



**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		
<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		
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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2.18.2025  
City of Peachtree Corners  
Community Development Department

**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: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
PHONE: _____	PHONE: _____
E-MAIL: _____	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: \_\_\_\_\_

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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:

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**





## Legal Description

4725 Peachtree Corners Circle

### **PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 301 and 317 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 set at the intersection of the northwestern right of way line of Metric Place (right of way varies at this point) and the land lot line common to Land Lots 301 and 302; thence proceeding along said land lot line the following courses and distances: North 30 degrees 30 minutes 34 seconds West a distance of 34.80 feet to an angle iron found, North 30 degrees 30 minutes 15 seconds West a distance of 54.80 feet to a 1/2 inch rebar found and North 32 degrees 06 minutes 28 seconds West a distance of 552.36 feet to a point; thence leaving said land lot line and proceeding North 36 degrees 24 minutes 10 seconds East a distance of 407.67 feet to a 1/2 inch rebar found on the southern right of way line of Peachtree Corners Circle (100 feet right of way width); thence proceeding along said right of way line of Peachtree Corners Circle the following courses and distances: along a curve to the right with a radius of 1587.02 feet and an arc length of 27.75 feet (said curve having a chord bearing of South 78 degrees 51 minutes 26 seconds East and a chord distance of 27.75 feet) to a point, along a curve to the right with a radius of 1587.02 feet and an arc length of 24.94 feet (said curve having a chord bearing of South 77 degrees 54 minutes 22 seconds East and a chord distance of 24.94 feet) to a point, South 76 degrees 24 minutes 48 seconds East a distance of 83.37 feet to a point, along a curve to the right with a radius of 2814.79 feet and an arc length of 271.02 feet (said curve having a chord bearing of South 73 degrees 39 minutes 18 seconds East and a chord distance of 270.91 feet) to a point and South 70 degrees 53 minutes 48 seconds East a distance of 17.92 feet to a 1/2 inch rebar set; thence leaving Peachtree Corners Circle and proceeding South 22 degrees 32 minutes 58 seconds West a distance of 627.34 feet to a 1/2 inch rebar found; thence South 02 degrees 07 minutes 46 seconds East a distance of 135.33 feet to a 1/2 inch rebar found on the northwestern right of way line of Metric Place (right of way varies at this point); thence proceeding along said right of way line of Metric Place the following courses and distances: along a curve to the left with a radius of 75.00 feet and an arc length of 22.53 feet (said curve having a chord bearing of South 65 degrees 24 minutes 00 seconds West and a chord distance of 22.45 feet) to a point and South 56 degrees 47 minutes 39 seconds West a distance of 67.47 feet to the Point of Beginning.

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February 18, 2025

**STATEMENT OF INTENT FOR REZONING**

**Amended Rezoning Application  
City of Peachtree Corners**

**Applicant:**

Pine Grove Communities, LLC

**Property/Tax Parcel ID:**

R6301 053

±6.89 Acres of Land

Located at 4725 Peachtree Corners Circle, Peachtree Corners, Georgia

**From M-1 to R-TH (with concurrent variances)**

**Submitted for Applicant by:**

Kathryn Zickert, Esq.

Kirk R. Fjelstul, Esq.

Smith, Gambrell & Russell, LLP

1105 W. Peachtree St. NE

Suite 1000

Atlanta, Georgia 30309

404.815.3704

[kzickert@sgrlaw.com](mailto:kzickert@sgrlaw.com)

