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07/27/17

Gwinnett Daily Post
725 Old Norcross Road
P.O. Box 603
Lawrenceville, GA 30046

Account: 100013	Date: 07/27/17
Name:	Start Date: 08/09/17
Company: SNELLVILLE, CITY OF LEGALS	Class: Zoning
Address: 2342 OAK ROAD	Ad ID: 500566
SNELLVILLE, GA 30078	P.O.:
Telephone: (770) 985-3515	Words: 953
E-mail:	Lines: 226
	Ad Taker: Tina Partridge
	E-mail: tina.partridge@socompapers.com
	Phone: (770) 963-9205
	Extension: 1161

Gross: **\$100.00**

Paid Amount: **\$0.00**

Amount Due: **\$100.00**

Package or Publication	Start	Stop	Inserts
Legal Wednesdays Gwinnett; Gwinnett Daily Post, Gwinnett Internet	08/09/17	08/09/17	2

**CITY OF SNELLVILLE
PUBLIC HEARING**

Notice is hereby given to the general public that **Smith-ton Homes, LLC (applicant) and Robert J. Holt, Bonni Jo Crutchfield, Jeffrey Hosford, and Susan Tanner (property owners)**, have filed applications (case #ANX 17-01 LUP 17-06 RZ 17-11) requesting annexation to the municipal boundaries of the City of Snellville, Georgia; to amend the Future Land Use Map and Official Zoning Map of the City of Snellville and request for variances from the Zoning Ordinance for a 130-lot, age restricted single-family detached subdivision on a 36.25± acre tract of property located at the intersection of Ridgedale Drive and Pinehurst Road, Snellville, Georgia (Tax Parcels 5071 001; 034; 059; 060; and 069). The property proposed for annexation is contiguous to the present corporate limits of the City of Snellville and is more particularly described in Exhibit iA1 below.

The request is to amend the City of Snellville Future Land Use Map to Medium-Density Residential (from Existing/Emerging Suburban Character Area as designated on the Gwinnett County 2030 Unified Plan Future Development Map) and Official Zoning Map amendment from R-100, Single-Family Residence District (Gwinnett County parcels 5071 034, 059, and 060) to R-HOP(55)-SF, Single-Family Residential Housing for Older Persons 55+ District; and amend the City of Snellville Future Land Use Map from Conservation to Medium-Density Residential and Official Zoning Map amendment from RS-150, Single-Family Residence District (City of Snellville parcels 5071 001 and 069) to R-HOP(55)-SF, Single-Family Residential Housing for Older Persons 55+ District.

A public hearing with the Mayor and Council on the Petition(s) for Annexation; Future Land Use Map amendment and Official Zoning Map amendment applications and requested variances is scheduled for **Monday, August 28, 2017 at 7:30 p.m.** at the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said requests and recommendations of the Planning Department and Planning Commission, conduct a public hearing and take action.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snellville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information may also be found on the City's website at www.snellville.org.

EXHIBIT iA1
Gwinnett County Tax Parcel: R5071 034
Tract 1 Size: 4.71 Acres (+/-)
SITUS Address: 1966 Ridgedale Dr
Property Owner: Susan Tanner Hosford

All that tract or parcel of land lying and being in Land Lot 71 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence at the common corner of Land Lots 57, 58, 71 and 72, said point being the POINT OF

COMMENCEMENT: Thence running along the northerly line of Land Lot 71 North 59 degrees 26 minutes 36 seconds East, a distance of 583.26 feet to a point BEING THE TRUE POINT OF BEGINNING; and running thence North 59 degrees 26 minutes 36 seconds East, a distance of 587.48 feet to a point located on the southwesterly right-of-way of Ridgedale Drive, variable right-of-way; thence running along said right-of-way South 61 degrees 30 minutes 41 seconds East, a distance of 114.62 feet to a point; thence South 61 degrees 30 minutes 48 seconds West, a distance of 199.31 feet to a point, thence leaving said right-of-way and running South 49 degrees 48 minutes 21 seconds West, a distance of 646.28 feet to a point; thence N 47 degrees 3 minutes 28 seconds East, a distance of 393.62 feet to a point; this point being the POINT OF BEGINNING.

AND

Gwinnett County Tax Parcel: R5071 059

Tract 3 Size: 1.00 Acres

(+/-)

SITUS Address: 2141 Chaparral Dr

Property Owner(s): Robert J. Holt and Bonni Jo Crutchfield

All that tract or parcel of land lying and being in Land Lot 71 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence at the common corner of Land Lots 57, 58, 71 and 72, said point being the POINT OF COMMENCEMENT: Thence running along the northerly line of Land Lot 71 North 59 degrees 26 minutes 36 seconds East, a distance of 229.11 feet to a point BEING THE TRUE POINT OF BEGINNING; and running thence North 59 degrees 26 minutes 36 seconds East, a distance of 229.41 feet to a point; thence running South 30 degrees 47 minutes 15 seconds East, a distance of 190.21 feet to a point; thence South 59 degrees 28 minutes 43 seconds West, a distance of 229.41 feet to a point, thence running North 30 degrees 47 minutes 15 seconds West, a distance of 190.07 feet to a point; this point being the POINT OF BEGINNING.

AND

Gwinnett County Tax Parcel: R5071 060

Tract 4 Size: 1.00 Acres

(+/-)

SITUS Address: 2141 Chaparral Dr

Property Owner(s): Robert J. Holt and Bonni Jo Crutchfield

All that tract or parcel of land lying and being in Land Lot 71 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Begin at the common corner of Land Lots 57, 58, 71 and 72, said point being the POINT OF BEGINNING; Thence running along the northerly line of Land Lot 71 North 59 degrees 26 minutes 36 seconds East, a distance of 229.11 feet to a point; thence running South 30 degrees 47 minutes 15 seconds East, a distance of 190.21 feet to a point; thence South 59 degrees 28 minutes 43

seconds West, a distance of 229.95 feet to a point located on the westerly line of Land Lot 71, thence running along said westerly line of Land Lot 71 North 30 degrees 32 minutes 01 seconds West, a distance of 189.93 feet to a point; this point being the POINT OF BEGINNING.
934-500566, 8/9