

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2015-13**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR A PARCEL OF LAND LOCATED AT: PHARRS ROAD, SNELLVILLE, GEORGIA, 30078; 1690 SCENIC HIGHWAY, SNELLVILLE, GEORGIA, 30078; GEORGIA HIGHWAY 124, SNELLVILLE, GEORGIA, 30078; 1981 PHARRS ROAD, SNELLVILLE, GEORGIA, 30078; 1931 PHARRS ROAD, SNELLVILLE, GEORGIA, 30078; 1945 PHARRS ROAD, SNELLVILLE, GEORGIA, 30078; 1955 PHARRS ROAD, SNELLVILLE, GEORGIA, 30078; AND 1551 PHARRS ROAD, SNELLVILLE, GEORGIA, 30078 AS AMENDED; TO GRANT VARIANCES; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**CASE NO.:** #RZ 15-02

**PROPERTY OWNER:** Various (See Exhibit "A")

**APPLICANT:** Park Place Snellville LLC  
1505 Lakes Parkway, Suite 190  
Lawrenceville, Georgia 30043

**REQUESTED ZONING:** RS-180 (Single-Family Residence) District to BG  
(General Business) District

**LOCATION:** Various (See Exhibit "A")

**MAP NUMBER:** R5056 009; R5056 093; R5056 010; R5056 046;  
R5056 044; R5056 052; and R5056 011

**DEVELOPMENT/PROJECT:** ±13.17 Acre Mixed-Use Retail/Commercial  
Development

**WHEREAS**, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to amend the Official Zoning Map and classification as set forth herein and to eliminate certain previously approved conditions of zoning; and

**WHEREAS**, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance.

IT IS HEREBY RESOLVED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

**Section 1.** The property described in Exhibit “B,” a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned from RS-180 (Single-Family Residence) District to BG (General Business) District; such change is to be noted on the Official Zoning Map of the City of Snellville approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance by the Director of Planning and Development along with an editorial note on the Official Zoning Map of the City of Snellville approved by the Mayor and Council specifying the parcel(s) affected by this Ordinance and the date of adoption of this Ordinance. Until the change is indicated on the Official Zoning Map of the City of Snellville approved by the Mayor and Council, this Ordinance shall govern over the Official Zoning Map of the City of Snellville approved by the Mayor and Council to the extent of any discrepancy between

this Ordinance and the Official Zoning Map of the City of Snellville approved by the Mayor and Council. This action is subject to the following approved conditions:

#### CONDITIONS

1. The property shall be developed according to the Preliminary Site Plan – Zoning (PS-14A), dated 6/18/2015; Preliminary Site Plan (PS-14), dated 6/5/2015; Preliminary Site Plan (PS-14B), dated 6/5/2015; and Preliminary Landscape Plan (PL-14), dated 6/1/2015 entitled “Park Place Snellville,” with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations.
2. A mandatory master association shall be formed for the property and shall have maintenance and architectural design regulations for the master-planned development which shall control items as construction materials, landscaping, common property maintenance, monuments, and such other usual and necessary covenants and restrictions to protect the quality and integrity of the master-planned development.
3. there shall be a mandatory master protective covenants for the property that will include all phases of the development; and concurrent therewith, a master association shall be formed which will include all component parts of the proposed master-planned development. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, private drives, sidewalks, parking lot and pedestrian lighting, and tress and landscaping.
4. Prior to Site Development Permit approval, the Applicant shall obtain a Stream Buffer Encroachment Variance from the Georgia Environmental Protection Division for encroachment in o the twenty-five (25) feet State stream buffer (if any).
5. The Non-Residential Lighting Standards of Sec. 6.5.6 of the Snellville Development Regulation shall govern all site lighting including, but not limited to, street, pedestrian, parking lot, and exterior building lighting. Any variances shall be considered by the City of Snellville Board of Appeals.
6. In the even that clarification is not received regarding the ability to discharge stormwater into the Clyde Williams Regional Detention Pond the applicant will be required to meet the current requirements of the Snellville Development regulations regarding storm water management and water quality.
7. An inter-parcel access stub which connects tot eh adjoining Presidential Commons Shopping Center (Parcel 5056 012) shall be provided as shown on the submitted site plan. Said connection shall be made by the developer and/or

Master Association and/or property owner once the adjoining property owner agrees to the inter-parcel access easement agreement.

8. The developer shall dedicate, at no cost, to the Gwinnett County D.O.T., any required right-of-way, slope or construction easement necessary to complete the intersection improvement at North Road and Pharrs Road, Project No. M-889-01, as well as, coordination of any construction activities near that intersection.
9. The developer shall submit a signage master plan for all ground signage to the City of Snellville Planning Director for review and approval. The approved signage master plan shall govern all ground signage for the development and individual parcels once subdivided. All other signage (temporary, wall, window, awning, etc.) shall be governed by the City's Sign Ordinance, in effect at time of permit application. All secondary and internal monument signs shall not exceed thirty-five (35) square feet in total area, shall not exceed six (6) feet in height and must include a two (2) foot high decorative monument base.
10. Ground signs higher than fifteen (15) feet or larger than two hundred twenty-Five (225) square feet are prohibited.
11. These zoning conditions and variances shall be referenced on any plat, including subdivision plats provided to buyers.
12. Prior to the release of the first Certificate of Occupancy, the applicant shall make a Two Hundred Fifteen Thousand Five Hundred and No/100 Dollars (\$215,500.00) payment into the City's tree bank fund for the recompense of 215.50 TDU's for the removal of the special and specimen trees on the property.
13. Non-substantial variances, as determined by the Director of Planning and Development and/or City Manager for the design requirements, zoning requirements, development regulations, and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development and/or City Manager. Substantial variances, as determined by the Planning and Development and/or City Manager, will require Mayor and Council approval (or Board of Appeals approval if so designated in any condition above).
14. Any tree credits from the designated Tree Save Area that are lost from the right-of-way donation for the North Road and Pharrs Road roundabout project will be credited toward the developments required tree recompense as shown on the submitted landscape plan.

