



**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT**  
310 Technology Parkway, Peachtree Corners, GA 30092  
Tel: 678.691.1200 | [www.peachtreecornersga.gov](http://www.peachtreecornersga.gov)

**PUBLIC HEARING APPLICATION  
REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS**

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

**REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Executive Real Estate LLC</u>	NAME: <u>Executive R.E. LLC/Paul D'Agnese, Mgr.</u>
ADDRESS: <u>PO BOX 923208</u>	ADDRESS: <u>PO BOX 923208</u>
CITY: <u>Norcross</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30010</u>	STATE: <u>GA</u> ZIP: <u>30010</u>
PHONE: <u>678-761-9560</u>	PHONE: <u>678-761-9560</u>
E-MAIL: <u>atlantadiversified1@gmail.com</u>	E-MAIL: <u>atlantadiversified1@gmail.com</u>
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
CONTACT PERSON: <u>L. Scott Laravea</u>	PHONE: <u>404-307-4191</u>
CONTACT'S E-MAIL: <u>lslproperties@aol.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT       PROPERTY OWNER       CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6 LAND LOT(S): 300 ACREAGE: 1.28

ADDRESS OF PROPERTY: 3802 Medlock Bridge Rd

PROPOSED DEVELOPMENT: Townhouse

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*Staff Use Only This Section*

Case Number: \_\_\_\_\_ Hearing Date: P/C \_\_\_\_\_ C/C \_\_\_\_\_ Received Date: \_\_\_\_\_

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

Related Cases & Applicable Conditions:

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Description:

**RESIDENTIAL DEVELOPMENT**

No. of Lots/Dwelling Units 6

Dwelling Unit Size (Sq. Ft.): 2,600+/-

**NON-RESIDENTIAL DEVELOPMENT**

No. of Buildings/Lots: N/A

Total Bldg. Sq. Ft.: N/A

Gross Density: 4.69 units/acre

**FEE SCHEDULE**

**1. Rezoning, Change-in-Conditions and Special Use Permit Fees – 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-140, R-LL, R-100, R-75, RL, MHS.

- 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 MODIFIED or CSO, and R-100 MODIFIED 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

**2. Rezoning, Change-in-Conditions and Special Use Permit Fees - 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-1, OBP, M-1, M-2, HS, NS.

- 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

**3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)**

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).
- 7. Comprehensive Plan Amendment - \$1,000

18-81

Cornerstone Planning Co.  
PLANNERS IN DEVELOPMENT AND MANAGEMENT SERVICES  
CORPORATION IN INCORPORATED IN GEORGIA  
CORPORATION IN INCORPORATED IN GEORGIA

RECONMATION PLAT FOR  
PERRY J. STEPHENS  
RICHARD O. STEPHENS  
7966  
LAND LOT 288 6TH DISTRICT GWINNETT CO., GA.



