maintaining a small town feel.

No, our city is already over developed with apartments and condos and yet the city keeps approving more, adding to congestion.

No. The growth of more dense housing is causing greater traffic, school system, infrastructure and social service strains. It will only get worse with the City's actions.

No. The city has allowed too much multi-family housing. How about detached patio homes instead of apts. & townhouses? apts., multy

ead of

Not sure

not sure - seems our local government is getting larger and more intrusive

Not sure this is really meant to apply to All PC residents. Yes, to those those of us who readily participate in civic activities, but to those who for reasons of their own aren't heard from, but still live here,I doubt your mission statements actually includes caring for what their needs and concerns are.

Not welcoming for retirees and the elderly. They have been excluded from major plans. Even the retirement community that was planned has been changed.

Overall, yes, but very concerned with the amount of MUD that the City Council approves. The amount of detached, single-family homes is being overtaken by cookie-cutter townhomes and condos for the sake of mega-builder profits.

Part of what brought us here in 1996 was the natural environment. Since then we believe development has proceeded with insufficient regard for the preservation of green space

Parts of it yes, parts no. I don't care if we are a "premier" city. I wish we could add controlled growth to the vision.

Premier city yes not premier apartment ghetto. You forget that early settlers gave you this foundation to build on. This out-of-control tree downing and shabby apartment buildings do not contribute to a pretty city.

PTC deforestation has ruined the scenery that drew us here

'Safety' and/or 'Crimefree' should be included in the vision too

stop ignoring the density issues on apartments etc

Stop making decisions based on woke diversity initiatives! Your allegiance should be toward the current community. You will not serve the existing residents by fore cur diverse comcing a racial qurent populace, FIRST. It is already a fairlyota. Have you not visited Jones Bridge Park, Norcross HS, Towne Center, The Forum, IHOP, etc?

Stop subsidizing this, that, and the other thing. Where's my subsidy you god damn sons of bitches!!!

Take into account new human safe technologies for transportation. More Community gathering opportunities.

The City does not have enough green space. The Town Center is not a true town center. It's a privately owned shopping center. Look at downtown Suwanee as an example of what a true town center really is.

The city has a desire to make the city "great" for the homeowners north -west of Spalding Dr. There is little concern for those who live south east of Spalding, whether in single family home communities or those who live in large apartment and condo communities.

The city is too focused on technology and investors then points 1, 3 & 4 above.

The city seems hell bent to see how many people it can cram into our area. Not the vision I have for the city

The noted vision is good, but I don't believe Peachtree Corners is following it.

The vision is relevant, but the City Council only listens to developers, not their constituents.

The vision lacks a compelling point of difference for the city. It looks like a vision for any city in the USA or anywhere else in the world. How can we update this vision to make it inspiring while providing clear direction for the way we choose and prioritize projects. For example, do we want Peachtree Corners to be a vibrant city that attracts young professionals, or a friendly and safe city that is perfect for families with young children, do we want it to be the greenest city in georgia, etc.

The Vision sounds great. Reality is not meshing up with it.

There appears to be an increased number of apartment projects, which decreases value, impacts safety and erodes area

These are pretty general. While these things sound important, I think it's equally if not more important to prioritize and preserve the natural community of Peachtree Corners. I've seen/heard way too many trees coming down over the past couple of years.

This is a very general statement. The ideas of politicians and residents can be very different. I do not like the cutting down trees and creating high rise development ideas. The politicians idea of "better" is not in line with my ideas.

Time will tell.

Too many apartments and townhomes.

Too many apartments planned which will bring more lower income and attract more crime

Too much emphasis on being a full blown city, and not city lite.

Too much emphasis on business environment need more emphasis on managing traffic

Very disappointed in the outbid control construction of multi family projects.

Vision is great theoretically, but not enough attention is being given to traffic which hurts the quality of life. Too many random businesses are being approved that are not viable.

We need to add something specific about our public schools.

We need to include preservation of our rich natural resources, which make our city special. Without the river and natural forests, PTC is just another nondescript suburb with the addition of a high tech strip of road.