#### VARIANCES:

The following variances are granted provided the applicant is in strict compliance with the conditions set forth above:

1. To accommodate the future subdivision of the Property, reduction of all internal building setback requirements to zero (0) feet from: twenty-five (25) feet front yard; ten (10) feet side yard; and fifteen (15) feet rear yard.
2. Reduction of the corner side yard setback along Pharrs Road from thirty-five (35) feet to twenty-five (25) feet.
3. To accommodate the future subdivision of the Property, reduction of all internal landscape strip requirements to zero (0) feet from: ten (10) feet front and corner side landscape strip; and five (5) feet interior side and rear landscape strip.
4. Allow each individual parcel, including those parcels that contain the main identification sign, to have an individual monument sign as depicted on the site plan (see Condition 6, above).
5. Reduction of the grassed/landscaped (“Beauty”) strip between public sidewalk and adjacent back of curb from forty-eight (48) inches to twenty-four (24) inches in width
6. Exemption from all non-conforming issues on individual parcels created at the time of subdivision.
7. Reduction of the ten (10) feet side landscape strip where abutting Parcel 5056 012 to five (5) feet as shown on the site plan and landscape plan.
8. reduction of the monument sign setback from fifteen (15) feet to ten (10) feet from the public right-of-way along Pharrs Road and Scenic Highway for the two main identification signs as shown on the site plan.
9. to place more than one (1) entrance/access drive per four hundred (400) feet of road frontage on Scenic Highway, subject to Georgia D.O.T. approval.
10. To exceed the maximum number of parking spaces by 60 parking spaces for the retail, medical, and dental uses per the site plan.
11. To allow the landscaped parking lot planter island sizes as shown on the submitted site plan.

**Section 2.** The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are

or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**Section 4.** Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

**Section 5.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

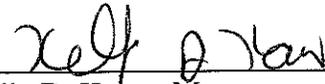
**Section 6.** This Ordinance was adopted on July 27, 2015.

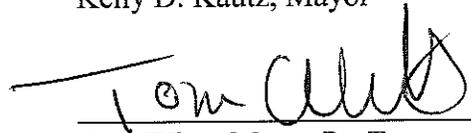
The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this 27 day of July, 2015.

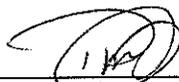
CITY OF SNELLVILLE, GEORGIA

  
\_\_\_\_\_  
Kelly D. Kautz, Mayor

  
\_\_\_\_\_  
Tom Witts, Mayor ProTem

  
\_\_\_\_\_  
Dave Emanuel, Council Member

ATTEST:

  
\_\_\_\_\_  
Phyllis Moreland-Richardson, City Clerk

  
\_\_\_\_\_  
Barbara Bender, Council Member

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Christopher S. Anulewicz, City Attorney  
Balch & Bingham LLP

  
\_\_\_\_\_  
Bobby Howard, Council Member

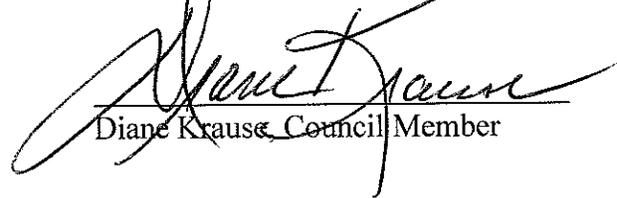
  
\_\_\_\_\_  
Diane Krause, Council Member

Exhibit "A"

Parcel No.	Tax Parcel	Size (Acres)	Owner Name	Situs Location	Mailing Address
1	n/a	2.733	Georgia Department of Transportation	Pharrs Road	5025 New Peachtree Road, Chamblee, GA 30341-3124
2	R5056 009	2.863	Georgia Department of Transportation	1690 Scenic Hwy	5025 New Peachtree Road, Chamblee, GA 30341-3124
3	R5056 093	2.684	Georgia Department of Transportation	GA Hwy 124	5025 New Peachtree Road, Chamblee, GA 30341-3124
4	R5056 010	1.973	Georgia Department of Transportation	1981 Pharrs Road	5025 New Peachtree Road, Chamblee, GA 30341-3124
5	R5056 046	0.413	Anne Finkelman and Paul Gaustad	1931 Pharrs Road	1450 Blyth Walk, Snellville, GA 30078-5924
6	R5056 044	0.413	Ella Ruth Harris	1945 Pharrs Road	538 Swanson Dr., Lawrenceville, GA 30043-4536
7	R5056 052	0.641	New Age Property Investment Group, Inc.	1955 Pharrs Road	772 Grassmeade Way, Snellville, GA 30078-7791
8	R5056 011	1.449	Swope & DeThomas Investment Group LLC	1551 Pharrs Road	1505 Lakes Pkwy, Suite 190, Lawrenceville, Georgia 30043-5891

Exhibit "B"

