

APPLICATION FORMS

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2.28.2025

City of Peachtree Corners

Community Development Department



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		
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)	•		

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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
The Providence Group of Georgia c/o NAME: <u>Kathryn M. Zickert - Smith, Gambrell & Russell</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ PHONE: _____ E-MAIL: _____	NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ PHONE: _____ E-MAIL: _____
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): _____ REQUESTED ZONING DISTRICT: _____

LAND DISTRICT(S): _____ LAND LOT(S): _____ ACREAGE: _____

ADDRESS OF PROPERTY: _____

PROPOSED DEVELOPMENT: _____

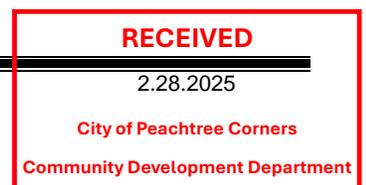
Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:



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
The Providence Group of Georgia c/o NAME: <u>Kathryn M. Zickert - Smith, Gambrell & Russell</u> ADDRESS: <u>1105 W. Peachtree St. NE. Ste. 1000</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30309</u> PHONE: <u>404-815-3704</u> E-MAIL: <u>kzickert@sgrlaw.com</u>	NAME: <u>Norcross Techpark, LLC</u> ADDRESS: <u>333 Research Court</u> CITY: <u>Norcross</u> STATE: <u>GA</u> ZIP: <u>30096</u> PHONE: _____ E-MAIL: _____
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6 LAND LOT(S): 285/286 ACREAGE: 7.72

ADDRESS OF PROPERTY: 333 Research Court. Peachtree Corners, GA 30092

PROPOSED DEVELOPMENT: Townhome Development

Staff Use Only This Section

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

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:



RESIDENTIAL DEVELOPMENT

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

No. of Buildings/Lots: _____

Dwelling Unit Size (Sq. Ft.): _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEES PAID

Application fees are set by fee schedule which is included in the application materials for convenient reference. **Fees may be paid by credit card or check in person at City Hall.** Following 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



LAND SURVEY

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City of Peachtree Corners

Community Development Department

LEGAL DESCRIPTION

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2.28.2025

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Community Development Department

AS SURVEYED PROPERTY DESCRIPTION 333 Research Court:

All that tract or parcel of land lying and being in Land Lots 285 and 286 of the 6th District, City of Peachtree Corners Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the intersection of the northeastern right of way line of Research Court (80 foot right of way width) and the southeastern right of way line of Research Drive (80 foot right of way width); thence proceeding along said right of way line of Research Drive the following courses and distances: along a curve to the left with a radius of 377.03 feet and an arc length of 52.01 feet (said curve having a chord bearing of North 31 degrees 05 minutes 05 seconds East and a chord distance of 51.97 feet) to a point, thence North 27 degrees 07 minutes 59 seconds East a distance of 38.26 feet to a point and along a curve to the right with a radius of 634.07 feet and an arc length of 173.70 feet (said curve having a chord bearing of North 34 degrees 58 minutes 52 seconds East and a chord distance of 173.15 feet) to a 1/2 inch rebar found w/cap; thence North 47 degrees 10 minutes 16 seconds West a distance of 80.00 feet to a 1/2 inch rebar found w/cap on the northwestern right of way line of Research Drive; thence leaving Research Drive and proceeding along a curve to the right with a radius of 714.07 feet and an arc length of 462.24 feet (said curve having a chord bearing of North 61 degrees 22 minutes 24 seconds East and a chord distance of 454.21 feet) to a 1/2 inch rebar found; thence South 29 degrees 29 minutes 57 seconds East a distance of 85.50 feet to a 1/2 inch rebar found w/cap; thence South 29 degrees 29 minutes 57 seconds East a distance of 364.90 feet to a 1/2 inch rebar found; thence South 00 degrees 14 minutes 44 seconds East a distance of 161.25 feet to a 1/2 inch rebar found; thence South 49 degrees 28 minutes 39 seconds West a distance of 254.70 feet to a 1/2 inch rebar found; thence South 29 degrees 29 minutes 57 seconds East a distance of 191.00 feet to a 1/2 inch rebar found; thence South 84 degrees 06 minutes 56 seconds West a distance of 61.26 feet to a 1/2 inch rebar found on the northeastern right of way line of Research Court; thence proceeding along said right of way line of Research Court the following courses and distances: North 30 degrees 23 minutes 04 seconds West a distance of 64.20 feet to a point, along a curve to the left with a radius of 560.87 feet and an arc length of 393.19 feet (said curve having a chord bearing of North 50 degrees 28 minutes 04 seconds West and a chord distance of 385.19 feet) to a point, North 70 degrees 33 minutes 04 seconds West a distance of 100.47 feet to a point and along a curve to the right with a radius of 437.47 feet and an arc length of 136.83 feet (said curve having a chord bearing of North 61 degrees 35 minutes 27 seconds West and a chord distance of 136.27 feet) to a 1/2 inch rebar found, said point being the Point of Beginning.

Said tract or parcel of land containing 336,359 square feet or 7.72 acres.

