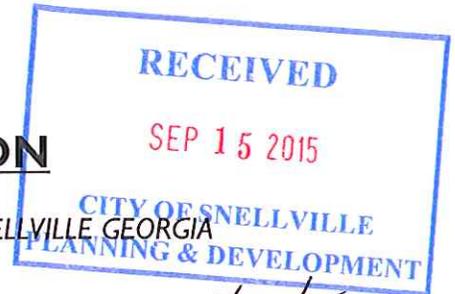




15-00341

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 www.snellville.org

DATE RECEIVED: 09/15/15

1000 ATHENS HWY- THE KROGER CO
#1500341 ANX-15-02;RZ15-05;LUP15-04;CUP-06
PARCEL- 5100-006, 059, 065, 005, 023

Applicant is: (check one)
 Owner's Agent
 Contract Purchaser
 Property Owner

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

The Kroger Company
Name (please print)
2175 Parklake Drive
Address
Atlanta, Georgia, 30345
City, State, Zip Code
1-770-496-7486 1-770-496-7586
Phone Number(s) Fax

Sinocoin Investment LLC
Name (please print)
1130 Vintage Club Drive
Address
Johns Creek, GA 30097
City, State, Zip Code
Phone Number(s) Fax

Contact Person: Arahn Hawkins Phone: 1-770-496-5399 Fax: (770)-496-7586
Cell Phone: 1-404-931-3759 E-mail: arahn.hawkins@kroger.com

Present Zoning Classification(s): SEE EXHIBIT "A"
Proposed Zoning Classification(s): SEE EXHIBIT "A"
Proposed Use: SEE EXHIBIT "A"
Property Address/Location: SEE EXHIBIT "A" District ___ Land Lot ___ Parcel(s) ___

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;

Pursuant to Section 15.2(3)(e) of the Snellville Zoning Ordinance, a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the questions are not acceptable.

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: See Attachment

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

Response: See Attachment

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: See Attachment

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.

Response: See Attachment

5. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan.

Response: See Attachment

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.

Response: See Attachment

Rezoning Application Attachment

City of Snellville, Georgia

Attachment to Application by The Kroger Company for Subject Property located at the Intersection of Athens Highway (U.S. Highway 78) and Rosebud Road, Gwinnett County, Georgia.

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

RESPONSE: The proposed rezoning will permit uses that are consistent with the current zoning of adjacent or nearby parcels and developments. The property is proposed to be rezoned BG, General Business. Currently, the property to the east across Rosebud Road is zoned Neighborhood Business and General Business – with those properties being in Gwinnett County. All of the parcels on the north side of U.S. Highway 78 are zoned BG and are in the City of Snellville. The property to the west of the subject site is zoned PRC and property to the south of the development will remain residential, but will be buffered by a 60' landscaped buffer. The western residential property is separated from the development by a state water and will require a 50' undisturbed buffer (plus a 25' non-impervious buffer) along that common line. This area of the Highway 78 corridor is served by an assortment of retail and commercial development and is compatible with the proposed zoning of the subject development.

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

RESPONSE: The proposed zoning proposal would not adversely affect the existing usability of the nearby properties since the uses would be similar in nature. The existing nearby properties are developed commercially and a BG zoning on the subject property would complement the nearby retail developments.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

RESPONSE: It would not seem that the current zoning of the subject property has a reasonable economic use as the existing zoning permits only low density residential development. The traffic corridor along U.S. Highway 78 currently handles large traffic volumes that are suited to commercial development as represented by the fact that large portions of the nearby properties are commercial in nature. The BG zoning at this intersection would appear to provide the best economic use for the property.

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.

RESPONSE: The proposed zoning will not result in an excessive or burdensome use of streets or facilities. Road improvements will be made in accordance with Georgia Department of Transportation and City of Snellville requirements as well as the traffic

study prepared by A&R Engineering dated August 4, 2015. The applicant is also interested in installing a traffic signal on U.S. Highway 78 east of the intersection with Rosebud Road in accordance with the Signal Warrant Analysis dated August 11, 2015 prepared by A&R Engineering. These improvements should alleviate the existing burden on the U.S. 78/Rosebud intersection. Gwinnett County has indicated in written letters dated August 24, 2015 that suitable availability for water and sewer exists. Walton EMC has indicated that electrical service is available as well. In addition, Atlanta Gas Light has provided a letter of availability for natural gas service for the rezoned site, and AT&T has indicated that suitable service is available for communication needs.

5. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan.

RESPONSE: The proposed land use is consistent with the City of Snellville 2030 Comprehensive Plan Future Land Use Map, which indicates, "Highway 78 East Corridor Activity Node" for the property. This activity node allows for the BG zoning and permits retail/commercial use. A Conditional Use Permit will be requested concurrent with the rezoning to allow for the inclusion of a gasoline fueling station as a part of the development.

6. Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal.

RESPONSE: The rezoning request is supported by:

- Consistency with the Snellville Future Land Use Map
- Local road improvements and signal installation
- Commercial land development on other remaining properties immediately surrounding the intersection of U.S. Highway 78 and Rosebud Road.