Well, it was not the original vision of the city light. It's not that I don't like what Ptree Corners is doing, but I do with it was a broader plan that included downtown Norcross and the surrounding area. Just look at downtown Duluth- we cannot hold a candle to that. The quality of life is key. I do believe attracting business to Tech Park is also important. Just wish we could play nice with Norcross.

Would like to see better rated public schools, increased safety from recent crime, and continued food/retail improvements

Yes but need to add impact on natural environment - loss of trees, animal life etc

Yes for upper middle class. Not sure if this applies to lower income and elderly residents

Yes on the above but while protecting our natural resources and beauty of nature

Yes, but high quality of life is subjective. Trees, peace, and quiet are part of my definition, and we're losing too much of these by overbuilding and building population density.

Yes, but I am concerned about the amount of high density housing that is occurring.

Yes, but need to add a focus on personal and property safety. We have had a lot of car and home break-ins over the last few years in an area that used to be crime free.

Yes, but too many apartments and too many bad decisions by City Council. Need to focus on single family homes.

Yes, I do. However green spaces and trees should be maintained. Dense and over populated developments should not be approved and or built

Yes, parts of Peachtree Corners fits this vision. Honestly, the portion of Peachtree Corner on Holcomb Bridge from the river down to Peachtree Industrial is blight..gives the appearance that PTC is run down.

Yes...the ideas are relevant, but I have concerns in three areas. First...we nearly left Peacthree Corners about 5 years ago over concerns that the schools were faltering. We had heard about fights, rough language, and lack of discipline at Pinckneyville Middle, in particular, and we weren't in a situation to pay for private school. We saw the Great Schools Ratings falling for both PMS and NHS, but we stayed based on the recommendations of friends in the community. We were also enthused by the launch of Paul Duke STEM HS. There is still work to do. PMS has been okay, but deserves some of this reputation. Cheating at NHS has been shockingly brazen and disappointingly disregarded by teachers and administration. Paul Duke is beautiful, and we're fans of Dr. Weatherington, but the rigor is severely lacking. Our PDHS student cracks the books a few min / week and makes A's in AP classes...not based on giftedness, but the fact that anything they mess up, they just do over or replace the grade with something else. If we were doing it over and knew then what we know now, we'd probably have chosen South Forsyth or East Cobb. We can't rely on merely a VARIETY of schools to be academically relevant. We need excellence in our public schools and need our secondary schools to step up. My second concerns is that this vision appears to be designed to be great at everything. If no one disagrees with it, it's probably not achievable. The essence of strategy is choice, and I don't see what we're chosing NOT to be. I agree that we want all of these things, but I do hope that there is a strategy that is less broad. For example, a strategic approach for this vision could be: world class public education. Sure, it happens to be the one thing I've mentioned already, but it is merely an exacmple. World class public education would draw people at all income levels to want to live here. It would REQUIRE that residents get actively involved in their community (events, mentoring, service, sports, civics, music, arts). If we have the residents, we'll draw retail and service businesses both to serve them and to live here (business people are people, too). Right now, I don't need to live here to work here. I don't need to live here to shop here. I don't need to shop here to live here. But, I DO need to live here if I want to be part of world class public education. The last thing that stands to cause us to leave PTC when our kids get out of school is the lack of safe recreational trails. I'm ecstatic over the Chattahoochee Trail proposal and crossing and I appreciate that multi-use trails have been built in Technology Park, but they are largely irrelevant to residents because you can't get to them safely on your bike or rollerblades. We have greenspace running through just about every neighborhood in PTC. Please, please, please get some of this easement converted to recreational trails. Intra-PTC trails are essential for connecting people to the larger trail systems that are coming. Without them, we'll likely head to Alpharetta to live along the Alpha Loop as soon as the kids are gone. Last, I would love to work in PTC...but that is the least of my issues, as I can always work elsewhere. It may drive our economic engine, but it is the least strategic...since we could have the top 10 companies in America and not a single resident if the best quality of life was in Johns Creek or Roswell. Fine to have in our vision, but I think it is less of an economic driver than it appears (just as with a profitable organization, the drivers aren't on the financial statements). Learn, Play...Stay.