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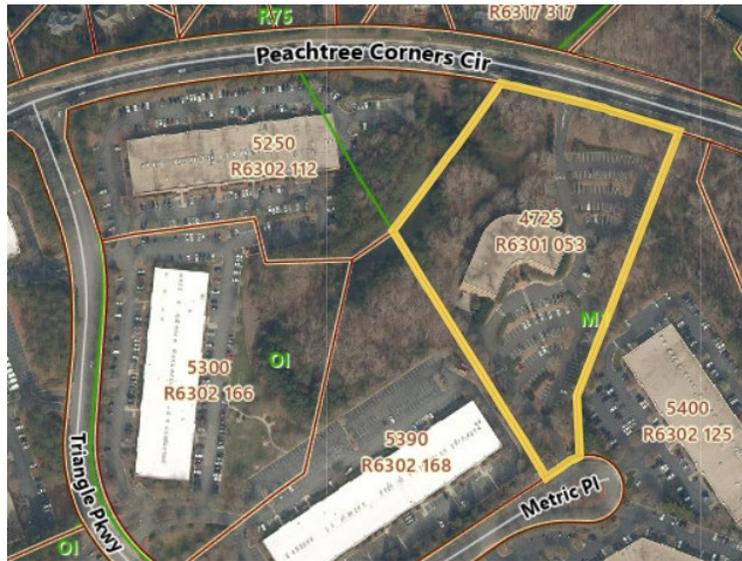
2.18.2025

City of Peachtree Corners  
Smith, Gambrell & Russell, LLP  
Community Development Department

Smith, Gambrell & Russell, LLP • 1105 W. Peachtree St. NE Suite 1000 • Atlanta, Georgia 30309 • [www.sgrlaw.com](http://www.sgrlaw.com)

**I. INTRODUCTION**

This Application for Rezoning is submitted for a 6.89-acre parcel of land located at 4725 Peachtree Corners Circle, Peachtree Corners, Georgia (hereinafter the “Property”) and is part of an ongoing rezoning appeal. The amended application and proposal are the result of discussions with the City and is designed to meet the needs of the Applicant, the City and the Community. The Property is a single tax parcel with frontage along both Peachtree Corners Circle and Metric Place. The Property is shown on the survey prepared by Travis Pruitt & Associates, Inc., dated January 26, 2024, and filed with this Application. The Property that is the subject of this Rezoning Application is further identified below from the Gwinnett County Tax Assessor’s Map:



The Property is currently zoned M-1 (Light Industry District) pursuant to The 2012 Zoning Resolution of the City of Peachtree Corners (the “Zoning Resolution”). The Applicant, Pine Grove Communities, LLC (the “Applicant”) now seeks approval to rezone the 6.89 acres to R-TH (Single Family Residence Townhouse District) to accommodate the redevelopment of the Property as an owner-occupied townhouse community. The rezoning of the Property will create attainable, equity housing options that will service the surrounding community and support the adjacent commercial developments.

This document is submitted as the Letter of Intent, Response to Standard Governing the Exercise of Zoning Power, and other materials required by the Zoning Resolution.

**II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA**

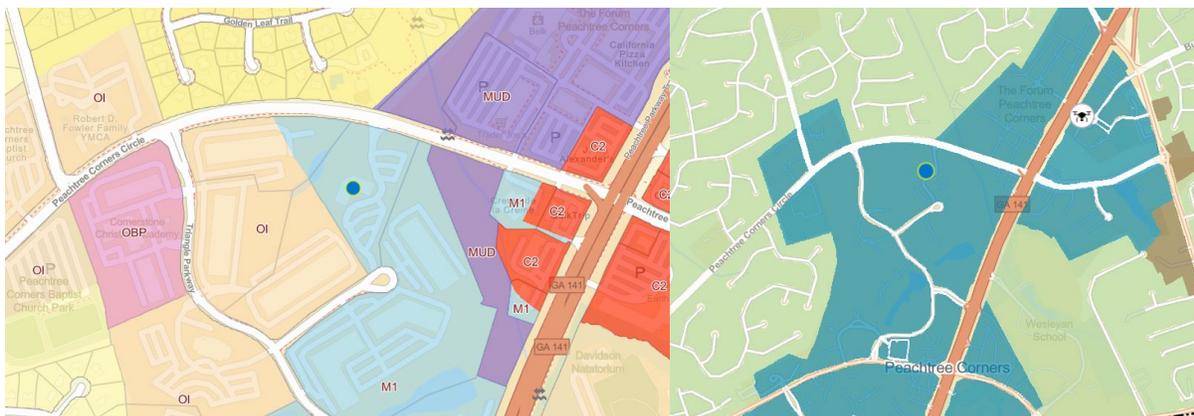
The Property is a single tax parcel located on Peachtree Corners Circle just east of its intersection with Triangle Parkway and west of its intersection with Peachtree Parkway. The Property is currently developed with a 65,025 square foot, multi-tenant office building built in 1986 and known as “The Day Building.” The Property is surrounded by a relatively intense mix of land uses including commercial/retail, office, institutional, and residential uses. To the northeast