10 February 2015

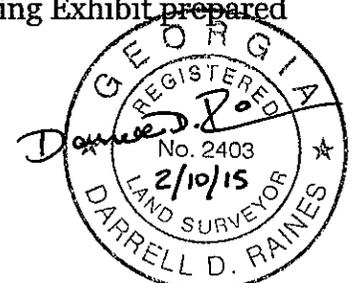
**Overall Parcel**

A Tract of land situated in Land Lot 56, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia the bearings of which are based on State Plane Grid (West Zone) and being more particularly described as follows:

Commencing at a No.4 rebar with cap—said rebar being found at the intersection of the Easterly Right-of-Way of Georgia Highway 124 (variable r/w) and the Northerly Right-of-Way of Pharrs Road (80' r/w)—said rebar also being the **Point of Beginning** of the Tract herein described:

Thence along said Easterly Right-of-Way for the following courses and distances: Northeasterly 713.51 feet along a curve to the right (having a radius of 22795.31 feet, a chord bearing of N15°39'31"E, and a chord distance of 713.48 feet) to a tangential curve, Northeasterly 52.87 feet along a curve to the left (having a radius of 23041.32 feet, a chord bearing of N16°29'22"E, and a chord distance of 52.87 feet) to a tangential curve, Northeasterly 400.52 feet along a curve to the left—having a radius of 23041.32 feet, a chord bearing of N15°55'33"E, and a chord distance of 400.51 feet—to a No.4 rebar with cap, said rebar being on the Southerly line of lands now or formerly owned by DDR Southeast Snellville, LLC (Db 30026 Pg 117); Thence along said Southerly line for the following courses and distances: S75°27'57"E for a distance of 309.08 feet to a 1" open top pipe, S15°04'21"W for a distance of 180.21 feet to a 1" open top pipe, S75°52'27"E for a distance of 21.41 feet, S75°52'27"E for a distance of 689.47 feet to the intersection of said Southerly line with the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way for the following courses and distances: S60°18'18"W for a distance of 498.77 feet to a 0.5" open top pipe, S60°18'18"W for a distance of 99.95 feet to a No.4 rebar, S60°18'18"W for a distance of 100.05 feet, S60°18'18"W for a distance of 100.05 feet to a No.4 rebar, S60°18'18"W for a distance of 201.14 feet to a No.4 rebar, S60°18'18"W for a distance of 426.06 feet to a concrete monument, N67°00'08"W for a distance of 22.19 feet to the **Point of Beginning**.

Containing 13.17 acres or 573,685 square feet as depicted on a Zoning Exhibit prepared by Paulson Mitchell, Inc. (Project No.2014219).



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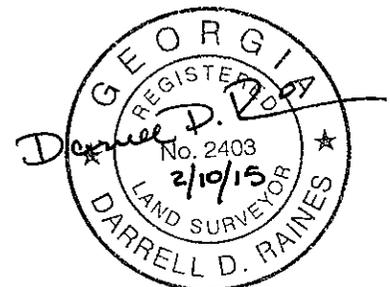
**Parcel 1**

A Tract of land situated in Land Lot 56, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia the bearings of which are based on State Plane Grid (West Zone) and being more particularly described as follows:

Commencing at a No.4 rebar with cap, said rebar being found at the intersection of the Easterly Right-of-Way of Georgia Highway 124 (variable r/w) and the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way S67°00'08"E for a distance of 22.19 feet to a concrete monument, N60°18'18"E for a distance of 927.25 feet to a 0.5" open top pipe and the intersection of said Northerly Right-of-Way and the Easterly line of lands now or formerly owned by Anne Finkleman and Paul Gaustad (Pb 25 Pg 158B), said pipe also being the **Point of Beginning** of the Tract herein described:

Thence along said Easterly line, N29°32'15"W for a distance of 180.03 feet to the Northerly line of lands now or formerly owned by Wayne H. Mason (Pb 25 Pg 160); Thence along said Northerly line, N29°32'15"W for a distance of 297.37 feet to the Southerly line of lands now or formerly owned by DDR Southeast Snellville, LLC (Db 30026 Pg 117); Thence along said Southerly line, S75°52'27"E for a distance of 689.47 to the intersection of said Southerly line with the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way, S60°18'18"W a distance of 498.77 feet to the **Point of Beginning**.

Containing 2.733 acres or 119,050 square feet as depicted on a Zoning Exhibit prepared by Paulson Mitchell, Inc. (Project No.2014219).



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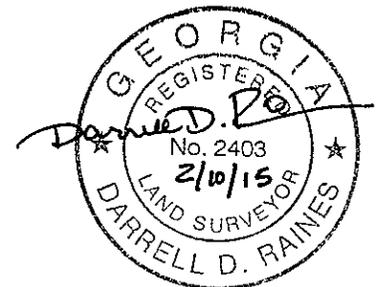
## **Parcel 2**

A Tract of land situated in Land Lot 56, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia the bearings of which are based on State Plane Grid (West Zone) and being more particularly described as follows:

Commencing at a No.4 rebar with cap, said rebar being found at the intersection of the Easterly Right-of-Way of Georgia Highway 124 (variable r/w) and the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Easterly Right-of-Way for 713.51 feet along a curve to the right (having a radius of 22795.31 feet, a chord bearing of N15°39'31"E, and a chord distance of 713.48 feet) to a tangential curve, Northerly 52.87 feet along a curve to the left (having a radius of 23041.32 feet, a chord bearing of N16°29'22"E, a chord distance of 52.87 feet) to a tangential curve and the **Point of Beginning** of the Tract herein described:

Thence along said Easterly Right-of-Way, Northerly 400.52 feet along a curve to the left—having a radius of 23041.32 feet, a chord bearing of N15°55'33"E, and a chord distance of 400.51 feet—to a No.4 rebar with cap, said rebar being on the Southerly line of lands now or formerly owned by DDR Southeast Snellville, LLC (Db 30026 Pg 117); Thence along said Southerly line for the following courses and distances: S75°27'57"E for a distance of 309.08 feet to a 1" open top pipe, S15°04'21"W for a distance of 180.21 feet to a 1" open top pipe and the Northwest corner of lands now or formerly owned by Wayne H. Mason (Pb 25 Pg 160); Thence along the Westerly line of said Mason lands, S15°00'15"W for a distance of 220.15 feet to the intersection of said Westerly line and the Northerly line of lands now or formerly owned by Georgia Department of Transportation (Pb G Pg 10); Thence along said Northerly line, N75°28'32"W for a distance of 315.31 feet to the **Point of Beginning**.

