



RECEIVED

REZONING APPLICATION

MAR 12 2019

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

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT
DATE RECEIVED: _____

3197 CLASSIC DR #1900127
RZ 19-02, LUP 19-01
PARCEL- 5093 106 SUMMIT CHASE

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.

PATRICK MALLOY COMPANIES, LLC
Name (please print)
4770 S. ATLANTA RD STE 100
Address
ATLANTA GA 30339
City, State, Zip Code
770.319.5258
Phone Number(s) Fax

SUMMIT CHASE COUNTRY CLUB, INC.
Name (please print)
P.O. BOX 606
Address
SNELLVILLE GA 30078-0606
City, State, Zip Code
770.712.8084
Phone Number(s) Fax

Contact Person: JOHN GASKIN Phone: 770.319.5258 Fax: _____
Cell Phone: 770.241.5474 E-mail: john.gaskin@pmmcommunities.com

Present Zoning Classification(s): RS-180 SINGLE FAMILY RESIDENTIAL DISTRICT
Proposed Zoning Classification(s): R-HOP (55)
Proposed Use: AGE RESTRICTED SINGLE FAMILY DETACHED LOTS
Property Address/Location: 3197 CLASSIC DRIVE District: 5TH Land Lot: 93 Parcel(s): R5093-106
SNELLVILLE, GA 30078 94 R5094-161
99 R. 5099-180

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 ATTACHED"

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

Response: _____ "SEE ATTACHED"

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

Response: _____ "SEE ATTACHED"

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 ATTACHED"

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

Response: _____ "SEE ATTACHED"

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 ATTACHED"

SUMMIT CHASE

REZONING

ANALYSIS OF THE IMPACT OF THE PROPOSED ZONING

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

The Subject property is actually surrounded by a mix of existing Land Uses- Institutional (church), Industrial, a disproportionate amount of road frontage (Rosebud Road and Temple Johnson Road) for the Subject property size on both the eastern and western portions of the property, low density and very low density Single Family Residential and a Golf Course. The proposal of medium density single family detached lots, at a price point higher than the existing surrounding single family homes and the fact that this project should bring additional members to the existing Summit Chase Golf Course and Church should be a suitable and compatible use given the mix of uses adjoining and nearby this Subject Site.

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

The Ordinance requires buffers and increased setbacks from existing lower density single family homes. The Golf Course should be positively impacted by increased access to members and players. The existing Church should benefit from the possibility of additional members. Nearby shops, restaurants and services should benefit from an affluent buyer entering this area.

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

Recent trends in Golf Memberships and Rounds of Golf play have declined. The existing Golf Course Facility, as it is currently laid out, has experienced the same trends of fewer rounds and Memberships placing the long term economic viability of the current use of the property in question.

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.**

SCHOOLS- The Buyer in this community will be ages 55 and higher. The average buyer ranges in Age from 60 to 75, so there should not be additional enrollment pressure from this community at the elementary, middle or High School levels.

UTILITIES- Gwinnett County has provided evidence of adequate water and sewer capacities for This project.

SUMMIT CHASE – IMPACT ANALYSIS

Page 2

TRANSPORTATION- ITE transportation Manuals show that Age Restricted Communities typically generate 30% fewer trips, shorter trips and do not add to AM and PM Peak travel times and loads that Family type residential developments do.

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

The Land Use Plan references this property as Park- Recreation under the assumption that the Golf Course would continue to operate . There is no underlying Land Use assigned to this property so it may not be possible to say the proposed zoning- although not Park-Recreational in nature- fails to comply with the INTENT of the Land Use Plan.

6) WHETHER THERE ARE OTHER EXISITING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

If the trends of fewer rounds of golf play do place an insurmountable economic hardship on the existing Golf Facility , then the City stands to lose a substantially large tract of property tax paying land. The approval of the rezoning would generate a large sustainable tax base without taxing the Schools and infrastructure that family type developments would. The Aging demographic is the largest and most affluent sector of the Atlanta Housing market and is expected to continue to grow at a rapid pace in the next few years. This area of Snellville and Gwinnett County currently does not have the type of community – Gated- and price points to meet the current and future demands of Age Restricted housing. This project will provide that opportunity.

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

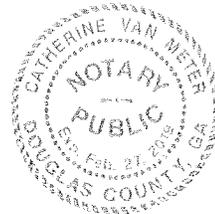
The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

J. D. Gaskin *FEB 20 / 2019*
Signature of Applicant Date

John D. Gaskin
Type or Print Name and Title
Vice president

Notary Seal

Catherine Van Meter *2/20/19*
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.

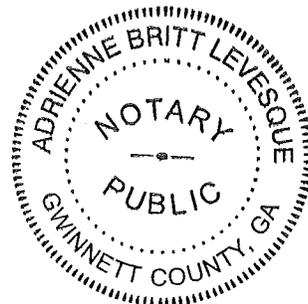
D. Van Britt *3-4-19*
Signature of Owner Date

D. Van Britt *President*
Type or Print Name and Title

Notary Seal

Adrienne Britt Levesque *3-4-19*
Signature of Notary Public Date

Comm. Expires: 9-27-19



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.

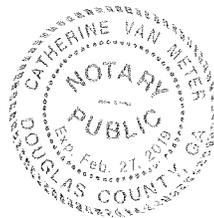
J. D. Gaskin 2.20.19
Signature of Applicant Date

John D. Gaskin
Type or Print Name and Title
Vice president

N. Van B... 3-4-19
Signature of Owner Date

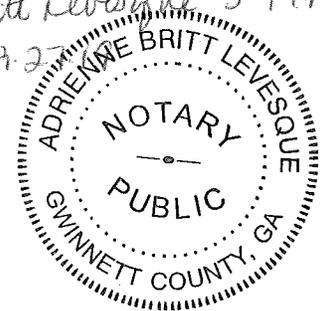
D. Van Br. H President
Type or Print Name and Title

Catherine Van Meter 2/20/19
Signature of Notary Public Date



Adrienne Britt Levesque 3-4-19
Comm. Expires 9-27

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.

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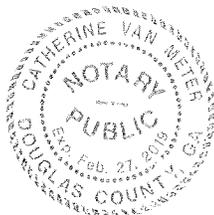
J. D. Gaskin 2.20.19
Signature of Applicant Date

John D. Gaskin
Type or Print Name and Title
Vice president

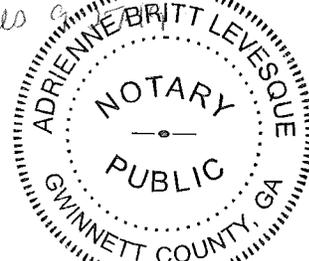
D. H. Britt 3-4-19
Signature of Owner Date

Donald H. Britt
Trustee
Type or Print Name and Title
D Van Britt Family Trust
Frankie D Britt Family Trust

Catherine Van Meter 2/20/19
Signature of Notary Public Date



Adrienne Britt Levesque 3-4-19
comm. expires 9
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:
_____	_____	_____
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J. D. Gaskin 2.20.19
Signature of Applicant Date

Signature of Owner Date

John D. Gaskin
Type or Print Name and Title
vice president

Type or Print Name and Title

Catherine Van Meter 2/20/19
Signature of Notary Public Date



Notary Seal

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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.