No	Percent	Yes	Percent	Other	Percent
50	6.73%	610	82.10%	83	11.17%

Total Answered

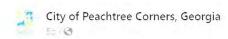
743

OPEN

#### Comprehensive Plan 2045 **Resident Survey**

Thank you for taking the time to complete this important survey.

Approximate time 13 minute



Comprehensive Plan 2045 Portal and Survey

Don't forget to check out our Comprehensive Plan Portal and take the survey.

Broad public participation is essential to the success of any comprehensive planning process. If a plan is intended to effectively communicate a community's values and meet its needs, the first step in the planning process should be to define what those values and needs are. This is the goal of the community engagement process, to understand what the city's... See more



## Comprehensive Plan 2045 Resident Survey



13 minute

...

#### https://conta.cc/3Fmw4Zt

Peachtree Corners Resident Survey - Comprehensive Plan 2045

We are once again seeking input and participation from City leadership, stakeholders, and residents to update the Comprehensive Plan. The resulting document will provide an updated assessment, vision, land use, and development policies, and strategies for other key issue areas, and include a list of action items.



Peachtree Corners Resident Survey - Comprehensive Plan 2045

We want to hear from you. City Comprehensive Plan 2045 Resident Survey We want to hear fr...

Boost this post to reach up to 1105 more people if you spend \$14.

**Boost post** 



### prehensive Plan 2045 dent Survey

ou for taking the time to complete this important

peachtreecornersga

Don't forget to check out our Comprehensive Plan Portal and take the survey.

Broad public participation is essential to the success of any comprehensive planning process. If a plan is intended to effectively communicate a community values and meet its needs, the first step in the planning process should be to define what those values and needs are. This is the goal of the community engagement process, to understand what the city's residents and neighbors think, feel, and believe about Peachtree Corners.

https://www.peachtreecornersga.gov/384/



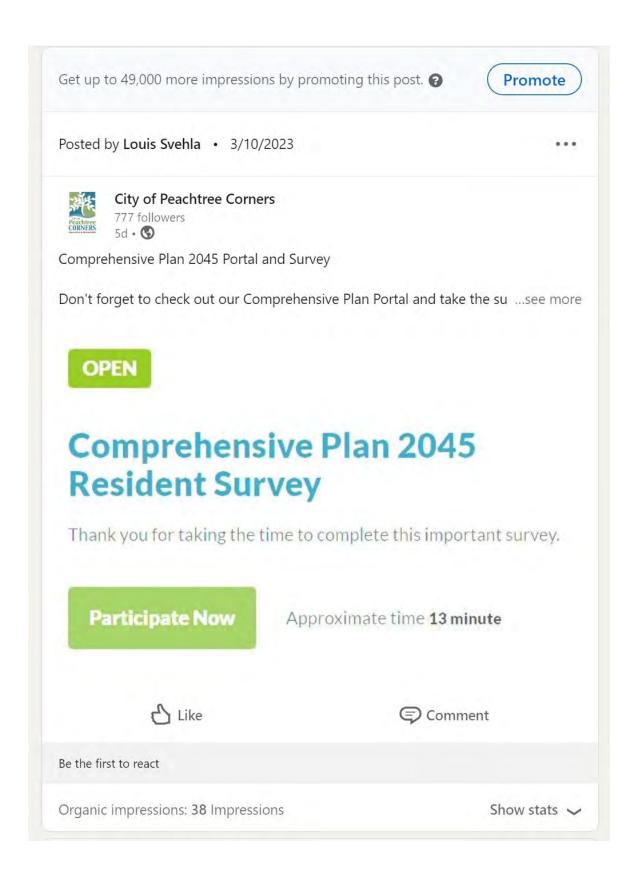
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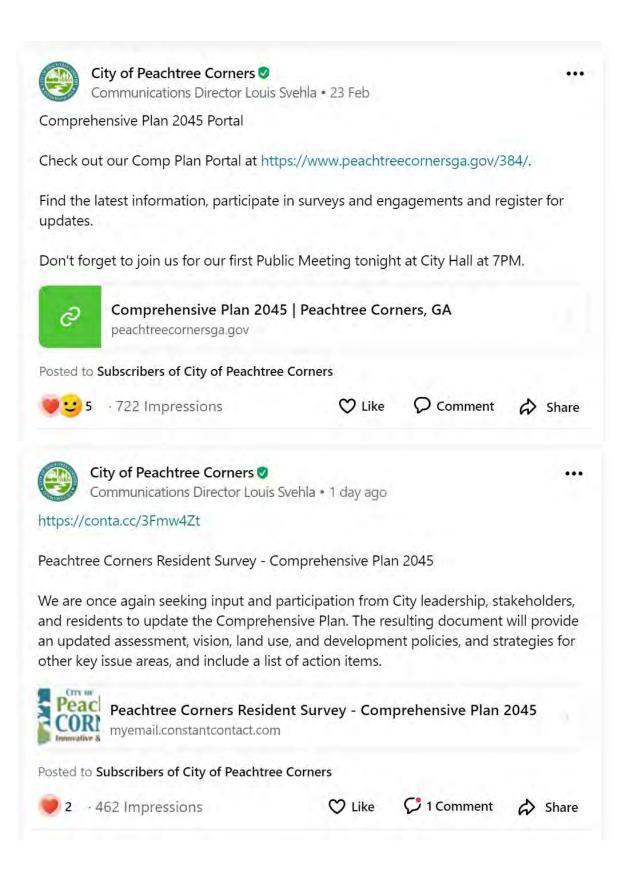




