

1. Meeting Documents

Documents:

[CC_2-24-2026 COUNCIL AGENDA.PDF](#)

[CC_2-24-2026 COUNCIL PACKET.PDF](#)



COUNCIL MEETING AGENDA

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
Ora Douglass – Post 5, Council Member
Weare Gratwick – Post 6, Council Member

February 24, 2026

COUNCIL AGENDA

7:00 PM

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

To view the live stream of the meeting, click [here](#).

A) CALL TO ORDER

B) ROLL CALL

C) PLEDGE OF ALLEGIANCE

D) PROCLAMATIONS, PRESENTATIONS AND REPORTS

1. Proclamation Eagle Scout David Jamison “Jim” Cain IV

E) MAYOR'S OPENING REMARKS

F) CONSIDERATION OF MINUTES – Consideration of minutes for the January 27, 2026 Council Meeting and the February 10, 2026 Work Session Meeting.

G) CONSIDERATION OF MEETING AGENDA

H) PUBLIC COMMENTS

Public Comment -- Speaker Protocol

Public Comment will be limited to 3 minutes per person. City Council will not respond to any comment, however if the speaker poses a question or makes a request of the City, the Mayor may refer the request to the City Manager for follow up. Each person wishing to speak during Public Comments should complete a Comment Card and give it to the City Clerk prior to the start of the meeting.

I) PUBLIC HEARING

Speaking to a Public Hearing Item

The Mayor will open the floor for up to ten minutes for speakers in support and up to ten minutes for speakers in opposition to the item. Groups should select a spokesperson to present the major points that summarize their position. Speakers are urged to be brief and non-repetitive with their comments. In order to ensure the opportunity for all those desiring to speak before the Council, there is no yielding of time to another speaker. Once speakers in support and in opposition have had a chance to speak and the Public Hearing is closed on an item, there will be no further opportunity for public input on that item at a City Council meeting. The City Council may ask questions of the staff, petitioner, or speakers during these proceedings for the purpose of clarifying information and will not infringe on the time limit.

1. **O2026-01-324** Second Read and Consideration of a request to rezone 16.17 acres from C-2 to IRD for an infill residential development at 6200 The Corners Parkway, Dist. 6, Land Lot 283, Peachtree Corners, GA.

K) ITEMS FOR CONSIDERATION

1. **R2026-02-263** Atlanta Regional Commissions 2026 TIP Solicitation
2. **R2026-02-264** Temporary and Permanent Easements for R6283 060 for LMIG 2024 Sidewalk
3. **R2026-02-265** Temporary and Permanent Easements for R6270 061 for LMIG 2024 Sidewalks
4. **R2026-02-266** Resolution authorizing the acquisition of R6317 359 for SR 141/Peachtree Parkway at E Jones Bridge Road/Medlock Bridge Road
5. **Action Item** Consideration of the City of Peachtree Corners Deer Management Plan

L) CITY MANAGER UPDATES

M) EXECUTIVE SESSION

N) ADJOURNMENT



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M) EXECUTIVE SESSION

N) ADJOURNMENT

Minutes



www.peachtreecornersga.gov

CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
JANUARY 27, 2027 @ 7:00PM

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

Mayor	Mike Mason
Vice Mayor	Weare Gratwick – At Large
Council Member	Phil Sadd – Post 1
Council Member	Eric Christ – Post 2
Council Member	Alex Wright – Post 3
Council Member	Joe Sawyer – At Large
Council Member	Ora B. Douglass – At Large
City Manager	Brian Johnson
Asst. City Manager	Seth Yurman
City Clerk	Kym Chereck
City Attorney	David Rhodes
Comm. Dev. Dir.	Shaun Adams
Finance Dir.	Cory Salley
Communications Dir.	Louis Svehla
Economic Dev. Dir.	Bertrand Lapoire
Chief City Marshall	Edward Restrepo

MAYOR’S OPENING REMARKS: Mayor Mason commended the Public Works Department for their excellent work during the recent ice storm.

PRESENTATION: Council Members Christ, Sawyer and Gratwick were sworn in for new four-year terms.

CONSIDERATION OF MINUTES:

Consideration of minutes from the December 17, 2025 Council Meeting.

MOTION TO APPROVE THE MINUTES OF DECEMBER 17, 2025.

By: Council Member Sadd

Seconded by: Council Member Sawyer

Vote: (7-0) (Sadd, Sawyer, Mason, Gratwick, Christ, Wright, Douglass)

CONSIDERATION OF THE MEETING AGENDA: There were no changes to the agenda.

PUBLIC COMMENTS: No public comments were offered.

FIRST READS:

O2026-01-324

First Read of a request to rezone 16.17 acres from C-2 to IRD for an infill residential development at 6200 The Corners Parkway, Dist. 6, Land Lot 283, Peachtree Corners, GA.

ITEMS FOR CONSIDERATION:

R2026-01-262

Resolution of the City of Peachtree Corners, Georgia Reappointing Certain Zoning Board of Appeals Members.

Brian Johnson, City Manager, presented the Resolution.

MOTION TO APPROVE R2025-01-262.

By: Council Member Christ

Seconded: Council Member Gratwick

Vote: (7-0) (Christ, Gratwick, Mason, Sadd, Wright, Sawyer, Douglass)

ACTION ITEM

Nomination and Election of Vice Mayor.

Brian Johnson, City Manager, presented the item.

MOTION TO NOMINATE COUNCIL MEMBER PHIL SADD AS VICE MAYOR.

By: Council Member Gratwick

Seconded: Council Member Christ

Vote: (7-0) (Gratwick, Christ, Mason, Sadd, Wright, Sawyer, Douglass)

CITY MANAGER UPDATES: No updates were presented.

EXECUTIVE SESSION: No Executive Session was held.

ADJOURNMENT:

MOTION TO ADJOURN AT 7:28 PM.

By: Council Member Sadd

Seconded by: Council Member Sawyer

Vote: (7-0) (Sadd, Sawyer, Mason, Gratwick, Christ, Wright, Douglass)

Approved:

Attest:

Mike Mason, Mayor

Kym Chereck
City Clerk

(Seal)



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
Ora Douglass – Post 5, Council Member
Weare Gratwick – Post 6, Council Member

February 10, 2026

WORK SESSION MINUTES

6:00 PM

PEACHTREE CORNERS CITY HALL – Boardwalk

310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

1.

Mayor	Mike Mason
Vice Mayor	Weare Gratwick
Council Member	Phil Sadd
Council Member	Eric Christ – <i>joined virtually</i>
Council Member	Alex Wright
Council Member	Joe Sawyer
Council Member	Ora B. Douglass
City Manager	Brian Johnson
Deputy City Manager	Seth Yurman
Deputy City Clerk	Rocio Monterrosa
City Attorney	David Rhodes
Public Works Dir.	Greg Ramsey
Comm. Dev. Dir.	Shaun Adams
Finance Director	Cory Salley
Economic Dev. Dir.	Bertrand Lapoire
Deputy Chief Marshal	Johnny Bing
2. Deer Management Plan – Dave Rhodes, City Attorney, briefly presented the Deer Management Plan, identifying the only legally authorized management option under Georgia law.
3. Code Rewrite - ADU & Home Occupation – Shaun Adams, Community Development Director, presented the current ordinances governing Accessory Dwelling Units (ADUs) and Home Occupations. He outlined several proposed updates for Council consideration as part of the ongoing city code rewrite.
4. Town Green Restroom Renovation – Seth Yurman, Deputy City Manager, presented the bid tabulation for the Town Green restroom renovation project and reported that Crown Service Contractors was the lowest responsive bidder. Mr. Yurman requested Council approval to proceed with the contractor.

MOTION TO AMEND AGENDA TO AUTHORIZE CITY MANAGER TO EXECUTE TOWN CENTER RESTROOM CONSTRUCTION AGREEMENT.

By: Council Member Sadd

Second: Council Member Sawyer

Vote: (7-0) (Sadd, Sawyer, Mason, Christ, Wright, Gratwick, Douglass)

MOTION TO AUTHORIZE CITY MANAGER TO EXECUTE TOWN GREEN RESTROOM CONSTRUCTION AGREEMENT WITH DISCUSSED AMENDMENTS.

By: Council Member Douglass

Second: Council Member Wright

Vote: (7-0) (Douglass, Wright, Mason, Sadd, Christ, Sawyer, Gratwick)

5. Vice-Mayor Appointment Process – Council discussed the current process for appointing a Vice-Mayor and the need to clearly define the appointment process and term limits. Dave Rhodes, City Attorney, noted that while a resolution exists addressing the appointment of the Vice-Mayor, it does not define a term limit. Council will continue this discussion at a future meeting.
6. City Manager Updates – There were no City Manager Updates.
7. Executive Session –

MOTION TO GO INTO EXECUTIVE SESSION FOR ONE LITIGATION MATTER.

By: Council Member Sadd

Seconded: Council Member Wright

Vote: (7-0) (Sadd, Wright, Mason, Christ, Sawyer, Douglass, Gratwick)

MOTION TO COME OUT OF EXECUTIVE SESSION.

By: Council Member Sadd

Seconded: Council Member Gratwick

Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Sawyer, Douglass)

8. Adjournment – 8:28 PM

Approved,

Attest:

Mike Mason, Mayor

Rocio Monterrosa, Deputy City Clerk

02026-01-324



MEMO

TO: Mayor and City Council
CC: Brian Johnson, City Manager
Dave Rhodes, City Attorney
Kylie Thomas, Planning and Zoning Administrator
FROM: Shaun Adams, Community Development Director
Date: January 20, 2026
RE: **Memo for RZ2025-003**

Document Number/Agenda Item Description: O2026-01-324. (RZ2025-003. 6200 The Corners Parkway)

Request:

To rezone ±16.17 acres from C-2 to IRD for an infill residential development at 6200 The Corners Parkway.

Background:

The subject property is located on the southeastern side of Crooked Creek Road and the northwestern side of The Corners Parkway, south of their intersection. The applicant is proposing to construct 137 residential units at a density of approximately 8.4 units per acre in a grid like pattern, spread across the parcel.

The proposed development would include 53 front and rear-loaded single-family detached homes and 84 front and rear loaded single-family attached dwellings (traditional townhomes). The applicant is proposing 2.36 acres of open space throughout the development, within a centralized master amenity area and several linear green spaces. The submitted site plan shows sidewalks along Crooked Creek Road and an eight-foot multi-use trail and two potential trail spur connections along The Corners Parkway.

The applicant is proposing to close the northernmost curb cut along Crooked Creek Road and maintain the three other access points as they currently exist.

Summary:

The proposed rezoning from C-2 to IRD is consistent with the recommendations of the Comprehensive Plan as well as the Small Area Plan for the Central Business District and would create a unique mix of housing products within the same development. Further, the proposed development would result in safer access to and around the site, the closing of a curb cut, and the redevelopment of an underperforming office building.

Recommendation:

Staff recommends approval with conditions of RZ2025-003.

PC Meeting Update: At the Planning Commission hearing, five Commissioners were present. While no one spoke in opposition, per se, several residents had questions regarding stormwater and traffic. Other residents felt this aligned with the Comprehensive Plan and were excited about the proposed trails. The Commissioners had questions of staff regarding allowable uses as currently zoned. A motion to recommend approval of the rezoning with amended staff conditions was made and the vote was unanimous.



Land Use Application: RZ2025-003
Planning Commission: January 20, 2026
City Council 1st Read: January 27, 2026
City Council 2nd Read: February 24, 2026

CASE NAME:	RZ2025-003: 6200 The Corners Parkway
PROJECT LOCATION:	6200 The Corners Parkway
DISTRICT/LANDLOT:	6 th District, Land Lot 283
ACREAGE:	<u>±16.17</u> acres
EXISTING ZONING:	C-2 (General Commercial)
PROPOSED ZONING:	IRD (Infill Residential District)
EXISTING LAND USE:	Office building and associated surface parking
FUTURE LAND USE DESIGNATION:	Central Business District, SAP subarea: District Infill
OVERLAY(S):	Activity Center Corridor Overlay District
APPLICANT:	McKinley Homes 655 Engineering Drive Peachtree Corners, GA 30092
OWNER:	MAC 6200 CORNERS LLC 6200 The Corners Parkway Peachtree Corners, GA 30092
PROPOSED REQUEST:	Rezoning from C-2 to IRD to allow for an infill residential development consisting of 137 units.
CONTACT:	Henry Massie 678.684.6287
STAFF RECOMMENDATION:	APPROVAL with conditions of RZ2025-003

PC UPDATE:

At the Planning Commission hearing, five Commissioners were present. While no one spoke in opposition, per se, several residents had questions regarding stormwater and traffic. Other residents felt this aligned with the Comprehensive Plan and were excited about the proposed trails. The Commissioners had questions of staff regarding allowable uses as currently zoned. A motion to recommend approval of the rezoning with amended staff conditions was made and the vote was unanimous.

PROJECT DATA:

The applicant, McKinley Homes, is requesting to rezone 6200 The Corners Parkway from C-2 (General Commercial) to IRD (Infill Residential) in order to construct a 137-mixed unit residential subdivision.

The subject property is approximately ± 16.17 acres and is located on the southeastern side of Crooked Creek Road and the northwestern side of The Corners Parkway, south of their intersection.

The property is currently developed with a seven-story, approximately 160,000 square foot office building and 970 associated surface parking spaces. As the site currently sits, five curb cuts, two along Crooked Creek Road and three along The Corners Parkway, provide access to the parcel. It should be noted that while there are five access points, only four currently access the existing office building. The fifth (southernmost curb cut) along The Corners Parkway, while located on the subject property, provides access to the adjacent C-2 zoned property to the south. It is unclear if this curb cut will remain or will be removed with the redevelopment of the parcel.

The applicant is proposing to construct 137 residential units at a density of approximately 8.4 units per acre in a grid like pattern, spread across the parcel. The submitted site plan shows 53 front

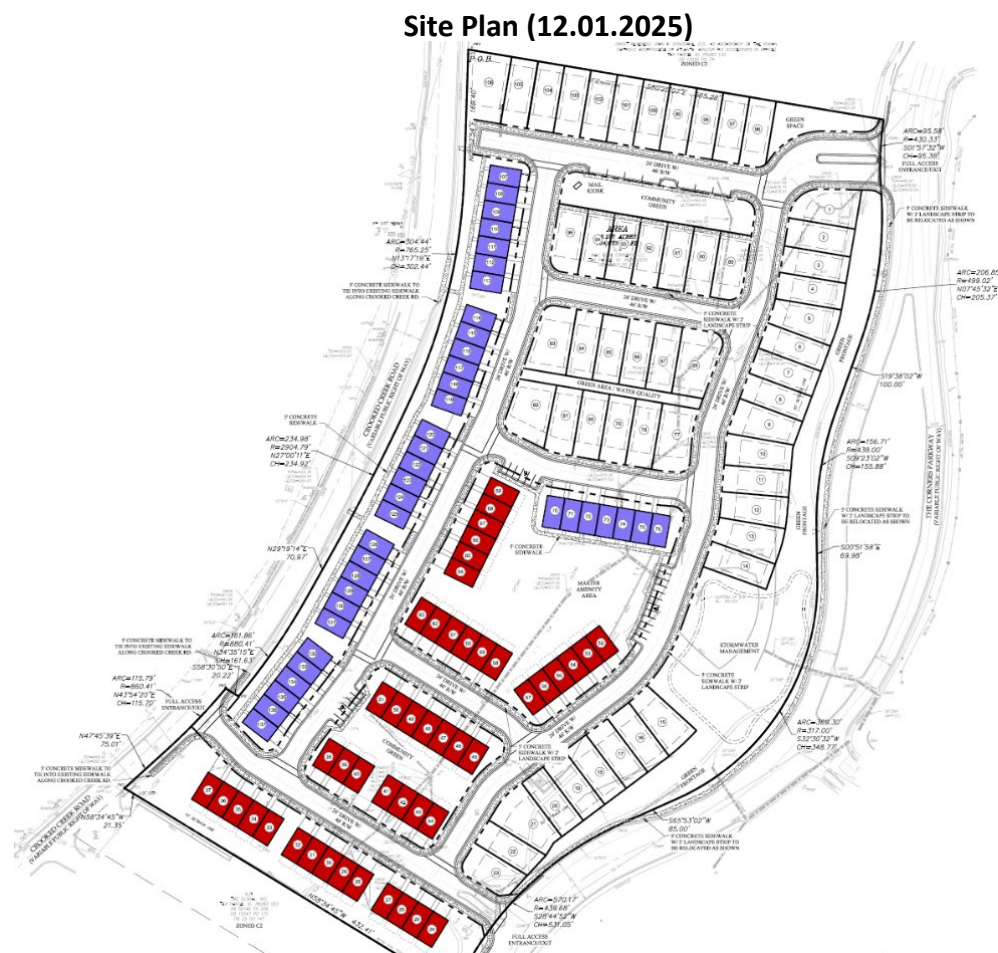
Aerial Photo

and rear loaded single-family detached homes and 84 front and rear loaded single-family attached dwellings (traditional townhomes). The applicant is proposing 2.36 acres (approximately 14.6%) of open space

throughout the development, which exceeds the 10% open space requirement of the IRD zoning district. The submitted site plan shows a large, centralized master amenity area and several other linear green spaces dispersed throughout the development. It should be noted that although not required, the applicant has not detailed the proposed master amenity area plans with staff. Detention is shown as proposed in a pond along the eastern (The Corners Parkway) property line. Several pockets of guest parking, totaling 36 spaces, are provided in strategic locations throughout the development. The applicant intends on removing one, northernmost curb cut along Crooked Creek Road, of the five existing curb cuts on the property with the development of this subdivision. While the southernmost curb cut is on the subject parcel, access to the existing office development is not provided from it and this curb cut instead provides access to the commercially zoned parcel located south of the subject property. Internal sidewalks are proposed throughout and would create a pedestrian network with multiple connections to The Corners Parkway and Crooked Creek Road, as well as throughout the development.

COMMUNITY INFORMATION MEETING REPORT:

The applicant hosted two community information meetings, one on December 2, 2025, and the other on December 18, 2025. As a result of neighbors expressing concerns regarding the first meeting being too close to the Thanksgiving Holiday and technical issues with hosting the meeting virtually, the applicant rescheduled the community meeting for December 18, 2025. Prior to both meetings, the applicant mailed a letter and site plan explaining the proposed project to all property owners within 500 feet of the subject property. At the December 18th meeting, held via Microsoft Teams, 8 people were in attendance.

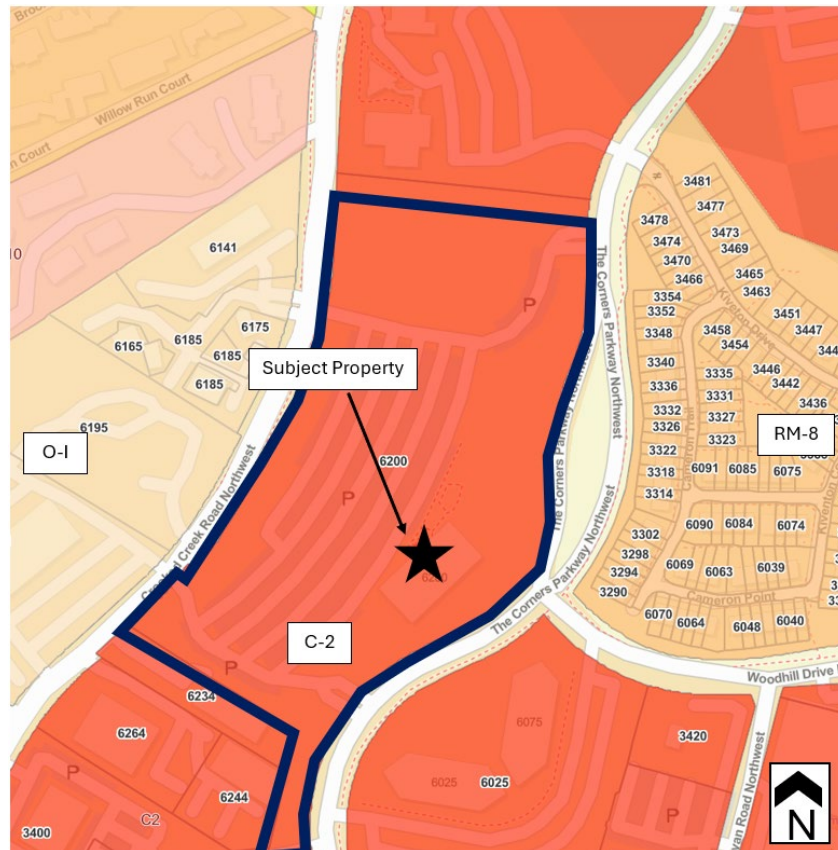


There were questions regarding the proposed price point and size of the homes, if the community will be gated, and entrances to the project. There were no changes to the site plan as a result of the Community Information Meeting, but it should be noted that no changes from community members were requested.

ZONING HISTORY:

In 1973, the Gwinnett County Board of Commissioners approved a rezoning of the subject property from M-1 (Light Industry), O-I (Office-Institutional) and RM (Residential Multifamily) to C-2, pursuant to REZ1973-00052. In 1998, the Gwinnett County Board of Commissioners approved a Special Use Permit to allow for a 7-story office building, pursuant to SUP1998-00072.

Zoning Map



SURROUNDING LAND ANALYSIS AND ZONING

Surrounding Properties	Zoning (Case Number)	Existing Land Use
Adjacent: North	C-2	Mary Our Queen Church
Adjacent: East	RM-8 (RZM2002-00054)	Kedron Falls Townhouse Development (135 units; density of 7.14 units per acre)
Adjacent: South	C-2	Commercially zoned office buildings
Adjacent: West	O-I	Office buildings

COMPREHENSIVE PLAN:

The 2045 Comprehensive Plan's Character Area Map indicates that the subject property is located within the Central Business District (CBD) Character Area. This area encourages a wide range of mixed uses, including medium density residential, commercial, and office.

Character Area Map

In December of 2024, the city adopted a Central Business District Small Area Plan, which organizes the CBD into seven subareas. The subject property is located within the District Infill subarea of the CBD.

The vision for the District Infill subarea is to revitalize this portion of the city by redeveloping underutilized office buildings with a mix of residential uses. The preference for this subarea is for higher density, built for equity, residential; specifically, when it is proposed as part of a mixed housing type development. Further, the submitted site plan shows a network of pedestrian connections within the development and shows multiple potential trail connections, furthering several goals of the Comprehensive Plan's Community Work Program.



In addition, Goal 8 of the Community Work Program is to support housing options that accommodate various age groups and provide options for the development of housing at all price points. The applicant's proposed development, a 137-unit mixed residential development meets this goal specifically.

The subject property is located in the heart of the city's central business district, and the proposed development is compatible with the surrounding area and the goals of the Comprehensive Plan and CBD Small Area Plan.

RZ2025-003– SEC. 1702 ZONING STANDARDS

CRITERIA TO BE APPLIED – REZONING

The criteria for rezoning decisions are provided in Section 1702 of the City of Peachtree Corners Zoning Ordinance. The specific criteria should be evaluated when considering a land use decision. The applicant is required to address these criteria (see application); below are staff’s findings which are independent of the applicant’s responses to these criteria.

A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

The proposed rezoning to IRD would permit a use that is suitable in view of the use and development of adjacent and nearby properties. The neighboring townhouse development, Kedron Falls, sits on approximately 18.9 acres and has 135 single-family attached units (a density of 7.14 units per acre). The proposed development would result in a density of approximately 8.4 units per acre, which is in keeping with the surrounding area.

While the existing office is not at full capacity, the site is developed with a 7-story office building and associated parking, trips of the proposed development would be less than the property is currently entitled for.

B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?

Rezoning the subject property to IRD should not adversely affect the existing use or usability of adjacent or nearby properties. The proposed development would result in the closing of one curb cut that currently exists on the site and would add additional single family detached and attached housing stock to the city’s inventory.

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

The property has a reasonable economic use as currently zoned.

D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Given the multiple access points into the site from multiple thoroughfares, and close proximity to a Major Arterials (Peachtree Parkway and Holcomb Bridge Rd), it is unlikely that transportation facilities would be overburdened by the proposed development.

The project is within the attendance boundaries of Peachtree Elementary School, Pinckneyville Middle School and the student’s choice of Norcross High School or Paul Duke STEM High School. Analysis by Gwinnett County Schools indicates that the project could generate approximately 30 elementary school students, 16 middle school students and 23 high school students. It should be noted that all impacted schools are currently under capacity, and would remain under capacity, should this application be approved.

E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?

The 2045 Peachtree Corners Character Area Map indicates that the property is located in the District Infill subarea of the Central Business District (CBD) Character Area. The Small Area Plan, adopted in late 2024, divided the CBD into 7 subareas, further detailing each specific subarea within the CBD.

The District Infill subarea calls for higher density, built for equity, residential, specifically when it is proposed as part of a mixed housing type development. The proposed development would create a unique development with a housing type not currently offered in this part of the city and could attract young professionals and empty nesters to this area of the city.

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

The City's Comprehensive Plan envisions higher intensity, for equity products within this subarea of the Central Business District. The redevelopment of this property will provide a diverse type of housing product and development not currently offered in the city. Further, providing housing in such close proximity to the surrounding commercial and office uses will reduce the distances people need to travel.

DEPARTMENT ANALYSIS:

The subject property is approximately ± 16.17 acres and is located on the southeastern side of Crooked Creek Road and the northwestern side of The Corners Parkway, south of their intersection. The applicant is proposing a rezoning of the site from C-2 to IRD to allow for the development of a 137 mixed housing unit development, which would result in a density of approximately 8.4 units per acre.

The IRD zoning district was recently introduced by staff as a new zoning district which is intended to allow for, and encourages, a diversity of lot sizes and housing product types within a single development. This type of development is meant to infill underutilized properties and to create developments that assimilate well with the city's existing neighborhoods, parks, civic spaces, and supportive services. By creating this new zoning district, staff is able to provide more flexibility in the types of housing products that are offered in the city.



The submitted site plan shows 53 front and rear loaded single-family detached homes and 84 front and rear loaded single-family attached dwellings (traditional townhomes). The applicant is proposing 2.36 acres (approximately 14.6%) of open space throughout the development, which exceeds the 10% open space requirement of the IRD zoning district. The submitted site plan shows a large, centralized master amenity area and several other linear green spaces dispersed throughout the development. The applicant's site plan shows sidewalks along Crooked Creek Road and an eight-foot multi-use trail and two potential trail spur connections along The Corners Parkway.

As currently developed, there are five points of ingress/egress to the property. The applicant's site plan is proposing to close the northernmost curb cut along Crooked Creek Road and maintain the three other access points as they currently exist. The southernmost access drive aisle is located on the property but does not access the existing office development. Coordination with the neighboring property regarding this access point should be considered. The vision for the District Infill subarea is to revitalize this portion of the city by redeveloping underutilized office buildings with a mixture of



residential uses. The preference for this subarea is for higher density, built for equity, residential; specifically, when it is proposed as part of a mixed housing type development. A goal of the City's Community Work Program is to support housing options that accommodate various age groups and provide options for the development of housing at all price points. The applicant's proposed development, a 137-unit mixed residential development meets this goal specifically.

The applicant submitted architectural elevations as part of the rezoning request which show a traditional design, sloped rooflines, and a mixture of exterior materials consisting of brick, fiber cement siding, board and batten, and glass, in warm white tones.

