

The Surveyed July 4, 1960

REVISED UNIT ONE OF
LANIER MOUNTAIN ESTATES
LAND LOT 7-5TH DIST.
LAND LOT 51-6TH DIST.
GWINNETT COUNTY, GA. SCALE 1"=100'
SURVEYED OCT., 1959 REVISED JUNE, 1960
C. M. HIGGINBOTHAM, SURVEYOR
LAWRENCEVILLE, GA.

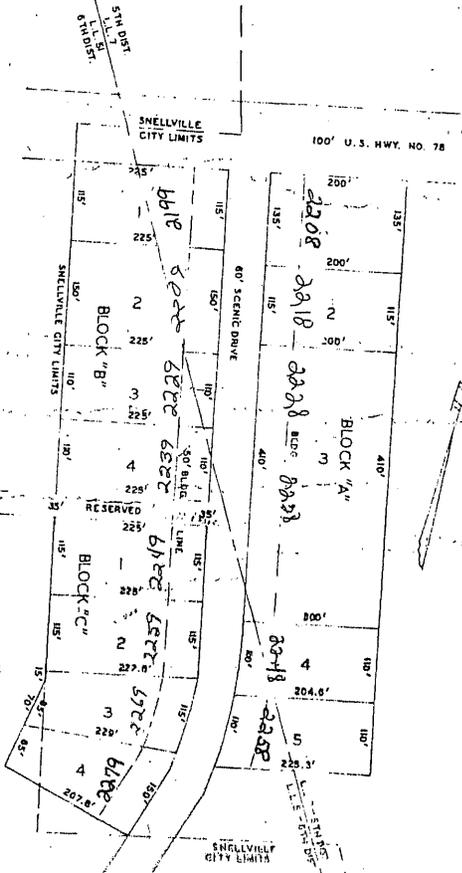
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED
HERETO AND IN PERSON OR A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS
PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC
FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS
AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED
FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE
GROUND.

PROTECTIVE COVENANTS
LOTS SHOWN HEREON ARE TO BE SOLD SUBJECT TO THE FOLLOWING RESTRICTIONS
WHICH ARE COVENANTS RUNNING WITH THE LAND AND SHALL REMAIN IN FULL FORCE
AND EFFECT UNTIL SEPTEMBER 11, 1984, AND MAY BE ENFORCED BY THE OWNER OF ANY
LOT IN THE SUBDIVISION.

1. LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
 2. NO LOT SHALL BE SUBDIVIDED, NOR SHALL MORE THAN ONE RESIDENCE BE ERRECTED ON ANY LOT.
 3. NO HOUSE SHALL BE BUILT NEARER TO A RIGHT-OF-WAY THAN THE BUILDING LINE SHOWN ON PLAT, NOR NEARER A SIDE LINE THAN 10 FT.
 4. NO TEMPORARY HOUSE, SHACK, TENT, OR TRAILER SHALL BE ERRECTED OR OCCUPIED ON ANY LOT AS A RESIDENCE.
 5. NO RESIDENCE SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING LESS THAN 1800 SQ. FT. OF FLOOR SPACE IF ONLY ONE STORY, OR LESS THAN 1800 SQ. FT. IF MORE THAN ONE STORY.
 6. STREETS WILL BE PAVED BY THE DEVELOPER IN ACCORDANCE WITH GWINNETT COUNTY REQUIREMENTS.
 7. NO LOT SHALL BE SOLD OR OWNED BY ANY PERSON WHO IS NOT A MEMBER OF THE CAUCASIAN RACE.
- THE ABOVE RESTRICTIONS HAVE BEEN REVISED THIS 1ST. DAY OF JUNE, 1960.