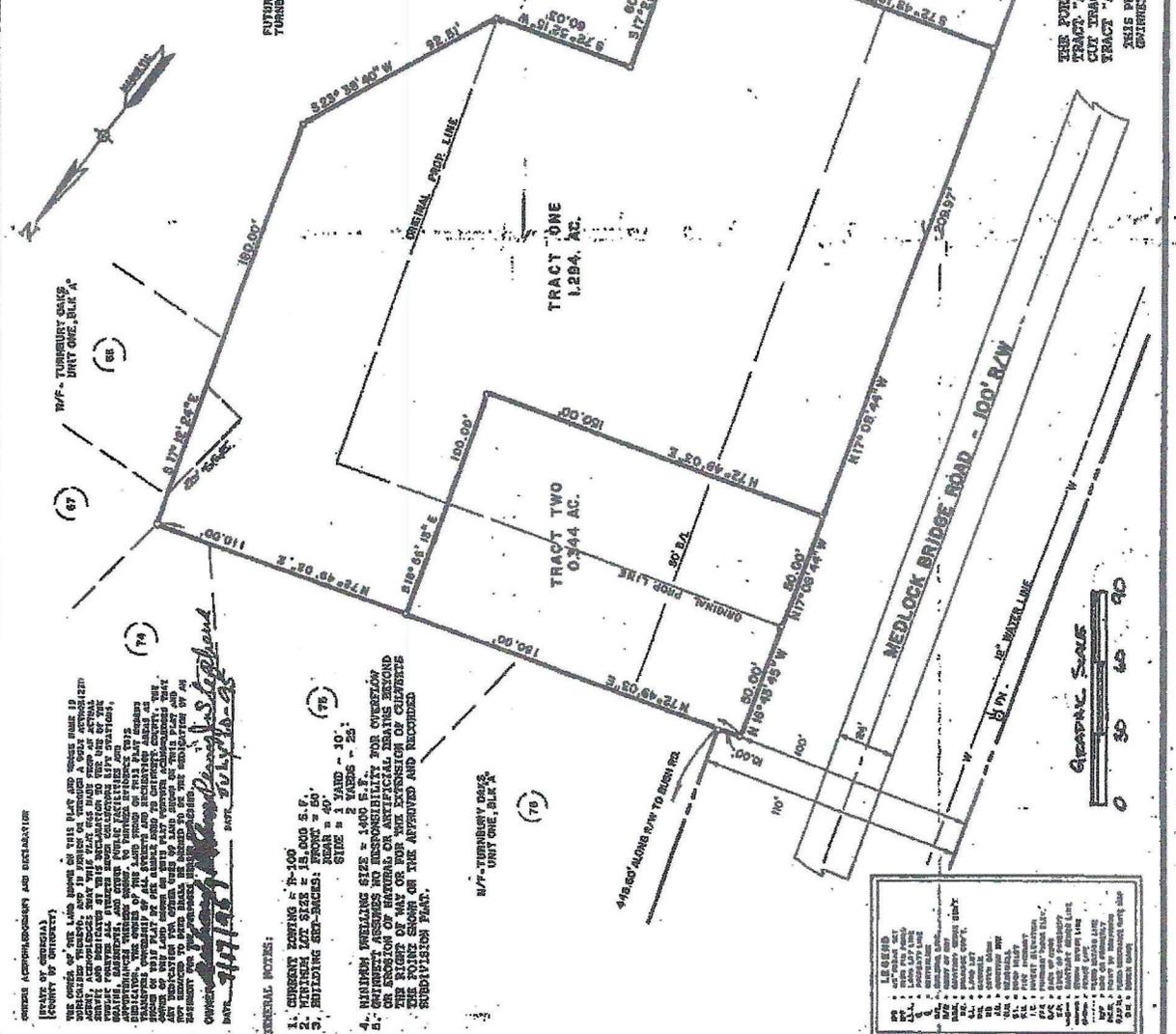
**RECONMATION PLAT APPROVAL**  
THE PLAT APPROVAL OF THE RECONMATION AND DEVELOPMENT OF THE TRACTS OF LAND SHOWN ON THIS PLAT COMPLETES THE DEVELOPMENT OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND THE DEVELOPMENT OF THE TRACTS OF LAND SHOWN ON THIS PLAT IS COMPLETE. THE DEVELOPMENT OF THE TRACTS OF LAND SHOWN ON THIS PLAT IS COMPLETE. THE DEVELOPMENT OF THE TRACTS OF LAND SHOWN ON THIS PLAT IS COMPLETE.

**OWNER:**  
PERRY J. STEPHENS  
RICHARD O. STEPHENS  
2002 MEDLOCK BRIDGE RD.  
GWINNETT, GA.  
30028, 857-4728

**FILED & RECORDED**  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 2-15-81 TIME 4:32 P.M.  
PLAT BOOK 67, PAGE 51  
GARY R. YATES, CLERK

**THE PURPOSE OF THIS PLAT IS TO SUBTRACT "B" FROM TRACT "A" AND COMBINE WITH TRACT "C" ALSO TO SUBTRACT "D" FROM TRACT "C" AND COMBINE WITH TRACT "A".**

**THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 67, PAGE 51 GWINNETT COUNTY RECORDS, DATE:**



**GENERAL NOTES:**  
1. CURRENT ZONING = R-100  
2. MINIMUM LOT SIZE = 15,000 S.F.  
3. BUILDING SET-BACKS: FRONT = 50', SIDE = 1 YARD - 10', REAR = 25'  
4. MINIMUM WELLING SIZE = 1400 S.F. FOR CISTERNS  
5. CONTRACTOR ASSURES RESPONSIBILITY FOR CISTERNS AND THE RIGHT OF WAY OR FOR THE EXTENSION OF CISTERNS TO THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