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and across Peachtree Corners Circle lies The Forum which includes various retail uses including restaurants, shops, and commercial service businesses. To the south and southeast, lies additional office uses along Metric Place that are primarily characterized by large, older office buildings with various intermingled uses. To the north and northwest across Peachtree Corners Circle and an additional 150' natural buffer is a residential community with single family homes. The proposed development is compatible with this mix of land uses and would complement the primarily employment-related uses of the surrounding area by providing a first-class, attractive community that is walkable to destinations such as the Intuitive campus, The Forum, and Peachtree Corners Town Center.

The City of Peachtree Corners 2045 Comprehensive Plan (the “2045 Plan”) classifies this Property as within the “Central Business District” character area. As outlined in the 2045 Plan, the Central Business District character area is the economic heart of Peachtree Corners. It envisions a mix of retail and commercial uses, offices, mixed-use, government and institutional properties, and open space. More importantly, the Central Business District anticipates developments to include civic, cultural, and social gathering places easily accessed by residents in high-quality housing. The Central Business District is home to many of the City’s major attractions, such as The Forum, the Town Center, City Hall, and Technology Park. The Central Business District is the most intense concentration of development and density, and while the current uses are primarily nonresidential, the City specifically desires high-quality residential development. The Property also lies within the preferred areas for High-Density Housing as depicted in the 2045 Plan.

The Property is shown below on the City of Peachtree Corners City Map:



Surrounding Zoning Classifications

Central Business District Character Area

The 2045 Plan identifies “Appropriate Uses” within the Central Business District as follows:

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

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- Open space

Despite the Property being zoned M-1, the 2045 Plan specifically identifies “Discouraged Uses” within the Central Business District as follows:

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

### **III. PROJECT SUMMARY**

#### **A. Mixed-Use Development**

As shown on the conceptual site plan prepared by Planners & Engineers Collaborative (PEC+), dated December 27, 2024, and filed with this Application, the Applicant proposes to develop a 61-unit, owner-occupied townhome community at 4725 Peachtree Corners Circle. The proposed development is designed to complement the suburban character of the area, featuring attractive, predominantly masonry elevations that create a timeless and cohesive aesthetic.

The development prioritizes connectivity, accessibility, and green space to enhance the quality of life for future residents. A network of sidewalks and passive amenities will promote walkability within the community, fostering a pedestrian-friendly environment. Additionally, the Site Plan includes a future connection to the ‘Corners Connector’ trail network, providing direct access to Peachtree Corners’ expanding system of trails, parks, and recreational spaces.

To support safe and efficient traffic flow, the Site Plan incorporates a new deceleration lane off Peachtree Corners Circle and a driveway connection to Metric Place. These improvements will ensure smooth ingress and egress on adjacent roadways and alleviate current eastbound ‘blind corner’ sightline conditions.

The requested rezoning is appropriate for the area and represents a downzoning from the Property’s current M-1 (Light Industrial) zoning classification. The surrounding area includes a mix of commercial and office uses, making residential development a logical and compatible transition. This proposal will have little to no impact on surrounding properties, schools, or traffic while replacing an underutilized office building with a well-planned, residential community.

By integrating high-quality townhomes with thoughtful site planning and strategic infrastructure improvements, this development will contribute to the long-term stability and desirability of Peachtree Corners while offering new housing opportunities in a walkable, well-connected suburban setting.

