



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

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

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Elevations	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Supplemental Form for Specific Uses	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Other Information Needed to Review Application (as determined by Community Development staff)	•	<input type="checkbox"/>	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Flexential Corp.</u>	NAME: <u>Norcrossco LLC</u>
ADDRESS: <u>7807 E Peakview Ave, Suite 200</u>	ADDRESS: <u>14 Ivy Chase NE</u>
CITY: <u>Centennial</u>	CITY: <u>Atlanta</u>
STATE: <u>CO</u> <input type="checkbox"/> ZIP: <u>80111</u>	STATE: <u>GA</u> ZIP: <u>30342</u>
PHONE: <u>303-807-0853</u>	PHONE: <u>404-316-8205</u>
E-MAIL: <u>realestate@flexential.com</u>	E-MAIL: <u>charles@clovellyfund.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>John Crowley</u> PHONE: <u>303-807-0853</u>	
CONTACT'S E-MAIL: <u>john.crowley@flexential.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

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

LAND DISTRICT(S): _____ LAND LOT(S): 1 ACREAGE: 2.488

ADDRESS OF PROPERTY: 2755 Northwoods Parkway, Peachtree Corners, GA

PROPOSED DEVELOPMENT: Retrofit existing 48,000 sf warehouse/flex facility to accommodate a 30,000 sf data processing facility.

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

No. of Lots/Dwelling Units _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 1/2.488 ac

Total Bldg. Sq. Ft.: 48,094

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

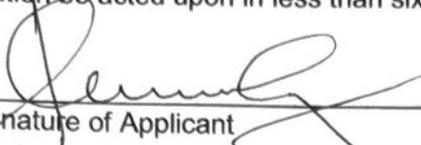
- Application Fee = \$1,200
- + \$75 per acre or portion thereof (for rezoning only)
- Maximum Fee: \$10,000

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

5. Comprehensive Plan Amendment: \$1000

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.



10/3/2025

Signature of Applicant

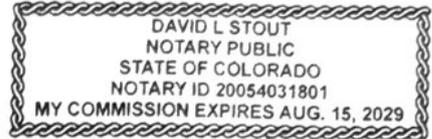
Date

John Crowley Real Estate Program Manager

Type or Print Name and Title



10/3/2025



Signature of Notary Public

Date

Notary Seal

PROPERTY OWNER'S CERTIFICATION

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

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.

10/3/2025

Signature of Applicant

Date

John Crowley Real Estate Program Manager

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.



10-3-25

Signature of Property Owner

Date

Charles D. Beard, Jr., Manager of NorcrossCo, LLC

Type or Print Name and Title

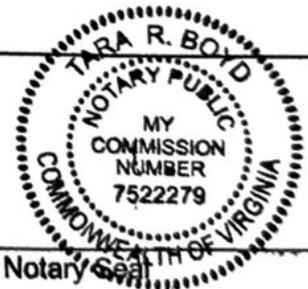


10/3/25

Signature of Notary Public

Date

Notary Seal



CITY OF CHARLOTTESVILLE
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 1/31/28.

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

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

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

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?
Yes. It compliments the existing data center use located in building next door at 2775 Northwoods Parkway, Peachtree Corners, GA, owned and operated by Flexential.
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?
No.
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?
Yes.
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
No. The proposed use will have minimal to no impact on existing streets (low traffic flow), transportation facilities, utilities, or schools.
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?
Yes.
- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?
Flexential desires to expand its operations within the City of Peachtree Corners with the purchase of and interior improvements to 2755 Northwoods Parkway. Georgia Power has committed to deliver electrical power to support data operations at this location. Flexential utilities an air cooled, closed-loop HVAC system that minimizes water consumption.

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)

John Crowley

 Print Name

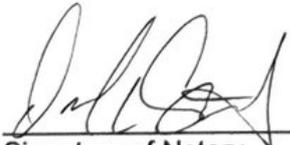
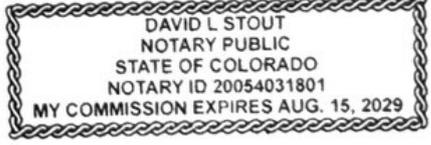
1. CAMPAIGN CONTRIBUTIONS

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.

