



REZONING APPLICATION

RECEIVED

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

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

DATE RECEIVED:

LILBURN HOSPITALITY- KHALID JAVED
2752 MAIN ST W #2000500
RZ 20-03 LUP20-02; SUP 20-02 (HOTEL)
PARCEL- 5007 018

SEP 17 2020

Applicant is: (check one)

- Owner's Agent
- Contract Purchaser
- Property Owner

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

Name (please print)
KHALID JAVED

Address

City, State, Zip Code

Phone Number(s) 678-770-7068 Fax

Name (please print)
RITA M. SHAH

Address
3195 GOLFE LINKS DRIVE

City, State, Zip Code
SNELLVILLE, GA 30039

Phone Number(s) 601-331-7679 Fax

Contact Person: KHALID JAVED Phone: _____ Fax: _____

Cell Phone: 678-770-7068 E-mail: kjaved@bellsouth.net

Present Zoning Classification(s): BG AND OP

Proposed Zoning Classification(s): BG AND OP

Proposed Use: HOTEL

Property Address/Location: 2752 WEST MAIN STREET District 5 Land Lot 007 Parcel(s) 018

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: _____

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

Response: _____

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

Response: _____

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: _____

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

Response: _____

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: _____

ATTACHMENT A

REZONING APPLICANT'S RESPONSE
TO SECTION 15.2(3)(e) OF THE SNELLVILLE ZONING ORDINANCE

1. Yes, the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed development would support and complement adjacent and nearby employment uses by providing necessary national known mid-range hospitality facility.
2. No, the proposed development will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development would enhance surrounding land uses and diversify the land use mix in the area as called for by the 2040 Plan,
3. Due to the size, location, and layout of the property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
4. No, the proposed development will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The subject property is located off of Highway 78, also known as West Main Street, in Snellville, which is a major commercial corridor and has recently undergone major re-development by the City of Snellville to meet growing area developments and the City 2040 land use plan and beyond.
5. Yes, the proposed development is in conformity with the policy and intent of the City of Snellville 2040 Land Use Plan with zoning classifications BG and OP.
6. The Applicant submits that the subject Property's close proximity to major employment, hospitals, shopping, and entertainment centers, as well as Highway 78, provides additional supporting grounds for approval of the Rezoning and Special Use Applications.

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.

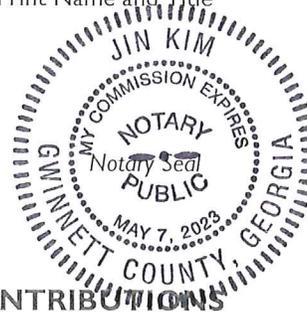
Chahid Jowncv 09.16.2020
Signature of Applicant Date

Rita M. Shah _____
Signature of Owner Date

Khalid Jowncv _____
Type or Print Name and Title

Rita M. Shah _____
Type or Print Name and Title

[Signature] 9/16/2020
Signature of Notary Public Date



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.

After Recording Return to:
The Baker Law Firm, PC
6340 Sugarloaf Parkway, Suite 200
Duluth, GA 30097
404-566-4535

STATE OF CALIFORNIA
COUNTY OF ORANGE

LIMITED WARRANTY DEED

This Indenture made this 11th day of February, in the year 2019, between AMIR BAHADOOR MANSOUR, a resident of Orange County, State of California, as party or parties of the first part, hereinafter referred to as "Grantor", and RITA SHAH and KHALID JAVED, as party or parties of the second part, hereinafter referred to as "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 TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 the following described property:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION
Being known as Gwinnett County Tax Parcel Number: R5007 018

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 FEE SIMPLE as tenants in common.

