



# BOARD OF APPEALS APPLICATION

RECEIVED

MAY 19 2025

## APPLICATION FOR APPEAL, VARIANCE OR WAIVER

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

**City of Snellville**  
**Planning & Development Department**  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3513 website: [www.snellville.org](http://www.snellville.org)

DATE RECEIVED: \_\_\_\_\_

0 DORIAN DR #2500222  
BOA VARIANCE/APPEAL (25-02)  
PARCEL- R5028-008

**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.

Dean Conn  
Name (please print)  
400 Northridge Rd  
Address  
Atlanta, Ga 30350  
City, State, Zip Code  
404-314-4388  
Phone Number(s) Fax

David Hunt  
Name (please print)  
2044 Jammur Ct  
Address  
Snellville, Ga, 30078  
City, State, Zip Code  
404-202-0101  
Phone Number(s) Fax

Contact Person: Conrad Quinones Title: Engineer Phone: 678-684-6285  
Cell Phone: 770-880-0210 E-mail: cquinones@pec.plus

**Application for** (check one):

☐ Appeal (describe): \_\_\_\_\_

☒ Variance or Waiver from Unified Development Ordinance (describe below):

Variance for Sections 201-3.3.E #5 and Section 202-6.9.F "Garages and driveways serving single-family (attached) dwellings must be rear-entry with access provided from an ally. Front entry garages and driveways facing a public

or private street are prohibited. Garage doors must observe a minimum 22 feet setback from alley. Variance for Table 207-1.2.B - 2 per garage + 1 per 4 units located in street and/or common area).

Property Address/Location: Dorian Drive @ Lenora Church Rd. District 5th Land Lot 28 Parcel 5028 008

Subdivision or Project Name: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

### Application Submittal Checklist:

- ☐ Application original bearing original and notarized signatures and any supporting documents or exhibits.
- ☐ Letter of intent/written narrative detailing the appeal or requested variance or waiver.
- ☐ Responses to items on Attachment A.
- ☐ Responses to specific use criteria (see Criteria for Approval in Applicant Information).
- ☐ Site plan.
- ☐ Verification that county and city property taxes are paid.
- ☐ Warranty deed; security deed, or quit claim deed for subject property.
- ☐ Map indicating the subject property and adjacent properties identified by tax parcel number.
- ☐ Nine (9) stapled or bound copies of the application and any supporting documents or exhibits.
- ☐ Digital copy in .PDF format of application submittal (email, flash drive, etc.).
- ☐ Payment of application fee and public notification fees.

**Board of Appeals Public Hearing Date and Time:** JULY 8, 2025 at 7:30 p.m.

### Application Fees:

Please see the Planning Department Fee Schedule for application and public notification fees.

## ATTACHMENT "A"

### **APPEALS**

If request is to APPEAL the decision of the Planning Director, please discuss your grievance in detail below. You may attach additional sheets and provide additional documentation as appropriate.

☒ Check Box if NOT APPLICABLE

### **VARIANCES AND WAIVERS**

To authorize, upon appeal in specific cases, variance or waiver from the terms of the Unified Development Ordinance ("UDO") as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the UDO would result in unnecessary hardship.

A variance may not be granted by the Board of Appeals unless and until a written application for a variance or waiver is submitted demonstrating the following (you may attach additional sheets if necessary):

1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

Due to the extreme topography and narrow nature of the parcel, proposed grading options are present on this site that are not common to residential lots. Per the plan we wish to have approved, walls are already needed along the north and south side of the development. With the rear entry requirement of the updated ordinance, a combination of more walls and drastically reduced lots would be necessary making the lot infeasible for construction under the current zoning. With the development having no amenity other than a mail kiosk, the parking requirement of 1 street/common area parking space per 4 units also is not needed.

2) That literal interpretation of the provisions of the UDO would deprive the applicant or rights commonly enjoyed by other properties in the same zoning district under the terms of the UDO.

With the amount of space being occupied by needing to provide rear entry access to all lots on site, the density would be reduced by 18 lots per the attached plans. For this lots intention and topographical hardships, the lot becomes infeasible to develop for the density that can be provided per updated UDO. As mentioned in #1, the parking requirement of 1 street/common area parking space per 4 units also eats away as density/usable area that is very tight on this site.

3) That the special conditions and circumstances do not result from the actions of the applicant.