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SITE PLAN

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Community Development Department

AS SURVEYED PROPERTY DESCRIPTION:

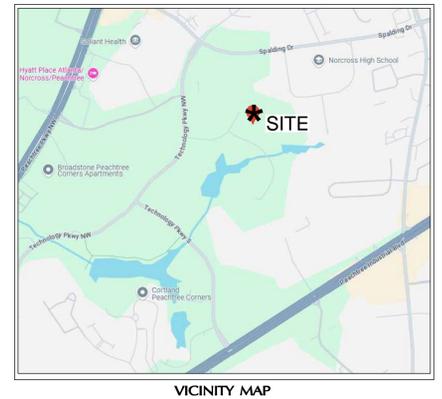
All that tract or parcel of land lying and being in Land Lots 285 and 286 of the 6th District, City of Peachtree Corners Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the intersection of the northeastern right of way line of Research Court (80 foot right of way width) and the southeastern right of way line of Research Drive (80 foot right of way width), thence proceeding along said right of way line of Research Drive the following courses and distances: along a curve to the left with a radius of 377.03 feet and an arc length of 52.01 feet (said curve having a chord bearing of North 31 degrees 05 minutes 05 seconds East and a chord distance of 51.97 feet) to a point, thence North 27 degrees 07 minutes 59 seconds East a distance of 38.26 feet to a point and along a curve to the right with a radius of 634.07 feet and an arc length of 173.70 feet (said curve having a chord bearing of North 34 degrees 58 minutes 52 seconds East and a chord distance of 173.15 feet) to a 1/2 inch rebar found w/cap; thence North 47 degrees 10 minutes 16 seconds West a distance of 80.00 feet to a 1/2 inch rebar found w/cap on the northwestern right of way line of Research Drive; thence leaving Research Drive and proceeding along a curve to the right with a radius of 714.07 feet and an arc length of 462.24 feet (said curve having a chord bearing of North 61 degrees 22 minutes 24 seconds East and a chord distance of 454.21 feet) to a 1/2 inch rebar found; thence North 29 degrees 29 minutes 57 seconds East a distance of 85.50 feet to a 1/2 inch rebar found w/cap; thence South 29 degrees 29 minutes 57 seconds East a distance of 364.90 feet to a 1/2 inch rebar found; thence South 00 degrees 14 minutes 44 seconds East a distance of 161.25 feet to a 1/2 inch rebar found; thence South 49 degrees 28 minutes 39 seconds West a distance of 254.70 feet to a 1/2 inch rebar found; thence South 29 degrees 29 minutes 57 seconds East a distance of 191.00 feet to a 1/2 inch rebar found; thence South 84 degrees 06 minutes 56 seconds West a distance of 61.26 feet to a 1/2 inch rebar found on the northeastern right of way line of Research Court; thence proceeding along said right of way line of Research Court the following courses and distances: North 30 degrees 23 minutes 04 seconds West a distance of 64.20 feet to a point, along a curve to the left with a radius of 560.87 feet and an arc length of 393.19 feet (said curve having a chord bearing of North 50 degrees 28 minutes 04 seconds West and a chord distance of 385.19 feet) to a point, North 70 degrees 33 minutes 04 seconds West a distance of 100.47 feet to a point and along a curve to the right with a radius of 437.47 feet and an arc length of 136.83 feet (said curve having a chord bearing of North 61 degrees 35 minutes 27 seconds West and a chord distance of 136.27 feet) to a 1/2 inch rebar found, said point being the Point of Beginning.

thePROVIDENCEgroup
 Clint Walters
 11340 Lakefield Drive
 Building II, Suite 200
 Johns Creek, Georgia 30097
 Tele: (678) 475-1800

Kimley»Horn

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017



SITE DATA:

TOTAL SITE AREA	7.72 ACRES
ZONING	
EXISTING ZONING	M1 & OI
PROPOSED ZONING	R-TH
ZONING JURISDICTION	CITY OF PEACHTREE CORNERS

DEVELOPMENT TYPE

TOTAL LOTS	77
TOTAL DENSITY	9.97 U/A

DEVELOPMENT STANDARDS

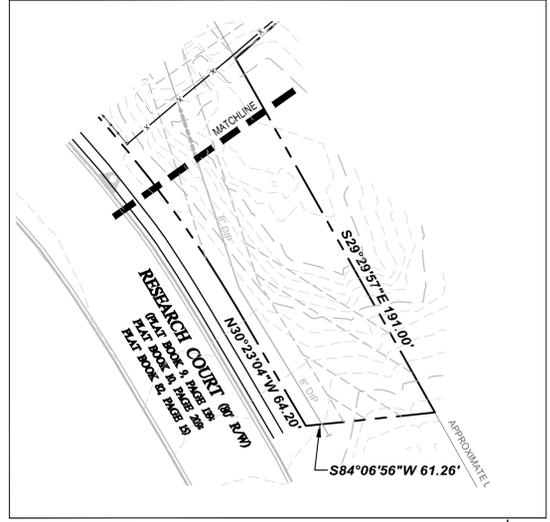
MAXIMUM BUILDING HEIGHT	35'
MINIMUM UNIT WIDTH	22'
EXTERIOR FRONT YARD	VARIANCE TO 25'
EXTERIOR REAR YARD	VARIANCE TO 20'
EXTERIOR SIDE YARD	VARIANCE TO 20'
MINIMUM BUILDING SEPARATION	20'
MINIMUM LOT SIZE	1,500 SF

PARKING

REQUIRED	231 (3 PER UNIT)
GARAGE	154
DRIVEWAY	154
GUEST SPACES	20
TOTAL	328

- NOTES**
- SPEED LIMIT OF ADJACENT ROAD IS UNMARKED AND IS ASSUMED TO BE 35 MPH.
 - ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
 - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY MAP # 13135C0067G, EFFECTIVE DATE 03/04/2013, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE 'A' (AREAS OF 100 YEAR FLOOD).
 - WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
 - THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
 - GWINNETT COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
 - WATER SERVICE SHALL BE PROVIDED BY GWINNETT COUNTY. EXISTING WATER SERVICE WILL BE USED.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
 - THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
 - ALL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON PLAN TAKEN FROM A SURVEY FOR THE PROVIDENCE GROUP BY TRAVIS FRUITT AND ASSOCIATES, DATED 12-19-2024.