Add a comment...









Details Reporting Heat Map

Email Performance See how your emails are doing with y	our audience. Compare your results to the	industry average.	
Sent	Open Rate	Click Rate	①
6877	56%	10.6%	<b>o</b>
Opens	3838	Clicks	726
Sent	6877	Did Not Open	3015
Bounces	24	Unsubscribed	ç
Successful Deliveries	6853	Spam Reports	0
Desktop Open Percentage	92%	Mobile Open Percentage	8%

Desktop Mobile





#### City Comprehensive Plan 2045 Resident Survey

We want to hear from you.

Peachtree Corners has long been a magnet for families and businesses, who are drawn to the beautiful natural

environment, traditional suburban neighborhoods, excellent Gwinnett County schools, and access to employment opportunities.

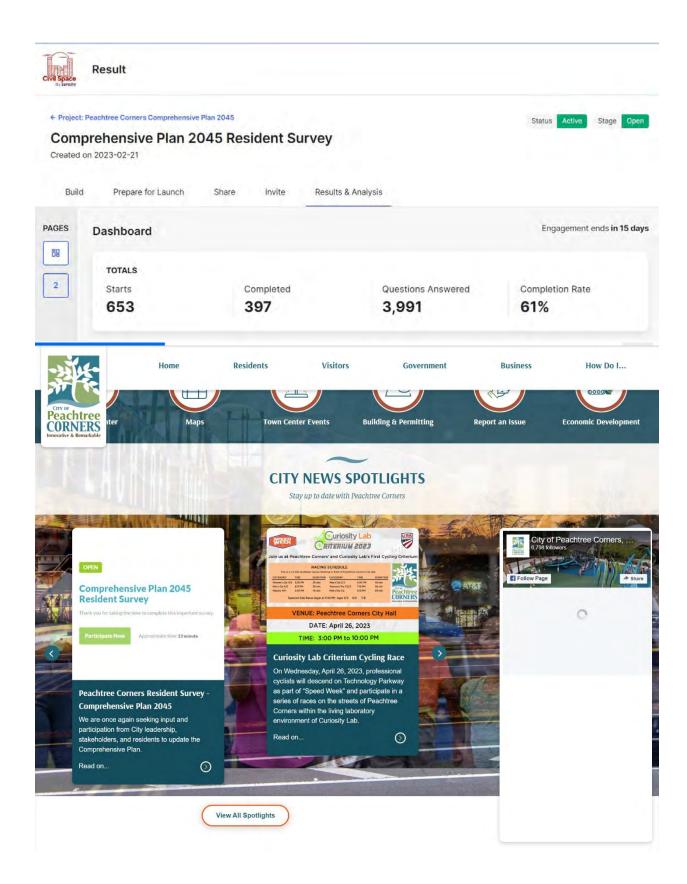
After the creation of the City of Peachtree Corners in 2012, City leadership, stakeholders, and residents worked together to define a vision and a framework for growth for the very first time. The process produced the City's first Comprehensive Plan, adopted in 2013. The last plan was updated in 2018 with additional stakeholder and public input.

