



REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3514 Fax 770.985.3551

RECEIVED

DEC 13 2016

DATE RECEIVED: _____

2566 LENORA CHURCH RD
#1600570 REZONING APPL LUP 07-02 RZ 07-03
PARCEL-5027 069 ADULT RETIREMENT COMMUNITY

www.snellville.org SNELLVILLE

- Owner's Agent
- Contract Purchaser
- Property Owner

Applicant is: (check one)

Owner (if not the applicant): Check here if there are additional property owners and attach additional sheets.

MARIA Wilson
Name (please print)
6505 HAMPTON CREEK DR.
Address
CUMMING GA, 30041
City, State, Zip Code
770-262-2394
Phone Number(s) Fax

CRAWER EQUIPMENT SALES, INC.
Name (please print)
5423 Will Wheeler Road
Address
Murrayville GA 30564
City, State, Zip Code
404-983-0913
Phone Number(s) Fax

Contact Person: MARIA Wilson Phone: 770-262-2394 Fax: _____
Cell Phone: 770-262-2394 E-mail: MOX00M33@GMAIL.COM

Present Zoning Classification(s): RS-180
Proposed Zoning Classification(s): R-HOP(55)-SF
Proposed Use: ADULT RETIREMENT COMMUNITY 55 and OLDER
Property Address/Location: SEE ATTACHED EXHIBIT A District 5 Land Lot 27 Parcel(s) 1-9th LAKE LOT

At a minimum, the following items are required with submittal of this application. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

- √ Pre-submittal appointment shall be requested and completed a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures;
- √ Payment of the appropriate application, public notice sign, and adjoining property owner notification fees;
- √ Letter of Intent explaining the request for rezoning and what is proposed;
- √ The names, addresses, and original signatures of the owners of the subject parcel(s) and their agents, if any;
- √ The present and proposed zoning district for the parcel(s). Include listing of ALL permitted uses in requested Zoning District;
- √ Analysis of impact of the proposed rezoning pursuant to Section 15.2(3)(e) of Snellville Zoning Ordinance. (Attachment A);
- √ Applicant's and/or Owner's Certification (Attachment B);
- √ Conflict of Interest Certification and Disclosure of Campaign Contributions (Attachment C);
- √ A current legal description of the parcel(s) to be rezoned. If the parcel proposed for amendment includes multiple parcels, provide a separate legal description for each individual parcel, together with a composite legal description for all parcels;
- √ Verification from county Tax Assessor that all property taxes have been paid and account is current (for all parcels subject to this application). Applicant to obtain confirmation of taxes paid using original Verification Sheet (attached);
- √ A Certificate of Title or Warranty Deed (for all parcels subject to this application);
- √ Map indicating the subject parcel(s) and the adjoining parcel(s), identified by property owner(s) name and tax parcel number;
- √ Thirty (30) copies and one (1) original of the proposed Site and Concept Plan, and one (1) 11" x 17" (or smaller) reduction of the plan, drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) and the location and extent of required buffer areas. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal;
- √ Thirty (30) stapled or bound copies of: (a) Rezoning application (page 1 only and any additional sheets if there are additional property owners); (b) Analysis of impact of the proposed rezoning (Attachment A); (c) Certifications (Attachments B and C); (d) Letter of Intent; and (e), Architectural building renderings and all supporting documents. In addition, one (1) unbound application (original) bearing original signatures and all other required documents. All documents must be folded to 8-1/2" x 11"; and
- √ A CD-ROM containing a digital file of: (a) site plan in .pdf and .dwg file formats, (b) legal description(s) in .pdf file format, and (c) completed and signed Rezoning application (and all supporting documents) in .pdf file format;