Containing 2.863 acres or 124,712 square feet as depicted on a Zoning Exhibit prepared by Paulson Mitchell, Inc. (Project No.2014219).



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### **Parcel 3**

A Tract of land situated in Land Lot 56, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia the bearings of which are based on State Plane Grid (West Zone) and being more particularly described as follows:

Commencing at a No.4 rebar with cap—said rebar being found at the intersection of the Easterly Right-of-Way of Georgia Highway 124 (variable r/w) and the Northerly Right-of-Way of Pharrs Road (80' r/w)—said rebar also being the **Point of Beginning** of the Tract herein described:

Thence along said Easterly Right-of-Way for the following courses and distances: Northeasterly 713.51 feet along a curve to the right (having a radius of 22795.31 feet, a chord bearing of N15°39'31"E, and a chord distance of 713.48 feet) to a tangential curve, Northeasterly 52.87 feet along a curve to the left (having a radius of 23041.32 feet, a chord bearing of N16°29'22"E, and a chord distance of 52.87 feet) to the intersection of said Easterly Right-of-Way and the Southerly line of lands now or formerly owned by Georgia Department of Transportation (Pb G Pg 10); Thence along said Southerly line, S75°28'32"E for a distance of 315.31 feet to the intersection of said Southerly line and the Westerly line of lands now or formerly owned by Wayne H. Mason (Pb 25 Pg 160); Thence along said Westerly line, S15°00'15"W for a distance of 43.19 feet to Westerly line of lands now or formerly owned by New Age Property Investment Group (Pb 38 Pg 273B); Thence along said Westerly line, S15°00'15"W for a distance of 146.41 feet to the intersection of said Westerly line and the Northerly line of lands now or formerly owned by Georgia Department of Transportation (Pb G Pg 10); Thence along said Northerly line the following courses and distances: S60°37'49"W for a distance of 421.94, S15°15'10"W for a distance of 287.34 feet to a concrete monument, said monument being on the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way, N67°00'08"W for a distance of 22.19 feet to the **Point of Beginning**.

Containing 2.684 acres or 116,915 square feet as depicted on a Zoning Exhibit prepared by Paulson Mitchell, Inc. (Project No.2014219).



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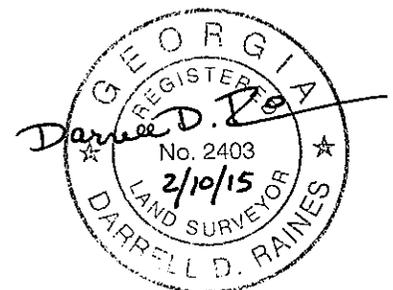
**Parcel 4**

A Tract of land situated in Land Lot 56, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia the bearings of which are based on State Plane Grid (West Zone) and being more particularly described as follows:

Commencing at a No.4 rebar with cap, said rebar being found at the intersection of the Easterly Right-of-Way of Georgia Highway 124 (variable r/w) and the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way S67°00'08"E for a distance of 22.19 feet to a concrete monument and the intersection of said Northerly Right-of-Way and the Southerly line of lands now or formerly owned by Georgia Department of Transportation (Pb G Pg 10), said monument also being the **Point of Beginning** of the Tract herein described:

Thence along said Southerly line the following courses and distances: N15°15'10"E for a distance of 287.34 feet, N60°37'49"E for a distance of 421.94 feet to the intersection of said Southerly line with the Westerly line of lands now or formerly owned by New Age Investment Group (Pb 38 Pg 273B); Thence along said Westerly line, S15°00'15"W for a distance of 282.73 feet to a No.4 rebar, said rebar being on the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way, S60°18'18"W for a distance of 426.06 feet to the **Point of Beginning**.

Containing 1.973 acres or 85,944 square feet as depicted on a Zoning Exhibit prepared by Paulson Mitchell, Inc. (Project No.2014219).



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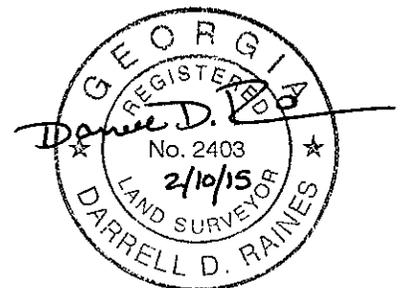
**Parcel 5**

A Tract of land situated in Land Lot 56, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia the bearings of which are based on State Plane Grid (West Zone) and being more particularly described as follows:

Commencing at a No.4 rebar with cap, said rebar being found at the intersection of the Easterly Right-of-Way of Georgia Highway 124 (variable r/w) and the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way S67°00'08"E for a distance of 22.19 feet to a concrete monument, N60°18'18"E for a distance of 827.30 feet to a No.4 rebar and the intersection of said Northerly Right-of-Way and the Easterly line of lands now or formerly owned by Wayne H. Mason (Pb 25 Pg 160), said rebar also being the **Point of Beginning** of the Tract herein described:

Thence along said Easterly line, N29°32'15"W for a distance of 180.02 feet to the Southerly line of lands now or formerly owned by Wayne H. Mason (Pb 25 Pg 160); Thence along said Southerly line, N60°17'50"E for a distance of 99.95 feet to the Westerly line of lands now or formerly owned by Georgia Department of Transportation (Pb 8 Pg 127); Thence along said Westerly line, S29°32'15"E for a distance of 180.03 to a 0.5" open top pipe, said pipe being on the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way, S60°18'18"W a distance of 99.95 feet to the **Point of Beginning**.