CONCLUSION:

The proposed rezoning from C-2 to IRD is consistent with the recommendations of the Comprehensive Plan as well as the Small Area Plan for the Central Business District and would create a unique mix of housing products within the same development. Further, the proposed development would result in safer access to and around the site, the closing of a curb cut, and the redevelopment of an underperforming office building.

Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

STAFF RECOMMENDATION

Based on the findings and conclusions herein, Staff recommends **APPROVAL** of Land Use Petition **RZ2025-003**, subject to the following conditions:

1. The property shall be rezoned from C-2 to IRD.
2. The use of the property shall be limited to 137 residential units, with a maximum of 84 units as townhouses.
3. Residential units are limited to 3-stories and 35' in height.
4. The property shall be developed in substantial conformance with the site plan prepared by PEC and titled 'Rezoning Master Plan', dated December 1, 2025 (with revisions to meet these conditions and zoning and development regulations).
5. Driveways shall be a minimum of 18' in length and 20' in width.
6. Owner/Developer shall install a 25' replanted landscape strip along the northern property line. The landscape strip shall be planted with evergreen screening. The proposed northeast entrance roadway may encroach into the 25' landscape strip for access to the property.
7. Owner/Developer shall install a 6' opaque solid fence along the northern property line that shall be maintained by the HOA.
8. Building elevations shall be in substantial conformance with the elevations submitted with this application and received December 1, 2025, subject to review and approval by the Community Development Director.
9. The development shall be limited to the access points as shown on the site plan prepared by PEC and titled 'Rezoning Master Plan', dated December 1, 2025, subject to review and approval by the City of Peachtree Corners Public Works Director.
10. Owner/Developer shall close and install curb and gutter at the northernmost access point along Crooked Creek Road. Should any other access points be closed, curb and gutter shall be installed.
11. Owner/Developer shall construct on-site stormwater detention facilities to meet the standards of Peachtree Corners' Stormwater Ordinances including, but not limited to, stormwater detention, water quality standards, stream protection and management of off-site drainage flowing through the site.
12. All stormwater facilities shall be owned and maintained by the Homeowner's Association/owner of the subject property in accordance with Peachtree Corners' Stormwater Ordinances.
13. Owner/Developer shall install sidewalks along The Corners Parkway and Crooked Creek Road and dedicate southeast portion, along The Corners Parkway, to the City to ensure that the sidewalk stays in the Right of Way.
14. Owner/Developer shall provide sidewalk connectivity within the development and provide pedestrian sidewalk connections from the development onto the public sidewalk network along The Corners Parkway and Crooked Creek Road.

15. Owner/Developer shall provide a central mailbox for the community with adequate pedestrian access.
16. Owner/Developer shall provide space and feasibility for residential garbage service, subject to review and approval of the City of Peachtree Corners Public Works Director.
17. Bicycle racks shall be provided within the development in accordance with the overlay standards.
18. No more than 15% of the homes may be rental units concurrently. The limitation shall be incorporated into the Homeowners' Association covenants and enforced by the Homeowners' Association.

PLANNING COMMISSION RECOMMENDATION

Based on the findings and conclusions herein, at its January 20, 2026 public hearing, the Planning Commission recommends **APPROVAL** of Land Use Petition **RZ2025-003**, subject to the following conditions: (additions = **bold**; deletions = ~~strikethrough~~).

1. The property shall be rezoned from C-2 to IRD.
2. The use of the property shall be limited to 137 residential units, with a maximum of 84 units as townhouses.
3. Residential units are limited to 3-stories and 35' in height.
4. The property shall be developed in substantial conformance with the site plan prepared by PEC and titled 'Rezoning Master Plan', dated December 1, 2025 (with revisions to meet these conditions and zoning and development regulations).
5. Driveways shall be a minimum of 18' in length and 20' in width.
6. Owner/Developer shall install a 25' replanted landscape strip along the northern property line. The landscape strip shall be planted with evergreen screening. **At install, the proposed trees shall be a minimum of 9 feet in height.** The proposed northeast entrance roadway may encroach into the 25' landscape strip for access to the property.
7. Owner/Developer shall install a 6' opaque solid fence along the northern property line that shall be maintained by the HOA.
8. Building elevations shall be in substantial conformance with the elevations submitted with this application and received December 1, 2025, subject to review and approval by the Community Development Director.
9. The development shall be limited to the access points as shown on the site plan prepared by PEC and titled 'Rezoning Master Plan', dated December 1, 2025, subject to review and approval by the City of Peachtree Corners Public Works Director.
10. Owner/Developer shall close and install curb and gutter at the northernmost access point along Crooked Creek Road. Should any other access points be closed, curb and gutter shall be installed.
11. Owner/Developer shall construct on-site stormwater detention facilities to meet the standards of Peachtree Corners' Stormwater Ordinances including, but not limited to, stormwater detention, water quality standards, stream protection and management of off-site drainage flowing through the site.
12. All stormwater facilities shall be owned and maintained by the Homeowner's Association/owner of the subject property in accordance with Peachtree Corners' Stormwater Ordinances.
13. Owner/Developer shall install sidewalks along The Corners Parkway and Crooked Creek Road and dedicate southeast portion, along The Corners Parkway, to the City to ensure that the sidewalk stays in the Right of Way.

14. Owner/Developer shall provide sidewalk connectivity within the development and provide pedestrian sidewalk connections from the development onto the public sidewalk network along The Corners Parkway and Crooked Creek Road.
15. Owner/Developer shall provide a central mailbox for the community with adequate pedestrian access.
16. Owner/Developer shall provide space and feasibility for residential garbage service, subject to review and approval of the City of Peachtree Corners Public Works Director.
17. Bicycle racks shall be provided within the development in accordance with the overlay standards.
18. No more than 15% of the homes may be rental units concurrently. The limitation shall be incorporated into the Homeowners' Association covenants and enforced by the Homeowners' Association.

DEPARTMENT COMMENTS

Land Development

- Final subdivision plat will be required prior to issuance of building permits.
- 10' landscape strips are required along both road frontages (sidewalks adjacent to units 54 and 56 conflict with landscape strip area).
- Ensure road and unit layout can accommodate waste and fire services per city and county requirements.
- Preserve, to the extent practicable, the existing trees in the landscape strip area along entire east property frontage.

Public Works

- Continue new sidewalk along the road on The Corners Parkway to the next driveway to the south
- Sidewalks are required on both sides of each street including internal streets
- Provide crosswalk near lot 76
- Provide sidewalk between lots 119 and 120
- Ensure access to each parcel for garbage trucks
- Ensure adequate space for vehicles to egress the driveway of lot 106

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

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	☐	☐
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	☐	☐
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	☐	☐
Architectural Elevations	• 1 copy	☐	☐
Letter of Intent	• 1 copy	☐	☐
Applicant Certification with Notarized Signature	• 1 copy	☐	☐
Property Owner Certification with Notarized Signature	• 1 copy	☐	☐
Standards Governing Exercise of the Zoning Power	• 1 copy	☐	☐
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	☐	☐
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	☐	☐
Electronic copy of complete package	• One (1) copy	☐	☐
Application Fee	• Make checks payable to the City of Peachtree Corners	☐	☐
Community Information Meeting Certification	• 1 copy	☐	☐
Specimen Tree Survey	• 1 copy	☐	☐
Supplemental Form for Specific Uses	• 1 copy	☐	☐
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for the RM Districts, R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	☐	☐
Traffic Study	• 1 copy	☐	☐
Development of Regional Impact Review Form	• 1 copy	☐	☐
Other Information Needed to Review Application (as determined by Community Development staff)	•	☐	☐

STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>470.268.4202</u>	PHONE: _____
E-MAIL: <u>hmassie@mckinleyhomes.com</u>	E-MAIL: _____

APPLICANT CONTACT, IF DIFFERENT THAN ABOVE

CONTACT PERSON: Henry Massie / Hayley Todd PHONE: 678-684-6287
CONTACT'S E-MAIL: hmassie@mckinleyhomes.com / htodd@pec.plus

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C2 REQUESTED ZONING DISTRICT: IRD

LAND DISTRICT(S): 6 LAND LOT(S): 283 ACREAGE: 16.06

ADDRESS OF PROPERTY: 6200 The Corners Parkway, Peachtree Corners, GA

PROPOSED DEVELOPMENT: a new mixed residential community with 137 ths and lots

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

acceptance of the application, the City will not solicit applicants for additional fees by invoice or other means. Applicants are encouraged to report any suspicious emails or requests for additional payment related to their application to the Community Development Department.

FEE SCHEDULE

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

A. For the following single-family residential zoning districts: RA-200, R-100, or R-75

0 - 5 Acres = \$ 500

> 5 - 10 Acres = \$ 1,000

> 10 - 20 Acres = \$ 1,500

> 20 - 100 Acres = \$ 2,000

> 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100

Maximum Fee: \$10,000

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

0 - 5 Acres = \$ 850

> 5 - 10 Acres = \$1,600

> 10 - 20 Acres = \$2,100

> 20 - 100 Acres = \$2,600

> 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

Maximum Fee: \$10,000

2. Rezoning / Change-in-Conditions / Special Use Permit: Non-Residential Zoning Districts

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

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-I, OBP, M-1, or M-2

0 - 5 Acres = \$ 850

> 5 - 10 Acres = \$1,600

> 10 - 20 Acres = \$2,100

> 20 - 100 Acres = \$2,600

> 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

Maximum Fee: \$10,000

3. Rezoning / Change-in-Conditions / Special Use Permit: Mixed-Use Development (MUD) District

Application Fee = \$1,200

+ \$75 per acre or portion thereof (for rezoning only)

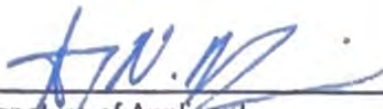
Maximum Fee: \$10,000

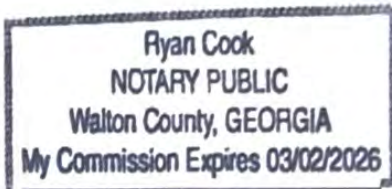
4. Buffer Reduction (Greater than 50%): \$500

5. Comprehensive Plan Amendment: \$1000

APPLICANT'S CERTIFICATION

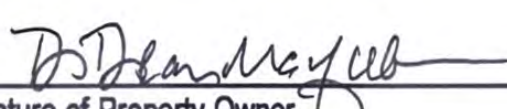
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

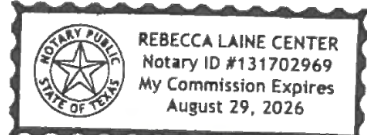
 11-18-25
Signature of Applicant Date
HENRY MASSIE, ON BEHALF OF MCKINLEY HOMES
Type or Print Name and Title

 11/18/2025 
Signature of Notary Public Date Notary Seal

PROPERTY OWNER'S CERTIFICATION

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

 11/19/25
Signature of Property Owner Date
ON BEHALF OF MAC 6200 CORNERS LLC
Type or Print Name and Title

 11/19/25 
Signature of Notary Public Date Notary Seal

A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

SEE ATTACHED SHEET

B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?

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

D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?

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

CHECK ONE:

☐ YES

☒ NO

(If yes, please complete the "Campaign Contributions" section below)

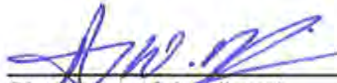
HENRY MASSIE ON BEHALF OF MCKINLEY HOMES

Print Name

1. CAMPAIGN CONTRIBUTIONS

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

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


Signature of Applicant

11-18-25
Date

HENRY MASSIE, ON BEHALF OF MCKINLEY HOMES

Henry W. Massie - VP of Land Acquisitions
Type or Print Name and Title

Signature of Applicant's
Attorney or Representative

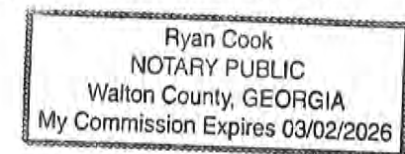
Date

Type or Print Name and Title


Signature of Notary

11/18/2025
Date

Notary Seal



PARCEL I.D. NUMBER:
(Map Reference Number)

6 - 283 - 075
District Land Lot Parcel


Signature of Applicant

11-18-25
Date

HENRY MASSIE, ON BEHALF OF MCKINLEY HOMES
Type or Print Name and Title

Tax Commissioners Use Only

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

NAME

TITLE

DATE

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NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13135C00B1G, PANEL 81 OF 155, EFFECTIVE DATE MARCH 4, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN NOVEMBER 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
- (IF TITLE AVAILABLE) THE PROPERTY DESCRIBED HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. _____, WITH AN EFFECTIVE DATE OF _____, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
8. THE PROPERTY HAS DIRECT ACCESS TO CROOKED CREEK ROAD AND THE CORNERS PARKWAY, A DEDICATED PUBLIC STREET OR HIGHWAY.
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 5.7 (CM) RMSEZ VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEZ = 5.7 CM, EQUATING TO +/- 11.3 CM AT 95% CONFIDENCE LEVEL. ACTUAL VVA ACCURACY WAS FOUND TO BE +/- 17.2 CM AT THE 95TH PERCENTILE.
11. AT THE TIME OF SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL SITE.
12. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY DELINEATED WETLAND AREAS.
13. THE SUBJECT PROPERTY IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.

REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY FOR WELLS REF-6600 THE CORNERS PARKWAY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MAC 6200 CORNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS" "RGA REINSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTEREST MAY APPEAR" & CHICAGO TITLE INSURANCE COMPANY, JOB NUMBER 1.15.0258.600, FILE NUMBER 211-E-042, PREPARED BY TRAVIS PRUITT & ASSOCIATES, INC., DATED JUNE 24, 2025, LAST REVISED 9/15/15, SIGNED AND SEALED BY JAIME F. HIGGINS, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 2802.

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
2. ADDRESS(ES) OF THE SURVEYED PROPERTY: 6200 THE CORNERS PARKWAY, NORCROSS, GEORGIA
3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.
4. GROSS LAND AREA OF SUBJECT PROPERTY IS 16.117 ACRES.

- 6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- 6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- 7(A)(1). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.
- 7(C). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.
9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES IS SHOWN HEREON.
REGULAR PARKING SPACES: 774
HANDICAP PARKING SPACES: 16
TOTAL PARKING SPACES: 790
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS:.
11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.
13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.
14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ZONING (PER REFENCE 1)

CURRENT ZONING – C2
FRONT YARD – 50 FEET
SIDE YARD – 10 FEET
REAR YARD – 15 FEET

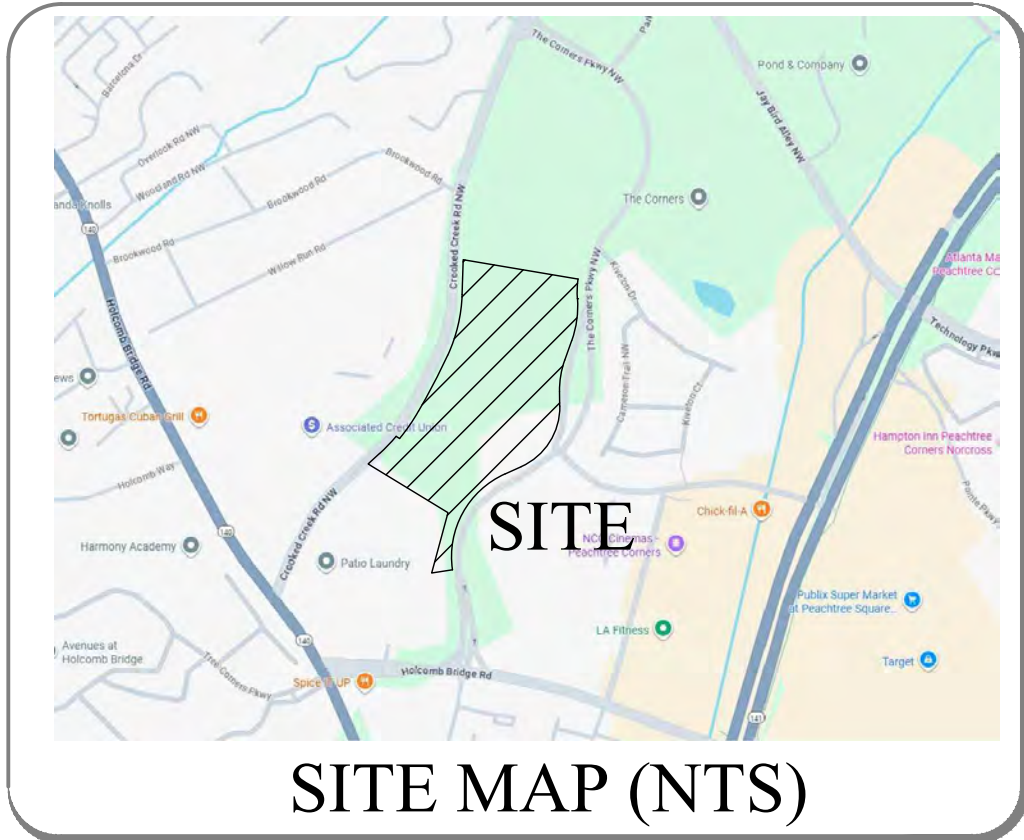
LEGAL DESCRIPTION

LL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 283, of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap located 999.50 feet more or less on the easterly right of way line of Crooked Creek Road (variable public right of way) as measured southwesterly from the most southerly end of mitered intersection created by the southerly right of way line of The Corners Parkway (variable public right of way) and said easterly right of way line of Crooked Creek Road, said rebar being the POINT OF BEGINNING;

THENCE leaving said easterly right of way of Crooked Creek Road and proceed S80°25'07"E a distance of 565.28 feet to a set 1/2 inch rebar with cap on the westerly right of way of said The Corners Parkway; thence along said westerly right of way of The Corners Parkway the following courses and distances: along a curve turning to the left with an arc length of 95.58 feet, having a radius of 430.33 feet, being subtended by a chord bearing of S01°57'32"W, and a chord length of 95.38 feet to a point; along a curve turning to the right with an arc length of 206.85 feet, having a radius of 499.02 feet, being subtended by a chord bearing of S07°45'32"W, and a chord length of 205.37 feet to a point; S19°38'02"W a distance of 100.00 feet to a point; along a curve turning to the left with an arc length of 156.71 feet, having a radius of 438.00 feet, being subtended by a chord bearing of S09°23'02"W, and a chord length of 155.88 feet to a point; S00°51'58"E a distance of 69.98 feet to a point; along a curve turning to the right with an arc length of 369.30 feet, having a radius of 317.00 feet, being subtended by a chord bearing of S32°30'32"W, and a chord length of 348.77 feet to a point; S65°53'02"W a distance of 85.00 feet to a point; along a curve turning to the left with an arc length of 570.17 feet, having a radius of 439.68 feet, being subtended by a chord bearing of S28°44'52"W, and a chord length of 531.05 feet to a set PK Nail; thence leaving said westerly right of way of The Corners Parkway and proceed S81°27'55"W a distance of 101.92 feet to a set PK Nail; thence N15°03'16"E a distance of 303.15 feet to a set 1/2 inch rebar with cap; thence N58°34'45"W a distance of 432.41 feet to a found 1/2 inch open to pipe: thence N58°34'45"W a distance of 21.35 feet to a set PK Nail on said easterly right of way line of Crooked Creek Road; thence along said easterly right of way of Crooked Creek Road the following courses and distances: N47°45'39"E a distance of 75.01 feet to a point; along a curve turning to the left with an arc length of 115.79 feet, having a radius of 860.41 feet, being subtended by a chord bearing of N43°54'20"E, and a chord length of 115.70 feet to a set PK Nail; S58°30'50"E a distance of 20.22 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 161.86 feet, having a radius of 880.41 feet, being subtended by a chord bearing of N34°35'15"E, and a chord length of 161.63 feet to a point; N29°19'14"E a distance of 70.97 feet to a point; along a curve turning to the left with an arc length of 234.98 feet, having a radius of 2904.79 feet, being subtended by a chord bearing of N27°00'11"E, and a chord length of 234.92 feet to a point; along a curve turning to the left with an arc length of 304.44 feet, having a radius of 765.25 feet, being subtended by a chord bearing of N13°17'19"E, and a chord length of 302.44 feet to a point; N01°52'54"E a distance of 169.40 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 704,673 square feet or 16.177 acres.



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15–6–67.

Date of Map or Plat: 11/25/2025

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ESI03", "ESI05", GEOMAX ZOO#00 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,036,094 FEET.

To McKinley Homes; Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 11/21/2025

Date of Map or Plat: 11/25/2025

Surveyor's Signature

Printed name

ALTA/NSPS LAND TITLE SURVEY

FOR

MCKINLEY HOMES

AND

TITLE COMPANY

REVISIONS

5	4	3	2	1	REV	DATE	DESCRIPTION	BY



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(770) 451-2741 WWW.PEC.PLUS C.O.A.-LS000004

LAND LOT(S) 283

DISTRICT 6TH

COUNTY GWINNETT

GEORGIA

SHEET 1 OF 5

DRAWN BY: JVS

CHECKED BY: JACS

FILE NO.: 19055.00

DATE: 11/25/2025

SCALE: 1" = 40'

DATE OF FIELD WORK: 11/21/25

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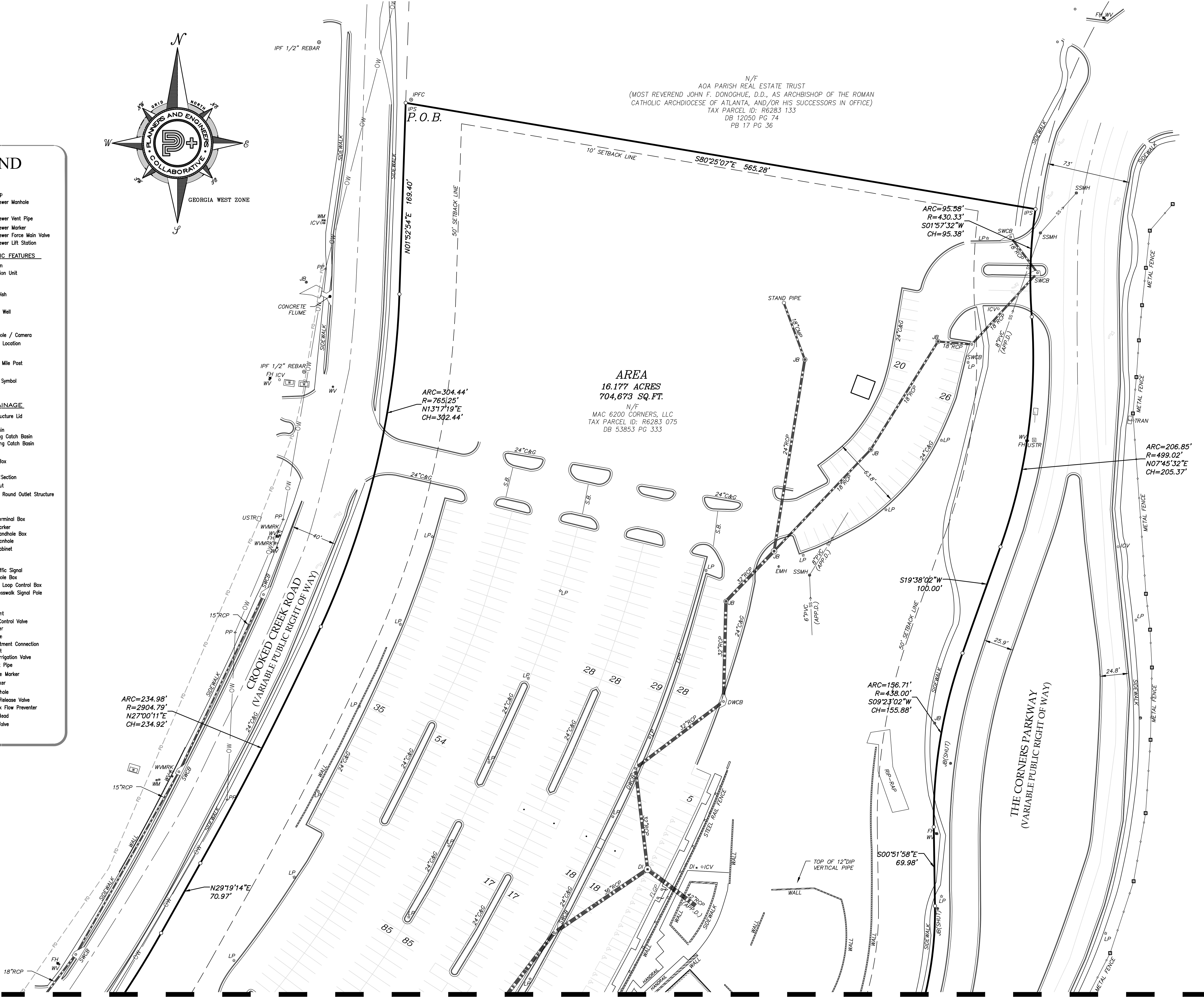
J:\2019\1904500\Sub\Drawings\1904500 - ALTA.dwg - MS:scd - 12/12/2025 7:28 AM



Know what's below.
Call before you dig.