Legal Description
Summit Chase - Tract 1-A

All that tract or parcel of land lying and being in Land Lots 93 and 94 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar, bent) located at the intersection of the southerly corner of Lot 15 of Summit Chase, Unit Two, Section Two (as recorded in Plat Book 15, page 293, Gwinnett County, Georgia records) with the westerly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northwesterly along the right-of-way line N64°36'40"W a distance of 15.22 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said iron pin set being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southerly along the westerly right-of-way line the following courses and distances: along the arc of a curve to the left, an arc distance of 152.53 feet to a point, said curve having a radius of 560.87 feet and being subtended by a chord bearing S10°26'07"W and a chord distance of 152.06 feet; S02°38'40"W a distance of 379.02 feet to a point; S05°17'40"W a distance of 88.26 feet to a point; N85°49'35"W a distance of 12.02 feet to a point; S04°15'42"W a distance of 54.79 feet to a point; S85°35'26"E a distance of 11.00 feet to a point; S05°19'56"W a distance of 24.92 feet to a point; S05°19'30"W a distance of 66.09 feet to a point; S05°07'28"W a distance of 50.00 feet to a point; S05°40'25"W a distance of 13.39 feet to a point; S14°22'53"W a distance of 91.94 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the westerly right-of-way line and run S76°06'43"W a distance of 824.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N20°49'41"W a distance of 495.14 feet to an iron pin found (1/2" rebar, bent); thence run N29°48'33"W a distance of 299.32 feet to an iron pin found (1/2" rebar); thence run N29°59'00"W a distance of 449.95 feet to an iron pin found (1/2" open top pipe, bent); thence run N13°28'30"W a distance of 266.58 feet to an iron pin found (1/2" open top pipe); thence run N13°33'01"W a distance of 363.20 feet to an iron pin found (1/2" rebar, bent); thence run N57°29'22"E a distance of 702.16 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S39°34'11"E a distance of 759.84 feet to an iron pin found (1/2" rebar); thence run S31°07'09"E a distance of 311.76 feet to an iron pin found (1/2" rebar, bent); thence run S70°55'06"E a distance of 253.99 feet to an iron pin found (1/2" rebar); thence run S64°36'40"E a distance of 128.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 45.200 acres.

Legal Description
Summit Chase - Tract 1-B

All that tract or parcel of land lying and being in Land Lots 94 and 99 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road (having a variable width right-of-way) with the northwesterly right-of-way line of Temple Johnson Road (having a variable width right-of-way), said iron pin set being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run southwesterly along the northwesterly right-of-way line the following courses and distances: S61°00'02"W a distance of 334.54 feet to a point; S60°19'32"W a distance of 151.54 feet to a point; S60°36'18"W a distance of 149.24 feet to a point; S61°14'33"W a distance of 150.26 feet to a point; S61°05'21"W a distance of 231.23 feet to a point; S60°43'57"W a distance of 96.78 feet to a point; S60°04'51"W a distance of 193.90 feet to a point; along the arc of a curve to the left, an arc distance of 186.76 feet to a point, said curve having a radius of 3,480.86 feet and being subtended by a chord bearing S58°32'37"W and a chord distance of 186.74 feet; S56°47'14"W a distance of 47.00 feet to a point; S55°48'44"W a distance of 59.24 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the northwesterly right-of-way line and run N75°15'09"W a distance of 341.31 feet to an iron pin found (1/2" rebar); thence run N73°22'49"W a distance of 15.63 feet to an iron pin found (1/2" rebar, bent); thence run S13°07'14"W a distance of 40.23 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N83°58'08"W a distance of 169.57 feet to an iron pin found (1/2" rebar); thence run N05°16'51"E a distance of 180.56 feet to an iron pin found (1/2" rebar); thence run S76°15'08"W a distance of 158.90 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the easterly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northerly along the easterly right-of-way line the following courses and distances: N05°30'34"E a distance of 113.95 feet to a point; S85°35'26"E a distance of 8.61 feet to a point; N04°15'43"E a distance of 55.21 feet to a point; N85°49'35"W a distance of 8.04 feet to a point; N05°00'54"E a distance of 88.24 feet to a point; N02°41'05"E a distance of 21.46 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the easterly right-of-way line and run S80°02'23"E a distance of 152.19 feet to an iron pin found (1/2" rebar); thence run N68°34'01"E a distance of 833.05 feet to an iron pin found (1/2" rebar); thence run N82°34'01"E a distance of 489.52 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N27°40'59"W a distance of 406.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N22°56'39"W a distance of 420.06 feet to an iron pin found (1/2" rebar); thence run N57°28'34"E a distance of 271.82 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N32°36'28"W a distance of 30.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N57°28'34"E a distance of 70.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the southwesterly right-of-way line of Brushy Fork Road; thence run southeasterly along the southwesterly right-of-way line the following courses and distances: S32°40'51"E a distance of 25.76 feet to a point; S32°09'45"E a distance of 163.13 feet to a point; along the arc of a curve to the left, an arc distance of 140.42 feet to a point, said curve having a radius of 3,832.00 feet and being subtended by a chord bearing S33°12'45"E and a chord

distance of 140.42 feet; S34°15'44"E a distance of 103.39 feet to a point; S34°41'21"E a distance of 121.93 feet to a point; along the arc of a curve to the right, an arc distance of 314.53 feet to a point, said curve having a radius of 6,220.00 feet and being subtended by a chord bearing S33°14'25"E and a chord distance of 314.50 feet; S31°47'30"E a distance of 10.75 feet to a point; S32°48'19"E a distance of 39.30 feet to a point; along the arc of a curve to the left, an arc distance of 294.67 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road with the northwesterly right-of-way line of Temple Johnson Road, said curve having a radius of 1,125.00 feet and being subtended by a chord bearing S40°18'32"E and a chord distance of 293.83 feet, said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 28.376 acres.