Containing 0.413 acre or 17,990 square feet as depicted on a Zoning Exhibit prepared by Paulson Mitchell, Inc. (Project No.2014219).



10 February 2015

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**Parcel 6**

A Tract of land situated in Land Lot 56, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia the bearings of which are based on State Plane Grid (West Zone) and being more particularly described as follows:

Commencing at a No.4 rebar with cap, said rebar being found at the intersection of the Easterly Right-of-Way of Georgia Highway 124 (variable r/w) and the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way S67°00'08"E for a distance of 22.19 feet to a concrete monument, N60°18'18"E for a distance of 627.20 feet to a No.4 rebar and the intersection of said Northerly Right-of-Way and the Easterly line of lands now or formerly owned by New Age Investment Group (Pb 38 Pg 273B), said rebar also being the **Point of Beginning** of the Tract herein described:

Thence along said Easterly line the following courses and distances: N29°32'20"W for a distance of 146.67 feet, N15°00'26"E for a distance of 69.84 feet, N78°03'10"E for a distance of 53.46 feet to the Westerly line of lands now or formerly owned by Wayne H. Mason (Pb 25 Pg 160); Thence along said Westerly line, S29°34'21"E for a distance of 180.01 feet to the intersection of said Westerly line with the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way, S60°18'18"W a distance of 100.05 feet to the **Point of Beginning**.

Containing 0.413 acre or 17,990 square feet as depicted on a Zoning Exhibit prepared by Paulson Mitchell, Inc. (Project No.2014219).



10 February 2015

**PAULSON MITCHELL**  
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LAND PLANNERS  
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TRANSPORTATION  
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**Parcel 7**

A Tract of land situated in Land Lot 56, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia the bearings of which are based on State Plane Grid (West Zone) and being more particularly described as follows:

Commencing at a No.4 rebar with cap, said rebar being found at the intersection of the Easterly Right-of-Way of Georgia Highway 124 (variable r/w) and the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way S67°00'08"E for a distance of 22.19 feet to a concrete monument, N60°18'18"E for a distance of 426.06 feet to a No.4 rebar and the intersection of said Northerly Right-of-Way and the Easterly line of lands now or formerly owned by Georgia Department of Transportation (Pb G Pg 10), said rebar also being the **Point of Beginning** of the Tract herein described:

Thence along said Easterly line the following courses and distances: N15°00'15"E for a distance of 282.73 feet, N15°00'15"E for a distance of 146.41 feet to the intersection of said Easterly line with the Westerly line of lands now or formerly owned by Wayne H. Mason (Pb 25 Pg 160); Thence along said Westerly line, S29°34'21"E for a distance of 125.04 feet to the intersection of said Westerly line with the Northerly line of lands now or formerly owned by Ella Ruth Harris (Pb 25 Pg 160); Thence along said Northerly line the following courses and distances: S78°03'10"W for a distance of 53.46 feet, S15°00'26"W for a distance of 69.84 feet, S29°32'20"E for a distance of 146.67 feet to a No.4 rebar, said rebar being on the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way, S60°18'18"W a distance of 201.14 feet to the **Point of Beginning**.

Containing 0.641 acre or 27,922 square feet as depicted on a Zoning Exhibit prepared by Paulson Mitchell, Inc. (Project No.2014219).



10 February 2015

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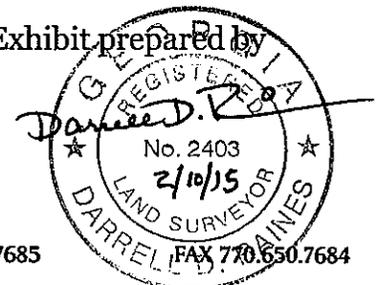
## Parcel 8

A Tract of land situated in Land Lot 56, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia the bearings of which are based on State Plane Grid (West Zone) and being more particularly described as follows:

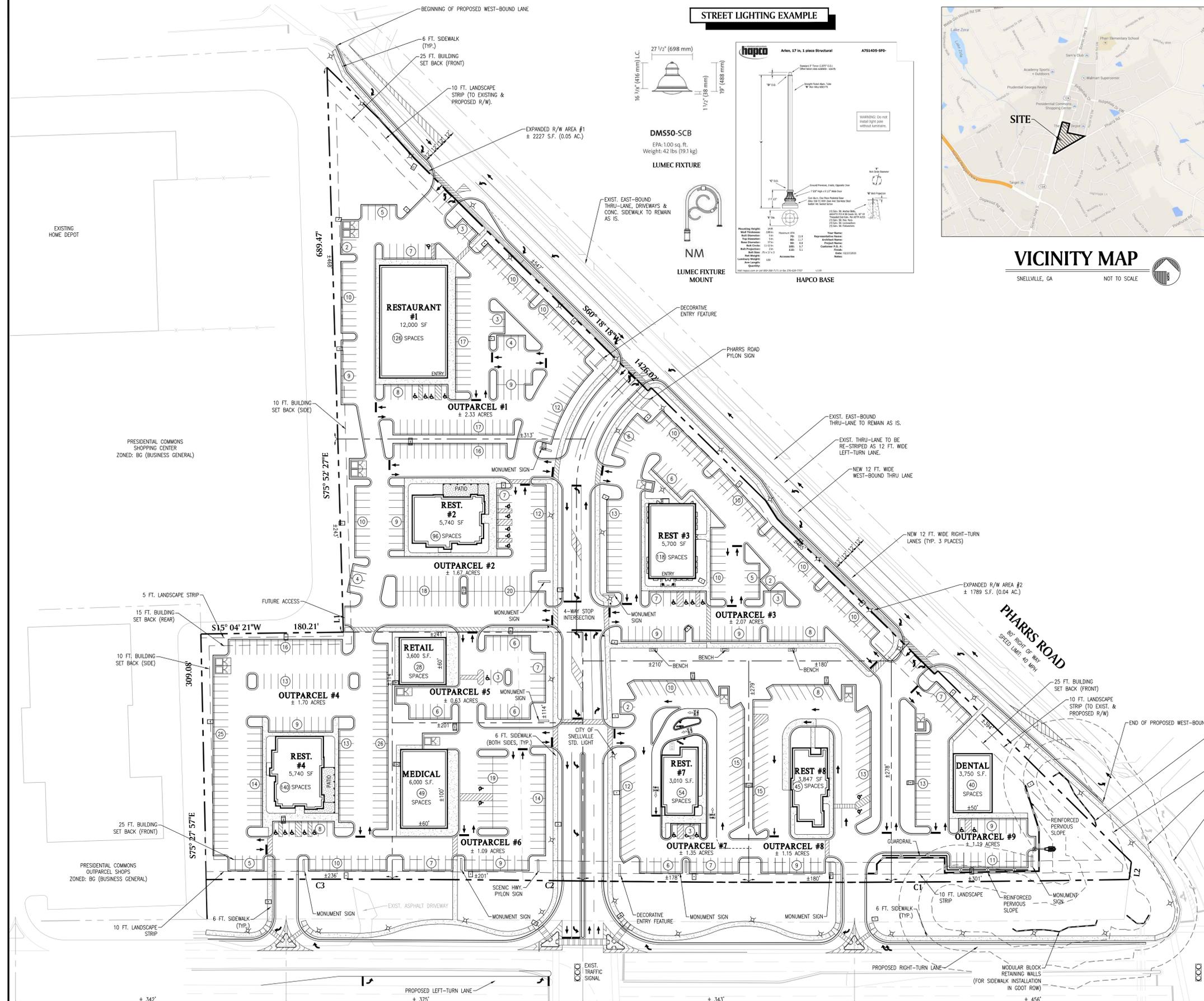
Commencing at a No.4 rebar with cap, said rebar being found at the intersection of the Easterly Right-of-Way of Georgia Highway 124 (variable r/w) and the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way S67°00'08"E for a distance of 22.19 feet to a concrete monument, N60°18'18"E for a distance of 727.25 feet to a point and the intersection of said Northerly Right-of-Way and the Easterly line of lands now or formerly owned by Ella Ruth Harris (Pb 25 Pg 160), said point also being the **Point of Beginning** of the Tract herein described:

Thence along said Easterly line, N29°34'21"W for a distance of 180.01 feet to the Easterly line of lands now or formerly owned by New Age Investment Group (Pb 38 Pg 273B); Thence along said Easterly line, N29°34'21"W for a distance of 125.04 feet to the intersection of said Easterly line and the Easterly line of lands now or formerly owned by Georgia Department of Transportation (Pb G Pg 10); Thence along said Easterly line for the following courses and distances: N15°00'15"E for a distance of 43.19 feet, N15°00'15"E for a distance of 220.15 feet to a 1" open top pipe, said pipe being on the Southerly line of lands now or formerly owned by DDR Southeast Snellville, LLC (Db 30026 Pg 117); Thence along said Southerly line, S75°52'27"E for a distance of 21.41 feet to the intersection of said Southerly line and the Westerly line of lands now or formerly owned by Georgia Department of Transportation (Pb G Pg 10); Thence along said Westerly line, S29°32'15"E for a distance of 297.37 feet to the intersection for said Westerly line and the Northerly line of lands now or formerly owned by Anne Finkelman and Paul Gaustand (Pb 25 Pg 158B); Thence along said Northerly line, S60°17'50"W for a distance of 99.95 feet to the intersection of said Northerly line and the Westerly line of said Finkelman lands; Thence along said Westerly line, S29°32'15"E for a distance of 180.02 feet to a No.4 rebar, said rebar being on the Northerly Right-of-Way of Pharrs Road (80' r/w); Thence along said Northerly Right-of-Way, S60°18'18"W a distance of 100.05 feet to the **Point of Beginning**.