Exhibit A

- Tract 1 Crawler equipment sales inc.
2566 Lenorah Church Road 4.028 acres
tax parcel 5027A 069 Low density residential
- Tract 2 Crawler equipment sales inc.
2546 Lake street 0.950 acres
tax parcel 5027A 039 low density residential
- Tract 3 Junior M. Archer
2506 Lenorah Church road 1.832 acres
Tax parcel 5027A 025 low density residential
- Tract 4 Junior M. Archer
2506 Rear Lake street 0.948 acres
Tax parcel 5027A 027 low density residential
- Tract 5 Crawler equipment sales inc.
Lake street behind 2546 Lake lake street 0.948 acres
Tax parcel 5027A 040 Low density residential
- Tract 6 Crawler equipment sales inc.
Lot 9 block B Lake street 2.009 acres
Tax parcel 5027A 036 low density residential
- Tract 7 Crawler equipment sales inc.
Lake lot, Lake street 4.433 acres
Tax parcel 5027A 029 low density residential

**REZONING APPLICATION OF
MARIA WILSON
ATTACHMENT A**

1. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTIES.

This neighborhood will be composed of single family homes like the single family homes surrounding the subject property; however, we are proposing a single family housing district for older persons (R-HOP(55)-SF) to address the needs of the aging community in our City.

2. WHETHER THE ZONING PROPOSAL WOULD ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

This neighborhood of detached single family homes would not interfere with the use of the surrounding properties as single family homes. This density of 2.0 units per acre is actually about half of the 3.99 units per acre allowed under the low-density residential land use designation and is consistent with the existing detached single-family uses in the immediate area.

3. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

This property is vacant under its current use. The proposed zoning for a detached single family active adult community addresses the demands of the City's aging community while complying with the current low density land use designation.

4. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

The proposed density of 2.0 units per acre is actually about half of the 3.99 units per acre allowed under the low-density residential land use designation and is consistent with the existing detached single-family uses in the immediate area. The proximity of Lenora Church Road, a four-lane arterial road, would manage this low-density residential traffic. In addition, utilities are available in this area to manage the additional use, and schools would not be affected since this community is proposed for adults who are 55 or older.

5. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN.

Again, the proposed density of 2.0 units per acre is actually about half of the 3.99 units per acre allowed under the low-density residential land use designation and is consistent with the policy and intent of the Land Use Plan and with existing detached single-family uses in the immediate area.

6. WHETHER 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 ZONING PROPOSAL.

Although the requested medium-density residential land use allows for up to 10 units per acre [and the R-HOP(SF)-55 allows up to 5 units per acre for detached dwellings and 6 units per acre for attached dwellings] our proposed development will consist of detached dwellings with a maximum density not to exceed 2.0 units per acre. This density of 2.0 units per acre is actually about half of the 3.99 units per acre allowed under the low-density residential land use designation and is consistent with the existing detached single-family uses in the immediate area. Furthermore, the proposed condition that this neighborhood be composed of adults 55 or older [which is required under the R-HOP(55)-SDF zoning classification] addresses the need for housing in our City for our aging population. This location is especially suited for this type of neighborhood given its proximity to Briscoe Park, the Elizabeth Williams Library, our town center, and medical offices as well as Eastside Hospital.

TRACT 3- 5027A 025
TRACT 4- 5027A 027

Rezoning Application
Attachment B

REZONING CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

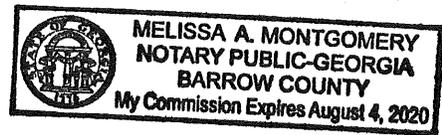
APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

Maria Wilson 11/14/2016
Signature of Applicant Date

MARIA Wilson
Type or Print Name and Title

Notary Seal



Melissa A. Montgomery 11-14-16
Signature of Notary Public Date

OWNER'S CERTIFICATION

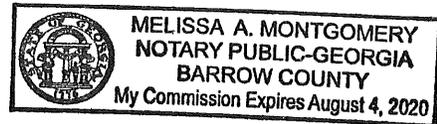
The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