STRUCTURE LEGEND

- CABLE / TV**
- Cable / TV Marker
 - Cable / TV Pedestal
 - Cable / TV Manhole
 - Cable / TV Handhole
 - Cable / TV Cable Box
- ELECTRIC/POWER**
- Transformer
 - Guy Wire
 - Electric Meter
 - Power Pole/Utility Pole
 - Street Light/Light Pole
 - Electric Panel
 - Electric Box
 - Electric Manhole
 - Electric Handhole
 - Electric / Power Marker
 - Spot Light
- FIBER OPTIC**
- Fiber Optic Marker
 - Fiber Optic Manhole
 - Fiber Optic Pedestal
- GAS**
- Gas Meter
 - Gas Valve
 - Gas Fill Cap
 - Gas Manhole
 - Gas Marker
 - Gas Pressure Relief Valve
 - Gas Vault
 - Gas Vent Pipe
- PAVEMENT MARKING**
- BUS ONLY**
- Pavement Marking
- SCHOOL**
- Pavement Marking
- Turn Arrow Left/Right
 - Turn Arrow Left
 - Turn Arrow Right
 - Traffic Arrow Straight
 - Traffic Arrow Straight/Left
 - Traffic Arrow Straight/Right
 - Traffic Arrow U-Turn
 - Handicap Pavement Marking
 - Bike Lane Pavement Marking
- PROPERTY MONUMENTS**
- Right-of-Way Monument Found
 - Concrete Monument Found
 - Iron Pin Set
 - Iron Pin Found (Rebar found)
 - PK Nail Set
 - PK Nail Found
 - Point
 - Benchmark
- MISCELLANEOUS UTILITIES**
- Utility Structure
- SEWER**
- Grease Trap
 - Sanitary Sewer Manhole
 - Cleanout
 - Sanitary Sewer Vent Pipe
 - Sanitary Sewer Marker
 - Sanitary Sewer Force Main Valve
 - Sanitary Sewer Lift Station
- SITE / TOPOGRAPHIC FEATURES**
- Street Sign
 - Air Condition Unit
 - Bollard
 - Mailbox
 - Satellite Dish
 - Flag Pole
 - Monitoring Well
 - Antenna
 - Column
 - Camera Pole / Camera
 - Bore Hole Location
 - Mile Post
 - Rail Road Mile Post
 - Land Lot Symbol
- STORM / DRAINAGE**
- Storm Structure Lid
 - Drop Inlet
 - Catch Basin
 - Single Wing Catch Basin
 - Double Wing Catch Basin
 - Weir Inlet
 - Head Wall
 - Junction Box
 - Curb Inlet
 - Flared-in Section
 - Down Spout
 - Square or Round Outlet Structure
- TELEPHONE**
- Telephone Terminal Box
 - Telephone Marker
 - Telephone Handhole Box
 - Telephone Manhole
 - Telephone Cabinet
- TRAFFIC**
- Overhead Traffic Signal
 - Traffic Handhole Box
 - Traffic Signal Loop Control Box
 - Traffic & Crosswalk Signal Pole
- WATER**
- Fire Hydrant
 - Irrigation Control Valve
 - Water Meter
 - Water Valve
 - Fire Department Connection
 - Water Vault
 - Pressure Irrigation Valve
 - Water Vent Pipe
 - Water Valve Marker
 - Water Marker
 - Water Manhole
 - Water Air Release Valve
 - Water Back Flow Preventer
 - Sprinkler Head
 - Sprinkler Valve



ALTA/NSPS LAND TITLE SURVEY

FOR
MCKINLEY HOMES
AND
TITLE COMPANY

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

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SHEET 2 OF 5

DRAWN BY: JVS
CHECKED BY: JVS
FILE NO.: 1904500
DATE: 11/25/2025
SCALE: 1" = 40'
DATE OF FIELD WORK: 11/21/25

COUNTY
GWINNETT
GEORGIA

LAND LOT(S)
DISTRICT 61H
28.3

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MATCH LINE - SEE SHEET 2

LINETYPES

PROPERTY	EXISTING OVERHEAD
— Adjacent Property	— Overhead Wires
— Property Line	—
— Center of Creek	—
FENCE LINES	EXISTING UNDERGROUND
— Barb Wire Fence	— Cable
— Chain Link Fence	— Electric
— Wood Fence	— Fiber Optic
— Woven Wire Fence	— Gas
—	— Telecommunications
—	— Water
—	— Television
SITE / TOPOGRAPHIC FEATURES	— Storm Drainage Line
— Guardrail	— Sanitary Sewer

STRUCTURE LEGEND

CABLE / TV	SEWER
— Cable / TV Marker	— Grease Trap
— Cable / TV Pedestal	— Sanitary Sewer Manhole
— Cable / TV Manhole	— Cleanout
— Cable / TV Handhole	— Sanitary Sewer Vent Pipe
— Cable / TV Cable Box	— Sanitary Sewer Marker
	— Sanitary Sewer Force Main Valve
	— Sanitary Sewer Lift Station
ELECTRIC / POWER	SITE / TOPOGRAPHIC FEATURES
— Transformer	— Street Sign
— Guy Wire	— Air Condition Unit
— Electric Meter	— Bollard
— Power Pole/Utility Pole	— Mailbox
— Street Light/Light Pole	— Satellite Dish
— Electric Panel	— Flag Pole
— Electric Box	— Monitoring Well
— Electric Manhole	— Antenna
— Electric Handhole	— Column
— Electric / Power Marker	— Camera Pole / Camera
— Spot Light	— Bore Hole Location
	— Mile Post
	— Rail Road Mile Post
	— Land Lot Symbol
FIBER OPTIC	STORM / DRAINAGE
— Fiber Optic Marker	— Storm Structure Lid
— Fiber Optic Manhole	— Drop Inlet
— Fiber Optic Pedestal	— Catch Basin
	— Single Wing Catch Basin
	— Double Wing Catch Basin
	— Gas Pressure Relief Valve
	— Weir Inlet
	— Head Well
	— Junction Box
	— Curb Inlet
	— Flared-in Section
	— Down Spout
	— Square or Round Outlet Structure
GAS	TELEPHONE
— Gas Meter	— Telephone Terminal Box
— Gas Valve	— Telephone Marker
— Gas Fill Cap	— Telephone Handhole Box
— Gas Manhole	— Telephone Manhole
— Gas Marker	— Telephone Cabinet
— Gas Pressure Relief Valve	
— Gas Vault	
— Gas Vent Pipe	
PAVEMENT MARKING	TRAFFIC
— Pavement Marking	— Overhead Traffic Signal
— Pavement Marking	— Traffic Handhole Box
— Pavement Marking	— Traffic Signal Loop Control Box
— Turn Arrow Left/Right	— Traffic & Crosswalk Signal Pole
— Turn Arrow Left	
— Turn Arrow Right	
— Traffic Arrow Straight	
— Traffic Arrow Straight/Left	
— Traffic Arrow Straight/Right	
— Traffic Arrow U-Turn	
— Handicap Pavement Marking	
— Blue Lane Pavement Marking	
PROPERTY MONUMENTS	WATER
— Right-of-Way Monument Found	— Fire Hydrant
— Concrete Monument Found	— Irrigation Control Valve
— Iron Pin Set	— Water Meter
— Iron Pin Found (Rebar found)	— Water Valve
— PK Nail Set	— Fire Department Connection
— PK Nail Found	— Pressure Irrigation Valve
— Point	— Water Vent Pipe
— Benchmark	— Water Valve Marker
	— Water Marker
	— Water Manhole
	— Water Air Release Valve
	— Water Back Flow Preventer
	— Sprinkler Head
	— Sprinkler Valve
MISCELLANEOUS UTILITIES	
— Utility Structure	

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plot Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FLGP	Flag Pole	RWM	Right of Way Monument
GA	Georgia	SSE	Sanitary Sewer Easement
GM	Gas Meter	SSMH	Sanitary Sewer Manhole
GW	Guy Wire	TRAN	Transformer
HDR	Hard Road	VCP	Vitrified Clay Pipe
H.W.	Hard Wood	W.D.F.	Wood Deck
HW	Headwall	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve

ALTA/NSPS LAND TITLE SURVEY
FOR
MCKINLEY HOMES
AND
TITLE COMPANY

SHEET 3 OF 5
DRAWN BY: JVS
CHECKED BY: JVS
FILE NO.: 190555.00
DATE: 11/25/2025
SCALE: 1" = 40'
DATE OF FIELD WORK: 11/21/25

COUNTY
GEORGIA

LAND LOT(S)
DISTRICT 61H

REVISIONS	DESCRIPTION	REV	DATE	BY
5				
4				
3				
2				
1				

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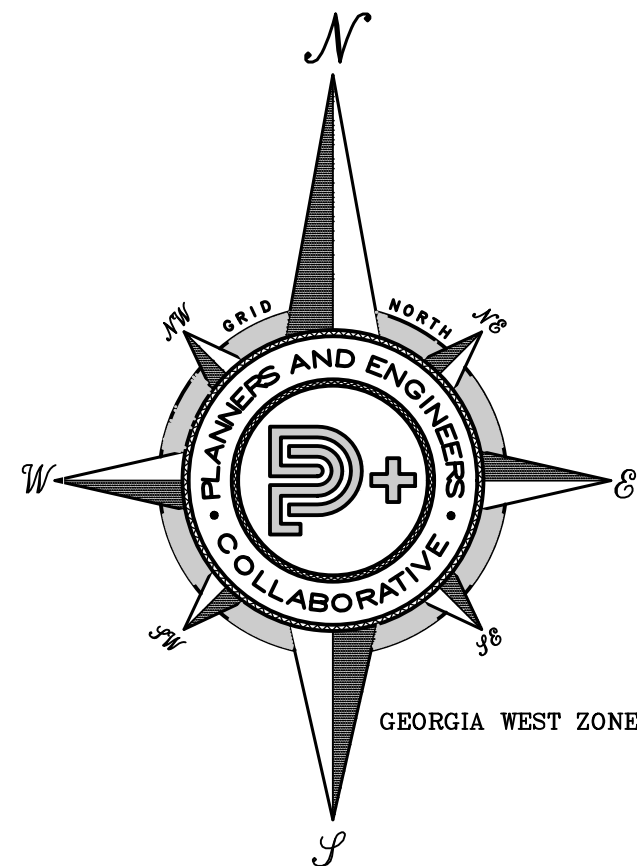
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MATCH LINE - SEE SHEET 5

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

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ALTA/NSPS LAND TITLE SURVEY

FOR
**McKINLEY HOMES
AND
TITLE COMPANY**

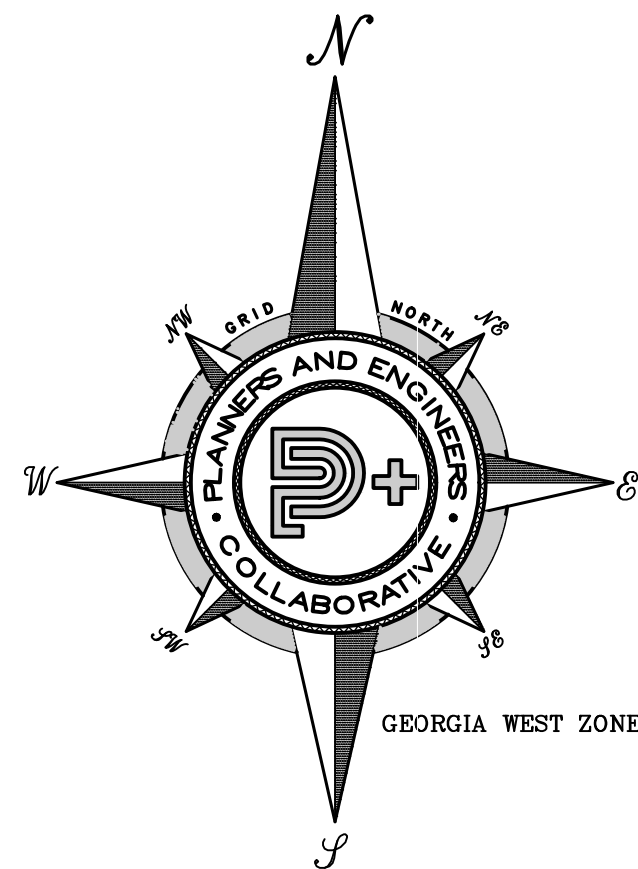
LAND LOT(S) 283
DISTRICT 61H

COUNTY
GWINNETT
GEORGIA

DRAWN BY: JVS
CHECKED BY: JVS
FILE NO.: 1904500
DATE: 11/25/2025
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MATCH LINE - SEE SHEET 4

LINETYPES

PROPERTY	EXISTING OVERHEAD
Adjacent Property	Overhead Wires
Property Line	Property Line
Center of Creek	Center of Creek
FENCE LINES	EXISTING UNDERGROUND
Barb Wire Fence	Cable
Chain link fence	Electric
Wood Fence	Fiber Optic
Woven Wire Fence	Gas
	Telecommunications
	Television
SITE / TOPOGRAPHIC FEATURES	Storm Drainage Line
Guardrail	Sanitary Sewer

STRUCTURE LEGEND

CABLE / TV	SEWER
Cable / TV Marker	Grease Trap
Cable / TV Pedestal	Sanitary Sewer Manhole
Cable / TV Manhole	Cleanout
Cable / TV Handhole	Sanitary Sewer Vent Pipe
Cable / TV Cable Box	Sanitary Sewer Marker
	Sanitary Sewer Force Main Valve
	Sanitary Sewer Lift Station
ELECTRIC / POWER	SITE / TOPOGRAPHIC FEATURES
Transformer	Street Sign
Guy Wire	Air Condition Unit
Electric Meter	Ballard
Power Pole/Utility Pole	Mailbox
Street Light/Light Pole	Satellite Dish
Electric Panel	Flag Pole
Electric Box	Monitoring Well
Electric Manhole	Antenna
Electric Handhole	Column
Electric / Power Marker	Camera Pole / Camera
Spot Light	Bore Hole Location
FIBER OPTIC	Mile Post
Fiber Optic Marker	Rail Road Mile Post
Fiber Optic Manhole	
Fiber Optic Pedestal	Land Lot Symbol
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Gas Meter	Storm Structure Lid
Gas Valve	Drop Inlet
Gas Fill Cap	Catch Basin
Gas Manhole	Single Wing Catch Basin
Gas Marker	Double Wing Catch Basin
Gas Pressure Relief Valve	Weir Inlet
Gas Vault	Head Well
Gas Vent Pipe	Junction Box
PAVEMENT MARKING	Curb Inlet
Pavement Marking	Flared-in Section
Pavement Marking	Down Spout
Pavement Marking	Square or Round Outlet Structure
BUS ONLY SCHOOL	TELEPHONE
Turn Arrow Left/Right	Telephone Terminal Box
Turn Arrow Left	Telephone Marker
Turn Arrow Right	Telephone Handhole Box
Traffic Arrow Straight	Telephone Manhole
Traffic Arrow Straight/Left	Telephone Cabinet
Traffic Arrow Straight/Right	TRAFFIC
Traffic Arrow U-Turn	Overhead Traffic Signal
Handicap Pavement Marking	Traffic Handhole Box
Blue Lane Pavement Marking	Traffic Signal Loop Control Box
PROPERTY MONUMENTS	Traffic & Crosswalk Signal Pole
Right-of-Way Monument Found	WATER
Concrete Monument Found	Fire Hydrant
Iron Pin Set	Irrigation Control Valve
Iron Pin Found (Rebar found)	Water Meter
PK Nail Set	Water Valve
PK Nail Found	Fire Department Connection
Point	Pressure Irrigation Valve
Benchmark	Water Vent Pipe
MISCELLANEOUS UTILITIES	Water Valve Marker
Utility Structure	Water Manhole
	Water Air Release Valve
	Water Back Flow Preventer
	Sprinkler Head
	Sprinkler Valve

ABBREVIATIONS

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CMW	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTF	Open Top Pipe
DB	Deed Book	PB	Plot Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
RHM	Right of Way Monument	SSE	Sanitary Sewer Easement
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GA	Georgia	TRAN	Transformer
GM	Gas Meter	VCP	Vitrified Clay Pipe
GUY	Guy Wire	W.D.F.	Wood Fence
HDR	Hard Road	WM	Water Meter
H.W.	Hard Wood	WV	Water Valve
HW	Headwall		
ICV	Irrigation Control Valve		

ALTA/NSPS LAND TITLE SURVEY

FOR
MCKINLEY HOMES
AND
TITLE COMPANY

REVISIONS

REV	DATE	DESCRIPTION
5		
4		
3		
2		
1		

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60 YEARS

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SHEET 5 OF 5

DRAWN BY: JCS
CHECKED BY: JCS
FILE NO.: 190555.00
DATE: 11/25/2025
SCALE: 1" = 40'
DATE OF FIELD WORK: 11/21/25

COUNTY
GEORGIA

LAND LOT(S)
DISTRICT 61H



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LEGAL DESCRIPTION

LL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 283, of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap located 999.50 feet more or less on the easterly right of way line of Crooked Creek Road (variable public right of way) as measured southwesterly from the most southerly end of mitered intersection created by the southerly right of way line of The Corners Parkway (variable public right of way) and said easterly right of way line of Crooked Creek Road, said rebar being the POINT OF BEGINNING;

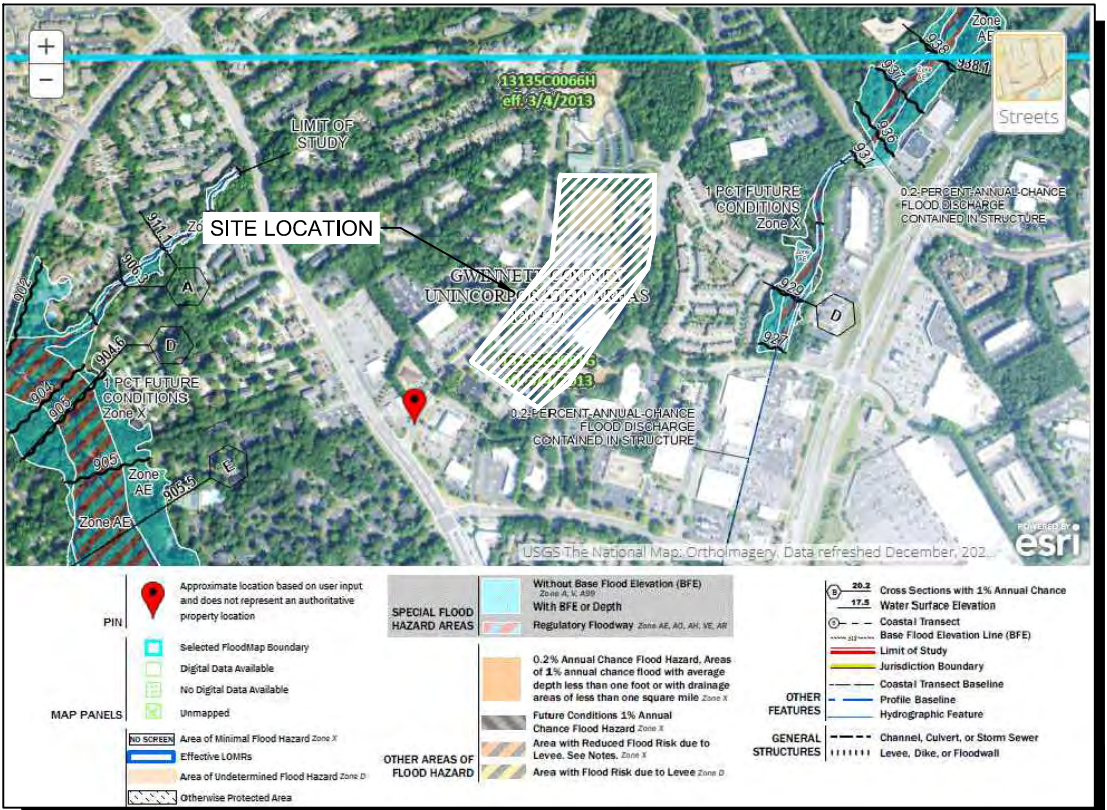
THENCE leaving said easterly right of way of Crooked Creek Road and proceed S80°25'07"E a distance of 565.28 feet to a set 1/2 inch rebar with cap on the westerly right of way of said The Corners Parkway; thence along said westerly right of way of The Corners Parkway the following courses and distances: along a curve turning to the left with an arc length of 95.58 feet, having a radius of 430.33 feet, being subtended by a chord bearing of S01°57'32"W, and a chord length of 95.38 feet to a point; along a curve turning to the right with an arc length of 206.85 feet, having a radius of 499.02 feet, being subtended by a chord bearing of S07°45'32"W, and a chord length of 205.37 feet to a point; S19°38'02"W a distance of 100.00 feet to a point; along a curve turning to the left with an arc length of 156.71 feet, having a radius of 438.00 feet, being subtended by a chord bearing of S09°23'02"W, and a chord length of 155.88 feet to a point; S00°51'58"E a distance of 69.98 feet to a point; along a curve turning to the right with an arc length of 369.30 feet, having a radius of 317.00 feet, being subtended by a chord bearing of S32°30'32"W, and a chord length of 348.77 feet to a point; S65°53'02"W a distance of 85.00 feet to a point; along a curve turning to the left with an arc length of 570.17 feet, having a radius of 439.68 feet, being subtended by a chord bearing of S28°44'52"W, and a chord length of 531.05 feet to a set PK Nail; thence leaving said westerly right of way of The Corners Parkway and proceed S81°27'55"W a distance of 101.92 feet to a set PK Nail; thence N15°03'16"E a distance of 303.15 feet to a set 1/2 inch rebar with cap; thence N58°34'45"W a distance of 432.41 feet to a found 1/2 inch open to pipe; thence N58°34'45"W a distance of 21.35 feet to a set PK Nail on said easterly right of way line of Crooked Creek Road; thence along said easterly right of way of Crooked Creek Road the following courses and distances: N47°45'39"E a distance of 75.01 feet to a point; along a curve turning to the left with an arc length of 115.79 feet, having a radius of 860.41 feet, being subtended by a chord bearing of N43°54'20"E, and a chord length of 115.70 feet to a set PK Nail; S58°30'50"E a distance of 20.22 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 161.86 feet, having a radius of 880.41 feet, being subtended by a chord bearing of N34°35'15"E, and a chord length of 161.63 feet to a point; N29°19'14"E a distance of 70.97 feet to a point; along a curve turning to the left with an arc length of 234.98 feet, having a radius of 2904.79 feet, being subtended by a chord bearing of N27°00'11"E, and a chord length of 234.92 feet to a point; along a curve turning to the left with an arc length of 304.44 feet, having a radius of 765.25 feet, being subtended by a chord bearing of N13°17'19"E, and a chord length of 302.44 feet to a point; N01°52'54"E a distance of 169.40 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 704,673 square feet or 16.177 acres.



SITE LOCATION MAP

NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

ZONING NOTES:

1. THERE ARE NO STATE WATERS PRESENT ON THE SITE, ONLY STORMWATER DETENTION SYSTEM.
2. STORMWATER TO BE PROVIDED IN ABOVE GROUND SYSTEM.
3. THERE IS NO FLOODPLAIN ON THE SITE.
4. STREETS ARE PRIVATE WITH 26' WIDE ROADWAYS.
5. GWINNETT COUNTY TO PROVIDE WATER AND SANITARY SEWER.
6. SURROUNDING ROADWAYS ARE PEACHTREE CORNERS.
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

VARIANCE REQUEST:

1. VARIANCE TO SEC. 1304.5.C.I. TO PERMIT 3-STORY ZERO LOT LINE/DETACHED HOMES FROM 2.5-STORIES

WWW.PEC.PLUS



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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
EACHTREE CORNERS, GA 30092

PROJECT

THE JAMES at PEACHTREE CORNERS

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

PEACHTREE CORNERS PARKWAY AT
CROOKED CREEK ROAD

**CITY OF PEACHTREE CORNERS/
WINNETT COUNTY JURISDICTION**

FOR

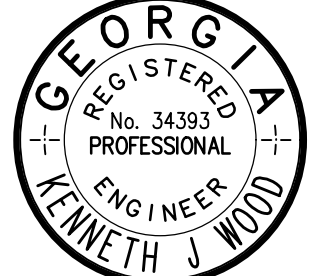
MCKINLEY HOMES

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

HIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

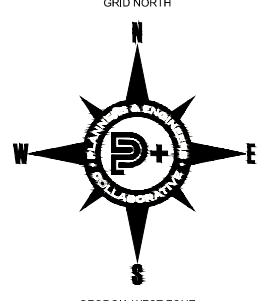


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

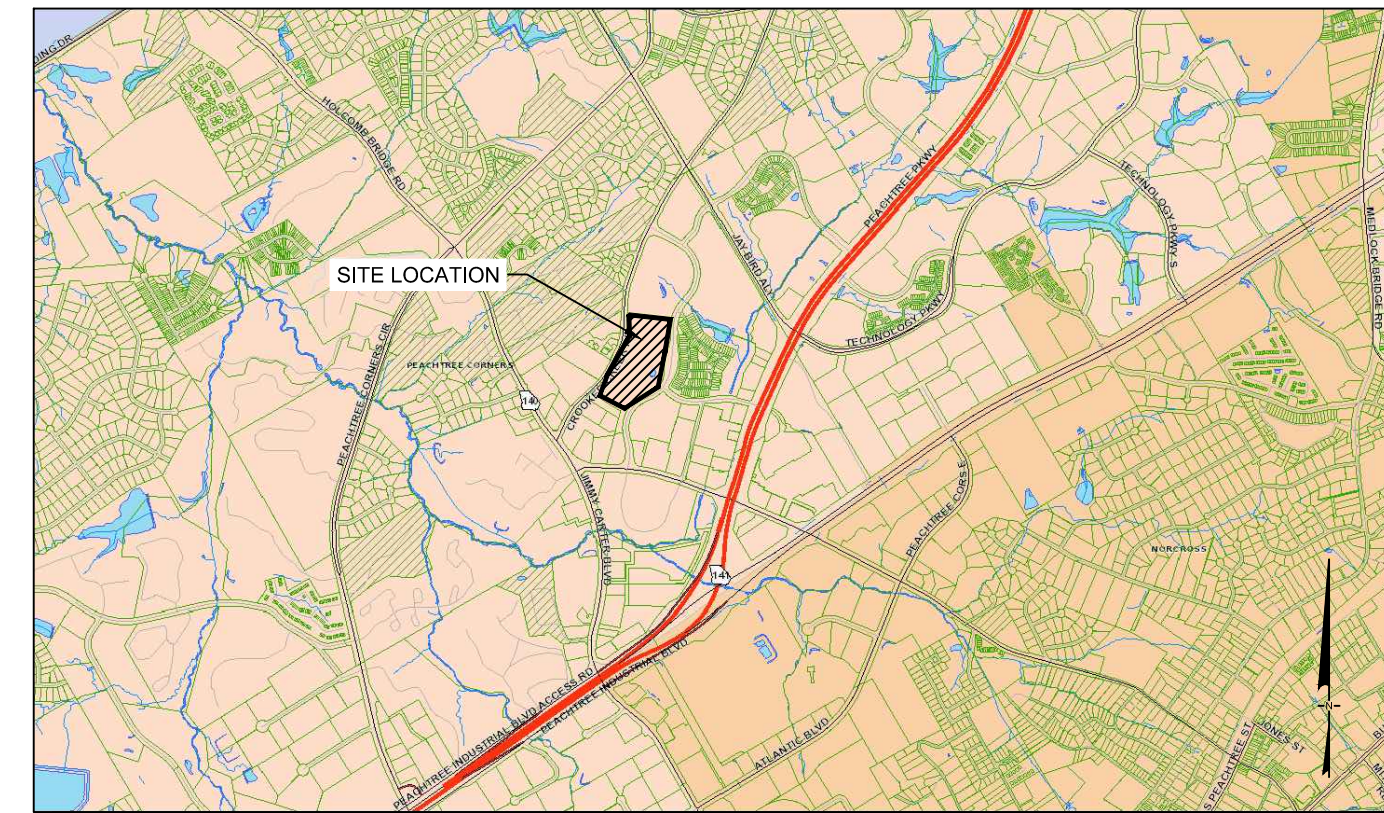
REZONING MASTER PLAN



SCALE: 1" = 60'
DATE: 12/01/2025
PROJECT: 19055.00B

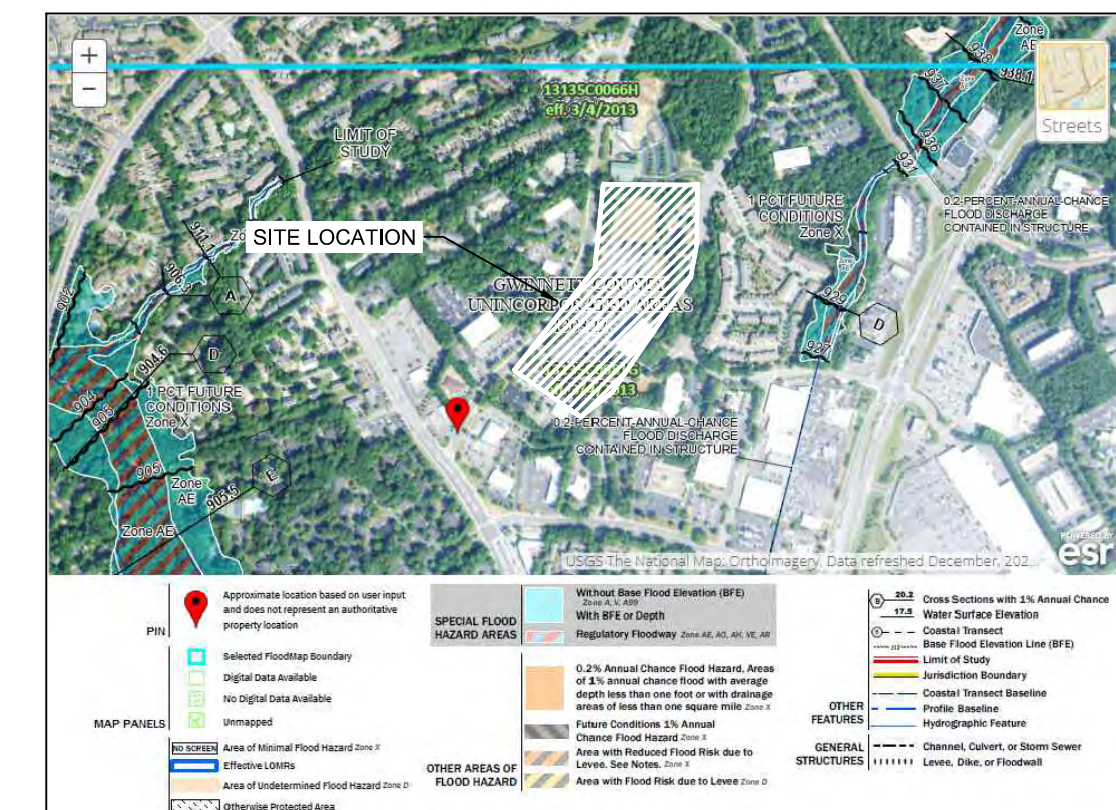


Z1
SHEET



SITE LOCATION MAP

NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

SITE DATA	
SITE AREA	16.177 ACRES
ZONING	
EXISTING ZONING	C-2
PROPOSED ZONING	IRD - Infill Residential Development
ZONING JURISDICTION	CITY OF PEACHTREE CORNERS, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	16.18 ACRES
SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET FROM SIDEWALK
SIDE SETBACK	0 FEET (5 FEET BETWEEN STRUCTURES)
MAJOR SIDE YARD STREET	5 FEET
REAR SETBACK	0 FEET
TOWNHOME SETBACKS	20 FEET SIDE TO SIDE GREEN SPACE
DEVELOPMENT STANDARDS	
BUFFER TO ADJACENT USES	NONE
MIN. BUILDING HEIGHT	3 STORIES
MIN. LOT WIDTH	N/A
MIN. LOT AREA	N/A UNLESS ABUTTING DETACHED
MIN. SF OF HOMES	1,800 SF
FRONT LOADED ATTACHED HOMES PROVIDED	46 UNITS
REAR LOADED ATTACHED HOMES PROVIDED	38 UNITS
REAR LOADED DETACHED HOMES PROVIDED	24 LOTS
FRONT LOADED DETACHED HOMES PROVIDED	29 LOTS
TOTAL RESIDENTIAL UNITS PROVIDED	137 UNITS
TOTAL RESIDENTIAL DENSITY	8.40 UNITS/ACRE
PARKING REQUIREMENTS	
PARKING REQUIRED	274 SPACES (2.0 SP/HOME) + 0.25 GUEST GUEST = 35 SPACES
PARKING PROVIDED	548 SPACES (4.0 SP/ DWELLING UNIT) GUEST PARKING = 28 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED	1.62 ACRES (10%)
OPEN SPACE PROPOSED	2.36 ACRES (14.6%)