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 claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

GRANTOR:

Amir B. Mansour (Seal)
AMIR BAHADOOR MANSOUR

2/7/19

Signed, sealed and delivered
this 11th day of February, 2019
in the presence of:

Unofficial Witness

Notary Public, My Commission Expires:

[Notary Seal]

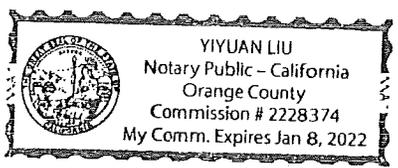
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }
On 07 Feb 2019 before me, Yiyuan Liu, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Amir Bahadoor Mansour
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Limited Warranty Deed
Document Date: Feb 07, 2019 Number of Pages: One
Signer(s) Other Than Named Above: No other signers
Capacity(ies) Claimed by Signer(s)
Signer's Name: Amir Bahadoor Mansour
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[X] Individual [] Attorney in Fact
[] Trustee [] Guardian of Conservator
[] Other:
Signer is Representing:

EXHIBIT "A"
Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING 5.148 ACRES, MORE OR LESS, AS PER PLAT OF SURVEY FOR FARHANG MANSOUR, M.D., BY MICHAEL A. ROYSTON & ASSOCIATES, INC., REGISTERED LAND SURVEYORS, DATED October 25, 1979, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN 869.72 FEET FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 78 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VALLEY DRIVE, AS MEASURED IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 78; RUNNING THENCE NORTH 72 DEGREES 00 MINUTES EAST 200.00 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 17 DEGREES 04 MINUTES EAST 388.86 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 16 DEGREES 28 MINUTES EAST 167.00 FEET TO A POINT; RUNNING THENCE SOUTH 40 DEGREES 46 MINUTES WEST 381.70 FEET TO A POINT; RUNNING THENCE SOUTH 63 DEGREES 48 MINUTES WEST 144.31 FEET TO AN IRON PIN; RUNNING THENCE NORTH 21 DEGREES 47 MINUTES WEST 390.62 FEET TO AN IRON PIN; RUNNING THENCE NORTH 73 DEGREES 10 MINUTES EAST 297.30 FEET TO A POINT; RUNNING THENCE NORTH 16 DEGREES 44 MINUTES WEST 390.66 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION BETWEEN THE EXISTING SOUTHEASTERN RIGHT OF WAY LINE OF EB SR 10/US 78 WITH THE WESTERN PROPERTY LINE OF THE CONDEMNNEES, SAID POINT BEING 49.00 FEET RIGHT OF AND OPPOSITE STATION 11 + 63.56 ON THE CONSTRUCTION CENTERLINE OF EB SR 10/US 78 ON GEORGIA HIGHWAY PROJECT CSSTP-0006-00(439), P.I. 0006439; RUNNING THENCE NORTHEASTERLY ALONG AND EXISTING RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET TO A POINT 52.55 FEET RIGHT OF AND OPPOSITE STATION 13 + 63.53 ON SAID CENTERLINE, SAID POINT ALSO BEING A POINT ON THE NORTHEASTERN PROPERTY LINE OF THE CONDEMNNEES, THENCE SOUTHEASTERLY ALONG LATTER PROPERTY LINE A DISTANCE OF 8.24 FEET TO A POINT 60.79 FEET RIGHT OF AND OPPOSITE STATION 13 + 63.38 ON SAID CENTERLINE; THENCE SOUTH 71 DEGREES 59 MINUTES 12.1 SECONDS WEST A DISTANCE OF 200.04 FEET TO A POINT 61.00 FEET RIGHT OF AND OPPOSITE STATION 11 + 63.56 ON SAID CENTERLINE, SAID POINT ALSO BEING A POINT ON THE WESTERN PROPERTY LINE OF THE CONDEMNNEES; THENCE NORTHWESTERLY ALONG SAID LATTER PROPERTY LINE A DISTANCE OF 12.00 FEET BACK TO THE POINT OF BEGINNING. SAID DESCRIBED LAND BEING THE REQUIRED RIGHT OF WAY AND IS SHOWN COLORED YELLOW ON THE ATTACHED PLATS MARKED ANNEX 1-A.