Legal Description
Summit Chase - Tract 1-Ba

All that tract or parcel of land lying and being in Land Lot 99 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road (having a variable width right-of-way) with the northwesterly right-of-way line of Temple Johnson Road (having a variable width right-of-way); thence run southwesterly along the northwesterly right-of-way line the following courses and distances: S61°00'02"W a distance of 334.54 feet to a point; S60°19'32"W a distance of 151.54 feet to a point; S60°36'18"W a distance of 149.24 feet to a point; S61°14'33"W a distance of 150.26 feet to a point; S61°05'21"W a distance of 231.23 feet to a point; S60°43'57"W a distance of 96.78 feet to a point; S60°04'51"W a distance of 193.90 feet to a point; along the arc of a curve to the left, an arc distance of 186.76 feet to a point, said curve having a radius of 3,480.86 feet and being subtended by a chord bearing S58°32'37"W and a chord distance of 186.74 feet; S56°47'14"W a distance of 47.00 feet to a point; S55°48'44"W a distance of 59.24 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the northwesterly right-of-way line and run N75°15'09"W a distance of 341.31 feet to an iron pin found (1/2" rebar); thence run N73°22'49"W a distance of 15.63 feet to an iron pin found (1/2" rebar, bent); thence run S13°07'14"W a distance of 40.23 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N83°58'08"W a distance of 169.57 feet to an iron pin found (1/2" rebar); thence run N05°16'51"E a distance of 180.56 feet to an iron pin found (1/2" rebar); thence run S76°15'08"W a distance of 158.90 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the easterly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northerly along the easterly right-of-way line the following courses and distances: N05°30'34"E a distance of 113.95 feet to a point; S85°35'26"E a distance of 8.61 feet to a point; N04°15'43"E a distance of 55.21 feet to a point; N85°49'35"W a distance of 8.04 feet to a point; N05°00'54"E a distance of 88.24 feet to a point; N02°41'05"E a distance of 21.46 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the easterly right-of-way line and run S80°02'23"E a distance of 152.19 feet to an iron pin found (1/2" rebar); thence run N68°34'01"E a distance of 833.05 feet to an iron pin found (1/2" rebar), said iron pin found being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run N77°01'22"E a distance of 271.56 feet to an iron pin found (1/2" rebar); thence run N76°58'14"E a distance of 171.08 feet to an iron pin found (1/2" rebar); thence run N46°10'10"W a distance of 374.61 feet to an iron pin found (1/2" rebar); thence run N03°35'58"W a distance of 452.30 feet to an iron pin found (1/2" rebar); thence run S22°56'39"E a distance of 420.06 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S27°40'59"E a distance of 406.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S82°34'01"W a distance of 489.52 feet to an iron pin found (1/2" rebar), said iron pin found being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 1.712 acres.



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: PATRICK MALLOY COMPANIES, INC CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.

PROPERTY OWNER NAME(S): SUMMITCHASE CC, INC TAX PARCEL NO.: 106 ^{R5093-}

AMOUNT OF CURRENT TAXES PAID: \$ 53,145.27 PAYMENT DATE: 10/15/18 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): SUMMITCHASE CC, INC TAX PARCEL NO.: _____

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

PROPERTY OWNER NAME(S): SUMMITCHASE CC, INC TAX PARCEL NO.: 180 ^{R5099}

AMOUNT OF CURRENT TAXES PAID: \$ 31.67 PAYMENT DATE: 10/15/18 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): SUMMITCHASE TAX PARCEL NO.: 161 ^{R5094}

AMOUNT OF CURRENT TAXES PAID: \$ 52.77 PAYMENT DATE: 10/15/18 ACCOUNT CURRENT? YES NO

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

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME): <u>Judy M Angel/D</u>	DATE: <u>3/11/19</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE): <u>Judy M Angel/D</u>	

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



Secure Login

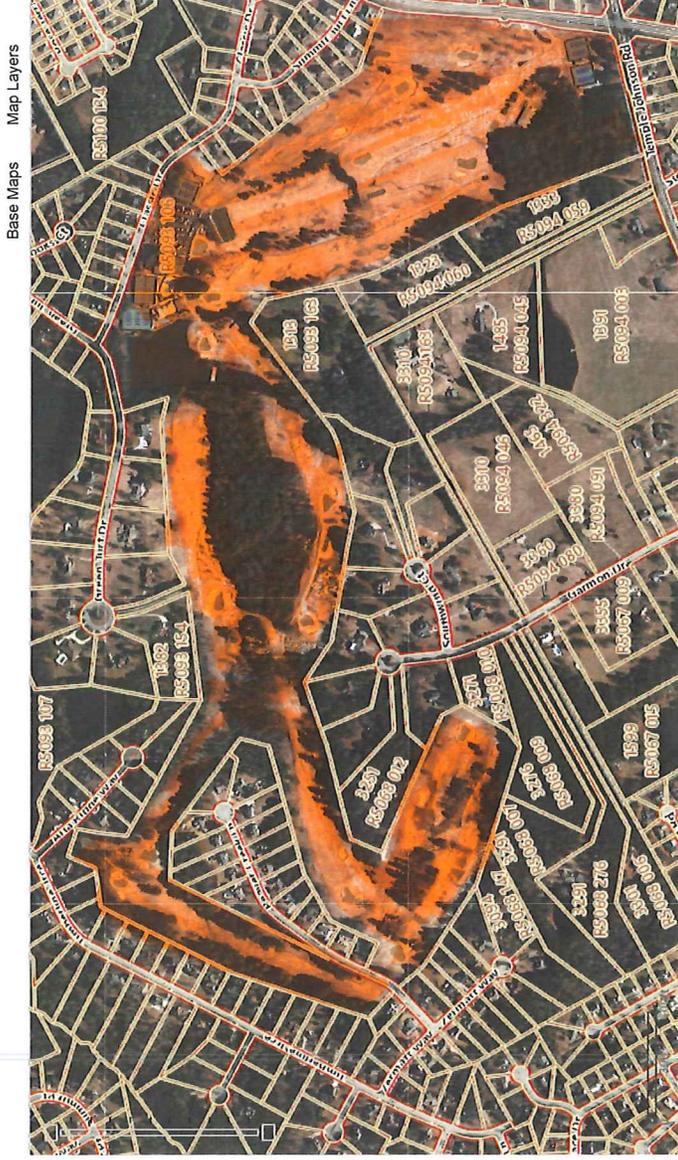
Tax Assessor's Office

I Want To... Tax Assessor

Your search returned 1 records.

[SUMMIT CHASE C.C.INC](#)
 PO BOX 606
 SNELLVILLE, GA 30078-0606
 175.82 ACRES
 3197 CLASSIC DR SNELLVILLE 30078 | **RS093 106**

Map It!
 Land: \$2,205,400
 Building: \$1,137,800
 Total Fair Market: \$3,343,200



Base Maps Map Layers

Search Hints

Steps to search for additional property information and sales in your neighborhood.

1. Enter one of the following in the search box above: **Your Parcel Number** (example: R8001 001 or R8001A001) OR **Property Owner Name** OR **Property Address**. Click on the ? for additional examples.
2. Click on the **Search box**
3. Click on the name of the owner (**underlined in blue text**) from the returned search results to view comparable sales and additional information for the property.

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Tax Assessor's Office

Secure Login

I Want To... Tax Assessor

Your search returned 1 records.