1. THERE ARE NO STATE WATERS PRESENT ON THE SITE, ONLY STORMWATER DETENTION SYSTEM.
2. STORMWATER TO BE PROVIDED IN ABOVE GROUND SYSTEM.
3. THERE IS NO FLOODPLAIN ON THE SITE.
4. STREETS ARE PRIVATE WITH 26' WIDE ROADWAYS.
5. GWINNETT COUNTY TO PROVIDE WATER AND SANITARY SEWER.
6. SURROUNDING ROADWAYS ARE PEACHTREE CORNERS.
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

1. VARIANCE TO SEC. 1304.5.C.I. TO PERMIT 3-STORY ZERO LOT LINE/DETACHED HOMES FROM 2.5-STORIES



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

**THE JAMES at
PEACHTREE
CORNERS**

**A MASTER PLANNED RESIDENTIAL
DEVELOPMENT**

PEACHTREE CORNERS PARKWAY AT
CROOKED CREEK ROAD

**CITY OF PEACHTREE CORNERS/
GWINNETT COUNTY JURISDICTION**

FOR

McKinley Homes

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

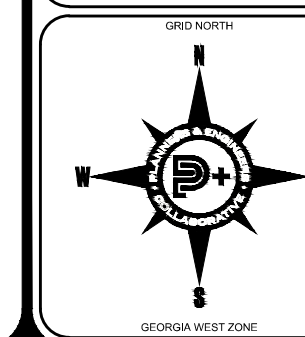


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

REZONING MASTER PLAN



SCALE: 1" = 60'
DATE: 12/01/2025
PROJECT: 19055.00B



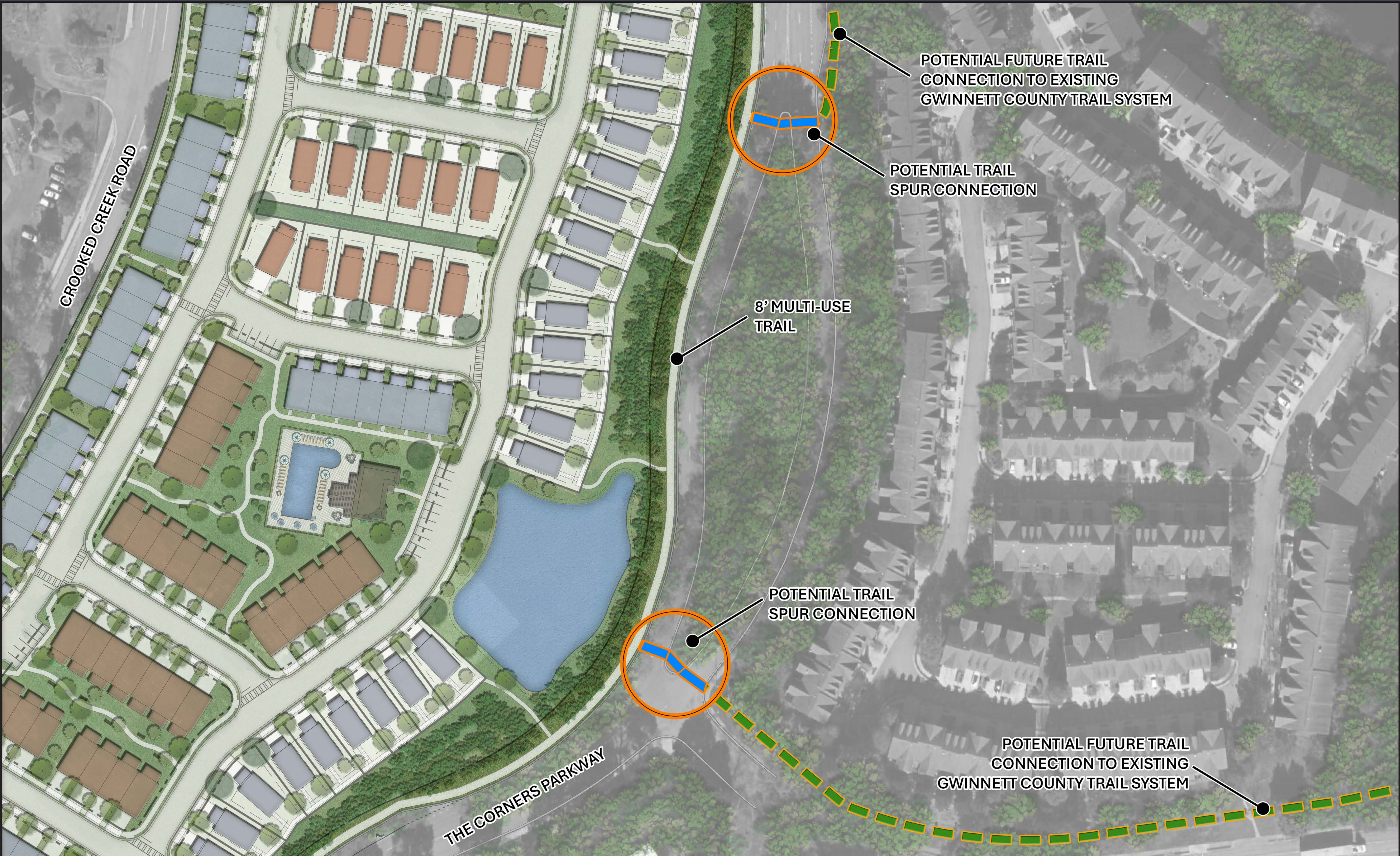
Z1A

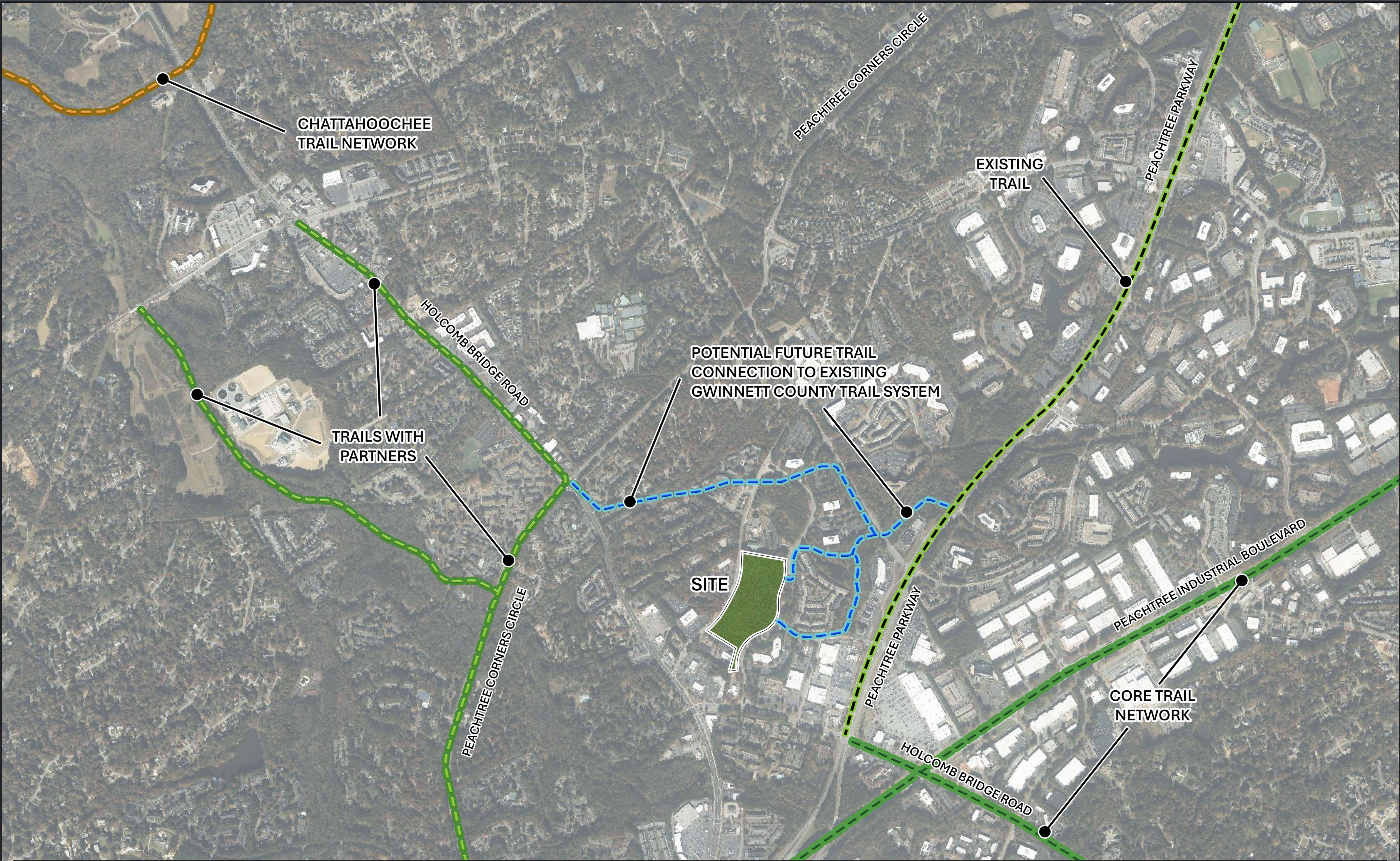
SHEET



POTENTIAL FUTURE TRAIL
CONNECTIONS TO EXISTING
GWINNETT COUNTY TRAIL SYSTEM

* DESIGN/LAYOUT OF MASTER AMENITY AREA &
COMMUNITY GREENS IS FOR ILLUSTRATIVE PURPOSES ONLY





THE JAMES at PEACHTREE CORNERS

6200 THE CORNERS PARKWAY
GWINNETT COUNTY, GA



SCALE: 1" = 500'
DATE: 11/24/2025
PROJECT: 19055.00B



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

6200 THE CORNERS PARKWAY

P R O J E C T



CREATION DATE --/--/--	PROJECT NUMBER ---
DRAWN BY EB	CHECKED BY AS

SHEET TITLE
COVER SHEET

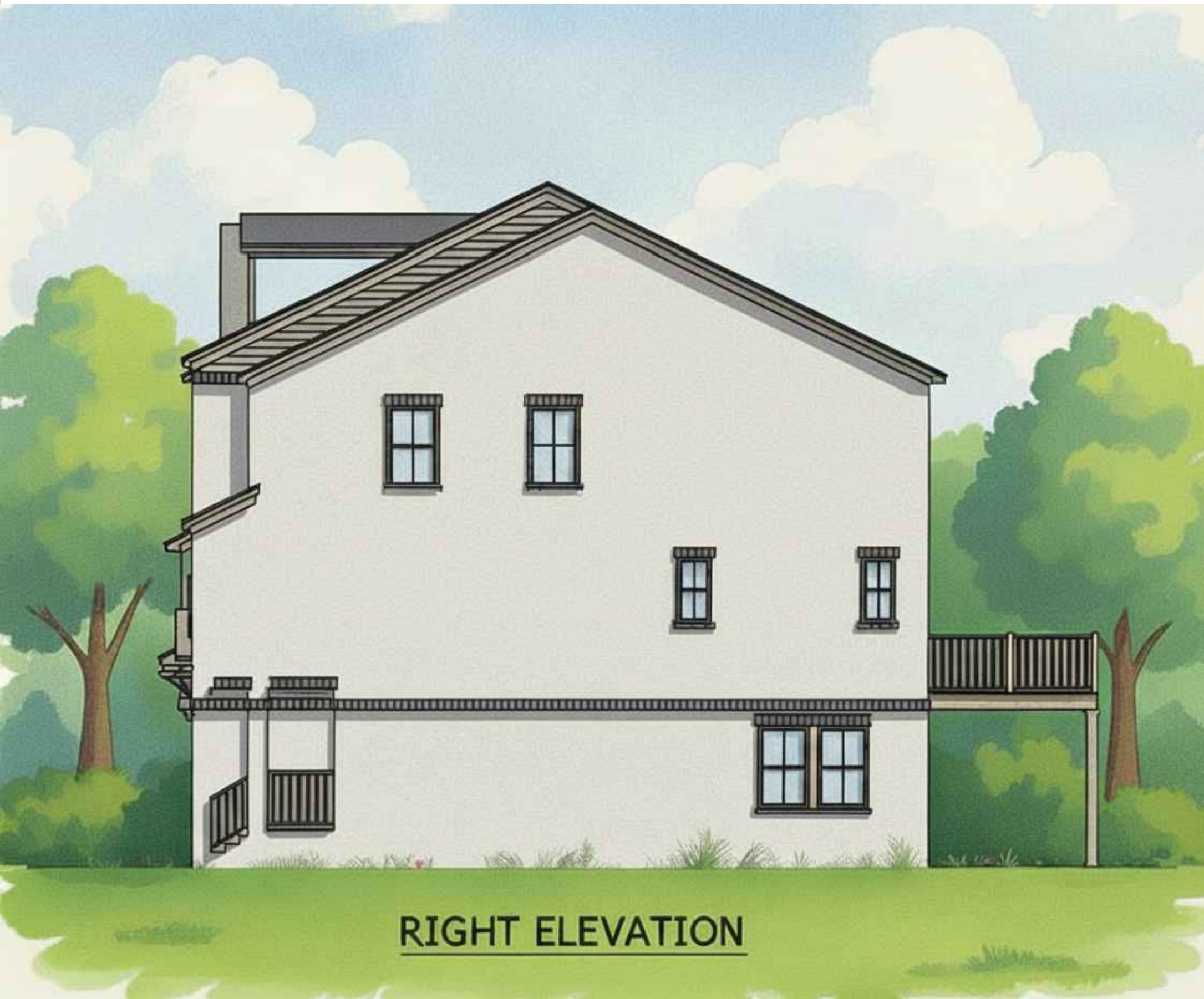
SCALE
1/4" = 1'-0"

☐ RELEASED FOR CONSTRUCTION
☒ NOT RELEASED FOR CONSTRUCTION

C-0



FRONT ELEVATION



RIGHT ELEVATION



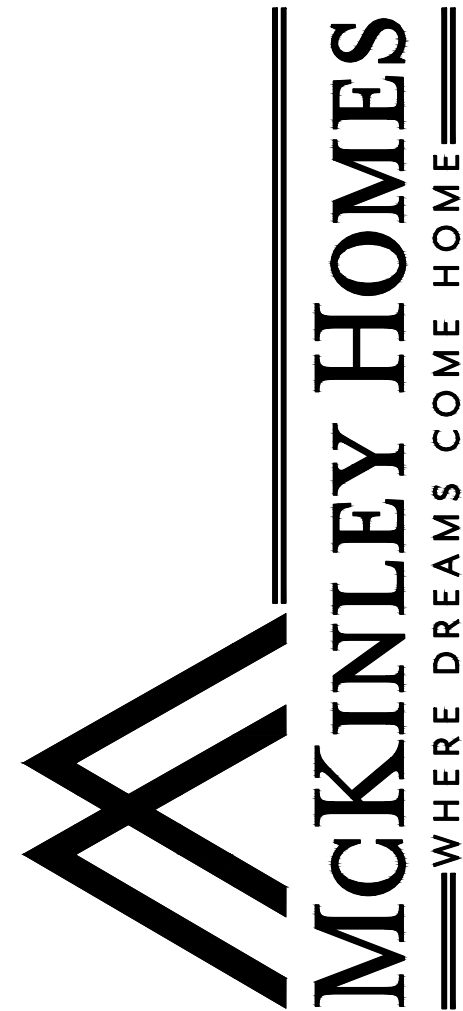
REAR ELEVATION



LEFT ELEVATION

6200 THE CORNERS PARKWAY

P R O J E C T



CREATION DATE	PROJECT NUMBER
--/--/--	---
DRAWN BY	CHECKED BY
EB	AS

SHEET TITLE
COVER SHEET

SCALE
1/4" = 1'-0"

☐ RELEASED FOR CONSTRUCTION
☒ NOT RELEASED FOR CONSTRUCTION

C-0



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

6200 THE CORNERS PARKWAY

P R O J E C T



CREATION DATE	PROJECT NUMBER
--/--/---	---
DRAWN BY	CHECKED BY
EB	AS

SHEET TITLE
COVER SHEET

SCALE
1/4" = 1'-0"

☐ RELEASED FOR CONSTRUCTION
☒ NOT RELEASED FOR CONSTRUCTION

C-0



RIGHT ELEVATION



LEFT ELEVATION

6200 THE CORNERS PARKWAY

PROJECT



CREATION DATE	PROJECT NUMBER
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DRAWN BY	CHECKED BY
EB	AS

SHEET TITLE
COVER SHEET

SCALE
1/4" = 1'-0"

☐ RELEASED FOR CONSTRUCTION
☒ NOT RELEASED FOR CONSTRUCTION

C-0



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

6200 THE CORNERS PARKWAY

P R O J E C T



CREATION DATE	PROJECT NUMBER
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DRAWN BY	CHECKED BY
EB	AS

SHEET TITLE
COVER SHEET

SCALE
1/4" = 1'-0"

☐ RELEASED FOR CONSTRUCTION
☒ NOT RELEASED FOR CONSTRUCTION

C-0

11/18/2025

Letter of Intent

6200 The Corners Parkway Redevelopment (+/- 16.18 acres)

PEC+ Project No. 19055.00B

Dear Community Development Officials,

Please see below the responses to the City's standards governing the exercise of zoning power:

A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes, the proposed rezoning will permit a use that is suitable in view of adjacent and nearby development. The area is characterized by aging commercial and office properties that the Comprehensive Plan identifies as candidates for reinvestment. Introducing a master-planned residential community at an appropriate scale aligns with the CBD's evolving land use pattern. The 137-home program and its internal circulation fit comfortably within the surrounding context. The project supports the broader shift toward a more balanced and adaptable district.

B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?

No, the proposed rezoning will not adversely affect the existing use or usability of nearby property. Redeveloping an obsolete office building and oversized parking fields into a walkable, organized residential neighborhood improves conditions within the CBD. The proposal introduces no external impacts that would diminish adjacent uses. Instead, it stabilizes the area by replacing a declining commercial asset with new investment. The resulting environment enhances the usability of surrounding properties.

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

No, the property does not have a reasonable economic use under its current C-2 zoning. The seven-story office building and nearly 1,000 parking spaces no longer reflect viable market conditions in Peachtree Corners. The Comprehensive Plan notes that aging commercial structures in the CBD are becoming increasingly obsolete. Continued commercial use is not economically feasible given market demand and site configuration. Rezoning to IRD provides a realistic path for reinvestment.

D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, the rezoning will not result in an excessive or burdensome impact on public infrastructure. Traffic from 137 homes is significantly lower than peak volumes associated with a 160,000-square-foot office building. Existing utilities serving the current commercial use provide adequate capacity for the residential program. School impacts are modest given the mix of attached and smaller-lot detached homes. Overall, the redevelopment reduces long-term demands compared to the existing condition.

E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?

Yes, the rezoning is in full conformity with the policy and intent of the 2045 Comprehensive Plan. The Subject Property is within the Central Business District, where the Plan calls for reinvestment, diversification, and strategic introduction of new housing. Replacing an outdated commercial site with a high-quality residential community directly implements these objectives. The proposal also supports the

Plan's goals to broaden housing choice and reduce commuter dependency. This reinvestment strengthens the long-term competitiveness of the CBD.

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

Yes, several existing and changing conditions support approval of the rezoning. Market demand for legacy office space has declined significantly, while demand for modern fee-simple residential options has increased. The Subject Property exhibits the exact characteristics—aging structure, obsolete layout, and surplus parking—that the Plan identifies for reinvention. Nearby properties are also undergoing transition, reinforcing the evolving nature of the CBD. These dynamics collectively support rezoning to IRD as the appropriate and timely redevelopment path.

Conclusion

The applicant and owner respectfully request that the City of Peachtree Corners Planning Commission, Community Development staff, and Mayor and Council approve and support this rezoning request from C-2 to IRD. The proposal will enhance the viability of existing office uses, provide high-quality new housing opportunities, and add small-scale commercial space in a manner consistent with both the 2045 Comprehensive Plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

11/18/2025

Letter of Intent

6200 The Corners Parkway Redevelopment (+/- 16.18 acres)

PEC+ Project No. 19055.00B

Dear Community Development Officials,

This application seeks to rezone and consolidate the approximately 16.18-acre site at 6200 The Corners Parkway in the city of Peachtree Corners (the "Subject Property," PID 6283 075) from C-2 (General Commercial) to IRD (Infill Residential Development). The change would allow for the redevelopment of surface parking and a seven-story office building to a new, mixed residential community consisting of 137 new homes across four product types. In addition, the application seeks a variance to increase the allowable building height from 30 feet to 35 feet to accommodate the proposed residential architectural form.

Site and Proposal

The zoning actions requested include:

- An amendment to the City of Peachtree Corners zoning map to rezone the Subject Property from C-2 to IRD (Infill Residential Development).
- Variance to Sec. 1304.5.c.i. to permit 3-story zero lot line/detached homes from 2.5-stories

Under this proposal, the seven-story existing office building totaling approximately 160,000 square feet and the 970 spaces of surface parking would be redeveloped entirely into a new, master-planned residential community. The proposed mixed-residential infill site includes 137 new homes across four product types: 46 front-loaded attached homes, 38 rear-loaded attached homes, 24 rear-loaded detached homes, and 29 front-loaded detached homes. The total residential density would be approximately 8.4 units per acre. There would be approximately 2.5 acres of open space provided, about 15 percent of the overall 16.18-acre site. The central green would be a fully amenitized area. Though only 311 spaces of parking are required for this mix of uses, the plan proposes 1140 total spaces: 1104 spaces (or four spaces per home) with an additional 36 guest spaces.

Rationale for Request: Rezoning

The request to rezone the approximately 16.18-acre property from C-2 to IRD is supported by both changing market conditions in Peachtree Corners and the policy direction established in the 2045 Comprehensive Plan's Land Use Element. The Subject Property lies within the Central Business District (CBD) character area, which the Plan identifies as a dynamic, evolving activity center that must continually reinvest, diversify, and modernize to remain competitive. The CBD is not intended to function as a static office park or a traditional commercial district; instead, it is envisioned as a flexible, mixed-use environment capable of supporting a range of uses—including new residential options—that reinforce its vitality.

The Land Use Element repeatedly highlights that aging commercial properties and legacy retail sites within the CBD require strategic reinvention. The Plan notes that large-format commercial structures and excess parking areas are increasingly obsolete and that the city should "encourage redevelopment of retail and office properties" that no longer meet current market expectations. The Subject Property fits this description precisely: a deep commercial lot with an outdated building and an oversized parking field that no longer align with present-day needs. Redeveloping such a parcel is one of the specific reinvestment actions the Plan identifies as necessary for the CBD to maintain its momentum.

The Comprehensive Plan also emphasizes that, even in the CBD, the city must broaden its housing choices to support its economic base. Peachtree Corners has a heavy concentration of older, single-family housing and limited supply of modern, fee-simple attached units, despite strong demand from workforce households, young professionals, families, and downsizing residents. The introduction of 137 new

homes—across four product types ranging from attached to detached—directly responds to this policy priority. By adding housing within the CBD, the project helps achieve a critical Plan objective: reducing commuter dependency and allowing more residents to live close to the city’s employment centers. This supports the CBD’s role as both a business hub and a lively activity center with a more balanced land use mix.

The Plan further states that redevelopment in the CBD should leverage existing infrastructure, elevate aesthetics, and encourage more internal connectivity. Replacing an obsolete commercial structure with a walkable, thoughtfully designed residential neighborhood strengthens the internal fabric of the CBD, supports surrounding uses, and catalyzes reinvestment in nearby properties. While the CBD will continue to contain employment and commercial anchors, the introduction of high-quality residential use is consistent with the Plan’s broader vision for a more complete, modern district that is attractive to employers, employees, and future residents alike.

In short, while the CBD is often thought of as an employment-focused area, the 2045 Comprehensive Plan makes clear that sustaining its long-term success requires exactly the kind of reinvestment, diversification, and housing introduction represented in this proposal. Rezoning from C-2 to IRD enables the revitalization of an underperforming commercial site into a high-quality, residential neighborhood that meaningfully advances the CBD’s goals and the Land Use Element’s long-term policy direction.