BEGINNING AT A POINT 60.94 FEET RIGHT OF AND OPPOSITE STATION 12+15.00 ON THE CONSTRUCTION CENTERLINE OF EB SR 10/US 78 ON GEORGIA HIGHWAY PROJECT CSSTP-0006-00(439), P.I. 0006439; RUNNING THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT 60.79 FEET RIGHT OF AND OPPOSITE STATION 13 + 63.38 ON SAID CENTERLINE, SAID POINT ALSO BEING A POINT ON THE NORTHEASTERN PROPERTY LINE OF THE CONDEMNNEES; THENCE SOUTHEASTERLY ALONG SAID PROPERTY LINE TO A POINT 91.54 FEET RIGHT OF AND OPPOSITE STATION 13 + 62.84 ON SAID CENTERLINE; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT 95.00 FEET RIGHT OF AND OPPOSITE STATION 13 + 47.00 ON SAID CENTERLINE; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT 98.00 FEET RIGHT OF AND OPPOSITE STATION 13 + 17.00 ON SAID CENTERLINE; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT 78.00 FEET RIGHT OF AND OPPOSITE STATION 12 + 96.00 ON SAID CENTERLINE, THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT 66.00 FEET RIGHT OF AND OPPOSITE STATION 12 + 15.00 ON SAID CENTERLINE, THENCE NORTHWESTERLY ALONG A STRAIGHT LINE BACK TO THE POINT OF BEGINNING. SAID DESCRIBED LAND BEING A PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES AND IS SHOWN COLORED GREEN ON THE ATTACHED PLATS MARKED ANNEX 1-A.

THE TITLE, ESTATE, OR INTEREST IN THE ABOVE DESCRIBED LAND, REQUIRED BY THE CONDEMNOR AND NOW TAKEN BY THE CONDEMNOR FOR PUBLIC USE IS AS FOLLOWS: FEE SIMPLE TITLE TO THE ABOVE DESCRIBED LANDS ALL AS SHOWN COLORED YELLOW ON THE PLATS DATED 23RD DAY OF JANUARY, 2014, LAST REVISED SHEET NO. 3 ON NOVEMBER 13, 2015 AND SHEET NO. 24 ON OCTOBER 14, 2015 AND ATTACHED HERETO AS ANNEX 1-A.

BILL DETAIL

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

Mailing Address:
SHAH RITA
3195 GOLFE LINKS DR
SNELLVILLE, GA 30039-4730

SITUS:
2752 WEST MA
Tax
EVERMORE CID

Parcel ID	Property Type	Last Update
R5007 018	Real Property	9/2/2020 8:06:09 PM

Legal Description
STONE MTN HWY H 189 JO

Description	Market Value
Land	\$400,000.00
Improvement	\$50,000.00
Total	\$450,000.00

Class Codes

320-Commercial A

Operation

School Taxes

STATE OF GEORGIA TAXES

EVERMORE CID TAXES

City of Snellville Taxes

County Incorporated No Police

Sub Total

Bond

School Taxes

County Incorporated No Police

Sub Total

Special Assessment

SNELLVILLE STORMWATER FEES

Sub Total

Total Tax

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee
INST 1	23722667	10/15/2019	2019	\$0.00	\$0.00
Total Due:				\$0.00	

Tax Year	Bill Number	Receipt Number
2019	23722667	B19.63181

PROPERTY LINE DESCRIPTION

.2752 Main Street NW, Snellville Georgia, 30078
Gwinnett County, tax parcel number R5007 018

All that tract or parcel lying and being in Land Lot 5 of the 7th Land District, Gwinnett County Georgia, Cates G.M.D. Georgia Malitia District 408 being more particularly described as follows:

To find the "TRUE POINT OF BEGINNING" commence from the intersection if extended of the easterly Right Of Way Valley Drive a 50 foot Right Of Way with the southerly Right Of Way U.S.Hwy 78 aka Georgia State Route S.R. 10 a variable Right-Of-Way; Thence 874.74 feet(869.72 feet per Deed Book 56410 Page 0071) along the southerly Right Of Way U.S. 78 aka S.R. 10 to a Point, said Point being point SVXG480 (Parcel 1 Required R/W KC2001) State of Georgia Department Of Transportation Project Number CSSTP-0006-00(439) sheet 693 of 704, RIGHT OF WAY PLANS Sheet 24 Page 32 (station 11+63.56 49.00 feet right) per centerline stationing as shown on State of Georgia Department Of Transportation Project Number CSSTP-0006-00(439) sheet 46 of 704, Mainline Plan SR10/US 78 Drawing Number 13-001; Thence South 16 degrees 44 minutes 00 seconds East for a distance of 12.00 feet along the westerly property line said tax parcel R5007 018 to the "TRUE POINT OF BEGINNING";