 _____ **10/3/25** John Crowley Real Estate Program 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

 _____ **10/3/2025** 
 Signature of Notary Date Notary Seal

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 20 - - R6256 126
(Map Reference Number) District Land Lot Parcel

9/15/25

Signature of Applicant

Date

Submitted under separate cover by Richard Henry

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



Gwinnett County Tax Commissioner :: Order Receipt

From No Reply - Gwinnett County Tax Commissioner <noreply+gwinnett-county-tax@paydici.com>
Date Mon 9/15/2025 6:00 PM
To Richard Henry <richard@clovellyfund.com>



DENISE R. MITCHELL, MPA
GWINNETT COUNTY
TAX COMMISSIONER

Hello,

Order Confirmation #182591431

Your payment of \$78378.06 to Gwinnett County Tax Commissioner has been processed on September 15, 2025 and is pending until the funds have been captured from your respective account.

Please ensure the funds remain available until the payment has cleared your account. If your payment is unable to be processed fully, your payment liability will remain outstanding, and you will be subject to any applicable penalties or interest.

Thank you for making your payment on our website. If you have any questions about your payment, please contact our property tax customer service center at (770) 822-8800 or tax@gwinnettcountry.com.

Sincerely,

Gwinnett County Tax Commissioner's Office

Parcel ID	Installment	Amount
R6256 126	Amount	\$78,378.06
Processing Fees:		\$0.00
Total:		\$78,378.06

Payment Method: **** * 6855 (Trustly)

Your payment has been processed and is pending until the funds have been captured from your respective account. Please ensure the funds remain available until the payment has cleared your account. If your payment is unable to be processed fully, your payment liability will remain outstanding, and you will be subject to any applicable penalties or interest.

Your e-check payment will be presented to our banking institution and drawn upon the account information you provided. Please note, like a paper check, an e-check transaction is not complete until the funds have been received from your checking account. Please allow 3-5 business days for the payment to process and ensure that funds remain available. Dishonored e-checks are subject to additional penalties and will be collected by Envision Payment Solutions acting on behalf of the Tax Commissioner's Office.

Your payment will be applied to your property tax account as of the time you initiated the payment.

Thank you for making your payment on our website. If you have any questions about your e-check payment, please contact our property tax customer service center at (770) 822-8800 or tax@gwinnettcounty.com.

Sincerely,

Gwinnett County Tax Commissioner's Office

If you have questions regarding your account, please contact Gwinnett County Tax Commissioner.

Thank you,
Gwinnett County Tax Commissioner
770-822-8800
tax@gwinnettcounty.com

Please do not respond to this email as it is not monitored regularly.
For billing questions or general issues, please contact your service provider directly.

point&pay



DENISE R. MITCHELL, MPA
GWINNETT COUNTY
TAX COMMISSIONER

Property Tax View Pay Your Ta...

View/Pay Your Taxes

View Bill

[Back to Account](#)

Tax Account

Parcel ID :
R6256 126

Property Type :
Real Property

Site Address :
2755 NORTHWOODS PKWY
NORCROSS 30071

Mailing Address :
NORCROSSCO LLC
14 IVY CHASE NE
ATLANTA GA 30342-4500

[Change Mailing Address](#)

Legal :
L9 BA NORTHWOODS PH 1

District :
PEACHTREE CORNERS

Last Update :
09/25/2025 08:06 PM

Assessments

	Net Tax	Savings
+ School Taxes	\$44,330.00	\$0.00
+ City of Peachtree Corners	\$0.00	\$0.00
+ County Incorporated with Police	\$31,570.00	\$0.00
+ PCH Commercial Lights	\$310.80	\$0.00
+ PEACHTREE CORNERS STORMWATER FEES	\$2,167.26	\$0.00
Total	\$78,378.06	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Fee	Penalty	Interest	Total Due
INST 1	27141406	11/15/2025	2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Date Paid
2025	27141406	B25.27704	\$78,378.06	09/15/2025

02.41

Understanding Your Property Tax Bill.