Now at the 10-year mark since initial adoption, we will once again seek input and participation from City leadership, stakeholders, and residents to update the Comprehensive Plan. The resulting document will provide an updated assessment, vision, land use, and development policies, and strategies for other key issue areas, and include a list of action items.

This updated plan will seek to affirm the City's big-picture vision and provide both short and long-term guidance for development and growth. The document will provide city leaders, staff, residents, and those seeking to build or invest in Peachtree Corners with a clear vision for the

As part of this process, the City has created a survey for residents. Participation is strongly encouraged.

https://peachtreecornersga.civilspace.io/en/projects/peachtree-corners-comprehensive-plan-2045/engagements/comprehensive-plan-2045-resident-survey/sections/2



Board	Specific Initiative	Support *
Potential Initiatives	Expand Smartcities technology to create a better-linked community	City= 1; Visitor = 5
Potential Initiatives	Continue to encourage residential development and offer a variety of housing options	City= 1; Visitor = 2
Potential Initiatives	Add Public Open Space (pocket parks, trails, etc.)	City= 8; Visitor = 5
Potential Initiatives	Build Arts Center, Performing Arts Space, or Public Art	City= 13; Visitor = 3
Potential Initiatives	Partner to increase access to Chattahoochee River	City= 12; Visitor = 4
Potential Initiatives	Attract mixed-use to activity centers	City= 3; Visitor = 3
Potential Initiatives	Engage with transit agencies to improve services	City= 2; Visitor = 2
Potential Initiatives	Identify roadway safety and mobility improvement projects	City= 0; Visitor = 4
Potential Initiatives	Landscape and beutify roads and add gateway features at key locations	City= 6; Visitor = 0
Potential Initiatives	Add pubic art at high-visible locations citywide	City= 1; Visitor = 14
Potential Initiatives	Other Initiative- more playgrounds	City= 3; Visitor = 2
Potential Initiatives	Other Initiative- movie night	City= 0; Visitor = 1
Potential Initiatives	Other Initiative- paddle board rentals for river dogs	City= 1; Visitor = 0
Potential Initiatives	Other Initiative- change font on bridge	City= 1; Visitor = 0
		* Citizen placed dot on box indicating support for
		that initiative. City resident = green dot; visitor =
		blue dot.

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### Medlock Bridge Road Corridor Study

### **Summary**

With the growth of Peachtree Corners Town Center and the continued draw of The Forum as a regional destination, the adjacent Medlock Bridge Road corridor has begun to feel the pressure of redevelopment.