**OWNER:**  
PERRY J. STEPHENS  
RICHARD O. STEPHENS  
2002 MEDLOCK BRIDGE RD.  
GWINNETT, GA.  
30028, 857-4728

**FILED & RECORDED**  
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**THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 67, PAGE 51 GWINNETT COUNTY RECORDS, DATE:**

LEGEND

1	PLAT
2	TRACT
3	ORIGINAL PROP. LINE
4	415' ALONG ROW TO BUSH PR
5	100' R/W
6	8 FT. WATER LINE
7	100' R/W
8	100' R/W
9	100' R/W
10	100' R/W
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87	100' R/W
88	100' R/W
89	100' R/W
90	100' R/W

## LEGAL DESCRIPTION

For  
3802 Medlock Bridge Road, Peachtree Corners, GA  
Gwinnett County Tax Parcel ID:  
R6300 017

All that tract or parcel of land lying and being located in Land Lot 300, District 6, Gwinnett County, Georgia, located within the City of Peachtree Corners, and being more particularly described as follows:

Beginning at the intersection of the southerly right of way line of Bush Road and the easterly right of way line of Medlock Bridge Road;

THENCE along the easterly right of way line of Medlock Bridge Road, travel 448.60';

THENCE departing the easterly right of way of Medlock Bridge Road, travel:

North 72 degrees 49 minutes 03 seconds East for a distance of 150.00 feet; which is the TRUE POINT OF BEGINNING.

THENCE travel:

North 72 degrees 49 minutes 03 seconds East for a distance of 110.00 feet; then, South 17 degrees 12 minutes 24 seconds East for a distance of 180.00 feet; then, South 23 degrees 38 minutes 40 seconds West for a distance of 92.51 feet; then, South 72 degrees 52 minutes 15 seconds West for a distance of 60.03 feet; then, South 17 degrees 21 minutes 37 seconds East for a distance of 60.00 feet; then, South 72 degrees 48 minutes 18 seconds West for a distance of 140.31 feet, intersecting the easterly right of way line of Medlock Bridge Road;

THENCE following the easterly right of way of Medlock Bridge Road, travel:

North 17 degrees 08 minutes 44 seconds West for a distance of 209.97 feet;

THENCE departing the easterly right of way of Medlock Bridge Road, travel:

North 72 degrees 49 minutes 03 seconds East for a distance of 160.00 feet; then, South 16 degrees 56 minutes 13 seconds East for a distance of 100.00 feet;

returning to the TRUE POINT OF BEGINNING.

Said property contains 56,367 square feet, or approximately 1.294 acres.



VICINITY MAP

**SITE DATA**  
 1.284 ACRES  
 6 TOWNHOMES (4.7 UNITS PER ACRE)  
 24'x56' TOWNHOME FOOTPRINTS  
 15' - 45' FRONT SETBACK (VARIES)

**LEGEND**

- 1 MULCH PATH
- 2 FIREPIT & CHAIRS
- 3 PERGOLA
- 4 OPEN LAWN
- 5 DEIRITION POND
- 6 GUEST PARKING
- 7 35' UNDISTURBED BUFFER
- 8 BRICK PAVER MOTORCOURT FEATURE
- 9 PRIVACY FENCE WITH EVERGREEN BUFFER



MEDLOCK BRIDGE ROAD

# MEDLOCK BRIDGE ROAD TOWNHOMES

PEACHTREE CORNERS, GA

# MEDLOCK BRIDGE TOWNHOMES



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

# MEDLOCK BRIDGE TOWNHOMES



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

**LETTER OF INTENT  
REZONING APPLICATION  
3802 MEDLOCK BRIDGE ROAD**

The applicant's intent is to redevelop the existing 1.28 acres into a conforming use with the development trend in this area. Clearly this area has seen a resurgence with the recent mixed use development and the planned redevelopment of the Forum. The proposed R-TH zoning will accommodate six townhouse units. The proposed density of five units/acre is significantly less than the maximum eight units/acre allowed in the R-TH district. The applicant has worked closely with staff through multiple iterations of the plan to address potential issues, particularly with respect to the surrounding property owners.