St Archer 11.14.2016
Signature of Owner Date

Steven J. Archer
Type or Print Name and Title

Notary Seal



Melissa A. Montgomery 11-14-16
Signature of Notary Public Date

TRACT 1 - 5027A 069
TRACT 2 - 5027A 039
TRACT 5 - 5027A 040
Rezoning Application
Attachment B

REZONING CERTIFICATIONS

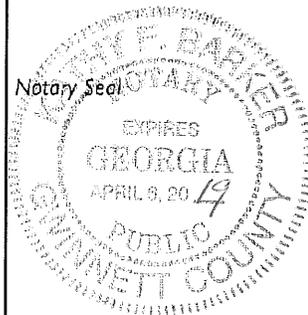
In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

Maria Wilson 11/17/2016
Signature of Applicant Date
MARIA Wilson
Type or Print Name and Title

Kathy F. Barker 11/17/16
Signature of Notary Public Date



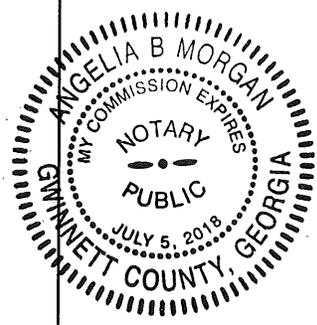
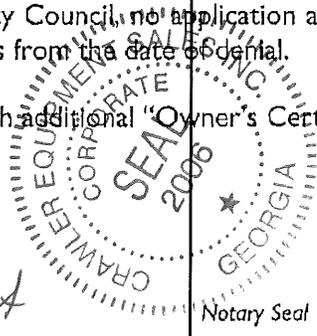
OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Mark Stephens 11-16-16
Signature of Owner Date
Mark Stephens President Crowler Equipment Sales
Type or Print Name and Title

Angelie B. Morgan 11/16/2016
Signature of Notary Public Date



TRACT 3 - 5027A 025
TRACT 4 - 5027A 027

Rezoning Application
Attachment C

CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

The undersigned below, making application for rezoning or a Conditional Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

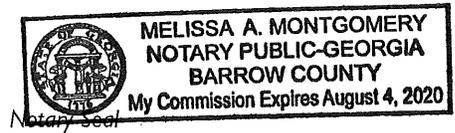
Maria Wilson 11/14/2016
Signature of Applicant Date

MARIA Wilson
Type or Print Name and Title

Steven J. Archer 11.14.2016
Signature of Owner Date

Steven J. Archer
Type or Print Name and Title

Melissa A. Montgomery 11-14-16
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last four (4) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

As to Applicant (circle one): YES **NO** As to Property Owner (circle one): YES **NO**

If the answer is YES, please complete the following section:

Name of Government Official:	Contributions or Descriptions of Gifts (List all which aggregate to \$250.00 or more):	Date when Contribution or Gift was made within last four-years:
_____	_____	_____
_____	_____	_____
_____	_____	_____

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

TRACT 6 - 5027A 036

TRACT 7 - 5027A 029

TRACT 1 - 5027A 069

TRACT 2 - 5027A 039

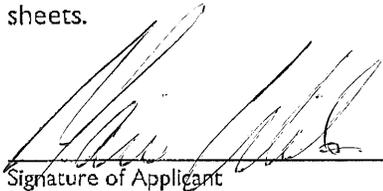
TRACT 5 - 5027A 040

Rezoning Application
Attachment C

CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

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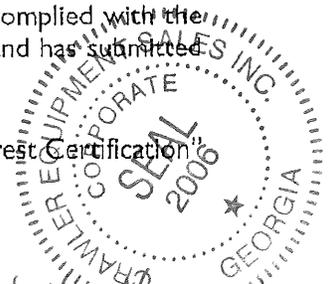
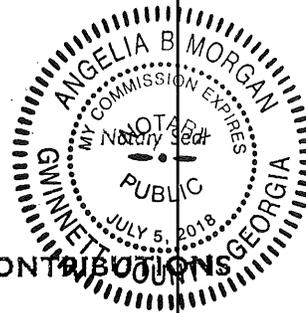