Exhibit "A"

Parcel	Physical Address	City/County	ZONING		LANDUSE		CONDITIONAL USE
			Current	Requested	Current	Requested	
R5100-065	1000 Athen Hwy. Loganville, GA 30052	City-South County-North	RS180/RA200 RES./RES.-AGRI.	BG(General Business)	Corridor Mix Use / 78 East Act. Node	Commercial Retail	Fuel Station
R5100-023	Rosebud Rd. Snellville, GA 30078	City	RS180 - RESIDENTIAL	BG(General Business)	78 East Act. Node	Commercial Retail	
R5100-005	3047 Rosebud Rd. Loganville, GA 30052	County	R100 - RESIDENTIAL	BG(General Business)	Corridor Mix Use	Commercial Retail	
R5100-059	3041 Rosebud Rd. Loganville, GA 30052	City	RS180 - RESIDENTIAL	BG(General Business)	78 East Act. Node	Commercial Retail	
R5100-006	3035 Rosebud Rd. Loganville, GA 30052	County	C1 - NBRHOOD BUS. DIST.	BG(General Business)	Corridor Mix Use	Commercial Retail	

Highlighted parcels are requesting to be annexed into City of Snellville.



BG, General Business District permitted uses:

Retail and service establishments of the following types:

- Any uses permitted in the BN, neighborhood business district:
- *Retail and service establishments of the following types:*
- Animal hospital or veterinary clinic;
- Antique shops;
- Art and school supply stores;
- Art galleries and studios;
- Bakeries;
- Banks, savings and loan institutions;
- Barber and beauty shops, including manicurists;
- Book or stationery stores;
- Camera and photographic supply stores;
- Convenience food stores;
- Custom dressmaking and sewing shops;
- Dance studios;
- Day care centers, provided that all state day care requirements and health regulations are met;
- Dry cleaning establishments including dry cleaning pick-up and delivery stations, not to exceed 2,500 square feet of total floor area;
- Eye glass shops;
- Fabric stores;
- Florist shops;
- Food stores or grocery stores;
- Funeral homes and mortuaries;
- Garden supply centers and greenhouses, provided plants, shrubs and landscaping supplies are not displayed within the minimum front yard;
- Gift and card shops;
- Hardware stores with lawnmower repair as an accessory use;
- Hobby shops and craft shops;
- Ice cream shops;
- Interior decorating shops;
- Jewelry stores;
- Reserved;
- Meat markets, retail, but no killing, eviscerating, skinning, plucking or smoking of food products on the premises;
- News and tobacco stores;
- Photography shops and studios;
- Radio and television repair shops;

- Shoe stores and shoe repair stores;
- Shopping centers, neighborhood;
- Small appliance repair shops;
- Tailor shops;
- Toy stores;
- Tutoring services/establishments. Limited to a maximum of ten students at any one time; and
- Watch and clock repair shops.

General Business District - Principal permitted uses:

Retail and service establishments of the following types:

- Any use permitted in the BN, neighborhood business district;
- Automotive car wash (full-service or self-service);
- Bicycle shops;
- Bottle shops;
- Bus terminals;
- Business college or business schools;
- Clothing sales or rental stores;
- Contractor's offices (provided no equipment or materials are stored outdoors);
- Department stores;
- Electronic sales and service establishments;
- Equipment rental (excluding heavy equipment, bulldozers, backhoes, forklifts, cranes, etc.), and provided there is no outdoor storage associated with the use;
- Feed and seed stores;
- Food catering establishments;
- Frame shops;
- Furniture rental and sales establishments;
- Garden supply centers and greenhouses, including accessory outdoor storage;
- Health clubs or spas and tanning salons;
- Internet-based businesses (including call center, internet café, trading center, virtual office, and other internet related businesses) as determined by the director;
- Kennels;
- Laundries and dry cleaning establishments, including self-service;
- Loan offices;
- Locksmith shops;
- Log splitting and storage lots, provided the lot is vacant and splitting and storage areas are screened by a six-foot high opaque fence;
- Motels/hotels:
 - Each motel/hotel shall be accessed through main or central lobby. The lobby size shall be a minimum of 700 square feet;
 - Each motel/hotel shall have a minimum of 60 rooms;

- Each guestroom shall be accessed through an interior hallway and shall not have access to the exterior of the building (except through the central lobby or as otherwise determined by fire codes);
 - Each motel/hotel site shall be a minimum of two acres;
 - Each motel/hotel must provide staff or management on duty 24 hours a day;
 - Each guestroom shall have a minimum of 300 square feet;
 - Each motel/hotel building shall have a minimum roof pitch of four in 12;
 - Each motel/hotel shall provide an enclosed heated and air conditioned laundry space with a minimum of three washers and three dryers;
 - Any outdoor recreational areas provided shall be located to the rear of the site; and
 - Provide a 75-foot natural buffer, enhanced with an additional 25-foot landscaped buffer (total 100 feet adjacent to residentially zoned property).
- Office/showroom facilities;
 - Office supply sales establishments;
 - Parking lots and structures;
 - Pest control businesses;
 - Pet shops and grooming establishments;
 - Photocopying, printing and reproduction service;
 - Plant nursery sales facilities;
 - Plumbing, electrical, pool and home building supply showrooms and sales centers provided there is no outdoor storage associated with the use);
 - Radio, recording and television studios and broadcasting stations;
 - Record/video sales and rental stores;
 - Restaurant delivery services;
 - Restaurants and eating places, including fast-food establishments;
 - Shopping centers, neighborhood, community and regional;
 - Sporting goods store;
 - Taxidermists;
 - Theaters;
 - Travel agencies;
 - Trophy shops; and
 - Upholstery shops.

