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08/31/18

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

Account: 100013	Date: 08/31/18
Name:	Start Date: 09/05/18
Company: SNELLVILLE, CITY OF LEGALS	Class: Zoning
Address: 2342 OAK ROAD	Ad ID: 565272
SNELLVILLE, GA 30078	P.O.
Telephone: (770) 985-3515	Words: 940
E-mail:	Lines: 216
	Ad Taker: Tina Partridge
	E-mail: tina.partridge@socompapers.com
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	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	09/05/18	09/05/18	2

**CITY OF SNELLVILLE  
PUBLIC HEARING**

Notice is hereby given to the general public that Century Communities of Georgia, LLC has filed applications (case #ANX 18-01 LUP 18-01 RZ 18-03) 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 57-lot, age-restricted (55+) single-family detached subdivision on a 17.55± acre tract of property located at the intersection of Ridgedale Drive and Pinehurst Road, 2175 Ridgedale Drive, Snellville, Georgia (Tax Parcel 5071 033). 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 2030 Comprehensive Plan Future Land Use Map from Low-Density Residential 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 to R-HOP(55)-SF, Single-Family Residential Housing for Older Persons District, from R-SR, Senior Oriented Residence District (Gwinnett County).

A public hearing with the Mayor and Council on the Petition for Annexation: Future Land Use Map amendment and Official Zoning Map amendment applications and requested variances is scheduled for **Monday, September 24, 2018 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 033  
Size: 11.55 Acres (+/-)  
SITUS Address: 2175  
Ridgedale Drive  
Property Owner: Century  
Communities of Georgia,  
LLC**

All that tract or parcel of land lying and being in Land Lot 71 of the 5th District, Gwinnett County, Georgia in the name of Douglas Kurasaka and Janice Kurasaka, Deed Book 1974 at Page 338 among the land records of Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at a 3/4-inch iron pipe found at the common corner of Land lots 57, 58, 71 & 72 of the 5th District, Gwinnett County, Georgia; THENCE with the line common to Land Lots 71 & 72 North 60 deg. 29 min. 06 sec. East, a distance of 1170.74 feet to a point on the southwest right-of-way of Ridgedale Drive, a variable width right-of-way, being the

northeast corner of Susan Tanner Hosford, Deed Book 47587 at Page 275, Gwinnett County, Georgia; THENCE along the said southwest right-of-way of Ridgedale Drive South 60 deg. 28 min. 11 sec. East a distance of 313.94 feet to a capped rebar set marking the division line between said Susan Tanner Hosford on the northwest and said Kurasaka on the southeast and being the POINT OF BEGINNING.

THENCE with the said southwest right-of-way of Ridgedale Drive the following three (3) courses and distances: South 60 deg. 28 min. 11 sec. East, a distance of 480.75 feet; THENCE continuing South 64 deg. 57 min. 09 sec. East, a distance of 50.16 feet; THENCE continuing South 59 deg. 58 min. 48 sec. East, a distance of 302.60 feet to the intersection of the said southwest right-of-way of Ridgedale Drive and the westerly right-of-way of Pinehurst Road, an 80 foot right-of-way; THENCE along the said westerly right-of-way of Pinehurst Road the following five (5) courses and distances: South 07 deg. 46 min. 14 sec. West, a distance of 166.66 feet; THENCE continuing South 07 deg. 30 min. 16 sec. West, a distance of 441.22 feet; THENCE continuing 105.24 feet along a non-tangent curve to the right having a radius of 229.44 feet, and a chord bearing South 18 deg. 51 min. 37 sec. West, a distance of 104.32 feet; THENCE continuing 120.31 feet along a non-tangent curve to the right having a radius of 349.46 feet, and a chord bearing South 49 deg. 48 min. 38 sec. West, a distance of 119.72 feet; THENCE continuing South 60 deg. 11 min. 06 sec. West, a distance of 104.94 feet to a 3/4-inch rebar found marking the division line between Jeffrey K. Hosford and Susan L. Tanner, Deed Book 49056 at Page 574, on the southwest and said Kurasaka on the northeast; THENCE departing the said westerly right-of-way of Pinehurst Road with the said division line between Hosford and Tanner on the southwest and Kurasaka on the northeast the following four (4) courses: North 15 deg. 53 min. 05 sec. West, a distance of 270.41 feet to a 3/4-inch rebar found; THENCE continuing North 53 deg. 54 min. 28 sec. West, a distance of 359.69 feet to a 3/4-inch rebar found; THENCE continuing South 82 deg. 40 min. 16 sec. West, a distance of 171.33 feet to a 1/2-inch iron pipe found; THENCE continuing North 46 deg. 00 min. 58 sec. West, a distance of 550.28 feet to the division line between said Susan Tanner Hosford on the northwest and said Kurasaka on the southeast, lying north east, a distance of 0.80 feet from a x-inch rebar found; THENCE with the said division line between Susan Tanner Hosford on the northwest and Kurasaka on the southeast North 50 deg. 50 min. 51 sec. East, passing a 1-inch iron bar found at a distance of 27.55 feet, a total distance of 646.28 feet to the POINT OF BEGINNING.

Containing 17.55 acres of land, more or less.  
934-565272, 9/5