Signature of Applicant _____ Date 11/16/2016

Maria Wilson
Type or Print Name and Title


Signature of Owner _____ Date 11-16-16

Mark Stephens president
Type or Print Name and Title Crawler Equipment Sales


Signature of Notary Public _____ Date 11/16/2016



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last four (4) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

As to Applicant (circle one): YES NO As to Property Owner (circle one): YES NO

If the answer is YES, please complete the following section:

Name of Government Official:	Contributions or Descriptions of Gifts (List all which aggregate to \$250.00 or more):	Date when Contribution or Gift was made within last four-years:
_____	_____	_____
_____	_____	_____
_____	_____	_____

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

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Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

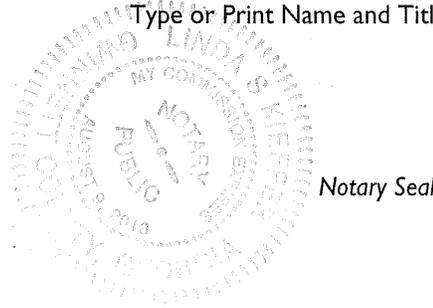
Tracey Mason 12.8.16
Signature of Applicant's Representative Date

Tracey Mason
Type or Print Name and Title

Signature of Owner Date

Type or Print Name and Title

Linda S. Kuffer 12/8/2016
Signature of Notary Public Date



Notary Seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last four (4) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

As to Applicant(s)(circle one): YES **NO** As to Property Owner (circle one): YES NO

If the answer is YES, please complete the following section:

Name of Government Official:	Contributions or Descriptions of Gifts (List all which aggregate to \$250.00 or more):	Date when Contribution or Gift was made within last four-years:
_____	_____	_____
_____	_____	_____
_____	_____	_____

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

LEGAL DESCRIPTION Overall Boundary

All that tract or parcel of land lying and being in Land Lot 27 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the Intersection of the Northeasterly Right-of-Way of Lenora Church Road (100' R/W & the centerline of Maple Street, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and traveling along said Right-of-Way of Lenora Church Road, North 32 degrees 46 minutes 23 seconds West for a distance of 882.33 feet to a ½" Rebar Found; THENCE leaving said Right-of-Way, North 61 degrees 01 minutes 14 seconds East for a distance of 304.51 feet to a ½" Rebar Found; THENCE North 61 degrees 00 minutes 35 seconds East for a distance of 149.95 feet to a ½" Rebar Found; THENCE South 29 degrees 55 minutes 00 seconds East for a distance of 267.60 feet to a Point; THENCE North 48 degrees 54 minutes 44 seconds East for a distance of 129.98 feet to a Point; THENCE North 00 degrees 05 minutes 00 seconds East for a distance of 108.60 feet to a Point; THENCE North 12 degrees 51 minutes 00 seconds West for a distance of 76.00 feet to a Point; THENCE North 66 degrees 27 minutes 47 seconds West for a distance of 91.18 feet to a Point; THENCE North 28 degrees 54 minutes 28 seconds West for a distance of 50.48 feet to a 5/8" Rebar Found; THENCE North 58 degrees 57 minutes 35 seconds East for a distance of 514.38 feet to a Point in the Centerline of Poplar Street; THENCE traveling along said Centerline the following two (2) courses and distances, along a curve to the left having a radius of 136.71 feet and arc length of 110.05 feet being subtended by a chord of South 80 degrees 04 minutes 10 seconds East for a distance of 107.10 feet to a Point; THENCE North 78 degrees 17 minutes 58 seconds East for a distance of 42.10 feet to a Point; THENCE leaving said Centerline, South 00 degrees 38 minutes 35 seconds West for a distance of 445.72 feet to a ½" Rebar Found; THENCE South 09 degrees 30 minutes 23 seconds West for a distance of 116.11 feet to a Point; THENCE South 55 degrees 09 minutes 50 seconds West for a distance of 491.43 feet to an Iron Pin Set; THENCE South 36 degrees 19 minutes 11 seconds East for a distance of 234.42 feet to a Point in the Centerline of Maple Street; THENCE continuing along said Centerline the following two (2) courses and distances, South 46 degrees 35 minutes 36 seconds West for a distance of 215.32 feet to a Point; THENCE South 47 degrees 12 minutes 19 seconds West for a distance of 230.22 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 15.636 acres as shown on the Boundary Survey for The Estate of Junior M. Archer & Crawler Equipment Sales, Inc., prepared by Precision Planning, Inc., dated 11/1/2016 (Project # R16218).