- VARIANCE**
- A REDUCTION IN THE BUILDING SETBACKS REQUIRED BY THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES SECTION 1302B.A.9 TO A 25-FOOT FRONT YARD AND 20-FOOT SIDE/REAR YARD.
 - A REDUCTION IN THE BUILDING LANDSCAPED SETBACK REQUIRED BY THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES SECTION 1302B.A.16 TO 25-FEET.



ZONING PLAN

333 Research Court

Land Lot 285 & 286, 6th District
 Gwinnett County, Georgia

2/28/2025
 SCALE 1" = 40'
 REV

1 of 1

ELEVATIONS

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LETTER OF INTENT

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City of Peachtree Corners

Community Development Department

FIRST AMENDED
LETTER OF INTENT

and

Other Material Required by
The City of Peachtree Corners Zoning Ordinance
for the Rezoning and Concurrent Variance
Applications

of

THE PROVIDENCE GROUP OF GEORGIA, LLC

for

± 7.72 Acres of Land
located in
Land Lots 285 and 286 of the 6th District, Gwinnett County
Address: 333 Research Court

From M-1 to R-TH

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

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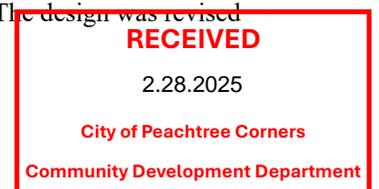
I. INTRODUCTION

This Application seeks to rezone a ±7.72 acre parcel located in Land Lots 285 and 286 of the 6th District of Gwinnett County, Georgia (“Subject Property”) from Light Industry District (M-1) to Residential Townhouse District (R-TH). The Subject Property is currently developed with one office building that was constructed in 1985¹ and associated surface parking. The Providence Group of Georgia, LLC (“TPG” and/or “Applicant”) now seeks to redevelop the property for 77 townhome units and appurtenant improvements (“Proposed Development”).² The community will be gated with private streets and enclosed with privacy fencing. The proposed townhome units will be three stories and range in size from 1,900 to 2,300 square feet, each with a two-car garage. The townhomes will be arraigned in buildings of four to seven units each. The buildings will be rear loaded with front pedestrian entrances facing upon landscaped mews areas or private streets. The mews will provide an attractive common area between the buildings for residents to gather and interact. There will be pedestrian access through the mews areas and throughout the development with connections to proposed sidewalks along the street rights-of-way. Thus, increasing the walkability of the area. The Subject Property presents an opportunity to transform a mostly vacant office building into a much needed townhome development.

The demand for traditional, surface-parked suburban office space has dropped dramatically since the COVID-19 pandemic and its change to work-from-home and alternative work arrangements. The Subject Property’s office space has suffered a similar lack of demand resulting in it being partially vacant in the last several years. In contrast, municipalities such as Peachtree Corners are finding it difficult to balance the demand for additional housing in their communities,

¹ Information was obtained from the Gwinnett County Tax Assessor’s data for the Subject Property.

² It is important to note that the Applicant initially proposed 138 stacked townhome units. The design was revised to 77 traditional townhome units to address concerns received from public input.



and the need for more varied and diverse housing options sought by households today, against their own planning goals and objectives. The Applicant’s proposal meets this demand by redeveloping the vacant office space for modern, upscale residential townhomes. This proposal will place much needed housing in the Technology Park area and will provide a housing option in an area that already includes some denser housing in the form of traditional multifamily and townhome development.

This will not only be an improvement to the Subject Property but will also bolster the existing offices remaining in the area. The proposed residences will place for-sale residential units within walking distance of employers located in Tech Park. This aligns the development with many of the stated goals and intents of the City of Peachtree Corners 2045 Comprehensive Plan (“Comp Plan”). The Subject Property is located within the Central Business District character area according to the Comp Plan’s Character Area Map. The Comp Plan describes the vision and intent of the Central Business District as:

A significant component of the Central Business District, the existing office uses in Technology Park and other business parks, will continue to grow and thrive into the next several decades. ... **In turn, revitalizing traditional office parks into walkable, mixed-use environments will motivate young, educated professionals who wish to live where they work to live in Peachtree Corners.**³
(emphasis added)

The Comp Plan also expressly lists townhouses as an appropriate use within the Central Business District to promote a walkable, mixed-use environment.⁴ It is important to note that mixed-use development can be accomplished through either a vertical mixed-use (i.e. placing a mix of uses in a singular building or development) or a horizontal mixed-use (i.e. placing a mix of uses in a neighborhood or area). Although, the Proposed Development is strictly residential, it will create

³ See the City of Peachtree Corners 2045 Comprehensive Plan, pg. 51.

⁴ See the City of Peachtree Corners 2045 Comprehensive Plan, pg. 52.



a horizontal mixed-use environment in Technology Park, which consists almost entirely offices today, and will place residential within walking distance to existing employers. These goals also align with the City of Peachtree Corners Livable Center Initiative study, dated February 2015, (the “LCI”), which expresses a desire for creating more housing in proximity to employment. The LCI notes that over 98% of Technology Park employees live elsewhere and commute into the area to work,⁵ which is likely due to a lack of housing options that attract young professionals. The existing housing in Peachtree Corners is split between higher-end single family detached residences and aging, sub-market rate multifamily apartments.⁶ The existing housing mix has created gaps for two important groups in the housing market: young-professionals and empty-nesters or retirees who are looking to downsize from a large-lot single family home to something that requires less maintenance and allows for a more walkable, connected lifestyle.⁷ Both of these demographics are target markets for townhome developments. The need for housing options is also specifically identified as one of the five key strategies of the LCI:

FACILITATE MORE HOUSING CHOICES to accommodate a wider variety of residents, from seniors wanting to “age in place” to a younger workforce demanding smaller unit types.⁸

The LCI notes that housing options are necessity for the long-term growth of Technology Park and fostering a robust tech industry:

The existing infrastructure and land uses along with a large amount of underutilized/undeveloped land suggest tremendous opportunities for establishing a robust tech industry community where employees can live and collaborate in a dynamic mixed-use environment.⁹

⁵ See *The City of Peachtree Corners Livable Center Initiative*. Pg. 19. (“While there are over 14,969 employees in the LCI area (representing nearly 40% of all jobs in Peachtree Corners) only 17 of those employees live within the LCI area. The largest portion of LCI area employees commute from the City of Atlanta, Johns Creek, and Roswell.”)

⁶ See *The City of Peachtree Corners Livable Center Initiative*. Pg. 16.

⁷ *Id.*

⁸ *Id.*

⁹ *Id.* At 39.



The proposed townhomes will fill the housing gap within the Technology Park area by providing a housing option and simultaneously create a walkable mix of uses in the area. In all, the Applicant's proposal will allow a development that is aligned with the City of Peachtree Corners' goals for development in the Central Business District and Technology Park.

The Applicant submits this document as a Letter of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, and an analysis of the Major Modification considerations listed in the City of Peachtree Corners Zoning Ordinance, § 1702, and an analysis of the variance criteria listed in the City of Peachtree Corners Zoning Ordinance, § 1605. A site plan and survey have been filed with the original Application, along with other required materials.

II. ZONING CHANGE-IN-CONDITIONS IMPACT ANALYSIS

The following is an analysis of the factors to allow for a rezoning as outlined in the City of Peachtree Corners Zoning Ordinance § 1702:

A. THIS REZONING WILL PERMIT A USE THAT IS SUITABLE INVIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY?

The proposed townhome use is suitable with the surrounding office development and the adjacent high school that exists in the area. The residential will be completely complementary to the office use by allowing residents to live in walkable proximity to employment. The existing area is primarily characterized by surface parked, suburban office buildings, whose employees generally commute by automobile from further outside the city. The introduction of residential will create a mix of uses in the predominantly autocentric area that will reduce automobile dependency and promote walkability. Moreover, residential development is traditionally compatible with a school use.



B. THIS PROPOSED REZONING WILL NOT ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY

As stated in previous paragraphs, the proposed townhomes are harmonious with the adjacent office and school uses. To mitigate potential impacts, if any, the Proposed Development will incorporate appropriate setbacks. The primary goal of land use planning is to eliminate or minimize the potential adverse effect of the dissimilar uses of adjacent tracts of land by establishing a harmonious transition between them. The traditional method of achieving this goal is through both “off-site” and “on-site” transition. Off-site transition consists of avoiding the placement of dissimilar uses next to each other by placing uses of intermediate density between them. On-site transition, which might either supplement or replace off-site transition, consists of measures imposed on a particular property to protect adjacent properties from adverse effects. To achieve the onsite transition, the proposed site design will incorporate appropriate setbacks and greenspace along the property lines. The Applicant is also locating the proposed stormwater detention ponds to the north and south to add further buffers along those property lines. The result is a development that is completely compatible and harmonious with the surrounding existing development.

C. DOES THE PROPERTY TO BE AFFECTED BY THE REZONING HAVE REASONABLE ECONOMIC USE AS CURRENTLY ZONED?

The Subject Property is currently developed with a ±65,463 square foot office building and as noted in previous paragraphs, the demand in the office market has declined dramatically over recent years. The office is only partially leased, and demand is not expected to regain its pre-Covid-19 levels in the future. As a result, the existing office is expected to be under-leased or unoccupied in the short-term and remain so in the long-term. Absent a rezoning to allow a different use the Subject Property will be vacant and unused in the future.



D. WILL THE PROPOSED REZONING RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS?

The proposed townhomes will generate less peak hour trips than the Subject Property's current office building. The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (9th Edition), to calculate vehicle trips for the Proposed Development. The Applicant anticipates that the ±77 townhomes (ITE category 230) will result in a net decrease of ±274.69 total trips on a weekday, and a net decrease of ±68.24 trips during the A.M. peak hour, and ±57.50 less trips during the P.M. peak hour than the existing 65,463 square foot office building. Accordingly, the Proposed Development will result in a significant improvement on the vehicular traffic. Moreover, the proposed trips are anticipated to be reduced even further due to the walkable nature of the development's location. Hence, the Proposed Development will be a significant improvement over the existing office use.

The school-age children in the townhomes will attend Norcross Elementary School, Summerour Middle School, and Norcross High School. The impacts on local schools are expected to minimal, if any. The traditional market for the proposed townhomes are young professionals and empty nesters, both of which typically do not have school-age children.

As for utilities, the Subject Property have access to water and sewer.

E. WILL THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN?

Yes. As noted in the paragraphs above, the proposed residential's proximity to nearby employment centers within the Central Business District character area will also promote walkability. The creation of a walkable mix of uses is aligned with the goals of the Comp Plan for the Central Business District and the Technology Park area.



F. 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 CHANGE IN CONDITIONS?

As noted in the previous paragraphs, the office market has experienced a dramatic downturn in recent years and is not anticipated to recover in the foreseeable future. As a consequence, the existing office on the property is anticipated to continue with little to no occupancy. A rezoning to a more favorable district will allow the Subject Property to be redeveloped into a more desirable residential townhome use.

III. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking two concurrent variances with its request to the following requirement of the City of Peachtree Corners Code of Ordinance:

A. A REDUCTION IN THE BUILDING SETBACKS REQUIRED BY THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES § 1302B.A.9 TO A 25-FOOT FRONT YARD AND 20-FOOT SIDE/REAR YARD

The City of Peachtree Corners Code of Ordinances, § 1302B.A.9 requires a minimum 50-foot front yard, and 40-foot side and rear yards. The Applicant is requesting a reduction to a 25-foot front yard and a 20-foot side and rear yard setback. The request is necessitated by the site's significant topography, which prevents the efficient layout of the property. The property has approximately 59-feet of vertical difference across the site (north to south) which adds difficulty locating units, driveways and pedestrian paths. This results in a design that is more spread out to accommodate and more gently transition the topography across the development. The spread out design, in turn pushes the developments into the exterior setbacks. To mitigate any potential impacts, if any, from the reduced setbacks the Applicant will supplement the side and rear yards with additional screening landscaping and privacy fencing.



B. A REDUCTION IN THE BUILDING LANDSCAPED SETBACK REQUIRED BY THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES § 1302B.A.16 TO 25-FEET.

The City of Peachtree Corners Code of Ordinances, § 1302B.A.16 requires a minimum 50-foot-wide landscaped setback along all exterior street frontages. As noted above, the Applicant is also requesting a reduction in the front yard building setback to 25-feet due to topographic challenges. Similarly, the front landscape setback is requested to be reduced from 50-feet to 25-feet. The Applicant will landscape the 25-foot setback in accordance with Peachtree Corners UDC requirements for plantings. The frontage and the main entrance to the development are located on Research Court and it is the Applicant's desire to make the landscaping and visual presentation as attractive as possible, with high quality plantings. Thus the reduction of the landscaped setback would not impact the visual aesthetics sought by the requirement.

A grant of the requested variances would not impair the purpose of the ordinance, nor would it result in any detriment to the public good. Instead, it would allow the redevelopment of the Subject Property for a fitting development that accommodates for its difficult topography. Pursuant to the City of Peachtree Corners Zoning Ordinance, § 1605, the criteria for granting the variance are met.

IV. PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits that the current zoning classification of the Subject Property and any proposed intervening district and/or conditions except those requested is unconstitutional and that rules relative to the Subject Property owner's right to use the Property established in the City of Peachtree Corners Zoning Code, to the extent they prohibit the Proposed Development are unconstitutional and constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in



violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use or grant the requested variances would constitute a taking of private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The Applicant respectfully submits that the City of Peachtree Corners' failure to approve the requested Rezoning and Concurrent Variances would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Subject Property's owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the Rezoning and Concurrent Variances in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the Rezoning and Concurrent Variances in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.



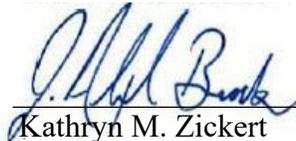
Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. **CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that the application for Rezoning and Concurrent Variances be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City so that such recommendations or input may be incorporated as conditions of approval of this Application.

This 28th day of February, 2025.

Respectfully submitted,



Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, N.E.
Suite 1000
Atlanta, Georgia 30309
404-815-3500



APPLICANT CERTIFICATION

RECEIVED

2.28.2025

City of Peachtree Corners

Community Development Department

OWNER'S AUTHORIZATION

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2.28.2025

City of Peachtree Corners

Community Development Department

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.

Signature of Applicant Date

Type or Print Name and Title
v

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] 1/3/25

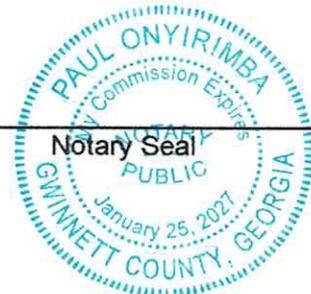
Signature of Property Owner Date

Peter Chen Manager

Type or Print Name and Title
Norcross Techpark LLC

Paul Onyirimba 01/03/25

Signature of Notary Public Date Notary Seal



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.

Signature of Applicant Date

Type or Print Name and Title

Signature of Notary Public Date Notary Seal

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 1/3/25

Signature of Property Owner Date

Peter Chen *Manager*

Type or Print Name and Title
Atlanta Chinatown Mall LLC

 01/03/25

Signature of Notary Public Date Notary Seal



PROPERTY TAX
VERIFICATION

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2.28.2025

City of Peachtree Corners

Community Development Department

View/Pay Your Taxes

Account Details

[Back to Search](#)

Parcel ID :

R6285 001

Property Type :

Real Property

Site Address :

333 RESEARCH DR
 PEACHTREE CORNERS 30092

Mailing Address :

ATLANTA CHINATOWN MALL LLC
 333 RESEARCH CT STE
 PEACHTREE CORNERS GA 30092-2984

[Change Mailing Address](#)

Legal :

RESEARCH DR

District :

PEACHTREE CORNERS

Last Update :

01/05/2025 08:14 PM

No payment due for this account.

Tax Bills

 [Click here](#) to view and print your 2024 tax bill.