[SUMMIT CHASE C.C. INC](#)
 PO BOX 606
 SNELLVILLE, GA 30078-0606
 175.82 ACRES
 3197 CLASSIC DR SNELLVILLE 30078 | **RS093 106**

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Tax Assessor's Office

Secure Login

I Want To... Tax Assessor

Your search returned 1 records.

SUMMIT CHASE COUNTRY CLUB	Map ID:	3400
PO BOX 606	Land:	\$2,100
SNELLVILLE, GA 30078-0606	Building:	\$0
0.04 ACRES	Total Fair Market:	\$2,100
BRUSHY FORK RD SNELLVILLE R5099 180		



Search Hints

Steps to search for additional property information and sales in your neighborhood.

1. Enter one of the following in the search box above: Your **Parcel Number** (example: R8001 001 or R8001A001) OR **Property Owner Name** OR **Property Address**. Click on the ? for additional examples.
2. Click on the **Search** box
3. Click on the name of the owner (**underlined in blue text**) from the returned search results to view comparable sales and additional information for the property.

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Tax Assessor's Office

Secure Login

I Want To... Tax Assessor

Base Maps Map Layers



Your search returned 1 records.

SUMMIT CHASE COUNTRY CLUB
 PO BOX 606
 SNELLVILLE, GA 30078-0606
 0.45 ACRES
 ROSEBUD RD SNELLVILLE 30078 | R5094 161

Market	\$3,500
Land:	\$0
Building:	\$3,500
Total Fair Market:	

Search Hints

Steps to search for additional property information and sales in your neighborhood.

1. Enter one of the following in the search box above: **Your Parcel Number** (example: R8001 001 or R8001A001) OR: **Property Owner Name OR Property Address**. Click on the ? for additional examples.
2. Click on the **Search** box
3. Click on the name of the owner (**underlined in blue text**) from the returned search results to view comparable sales and additional information for the property.

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GWINNETT CO., GEORGIA
REAL ESTATE TRANSFER TAX

BOOK 1916 PAGE 237

\$ 560.00
Date 3-20-80
[Signature]
Clerk of Superior Court

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, made this 14th day of March 1980, between BTS Corporation, a Georgia corporation, hereinafter referred to as "Grantor" and Summit Chase Country Club, Inc., a Georgia corporation, hereinafter referred to as "Grantee",

FILED IN OFFICE
CLERK SUPERIOR COURT
DEKALB COUNTY
MAR 20 10 24 AM '80
1916-
337-
337-
337-
337-

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, all that tract of land in Land Lots 68, 93, 94 and 99 of the 5th District of Gwinnett County, Georgia, described on Exhibit A attached hereto and by this reference made a part hereof, subject to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof.

By acceptance hereof, Grantee agrees that the property conveyed hereby may be used only as a golf and country club and for no other purpose by Grantee or by any successor in title to Grantee except for Citizens and Southern Financial Corporation, a Georgia corporation. Grantor and Grantee expressly acknowledge and agree that Grantee herein shall convey security title to the property described herein to Citizens and Southern Financial Corporation by deed to secure debt to be recorded in the Gwinnett County Records immediately after the recording of this limited warranty deed. In the event that Citizens and Southern Financial Corporation shall hereafter acquire fee simple title to the property by exercise of the power of sale contained in said deed to secure debt or by deed in lieu of foreclosure, Citizens and Southern Financial Corporation shall take title free of the foregoing restriction and unencumbered thereby, and may convey the same free of said restriction and unencumbered thereby. The foregoing restriction, and the exception from the operation thereof against Citizens and Southern Financial Corporation and its successors in title, shall be covenants running with the land and shall be effective to the fullest extent allowed by law. This restriction shall automatically terminate twenty (20) years from the date hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances, thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE, subject to those matters set forth on Exhibit B attached hereto.

AND GRANTOR will warrant and forever defend the right and title to the said bargained premises unto Grantee against the claims of all persons owning or claiming by, through or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the bargained premises on April 1, 1976, but not otherwise.

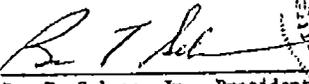
24

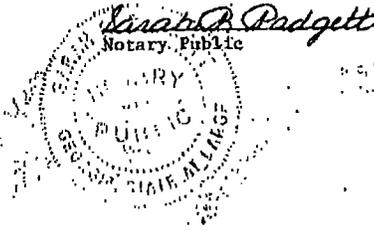
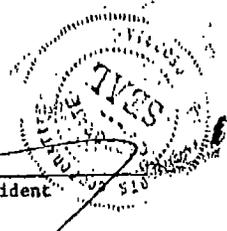
IN WITNESS WHEREOF, Grantor has caused its duly authorized officers to execute this Limited Warranty Deed, and affix its corporate seal hereto, the day and year first above written.

Signed, sealed and delivered in the presence of:

BTS CORPORATION


Unofficial Witness

By: 
Ben T. Selman, Jr., President



(CORPORATE SEAL)

EXHIBIT A

Tract 1

BOOK 1916 PAGE 239

All that tract of land in Land Lots 94 and 99 of the 5th District, City of Snellville, Gwinnett County, Georgia, containing 28.9080 acres, and described as Tract No. 8 on a "Survey of Summit Chase Property for The Citizens S. Southern National Bank," dated March 11, 1980 prepared by Miles H. Hannon, Registered Land Surveyor No. 1528, and being more particularly described as follows:

Beginning at a point at the intersection of the centerline of Temple-Johnson Road (30 foot easement) and the east side of Rosebud Road and running thence North 7 degrees 45 minutes East 84.25 feet along the east side of Rosebud Road to a point; thence North 3 degrees 43 minutes East 511 feet along the east side of Rosebud Road to a point which is the point of beginning; thence North 3 degrees 43 minutes East 50 feet along the east side of Rosebud Road to a point; thence South 86 degrees 17 minutes East 150 feet to a point; thence North 3 degrees 43 minutes East 125 feet to a point; thence North 67 degrees East 833 feet to a point; thence North 01 degrees East 489.52 feet to a point; thence North 29 degrees 15 minutes West 406.8 feet to a point; thence North 24 degrees 30 minutes West 420 feet to a point; thence North 55 degrees 50 minutes 41 seconds East 360.4 feet to a point; thence South 32 degrees 52 minutes 25 seconds East 140 feet to a point; thence South 35 degrees 48 minutes 25 seconds East 600 feet to a point; thence South 33 degrees 50 minutes 25 seconds East 160 feet to a point; thence South 38 degrees 7 minutes 25 seconds East 100 feet to a point; thence South 42 degrees 27 minutes 25 seconds East 100 feet to a point; thence South 47 degrees 38 minutes 25 seconds East 110.24 feet to a point; thence South 60 degrees 23 minutes West 287.66 feet to a point; thence South 57 degrees 58 minutes West 199.68 feet to a point; thence South 60 degrees 2 minutes West 337.16 feet to a point; thence South 59 degrees 3 minutes West 279.51 feet to a point; thence South 58 degrees 41 minutes West 395.3 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 53 degrees 46 minutes 14 seconds West 109.04 feet, 109.17 feet to a point; thence North 77 degrees 27 minutes 55 seconds West 383.16 feet to an iron pin set; thence South 11 degrees 37 minutes 5 seconds West 39.03 feet to a point; thence North 85 degrees 30 minutes West 169.82 feet to a point; thence North 3 degrees 43 minutes East 220 feet to a point; thence North 86 degrees 17 minutes West 150 feet to a point and said point of beginning.