Rationale for Request: Height Variance

This application also seeks a variance to increase the allowable building height from 2.5 stories to 3 stories (at 35 feet) to accommodate the proposed residential architectural form. The requested height increase is reasonable and supported by both site conditions and the intent of the IRD district. The proposed variance would allow a maximum height of 3 stories rather than the standard 2.5 stories. The additional half-story is essential for achieving appropriate architectural massing, modern rooflines, and the rear-loaded building forms proposed.

The variance remains fully compatible with adjacent uses. Surrounding development includes office, institutional, and commercial buildings at significantly taller heights, as well as other mixed-residential forms within the larger master-planned area. The increase does not create adverse impacts, and the height will remain lower than or comparable to neighboring structures.

From a policy standpoint, the Comprehensive Plan supports context-sensitive flexibility in achieving high-quality infill housing. Providing appropriately scaled residential buildings that fit the design character and remain financially feasible requires modest height adjustments of this nature. The requested variance achieves the minimum necessary relief while preserving the intent of the IRD district.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for the City of Peachtree Corners (the “Zoning Ordinance”) which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant’s and property owner’s property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property’s use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant’s and the property owner’s property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the

State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for IRD as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Peachtree Corners and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by the City of Peachtree Corners and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Peachtree Corners Planning Commission, Community Development staff, and Mayor and Council approve and support this rezoning request from C-2 to IRD. The proposal will enhance the viability of existing office uses, provide high-quality new housing opportunities, and add small-scale commercial space in a manner consistent with both the 2045 Comprehensive Plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

PARCEL ID	TAX YEAR	OWNER OF RECORD																																																																																																																																																												
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For Additional Information Please See The Reverse Side Of This Notice. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid. The millage rate adopted by the Gwinnett County Board of Commissioners exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe. The millage rate adopted by the Gwinnett County Board of Education exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe. The Gwinnett County Board of Education chose to opt out of property tax relief for homeowners related to HB 581 (2024). If you have concerns about that decision, please call 678-301-6200.																																																																																																																																																														
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COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 41.59% of your total ad valorem tax amount. <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>TAXING AUTHORITY</th> <th>ASSESSED VALUE</th> <th>VOE</th> <th>EXEMPTIONS</th> <th>TAXABLE VALUE</th> <th>X</th> <th>MILL RATE</th> <th>TAXES LEVIED</th> </tr> </thead> <tbody> <tr> <td>COUNTY GENERAL FUND</td> <td>5,722,400</td> <td>0</td> <td>0</td> <td>5,722,400</td> <td></td> <td>0.006950</td> <td>39,770.68</td> </tr> <tr> <td>DEVELOPMENT/CODE ENFORCEMENT</td> <td>5,722,400</td> <td>0</td> <td>0</td> <td>5,722,400</td> <td></td> <td>0.000000</td> <td>0.00</td> </tr> <tr> <td>ECONOMIC DEVELOPMENT</td> <td>5,722,400</td> <td>0</td> <td>0</td> <td>5,722,400</td> <td></td> <td>0.000300</td> <td>1,716.72</td> </tr> <tr> <td>FIRE & EMS</td> <td>5,722,400</td> <td>0</td> <td>0</td> <td>5,722,400</td> <td></td> <td>0.003200</td> <td>18,311.68</td> </tr> <tr> <td>POLICE</td> <td>5,722,400</td> <td>0</td> <td>0</td> <td>5,722,400</td> <td></td> <td>0.002900</td> <td>16,594.96</td> </tr> <tr> <td>RECREATION</td> <td>5,722,400</td> <td>0</td> <td>0</td> <td>5,722,400</td> <td></td> <td>0.001000</td> <td>5,722.40</td> </tr> <tr> <td>TOTAL COUNTY TAXES</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0.014350</td> <td>82,116.44</td> </tr> </tbody> </table> SCHOOL TAXES - Levied by the Board of Education and representing 58.41% of your total ad valorem tax amount. <table border="1" style="width:100%; 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border-collapse: collapse;"> <thead> <tr> <th colspan="3">OTHER ASSESSMENTS</th> <th colspan="2">COMBINED TAXES AND ASSESSMENTS</th> </tr> <tr> <th>LEVYING AUTHORITY</th> <th>RATE</th> <th>AMOUNT</th> <th>CHARGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>PEACHTREECORNERS STORMWATER</td> <td>FLAT RATE</td> <td>7,589.10</td> <td>AD VALOREM TAXES:</td> <td>197,422.80</td> </tr> <tr> <td>P'TREE CORS COMMERCIAL LIGHTS</td> <td>FLAT RATE</td> <td>4,006.80</td> <td>ASSESSMENTS:</td> <td>11,595.90</td> </tr> <tr> <td></td> <td></td> <td></td> <td>INTEREST:</td> <td>1,839.36</td> </tr> <tr> <td></td> <td></td> <td></td> <td>TOTAL AMOUNT DUE</td> <td>210,858.06</td> </tr> <tr> <td>TOTAL OTHER ASSESSMENTS:</td> <td></td> <td>11,595.90</td> <td>GRAND TOTAL DUE THIS BILLING:</td> <td>210,858.06</td> </tr> </tbody> </table>				TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	X	MILL RATE	TAXES LEVIED	COUNTY GENERAL FUND	5,722,400	0	0	5,722,400		0.006950	39,770.68	DEVELOPMENT/CODE ENFORCEMENT	5,722,400	0	0	5,722,400		0.000000	0.00	ECONOMIC DEVELOPMENT	5,722,400	0	0	5,722,400		0.000300	1,716.72	FIRE & EMS	5,722,400	0	0	5,722,400		0.003200	18,311.68	POLICE	5,722,400	0	0	5,722,400		0.002900	16,594.96	RECREATION	5,722,400	0	0	5,722,400		0.001000	5,722.40	TOTAL COUNTY TAXES						0.014350	82,116.44	TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	X	MILL RATE	TAXES LEVIED	SCHOOL	5,722,400	0	0	5,722,400		0.018700	107,008.88	SCHOOL BOND	5,722,400	0	0	5,722,400		0.001450	8,297.48	TOTAL SCHOOL TAXES						0.020150	115,306.36	TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	X	MILL RATE	TAXES LEVIED	PEACHTREE CORNERS	5,722,400	0	0	5,722,400		0.000000	0.00	TOTAL OTHER TAXES							0.00	OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS		LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT	PEACHTREECORNERS STORMWATER	FLAT RATE	7,589.10	AD VALOREM TAXES:	197,422.80	P'TREE CORS COMMERCIAL LIGHTS	FLAT RATE	4,006.80	ASSESSMENTS:	11,595.90				INTEREST:	1,839.36				TOTAL AMOUNT DUE	210,858.06	TOTAL OTHER ASSESSMENTS:		11,595.90	GRAND TOTAL DUE THIS BILLING:	210,858.06
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ECONOMIC DEVELOPMENT	5,722,400	0	0	5,722,400		0.000300	1,716.72																																																																																																																																																							
FIRE & EMS	5,722,400	0	0	5,722,400		0.003200	18,311.68																																																																																																																																																							
POLICE	5,722,400	0	0	5,722,400		0.002900	16,594.96																																																																																																																																																							
RECREATION	5,722,400	0	0	5,722,400		0.001000	5,722.40																																																																																																																																																							
TOTAL COUNTY TAXES						0.014350	82,116.44																																																																																																																																																							
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	X	MILL RATE	TAXES LEVIED																																																																																																																																																							
SCHOOL	5,722,400	0	0	5,722,400		0.018700	107,008.88																																																																																																																																																							
SCHOOL BOND	5,722,400	0	0	5,722,400		0.001450	8,297.48																																																																																																																																																							
TOTAL SCHOOL TAXES						0.020150	115,306.36																																																																																																																																																							
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	X	MILL RATE	TAXES LEVIED																																																																																																																																																							
PEACHTREE CORNERS	5,722,400	0	0	5,722,400		0.000000	0.00																																																																																																																																																							
TOTAL OTHER TAXES							0.00																																																																																																																																																							
OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS																																																																																																																																																											
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT																																																																																																																																																										
PEACHTREECORNERS STORMWATER	FLAT RATE	7,589.10	AD VALOREM TAXES:	197,422.80																																																																																																																																																										
P'TREE CORS COMMERCIAL LIGHTS	FLAT RATE	4,006.80	ASSESSMENTS:	11,595.90																																																																																																																																																										
			INTEREST:	1,839.36																																																																																																																																																										
			TOTAL AMOUNT DUE	210,858.06																																																																																																																																																										
TOTAL OTHER ASSESSMENTS:		11,595.90	GRAND TOTAL DUE THIS BILLING:	210,858.06																																																																																																																																																										

11/26/2025

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2025	R6283 075	11-25-2025	\$210,858.06	

R6283 075
MAC 6200 CORNERS LLC
PO BOX 20197
ATLANTA GA 30325-0197

1

Address
Change: ☐

Check here and fill out the back
of this remittance slip if your
billing address or property
location has changed.



1111

1 25 186283000750000 7 00021085806 00021085806 6

Tax Commissioner Customer Service 8 a.m. - 5 p.m. Weekdays

Email: Tax@gwinnettcountry.com | Phone: 770-822-8800 | www.gwinnetttaxcommissioner.com

Homestead Exemptions: If you own and occupy a residential property as of January 1 of the tax year, you may qualify for an exemption to reduce taxes. Special exemptions exist for qualifying seniors, the disabled, and others. Apply at www.GwinnettTaxCommissioner.com/apply. The same application is used for all homesteads exemptions. Applications must be submitted by April 1 to qualify for the current tax year. Once approved, you do not need to reapply unless there is a change to the deed or you become eligible for a different homestead. Contact the Tax Commissioner's Office if you no longer qualify for your exemption.

Property Values: The Board of Assessors (BOA) determines property values. It is your right to file an Ad Valorem Real Property Tax Return with the BOA between January 1 and April 1 of the tax year to declare your own estimate of your property's value. You also have the right to appeal the value on your Annual Notice of Assessment within 45 days of its postmark. For information about values and appeals, contact the BOA directly at 770-822-7200. The Tax Commissioner's Office has no role in determining property values. *Note that the due date to file your value appeal with the BOA for this bill is passed.*

Property you have bought or sold: If you owned property on January 1 of the tax year, you are responsible for the full year's taxes even if you sold it. If the taxes are not paid, you may be named on a tax lien. To avoid this, you must submit acceptable proof of the transfer of tax liability within 90 days of the tax due date. Visit www.GwinnettTaxCommissioner.com/sold for examples of acceptable proof. If your proof is accepted, liens for delinquent taxes will be filed in the name of the property owner as of the tax due date. If you moved to a new home in Gwinnett County, you must apply for a homestead for your new home by April 1 to reduce your taxes in the current year.

Late Payments: Taxes not paid by the due date will accrue interest each calendar month, or any portion of a month thereof. Any amount remaining after 120 days after the due date will accrue a 5% penalty, with an additional 5% penalty added at 120-day intervals (20% maximum). Delinquent taxes will also subject the property to a tax lien and ultimately, to sale at a tax auction to collect the remaining amount. All payments received will be applied first to the oldest amounts due.

Georgia House Bill 581 is a state law passed in 2024 that introduces significant changes in Georgia's property tax system, primarily affecting homeowners through a new statewide floating homestead exemption. HB 581 went into effect on January 1, 2025. If your local county, school board, or city adopted a millage rate higher than the estimated rollback rate that appeared on your assessment notice this year, this bill includes a message notifying you that it may result in a property tax increase. HB 581 created a statewide floating exemption available to all local jurisdictions. If any jurisdiction chose to opt out of the new statewide floating homestead exemption, a separate message will appear on your bill to notify you of that decision and who to contact for additional information.

For Assistance Call:

- Tax Bills - Tax Commissioner: 770-822-8800
- Values & Appeals: Tax Assessor's Office
 - Real Estate: 770-822-7200
 - Personal Property: 770-822-7220
(Planes, Boats, Motors, Businesses)
- County Solid Waste: 770-822-7141
- County Street Lights & Speed Tables: 770-822-7400
- County Stormwater: 678-376-7193
- County Millage Rates: 770-822-7000
- School Millage Rates: 678-301-6200
- City Tax and Special Assessments - contact your city*

Payment Options (we do not accept payment by phone)

- Pay online at www.GwinnettTaxCommissioner.com
 - Check: No convenience fee
 - Debit Card: Flat \$3.50 Fee
 - Credit Card: 2.30% fee, \$1.50 min. (Ex: \$23.00 fee per \$1,000)
- Mail payment and stub to:

Gwinnett County Tax Commissioner
P.O. Box 372
Lawrenceville GA 30046
- Pay in person at any Tax Commissioner Office

To skip the wait, schedule an appointment at
www.GwinnettTaxCommissioner.com/appointment
- Drop checks in a drop box outside any Gwinnett Tag Office
- Make checks payable to Gwinnett County Tax Commissioner.

*Gwinnett County receives \$1.80 per parcel from Berkeley Lake, \$2.10 per parcel from Peachtree Corners, and \$3.10 per parcel from Grayson for collecting city taxes.

Mailing Address
Change:

☐

Property Location
Change:

☐

New Address:

Effective Date:

Daytime Phone

Signature:

PLEASE NOTE:

- We do not accept counter checks, two-party checks, or post-dated checks. Pay with funds on deposit in the United States. Do not mail cash.
- Dishonored checks are subject to additional penalties. Collection efforts may be made by a third-party company, Envision Payment Solutions, acting on behalf of the Tax Commissioner's Office.
- Mail postmarked by the U.S. Postal Service on the due date is accepted as timely received. Postage meter dates will not be honored as timely if received after the due date.
- In order to ensure that payments are postmarked timely, we recommend mailing at least seven working days prior to the due date.
- If you have an escrow account, your property tax information has been made available to your mortgage company; however, it is your responsibility to ensure taxes are paid. If your mortgage company has recently changed, you should send a copy of this bill to the new company.

PLEASE REMIT PAYMENTS TO:

**GWINNETT COUNTY TAX COMMISSIONER
POST OFFICE BOX 372
LAWRENCEVILLE, GA 30046**



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY TAX VERIFICATION

The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Henri Massey - on behalf of McKinley home

Signature: [Signature] Date: 11/25/25

Property Information

Enter all parcel IDs in the table below. [Search for Parcel ID](#)

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R6283 075	NO

Tax Commissioner Affirmation

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Jessilyn MacDuffie Title: TSA

Signature: [Signature] Date: 11/25/25

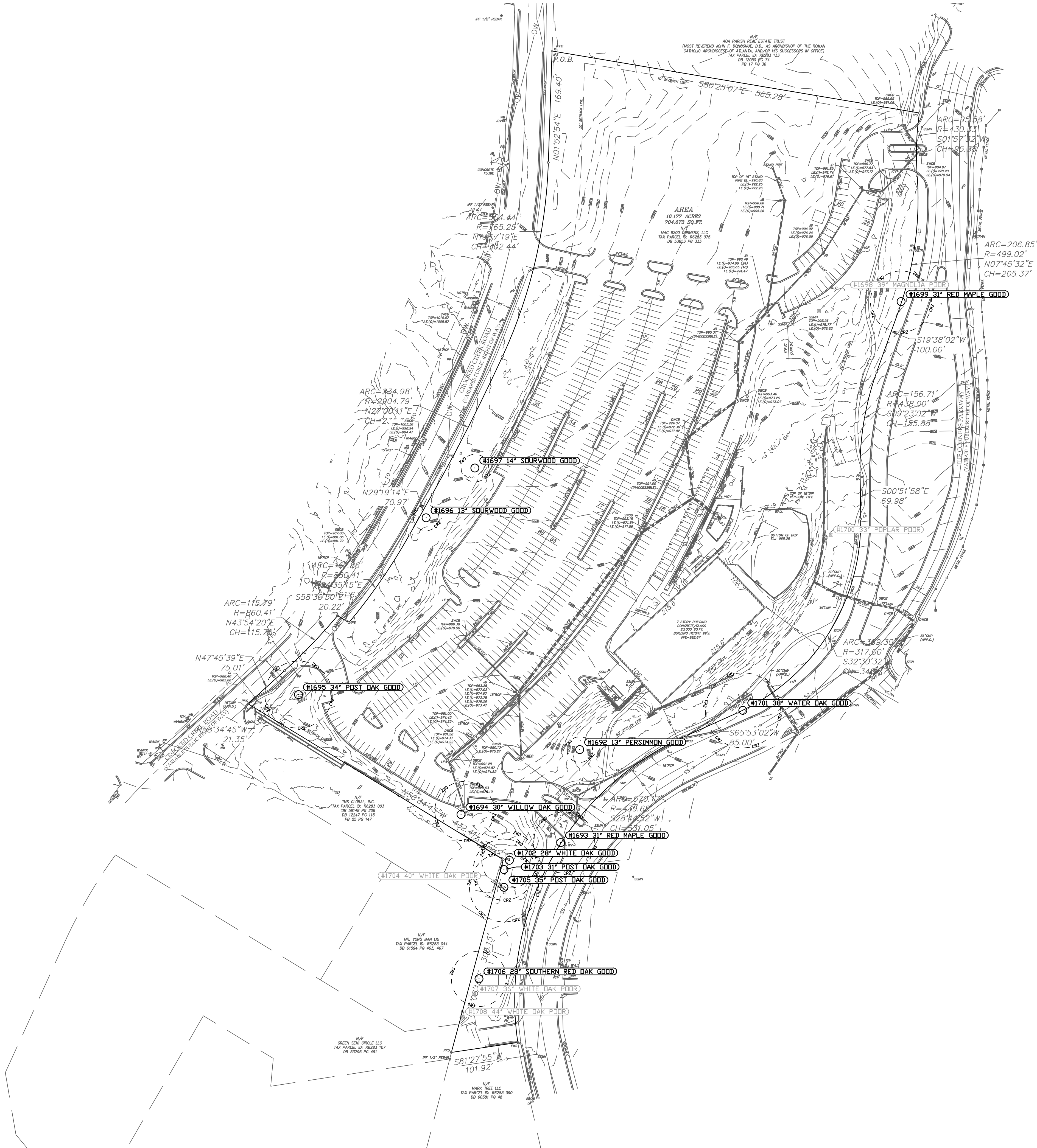
 SPECIMEN TREE & CRZ(1.5' RADIUS TO 1" DBH)

 NON SPECIMEN TREE

OVERSTORY HARDWOOD TREES	28 INCHES
OVERSTORY SOFTWOOD TREES	30 INCHES
FLOWERING UNDERSTORY TREES	12 INCHES

SPECIMEN TREE REPORT COMPLETED 12-1-2025 BY ROOT ZONE TREE
CONSULTANTS:
JAMES MAHONEY
ISA CERTIFIED ARBORIST SO #10291A

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN DECEMBER 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GAOGRAPHIC WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB-1-METER.
3. EQUIPMENT USED:
HORIZONTAL - TRIMBLE DA2 SERIES



THE CORNERS PKWY

FOR
MCKINLEY HOMES
655 ENGINEERING DRIVE,
STE 208
PEACHTREE CORNERS GA, 30092

THE CORNERS PKWY (6200) @ HOLCOMB BRIDGE RD
PEACHTREE CORNERS GA. 30092

[illegible]

SPECIMEN TREE SURVEY

DATE: 12-1-2025
PROJECT: 19055.00B

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION



SHEET #

S1

OF

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request.
Planners and Engineers Collaborative. ©



11/21/2025

RE: THE JAMES at 6200 The Corners Parkway, Peachtree Corners GA 30092

Dear Property Owner:

We would like for you to join our Zoom Video Meeting on Tuesday December 2nd, 2025 from 6pm – 7pm to discuss a proposed infill redevelopment of the property located at 6200 The Corners Pkwy, Peachtree Corners, GA 30092. We are proposing a new, mixed residential infill development with 137 attached and detached homes.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact via email at Htodd@pec.plus or call her at 678-684-6287.

Topic: Proposed Modification for Property Location at 6200 The Corners Pkwy, Peachtree Corners, GA 30092

Time: Dec 2, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/8383729815?pwd=af0jP6MeuV6LZOVQW4nVb9woQeRtdb.1&omn=83080347468>

View meeting insights with Zoom AI Companion

<https://us02web.zoom.us/launch/edl?muid=f5138171-65b3-47a9-85da-96c2956584a5>

Meeting ID: 838 372 9815

Passcode: 19055.00B

One tap mobile

+13126266799,,8383729815#,,,,*525537562# US (Chicago)

+16469313860,,8383729815#,,,,*525537562# US

Join instructions

<https://us02web.zoom.us/join/83080347468/invitations?signature=aC173JPB3OZezCsxoSdy3B98dStmD-nl...>

Sincerely,

Kenneth J. Wood, P.E., LEED AP

Principal | C.E.O.

Planners and Engineers Collaborative, Inc.

HT/RB

BROOKWOOD CONDO
6233 BROOKWOOD RD
PEACHTREE CORNERS, GA 30092-2702

WOODMONT LANDING CONDO
P O BOX 6188
MARIETTA, GA 30068-3341

HAN SE HYUN
3318 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

GRANT LATESHA Y
3479 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

GOMEZ-POSADA JUAN C
6506 CARRIZO FALL CT
HOUSTON, TX 77041-6244

AOA PARISH REAL ESTATE TRUST
2401 LAKE PARK DR SE
SMYRNA, GA 30080-8862

CHAN KUK MEI
3335 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373

PEACHTREE CORNERS INV CO LLC
4563 CAPERS XING E
PEACHTREE CORNERS, GA 30092-1126

RICKY BENNETT JR LIVING TRUST
6039 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

BLACKBEAR CORPS PROPERTIES LLC
6185 CROOKED CREEK RD STE L
PEACHTREE CORNERS, GA 30092-3112

BLACKBEAR CORPS PROPERTIES LLC
6185 CROOKED CREEK RD STE L
PEACHTREE CORNERS, GA 30092-3112

ASSISTANCE LEAGUE OF ATLANTA
GEORGIA INC
PO BOX 920250
NORCROSS, GA 30010-0250

TURNER STACEY MORRAN
3520 SPALDING CHASE DR
PEACHTREE CORNERS, GA 30092-4568

WITHROW JEFFREY D
6064 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

IH3 PROPERTY GEORGIA LP
PO BOX 803467
DALLAS, TX 75380-3467

STREIBEL MICHAEL
3530 SPALDING CHASE DR
PEACHTREE CORNERS, GA 30092-4568

GUZMAN MARIO G
3468 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

YAN CHANG
4505 SIMS PARK OVERLOOK
SUWANEE, GA 30024-5144

THOMAS MARY DIANNE
6037 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

GOSIENE HENRY P
3304 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

KIM EUN HEE
3314 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

CAVALCANTE MILO
3323 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373

KERSH BARRY
3436 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

PAYNE CAROL ASBELL
3467 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

CROSBY JASON N
3472 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

ROCK DANIEL
6044 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

HAYASHI EYUKA
6046 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

LEE JUNG DONG
6062 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

PATTERSON SHAMEKA
6077 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

WANG QIAN
6084 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

ABBASI ZUBAIR
628 OAKBOURNE WAY
WOODSTOCK, GA 30188-1860

3325 HOLCOMB BRIDGE LP
260 PEACHTREE ST NW STE 2700
ATLANTA, GA 30303-1240

CHENG DAVID C
3473 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

CHANG JIN
6090 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

GAUNT REBECCA ELIZABETH
3458 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

BARMAN RITTIK DANIEL
6083 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

MARK TREE LLC
3220 POINTE PKWY STE 200
PEACHTREE CORNERS, GA 30092-3331

CORNERS COURT LLC
1 GLENLAKE PKWY STE 1050
ATLANTA, GA 30328-3450

CREEK LANDING OWNERS
ASSOCIATION INC
6185 CROOKED CREEK RD STE H
PEACHTREE CORNERS, GA 30092-3112

LUO JAY
3456 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

ONYEAGBA CUZA ADA
6087 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

SPELL FRANKLIN E
6082 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

GIBSON SANDRA F
3447 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

NGUYEN JACK
3332 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

JAMES M DUKE LIVING TRUST
3463 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

BRANCH DAMIAN RASHAWN
3338 CAMERON TRL
NORCROSS, GA 30092-3372

JON ESTHER 2023 TRUST
3469 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

LEUNG KWOK LAU
5801 NORFOLK CHASE RD
PEACHTREE CORNERS, GA 30092-3517

PENA FLORES INVESTMENTS LLC
6483 BENNINGTON DR
TUCKER, GA 30084-1507

GAGNON EVA E
3452 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

KIM TAE SUK
3845 LIGHT FARMS WAY
SUWANEE, GA 30024-5261

GRIFFIN JUDY KAY
415 DARROW DR
DULUTH, GA 30097-2431

ASSOCIATED CREDIT UNION
6251 CROOKED CREEK RD
PEACHTREE CORNERS, GA 30092-3107

HAGGARD SCOTT ALLEN
6060 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

LEE MIMI S
3296 SUMMIT RIDGE PKWY STE 1630
DULUTH, GA 30096-1626

GORDON SUZANNE
6076 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

STUBBS SHAMARRO V
3292 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

MINBRO 3300 LLC
320 HALL CT
ALPHARETTA, GA 30022-7593

CASTANEDA STEPHANIE
5065 CENTURY CIR
ROSWELL, GA 30076-6426

LEES WINSTON S
6043 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

GUPTA ROHINI
860 LULLWATER PARK LN
ATLANTA, GA 30306-4621

ETHEREDGE JENNIFER ANN
3451 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

JIAN SIMON
6091 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

JOHN HANN DMD LLC
4555 KINGS ABBOT WAY
PEACHTREE CORNERS, GA 30092-1233

ANWAR AAMIR
3477 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

KANCHWALA SHAHANA
3450 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

HEARD BELINDA F
3444 KIVETON DR
NORCROSS, GA 30092-3376

JAMES JOHN KELLER FAMILY TRUST
760 FALLING ROCKS CT
ROSWELL, GA 30076-5124

YOUNG S AND HANSOON R KIM LIVING
6081 BROOKHAVEN CIR
JOHNS CREEK, GA 30097-2020

PARK JOONBUM
2351 ARNOLD PALMER WAY
DULUTH, GA 30096-4278

SHEN MEI NA
3465 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

JOANNE LEE AND CHI LIM LEE LIVING
4625 HARDWICK CT
SUWANEE, GA 30024-1395

JOANNE LEE AND CHI LIM LEE LIVING
TRUST
4625 HARDWICK CT
SUWANEE, GA 30024-1395

LEE DONG
3324 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

CACERES-NALL LAURA
3300 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

MIN JAI
3474 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

MARIDUENA MAYIYA
3443 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

DAVIDSON KIMBERLY
3350 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

MARTINEZ-SERRUYS MANUEL
3325 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373

MILLS GLORIA L
6086 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

3426 HOLCOMB LLC
3426 HOLCOMB BRIDGE RD
PEACHTREE CORNERS, GA 30092-3124

TMS GLOBAL INC
PO BOX 922637
NORCROSS, GA 30010-2637

GWINNETT WALK LLC
PO BOX 9261
MARIETTA, GA 30065-2261

YEO COREY
3478 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

MACFARLANE ANDREW
3446 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

NDEDIGWE CHIBUIKE ANTHONY
6089 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

RYAN JACK KILBOURN
3550 SPALDING CHASE DR
PEACHTREE CORNERS, GA 30092-4568

HOLCOMB BRIDGE HOLDINGS LLC
204 MARIETTA ST
ALPHARETTA, GA 30009-1907

LECHUGA-GATES JULIE ANN
3470 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