#### **B. Variances Requested**

In order to develop the Property as set forth in the Application, the Applicant specifically requests the following variances and/or conditions of zoning, as applicable:



- Variance to reduce the front setback from 50 feet to 20 feet (Peachtree Corners Circle).
- Variance to reduce the side setback as shown on the site plan from 40 feet to 20 feet for east / west / south property line.
- Variance to reduce the front landscape strip from 50 feet to 15 feet (Peachtree Corners Circle).
- Variance to the city 50-foot undisturbed stream buffer and additional 25-foot impervious setback for the western intermittent stream between two pipes as well as the lake area (see buffer exhibit).

The requested variances have been discussed extensively with City staff and are necessary to afford the Applicant relief so that the Property may be redeveloped in accordance with the intent of the site plan. The Applicant submits that strict adherence to the requirements of the Zoning Resolution is not possible in this matter. Further, granting the variances would not adversely affect the existing use or usability of adjacent property.

### **C. The Developer**

Pine Grove Communities, LLC (“PGC”) is a leading real estate investor, developer, and operator of new residential communities in high-growth markets. Driven to be the premier residential investment sponsor in the Southeast, PGC is redefining the housing experience through superior locations, planning, design, and hospitality. PGC was formed in 2021 by industry leaders, including two partners who grew up in Peachtree Corners and maintain a vested interest in producing high-quality developments in the community they call home. The Property has been in the family of one of the partners for almost 40 years.

## **IV. SITE IMPACT ANALYSIS**

Pursuant to Section 1702 of the Zoning Resolution, the Applicant submits its written impact analysis and responses to the Standards Governing Exercise of the Zoning Power, as follows:

### **(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:**

Yes, approval of the proposed Rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed townhouse community would complement existing uses surrounding the property which are predominately large, office and industrial buildings that transition to residential areas to the west. The proposed community would provide a gentle transition between the property types. The Property is also located within the Central Business District Character Area. The surrounding area is characterized by a mix of intense retail, commercial, office, institutional, and residential uses. The proposed development would complement this existing land use mix and provide much-needed residential critical mass.

### **(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:**

Approval of the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Rather, the proposed development would complement surrounding land uses by providing additional housing options for current and future residents of the City of Peachtree Corners. Residents of the proposed community would have convenient access to



employment centers, commercial and retail. Lastly, proposed traffic improvements included in the proposed development will alleviate an existing “blind curve” sightline issue traveling eastbound along Peachtree Corners Circle and provide additional vehicular and pedestrian connectivity between Metric Place and The Forum.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The Applicant submits that due to the size, location, layout, topography, and natural features of the Property, it does not have reasonable economic use as currently zoned. The Applicant further submits that, at 38 years old, the current office building is not as competitive in today’s office market. Office buildings in Peachtree Corners built before 2010 have experienced an average net annual absorption of negative 24,572 square feet per year over the past ten years. Peachtree Corners office availability is currently at high levels of 25% or 1,500,000 square feet.

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

Approval of the proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing infrastructure systems. The proposed development has frontage on Peachtree Corners Circle and Metric Place with access to water and sewer utilities on-site. A traffic impact study prepared by Kimley-Horn, dated March 2024, concluded that all nearby intersections are projected to operate at acceptable levels of service under “build” and “no-build” conditions. No roadway improvements were recommended.

Based on the traffic study and ITE Trip Generation Manual standards, the property’s current trip generation is 798 daily trips (116 peak hour) for a 65,025 square foot office building. As a result of this downzoning, the trip generation for 61 townhouse units is 336 daily trips (31 peak hour). This represents a 57.9% reduction in daily traffic from the property’s current use.