Year	Net Tax	Total Paid	Fees	Penalty	Interest	Due Date	Amount D
2024	\$107,178.16	\$107,178.16	\$0.00	\$0.00	\$0.00	12/01/2024	\$0.00
2023	\$107,481.83	\$107,481.83	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
2022	\$107,481.83	\$107,481.83	\$0.00	\$0.00	\$0.00	05/01/2023	\$0.00
2021	\$68,314.02	\$68,314.02	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$68,784.02	\$68,784.02	\$0.00	\$0.00	\$0.00	12/01/2020	\$0.00
2019	\$66,168.94	\$66,168.94	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$66,450.94	\$66,450.94	\$0.00	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$66,998.02	\$68,095.90	\$0.00	\$0.00	\$0.00	10/15/2017	\$0.00
Total							\$0.00



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View/Pay Your Taxes

Account Details

[Back to Search](#)

Parcel ID :

R6286 095

Property Type :

Real Property

Site Address :

0 SPALDING DR NE
 NORCROSS 30092

Mailing Address :

ATLANTA CHINATOWN MALL LLC
 333 RESEARCH CT STE
 PEACHTREE CORNERS GA 30092-2984

[Change Mailing Address](#)

Legal :

SPALDING DR

District :

PEACHTREE CORNERS

Last Update :

01/05/2025 08:14 PM

No payment due for this account.

Tax Bills

 [Click here](#) to view and print your 2024 tax bill.

Year	Net Tax	Total Paid	Fees	Penalty	Interest	Due Date	Amount Due
2024	\$8,770.06	\$8,770.06	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
2023	\$8,786.78	\$8,786.78	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
2022	\$8,786.78	\$8,786.78	\$0.00	\$0.00	\$0.00	05/01/2023	\$0.00
2021	\$7,218.78	\$7,218.78	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$7,248.78	\$7,248.78	\$0.00	\$0.00	\$0.00	12/01/2020	\$0.00
2019	\$7,081.86	\$7,081.86	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$7,099.86	\$7,099.86	\$0.00	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$7,134.78	\$7,134.78	\$0.00	\$0.00	\$0.00	10/15/2017	\$0.00
Total							\$0.00

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 Community Development Department

DISCLOSURE FORM

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City of Peachtree Corners

Community Development Department

**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)

CLINT WALTERS
 Print Name
THE PROVIDENCE GROUP OF GEORGIA, LLC

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.

CLINT WALTERS 12/18/24 CLINT WALTERS SECRETARY
 Signature of Applicant Date Type or Print Name and Title

 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title
 The Providence Group of Georgia, LLC

 Signature of Notary Date Notary Seal



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CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

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

Dennis J. Webb, Jr.

Print Name

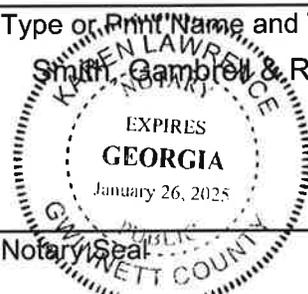
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Signature of Applicant	Date	Type or Print Name and Title
	1/6/25	Dennis J. Webb, Jr - Attorney at Law

Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	1/6/25	Smith, Gambrell & Russell

Signature of Notary	Date	Notary Seal
	1/6/25	

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

Kathryn M. Zickert

Print Name

1. CAMPAIGN CONTRIBUTIONS

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Signature of Applicant	Date	Type or Print Name and Title
	1/6/25	Kathryn M. Zickert - Attorney at Law
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	1/6/25	Stephen Lawrence Smith, Gambrell & Russell
Signature of Notary	Date	Notary Seal
		

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

Kirk R. Fjelstul
Print Name

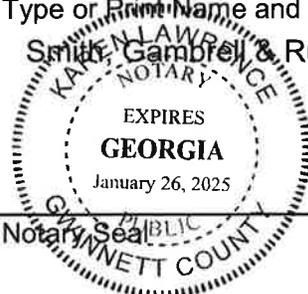
1. CAMPAIGN CONTRIBUTIONS

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Signature of Applicant Date Type or Print Name and Title
Kirk Fjelstul 1/6/25 Kirk R. Fjelstul - Counsel

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title
Kan Law 1/6/25 Smith, Gambrell & Russell