NOTE: IRON PINS SET ON ALL CORNERS



Surveyor's Seal
C. M. HIGGINBOTHAM
11 112
11 210



2258 Scenic Drive
Snellville, GA 30078
LEGAL DESCRIPTION
TAX ID: R6651014

All that tract or parcel of land lying and being in the 5th and 6th Land Districts, and being part of Land Lot 7 of the 5th Land District, and part of Land Lot 51 of the 6th Land District and being a tract of revised Lot 5, Block A, Lanier Mountain Estates as per plat and survey made by C. M. Higginbotham and E. E. J. James, Surveyors, January 29, 1963, a copy of said plat being recorded in Plat Book J, page 198, Gwinnett County Plat Records, and more particularly described as follows:

BEGINNING at an iron pin stake on the Easterly side of Scenic Drive at a point 770 feet from the right of way of U.S. Highway No. 78; thence run North 76 degrees 15 Min. East 204.6 feet to iron pin stake; thence run South 13 degrees 22 Min. East 150 feet to iron pin stake; thence run South 76 degrees 43 Min. West 229.4 feet to iron pin stake on the Easterly side of Scenic Drive; thence run in a Northerly direction along the Easterly side of Scenic Drive 150 feet to the point of beginning.

Said tract being located in the City of Snellville, Gwinnett County, Georgia.

ALL THAT TRACT or parcel of land lying and being in Land Lot 51 of the 6th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the northeasterly right of way line of Scenic Drive (60-foot right of way) located 920 feet southeasterly as measured along said right of way line from the point at which said right of way line is intersected by the southeasterly right of way line of U.S. Highway No. 78; run thence North 78 degrees 57 minutes 48 seconds East 229.40 feet to a point; run thence South 10 degrees 56 minutes 23 seconds East 68.86 feet to a point; run thence South 80 degrees 30 minutes 56 seconds West 218.69 feet to an iron pin found on the northeasterly right of way line of Scenic Drive; run thence along said right of way line North 20 degrees 39 minutes 38 seconds West 63.83 feet to a point, which is the place or point of beginning.

Certificate of Title

GEORGETOWN, GEORGIA
FRED ESCOFFER FURNISHER, TRX
10-10-75
SUPERIOR COURT

JAMES W. GARNER
Attorney at Law
P. O. Box 672
Lawrenceville, Georgia 30245
WARRANTY DEED

FILED IN OFFICE
CLERK SUPERIOR COURT
GEORGETOWN COUNTY GA
OCT 10 3 24 PM '75
REC'D IN R.R.
PAGE NO. 10-10-75
DATE 10-10-75

BOOK 1022 PAGE 199

THIS INSTRUMENT Made the 1st day of October, in the year one thousand nine hundred seventy-five, between

M. E. FORD
of the County of Gwinnett
first part, hereinafter called Grantor, and
LOIS S. FORD, and State of Georgia, as party or parties of the

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of (-0-) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, LOIS S. FORD

All that tract or parcel of land lying and being in the 5th and 6th Land Districts, and being part of Land Lot 7 of the 5th Land District, and part of Land Lot 51 of the 6th Land District and being a tract of revised lot 5, Block A, Ianler Mountain Estates as per plat and survey made by C. M. Higginbotham and E. E. J. James, Surveyors, January 29, 1963, a copy of said plat being recorded in Plat Book J, Page 198, Gwinnett County Plat Records, and more particularly described as follows:
BEGINNING at an iron pin stake on the Easterly side of Scenic Drive at a point 770 feet from the right of way of U.S. Highway No. 78; thence run North 76 degrees 15 Min. East 204.6 feet to iron pin stake; thence run South 13 degrees 22 Min. East 150 feet to iron pin stake; thence run South 76 degrees 43 Min. West 229.4 feet to iron pin stake on the Easterly side of Scenic Drive; thence run in a Northerly direction along the Easterly side of Scenic Drive 150 feet to the point of beginning.

Said tract being located in the City of Snellville, Gwinnett County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee forever in FREE SIMPLE.
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:
Witness: William S. Altman (Seal)
M. E. Ford (Seal)
M. E. FORD (Seal)



Certificate of Title

BK 10935 PG0127

STATE OF GEORGIA
COUNTY OF GWINNETT

FILED IN OFFICE
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

94 DEC 19 AM 11:23

LIMITED WARRANTY DEED

GARY R. JATES, CLERK

THIS INDENTURE, made the 21st day of November, in the year one thousand nine hundred ninety-four, between

HARVIE J. EWING, JR.

of the County of GWINNETT, and State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and