Furthermore, the proposed development is not anticipated to materially impact school enrollment due to its small scale, and lack of child friendly amenities such as playgrounds. Although not expected, data published by Gwinnett County Public Schools suggests that all schools impacted by the development are currently operating under capacity and have recently seen modest declines in annual enrollment. Any potential impacts would be mitigated with appropriate zoning conditions, site development requirements, and planning.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning application is in conformity with the policy and intent of the 2045 Plan. The Property is located within the Central Business District and encouraged land uses include medium-density residential uses such as townhouses. The proposed development would be compatible with and successfully co-exist with the surrounding uses.



(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the rezoning. The Applicant submits that the Property's location, size, and dimensions, as well as its frontage along Peachtree Corners Circle provide further support for approval of the proposed rezoning application.

**V. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from M-1 to R-TH with the proposed variances be approved. The Applicant welcomes the opportunity to meet with the City of Peachtree Corners Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Applicant and owner respectfully submit these required constitutional objections as a means of preserving its rights. The Applicant and owners respectfully submit that the current zoning classification of the Subject Property and any proposed intervening district is unconstitutional and that rules relative to the Subject Property owner's right to use the Subject Property established in the City of Peachtree Corners Zoning Ordinance, to the extent they prohibit this use, 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 and the variance 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 and owners respectfully submit if the City Council does not approve the requested rezoning and the variances it would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Subject Property's Applicant and owners 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 development 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.

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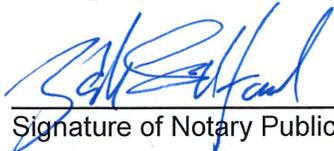
City of Peachtree Corners

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 2/17/25  
Date  
William B. Stark, Manager  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public 2/17/25  
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.

\_\_\_\_\_  
Signature of Property Owner Date

\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
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

**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]*

*2/18/2025*

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

*FURMAN H. AGEE III, PRES., CECIL B. DAY INVESTMENT COMPANY*

\_\_\_\_\_  
Type or Print Name and Title

*[Handwritten Signature]*

*2/18/2025*

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal

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2.18.2025

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)

William B. Stark  
 \_\_\_\_\_  
 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
N/A			

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]      2/17/25      William B. Stark, 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

[Signature]      2/17/25      \_\_\_\_\_  
 \_\_\_\_\_  
 Signature of Notary      Date      Notary Seal



**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)

Kirk R. Fjelstul  
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 \_\_\_\_\_ Date 02/18/2025 Type or Print Name and Title Kirk R. Fjelstul

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

 \_\_\_\_\_ Date 02/18/2025 Notary Seal 

**RECEIVED**  
2.18.2025  
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)

**Kathryn M Zickert**

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      Date      Type or Print Name and Title

*Kathryn M Zickert*

02/18/2025 Kathryn M Zickert

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

*[Signature]*  
Signature of Notary

02/18/2025  
Date



**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:                      6th                      301                      053  
(Map Reference Number)                      District                      Land Lot                      Parcel



2/17/25  
Date

Signature of Applicant

William B. Stark, Manager  
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



PARCEL ID	TAX YEAR	OWNER OF RECORD
R6301 053	2024	CECIL B DAY INVESTMENT CO
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
PEACHTREE CORNERS	4725 PEACHTREE CORNERS CIR PTREE CORNERS CIR	

**FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, 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.

APPRAISAL DETAIL	YOUR EXEMPTION AND CREDIT SAVINGS
LAND VALUE: \$1,615,000 BUILDING VALUE: \$4,840,000 TOTAL VALUE: \$6,455,000 <b>ASSESSED VALUE: \$2,582,000</b> ACREAGE: 6.890000	

COUNTY GOVERNMENT TAXES							
Levied by the Board of Commissioners and representing 41.11% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	2,582,000	0	0	0	2,582,000	0.006950	17,944.90
DEVELOPMENT/CODE ENFORCEMENT	2,582,000	0	0	0	2,582,000	0.000000	0.00
ECONOMIC DEVELOPMENT	2,582,000	0	0	0	2,582,000	0.000300	774.60
FIRE & EMS	2,582,000	0	0	0	2,582,000	0.003200	8,262.40
POLICE	2,582,000	0	0	0	2,582,000	0.002900	7,487.80
RECREATION	2,582,000	0	0	0	2,582,000	0.001000	2,582.00
<b>TOTAL COUNTY TAXES</b>						<b>0.014350</b>	<b>37,051.70</b>