The applicant envisions filling demand for the niche buyer in this area by offering a small, exclusive community that is on the doorstep of all the shopping, dining, etc. but is removed just enough to create its own identity. The hope is to create a very livable environment within an approximately 2,600 square foot, elevator served townhouse concept from the generous scale of the 3 bedroom, 3 ½ bath, 2 car garage well appointed units to the multiple outdoor experiences such as a front patio, a spacious rear deck, roof access oriented towards the street and a lush open space/amenity area behind the units. With the driveways' ability to park an additional two cars combined with the well distributed eight guest stalls onsite, residents of these units will be able to entertain guests much more easily than most townhouse developments. All of which will contribute to a relaxed, high quality living experience.

The applicant has been careful to select materials and an architectural style which carefully strikes the balance of a classical feel integrating clean lines to achieve a current, yet timeless look. We believe this will have a strong appeal to the niche buyer.

Finally, the applicant has been careful to interact with affected property owners to insure their potential concerns were addressed. As a result, the applicant submits this project subject to the following conditions:

- 1) Stormwater - during the Land Disturbance Permit (LDP) review process, we will insist our civil engineer's plans include a thorough knowledge of the existing drainage issues affecting surrounding properties to at a minimum not exacerbate those issues and to the extent reasonable mitigate those issues.
- 2) By means of survey and prior to any land disturbance, provide some type of physical identification/border of the 35' non-disturb buffer as shown on the site plan submitted at application.
- 3) At a minimum, provide planting as shown on the site plan submitted at application. Additionally, prior to the issuance of a building permit, provide either a completion bond or deposit funds into an escrow account in the amount of \$20,000 for additional plantings to

provide additional privacy to properties primarily adjacent to the amenity feature as planned. These funds will be used in the event the vegetation in the non-disturb buffer area does not provide sufficient privacy for adjacent properties. City staff will have the authority to require release of these funds and must approve the proposed additional plantings.

4) Construction work will be limited to the hours between 7:30 am and 7:30 pm on business days and 9:00 am to 5:00 pm on non-business days. Work on Sundays and holidays is restricted unless due to weather related issues or in case of emergency.

5) Building elevations and materials will be consistent with those provided in previous emails to the the HOA.

6) To the extent the design includes roof access for the townhouse residents, it will be oriented towards the front elevation and will include a parapet wall such that access to the rear for use by residents is restricted.

7) As a requirement for the issuance of a building permit, we will file a deed restriction on the land such that all of the units are required to be owner occupied. This deed restriction will supersede any ability of the HOA of the townhomes to reverse this restriction in the future.

8) Trash collection will be accomplished by each resident putting their trash bin on the rear drive once per week to be collected by a waste disposal service. There will be no dumpster on site.

9) Resident's use of the fire pit area will be restricted after 10:00 pm on weekdays and 11:00 pm on weekends.

**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.

*[Handwritten Signature]*

**06/29/22**

Signature of Applicant

Date

**Paul D'Agnese; Manager**

Type or Print Name and Title

*[Handwritten Signature]*

**06/29/2022**

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.

*[Handwritten Signature]*

**06/29/22**

Signature of Property Owner

Date

**Paul D'Agnese; Manager**

Type or Print Name and Title

*[Handwritten Signature]*

**06/29/22**

Signature of Notary Public

Date

Notary Seal



**APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- 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
- 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
- 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?  
Yes
- 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
- 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
- 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, redevelopment in the immediate area has been ongoing. The proposed rezoning is consistant with the recent redevelopment.

**DISCLOSURE REPORT FORM  
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

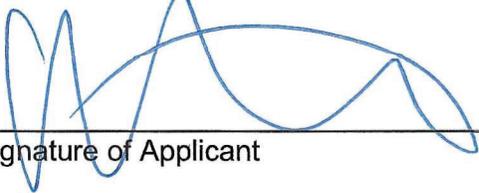
CHECK ONE:       YES       NO  
 (If yes, please complete the "Campaign Contributions" section below)

Paul D'Agnese;Mgr.  
 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.