According to the City of Snellville 2030 Comprehensive Plan then Land Use Designation “78 East Activity Node” includes a wide variety of uses similar to those permitted in the town center commercial designation. They include:

BN, Neighborhood Business District

Retail and service establishments of the following types:

- Animal hospital or veterinary clinic;

- Antique shops;
- Art and school supply stores;
- Art galleries and studios;
- Bakeries;
- Banks, savings and loan institutions;
- Barber and beauty shops, including manicurists;
- Book or stationery stores;
- Camera and photographic supply stores;
- Convenience food stores;
- Custom dressmaking and sewing shops;
- Dance studios;
- Day care centers, provided that all state day care requirements and health regulations are met;
- Dry cleaning establishments including dry cleaning pick-up and delivery stations, not to exceed 2,500 square feet of total floor area;
- Eye glass shops;
- Fabric stores;
- Florist shops;
- Food stores or grocery stores;
- Funeral homes and mortuaries;
- Garden supply centers and greenhouses, provided plants, shrubs and landscaping supplies are not displayed within the minimum front yard;
- Gift and card shops;
- Hardware stores with lawnmower repair as an accessory use;
- Hobby shops and craft shops;
- Ice cream shops;
- Interior decorating shops;
- Jewelry stores;
- Reserved;
- Meat markets, retail, but no killing, eviscerating, skinning, plucking or smoking of food products on the premises;
- News and tobacco stores;
- Photography shops and studios;
- Radio and television repair shops;
- Shoe stores and shoe repair stores;
- Shopping centers, neighborhood;
- Small appliance repair shops;
- Tailor shops;
- Toy stores;
- Tutoring services/establishments. Limited to a maximum of ten students at any one time; and

- Watch and clock repair shops.

BG, General Business District

Retail and service establishments of the following types:

- Any use permitted in the BN, neighborhood business district;
- Automotive car wash (full-service or self-service);
- Bicycle shops;
- Bottle shops;
- Bus terminals;
- Business college or business schools;
- Clothing sales or rental stores;
- Contractor's offices (provided no equipment or materials are stored outdoors);
- Department stores;
- Electronic sales and service establishments;
- Equipment rental (excluding heavy equipment, bulldozers, backhoes, forklifts, cranes, etc.), and provided there is no outdoor storage associated with the use;
- Feed and seed stores;
- Food catering establishments;
- Frame shops;
- Furniture rental and sales establishments;
- Garden supply centers and greenhouses, including accessory outdoor storage;
- Health clubs or spas and tanning salons;
- Internet-based businesses (including call center, internet café, trading center, virtual office, and other internet related businesses) as determined by the director;
- Kennels;
- Laundries and dry cleaning establishments, including self-service;
- Loan offices;
- Locksmith shops;
- Log splitting and storage lots, provided the lot is vacant and splitting and storage areas are screened by a six-foot high opaque fence;
- Motels/hotels:
 - Each motel/hotel shall be accessed through main or central lobby. The lobby size shall be a minimum of 700 square feet;
 - Each motel/hotel shall have a minimum of 60 rooms;
 - Each guestroom shall be accessed through an interior hallway and shall not have access to the exterior of the building (except through the central lobby or as otherwise determined by fire codes);
 - Each motel/hotel site shall be a minimum of two acres;
 - Each motel/hotel must provide staff or management on duty 24 hours a day;
 - Each guestroom shall have a minimum of 300 square feet;
 - Each motel/hotel building shall have a minimum roof pitch of four in 12;

- Each motel/hotel shall provide an enclosed heated and air conditioned laundry space with a minimum of three washers and three dryers;
 - Any outdoor recreational areas provided shall be located to the rear of the site; and
 - Provide a 75-foot natural buffer, enhanced with an additional 25-foot landscaped buffer (total 100 feet adjacent to residentially zoned property.
- Office/showroom facilities;
 - Office supply sales establishments;
 - Parking lots and structures;
 - Pest control businesses;
 - Pet shops and grooming establishments;
 - Photocopying, printing and reproduction service;
 - Plant nursery sales facilities;
 - Plumbing, electrical, pool and home building supply showrooms and sales centers provided there is no outdoor storage associated with the use);
 - Radio, recording and television studios and broadcasting stations;
 - Record/video sales and rental stores;
 - Restaurant delivery services;
 - Restaurants and eating places, including fast-food establishments;
 - Shopping centers, neighborhood, community and regional;
 - Sporting goods store;
 - Taxidermists;
 - Theaters;
 - Travel agencies;
 - Trophy shops; and
 - Upholstery shops.

CI, Civic/Institutional District

Principal permitted uses:

- Community meeting halls.
- Day care centers, provided that state day care requirements and health regulations are met.
- Hospitals, infirmaries, medical clinics.
- Libraries.
- Museums, cultural societies, facilities for the visual and performing arts.
- Nursing homes.
- Personal care home.
- Public and private colleges.
- Public and private schools.
- Public buildings and offices.
- Seminaries, monasteries, or convents.
- Semi-public institutions, such as houses of worship and clubs or lodges.

- Parks and recreation areas operated by the City of Snellville or by other political subdivisions.
- All other municipal government services operated for the benefit of the community.

OP, Office Professional District

Principal Permitted uses:

- Accounting offices;
- Architecture or engineering offices;
- Chiropractor offices;
- Dentist offices;
- Governmental agencies, offices, and associated uses;
- Insurance offices;
- Internet car sales offices, provided:
 - There is no temporary or permanent storage, parking, delivery, or display of inventory; and
 - Applicant shall submit an application to the planning and development department for administrative review. The planning and development director or his/her designee shall review and prepare a recommendation of the request. The city manager, after having reviewed the planning and development director's recommendation(s) shall have final authority to grant administrative variances. Application for an administrative variance shall contain the following:
 - Administrative variance application;
 - Sworn/notarized affidavit by the applicant/owner certifying that there will be no temporary or permanent storage, parking, delivery or display of vehicles/inventory.
- Law offices;
- Massage therapy establishments, provided massage therapists provide evidence of licensure by the Professional Licensing Board of the State of Georgia and obtain a massage establishment license in accordance with article III of [chapter 26](#) of the City of Snellville Code of Ordinances;
- Photography studios;
- Professional and business offices, provided no retail sales occur on-premises;
- Real estate sales offices; and
- Travel agencies.