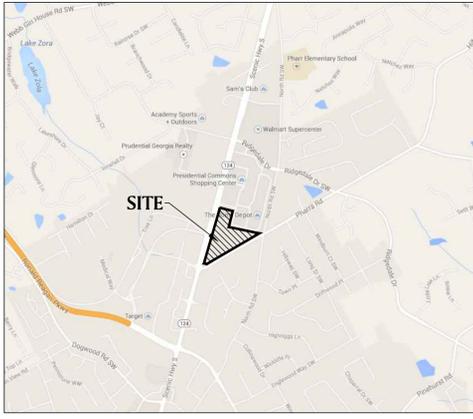
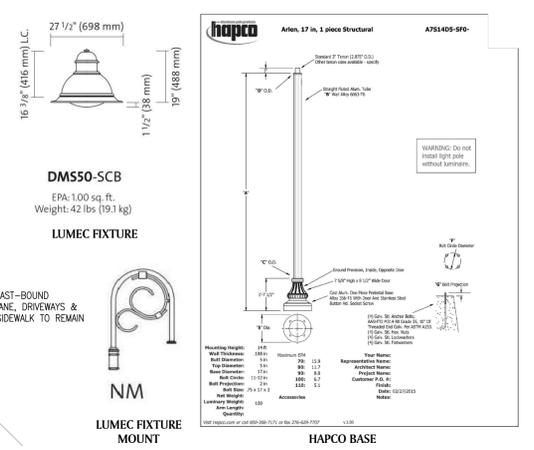
Containing 1.449 acre or 63,118 square feet as depicted on a Zoning Exhibit prepared by Paulson Mitchell, Inc. (Project No.2014219).



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**STREET LIGHTING EXAMPLE**



**VICINITY MAP**  
SNELLVILLE, GA NOT TO SCALE

**SITE ANALYSIS**

OUTPARCEL #	AREA / SPACES
OUTPARCEL 1:	± 2.33 ACRES
RESTAURANT #1	± 12,000 S.F.
PARKING PROVIDED	± 126 SPACES
PARKING RATIO	± 10.5 SPACES/MSF.
OUTPARCEL 2:	± 2.07 ACRES
RESTAURANT #2	± 5,740 S.F.
PARKING PROVIDED	± 96 SPACES
PARKING RATIO	± 16.7 SPACES/MSF.
OUTPARCEL 3:	± 2.07 ACRES
RESTAURANT #3	± 5,700 S.F.
PARKING PROVIDED	± 118 SPACES
PARKING RATIO	± 20.7 SPACES/MSF.
OUTPARCEL 4:	± 1.70 ACRES
RESTAURANT #4	± 5,740 S.F.
PARKING PROVIDED	± 140 SPACES
PARKING RATIO	± 24.4 SPACES/MSF.
OUTPARCEL 5:	± 0.63 ACRES
RETAIL	± 3,600 S.F.
PARKING PROVIDED	± 28 SPACES
PARKING RATIO	± 7.8 SPACES/MSF.
OUTPARCEL 6:	± 1.09 ACRES
MEDICAL	± 6,000 S.F.
PARKING PROVIDED	± 49 SPACES
PARKING RATIO	± 8.1 SPACES/MSF.
OUTPARCEL 7:	± 1.35 ACRES
RESTAURANT #7	± 3,010 S.F.
PARKING PROVIDED	± 54 SPACES
PARKING RATIO	± 18.0 SPACES/MSF.
OUTPARCEL 8:	± 1.15 ACRES
RESTAURANT #8	± 3,847 S.F.
PARKING PROVIDED	± 45 SPACES
PARKING RATIO	± 11.7 SPACES/MSF.
OUTPARCEL 9:	± 1.19 ACRES
DENTAL	± 3,750 S.F.
PARKING PROVIDED	± 40 SPACES
PARKING RATIO	± 10.7 SPACES/MSF.
TOTAL LAND AREA	± 13.17 ACRES
TOTAL PARKING SHOWN	± 696 SPACES

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LANDSCAPE ARCHITECTS

85-A MILL STREET  
SUITE 200  
ROSWELL, GEORGIA 30075

VOICE 770.650.7685  
FAX 770.650.7684  
www.paulsonmitchell.com

PROJECT:

*Park Place*  
**SNELLVILLE**

N/E CORNER OF SCENIC HIGHWAY  
AND PHARRS ROAD  
CITY OF SNELLVILLE  
GWINNETT COUNTY, GA 30078

FOR:

**SWOPE & DeTHOMAS INVESTMENT GROUP, LLC**

1505 LAKES PARKWAY  
SUITE 190  
LAWRENCEVILLE, GA 30043

**REVISIONS**


**GEORGIA811**  
Utilities Protection Center, Inc.

Know what's below.  
Call before you dig.

2014219ps14.dwg 06.18.15

**PRELIMINARY SITE PLAN - ZONING**

SHEET **PS-14A**

**Curve Table**

Curve	Length	Radius	Chord Bearing	Chord Length
C1	713.51	22795.51'	N15° 39' 31"E	713.48'
C2	52.87	23041.32'	N16° 29' 22"E	52.87'
C3	400.52	23041.32'	N15° 55' 33"E	400.51'

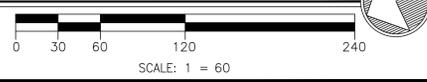
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S75° 52' 27"E	214P
L2	N67° 00' 00"W	221P