LEGAL DESCRIPTION
Tract One

All that tract or parcel of land lying and being in Land Lot 27 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the Intersection of the Northeasterly Right-of-Way of Lenora Church Road (100' R/W) & the centerline of Maple Street, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and traveling along said Right-of-Way of Lenora Church Road, North 32 degrees 46 minutes 23 seconds West for a distance of 457.99 feet to Point; THENCE leaving said Right-of-Way, North 60 degrees 14 minutes 31 seconds East for a distance of 431.73 feet to a Point; THENCE South 29 degrees 20 minutes 05 seconds East for a distance of 121.74 feet to an Iron Pin Set; THENCE South 36 degrees 19 minutes 11 seconds East for a distance of 234.42 feet to a Point in the Centerline of Maple Street; THENCE continuing along said Centerline the following two (2) courses and distances, South 46 degrees 35 minutes 36 seconds West for a distance of 215.32 feet to a Point; THENCE South 47 degrees 12 minutes 19 seconds West for a distance of 230.22 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 4.028 acres as shown on the Boundary Survey for The Estate of Junior M. Archer & Crawler Equipment Sales, Inc., prepared by Precision Planning, Inc., dated 11/1/2016 (Project # R16218).

LEGAL DESCRIPTION
Tract Two

All that tract or parcel of land lying and being in Land Lot 27 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the Intersection of the Northeasterly Right-of-Way of Lenora Church Road (100' R/W) & the centerline of Maple Street; THENCE leaving said intersection and traveling along said Right-of-Way of Lenora Church Road, North 32 degrees 46 minutes 23 seconds West for a distance of 457.99 feet to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and continuing along said Right-of-Way of Lenora Church Road, North 32 degrees 46 minutes 23 seconds West for a distance of 150.21 feet to a Point; THENCE leaving said Right-of-Way, North 60 degrees 14 minutes 31 seconds East for a distance of 283.08 feet to a Point; THENCE South 27 degrees 22 minutes 03 seconds East for a distance of 150.13 feet to a Point; THENCE South 60 degrees 14 minutes 31 seconds West for a distance of 268.92 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.950 acres as shown on the Boundary Survey for The Estate of Junior M. Archer & Crawler Equipment Sales, Inc., prepared by Precision Planning, Inc., dated 11/1/2016 (Project # R16218).

LEGAL DESCRIPTION
Tract Three

All that tract or parcel of land lying and being in Land Lot 27 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the Intersection of the Northeasterly Right-of-Way of Lenora Church Road (100' R/W) & the centerline of Maple Street; THENCE leaving said intersection and traveling along said Right-of-Way of Lenora Church Road, North 32 degrees 46 minutes 23 seconds West for a distance of 608.20 feet to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and continuing along said Right-of-Way of Lenora Church Road, North 32 degrees 46 minutes 23 seconds West for a distance of 274.13 feet to a Point; THENCE leaving said Right-of-Way, North 61 degrees 01 minutes 14 seconds East for a distance of 304.51 feet to a ½" Rebar Found; THENCE South 28 degrees 16 minutes 29 seconds East for a distance of 269.70 feet to a Point; THENCE South 60 degrees 14 minutes 31 seconds West for a distance of 283.08 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 1.832 acres as shown on the Boundary Survey for The Estate of Junior M. Archer & Crawler Equipment Sales, Inc., prepared by Precision Planning, Inc., dated 11/1/2016 (Project # R16218).