According to the Gwinnett County 2030 Unified Plan, the Corridor Mixed-Use developments are mixed use areas between the Regional Mixed-Use or Community Mixed-Use nodes and along various corridors within Mixed-Use character areas. The recommended Uses include a limited-range of retail, commercial services, office uses, and medium density residential that serve primarily markets between the larger centers.

D.1.3 Corridor Mixed-Use

Where Recommended: These developments are mixed-use areas recommended for locations between the Regional Mixed-Use (MXD) or Community Mixed-Use nodes cited above and along various corridors within Mixed-Use Character areas and along the corridors depicted on the Foster Redevelopment theme map and the Future Development Map.

Recommended Uses: Limited-range of retail, commercial services, office uses, and medium density residential that serve primarily markets between the larger centers. Over time, such mixed use should supersede many existing strip commercial developments.

Integration Pattern: Vertical and horizontal mixing is encouraged with ground level commercial and office uses integrated into medium density multifamily and townhouse communities.

Building Height Limits:

Minimum: One story
Maximum: Five stories

Residential Densities:

Minimum Dwelling Units Per Acre: 10 (net)
Maximum Dwelling Units Per Acre: 30 (net)

D.1.4 Neighborhood Mixed Use

Where Recommended: At less intensive areas within Community and Corridor Mixed-Use Corridors and Board of Commissioner approved Mixed-Use nodes at intersections of arterials in the Existing / Emerging Suburban Areas. (A Plan Amendment designating a Mixed-Use node would be required prior to acceptance of rezoning applications by staff.)

Recommended Uses: Limited-range of community serving retail, commercial services, office uses and medium density single-family or attached residential.

Integration Pattern: Horizontal mixing is encouraged with commercial and office uses integrated with medium density townhouse and small lot single-family neighborhoods. Some limited vertically integrated, work-live units may be allowed for independent small business

operators.

Building Height Limits:

Minimum: One story
Maximum: Three stories

Residential Densities:

Minimum Dwelling Units per Acre: 3 (net)
Maximum Dwelling Units per Acre: 12 (net)

D.2 Protected Office Employment Sites

A variety of incentives and restrictions will be needed to make this policy fully effective. The following are changes to the Zoning Resolution that should be part of the overall package of actions to protect office employment sites:

- Designation of those areas within which preferred office development status will apply as an overlay or the establishment of an Office zoning district.
- Within these designated areas, specify:
 - o Limitation on non-office by-right uses; especially retail or commercial
 - o Accelerated provision of infrastructure when office development is proposed and services are available;
 - o Back of the queue restrictions on infrastructure provision when capacities are limited and office developments are vying for similar permits

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.

A. Hawkins 9/18/15
Signature of Applicant Date

Aaron Hawkins Real Estate
Type or Print Name and Title

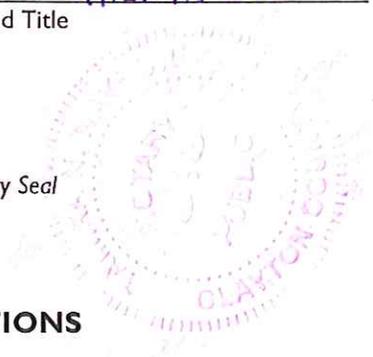
[Signature] [Signature] Sept 11 2015
Signature of Owner Date

JIAJI GU THOMAS TSUI
Type or Print Name and Title

Tamika N. Naylor 9/11/2015
Signature of Notary Public Date

Tamika N. Naylor
Notary Public, Clayton County, Georgia
My Commission Expires January 24, 2016

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?