Signature of Notary Date Notary Seal
Kan Law 1/6/25 

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TREE SURVEY

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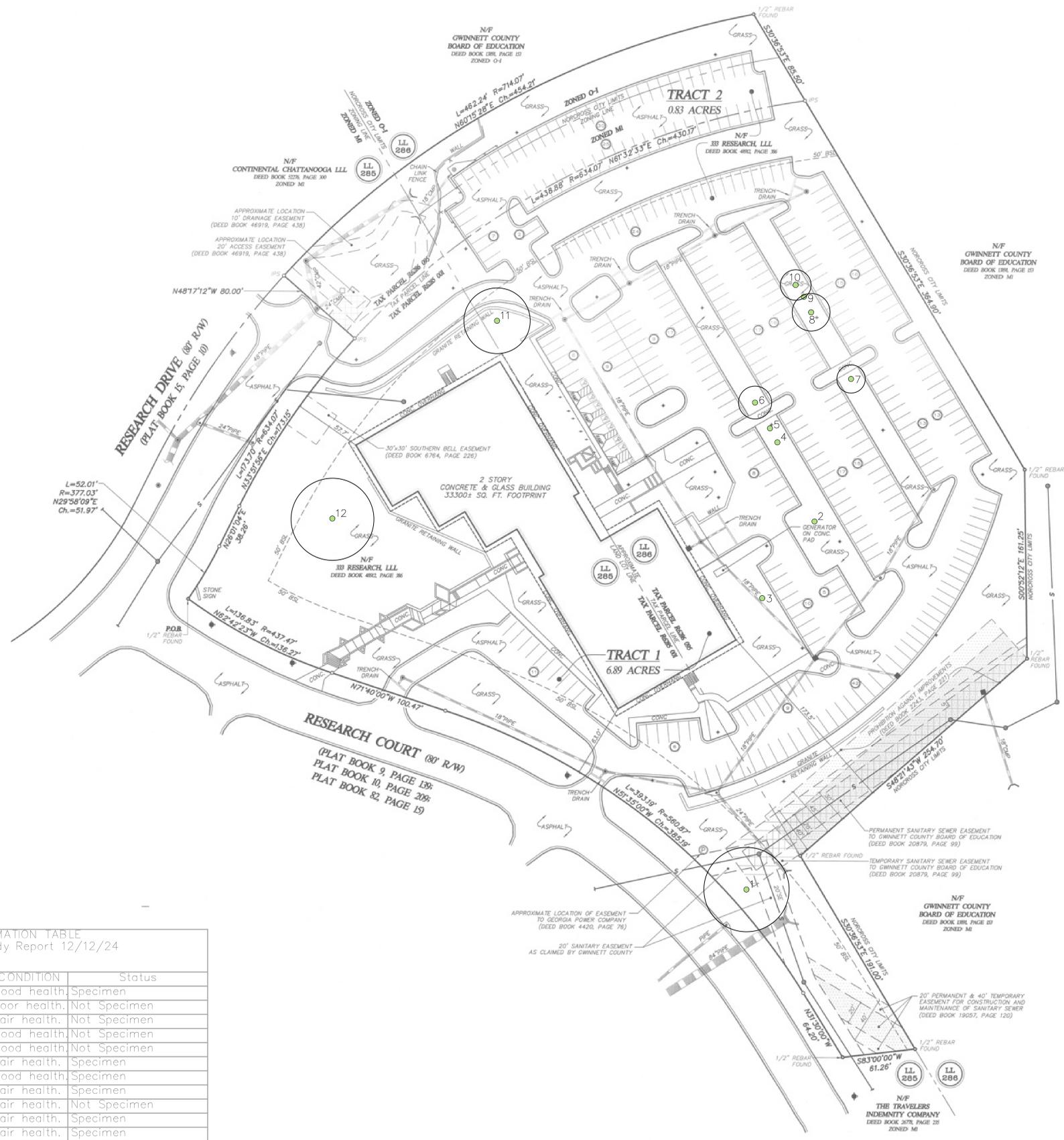
2.28.2025

City of Peachtree Corners

Community Development Department

The numbered tree locations and associated data represented on this sheet were collected using a Trimble DA2 GNSS antenna to submeter accuracy, and arranged on this plan using site reference points. The tree information layer is the sole product of Onebark LLC and reflects our assessment and mapping as of the indicated date. All other survey layers, tree symbols, and site information depicted herein have been provided by external parties and are included for reference only. Onebark LLC makes no warranty, expressed or implied, regarding the accuracy or completeness of data provided by others.

Grid North (GA West Zone)
TPA



TREE INFORMATION TABLE
Refer to Tree Study Report 12/12/24

ID	SPECIES	DBH	CONDITION	Status
1	tuliptree	36	Good health	Specimen
2	Dogwood, flowering	29	poor health	Not Specimen
3	Dogwood, flowering	11	Fair health	Not Specimen
4	Dogwood, flowering	10	Good health	Not Specimen
5	Dogwood, flowering	11	Good health	Not Specimen
6	Dogwood, flowering	14	Fair health	Specimen
7	Dogwood, flowering	12	Good health	Specimen
8	Dogwood, flowering	16	Fair health	Specimen
9	Dogwood, flowering	11	Fair health	Not Specimen
10	Dogwood, flowering	13	Fair health	Specimen
11	oak, southern red	28	Fair health	Specimen
12	tuliptree	35	Fair health	Specimen

12/31/24
REVISIONS:

ONEBARK
CONSULTING ASSOCIATES
ONEBARK, LLC
100 BUCKLEVAARD #288
CHAMBLEE, GA 30341
P. 678.344.6948

333 RESEARCH DRIVE
PEACHTREE CORNERS, GA - SUBMITTED TO: THE PROVIDENCE GROUP
SCALE: 1" = 40'

Certification applies to Arborist markup only. Base layers prepared by others:

[Signature]

Jesse Milton
ISA #50-1170B
exp. 6/30/2027

TREE INFORMATION

Ti-1

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Community Development Department

Tree Study Report

333 Research Dr NW, Peachtree Corners GA 30092

Date of Inspection 12/12/2024

Inspector

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

Developer

Clint Walters
The Providence Group
11340 Lakefield Drive, Suite 140
Johns Creek GA 30097

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.

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City of Peachtree Corners

Community Development Department

1 Status: **SPECIMEN**

Tree: 36" tuliptree

Liriodendron tulipifera

Condition: Good health. No significant problems identified; Structure is Asymmetric, No significant problems identified

Other notes:

Cataloged : 12/12/2024



2 Status: **NOT SPECIMEN**

Tree: 29" Dogwood, flowering

Cornus florida

Condition: poor health. Cavities present in several trunks ; Structure is Multiple trunks

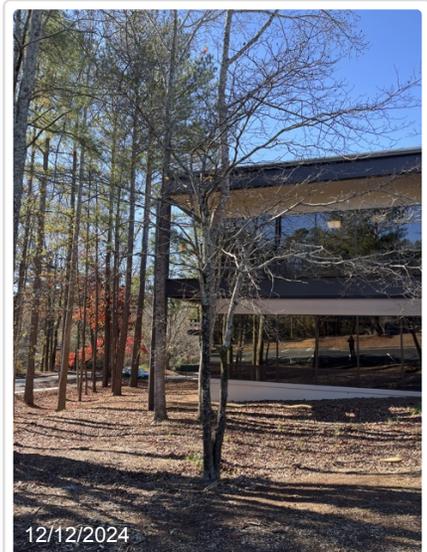
Other notes:

Cataloged : 12/12/2024

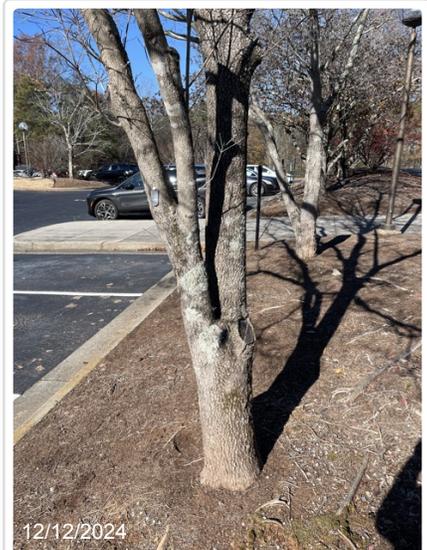


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3 Status: **NOT SPECIMEN**
Tree: 11" Dogwood, flowering
Cornus florida
Condition: Fair health. No significant problems identified; Structure is Multiple trunks, No significant problems identified
Other notes: Does not meet size criteria
Cataloged : 12/12/2024

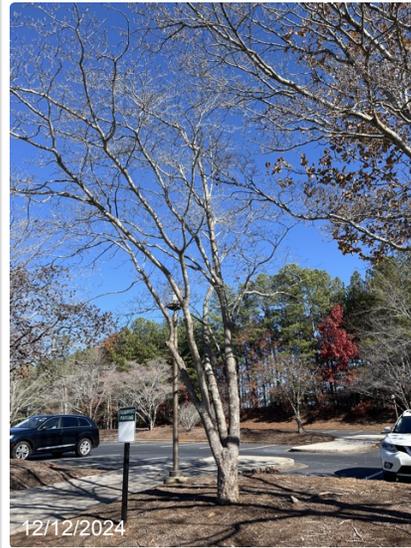


4 Status: **NOT SPECIMEN**
Tree: 10" Dogwood, flowering
Cornus florida
Condition: Good health. No significant problems identified; Structure is Bifurcated, No significant problems identified
Other notes: Does not meet size criteria
Cataloged : 12/12/2024



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5 Status: **NOT SPECIMEN**
Tree: 11" Dogwood, flowering
Cornus florida
Condition: Good health. No significant problems identified; Structure is Multiple trunks, No significant problems identified
Other notes: Does not meet size criteria
Cataloged : 12/12/2024



6 Status: **SPECIMEN**
Tree: 14" Dogwood, flowering
Cornus florida
Condition: Fair health. No significant problems identified; Structure is Multiple trunks, No significant problems identified
Other notes:
Cataloged : 12/12/2024



7 Status: **SPECIMEN**
Tree: 12" Dogwood, flowering
Cornus florida
Condition: Good health. No significant problems identified; Structure is Multiple trunks, No significant problems identified
Other notes:
Cataloged : 12/12/2024



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City of Peachtree Corners
Community Development Department

8 Status: **SPECIMEN**

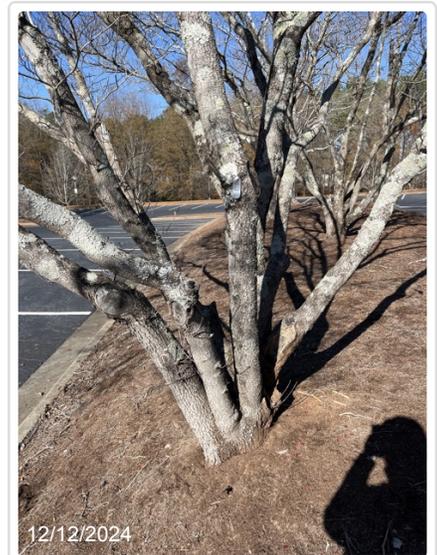
Tree: 16" Dogwood, flowering

Cornus florida

Condition: Fair health. No significant problems identified; Structure is Multiple trunks, No significant problems identified

Other notes:

Cataloged : 12/12/2024



9 Status: **NOT SPECIMEN**

Tree: 11" Dogwood, flowering

Cornus florida

Condition: Fair health. No significant problems identified; Structure is Multiple trunks, No significant problems identified

Other notes: Does not meet size criteria

Cataloged : 12/12/2024



10 Status: **SPECIMEN**

Tree: 13" Dogwood, flowering

Cornus florida

Condition: Fair health. No significant problems identified; Structure is Multiple trunks, No significant problems identified

Other notes:

Cataloged : 12/12/2024



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Community Development Department 5

11

Status: **SPECIMEN**

Tree: 28" oak, southern red

Quercus falcata

Condition: Fair health. No significant problems identified; Structure is Asymmetric, No significant problems identified

Other notes:

Cataloged : 12/12/2024



12

Status: **SPECIMEN**

Tree: 35" tuliptree

Liriodendron tulipifera

Condition: Fair health. Old would present at base, not problematic; Structure is Single, No significant problems identified

Other notes:

Cataloged : 12/12/2024



Summary

Total Specimen trees identified within study area: 7

Additional Notes

LIMITATIONS

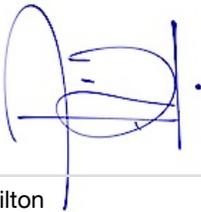
This report is not meant to override any determination by Peachtree Corners regarding the status of Specimen trees. Additional tree information may be required by the City once this Tree Report is submitted to Peachtree Corners, including but not limited to: Trees of Character, Level III assessments, 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: 12/12/2024

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
BCMA SO-1170B
Tree Risk Assessment Qualified (TRAQ)



RECEIVED

2.28.2025

City of Peachtree Corners

Community Development Department 7