LEGAL DESCRIPTION
Tract Four

All that tract or parcel of land lying and being in Land Lot 27 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the Intersection of the Northeasterly Right-of-Way of Lenora Church Road (100' R/W) & the centerline of Maple Street; THENCE leaving said Intersection and traveling along the Centerline of Maple Street, North 47 degrees 12 minutes 19 seconds East for a distance of 230.22 feet to a Point; THENCE North 46 degrees 35 minutes 36 seconds East for a distance of 215.32 feet to a Point; THENCE leaving said Centerline, North 36 degrees 19 minutes 11 seconds West for a distance of 234.42 feet to a Point; North 29 degrees 20 minutes 05 seconds West for a distance of 121.74 feet to a Point; THENCE South 60 degrees 14 minutes 31 seconds West for a distance of 162.81 feet to a Point; North 27 degrees 22 minutes 03 seconds West for a distance of 150.13 feet to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established, North 28 degrees 16 minutes 29 seconds West for a distance of 269.70 feet to a ½" Rebar Found, THENCE North 61 degrees 00 minutes 35 seconds East for a distance of 149.95 feet to a ½" Rebar Found; THENCE South 29 degrees 55 minutes 00 seconds East for a distance of 267.60 feet to a Point; THENCE South 60 degrees 14 minutes 31 seconds West for a distance of 157.66 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.948 acres as shown on the Boundary Survey for The Estate of Junior M. Archer & Crawler Equipment Sales, Inc., prepared by Precision Planning, Inc., dated 11/1/2016 (Project # R16218).

LEGAL DESCRIPTION
Tract Five

All that tract or parcel of land lying and being in Land Lot 27 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the Intersection of the Northeasterly Right-of-Way of Lenora Church Road (100' R/W) & the centerline of Maple Street; THENCE leaving said Intersection and traveling along the Centerline of Maple Street, North 47 degrees 12 minutes 19 seconds East for a distance of 230.22 feet to a Point; THENCE North 46 degrees 35 minutes 36 seconds East for a distance of 215.32 feet to a Point; THENCE leaving said Centerline, North 36 degrees 19 minutes 11 seconds West for a distance of 234.42 feet to as Iron Pin Set, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established , North 29 degrees 20 minutes 05 seconds West for a distance of 121.74 feet to a Point; THENCE South 60 degrees 14 minutes 31 seconds West for a distance of 162.81 feet to a Point; North 27 degrees 22 minutes 03 seconds West for a distance of 150.13 feet to a Point; THENCE North 60 degrees 14 minutes 31 seconds East for a distance of 157.66 feet to a Point; THENCE North 48 degrees 54 minutes 44 seconds East for a distance of 129.98 feet to a Point; THENCE South 33 degrees 34 minutes 32 seconds East for a distance of 284.71 feet to a 3/8" Rebar Found; THENCE South 55 degrees 09 minutes 50 seconds West for a distance of 149.00 feet to an Iron Pin Set, said Point being **THE POINT OF BEGINNING**.

Said property contains 1.436 acres as shown on the Boundary Survey for The Estate of Junior M. Archer & Crawler Equipment Sales, Inc., prepared by Precision Planning, Inc., dated 11/1/2016 (Project # R16218).