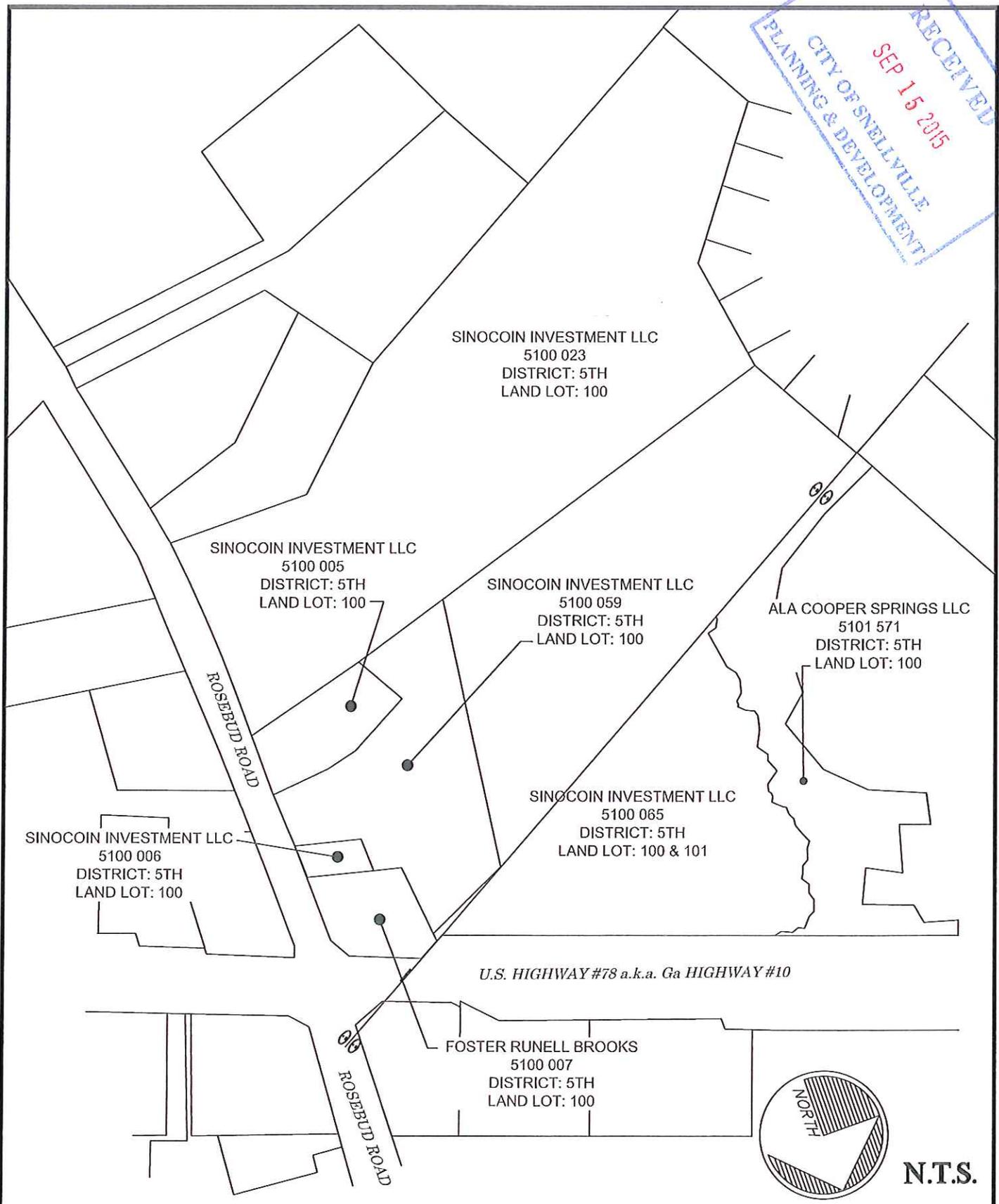
As to Applicant (circle one): YES NO As to Property Owner (circle one): YES NO

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.

RECEIVED
 SEP 15 2015
 CITY OF SNELLVILLE
 PLANNING & DEVELOPMENT



ROBERTSON LOIA ROOF
 ARCHITECTS & ENGINEERS
 3460 Preston Ridge Road . Suite 275 . Alpharetta, Georgia 30005
 770-674-2600 . Fax 678-319-0745

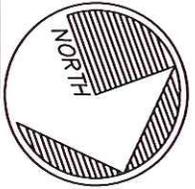
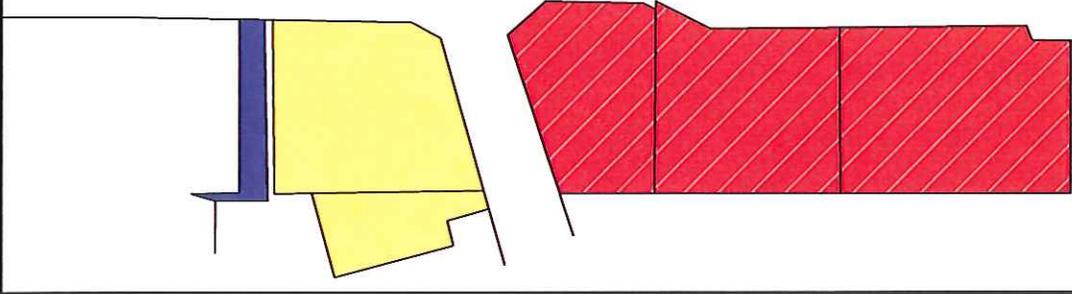
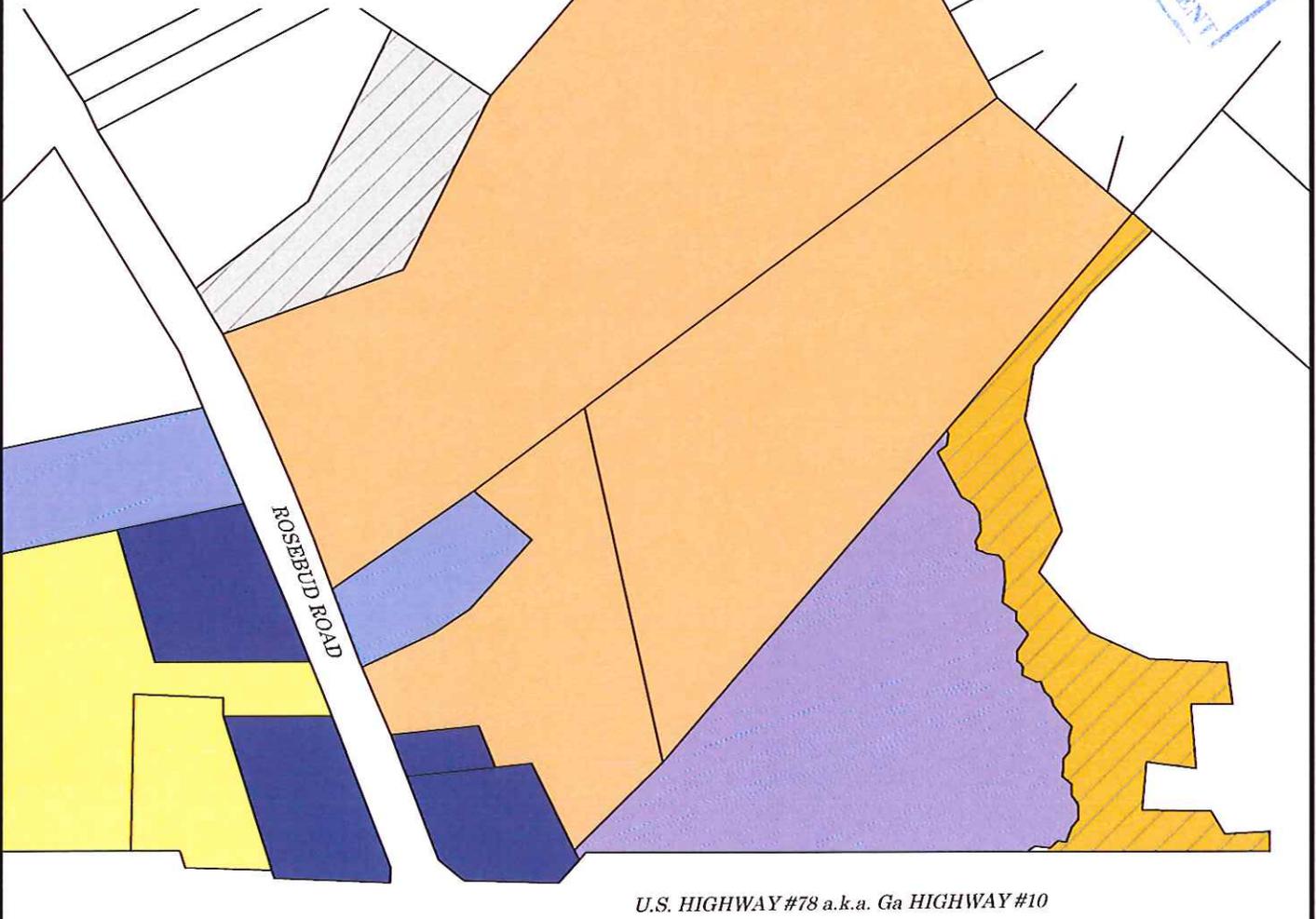
DATE
9 - 9 - 15