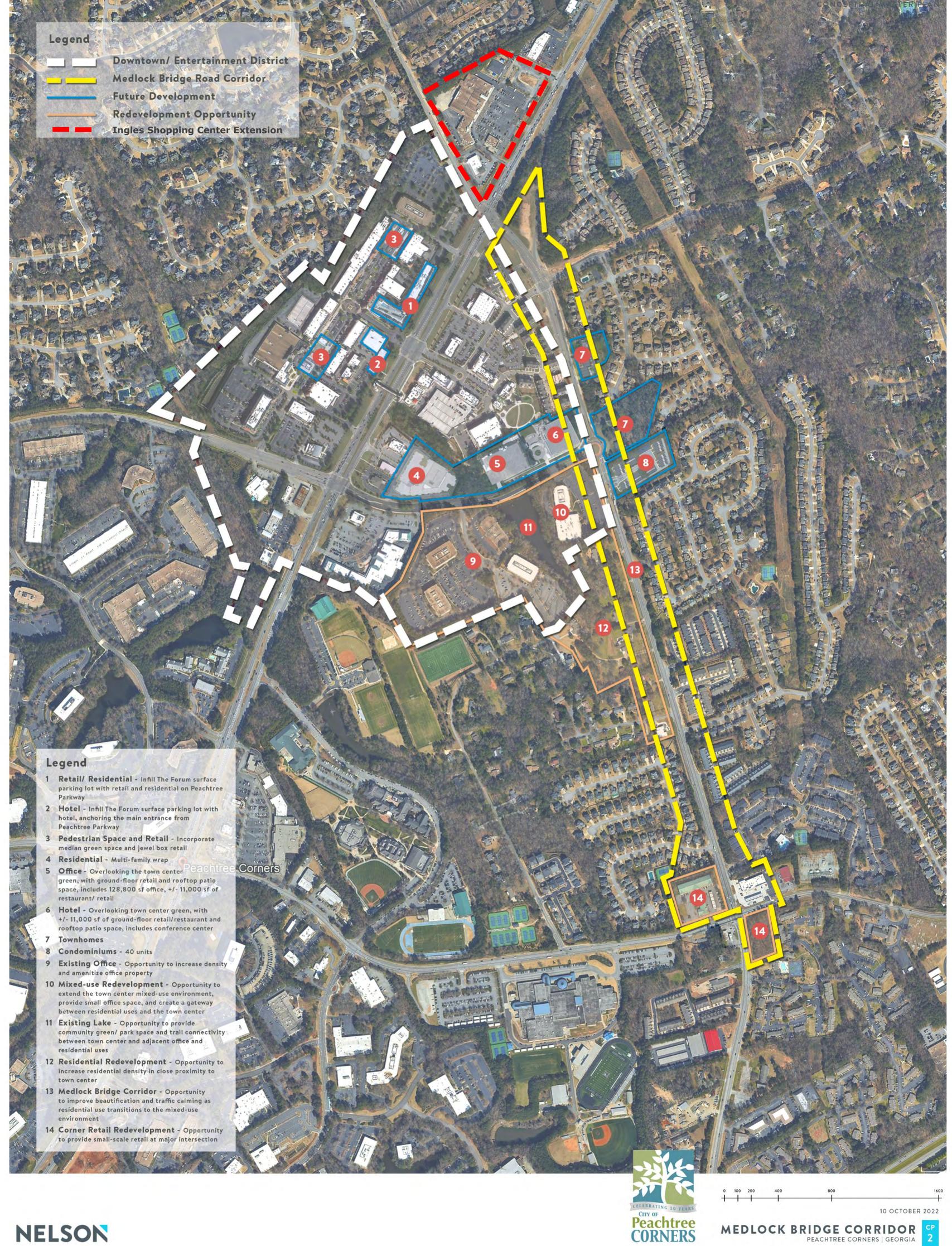
Given the changes in the area, the city set out to create a long-term vision for the onemile corridor from Peachtree Parkway to the South Old Peachtree Road and Spalding Drive intersection.

One area of focus is the existing commercial properties with large surface parking lots near the Town Center which have tremendous potential for a variety of uses. The conversion of surface parking to active mixed uses and structured parking can build on the success of the Town Center and Forum sites in a complementary way. Smaller commercial properties at the South Old Peachtree and Spalding end of the block can be more intimate, neighborhood-scale retail and commercial uses fitting the residential character of this area.