LOIS S. FORD

of the State of Georgia, and County of GWINNETT, as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H

That Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT or parcel of land lying and being in Land Lot 51 of the 6th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the northeasterly right of way line of Scenic Drive (60-foot right of way) located 920 feet southeasterly as measured along said right of way line from the point at which said right of way line is intersected by the southeasterly right of way line of U.S. Highway No. 78; run thence North 78 degrees 57 minutes 48 seconds East 229.40 feet to a point; run thence South 10 degrees 56 minutes 23 seconds East 68.86 feet to a point; run thence South 80 degrees 30 minutes 56 seconds West 218.69 feet to an Iron pin found on the northeasterly right of way line of Scenic Drive; run thence along said right of way line North 20 degrees 39 minutes 38 seconds West 63.83 feet to a point, which is the place or point of beginning.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee forever in FREE SIMPLE.

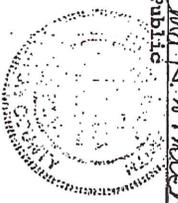
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever, claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Harvie J. Ewing, Jr.

HARVIE J. EWING, JR.
GWINNETT CO, GEORGIA
REAL ESTATE TRANSFER TAX

Signed, sealed and delivered in the presence of:
Unofficial witness
Notary Public



Lois S. Ford
2258 Scenic Drive
Snellville, Ga. 30278
138508

GARY R JATES CLERK OF
SUPERIOR COURT



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: Lois S. Ford CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.

PROPERTY OWNER NAME(S): Lois S. Ford TAX PARCEL NO: R6-051-014

AMOUNT OF CURRENT TAXES PAID: \$ 816.68 PAYMENT DATE: 9-4-2019 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____
AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____
AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____
AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

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

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME): <u>Lowell Hunley</u>	DATE: <u>10-31-19</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE):	

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



ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:
FORD LOIS S
2258 SCENIC DR
SNELLVILLE, GA 30078-3131

SITUS:
2258 SCENIC DR
Tax District:
SNELLVILLE

[Change Mailing Address](#)

Parcel ID	Property Type	Last Update
R6051 014	Real Property	11/7/2019 11:14:28 AM

Legal Description
SCENIC DR

Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$816.68	\$816.68	\$0.00	\$0.00	10/15/2019	\$0.00
Total						\$0.00

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2018	\$816.68	\$816.68	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$825.47	\$825.47	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$812.51	\$812.51	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

Pay Now

No payment due for this account.

Schedule Payments

[Schedule Future Payments](#)

.....
[View or edit your Scheduled Payments here](#)



SECTION 9.8. OP. OFFICE PROFESSIONAL DISTRICT.

PURPOSE: The Office Professional District is intended to accommodate the location of a mixture of office, clerical, research, professional enterprises, medical and dental facilities and closely related service businesses. The Office Professional District shall have direct access to State Highways or major arterial thoroughfares.

(1) **PRINCIPAL PERMITTED USES:**

1. Accounting offices;
2. Architecture or engineering offices;
3. Business or Driving Schools, provided:
 - (a) Facility does not exceed 5,000 sq. ft. of gross building or tenant space area.
4. Chiropractor offices;
5. Dentist offices, doctor's offices, and medical clinics;
6. Government agencies, offices, and associated uses;
7. Insurance offices;
8. Internet car sales offices, provided:
 - (a) There is no temporary or permanent storage, parking, delivery, or display of inventory; and
 - (b) Applicant shall submit an application to the Planning & 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:
 - (1). Administrative Variance Application
 - (2). Sworn/Notarized Affidavit by the applicant/owner certifying that there will be no temporary or permanent storage, parking, delivery or display of vehicles/inventory.
9. Law offices;
10. 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;
11. Photography studios;
12. Professional and business offices, provided no retail sales occur on premises;

- 13. Real estate sales offices; and
- 14. Travel agencies.

(2) PERMITTED ACCESSORY USES:

- 1. Restaurants and cafeterias accessed through and associated with a larger office development or medical complex.

(3)

CONDITIONAL USES: Within the OP, Office Professional district, the following uses may be permitted provided the applicant for such a business is granted a conditional use permit by the Mayor and Council after receiving recommendations from the Planning and Development Department and Planning Commission and after a public hearing.