SCGIX-PEACHTREE CORNERS LLC
23B SHELTER COVE LN STE 202
HILTON HEAD, SC 29928-3586

ASSOCIATED CREDIT UNION
6251 CROOKED CREEK RD
PEACHTREE CORNERS, GA 30092-3107

NONG QIANQIAN
8020 ROYAL MELBOURNE WAY
DULUTH, GA 30097-6671

ALPHA & OMEGA PROPERTY HOLDINGS
3420 WOODHILL DR
NORCROSS, GA 30092-3313

HYUN JUSTIN
3454 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

SN GEORGIA LLC
8390 E VIA DE VENTURA STE 303
SCOTTSDALE, AZ 85258-3188

JANG SUN KYUNG
6065 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

CHO SHIN AE
6088 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

ROCA SOLIDA UPCI INC
1574 LONGMONT DR
LAWRENCEVILLE, GA 30044-2046

ROIB2 PEACHTREE CORNERS LLC
504 RHETT ST STE 200
GREENVILLE, SC 29601-2455

RTP PEACHTREE CORNERS VENTURES
7990 TURNBERRY WAY
DULUTH, GA 30097-1634

AOA PARISH REAL ESTATE TRUST
2401 LAKE PARK DR SE
SMYRNA, GA 30080-8862

WILLIAMS YONELI
6078 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

XU LINGYU
4571 RIVER MANSION CT
PEACHTREE CORNERS, GA 30096-6139

CROWLEY JULIE ANN
6085 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

JUSTIN SARA
3481 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

DAVIES CLAY A
3464 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

TRAN VAN T
3453 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

ISSHAK ANDREA
6070 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

MAYER KELLY ADAMS
3352 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

FLEMING GEORGE ZACHARY
6075 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

SOBREMONTTE DENNIS
PO BOX 2903
NORCROSS, GA 30091-2903

CHANCEY JOSEPH
3475 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

SPROTT KENDELL
3445 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

LARIMER JOSHUA
3440 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

DEMOFF LAURIE L
6041 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

IVES TRUDY JANE
3346 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

KIM SUNG HWAN
PO BOX 956672
DULUTH, GA 30095-9512

TAN HWEE CHIN
3316 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

LEAKS JAMES E
78 COLE ST NE STE 200
MARIETTA, GA 30060-2020

BURTON ALIA MOYA
3331 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373

NIXON SHAY T
6068 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

WAGNER HOLCOMB CORNERS, LLC
PO BOX 29319
INDIANAPOLIS, IN 46229-0319

CHUNG SUNGJOO
3296 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

MAC 6200 CORNERS LLC
PO BOX 20197
ATLANTA, GA 30325-0197

GREEN SEMI CICLE LLC
250 RICHLAKE DR
SUWANEE, GA 30024-3293

CHEN ERIC A
3320 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

LESLIE ANN WHITE LIVING TRUST
3476 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

SALERY DANA RHIANNA
6048 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

WONG LUCAS
6045 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

WOO CHAN
3298 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

DOUTHITT JENNIFER R
3302 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

YI AH-REUM
3442 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

LIU YONG JIAN
6244 CROOKED CREEK RD
PEACHTREE CORNERS, GA 30092-6137

HARPER ALTWAUN M
6066 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

MITZEL CYNTHIA
3348 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

YOON DANIEL SUNHO
3329 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373

RAHEMTULLA SEEMA
3386 KIVETON CT
NORCROSS, GA 30092-3375



Check type of mail or service	
☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☐ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	

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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
NOV 24, 25
AMOUNT
\$5.60
S2324W500638-14

USPS Tracking/Article Number

1.	GUPTA ROHINI 860 LULLWATER PARK LN ATLANTA, GA 30306-4621
2.	JOHN HANN DMD LLC 4555 KINGS ABBOT WAY PEACHTREE CORNERS, GA 30092-1233
3.	HEARD BELINDA F 3444 KIVETON DR NORCROSS, GA 30092-3376
4.	PARK JOONBUM 2351 ARNOLD PALMER WAY DULUTH, GA 30096-4278
5.	JOANNE LEE AND CHI LIM LEE LIVING TRUST 4625 HARDWICK CT SUWANEE, GA 30024-1395
6.	MIN JAI 3474 KIVETON DR PEACHTREE CORNERS, GA 30092-3376
7.	MARTINEZ-SERRUYS MANUEL 3325 CAMERON TRL PEACHTREE CORNERS, GA 30092-3373
8.	TMS GLOBAL INC PO BOX 922637 NORCROSS, GA 30010-2637

Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
		Handling Charge - If Registered and over \$50,000 in value										
						Adult Signature Required						
						Adult Signature Restricted Delivery						
						Restricted Delivery						
						Return Receipt						
						Signature Confirmation						
						Signature Confirmation Restricted Delivery						
						Special Handling						

Total Number of Pieces
Listed by Sender

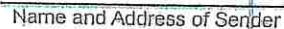
Total Number of Pieces Received at Post Office
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Postmaster, Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 2)
PSN 7530-02-000-9098

Complete in Ink

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Check type of mail or service

- | | |
|--|---|
| ☐ Adult Signature Required | ☐ Priority Mail Express |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail |
| ☐ Certified Mail | ☐ Return Receipt for Merchandise |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery (COD) | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Priority Mail | |

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1.

SALERY DANA RHIANNA
6048 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

2.

DOUTHITT JENNIFER R
3302 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

3.

HARPER ALTWAUN M
6066 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380

4.

RAHEMTULLA SEEMA
3386 KIVETON CT
NORCROSS, GA 30092-3375

5.

CHUNG SUNGJOO
3296 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

6.

CHEN ERIC A
3320 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3372

7.

WONG LUCAS
6045 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381

8.

YI AH-REUM
3442 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

Total Number of Pieces
Listed by Sender

Total Number of Pieces Received at Post Office	10
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PS Form 3877, January 2017 (Page 1 of 2)
PSN 7530-02-000-9098

Complete in Ink



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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
NOV 24, 25
AMOUNT
\$5.60
\$2324W500638-14

For Accountable Mail

				(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
					Handling Charge - If Registered and over \$50,000 in value										
									Adult Signature Required						
									Adult Signature Restricted Delivery						
											Restricted Delivery				
											Return Receipt				
													Signature Confirmation		
													Signature Confirmation Restricted Delivery		
														Special Handling	

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Name and Address of Sender
Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

Check type of mail or service
☐ Adult Signature Required ☐ Priority Mail Express
☐ Adult Signature Restricted Delivery ☐ Registered Mail
☐ Certified Mail ☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation
☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail
☐ Priority Mail



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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
NOV 24 25
AMOUNT
\$5.60
\$2324W500638-14

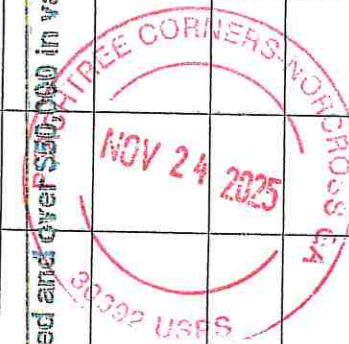
Countable Mail

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	GOSIENE HENRY P 3304 CAMERON TRL PEACHTREE CORNERS, GA 30092-3372													
2.	KERSH BARRY 3436 KIVETON DR PEACHTREE CORNERS, GA 30092-3376													
3.	ROCK DANIEL 6044 CAMERON POINTE PEACHTREE CORNERS, GA 30092-3380													
4.	PATTERSON SHAMEKA 6077 TENNYSON PARK WAY PEACHTREE CORNERS, GA 30092-3379													
5.	HAN SE HYUN 3318 CAMERON TRL PEACHTREE CORNERS, GA 30092													
6.	AOA PARISH REAL ESTATE TRUST 2401 LAKE PARK DR SE SMYRNA, GA 30080-8862													
7.	RICKY BENNETT JR LIVING TRUST 6039 CAMERON POINTE PEACHTREE CORNERS, GA 30092													
8.	ASSISTANCE LEAGUE OF ATLANTA GA PO BOX 920250 NORCROSS, GA 30010-0250													

Postmaster, Per (Name of receiving employee)
MAK 11-24-25

Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8

Handling Charge - If Registered and over \$500.00 in value



Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



Name and Address of Sender

Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

Check type of mail or service

- ☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
- ☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

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U.S. POSTAGE PAID

PEACHTREE CORNERS, GA

30092
NOV 24, 25
AMOUNT

\$5.60

S2324W500638-14

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postag

1. BROOKWOOD CONDO
6233 BROOKWOOD RD
PEACHTREE CORNERS, GA 30092-2702
2. GRANT LATESHA Y
3479 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377
3. CHAN KUK MEI
3335 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373
4. BLACKBEAR CORPS PROPERTIES LLC
6185 CROOKED CREEK RD STE L
PEACHTREE CORNERS, GA 30092-3112
5. TURNER STACEY MORRAN
3520 SPALDING CHASE DR
PEACHTREE CORNERS, GA 30092-4568
6. STREIBEL MICHAEL
3530 SPALDING CHASE DR
PEACHTREE CORNERS, GA 30092-4568
7. THOMAS MARY DIANNE
6037 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381
8. CAVALCANTE MILO
3323 CAMERON TRL
PEACHTREE CORNERS, GA 30092-3373

Total Number of Pieces
Listed by Sender

8

Total Number of Pieces
Received at Post Office

8

(Signature of person receiving employee)

Michael 11-25-25

Complete in Ink

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Firm Mailing Book For Accountable Mail

Name and Address of Sender
Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

Check type of mail or service
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery



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U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
NOV 24, 25
AMOUNT
\$5.60
\$2324W500638-14

USPS Tracking/Article Number

1. CROSBY JASON N
3472 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376
2. LEE JUNG DONG
6062 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380
3. WOODMONT LANDING CONDO
P O BOX 6188
MARIETTA, GA 30068-3341
4. GOMEZ-POSADA JUAN C
6506 CARRIZO FALL CT
HOUSTON, TX 77041-6244
5. PEACHTREE CORNERS INV CO LLC
4563 CAPERS XING E
PEACHTREE CORNERS, GA 30092-1126
6. BLACKBEAR CORPS PROPERTIES LLC
6185 CROOKED CREEK RD STE L
PEACHTREE CORNERS, GA 30092-3112
7. WITHROW JEFFREY D
6064 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380
8. GUZMAN MARIO G
3468 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

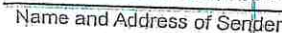
Total Number of Pieces
Listed by SenderTotal Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

Complete in Ink

PS Form 3877, January 2017 (Page 1 of 2)
PSN 7530-02-000-9098

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Peachtree Corners, GA 30092

☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☐ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	



U.S. POSTAGE PAID
PEACHTREE CORNERS, GA
30092
NOV 24, 25
AMOUNT
\$5.60
\$2324W500638-14

Accountable/Me

Addressee (Name, Street, City, State, & ZIP Code™)

1.	ROCA SOLIDA UPCI INC 1574 LONGMONT DR LAWRENCEVILLE, GA 30044-2046
2.	AOA PARISH REAL ESTATE TRUST 2401 LAKE PARK DR SE SMYRNA, GA 30080-8862
3.	CROWLEY JULIE ANN 6085 TENNYSON PARK WAY PEACHTREE CORNERS, GA 30092-3379
4.	TRAN VAN T 3453 KIVETON DR PEACHTREE CORNERS, GA 30092-3377
5.	FLEMING GEORGE ZACHARY 6075 TENNYSON PARK WAY PEACHTREE CORNERS, GA 30092-3379
6.	SPROTT KENDELL 3445 KIVETON DR PEACHTREE CORNERS, GA 30092-3377
7.	IVES TRUDY JANE 3346 CAMERON TRL PEACHTREE CORNERS, GA 30092-3372
8.	LEAKS JAMES E 78 COLE ST NE STE 200 MARIETTA, GA 30060-2020

Handling Charge - If Registered and over \$50,000 in value

PEACH TREE CORNERS - NORFOLK, VA
NOV 24 2025
30392 U.S. 58
Adult Signature Required
Adult Signature Restricted Delivery

Total Number of Pieces Received at Post Office	10
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Postmaster, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917,

PS Form 3877, January 2017 (Page 1 of 2)
PSN 7530-02-000-9098

Complete in ink

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Name and Address of Sender

Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

Check type of mail or service

- | | |
|--|---|
| ☐ Adult Signature Required | ☐ Priority Mail Express |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail |
| ☐ Certified Mail | ☐ Return Receipt for Merchandise |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery (COD) | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Priority Mail | |

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U.S. POSTAGE PAID

PEACHTREE CORNERS, GA

30092
NOV 24, 25
AMOUNT

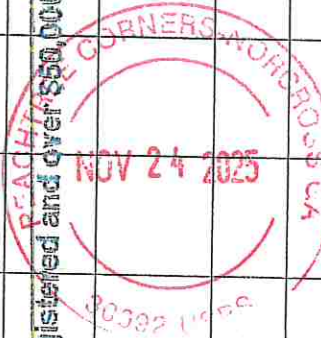
\$5.60

S2324W500638-14

table/Mail

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	NIXON SHAY T 6068 CAMERON POINTE PEACHTREE CORNERS, GA 30092-3380													
2.	MAC 6200 CORNERS LLC PO BOX 20197 ATLANTA, GA 30325-0197													
3.	LESLIE ANN WHITE LIVING TRUST 3476 KIVETON DR PEACHTREE CORNERS, GA 30092-3376													
4.	WOO CHAN 3298 CAMERON TRL PEACHTREE CORNERS, GA 30092-3372													
5.	LIU YONG JIAN 6244 CROOKED CREEK RD PEACHTREE CORNERS, GA 30092-6137													
6.	YOON DANIEL SUNHO 3329 CAMERON TRL PEACHTREE CORNERS, GA 30092-3373													
7.	WAGNER HOLCOMB CORNERS, LLC PO BOX 29319 INDIANAPOLIS, IN 46229-0319													
8.	GREEN SEMI CICLE LLC 250 RICHLAKE DR SUWANEE, GA 30024-3293													

Handling Charge - If Registered and over \$50,000 in value



Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces Listed by Sender

8

Total Number of Pieces Received at Post Office

8

Postmaster, For Information Only

Complete in Ink

11-24-2025



Name and Address of Sender

Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

Check type of mail or service

- ☐ Adult Signature Required ☐ Priority Mail Express
☐ Adult Signature Restricted Delivery ☐ Registered Mail
☐ Certified Mail ☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation
☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail
☐ Priority Mail

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1. ALPHA & OMEGA PROPERTY HOLDINGS
3420 WOODHILL DR
NORCROSS GA 30092-3313
2. JANG SUN KYUNG
6065 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3381
3. ROIB2 PEACHTREE CORNERS LLC
504 RHETT ST STE 200
GREENVILLE, SC 29601-2455
4. WILLIAMS YONELI
6078 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378
5. JUSTIN SARA
3481 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377
6. ISSHAK ANDREA
6070 CAMERON POINTE
PEACHTREE CORNERS, GA 30092-3380
7. SOBREMONTTE DENNIS
PO BOX 2903
NORCROSS, GA 30091-2903
8. LARIMER JOSHUA
3440 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

Total Number of Pieces Listed by Sender

8

Total Number of Pieces Received at Post Office

8

Signature, Per (name or receiving employee)

W. Lee 11-24-25

Complete in Ink



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PEACHTREE CORNERS, GA

30092
NOV 24, 25
AMOUNT

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						Adult Signature Restricted Delivery						
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Name and Address of Sender

Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

Check type of mail or service

- ☐ Adult Signature Required ☐ Priority Mail Express
☐ Adult Signature Restricted Delivery ☐ Registered Mail
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MILLS GLORIA L
6086 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3378

GWINNETT WALK LLC
PO BOX 9261
MARIETTA, GA 30065-2261

NDEDIGWE CHIBUIKE ANTHONY
6089 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

LECHUGA-GATES JULIE ANN
3470 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

JIAN SIMON
6091 TENNYSON PARK WAY
PEACHTREE CORNERS, GA 30092-3379

KANCHWALA SHAHANA
3450 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

YOUNG S AND HANSON R KIM
6081 BROOKHAVEN CIR
JOHNS CREEK, GA 30097-2020
JOANNE LEE AND CHI LIM LEE LIVING
4625 HARDWICK CT
SUWANEE, GA 30024-1395

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

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11-24-2025

Complete in Ink



Name and Address of Sender

Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

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☐ Adult Signature Restricted Delivery ☐ Registered Mail
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Return Receipt

Signature Confirmation

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Special Handling

Total Number of Pieces Listed by Sender

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Postmaster, Per (Name of receiving employee)

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Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

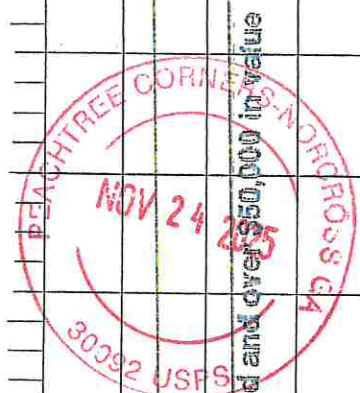
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1.	MITZEL CYNTHIA 3348 CAMERON TRL PEACHTREE CORNERS, GA 30092-3372															
2.	IH3 PROPERTY GEORGIA LP PO BOX 803467 DALLAS, TX 75380-3467															
3.	YAN CHANG 4505 SIMS PARK OVERLOOK SUWANEE, GA 30024-5144															
4.	KIM EUN HEE 3314 CAMERON TRL PEACHTREE CORNERS, GA 30092-3372															
5.	PAYNE CAROL ASBELL 3467 KIVETON DR PEACHTREE CORNERS, GA 30092-3377															
6.	HAYASHI EYUKA 6046 CAMERON POINTE PEACHTREE CORNERS, GA 30092-3380															
7.	WANG QIAN 6084 TENNYSON PARK WAY PEACHTREE CORNERS, GA 30092-3378															
8.	KIM SUNG HWAN PO BOX 956672 DULUTH, GA 30095-9512															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														





Name and Address of Sender

Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

Check type of mail or service

- ☐ Adult Signature Required ☐ Priority Mail Express
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☐ Certified Mail ☐ Return Receipt for Merchandise
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☐ Priority Mail



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30092
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AMOUNT
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USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
		Handling Charge - If Registered and over \$50.00 in value										
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PEACHTREE CORNERS, GA 30092
NOV 24, 25
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Return Receipt
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Special Handling

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 2)
PSN 7530-02-000-9098

Complete in Ink

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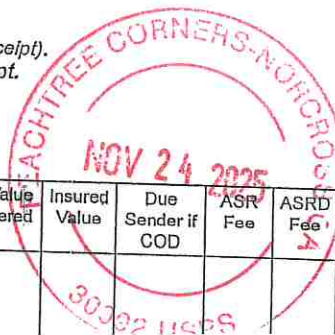
Name and Address of Sender

Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

Check type of mail or service

- ☐ Adult Signature Required ☐ Priority Mail Express
☐ Adult Signature Restricted Delivery ☐ Registered Mail
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☐ Priority Mail

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.



Firm Mailing Book For Accountable Mail

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee Handling Charge Actual Value If Registered Insured Value Due Sender if COD ASR Fee ASRD Fee RD Fee RR Fee SC Fee SCRD Fee SH Fee

1.

MARK TREE LLC
3220 POINTE PKWY STE 200
PEACHTREE CORNERS, GA 30092-3331

2.

LUO JAY
3456 KIVETON DR
PEACHTREE CORNERS, GA 30092-3376

3.

GIBSON SANDRA F
3447 KIVETON DR
PEACHTREE CORNERS, GA 30092-3377

4.

BRANCH DAMIAN RASHAWN
3338 CAMERON TRL
NORCROSS, GA 30092-3372

5.

PENA FLORES INVESTMENTS LLC
6483 BENNINGTON DR
TUCKER, GA 30084-1507

6.

GRIFFIN JUDY KAY
415 DARROW DR
DULUTH, GA 30097-2431

7.

LEE MIMI S
3296 SUMMIT RIDGE PKWY STE 1630
DULUTH, GA 30096-1626

8.

MINBRO 3300 LLC
320 HALL CT
ALPHARETTA, GA 30022-7593



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Complete in Ink

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Name and Address of Sender

Planners and Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

Check type of mail or service

- ☐ Adult Signature Required ☐ Priority Mail Express
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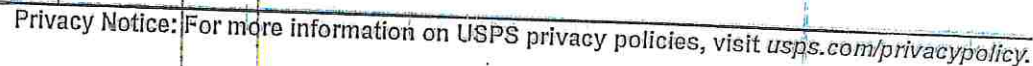
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PS Form 3877, January 2017 (Page 1 of 2)
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Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.												
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
Planners and Engineers Collaborative 350 Research Court Suite 200 Peachtree Corners, GA 30092		BURTON ALIA MOYA 3331 CAMERON TRL PEACHTREE CORNERS, GA 30092-3373														
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FOR LETTER
PEACHTREE CORNERS, GA
30092
NOV 24, 25
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Handling Charge - If Registered

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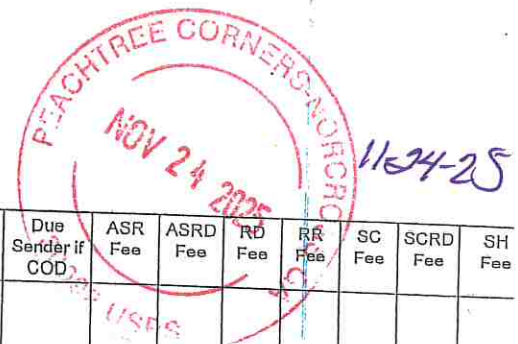
Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



nkley

AN ORDINANCE TO APPROVE A REQUEST TO REZONE ±16.17 ACRES FROM C-2 TO IRD FOR AN INFILL RESIDENTIAL DEVELOPMENT AT 6200 THE CORNERS PARKWAY, DIST. 6, LAND LOT 283, PEACHTREE CORNERS, GA.

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

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on January 20, 2026 and February 24, 2026;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that RZ2025-003, 6200 The Corners Parkway, is hereby approved subject to the following conditions:

1. The property shall be rezoned from C-2 to IRD.
2. The use of the property shall be limited to 137 residential units, with a maximum of 84 units as townhouses.
3. Residential units are limited to 3-stories and 35' in height.
4. The property shall be developed in substantial conformance with the site plan prepared by PEC and titled 'Rezoning Master Plan', dated December 1, 2025 (with revisions to meet these conditions and zoning and development regulations).
5. Driveways shall be a minimum of 18' in length and 20' in width.
6. Owner/Developer shall install a 25' replanted landscape strip along the northern property line. The landscape strip shall be planted with evergreen screening. At install, the proposed trees shall be a minimum of 9 feet in height. The proposed northeast entrance roadway may encroach into the 25' landscape strip for access to the property.
7. Owner/Developer shall install a 6' opaque solid fence along the northern property line that shall be maintained by the HOA.
8. Building elevations shall be in substantial conformance with the elevations submitted with this application and received December 1, 2025, subject to review and approval by the Community Development Director.
9. The development shall be limited to the access points as shown on the site plan prepared by PEC and titled 'Rezoning Master Plan', dated December 1, 2025, subject to review and approval by the City of Peachtree Corners Public Works Director.
10. Owner/Developer shall close and install curb and gutter at the northernmost access point along Crooked Creek Road. Should any other access points be closed, curb and gutter shall be installed.

11. Owner/Developer shall construct on-site stormwater detention facilities to meet the standards of Peachtree Corners' Stormwater Ordinances including, but not limited to, stormwater detention, water quality standards, stream protection and management of off-site drainage flowing through the site.
12. All stormwater facilities shall be owned and maintained by the Homeowner's Association/owner of the subject property in accordance with Peachtree Corners' Stormwater Ordinances.
13. Owner/Developer shall install sidewalks along The Corners Parkway and Crooked Creek Road and dedicate southeast portion, along The Corners Parkway, to the City to ensure that the sidewalk stays in the Right of Way.
14. Owner/Developer shall provide sidewalk connectivity within the development and provide pedestrian sidewalk connections from the development onto the public sidewalk network along The Corners Parkway and Crooked Creek Road.
15. Owner/Developer shall provide a central mailbox for the community with adequate pedestrian access.
16. Owner/Developer shall provide space and feasibility for residential garbage service, subject to review and approval of the City of Peachtree Corners Public Works Director.
17. Bicycle racks shall be provided within the development in accordance with the overlay standards.
18. No more than 15% of the homes may be rental units concurrently. The limitation shall be incorporated into the Homeowners' Association covenants and enforced by the Homeowners' Association.

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 2026.

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

**AN ORDINANCE TO DENY A REQUEST TO REZONE +16.17 ACRES FROM C-2 TO
IRD FOR AN INFILL RESIDENTIAL DEVELOPMENT AT 6200 THE CORNERS
PARKWAY, DIST. 6, LAND LOT 283, PEACHTREE CORNERS, GA.**

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

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners
on January 20, 2026 and February 24, 2026;

**NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of
Peachtree Corners, Georgia** that RZ2025-003, 6200 The Corners Parkway, is hereby denied.

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 2026.

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

R2026-02-263

RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA
IN SUPPORT OF APPLICATIONS TO THE ATLANTA REGIONAL
COMMISSION'S 2026 TRANSPORTATION IMPROVEMENT PROGRAM

WHEREAS, the Atlanta Regional Commission (ARC) is currently conducting a solicitation for Transportation Improvement Program (TIP) project proposals utilizing federal funding under the Surface Transportation Block Grant Program, which includes the set aside for Transportation Alternatives, ARC's Livable Centers Initiative program, and the Carbon Reduction Program will be awarded to implement projects which support the goals and objectives of the 2050 Metropolitan Transportation Plan; and

WHEREAS, staff have reviewed the City's adopted plans including the City's adopted plans including the Comprehensive Transportation Plan, the Livable Center Initiative, the Holcomb Bridge Corridor Study, the Innovation District Multi-use Trail Study, and the Crooked Creek Multi-use Trail Concept and Feasibility Report and planned for projects that aligned with the ARC's 2026 TIP Solicitation; and

WHEREAS, the Crooked Creek Trail from Spalding Drive to Peachtree Corners Circle has received ARC funding for Preliminary Engineering and Right of Way acquisition, and the City is now seeking additional funds for the Construction phase; and

WHEREAS, the Innovation District Multi-use Trail (Phase 2) project constructing a trail along Burdell Branch from Engineering Drive to Woodhill Drive has received ARC funding for Preliminary Engineering and Construction, and the City is now seeking additional funds for Right of Way acquisition phase; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council that the City of Peachtree Corners shall submit applications for funding from the ARC's 2026 TIP Solicitation for the above listed projects, and that it shall, in the event that the application is recommended for funding, take action to assure that the city will provide at a minimum the required 20 percent match of the following projects.

**STATE OF GEORGIA
CITY OF PEACHTREE CORNERS**

RESOLUTION 2026-02-263

SO RESOLVED AND EFFECTIVE, this the 24th day of March 2026.