Also:

Tract II

All that tract of land in Land Lots 68, 93 and 94 of the 5th District, City of Snellville, Gwinnett County, Georgia, containing 120.5456 acres, and described as Tract No. 11 on a "Survey of Summit Chase Property for The Citizens of Southern National Bank," dated March 11, 1980, prepared by Miles H. Hannon, Registered Land Surveyor No. 1528, and being more particularly described as follows:

Beginning at a point at the intersection of the center-line of Temple-Johnson Road (30 foot easement) and the west side of Rosebud Road and running thence North 7 degrees 45 minutes East 124.67 feet along the west side of Rosebud Road to a point; thence North 3 degrees 43 minutes East 508.18 feet along the west side of Rosebud Road to a point which is the point of beginning; thence North 86 degrees 17 minutes West 156.16 feet to a point; thence South 2 degrees 31 minutes West 294.06 feet to a point; thence South 70 degrees 30 minutes West 100 feet to a point; thence South 86 degrees West 80 feet to a point; thence North 47 degrees 15 minutes West 127 feet to a point; thence North 29 degrees West 458.36 feet to a point; thence South 47 degrees 30 minutes West 243.3 feet to a point; thence South 71 degrees 30 minutes West 90 feet to a point; thence North 64 degrees 30 minutes West 100 feet to a point; thence North 31 degrees 30 minutes West 750 feet to a point; thence North 15 degrees West 630 feet to a point; thence North 54 degrees 30 minutes West 148 feet to a point; thence South 52 degrees West 740 feet to a point; thence South 66 degrees West 90 feet to a point; thence South 75 degrees West 355 feet to a point; thence North 82 degrees West 710.62 feet to a point; thence North 58 degrees West 280 feet to a point; thence South 69 degrees West 380 feet to a point; thence South 74 degrees West 515 feet to a point; thence South 22 degrees West 185 feet to a point; thence South 68 degrees East 813.34 feet to a point; thence South 29 degrees East 129.95 feet to a point; thence South 27 degrees 30 minutes West 275 feet to a point; thence South 52 degrees West 126.3 feet to a point; thence North 74 degrees 20 minutes West 785.31 feet to a point; thence North 58 degrees 30 minutes West 524 feet to a point; thence North 45 degrees 30 minutes West 173.48 feet to a point; thence along arc of a curve, which arc has a chord bearing and distance of North 31 degrees 52 minutes 31 seconds East 126.51 feet, 126.96 feet to a point; thence North 23 degrees 30 minutes East 92 feet to a point; thence South 66 degrees 30 minutes East 150 feet to a point; thence North 23 degrees 30 minutes East 290 feet to a point; thence North 59 degrees East 293 feet to a point; thence North 73 degrees East 728.55 feet to a point; thence North 10 degrees East 160.02 feet to a point; thence North 55 degrees West 630 feet to a point; thence North 89 degrees 45 minutes

West 265 feet to a point; thence South 25 degrees West 890.02 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 27 degrees 3 minutes 42 seconds West 42.66 feet, 42.68 feet to a point; thence South 23 degrees 30 minutes West 338 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 31 degrees 35 minutes 54 seconds West 108.26 feet, 108.62 feet to a point; thence North 45 degrees 30 minutes West 189.98 feet to a point; thence North 16 degrees 30 minutes East 783.37 feet to a point; thence North 25 degrees East 810 feet to a point; thence North 79 degrees 30 minutes East 215 feet to a point; thence North 15 degrees 30 minutes East 166 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 71 degrees 25 minutes East 49.78 feet, 49.83 feet to a point; thence South 76 degrees East 110.17 feet to a point; thence South 5 degrees 30 minutes West 140 feet to a point; thence South 1 degree West 148.24 feet to a point; thence South 63 degrees East 841.51 feet to a point; thence North 81 degrees 30 minutes East 590 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 40 degrees 30 minutes East 122.73 feet, 124.24 feet to a point; thence South 14 degrees West 140 feet to a point; thence South 2 degrees East 69.07 feet to a point; thence South 83 degrees 30 minutes West 198.94 feet to a point; thence South 10 degrees 30 minutes East 200 feet to a point; thence South 73 degrees East 430.83 feet to a point; thence North 75 degrees East 484.91 feet to a point; thence North 56 degrees 15 minutes East 365 feet to a point; thence North 6 degrees East 165 feet to a point; thence North 80 degrees West 200 feet to a point; thence North 89 degrees West 523.52 feet to a point; thence South 74 degrees West 143.7 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of North 48 degrees 45 minutes West 116.18 feet, 118.52 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of North 46 degrees 45 minutes West 133.13 feet, 136.38 feet to a point; thence North 61 degrees East 190 feet to a point; thence North 85 degrees East 715 feet to a point; thence South 78 degrees East 140 feet to a point; thence North 20 degrees West 222.33 feet to a point; thence North 81 degrees 15 minutes East 130.93 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of North 57 degrees 35 minutes East 250.07 feet, 257.32 feet to a point; thence North 33 degrees 55 minutes East 14.56 feet to a point; thence 1044.3 feet southeasterly along the southwest side of Classic Drive (50 foot right-of-way) to a point; thence South 36 degrees 18 minutes West 219.03 feet to a point; thence South 41 degrees 8 minutes East 759.84 feet to a point; thence South 32 degrees 43 minutes East 312.08 feet to a point; thence South 72 degrees 30 minutes East 204.74 feet to a point; thence South 2 degrees 31 minutes East 700.33 feet to a point; thence

BOOK 1916 PAGE 242

South 86 degrees 17 minutes East 157.21 feet to a point; thence South 3 degrees 43 minutes West 50 feet along the west side of Rosebud Road to a point and said point of beginning;

TOGETHER WITH a non-exclusive, perpetual easement for Grantee, its successors and assigns, and the guests, invitees and licensees of Grantee and its successors and assigns, for the purpose of crossing Grantor's retained property lying between the fourteenth green and the fifteenth tee area and Grantor's retained property lying between the seventeenth green and the eighteenth tee area of the golf course on the property conveyed hereby, as shown on the "Survey of Summit Chase Property for The Citizens and Southern National Bank" dated March 11, 1980, prepared by Miles W. Hannon, Registered Land Surveyor No. 1528.