- 1. Banks and Savings and Loan Institutions, provided:
 - a. Adequate ingress and egress are provided;
 - b. Stacking lanes, adequate to accommodate at least six vehicles per drive-in station are provided entirely within the property boundary.
- 2. Utility substations subject to provisions of section 9.2;
- 3. Railroad through and spur tracks subject to provisions of section 9.2;
- 4. Beauty and barber shops, including manicurists;
- 5. Parking lots and parking structures;
- 6. Day care centers, provided that State day care requirements and health regulations are met; and
- 7. Drug stores and pharmacies accessed through and associated with medical clinics, doctors' offices, or dental offices.

(4) SPACE LIMITS:

- 1. Minimum Lot Area: 1,600 square feet;
- 2. Minimum Lot Width: 40 feet;
- 3. Maximum Height of Building: 80 feet;
- 4. Minimum Front Yard: 10 feet from right-of-way;

5. Minimum Rear Yard: 15 feet, but 40 feet when abutting a residential district;
6. Minimum Side Yard: 10 feet;
7. Minimum Side Yard on Street Side of Corner: 35 feet; and,
8. Maximum Ground Coverage Including Accessory Buildings: 70 percent.

- (5) TEMPORARY USES: No temporary uses shall be permitted in the OP, Office Professional district.

Proposed ZONING ? ORIGINAL ZONING

Section 9.3. - RS-180, Single-family residence district.

Purpose: This district is intended to provide stable residential districts of high-quality homes along the major streets and state highways entering the city carrying higher volumes of traffic; to protect the residential characteristics of the district; and to encourage a suitable residential environment on lots which are of moderate width but greater depth than other single-family residence districts.

- (1) *Principal permitted uses:*
 - 1. The principal permitted uses common to all residential districts; and
 - 2. Single-family residences served by public sewage treatment systems or an on-site sewage management (septic) system approved by Gwinnett County Department of Environmental Health.
- (2) *Permitted accessory uses:* The permitted accessory uses common to all residential districts.
- (3) *Conditional uses:* The conditional uses common to all residential districts.
- (4) *Space limits:*
 - 1. Minimum lot area: 30,000 square feet;
 - 2. Minimum lot width: 100 feet at building line;
 - 3. Maximum height of building: 35 feet;
 - 4. Minimum front yard: 50 feet from right-of-way line;
 - 5. Minimum rear yard: 40 feet;
 - 6. Minimum side yard: Ten feet;
 - 7. Minimum Side yard on street side of corner: 35 feet; and
 - 8. Maximum ground coverage including accessory buildings: 35 percent.
- (5) *Permitted temporary uses:* The permitted temporary uses common to all residential districts.
- (6) *Special uses:*
 - 1. Place of worship.

(Ord. of 2-24-2003(5); ZOA 11-05, § 2, 2-27-2012; ZOA 13-02, §§ 3, 6, 9-9-2013; ZOA 17-04, § 3, 1-8-2018)

Tax ID: R6051014



Scale 1: 3,361,996

Go

Active Map: Real Estate

Map controls: XY, Globe, Home

Lois S. Ford
2258 Scenic Drive
Snellville, GA 30078

SUBJECT PROPERTY & ADJOINING PROPERTIES

Subject property:

Lois S. Ford

2258 Scenic Drive

Snellville, GA 30078

Tax Id: R6051 014

Adjoining properties:

Rijnj LLC

2269 Scenic Drive

Snellville, GA 30078

Tax Id: R6051 013

Tower Asset Sub Inc

P.O. Box 723597

Atlanta, GA 31139

Ana Martha Aguiniga

2251 Westridge Dr

Snellville, GA 30078

Tax Id: R5007 230

Ahmed F. Gulamrabani & Azimuddin Shams

2261 Westridge Drive

Snellville, GA 30078

Tax Id: R5007 229

Leonard Conner

2271 Westridge Drive

Snellville, GA 30078

Tax Id: R5007 228

2258 Scenic Drive, Snellville, GA 30078 TAVID: R6051 014



Architectural Building Rendering