Approved:

Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk
Seal

VOTE: ☐Y☐N☐A Sadd / ☐Y☐N☐A Christ / ☐Y☐N☐A Wright / ☐Y☐N☐A Mason / ☐Y☐N☐A Sawyer / ☐Y☐N☐A Douglass / ☐Y☐N☐A Gratwick

R2026-02-264

**A RESOLUTION AUTHORIZING A TEMPORARY AND
PERMANENT EASEMENT AGREEMENT**

WHEREAS, Article IX, Section II, Paragraph V of the Georgia Constitution grants municipalities the authority to acquire real property interests, including easements, for public purposes; and

WHEREAS, O.C.G.A. Title 32, including § 32-3-1, authorizes cities to acquire property rights such as easements for public road, trail, and transportation purposes; and

WHEREAS, the City of Peachtree Corners ("City") has determined that obtaining temporary and permanent easements at 3500 Holcomb Bridge Road, Tax Parcel ID #R6283 060, from Ameris Bank ("Owner"), is necessary to complete planned public improvements; and

WHEREAS, the Owner has agreed to grant the City a temporary construction easement of approximately 670.66 square feet and a permanent easement of approximately 3,097.44 square feet, as more particularly described in Exhibit "A" for use in connection with the City's sidewalk improvements; and

WHEREAS, no purchase of Right of Way or property interests is required, and the easement is being provided through an easement document voluntarily executed by the owner; and

WHEREAS, the City Council finds that acceptance of the easement is necessary for the project and in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council for the City of Peachtree Corners that the City Manager or Designee is hereby authorized, in consultation with the City Attorney, to execute the easement document and all related instruments necessary to accept and record the easement described herein and in the attached exhibit.

SO RESOLVED AND EFFECTIVE, this the 24th day of February 2026.

Approved:

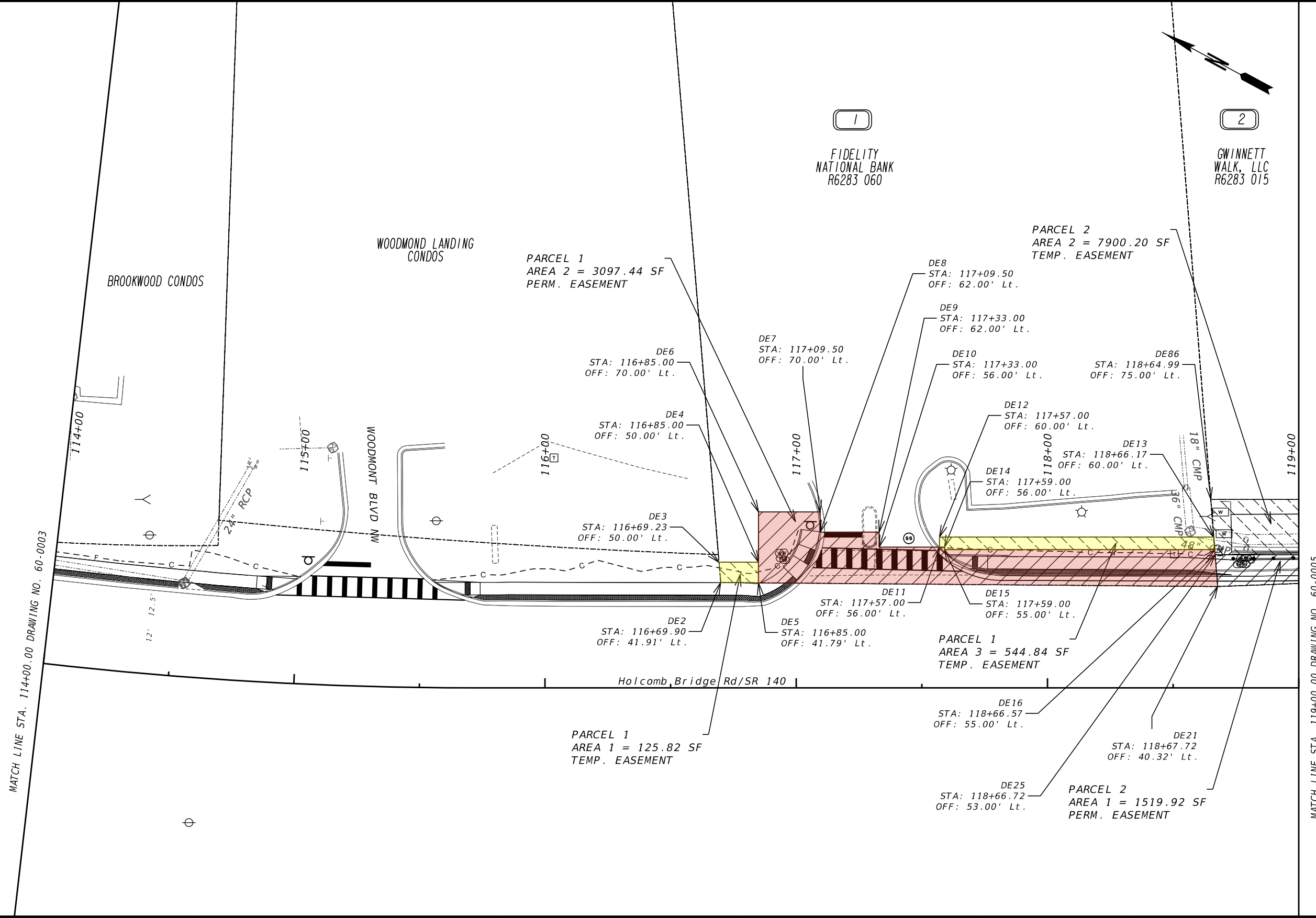
Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk
Seal

EXHIBIT A

Right of Way Plans and Legal Description



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

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END LIMIT OF ACCESS.....ELA

EXISTING LIMIT OF ACCESS

REQ'D LIMIT OF ACCESS

EXISTING LIMIT OF ACCESS & R/W

REQ'D LIMIT OF ACCESS & R/W

ORANGE BARRIER FENCE

ESA - ENV. SENSITIVE AREA

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Keck+Wood

COLLABORATION BY DESIGN

3090 Premiere Parkway, Suite 200
Duluth, GA 30097

(678) 417-4000 keckwood.com

SCALE IN FEET

0

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40

80

REVISION DATES

08/11/2025	ADDENDUM #1

RIGHT OF WAY PLANS

PTC 23-08 LMIG SIDEWALKS 2024

CITY OF PEACHTREE CORNERS, GEORGIA

CHECKED:

BACKCHECKED:

CORRECTED:

VERIFIED:

DATE:

DATE:

DATE:

DATE:

DRAWING No.

60-0004

GPLAN-CE
11/05/2020

Property Description

Report Created: Wednesday, November 19, 2025
Time: 9:48:24 AM

Project: RWParcelGeom

Description:

File Name: G:\Shared drives\2023 Projects\230438 - PTC LMIG Sidewalks
2024\CAD\DGN\230438REQD.dgn

Last Revised: 11/19/2025 09:44:38

**Input Grid
Factor:**

Note: All units in this report are in feet unless specified otherwise.

Alignment Name: DE1000

Alignment Description: Parcel 1 – Area 1

Beginning at a point 41.91 feet left of Holcomb Bridge Rd at Station 116+69.90 thence N56°55'59.1"E a distance of 8.12 feet to a point 50.00 feet left of Holcomb Bridge Rd at Station 116+69.23 thence S28°20'06.6"E a distance of 15.77 feet to a point 50.00 feet left of Holcomb Bridge Rd at Station 116+85.00 thence S61°39'53.4"W a distance of 8.21 feet to a point 41.79 feet left of Holcomb Bridge Rd at Station 116+85.00 thence N27°52'35.5"W a distance of 15.10 feet to a point 41.91 feet left of Holcomb Bridge Rd at Station 116+69.90 and the POINT OF BEGINNING.

The above described parcel contains ± 0.00 acres (125.82 sq. ft.)

Property Description

Report Created: Wednesday, November 19, 2025
Time: 9:50:27 AM

Project: RWParcelGeom

Description:

File Name: G:\Shared drives\2023 Projects\230438 - PTC LMIG Sidewalks
2024\CAD\DGN\230438REQD.dgn

Last Revised: 11/19/2025 09:48:31

**Input Grid
Factor:**

Note: All units in this report are in feet unless specified otherwise.

Alignment Name: DE1001

Alignment Description: Parcel 1 – Area 2

Beginning at a point 41.79 feet left of Holcomb Bridge Rd at Station 116+85.00 thence N61°39'53.4"E a distance of 28.21 feet to a point 70.00 feet left of Holcomb Bridge Rd at Station 116+85.00 thence S28°20'06.6"E a distance of 24.50 feet to a point 70.00 feet left of Holcomb Bridge Rd at Station 117+09.50 thence S61°39'53.4"W a distance of 8.00 feet to a point 62.00 feet left of Holcomb Bridge Rd at Station 117+09.50 thence S28°20'06.6"E a distance of 23.50 feet to a point 62.00 feet left of Holcomb Bridge Rd at Station 117+33.00 thence S61°39'53.4"W a distance of 6.00 feet to a point 56.00 feet left of Holcomb Bridge Rd at Station 117+33.00 thence S28°20'06.6"E a distance of 26.00 feet to a point 56.00 feet left of Holcomb Bridge Rd at Station 117+59.00 thence S61°39'53.4"W a distance of 1.00 feet to a point 55.00 feet left of Holcomb Bridge Rd at Station 117+59.00 thence S28°20'06.6"E a distance of 107.57 feet to a point 55.00 feet left of Holcomb Bridge Rd at Station 118+66.57 thence S57°08'57.2"W a distance of 14.72 feet to a point 40.32 feet left of Holcomb Bridge Rd at Station 118+67.72 thence N27°52'35.5"W a distance of 182.73 feet to a point 41.79 feet left of Holcomb Bridge Rd at Station 116+85.00 and the POINT OF BEGINNING.

The above described parcel contains ± 0.07 acres (3097.44 sq. ft.)

Property Description

Report Created: Wednesday, November 19, 2025
Time: 9:50:57 AM

Project: RWParcelGeom

Description:

File Name: G:\Shared drives\2023 Projects\230438 - PTC LMIG Sidewalks
2024\CAD\DGN\230438REQD.dgn

Last Revised: 11/19/2025 09:48:31

**Input Grid
Factor:**

Note: All units in this report are in feet unless specified otherwise.

Alignment Name: DE1002

Alignment Description: Parcel 1 – Area 3

Beginning at a point 56.00 feet left of Holcomb Bridge Rd at Station 117+57.00 thence N61°39'53.4"E a distance of 4.00 feet to a point 60.00 feet left of Holcomb Bridge Rd at Station 117+57.00 thence S28°20'06.6"E a distance of 109.17 feet to a point 60.00 feet left of Holcomb Bridge Rd at Station 118+66.17 thence S57°08'57.2"W a distance of 5.02 feet to a point 55.00 feet left of Holcomb Bridge Rd at Station 118+66.57 thence N28°20'06.6"W a distance of 107.57 feet to a point 55.00 feet left of Holcomb Bridge Rd at Station 117+59.00 thence N61°39'53.4"E a distance of 1.00 feet to a point 56.00 feet left of Holcomb Bridge Rd at Station 117+59.00 thence N28°20'06.6"W a distance of 2.00 feet to a point 56.00 feet left of Holcomb Bridge Rd at Station 117+57.00 and the POINT OF BEGINNING.

The above described parcel contains ± 0.01 acres (544.84 sq. ft.)

R2026-02-265

**A RESOLUTION AUTHORIZING A TEMPORARY AND
PERMANENT EASEMENT AGREEMENT**

WHEREAS, Article IX, Section II, Paragraph V of the Georgia Constitution grants municipalities the authority to acquire real property interests, including easements, for public purposes; and

WHEREAS, O.C.G.A. Title 32, including § 32-3-1, authorizes cities to acquire property rights such as easements for public road, trail, and transportation purposes; and

WHEREAS, the City of Peachtree Corners ("City") has determined that obtaining temporary and permanent easements at 5060 Avalon Ridge Parkway, Tax Parcel ID #R6270 061, from G&I IX Avalon Ridge LLC ("Owner"), is necessary to complete planned public improvements; and

WHEREAS, the Owner has agreed to grant the City a temporary construction easement of approximately 1,862.63 square feet and a permanent easement of approximately 1,106.46 square feet, as more particularly described in Exhibit "A" for use in connection with the City's sidewalk improvements; and

WHEREAS, no purchase of Right of Way or property interests is required, and the easement is being provided through an easement document voluntarily executed by the owner; and

WHEREAS, the City Council finds that acceptance of the easement is necessary for the project and in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council for the City of Peachtree Corners that the City Manager or Designee is hereby authorized, in consultation with the City Attorney, to execute the easement document and all related instruments necessary to accept and record the easement described herein and in the attached exhibit.

SO RESOLVED AND EFFECTIVE, this the 24th day of February 2026.

Approved:

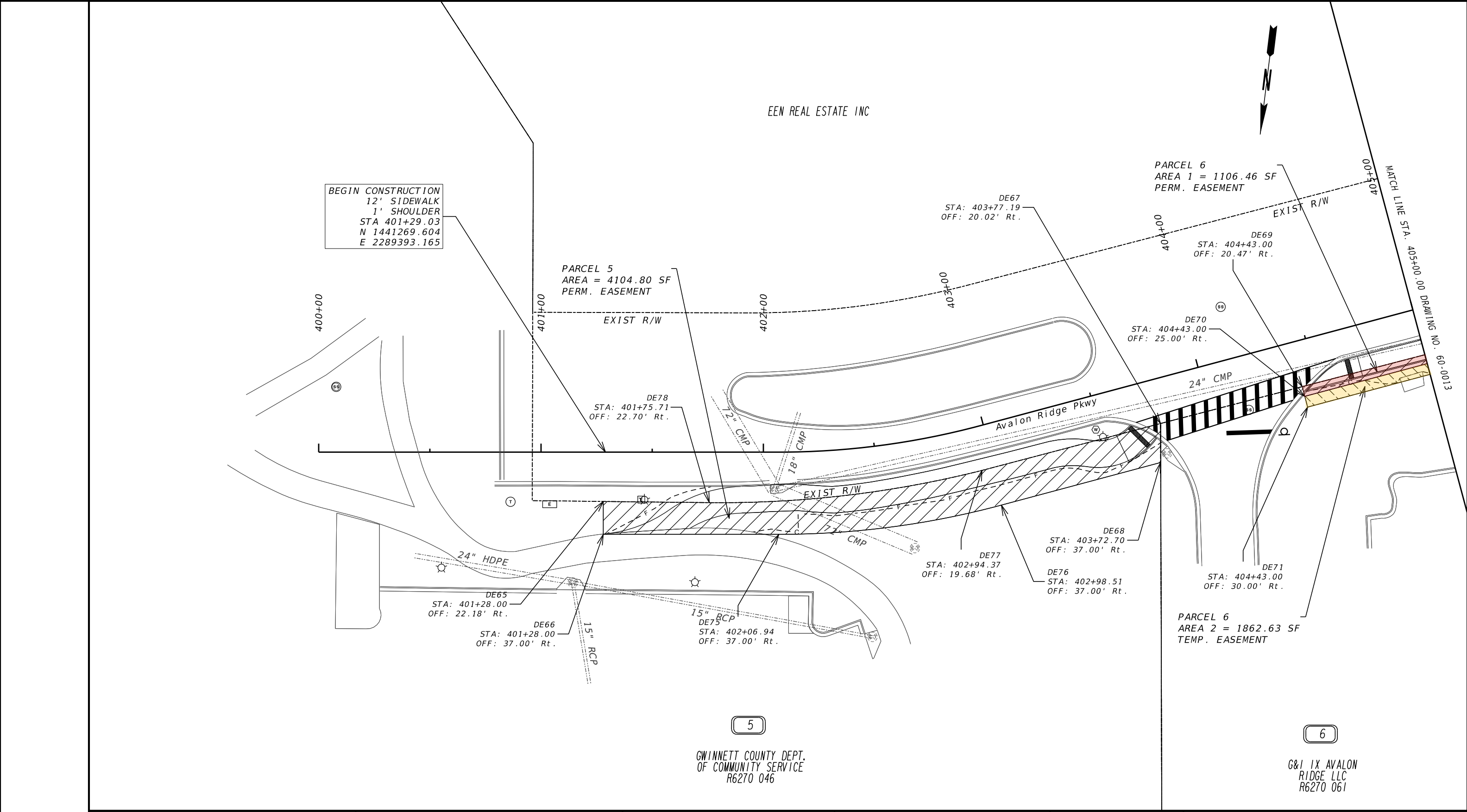
Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk
Seal

EXHIBIT A

Right of Way Plans and Legal Description



PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA

END LIMIT OF ACCESS.....ELA

EXISTING LIMIT OF ACCESS

REQ'D LIMIT OF ACCESS

EXISTING LIMIT OF ACCESS & R/W

REQ'D LIMIT OF ACCESS & R/W

ORANGE BARRIER FENCE

ESA - ENV. SENSITIVE AREA

COLLABORATION BY DESIGN

3090 Premiere Parkway, Suite 200
Duluth, GA 30097

(678) 417-4000 keckwood.com

SCALE IN FEET

REVISION DATES

08/11/2025	ADDENDUM #1

RIGHT OF WAY PLANS

PTC 23-08 LMIG SIDEWALKS 2024

CITY OF PEACHTREE CORNERS, GEORGIA

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

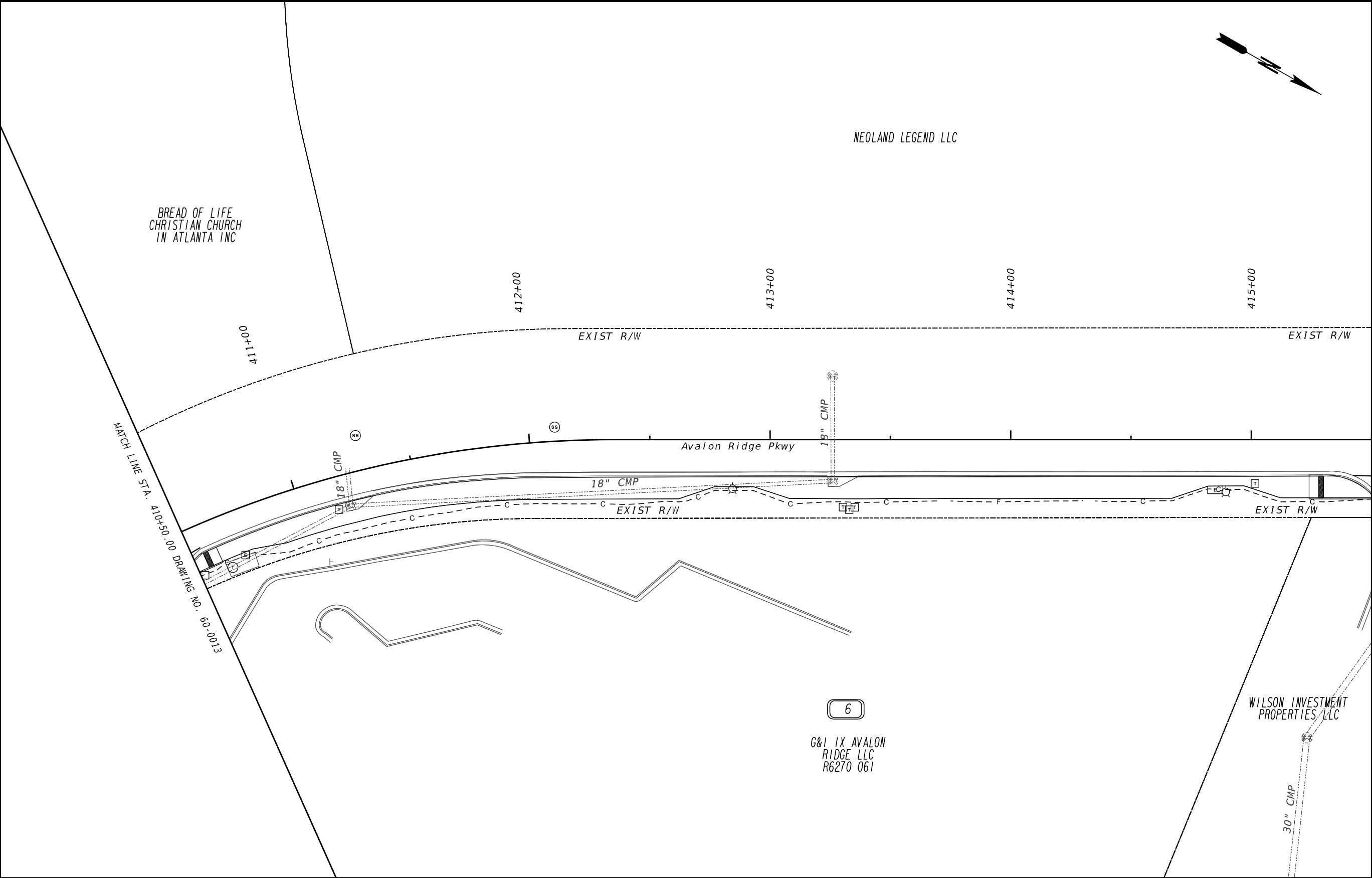
DRAWING No.

60-0012



CHECKED:		DATE:		DRAWING No. 60-0013
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		
VERIFIED:		DATE:		

60-0013



PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA

END LIMIT OF ACCESS.....ELA

EXISTING LIMIT OF ACCESS

REQ'D LIMIT OF ACCESS

EXISTING LIMIT OF ACCESS & R/W

REQ'D LIMIT OF ACCESS & R/W

ORANGE BARRIER FENCE

ESA - ENV. SENSITIVE AREA

COLLABORATION BY DESIGN

3090 Premiere Parkway, Suite 200
Duluth, GA 30097

(678) 417-4000 keckwood.com

SCALE IN FEET

REVISION DATES

NO.	DATE	DESCRIPTION

RIGHT OF WAY PLANS

PTC 23-08 LMIG SIDEWALKS 2024

CITY OF PEACHTREE CORNERS, GEORGIA

CHECKED:	DATE:	
BACKCHECKED:	DATE:	
CORRECTED:	DATE:	
VERIFIED:	DATE:	

DRAWING No.

60-0014

Property Description

Report Created: Wednesday, November 19, 2025
Time: 9:55:44 AM

Project: RWParcelGeom

Description:

File Name: G:\Shared drives\2023 Projects\230438 - PTC LMIG Sidewalks
2024\CAD\DGN\230438REQD.dgn

Last Revised: 11/19/2025 09:48:31

**Input Grid
Factor:**

Note: All units in this report are in feet unless specified otherwise.

Alignment Name: DE1012

Alignment Description: Parcel 6 – Area 1

Beginning at a point 20.47 feet right of Avalon Ridge Pkwy at Station 404+43.00 thence S68°22'26.0"W a distance of 263.77 feet to a point 22.30 feet right of Avalon Ridge Pkwy at Station 407+06.76 thence along an arc 80.58 feet to the right, having a radius of 170.51 feet, the chord of which is S81°54'45.0"W for a distance of 79.83 feet, to a point 24.29 feet right of Avalon Ridge Pkwy at Station 407+97.61 thence along an arc 21.53 feet to the right, having a radius of 462.46 feet, the chord of which is N83°12'54.4"W for a distance of 21.53 feet, to a point 25.00 feet right of Avalon Ridge Pkwy at Station 408+20.41 thence along an arc 22.31 feet to the left, having a radius of 415.00 feet, the chord of which is S85°09'23.1"E for a distance of 22.31 feet, to a point 25.00 feet right of Avalon Ridge Pkwy at Station 407+96.76 thence along an arc 77.35 feet to the left, having a radius of 175.00 feet, the chord of which is N80°38'25.7"E for a distance of 76.73 feet, to a point 25.00 feet right of Avalon Ridge Pkwy at Station 407+08.35 thence N67°58'38.6"E a distance of 265.35 feet to a point 25.00 feet right of Avalon Ridge Pkwy at Station 404+43.00 thence S22°01'21.4"E a distance of 4.53 feet to a point 20.47 feet right of Avalon Ridge Pkwy at Station 404+43.00 and the POINT OF BEGINNING.

The above described parcel contains ± 0.03 acres (1106.46 sq. ft.)

Property Description

Report Created: Wednesday, November 19, 2025
Time: 9:56:06 AM

Project: RWParcelGeom

Description:

File Name: G:\Shared drives\2023 Projects\230438 - PTC LMIG Sidewalks
2024\CAD\DGN\230438REQD.dgn

Last Revised: 11/19/2025 09:48:31

**Input Grid
Factor:**

Note: All units in this report are in feet unless specified otherwise.

Alignment Name: DE1013

Alignment Description: Parcel 6 – Area 2

Beginning at a point 25.00 feet right of Avalon Ridge Pkwy at Station 404+43.00 thence S67°58'38.6"W a distance of 265.35 feet to a point 25.00 feet right of Avalon Ridge Pkwy at Station 407+08.35 thence along an arc 77.35 feet to the right, having a radius of 175.00 feet, the chord of which is S80°38'25.7"W for a distance of 76.73 feet, to a point 25.00 feet right of Avalon Ridge Pkwy at Station 407+96.76 thence along an arc 22.31 feet to the right, having a radius of 415.00 feet, the chord of which is N85°09'23.1"W for a distance of 22.31 feet, to a point 25.00 feet right of Avalon Ridge Pkwy at Station 408+20.41 thence along an arc 9.04 feet to the right, having a radius of 462.46 feet, the chord of which is N81°19'15.4"W for a distance of 9.04 feet, to a point 25.26 feet right of Avalon Ridge Pkwy at Station 408+30.00 thence N07°37'55.9"E a distance of 4.74 feet to a point 30.00 feet right of Avalon Ridge Pkwy at Station 408+30.00 thence along an arc 30.98 feet to the left, having a radius of 410.00 feet, the chord of which is S84°31'55.7"E for a distance of 30.97 feet, to a point 30.00 feet right of Avalon Ridge Pkwy at Station 407+96.76 thence along an arc 75.14 feet to the left, having a radius of 170.00 feet, the chord of which is N80°38'25.7"E for a distance of 74.53 feet, to a point 30.00 feet right of Avalon Ridge Pkwy at Station 407+08.35 thence N67°58'38.6"E a distance of 265.35 feet to a point 30.00 feet right of Avalon Ridge Pkwy at Station 404+43.00 thence S22°01'21.4"E a distance of 5.00 feet to a point 25.00 feet right of Avalon Ridge Pkwy at Station 404+43.00 and the POINT OF BEGINNING.

The above described parcel contains ± 0.04 acres (1862.63 sq. ft.)

R2026-02-266

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY

WHEREAS, Article IX, Section II, Paragraph V of the Georgia Constitution grants municipalities the authority to acquire real property for public purposes; and

WHEREAS, O.C.G.A. Title 32, including § 32-3-1, authorizes cities to acquire property and property rights, including rights of way and easements, by purchase or eminent domain for public road and transportation purposes; and

WHEREAS, the City of Peachtree Corners ("City") has determined that the acquisition of right of way and easement rights at 3930 East Jones Bridge Road, Tax Parcel ID #R6317 359, from Forum Office 3930, LLC. ("Owner"), is necessary for public purposes in accordance with the above-referenced authority; and

WHEREAS, the City has obtained an independent, certified appraisal of the property to be acquired, prepared in accordance with Georgia law and generally accepted appraisal practices, which establishes the fair market value of the property interests to be acquired; and

WHEREAS, the City has received an Agreement to Purchase Real Estate from Forum Office 3930, LLC, dated January 15, 2026, granting the City the option to acquire in fee simple approximately 4,575.85 square feet of real property and temporary construction easement of approximately 4,965.33 square feet, as more particularly described in Exhibit "A" attached hereto, for public right of way and related transportation purposes; and

WHEREAS, the purchase price for the acquisition is \$22,000.00, as set forth in the Agreement to Purchase Real Estate and supported by the appraisal; and

WHEREAS, the City Council finds that the acquisition of said property is necessary for public right of way purposes and in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council for the City of Peachtree Corners that the City Manager or Designee is hereby authorized, in consultation with the City Attorney, to take all actions necessary to acquire fee simple title to the property described herein and in the attached exhibits, and to execute all documents necessary to effectuate the acquisition.