Also:

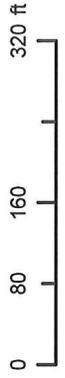
Tract III.

All that tract of land in Land Lot 93 of the 5th District, City of Snellville, Gwinnett County, Georgia, being Lot 2, Block J of Summit Chase as shown on a plat recorded in Plat Book 8, page 229, Gwinnett County, Georgia Records.

1. All taxes for the year 1980 are liens not yet due and payable.
 2. Declaration of Covenants and Restrictions dated January 12, 1977, filed January 17, 1977, and recorded in Deed Book 1217, Page 304, aforesaid records; affecting Tract III and amended as follows:
 - (a) by First Supplementary Declaration of Covenants and Restrictions dated April 11, 1977, filed for record June 3, 1977 and recorded in Deed Book 1282, page 122, aforesaid records;
 - (b) by Second Supplementary Declaration of Covenants and Restrictions, dated August 12, 1977, filed for record August 17, 1977, and recorded in Deed Book 1324, page 251, aforesaid records;
 - (c) by Third Supplementary Declaration of Covenants and Restrictions, dated August 21, 1978, filed for record August 21, 1978 and recorded in Deed Book 1532, page 96, aforesaid records;
 - (d) by Fifth (sic) Supplementary Declaration of Covenants and Restrictions, dated January 16, 1980, filed for record January 22, 1980, and recorded in Deed Book 1879, page 88, aforesaid records.
 3. Declaration of Covenants and Restrictions, dated November 9, 1976, filed for record January 17, 1977 and recorded in Deed Book 1217, page 297, aforesaid records. (Affects Tracts I and II).
 4. Agreement for Construction Operation Ownership and Maintenance of a Sewage Treatment Plant between Gwinnett County and BTS Corporation, dated August 26, 1976, recorded in Deed Book 1222, page 272, aforesaid records.
 5. Building restriction line as shown on recorded plat recorded in Plat Book 8, page 229, aforesaid records.
 6. Title to that portion of Tract I embraced within the bounds of Temple-Johnson Road and Brushy Fork Road, the center line of which forms the northeast and southeast property lines.
 7. The plat of survey prepared for The Citizens and Southern National Bank by Hannon, Meeks and Bagwell, Engineers and Surveyors, dated March 11, 1980, discloses the following:
 - (a) Improvements located on Tracts I and II, including a clubhouse, a pool, tennis courts, a golf course, and an 8-foot asphalt cart path crossing both tracts.
- B

- (b) Tennis court in the northern part of Tract II extends slightly onto Tract III.
 - (c) Encroachment by some of the appurtenances to the golf course onto adjoining property.
 - (d) Unmaintained pathway meanders within and without the boundaries of Tracts I and II.
 - (e) Telephone line crossing the westernmost part of Tract I.
 - (f) Fence appurtenant to property adjoining on the south encroaches onto the southwestern part of Tract I.
 - (g) Two lakes located in the northern portion of Tract II.
8. Rights of upper and lower riparian owners in and to the waters of streams crossing Tracts I and II and the natural flow thereof, free from diminution or pollution.

Map Title



- Property Parcels
- County Boundary



2/7/2019

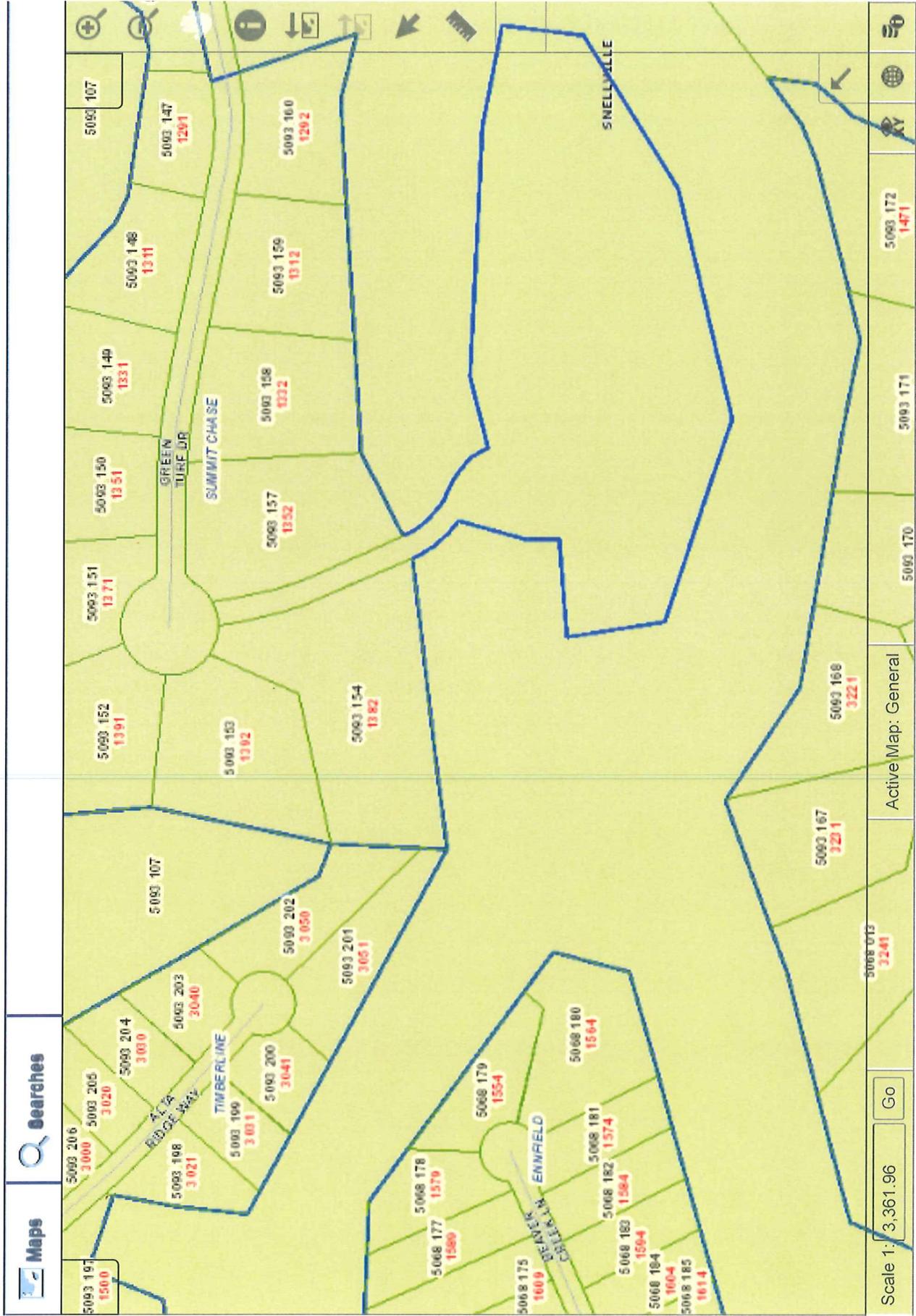
This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose. THE USER ASSUMES ALL RESPONSIBILITIES WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.