PROJECT NUMBER
15 - 155

EXISTING PARCEL MAP

-  NEIGHBORHOOD BUSINESS DISTRICT (GWINNETT COUNTY)
-  GENERAL BUSINESS DISTRICT (GWINNETT COUNTY)
-  AGRICULTURE/RESIDENTIAL DISTRICT (GWINNETT COUNTY)
-  SINGLE FAMILY RES. DISTRICT (GWINNETT COUNTY)
-  GENERAL BUSINESS
-  RESIDENTIAL
-  PLANNED RES. CONVERSION
-  LIGHT MANUFACTURING

RECEIVED
 SEP 15 2015
 CITY OF SNELLVILLE
 PLANNING & DEVELOPMENT



N.T.S.

ROBERTSON LOIA ROOF
 ARCHITECTS & ENGINEERS

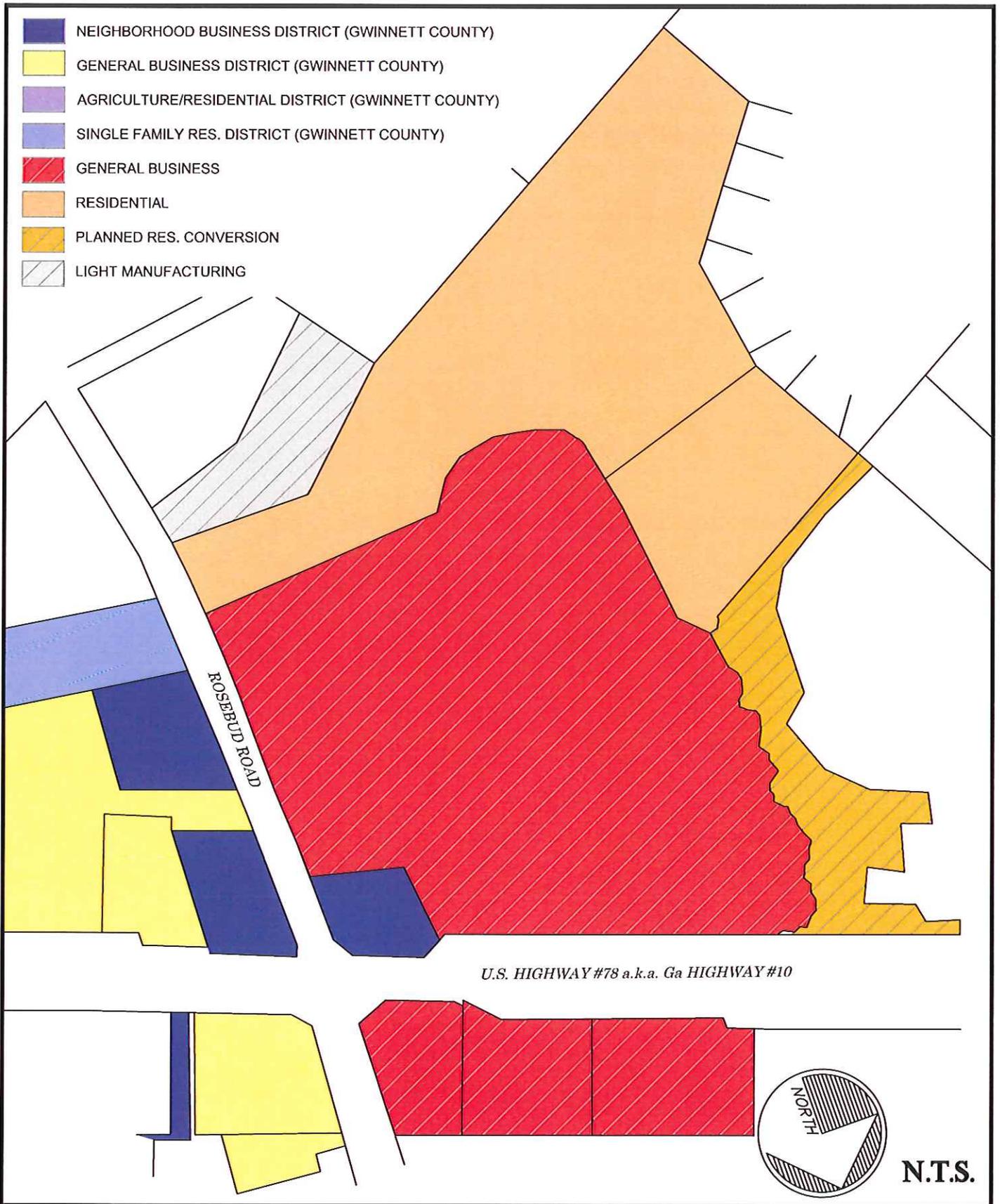
3460 Preston Ridge Road . Suite 275 . Alpharetta, Georgia 30005
 770-674-2600 . Fax 678-319-0745