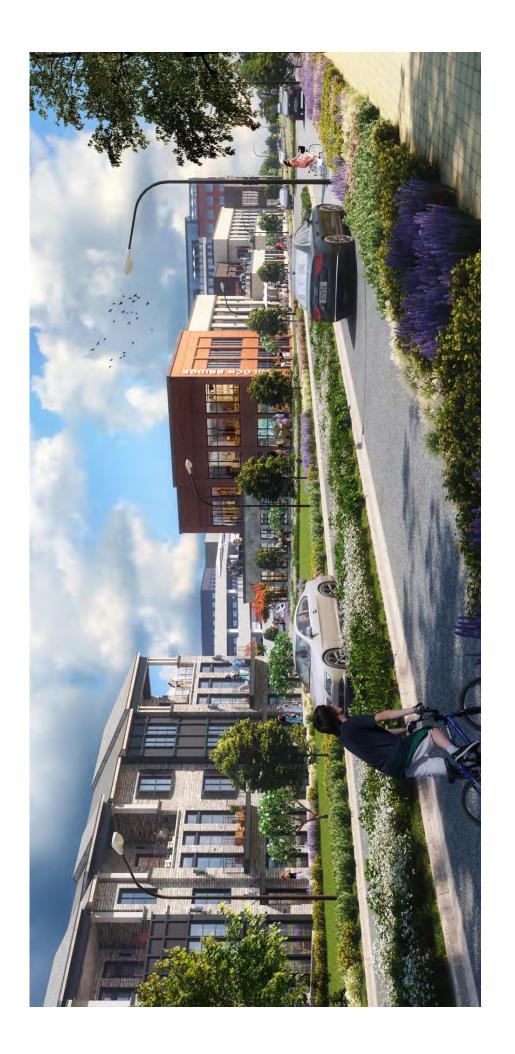
Additionally, the large-lot single-family homesites fronting Medlock Bridge Road were evaluated for a change in land use over time. These properties have become less desirable as single-family lots as the road has become busier. While residential character is still appropriate given the smaller lots with single-family homes behind these sites, the density of housing fronting Medlock Bridge Road can be increased. For these areas, townhomes are recommended.

Finally, the character of Medlock Bridge Road itself would benefit from pedestrian upgrades and landscape improvements. Site plan graphics show median plantings, crosswalks, pedestrian refuges, locations to enhance aesthetics and provide a greater sense of place.

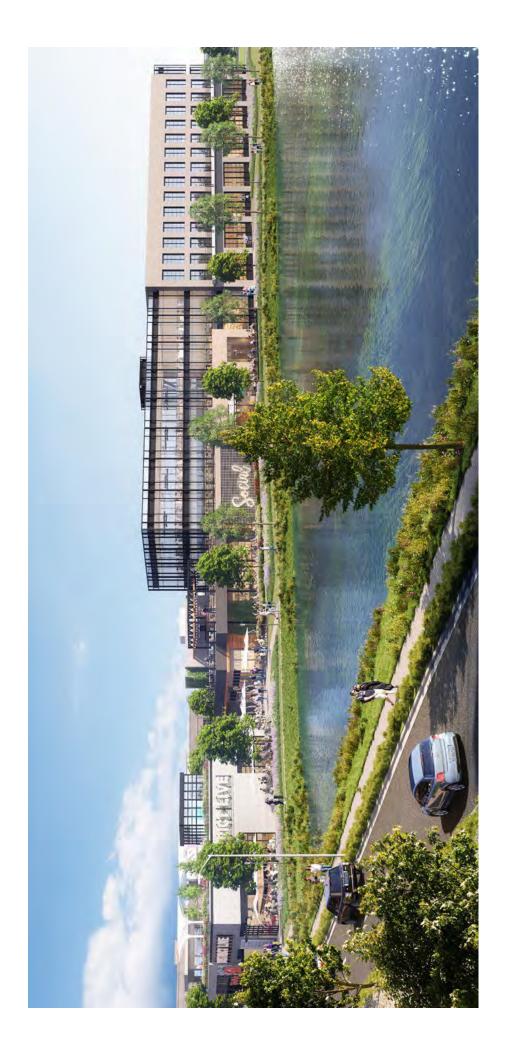
Furthermore, the Ingles shopping center extension to the plan at the northwest corner of the Peachtree Parkway intersection includes potential mixed-use redevelopment of that site. Options for the grocery store to remain in place or be relocated on the site, new townhomes and an age-restricted multifamily development along with retention or expansion of neighborhood retail allow for the dated, automobile-centric shopping center to become a community gathering place. Aesthetic solutions for the drainage ditch along Peachtree Parkway, extension of the East Jones Bridge Road multi-use trail, and opportunities to correct interior traffic circulation issues are also addressed.