**PRESIDENTIAL CIRCLE**

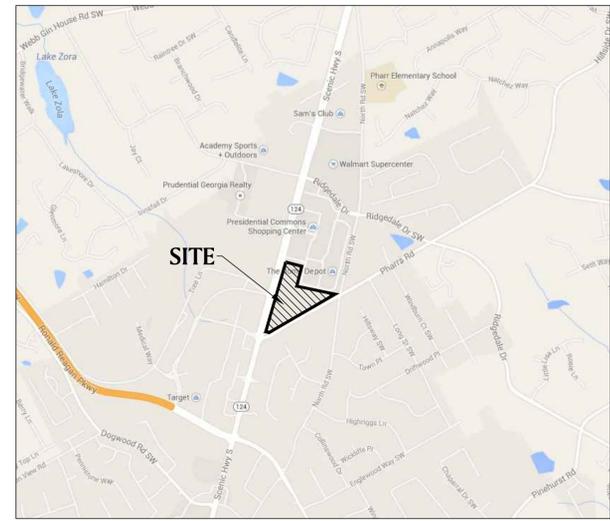
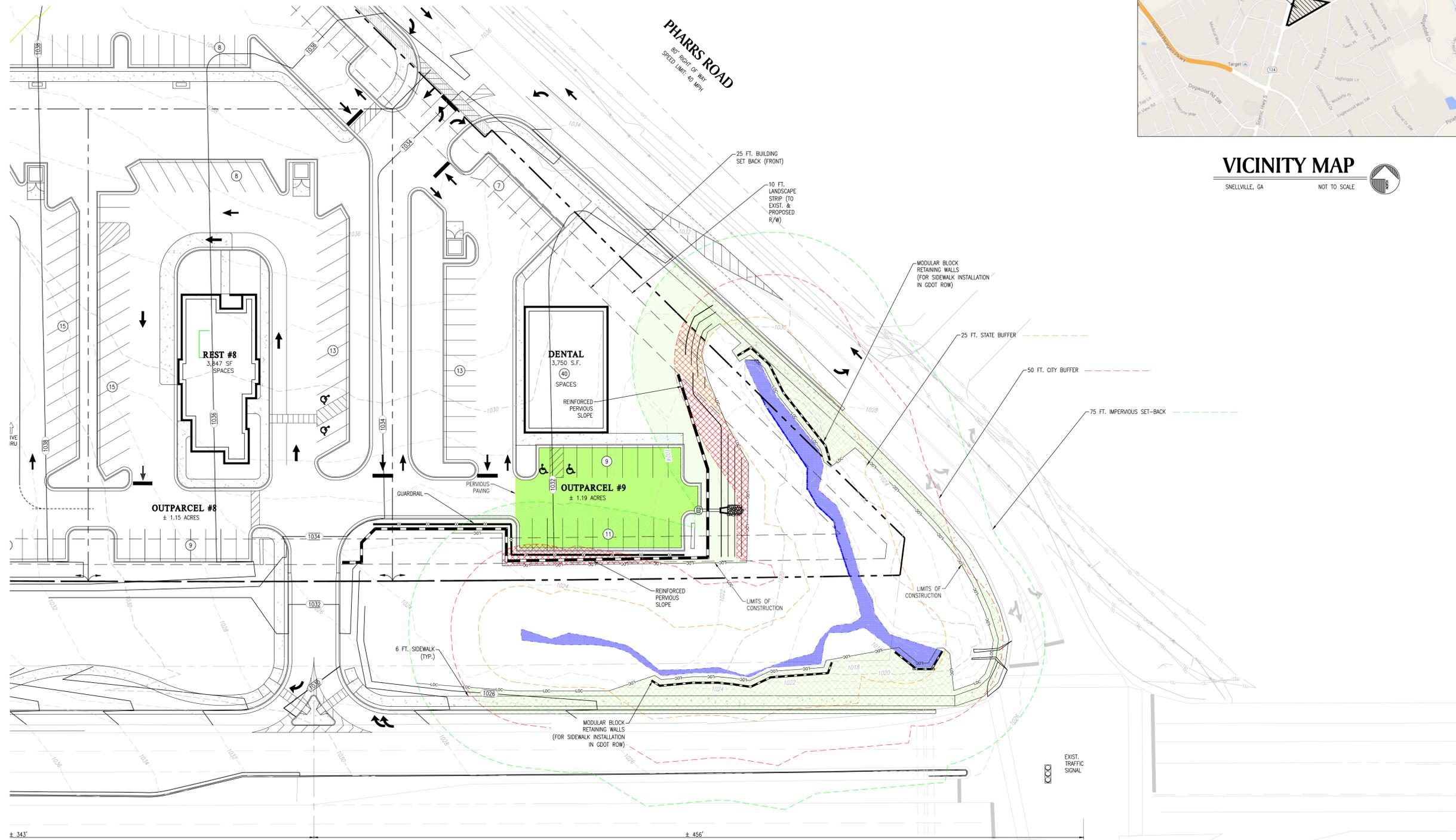
**SCENIC HIGHWAY (S.R. 124)**  
SPEED LIMIT: 45 MPH

**PRELIMINARY SITE PLAN**





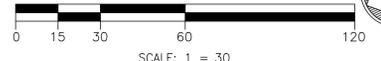
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**VICINITY MAP**  
SNELLVILLE, GA NOT TO SCALE

Y (S.R. 124)

# PRELIMINARY SITE PLAN



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TRANSPORTATION  
LANDSCAPE ARCHITECTS  
85-A MILL STREET  
SUITE 200  
SNELLVILLE, GEORGIA 30075  
VOICE 770.650.7685  
FAX 770.650.7684  
www.paulsonmitchell.com

## PAULSON MITCHELL INCORPORATED

PROJECT:  
*Park Place*  
**SNELLVILLE**  
N/E CORNER OF SCENIC HIGHWAY  
AND PHARRS ROAD  
CITY OF SNELLVILLE  
GWINNETT COUNTY, GA 30078

FOR:  
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DeTHOMAS  
INVESTMENT  
GROUP, LLC**  
1505 LAKES PARKWAY  
SUITE 190  
LAWRENCEVILLE, GA 30043

### REVISIONS



2014219ps14.dwg 06.05.19

PRELIMINARY  
SITE PLAN - ZONING

SHEET **PS-14B**