DATE
9 - 9 - 15

PROJECT NUMBER
15 - 155

CURRENT ZONING MAP

-  NEIGHBORHOOD BUSINESS DISTRICT (GWINNETT COUNTY)
-  GENERAL BUSINESS DISTRICT (GWINNETT COUNTY)
-  AGRICULTURE/RESIDENTIAL DISTRICT (GWINNETT COUNTY)
-  SINGLE FAMILY RES. DISTRICT (GWINNETT COUNTY)
-  GENERAL BUSINESS
-  RESIDENTIAL
-  PLANNED RES. CONVERSION
-  LIGHT MANUFACTURING



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS

3460 Preston Ridge Road . Suite 275 . Alpharetta, Georgia 30005
770-674-2600 . Fax 678-319-0745

DATE

9 - 9 - 15

PROJECT NUMBER

15 - 155

PROPOSED ZONING MAP

Property Description

Proposed Kroger Tract

All that tract or parcel of land lying and being in Land Lots 100 and 101 of the 5th District, City of Loganville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a 1/2-inch rebar found at the intersection of the Southerly right-of-way line of U.S. Highway 78 (a.k.a. Georgia Highway 10) (variable right-of-way) with the Land Lot Line common to land lots 100 and 101, said 1/2-inch rebar found being the **TRUE POINT OF BEGINNING**; Thence leaving said right-of-way and Land Lot Line, Thence South 06 degrees 33 minutes 49 seconds East a distance of 181.61 feet to a 5/8-inch rebar set; Thence South 06 degrees 22 minutes 30 seconds East a distance of 204.91 feet to a point; Thence North 88 degrees 07 minutes 03 seconds East a distance of 152.00 feet to a point; Thence North 02 degrees 12 minutes 51 seconds West a distance of 22.41 feet to a point; Thence North 86 degrees 13 minutes 26 seconds East a distance of 37.11 feet to a point on the Western right-of-way of Rosebud Road (80' right-of-way); Thence along said right-of-way the following courses and distances: South 03 degrees 33 minutes 03 seconds East a distance of 81.60 feet to a point; South 01 degrees 00 minutes 16 seconds East a distance of 11.60 feet to a point; Thence leaving said right-of-way, South 88 degrees 07 minutes 03 seconds West a distance of 123.53 feet to a point; Thence South 19 degrees 38 minutes 29 seconds West a distance of 317.39 feet to a point; Thence South 83 degrees 49 minutes 27 seconds East a distance of 86.62 feet to a point; Thence North 86 degrees 16 minutes 35 seconds East a distance of 151.07 feet to a point on the Western right-of-way of Rosebud Road (80' right-of-way); Thence along said right-of-way along a curve to the left having a radius of 3618.06 feet and an arc length of 141.64 feet, being subtended by a chord bearing of South 04 degrees 00 minutes 13 seconds East for a distance of 141.64 feet to a point; Thence leaving said right-of-way, South 85 degrees 49 minutes 20 seconds West a distance of 172.76 feet to a point; Thence North 84 degrees 04 minutes 20 seconds West a distance of 120.80 feet to a point; Thence North 85 degrees 51 minutes 54 seconds West a distance of 62.81 feet to a point; Thence North 84 degrees 20 minutes 13 seconds West a distance of 68.80 feet to a point; Thence North 73 degrees 40 minutes 03 seconds West a distance of 76.63 feet to a point; Thence North 70 degrees 14 minutes 24 seconds West a distance of 38.75 feet to a point; Thence South 24 degrees 51 minutes 50 seconds West a distance of 23.95 feet to a point; Thence South 32 degrees 47 minutes 06 seconds West a distance of 38.74 feet to a point; Thence South 33 degrees 52 minutes 55 seconds West a distance of 80.15 feet to a point; Thence South 53 degrees 30 minutes 33 seconds West a distance of 57.01 feet to a point; Thence South 78 degrees 41 minutes 57 seconds West a distance of 86.14 feet to a point; Thence North 80 degrees 55 minutes 32 seconds West a distance of 50.54 feet to a point; Thence North 78 degrees 19 minutes 28 seconds West a distance of 43.87 feet to a point; Thence North 71 degrees 13 minutes 49 seconds West a distance of 66.46 feet to a point; Thence North 36 degrees 51 minutes 06 seconds West a distance of 36.70 feet to a point; Thence along a curve to the right having a radius of 60.00 feet and an arc length of 25.96 feet, being subtended by a