SCHOOL TAXES							
Levied by the Board of Education and representing 58.89% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE X MILL RATE = TAXES LEVIED
SCHOOL	2,582,000	0	0	0	2,582,000	0.019100	49,316.20
SCHOOL BOND	2,582,000	0	0	0	2,582,000	0.001450	3,743.90
<b>TOTAL SCHOOL TAXES</b>						<b>0.020550</b>	<b>53,060.10</b>

STATE, CITY & OTHER TAXES							
Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE X MILL RATE = TAXES LEVIED
PEACHTREE CORNERS	2,582,000	0	0	0	2,582,000	0.000000	0.00
<b>TOTAL OTHER TAXES</b>							<b>0.00</b>

**TOTAL MILLAGE RATE: 0.034900** **TOTAL AD VALOREM TAXES: 90,111.80**

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
PEACHTREECORNERS STORMWATER	FLAT RATE	2,863.44	AD VALOREM TAXES:	90,111.80
PTREE CORS COMMERCIAL LIGHTS	FLAT RATE	69.30	ASSESSMENTS:	2,932.74
			TOTAL AMOUNT DUE	93,044.54
<b>TOTAL OTHER ASSESSMENTS:</b>		<b>2,932.74</b>	<b>GRAND TOTAL DUE THIS BILLING:</b>	<b>93,044.54</b>

**RETURN THIS PORTION WITH YOUR PAYMENT**

08/02/2024

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2024	R6301 053	10-15-2024	\$93,044.54	

Address Change:

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

  
 R6301 053 45126  
 CECIL B DAY INVESTMENT CO  
 C/O CBIZ PTS  
 4725 PEACHTREE CORNERS CIR STE 300  
 PEACHTREE CORNERS GA 30092-2574

275,586



\*1111\*

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2.18.2025

City of Peachtree Corners 186301000530000 2 00009304454 00009304454 1

Community Development Department

Property Tax [View Pay Your Ta...](#)

## View/Pay Your Taxes

### Account Details

[Back to Search](#)

**Parcel ID :**  
R6301 053

**Property Type :**  
Real Property

**Site Address :**  
4725 PEACHTREE CORNERS CIR  
PEACHTREE CORNERS 30092

**Mailing Address :**  
CECIL B DAY INVESTMENT CO  
4725 PEACHTREE CORNERS CIR STE  
NORCROSS GA 30092-2574

[Change Mailing Address](#)

**Legal :**  
PTREE CORNERS CIR

**District :**  
PEACHTREE CORNERS

**Last Update :**  
02/12/2025 08:12 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
<a href="#">2024</a>	\$93,044.54	\$93,044.54	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
<a href="#">2023</a>	\$93,302.74	\$93,302.74	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
<a href="#">2022</a>	\$93,302.74	\$93,302.74	\$0.00	\$0.00	\$0.00	07/01/2023	\$0.00
<a href="#">2021</a>	\$80,758.74	\$80,758.74	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00
<a href="#">2020</a>	\$81,303.74	\$81,303.74	\$0.00	\$0.00	\$0.00	12/01/2020	\$0.00
<a href="#">2019</a>	\$78,271.36	\$78,271.36	\$0.00	\$0.00	\$0.00	11/01/2019	\$0.00
<a href="#">2018</a>	\$84,845.98	\$84,845.98	\$0.00	\$0.00	\$0.00	01/01/2019	\$0.00
<a href="#">2017</a>	\$93,932.74	\$93,932.74	\$0.00	\$0.00	\$0.00	03/01/2018	\$0.00
<b>Total</b>							\$0.00

Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.



Understanding Your Property Tax Bill  
 Gwinnett Tax Commissioner

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2.18.2025

City of Peachtree Corners

Community Development Department