      06/29/22      Paul D'Agnese; Manager  
 Signature of Applicant      Date      Type or Print Name and Title

\_\_\_\_\_  
 Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

      06/29/2022  
 Signature of Notary      Date      Notary Seal

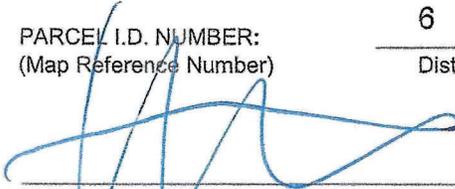


**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 300 - 017  
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

Date

**Paul D'Agnese; Manager**

**06/27/22**

Type or Print Name and Title

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*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)

**Jacqueleen Garcia**

**Tax Associate I**

NAME

TITLE

**06/29/2022**

DATE

6308

**EXECUTIVE REAL ESTATE, LLC**  
P.O. BOX 923208  
NORCROSS, GA 30010

**Ameris**  
Bank  
64-175/612

6/30/2022

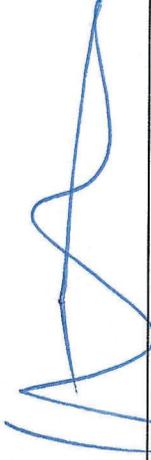
PAY TO THE ORDER OF City of Peachtree Corners

\$\*\*850.00

Eight Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

City of Peachtree Corners  
310 Technology Parkway  
Peachtree Corners, GA 30092



AUTHORIZED SIGNATURE

MEMO APPLICATION : 3802 MEDLOCK BRIDGE RD

⑈00006308⑈ ⑆061201754⑆ 0005063353⑈

**EXECUTIVE REAL ESTATE, LLC**

City of Peachtree Corners

6308

6/30/2022

850.00

FIDELITY BANK 5063 APPLICATION : 3802 MEDLOCK BRIDGE RD

850.00

Security features. Details on back.





# June 29 TOHOA-MBT Meeting Roster

ROLE	ADDRESS	LAST	FIRST	PRESENT
Adjacent Property Owner	3670 Turnbury Oaks	Abderrahman	Rahman	N
Adjacent Property Owner	3680 Turnbury Oaks	Fang	Jianmin	Y
Adjacent Property Owner	3700 Turnbury Oaks	Nylund	Kari & Todd	N
Adjacent Property Owner HOA Vice President	3710 Turnbury Oaks	Johnson	LC	Y
Adjacent Property Owner	3720 Turnbury Oaks	Mlott	Bruce	Y
Adjacent Property Owner	3730 Turnbury Oaks	Zapata	Juan & Kim	Z
Adjacent Property Owner	3740 Turnbury Oaks			N
Adjacent Property Owner	5120 Riverthur Place	Kee	Nikki	N
Adjacent Property Owner	5130 Riverthur Place	Spear	Lori	Y
HOA President	3735 Turnbury Oaks	Giobetti	John	Y
HOA Treasurer	3760 Turnbury Oaks	Nguyen	Tuyet	Y
HOA Secretary		Koefel	Pam	N
HOA Attorney		Fairclough- James	Tanya	Z
PTC City Council Post 3		Wright	Alex	Y
Developer		D'Agnese	Paul	Y
Consultant		Laravea	Scott	Y
Realtor		Nevins	Jenny	Y



ONEBARK LLC  
5456 PEACHTREE BOULEVARD  
ATLANTA GA 30341  
p: 678-344-6948 www.onebark.com

# Tree Study Report

3802 Medlock Bridge Road, Peachtree Corners GA 30092

Date of Inspection 6/20/2022

**Inspector**

Jesse Milton  
ISA #SO-1170B  
Email: jesse@onebark.com

**Developer**

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## INTRODUCTION

This inspection was made to verify trees that meet Specimen Tree criteria and/or meet the criteria for an Arborist Report as outlined in the Peachtree Corners municipal code.

## METHODOLOGY

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request. All tree sizes were measure as DBH (Diameter at Breast Height, 4.5 feet above soil level).

Sec. 50-119. - General criteria for the determination of specimen trees or stands of trees.

Specimen tree:

Size criteria

- (a) Large hardwoods: 28" or greater
- (b) Large Softwoods: 30" or greater
- (c) Small Native Flowering Trees: 12" or greater

Condition criteria

- (a) A life expectancy of greater than ten (10) years,
- (b) A relatively sound and solid trunk with no extensive decay or hollow, and no more than 20% radial dieback
- (c) No more than one major and several minor limbs (hardwoods only)
- (d) No major insect problem.
- (e) No major pathological problem.

## DEFINITIONS OF TREE HEALTH

GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater

FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.

POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.

DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

## Tree 298

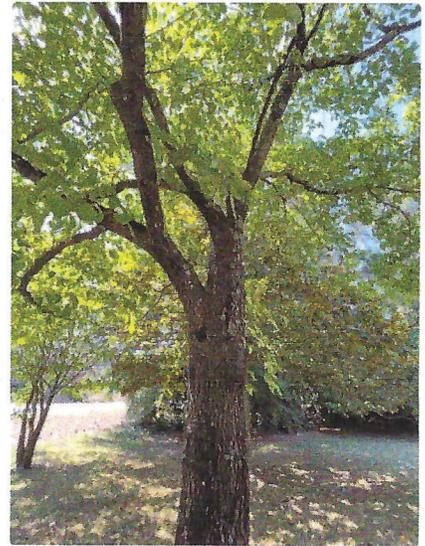
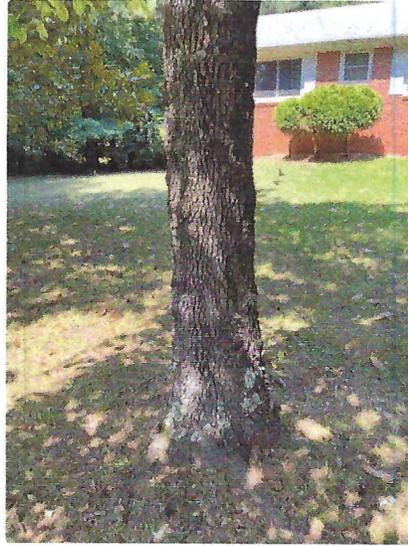
Status: **SPECIMEN**

Cataloged: 6/20/2022

Species 12" Dogwood, flowering, *Cornus florida*

Condition: Fair health. No significant problems identified; Full sun exposure, leaf density is below average but not yet problematic; small cavity in mid trunk region, compartmentalized and not problematic; Structure is Single

Other notes:



## Tree 299

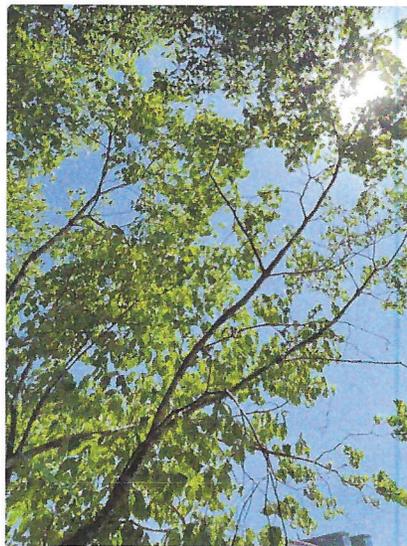
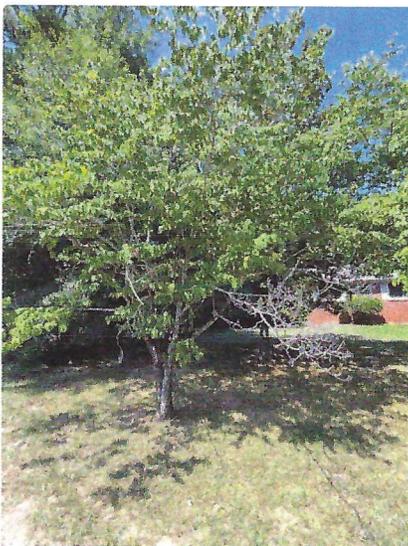
Status: **NOT SPECIMEN**

Cataloged: 6/20/2022

Species 13" Dogwood, flowering, *Cornus florida*

Condition: Poor health. 10 years or less life expectancy; leaf size in upper canopy is below average, leaf density is below average, dead limbs developing intermittently throughout canopy; Structure is Multiple trunks

Other notes: Does not meet condition criteria



# Summary

Total Specimen trees identified within study area: 1

## Additional Recommendations

### LIMITATIONS

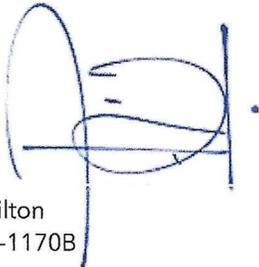
This report is not meant to override any determination by Peachtree Corners regarding the status of Specimen trees. Additional tree information may be required by the City once the Specimen Tree Report is submitted to Peachtree Corners, including but not limited to: Trees of Character, Level III assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

## Certification

Date Certified: 6/20/2022

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.



Jesse Milton  
ISA #SO-1170B