Medlock Bridge Road Looking West Toward Peachtree Corners Town Center



Peachtree Corners Circle Looking Northeast Across the Retention Pond



Peachtree Corners Circle Looking Northwest Across the Retention Pond to Peachtree Corners Town Center Future Potential Office Building and Hotel

## Issues and Opportunities

- Buffer next to residential- incorporate into trail system
- . Trail extension opportunity along roadway
- 3. Outdated /Overly large grocery store
- 4. Back-of-house next to residential
- 5. Retail storefronts / signage not visible from Peachtree Pkwy.
- Problem intersection / circulation by Dunkin Donuts
- 7. Entrance and drive aisle misalignment
- Continuous drainage ditch along property frontage
- . Vacant site along frontage
- 0. Unappealing / non-existent landscaping
- 1. No pedestrian circulation
- 2. No streetscape
- 3. Parcels not included in shopping center ownership



### **OPTION A**





### WEDFOCK BBIDGE BD FOOTPRINT OF EXISTING RETAIL = 38,500 sq ft NUMBER OF PARKING SPACES TOTAL = 351 FOOTPRINT OF NEW RETAIL = 17,000 sq ft FOOTPRINT OF RESIDENTIAL = 49,300 sq ft 8. DECORATIVE PEDESTRIAN CROSSINGS 1. EXISTING BUILDING TO REMAIN ALL NUMBERS ARE APPROXIMATE ONLY 9. PERFORATED PANEL TUNNEL 7. PEDESTRIAN BOARDWALK 10. MONUMENT ENTRY SIGN 6. BIORETENTION 5. GREENSPACE **OPTION C** 11. LOOP TRAIL SITE STATISTICS 3. RESIDENTIAL KEY NOTES: 2. PARKING 4. RETAIL

### OPTION D

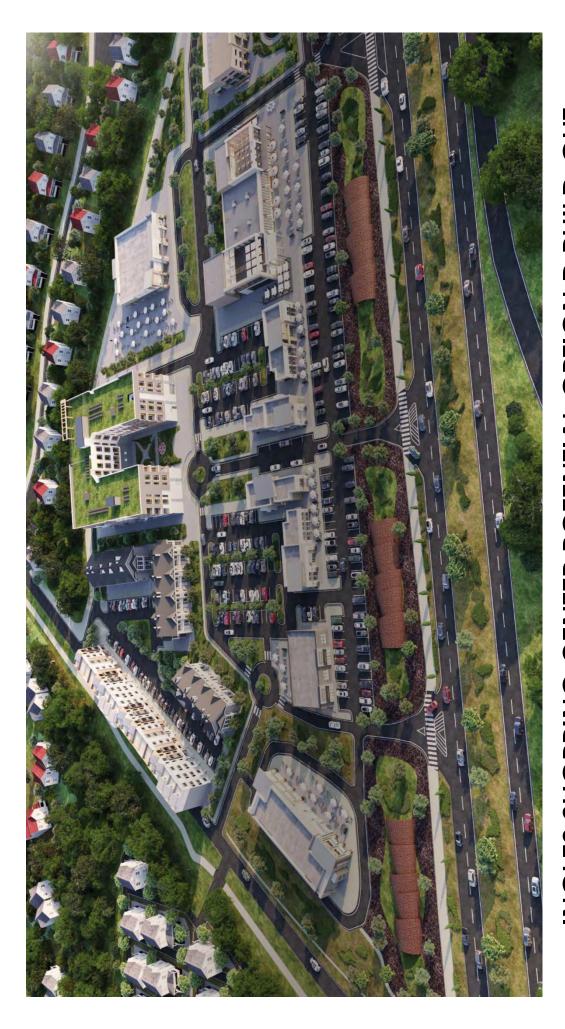


## **INGLES SHOPPING CENTER**

8. DECORATIVE PEDESTRIAN CROSSINGS

9. PERFORATED PANEL TUNNEL

10. MONUMENT ENTRY SIGN



INGLES SHOPPING CENTER POTENTIAL OPTION D BUILD-OUT