LEGAL DESCRIPTION
Tract Six

All that tract or parcel of land lying and being in Land Lot 27 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the Intersection of the Northeasterly Right-of-Way of Lenora Church Road (100' R/W) & the centerline of Maple Street; THENCE leaving said Intersection and traveling along the Centerline of Maple Street, North 47 degrees 12 minutes 19 seconds East for a distance of 230.22 feet to a Point; THENCE North 46 degrees 35 minutes 36 seconds East for a distance of 215.32 feet to a Point; THENCE leaving said Centerline, North 36 degrees 19 minutes 11 seconds West for a distance of 234.42 feet to an Iron Pin Set; THENCE North 55 degrees 09 minutes 50 seconds East for a distance of 149.00 feet to a 3/8" Rebar Found, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established, North 33 degrees 34 minutes 32 seconds West for a distance of 284.71 feet to a Point; THENCE North 00 degrees 05 minutes 00 seconds East for a distance of 108.60 feet to a Point; THENCE North 12 degrees 51 minutes 00 seconds West for a distance of 76.00 feet to a Point; THENCE South 63 degrees 46 minutes 16 seconds East for a distance of 507.52 feet to a Point; THENCE South 55 degrees 09 minutes 50 seconds West for a distance of 342.43 feet to a 3/8" Rebar Found, said Point being **THE POINT OF BEGINNING**.

Said property contains 2.009 acres as shown on the Boundary Survey for The Estate of Junior M. Archer & Crawler Equipment Sales, Inc., prepared by Precision Planning, Inc., dated 11/1/2016 (Project # R16218).

LEGAL DESCRIPTION Tract Seven

All that tract or parcel of land lying and being in Land Lot 27 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the Intersection of the Northeasterly Right-of-Way of Lenora Church Road (100' R/W) & the centerline of Maple Street; THENCE leaving said Intersection and traveling along the Centerline of Maple Street, North 47 degrees 12 minutes 19 seconds East for a distance of 230.22 feet to a Point; THENCE North 46 degrees 35 minutes 36 seconds East for a distance of 215.32 feet to a Point; THENCE leaving said Centerline, North 36 degrees 19 minutes 11 seconds West for a distance of 234.42 feet to an Iron Pin Set; THENCE North 55 degrees 09 minutes 50 seconds East for a distance of 149.00 feet to a 3/8" Rebar Found; THENCE North 55 degrees 09 minutes 50 seconds East for a distance of 342.43 to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established, North 63 degrees 46 minutes 16 seconds West for a distance of 507.52 feet to a Point; THENCE North 66 degrees 27 minutes 47 seconds West for a distance of 91.18 feet to a Point; THENCE North 28 degrees 54 minutes 28 seconds West for a distance of 50.48 feet to a 5/8" Rebar Found; THENCE North 58 degrees 57 minutes 35 seconds East for a distance of 514.38 feet to a Point in the Centerline of Poplar Street; THENCE traveling along said Centerline the following Two (2) courses and distances, along a curve to the left having a radius of 136.71 feet and arc length of 110.05 feet being subtended by a chord of South 80 degrees 04 minutes 10 seconds East for a distance of 107.10 feet to a Point; THENCE North 78 degrees 17 minutes 58 seconds East for a distance of 42.10 feet to a Point; THENCE leaving said Centerline, South 00 degrees 38 minutes 35 seconds West for a distance of 445.72 feet to a 1/2" Rebar Found; THENCE South 09 degrees 30 minutes 23 seconds West for a distance of 116.11 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 4.433 acres as shown on the Boundary Survey for The Estate of Junior M. Archer & Crawler Equipment Sales, Inc., prepared by Precision Planning, Inc., dated 11/1/2016 (Project # R16218).