SO RESOLVED AND EFFECTIVE, this the 24th day of February 2026.

Approved:

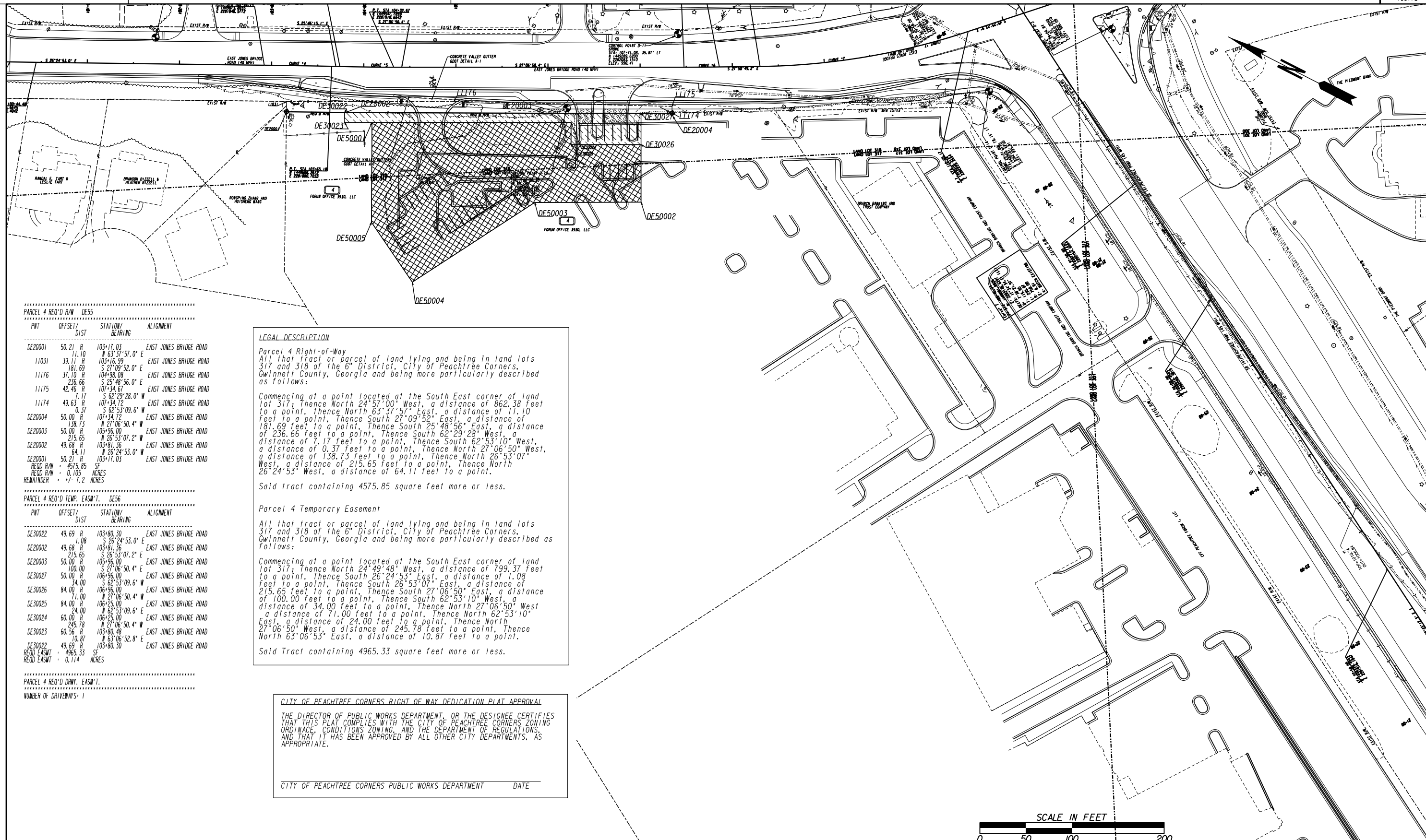
Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk
Seal

EXHIBIT A

Right of Way Plans and Legal Description



PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES	-----E-----	BEGIN LIMIT OF ACCESS.....BLA	 Keck+Wood COLLABORATION BY DESIGN 3090 Premiere Parkway, Suite 200 Duluth, GA 30097 (678) 417-4000 keckwood.com	DATE	REVISIONS	DATE	REVISIONS	CITY OF PEACHTREE CORNERS, GEORGIA RIGHT OF WAY MAP PROJECT NO: 190175 COUNTY: GWINNETT LAND LOT NO: 317, 318 LAND DISTRICT: 6 GMD: 406 DATE: 04/25/2022
	-----C-----F-----	END LIMIT OF ACCESS.....ELA		04/27/23	REVISED LAYOUT ON PLAN SHEET.			
	-----G-----H-----	LIMIT OF ACCESS		04/27/23	REVISED TITLE BLOCK INFORMATION.			
	-----I-----J-----	REQ'D R/W & LIMIT OF ACCESS		04/27/23	REVISED PARCEL 1 OWNER NAME.			
	-----K-----L-----	ORANGE BARRIER FENCE		06/29/23	ADDED DO NOT DISTURB CALLOUTS			
	-----M-----N-----	ESA - ENV. SENSITIVE AREA		03/13/25	REVISED PARCEL 4 DRIVEWAY EASEMENT			

***** PARCEL 1 REQ'D TEMP. EASW'T. DE51 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE30001	140.00 L	31+21.12	SR 141/PEACHTREE PARKWAY
	216.63	N 32°21'57.3" E	
DE30002	130.00 L	33+37.52	SR 141/PEACHTREE PARKWAY
	14.08	S 60°11'17.8" E	
7445	115.92 L	33+37.49	SR 141/PEACHTREE PARKWAY
	199.82	S 29°49'10.7" W	
1565	116.27 L	31+37.67	SR 141/PEACHTREE PARKWAY
	28.93	S 84°49'36.2" W	
DE30001	140.00 L	31+21.12	SR 141/PEACHTREE PARKWAY
REQD EASMT	= 3891.59	SF	
REQD EASMT	= 0.089	ACRES	

***** PARCEL 2 AREA *1 REQ'D TEMP. EASW'T. DE52 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE30003	115.87 L	33+78.00	SR 141/PEACHTREE PARKWAY
	19.13	N 60°16'47.7" W	
DE30004	135.00 L	33+78.00	SR 141/PEACHTREE PARKWAY
	283.00	N 29°43'12.3" E	
DE30005	135.00 L	36+61.00	SR 141/PEACHTREE PARKWAY
	19.52	S 60°16'47.7" E	
DE30006	115.48 L	36+61.00	SR 141/PEACHTREE PARKWAY
	283.00	S 29°47'55.4" W	
DE30003	115.87 L	33+78.00	SR 141/PEACHTREE PARKWAY
REQD EASMT	= 5469.96	SF	
REQD EASMT	= 0.126	ACRES	

***** PARCEL 2 AREA *2 REQ'D TEMP. EASW'T. DE53 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE30007	115.44 L	36+91.00	SR 141/PEACHTREE PARKWAY
	19.56	N 60°16'47.7" W	
DE30008	135.00 L	36+91.00	SR 141/PEACHTREE PARKWAY
	200.97	N 29°43'12.3" E	
DE30009	135.00 L	38+91.97	SR 141/PEACHTREE PARKWAY
	19.84	S 60°15'38.9" E	
1561	115.16 L	38+91.97	SR 141/PEACHTREE PARKWAY
	200.97	S 29°47'55.4" W	
DE30007	115.44 L	36+91.00	SR 141/PEACHTREE PARKWAY
REQD EASMT	= 3959.45	SF	
REQD EASMT	= 0.091	ACRES	

PARCEL 2 TOTAL REQ'D EASW'T
PARCEL 2 AREA *1 TOTAL REQ'D EASW'T = 0.126 ACRES
PARCEL 2 AREA *2 TOTAL REQ'D EASW'T = 0.091 ACRES

TOTAL: AREA *1 + AREA *2 = 0.217 ACRES

***** PARCEL 4 REQ'D R/W DE55 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE20001	50.21 R	103+17.03	EAST JONES BRIDGE ROAD
	11.10	N 63°37'57.0" E	
11031	39.11 R	103+16.99	EAST JONES BRIDGE ROAD
	181.69	S 27°09'52.0" E	
11176	37.10 R	104+98.08	EAST JONES BRIDGE ROAD
	236.66	S 25°48'56.0" E	
11175	42.46 R	107+34.67	EAST JONES BRIDGE ROAD
	7.17	S 62°29'28.0" W	
11174	49.63 R	107+34.72	EAST JONES BRIDGE ROAD
	0.37	S 62°53'09.6" W	
DE20004	50.00 R	107+34.72	EAST JONES BRIDGE ROAD
	138.73	N 27°06'50.4" W	
DE20003	50.00 R	105+96.00	EAST JONES BRIDGE ROAD
	215.65	N 26°53'07.2" W	
DE20002	49.68 R	103+81.36	EAST JONES BRIDGE ROAD
	64.11	N 26°24'53.0" W	
DE20001	50.21 R	103+17.03	EAST JONES BRIDGE ROAD
REQD R/W	= 4575.85	SF	
REQD R/W	= 0.105	ACRES	
REMAINDER	= +/- 7.2	ACRES	

***** PARCEL 4 REQ'D TEMP. EASW'T. DE56 *****			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE30022	49.69 R	103+80.30	EAST JONES BRIDGE ROAD
	1.08	S 26°24'53.0" E	
DE20002	49.68 R	103+81.36	EAST JONES BRIDGE ROAD
	215.65	S 26°53'07.2" E	
DE20003	50.00 R	105+96.00	EAST JONES BRIDGE ROAD
	100.00	S 27°06'50.4" E	
DE30027	50.00 R	106+96.00	EAST JONES BRIDGE ROAD
	34.00	S 62°53'09.6" W	
DE30026	84.00 R	106+96.00	EAST JONES BRIDGE ROAD
	71.00	N 27°06'50.4" W	
DE30025	84.00 R	106+25.00	EAST JONES BRIDGE ROAD
	24.00	N 62°53'09.6" E	
DE30024	60.00 R	106+25.00	EAST JONES BRIDGE ROAD
	245.78	N 27°06'50.4" W	
DE30023	60.56 R	103+80.48	EAST JONES BRIDGE ROAD
	10.87	N 63°06'52.8" E	
DE30022	49.69 R	103+80.30	EAST JONES BRIDGE ROAD
REQD EASMT	= 4965.33	SF	
REQD EASMT	= 0.114	ACRES	

PARCEL 4 REQ'D DRWY. EASW'T.

NUMBER OF DRIVEWAYS= 1

Action Item

City of Peachtree Corners

Deer Management Plan

Purpose

The purpose of this Deer Management Plan is to document deer-related impacts in Peachtree Corners, describe the City's population management approach, and ensure transparent communication with residents. This Plan supports informed, transparent decision-making by identifying practical and effective strategies to reduce human-wildlife conflicts.

Introduction

White-tailed deer (*Odocoileus virginianus*) are one of the most significant wildlife species in the United States, serving as a popular game and playing an important ecological role. Over the past 50 years populations have increased substantially in Georgia, with a current population of just over 1 million (Georgia Deer Management Plan, 2014). Within suburban areas, deer populations often become locally overabundant due to lack of natural predators, limited property suitable for hunting, and favorable habitat conditions (Association of Fish and Wildlife Agencies 2018). Overabundant populations can result in negative human-wildlife interactions such as deer-vehicle collisions (DVCs), damage to ornamental landscaping, and an increased risk of tick-borne illnesses (Association of Fish and Wildlife Agencies 2018). Additionally, environmental degradation, such as reduced forest regeneration and wildlife habitat quality, can occur through intensive browsing (Killmaster 2005).

Overabundant Deer Population Impacts

Property Damage

Overabundant deer populations may cause property damage, typically through DVCs and damage to ornamental landscaping, which reaches levels unacceptable to residents. Human injuries, fatalities, and property damage resulting from DVCs are often considered the most significant public concerns related to overabundant deer populations. From July 2024 to June 2025, there were an estimated 1.1 million auto insurance claims made nationally from DVCs (State Farm 2025) and in 2021, 164 deaths were reported nationwide (Insurance Information Institute 2025). DVCs are most common in urban and suburban areas where both deer and vehicle traffic are abundant, particularly during the fall when deer activity increases. DVCs come at substantial economic cost, with repairs ranging from \$2,000-\$10,000 (State Farm 2025). Additionally, overabundant deer populations can damage ornamental landscaping through overbrowsing, leading to the need to frequently replace damaged or dying plants.

Disease

Deer serve as hosts for the three most common tick species in Georgia, the lone star tick (*Amblyomma americanum*), American dog tick (*Dermacentor variabilis*), and black-legged or deer tick (*Ixodes scapularis*). The black-legged tick is the primary vector for Lyme disease (*Borrelia burgdorferi*), a bacterial infection that can cause severe arthritis, heart problems, or nervous system damage if left untreated. A disease known as Alpha-gal syndrome, which causes potentially life-threatening allergic reactions to red meat, is an emerging disease associated with lone star ticks. Other tick-borne diseases occurring in Georgia include spotted fever rickettsiosis, Ehrlichiosis, and Anaplasmosis. In addition, emerging tick-borne diseases have been documented in Georgia, such as Babesiosis, Heartland virus, and Bourbon virus.

Forest Degradation

Overabundant deer populations have been demonstrated to have adverse impacts on forest regeneration (Killmaster 2005), primarily through intensive browsing. Deer can browse forest understory vegetation so extensively that forest regeneration and wildlife habitat are negatively impacted. In overbrowsed areas, less palatable species, primarily exotic invasives, often proliferate.

Background

Peachtree Corners is a 16.5 mi² city located in Gwinnett County, Georgia (Figure 1). Land cover is primarily developed (90%) ranging from open area with less than 20% impervious surface to highly developed areas with over 80% impervious surface. The remaining land cover consists of forest (7%) and herbaceous/grass fields (1%). Highly developed areas are primarily concentrated in the southern portion of PTC (Figure 1). The City's land cover is characteristic of suburban development with single family homes and a mix of forest and maintained lawns and landscaping. Most contiguous forested areas are in the northern portion of the City along the Chattahoochee River (Figure 1). The 223-acre Simpsonwood Park, owned by Gwinnett County, is the City's largest contiguous forested area.

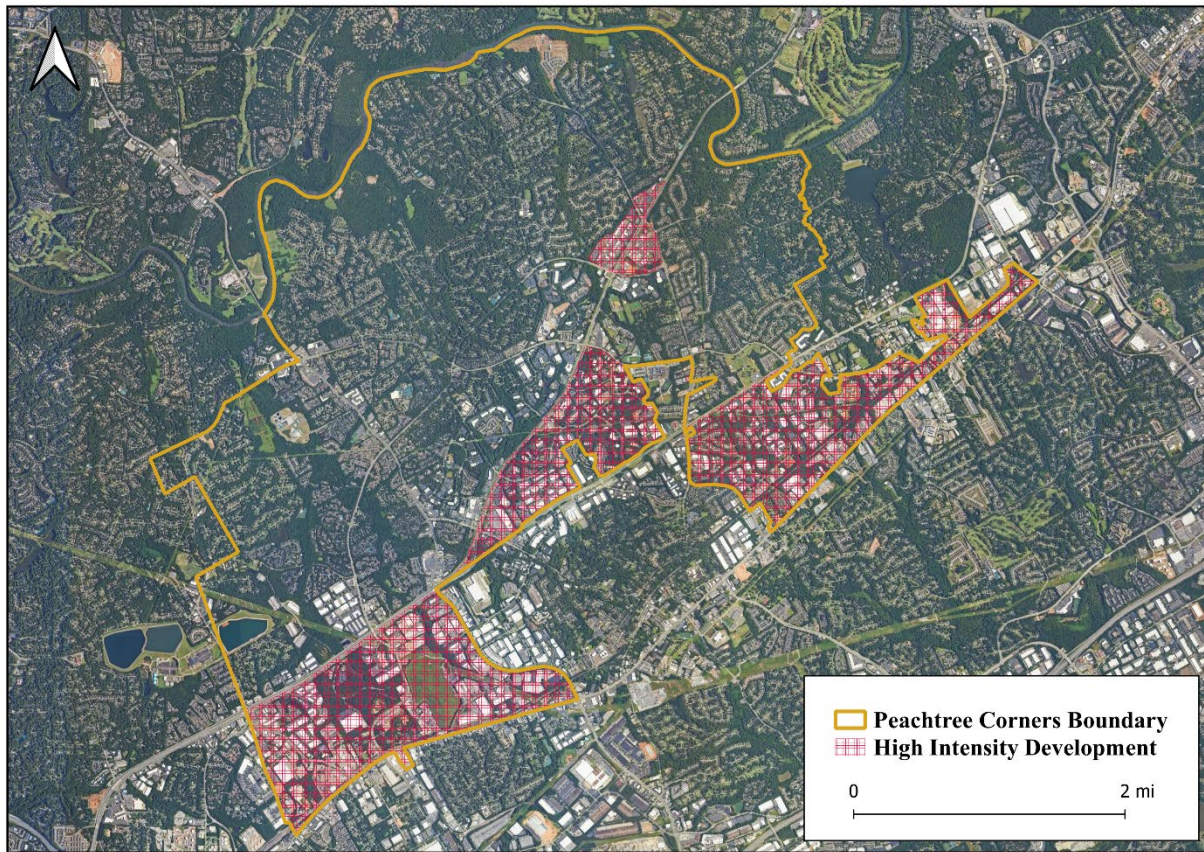


Figure 1. Peachtree Corners, Georgia, municipal boundary (10,560 acres), and high-intensity development (2,672 acres; > 80% impervious surface).

Resident Survey and Deer Population Study

In June 2025, the City completed a resident survey to assess deer impacts. Of the 798 respondents, 74 percent reported deer-related property damage within the previous year, and 54 percent had been involved in or nearly involved in a deer-vehicle collision. These results indicate that the deer population has reached a level that is creating substantial human-wildlife conflict and requires management to reduce negative impacts on residents.

In August and September 2025, a wildlife biologist conducted a comprehensive population study to evaluate herd characteristics. Camera-survey results documented a density of 193 deer per square mile, nearly eight times higher than the generally recommended level of 25 deer per square mile. The low fawn to doe ratio suggests that habitat conditions are deteriorating due to excessive browsing pressure. Browsing damage to residential landscaping was observed, and understory vegetation appeared largely absent. Japanese stilt grass (*Microstegium vimineum*), an invasive species unpalatable to deer, was widespread throughout the survey area. Its dominance indicates that overbrowsing has removed native understory vegetation and that the stilt grass is now inhibiting natural regeneration of the forest understory. These findings show that deer

density has reached a level associated with significant forest degradation and potential declines in herd health.



Figure 2. Overbrowsing of ornamental landscaping was observed throughout the study area, Peachtree Corners, GA, 2025.

Deer Population Management Constraints

The primary constraint to deer management in Peachtree Corners is that the City does not have authority to approve or engage in deer population management activities. Under Georgia law, the Georgia Department of Natural Resources (DNR) is the sole authority for wildlife management and determines which methods may be used for deer population control.

A second constraint is that the City does not own land suitable for deer population management. Any DNR-authorized wildlife management activity must occur on private or Gwinnett County owned properties, and participation requires the consent of those owners. Simpsonwood Park, a 223-acre property owned and managed by Gwinnett County, represents the single largest potential management site within city limits, but its inclusion will require County approval.

A third constraint is the limited amount of suitable acreage available even when property owners are willing to participate. The small size and dispersed pattern of residential parcels restrict the formation of management zones large enough to support meaningful population-reduction efforts.

A fourth constraint is deer movement across municipal boundaries. Nearby jurisdictions such as Berkeley Lake, Dunwoody, and Roswell are experiencing similar overabundant deer populations, contributing to continued immigration into Peachtree Corners. Because deer are not confined by corporate boundaries, effective population reduction requires sustained, long-term management and coordinated efforts with Gwinnett County and neighboring municipalities.

Taken together, these constraints limit the City's ability to guarantee specific population-reduction outcomes. The City's role is to facilitate a lawful management process by coordinating with DNR, USDA Wildlife Services, property owners, and regional partners. The City remains committed to implementing a professional management program to the maximum extent feasible and supporting coordinated regional efforts.

Authorized Management Options

The Georgia Department of Natural Resources (DNR) is the sole authority for wildlife management in Georgia and determines which methods are authorized for deer population control. At present, the only deer population reduction program authorized by DNR is the USDA Wildlife Services Wildlife Damage Management Program.

USDA Wildlife Services Wildlife Damage Management Program

Under DNR authority, and with the written consent and coordination of property owners, USDA Wildlife Services conducts targeted deer removal using trained federal personnel, suppressed firearms, and standardized safety protocols. Operations are planned and executed by USDA Wildlife Services sharpshooters and wildlife biologists, with cooperation and supervision from the Peachtree Corners Marshals and additional City staff as required.

USDA Wildlife Services operates only on agency-approved sites that provide sufficient undeveloped acreage, suitable deer habitat, and robust safety buffers for professional deer removal activities. In practice, this limits participation to larger, undeveloped tracts, typically ten (10) acres or more, rather than individual residential parcels. Final site eligibility is determined by USDA Wildlife Services based on safety, habitat suitability, and operational feasibility, and all program activities require advance written consent from participating property owners.

Unauthorized Management Options

Georgia DNR has not authorized the following methods for deer population control. Accordingly, these methods are not authorized for use by the City or by private property owners.

Sterilization

Sterilization procedures, such as ovariectomy or tubal ligation, require capturing, anesthetizing, and surgically treating individual deer. Where implemented in other jurisdictions, sterilization has not been found to be a viable stand-alone method for reducing free ranging deer populations because achieving population-level effects requires surgically treating more than 90 percent of adult female deer. (Boulanger et al. 2014; Boulanger and Curtis 2016).

Immuncontraception (PZP, GonaCon, Zonastat D)

Immuncontraceptives require direct injection and periodic booster treatments to maintain effectiveness. Costs typically range from approximately \$1,100 to more than \$2,000 per dose. To achieve population-level effects, more than 90 percent of adult females must be treated and retreated. Field studies have not demonstrated that these methods can reduce deer populations in free ranging deer populations. (McShea et al. 1997; Peck and Stahl 1997; Walker et al. 2021; Boulanger et al. 2014; Association of Fish and Wildlife Agencies 2018; Curtis 2020).

Trap and relocate

Relocating deer requires trapping or chemical immobilization and then transporting deer to new sites. Although relocation historically has been used for repopulation efforts, relocation of free-ranging deer typically results in high mortality due to capture stress and difficulty adapting to release sites. State agencies also cite risks associated with chronic wasting disease transmission. (Association of Fish and Wildlife Agencies 2018).

Selected Approach

The City will maintain a cooperative services agreement with USDA Wildlife Services so that the agency's wildlife damage management program is available to owners of suitable properties who choose to participate. The City is making this program available based on Georgia DNR authorization, demonstrated effectiveness, and the high level of training and experience USDA Wildlife Services personnel bring to deer management operations in suburban environments.

Program activities will only occur on properties that meet USDA Wildlife Services eligibility criteria and only with property owners' prior written consent. USDA Wildlife Services operations emphasize the targeted removal of adult female deer, the demographic segment with the greatest influence on overall population growth. This approach is consistent with peer reviewed research demonstrating that focusing removals on adult females is necessary to reduce deer densities and associated impacts in high density suburban herds. (Boulanger et al. 2014; Association of Fish and Wildlife Agencies 2018; D'Angelo et al. 2012). Consistent with USDA Wildlife Services program practice, deer removed from program sites will be processed and, where feasible, donated to charitable organizations.

All program activities will be coordinated with and supervised by City of Peachtree Corners Marshals to ensure compliance with state law and local ordinance and to ensure public safety.

Deer Management Plan Goal

The goal of the Peachtree Corners Deer Management Plan is to support a structured, professional approach to reducing human-wildlife conflicts by establishing local access to the only deer population management service authorized by Georgia DNR, facilitating participation by owners of suitable properties, and ensuring consistent monitoring, communication, and regional coordination. Because property owner participation is voluntary and the number of suitable

properties is limited, the Plan focuses on implementing these core management activities rather than achieving a specific population target.

City Commitments

1. Implement Wildlife Damage Management Program through USDA Wildlife Services

On November 19, 2025, the City entered into a cooperative services agreement with USDA Wildlife Services for wildlife damage management services. Under this agreement, USDA Wildlife Services will conduct population-reduction activities using methods authorized by Georgia DNR on properties that meet agency eligibility criteria and where written property owner consent has been obtained. All activities will be coordinated with and supervised by City of Peachtree Corners Marshals to ensure compliance with state laws, local ordinances, and all public safety requirements.

2. Facilitate property owner participation

City staff will facilitate coordination between USDA Wildlife Services and owners of properties the agency identifies as suitable for population management activities. Property owners who choose to participate will provide written consent using USDA Wildlife Services' standard property access and work initiation form. City staff will also facilitate coordination between USDA Wildlife Services and Gwinnett County regarding the inclusion of Simpsonwood Park in the management program, as the park represents the largest undeveloped tract within the City and the most significant opportunity for achieving population-level effects at a meaningful scale.

3. Conduct annual monitoring and reporting

City staff will update and present this Deer Management Plan to City Council annually using resident impact surveys and standardized deer population assessments, including camera and road surveys conducted in coordination with wildlife professionals. Monitoring results will be used to document changes in deer densities and herd characteristics, evaluate program implementation, guide future management actions, and support transparent reporting to residents and regional partners.

4. Communication Plan

City staff will communicate monitoring results documented in the Deer Management Plan, including results from the annual resident deer impact survey and deer population assessments, through the City website, social media platforms, and other appropriate communication channels.

5. Regional Participation

Because deer populations move across jurisdictional boundaries, sustained progress requires regional coordination. City staff will share the City's implementation framework, survey data, and program experience with adjacent municipalities, facilitate introductions between USDA Wildlife Services and interested jurisdictions, and coordinate with Gwinnett County regarding the inclusion of Simpsonwood Park.

Conclusion

The City of Peachtree Corners has taken a structured and professional approach to addressing deer related impacts by establishing local access to the only deer population management service authorized by Georgia DNR, facilitating participation by owners of suitable properties, and providing a framework for ongoing monitoring, communication, and regional coordination. This approach ensures that property owners who choose to participate have access to qualified federal personnel operating under established safety protocols and DNR authorization.

While property access limitations and deer movement across municipal boundaries constrain the degree to which any single jurisdiction can influence overall deer numbers, the City remains committed to implementing authorized management activities to the maximum extent feasible, supporting property owner participation, requesting Gwinnett County authorization for the potential inclusion of Simpsonwood Park, and encouraging coordinated efforts among neighboring jurisdictions.

The City will update this Plan annually with new survey information, deer population data, and any changes in available management options to support transparent, informed decision making. Through continued monitoring, consistent communication, and regional collaboration, the City will work to reduce human-wildlife conflicts and support healthier ecological conditions over time.

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