Aerials 2015 | Street Map 2016, Map Layers 02-05-2019

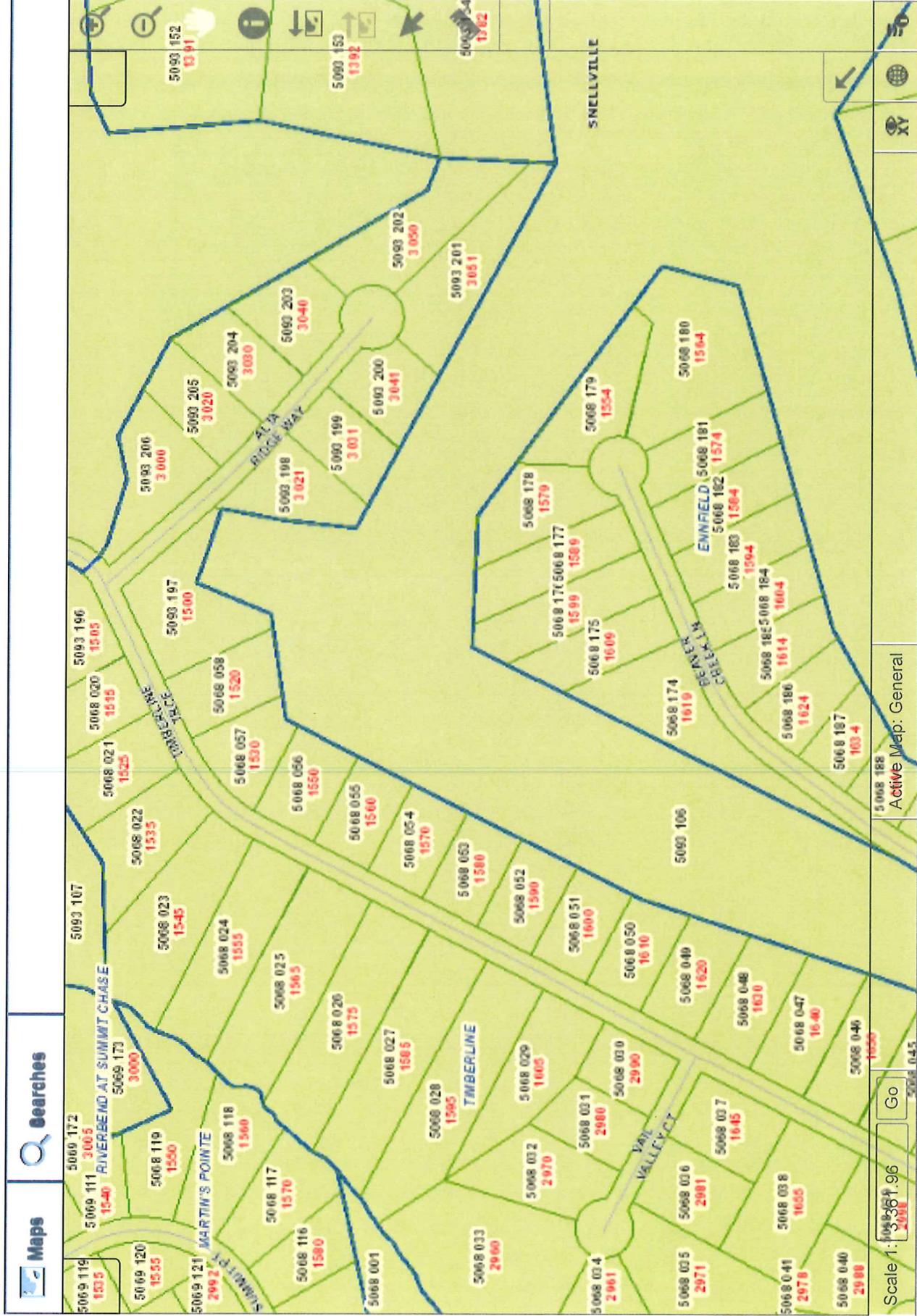


About this Site

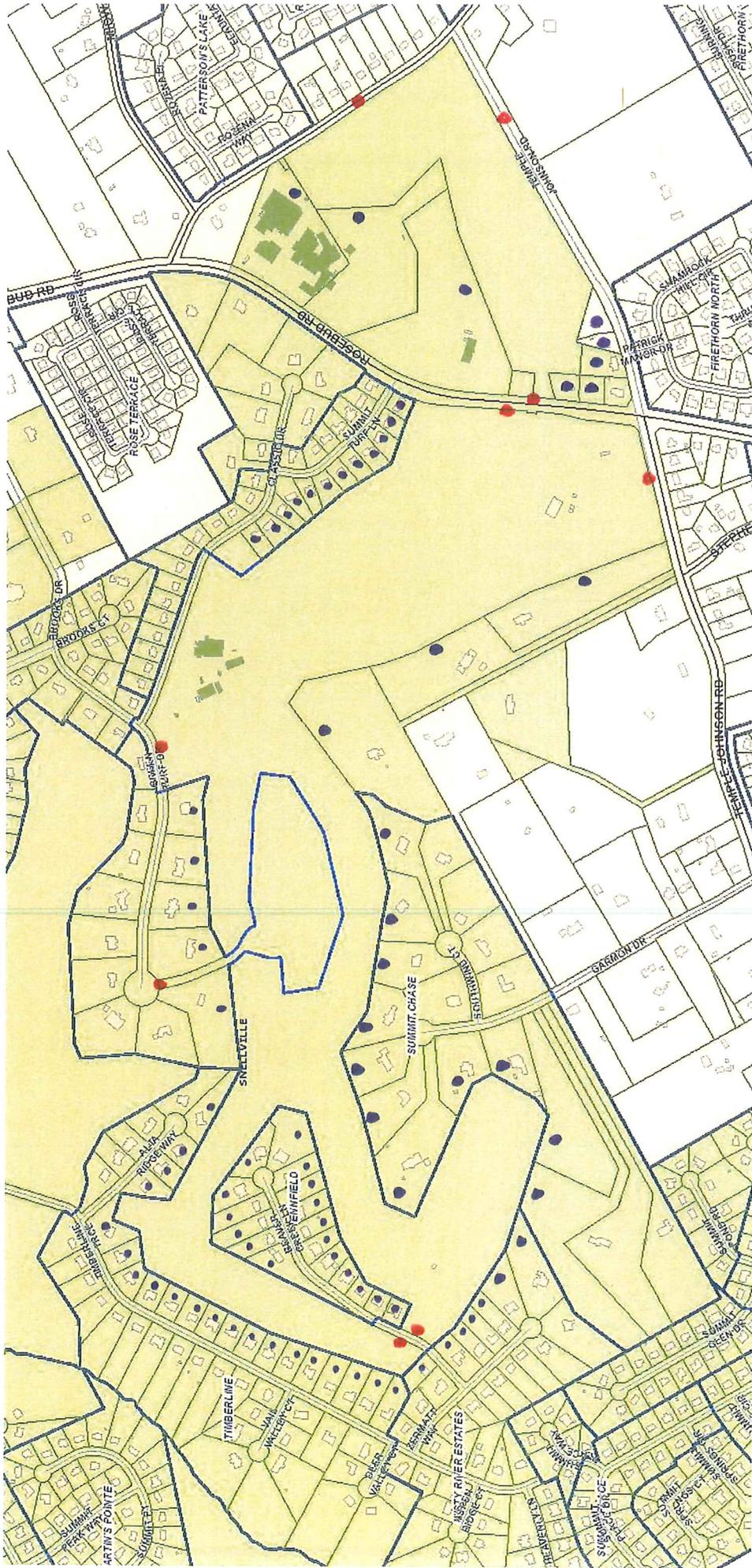




About this Site



PUBLIC NOTIFICATIONS MAP



- Public Notice Signs (9)
- Adjoining Property (93)

SUMMIT CHASE ADJACENT PROPERTY OWNERS

PARCEL		NAME	ADDRESS	
<u>R5093</u>	160	Clyde Dishman, Jr	1292 Green Turf Dr	Snellville GA 30078
<u>R5093</u>	159	Ronald Joint	1312 Green Turf Dr	Snellville GA 30078
<u>R5093</u>	158	Fendi Zhaq	1332 Green Turf Dr	Snellville GA 30078
<u>R5093</u>	157	Donald Williamson	1352 Green Turf Dr	Snellville GA 30078
<u>R5093</u>	154	Terry Hanson	1382 Green Turf Dr	Snellville GA 30078
<u>R5093</u>	201	Michael J Crogin	3051 Alta Ridge Way	Snellville GA 30078
<u>R5093</u>	200	Rosemary NcKnight	3041 Alta Ridge Way	Snellville GA 30078
<u>R5093</u>	199	W K Aultman	3031 Alta Ridge Way	Snellville GA 30078
<u>R5093</u>	198	Robert G, Buckner	3021 Alta Ridge Way	Snellville GA 30078
<u>R5093</u>	197	Josephine Brown	1500 Timberline Trace	Snellville GA 30078
<u>R5068</u>	58	David Lloyd	1520 Timberline Trace	Snellville GA 30078
<u>R5068</u>	57	bridget Emeli	1530 Timberline Trace	Snellville GA 30078
<u>R5068</u>	56	Janssen Williams	1550 Timberline Trace	Snellville GA 30078
<u>R5068</u>	55	Larry Thaxton	1560 Timberline Trace	Snellville GA 30078
<u>R5068</u>	54	Christopher Brown	1570 Timberline Trace	Snellville GA 30078
<u>R5068</u>	53	Wesley Aikens	1580 Timberline Trace	Snellville GA 30078
<u>R5068</u>	52	Normalee Asheber	1590 Timberline Trace	Snellville GA 30078
<u>R5068</u>	51	Robert Varone	1600 Timberline Trace	Snellville GA 30078
<u>R5068</u>	50	Stephen Walter	1610 Timberline Trace	Snellville GA 30078
<u>R5068</u>	49	Mere St. Hillaire	1620 Timberline Trace	Snellville GA 30078
<u>R5068</u>	48	Kenneth Morgan	1630 Timberline Trace	Snellville GA 30078
<u>R5068</u>	47	Patricia Brown	1640 Timberline Trace	Snellville GA 30078
<u>R5068</u>	46	Todd Hendricks	1650 Timberline Trace	Snellville GA 30078
<u>R5068</u>	45	Robert Jones	1660 Timberline Trace	Snellville GA 30078
<u>R5068</u>	44	James Gail	1670 Timberline Trace	Snellville GA 30078