LIST OF ADJOINING PROPERTY OWNERS

Joan Murray	2585 Maple street	R5027A044
Johnnie R. Shipp	2575 Maple street	R5027A045
Dan E. Cooper, ET AL.	2565 Maple street	R5027A046
Maple street family LLC.	2555 Maple street	R5027A047
Tony C. Fulcher	2535 Maple street	R5027A031
Robert & Wanda Thompson, ET AL.	2541 Poplar street	R5027A016
Jeffrey & Kim Ferris, ET AL.	2531 Poplar street	R5027A075
Angela C Mueller	2558 Poplar street	R5027A018
Beruk Balcha	2578 Poplar street	R5027A020
Jamison Sylvester, ET. AL.	2598 Poplar street	R5027A021
Nora E. G. Hembree	2600 Poplar street	R5027A022
Larry George Worley	2608 Poplar street	R5027A023
Charles R. Holley, Jr.	2496 Lenorah church rd.	R5027A024



CITY OF SNELLVILLE
 Department of Planning & Development
 2342 Oak Road, 2nd Floor
 Snellville, GA 30078
 Phone 770.985.3514 Fax 770.985.3551

APPLICANT - PLEASE HAND DELIVER THIS VERIFICATION SHEET TO THE GWINNETT COUNTY TAX ASSESSORS OFFICE (SEE ADDRESS AND PHONE NUMBER BELOW) TO OBTAIN WRITTEN CONFIRMATION THAT REAL PROPERTY TAXES HAVE BEEN PAID-IN-FULL AND PROPERTY TAX ACCOUNT IS CURRENT. ATTACH COMPLETED ORIGINAL TO APPLICATION. IF SUBMITTING A LAND USE PLAN AMENDMENT APPLICATION TOGETHER WITH A REZONING APPLICATION, PROVIDE VERIFICATION SHEET(S) FOR ONLY ONE (1) APPLICATION.

APPLICANT NAME: MARIA Wilson

CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.

PROPERTY OWNER NAME(S): CRAWLER EQUIPMENT LLC TAX PARCEL NO.: R5027A029

AMOUNT OF CURRENT TAXES PAID: \$ 140.65 PAYMENT DATE: 11-1-16 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): CRAWLER EQUIPMENT LLC TAX PARCEL NO.: R5027A036

AMOUNT OF CURRENT TAXES PAID: \$ 414.46 PAYMENT DATE: 11-1-16 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): CRAWLER EQUIPMENT LLC TAX PARCEL NO.: R5027A040

AMOUNT OF CURRENT TAXES PAID: \$ 204.44 PAYMENT DATE: 11-1-16 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): CRAWLER EQUIPMENT LLC TAX PARCEL NO.: R5027A069

AMOUNT OF CURRENT TAXES PAID: \$ 4,073.54 PAYMENT DATE: 11-1-16 ACCOUNT CURRENT? YES NO

*** INFORMATION VERIFIED BY GWINNETT COUNTY TAX ASSESSOR'S OFFICE ***

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME): <u>Jamal Hayes</u>	DATE: <u>11-17-16</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE): <u>[Signature]</u>	

ONLY ORIGINAL VERIFICATION SHEET CAN BE USED TO CONFIRM PROPERTY TAX ACCOUNT STATUS



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APPLICANT NAME: MARIA Wilson CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS. R5027A025

PROPERTY OWNER NAME(S): JUNIOR Archer TAX PARCEL NO.: 77-0000029

AMOUNT OF CURRENT TAXES PAID: \$ 2,327.15 PAYMENT DATE: 10-4-16 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): CRAWLER EQUIPMENT LLC TAX PARCEL NO.: R5027A039

AMOUNT OF CURRENT TAXES PAID: \$ 1,635.53 PAYMENT DATE: 11-1-16 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): Archer, J.M. TAX PARCEL NO.: R5027^A027

AMOUNT OF CURRENT TAXES PAID: \$ 112.96 PAYMENT DATE: 10/4/16 ACCOUNT CURRENT? YES NO pas

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

*** INFORMATION VERIFIED BY GWINNETT COUNTY TAX ASSESSOR'S OFFICE ***

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME): <u>Jamal Hayes</u>	DATE: <u>11-17-16</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE): <u>[Signature]</u>	

**ONLY ORIGINAL VERIFICATION SHEET
 CAN BE USED TO CONFIRM PROPERTY TAX ACCOUNT STATUS**