04.28

How to Pay Your Property Taxes Online

Select Language 

Powered by Google Translate

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DENISE R. MITCHELL, MPA
 GWINNETT COUNTY TAX COMMISSIONER

NOTICE OF TAXES
GWINNETT COUNTY, GEORGIA
 www.GwinnettTaxCommissioner.com

PARCEL ID R6256 126	TAX YEAR 2025	OWNER OF RECORD NORCROSSCO LLC
DISTRICT PEACHTREE CORNERS	PROPERTY LOCATION & DESCRIPTION 2755 NORTHWOODS PKWY L9 BA NORTHWOODS PH 1	

FOR ADDITIONAL INFORMATION PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
 If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.
 Your property value is under appeal. This is a temporary bill. Refer to the enclosed special bulletin for additional information. Pay the amount due by the due date.
 The millage rate adopted by the Gwinnett County Board of Commissioners exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe.
 The millage rate adopted by the Gwinnett County Board of Education exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe.
 The Gwinnett County Board of Education chose to opt out of property tax relief for homeowners related to HB 581 (2024). If you have concerns about that decision, please call 678-301-6200.

APPRAISAL DETAIL	YOUR EXEMPTION AND CREDIT SAVINGS
LAND VALUE: \$486,100	
BUILDING VALUE: \$5,013,900	
TOTAL VALUE: \$5,500,000	
ASSESSED VALUE: \$2,200,000	
ACREAGE: 2.480000	

COUNTY GOVERNMENT TAXES						
Levied by the Board of Commissioners and representing 41.59% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE	= TAXES LEVIED
COUNTY GENERAL FUND	2,200,000	0	0	2,200,000	0.006950	15,290.00
DEVELOPMENT/CODE ENFORCEMENT	2,200,000	0	0	2,200,000	0.000000	0.00
ECONOMIC DEVELOPMENT	2,200,000	0	0	2,200,000	0.000300	660.00
FIRE & EMS	2,200,000	0	0	2,200,000	0.003200	7,040.00
POLICE	2,200,000	0	0	2,200,000	0.002900	6,380.00
RECREATION	2,200,000	0	0	2,200,000	0.001000	2,200.00
TOTAL COUNTY TAXES					0.014350	31,570.00

SCHOOL TAXES						
Levied by the Board of Education and representing 58.41% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE	= TAXES LEVIED
SCHOOL	2,200,000	0	0	2,200,000	0.018700	41,140.00
SCHOOL BOND	2,200,000	0	0	2,200,000	0.001450	3,190.00
TOTAL SCHOOL TAXES					0.020150	44,330.00

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	2,200,000	0	0	2,200,000	0.000000	0.00
TOTAL OTHER TAXES						0.00

TOTAL MILLAGE RATE: 0.034500 **TOTAL AD VALOREM TAXES: 75,900.00**

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
PEACHTREECORNERS STORMWATER	FLAT RATE	2,167.26	AD VALOREM TAXES:	75,900.00
PTREE CORS COMMERCIAL LIGHTS	FLAT RATE	310.80	ASSESSMENTS:	2,478.06
			TOTAL AMOUNT DUE	78,378.06
TOTAL OTHER ASSESSMENTS:		2,478.06	GRAND TOTAL DUE THIS BILLING:	78,378.06

RETURN THIS PORTION WITH YOUR PAYMENT

09/09/2025

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2025	R6256 126	11-15-2025	\$78,378.06	

Address Change:

15335
 R6256 126 3239
 NORCROSSCO LLC
 3972 IVY RD
 CHARLOTTESVILLE VA 22903-7006



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



1 25 186256001260000 1 00007837806 00007837806 8