<u>R5068</u>	141	Daniel Fernandez	1689 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	174	Peter Larson	1619 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	175	John Znosko	1609 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	176	Duane McFadden	1599 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	177	Humbretto Ayala	1589 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	178	David Mascaró	1579 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	179	Darrell Woodring	1554 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	180	Jerry Shellnut	1564 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	181	Charlie Underwood	1574 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	182	Johnny Smith	1584 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	183	Mark Werkheiser	1594 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	184	Daniel Chelko	1604 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	185	Rober Spruill	1614 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	186	John Eberhart	1634 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	187	Thomas Nash	1634 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	188	Janice Parker	1644 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	189	Eric Miller	1654 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	190	Gary Montgomery	1664 Beaver Creek LN	Snellville GA 30078
<u>R5068</u>	142	Elizabeth Hendricks	3044 Zermatt Way	Snellville GA 30078
<u>R5068</u>	143	Fredrick Ablan	3054 Zermatt Way	Snellville GA 30078
<u>R5068</u>	144	Jeffrey Meyers	3064 Zermatt Way	Snellville GA 30078
<u>R5068</u>	145	Robert Abbate	3074 Zermatt Way	Snellville GA 30078
<u>R5068</u>	146	Jose Espinoza	3084 Zermatt Way	Snellville GA 30078
<u>R5068</u>	147	Kenneth Dial	3094 Zermatt Way	Snellville GA 30078
<u>R5068</u>	7	Terry Raymond	3291 Garmon Drive	Loganville, Ga 30052
<u>R5068</u>	9	Melton Grady	3276 Garmon Drive	Loganville, Ga 30052
<u>R5068</u>	10	Melton Grady	3271 Garmon Drive	Loganville, Ga 30052
<u>R5068</u>	11	Connie Gamble	3261 Garmon Drive	Loganville, Ga 30052
<u>R5068</u>	12	Garmon Family Land Trust	3251 Garmon Drive	Loganville, Ga 30052
<u>R5068</u>	13	Yahshua Roberts	3241 Garmon Drive	Loganville, Ga 30052
<u>R5093</u>	167	Mitchell Milovich	3231 Garmon Drive	Loganville, Ga 30052
<u>R5093</u>	168	Elizabeth Hughes	3221 Garmon Drive	Loganville, Ga 30052
<u>R5093</u>	170	Tammy Brooks	1491 Southwind Ct	Loganville Ga 30052
<u>R5093</u>	171	Jason Whitehead	1481 Southwind Ct	Loganville Ga 30052
<u>R5093</u>	172	Michael Williams	1471 Southwind Ct	Loganville Ga 30052
<u>R5093</u>	163	David Emanuel	1313 Southwind Ct	Loganville Ga 30052