THENCE North 72 degrees 10 minutes 32 seconds East for a distance of 200.07' feet to a Point being 60.79 feet right of said centerline;

THENCE South 16 degrees 59 minutes 21 seconds East for a distance of 373.51' feet to an IPF;

THENCE South 16 degrees 16 minutes 43 seconds East for a distance of 167.02' feet to an IPF 1.5 inch open top pipe;

THENCE South 40 degrees 56 minutes 24 seconds West for a distance of 381.31' feet to a Corner Point inside 32"POPLAR;

THENCE South 64 degrees 00 minutes 25 seconds West for a distance of 144.31' feet to an IPF old 1 inch open top pipe;

THENCE North 21 degrees 33 minutes 04 seconds West for a distance of 392.01' feet to a property corner Point;

THENCE North 73 degrees 25 minutes 28 seconds East for a distance of 297.19' feet to an IPF 1/2" rebar;

THENCE North 16 degrees 44 minutes 00 seconds West for a distance of 374.03' feet to "THE TRUE POINT OF BEGINNING";

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 5.0800 acres more or less.

TOTAL TRACT ZONED BG

PROPERTY LINE DESCRIPTION - TOTAL TRACT
2752 Main Street NW, Snellville Georgia, 30078 Gwinnett
County, tax parcel number R5007 018

All that tract or parcel lying and being in Land Lot 5
of the 7th Land District, Gwinnett County Georgia, Cates G.M.D.
Georgia Malitia District 408 being more particularly described
as follows;

To find the "TRUE POINT OF BEGINNING", commence from the
intersection if extended of the easterly Right of Way of Valley Drive
a 50 foot Right Of Way with the southerly Right Of Way
U.S.Hwy 78 aka Georgia State Route S.R. 10 a variable Right-Of-Way;
Thence 874.74 feet(869.72 feet per Deed Book 56410 Page 0071)
along the southerly Right Of Way U.S. 78 aka S.R. 10 to a Point.
said Point being point SVXG480 (Parcel 1 Required R/W KC2001)
State of Georgia Department Of Transportation Project Number
CSSTP-0006-00(439) sheet 693 of 704, RIGHT OF WAY PLANS
Sheet 24 Page 32 (station 11+63.56 49.00 feet right) per centerline
stationing as shown on State of Georgia Department Of Transportation
Project Number CSSTP-0006-00(439) sheet 46 of 704, Mainline Plan
SR10/US 78 Drawing Number 13-001; Thence South 16 degrees 44
minutes 00 seconds East for a distance of 12.00 feet along the
westerly property line said tax parcel R5007 018 to the
"TRUE POINT OF BEGINNING";

Said point being on the south right of way of U.S.78;

THENCE South 73 degrees 25 minutes 28 seconds West for a
distance of 196.81 feet to a point;

THENCE South 24 degrees 50 minutes 55 seconds East for a
distance of 274.46 feet to a point;

THENCE North 40 degrees 56 minutes 24 seconds East for a
distance of 306.36 feet to a point;

THENCE North 16 degrees 15 minutes 22 seconds West for a
distance of 109.54 feet to a point;

THENCE North 72 degrees 02 minutes 09 seconds East for a
distance of 100.00 feet to a point;

THENCE North 16 degrees 59 minutes 21 seconds West for a
distance of 373.51 feet to a point on the south right of way
of U.S.Hwy. 78;

Thence along said right of way South 72 degrees 10 minutes
32 seconds West for a distance of 200.07 feet to the "TRUE
POINT OF BEGINNING."

Said property contains 2.974 acres more or less.