chord bearing of North 24 degrees 27 minutes 27 seconds West for a distance of 25.76 feet to a point; Thence North 12 degrees 03 minutes 48 seconds West a distance of 154.20 feet to a point; Thence North 07 degrees 05 minutes 05 seconds West a distance of 279.58 feet to a point; Thence North 45 degrees 59 minutes 04 seconds West a distance of 79.82 feet to a point located in the centerline of a creek; Thence along said centerline of creek the following courses and distances: North 75 degrees 09 minutes 28 seconds East a distance of 0.60 feet to a point; North 09 degrees 27 minutes 01 seconds West a distance of 85.37 feet to a point; North 38 degrees 32 minutes 03 seconds West a distance of 24.31 feet to a point; North 11 degrees 09 minutes 22 seconds West a distance of 17.83 feet to a point; North 15 degrees 09 minutes 54 seconds East a distance of 30.33 feet to a point; North 47 degrees 09 minutes 49 seconds East a distance of 19.68 feet to a point; North 06 degrees 41 minutes 37 seconds West a distance of 7.96 feet to a point; North 32 degrees 40 minutes 18 seconds East a distance of 6.17 feet to a point; North 47 degrees 35 minutes 33 seconds West a distance of 18.39 feet to a point; North 63 degrees 38 minutes 39 seconds West a distance of 21.06 feet to a point; North 16 degrees 51 minutes 47 seconds West a distance of 12.31 feet to a point; North 14 degrees 11 minutes 18 seconds East a distance of 31.61 feet to a point; North 26 degrees 59 minutes 59 seconds East a distance of 38.21 feet to a point; North 35 degrees 50 minutes 03 seconds West a distance of 29.48 feet to a point; North 20 degrees 46 minutes 18 seconds East a distance of 13.72 feet to a point; North 22 degrees 17 minutes 25 seconds West a distance of 23.82 feet to a point; North 18 degrees 18 minutes 31 seconds West a distance of 7.20 feet to a point; North 54 degrees 31 minutes 57 seconds East a distance of 34.32 feet to a point; North 16 degrees 52 minutes 08 seconds East a distance of 16.49 feet to a point; North 34 degrees 51 minutes 00 seconds West a distance of 8.13 feet to a point; North 04 degrees 28 minutes 45 seconds West a distance of 7.61 feet to a point; North 27 degrees 19 minutes 59 seconds East a distance of 12.72 feet to a point; North 47 degrees 25 minutes 07 seconds West a distance of 26.48 feet to a point; North 60 degrees 50 minutes 16 seconds West a distance of 7.88 feet to a point; North 02 degrees 17 minutes 36 seconds West a distance of 17.03 feet to a point; North 27 degrees 54 minutes 38 seconds West a distance of 14.61 feet to a point; North 03 degrees 57 minutes 54 seconds East a distance of 14.47 feet to a point; North 18 degrees 02 minutes 04 seconds West a distance of 23.77 feet to a point; North 25 degrees 31 minutes 34 seconds West a distance of 22.97 feet to a point; North 35 degrees 53 minutes 29 seconds East a distance of 17.92 feet to a point; North 15 degrees 40 minutes 40 seconds East a distance of 24.60 feet to a point; North 60 degrees 32 minutes 46 seconds East a distance of 16.53 feet to a point; North 18 degrees 51 minutes 09 seconds East a distance of 17.79 feet to a point; North 33 degrees 32 minutes 10 seconds East a distance of 11.65 feet to a point; North 31 degrees 31 minutes 04 seconds West a distance of 21.37 feet to a point; North 19 degrees 00 minutes 05 seconds East a distance of 19.21 feet to a point; North 15 degrees 44 minutes 02 seconds West a distance of 18.38 feet to a point; North 18 degrees 59 minutes 31 seconds East a distance of 25.39 feet to a point; North 61 degrees 31 minutes 07 seconds East a distance of 16.65 feet to a point; North 40 degrees 14 minutes 51 seconds East a distance of 27.17 feet to a point; South 62 degrees 40

minutes 36 seconds East a distance of 14.32 feet to a point; North 67 degrees 56 minutes 31 seconds East a distance of 17.06 feet to a point; South 64 degrees 19 minutes 43 seconds East a distance of 25.47 feet to a point; North 76 degrees 10 minutes 46 seconds East a distance of 17.50 feet to a point located at the intersection of the centerline of creek with the Southerly right-of-way line of U.S. Highway 78 (a.k.a. Georgia Highway 10) (variable right-of-way); Thence along said right-of-way, South 70 degrees 21 minutes 03 seconds East a distance of 743.27 feet to a 1/2-inch rebar found on the Land Lot Line common to land lots 100 and 101; Thence North 60 degrees 42 minutes 43 seconds East a distance of 16.83 feet to a 1/2-inch rebar found at the intersection of the Southerly right-of-way line of U.S. Highway 78 (a.k.a. Georgia Highway 10) (variable right-of-way) with the Land Lot Line common to land lots 100 and 101, said 1/2 inch rebar found being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 20.827 Acres (907,225 sf).