TOTAL TRACT ZONED OP

PROPERTY LINE DESCRIPTION - TOTAL TRACT
2752 Main Street NW, Snellville Georgia, 30078 Gwinnett
County, tax parcel number R5007 018

All that tract or parcel lying and being in Land Lot 5
of the 7th Land District, Gwinnett County Georgia, Cates G.M.D.
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SR10/US 78 Drawing Number 13-001; Thence South 16 degrees 44
minutes 00 seconds East for a distance of 12.00 feet along the
westerly property line said tax parcel R5007 018 to a point on the south
right of way of U.S. Hwy. 78;

THENCE South 16 degrees 44 minutes 00 seconds East for a
distance of 374.03 feet to a point;
THENCE South 73 degrees 25 minutes 28 seconds West for a
distance of 196.81 feet to the "TRUE POINT OF BEGONNING":
THENCE South 73 degrees 25 minutes 28 seconds for a
distance of 297.19 feet to a point;
THENCE South 21 degrees 33 minutes 04 seconds East for a
distance of 392.01 feet to a point;
Thence North 64 degrees 00 minutes 25 seconds East for a
distance of 144.31 feet to a point;
THENCE North 40 degrees 56 minutes 24 seconds East for a
distance of 381.31 feet to a point;
THENCE North 16 degrees 16 minutes 43 seconds West for a
distance of 167.02 feet to a point;
THENCE South 72 degrees 02 minutes 09 seconds West for a
distance of 199.00 feet to a point;
THENCE South 16 degrees 15 minutes 22 seconds East for a
distance of 109.54 feet to a point;
THENCE South 40 degrees 56 minutes 24 seconds West for a
distance of 306.36 feet to a point;
THENCE North 24 degrees 50 minutes 55 seconds West for a
distance of 274.46 feet to a point;
THENCE North 73 degrees 25 minutes 28 seconds East for a
distance of 196.81 feet to the "TRUE POINT OF BEGINNING."

Said tract contains 2.106 acres more or less.

In my opinion this property is not in a flood hazard area as per F.I.R.M. Flood Hazard Map #11085
 County, Georgia
 Parcel Number 31380 01385
 Effective Date 07/29/2008
 Revision Date

1. The purpose of this report is to provide information regarding the flood hazard status of the property described herein. This report is based on the information provided to the engineer and the Flood Hazard Map #11085 for the County of Georgia.

2. The engineer has reviewed the Flood Hazard Map #11085 and has determined that the property described herein is not in a flood hazard area.

3. The engineer's opinion is based on the information provided to the engineer and the Flood Hazard Map #11085. The engineer does not warrant the accuracy or completeness of the information provided to the engineer.

4. The engineer's opinion is not a guarantee of the accuracy or completeness of the information provided to the engineer. The engineer is not responsible for any errors or omissions in this report.

5. The engineer's opinion is not a warranty of the accuracy or completeness of the information provided to the engineer. The engineer is not responsible for any errors or omissions in this report.

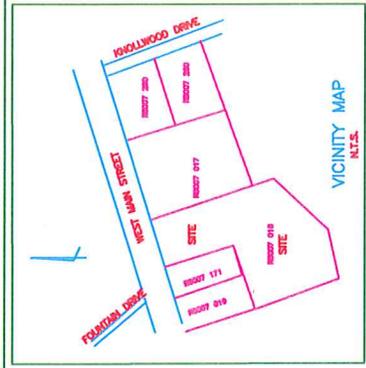
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5. The engineer's opinion is not a warranty of the accuracy or completeness of the information provided to the engineer. The engineer is not responsible for any errors or omissions in this report.



N7
 SOUTHVIEW HILL TELEPHONE & TELEGRAPH CO.
 PARCEL 28027 017
 28027 017
 28027 018
 28027 019

N7
 GUYTON
 PARCEL 28027 017
 28027 017
 28027 018
 28027 019

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 JAMES A. L. S. and
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 BPS RETAIL & COMMERCIAL
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 JAMES O. QUARTZ & ETHA
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 JAMES H. HICKLEY & DA
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1. The purpose of this report is to provide information regarding the flood hazard status of the property described herein. This report is based on the information provided to the engineer and the Flood Hazard Map #11085 for the County of Georgia.
2. The engineer has reviewed the Flood Hazard Map #11085 and has determined that the property described herein is not in a flood hazard area.
3. The engineer's opinion is based on the information provided to the engineer and the Flood Hazard Map #11085. The engineer does not warrant the accuracy or completeness of the information provided to the engineer.
4. The engineer's opinion is not a guarantee of the accuracy or completeness of the information provided to the engineer. The engineer is not responsible for any errors or omissions in this report.
5. The engineer's opinion is not a warranty of the accuracy or completeness of the information provided to the engineer. The engineer is not responsible for any errors or omissions in this report.



IF YOU DO IN GEORGIA -
 CALL US FIRST 1-800-368-7411

THE ENGINEER HAS REVIEWED THE FLOOD HAZARD MAP #11085 FOR THE COUNTY OF GEORGIA AND HAS DETERMINED THAT THE PROPERTY DESCRIBED HEREIN IS NOT IN A FLOOD HAZARD AREA.



GORDON STORY, P.E. A.S.
 CIVIL ENGINEER • LAND SURVEYOR
 2000 ROCKCATION ROAD
 WARRINGTON, VA 22090
 MOBILE PHONE 878-808-3832
 EMAIL gstory@earthlink.net

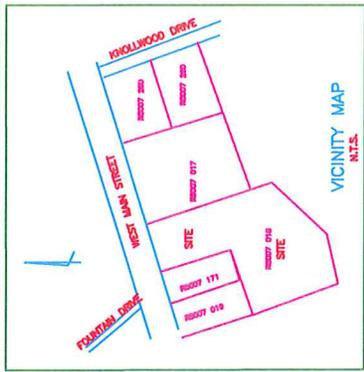
EXISTING ZONING
 2725 WEST MAIN STREET
 MARIETTA, GEORGIA
 PARCEL 28027 015

SHEET
 OF

In my opinion this property is not in a flood hazard area as per F.I.E.M. Flood Hazard Map @HHSnet
 County, Georgia
 Report Number: 13130C 01288
 Effective Date: 09/29/2006
 Revision Date:

1. The purpose of this map is to show the proposed zoning for the property shown on the map. The zoning is based on the information provided by the applicant and the zoning map. The zoning is subject to change without notice.

2. The zoning is based on the information provided by the applicant and the zoning map. The zoning is subject to change without notice.



N/T
 SOUTHERN BELL TELEPHONE & TELEGRAPH CO.
 2770 WEST MAIN ST.
 PARCEL 0007 017
 DB 00010, P. 009
 ZONED BG

N/T
 2770 WEST MAIN ST.
 PARCEL 0007 000
 DB 00010, P. 009
 ZONED BG

N/T
 2770 WEST MAIN ST.
 PARCEL 0007 000
 DB 00010, P. 009
 ZONED BG

N/T
 2770 WEST MAIN ST.
 PARCEL 0007 000
 DB 00010, P. 009
 ZONED BG

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 DB 00010, P. 009
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 DB 00010, P. 009
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 DB 00010, P. 009
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 DB 00010, P. 009
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 2770 WEST MAIN ST.
 PARCEL 0007 000
 DB 00010, P. 009
 ZONED BG

N/T
 2770 WEST MAIN ST.
 PARCEL 0007 000
 DB 00010, P. 009
 ZONED BG

1. The purpose of this map is to show the proposed zoning for the property shown on the map. The zoning is based on the information provided by the applicant and the zoning map. The zoning is subject to change without notice.



IF YOU SEE IN GEORGIA -
 CALL US FIRST 1-800-352-7411

THE CITY OF SHELLEY, GEORGIA
 HAS A ZONING DEPARTMENT
 THAT CAN ASSIST YOU IN
 OBTAINING THE NECESSARY
 PERMITS AND APPROVALS
 FOR YOUR PROJECT.

PROPOSED ZONING FOR HOTEL
 2722 WEST MAIN STREET
 SHELLEY, GEORGIA
 PARCEL 0007 018

LAND LOT 7
SECTION 7
COUNTY 10
TOWNSHIP 10
PARCEL 0007 018

GORDON STORV, P.E. PLS
 CIVIL ENGINEER • LAND SURVEYOR
 1001 S. W. 10TH STREET
 3000 INDEPENDENCE ROAD
 WASHINGTON, GA 30080
 MOBILE PHONE: 678-695-3032
 EMAIL: gordon@storv.com

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET 1
OF 1