The special conditions proving insurmountable for this site are topographical. With the amount of elevation change on the site, adding additional alleys for rear access as stated in the UDO would occupy too much space/inhibit density tremendously. Same applies for the on-street parking requirement.

4) That granting the variance or waiver requested will not confer on the applicant any special privilege that is denied by the UDO to other lands, structures, or buildings in the same zoning district.

It is understood that the granting of these variances are solely to be able to develop the property without the rear load condition and on-street parking in the updated UDO. Standards will be followed for all other stipulations.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted or nonconforming use of lands, will be considered grounds for the issuance of a variance.

## APPLICATION CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both certifications below must be completed. If the property owner is filing the application, both certifications must be completed.

### APPLICANT CERTIFICATION

The undersigned below, is authorized to make this application and swears and affirms under penalty of perjury under the laws of the State of Georgia that the information provided herein is true and correct to the best of his/her knowledge and belief. The undersigned is aware that, in granting any variance or waiver, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with the Unified Development Ordinance. Violation of such conditions and safeguards when made a part of the terms under which the variance or waiver is granted, shall be deemed a violation of the Unified Development Ordinance and punishable under Article 3 of the UDO. If the application for variance or waiver is denied by the Board of Appeals, a re-application for such variance or waiver may not be made earlier than 12-months from the date of the original application. The undersigned is aware that any person aggrieved by a decision or order of the Board of Appeals may appeal by certiorari to the Superior Court of Gwinnett County. Such appeal must be filed within 30-days from the date of the decision of the Board of Appeals. Upon failure to file the appeal within 30-days from the date of decision, the decision of the Board of Appeals will be final.

[Signature]  
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Dean Conn, Manager  
Type or Print Name and Title \_\_\_\_\_

Notary Seal



[Signature] 4/14/2025  
Signature of Notary Public \_\_\_\_\_ Date \_\_\_\_\_

### PROPERTY OWNER CERTIFICATION

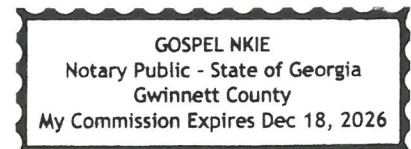
The undersigned below, is the owner of the property considered in this application as it is shown in the records of Gwinnett County, Georgia and the City of Snellville, Georgia. I authorize the person named above to act as applicant in the pursuit of obtaining a variance or waiver for this property.

[Signature] 4-26-25  
Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

David E Hunt - Owner  
Type or Print Name and Title \_\_\_\_\_

Notary Seal

[Signature] 4-21-25  
Signature of Notary Public \_\_\_\_\_ Date \_\_\_\_\_



\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

Date Received: 5-19-2025 Received By: CA Total Fees Paid: \$720 Original RCVD: ☒ YES ☐ NO  
9 Copies RCVD: ☒ YES ☐ NO  
Legal Ad Requested (Date): 5-20-2025 for Publication on (Date) 6-4-2025 PUBLIC HEARING DATE & TIME: JULY 8 @ 7:30PM  
Public Notice Sign(s) Requested (Date): 5-20-2025 for Posting by (date): 6-5-2025 APO Notice Mailing (date): 6-5-2025  
Comments: \_\_\_\_\_



## ADMINISTRATIVE DECISION APPEALS

- A. Appeals to the Board of Appeals concerning interpretation or administration of the Unified Development Ordinance ("UDO") may be taken by any person aggrieved or by any officer or bureau of the governing body of the City affected by any decision of a staff member of the Department of Planning and Development. Appeals must be filed with the Department within **fifteen (15) days of said decision** on the form/application provided by the City, including payment of application fee and public notification fees as determined by the Department fee schedule. The Director must forthwith transmit to the board all papers constituting the record upon which the action appealed from was taken.
- B. An appeal stays all proceedings in furtherance of the action appealed from unless the Director certifies to the Board of Appeals that, by reason of facts stated in the certificate, a stay would, in their opinion, cause imminent peril, to life or property. In such a case, proceedings may not be stayed otherwise than by the Zoning Board of Appeals or by a restraining order granted by a court of record on application, and notice to the Director for good cause shown.
- C. The person requesting the appeal must first submit to Department a written statement clearly defining the nature of the disagreement, the specific reference to the sections of the regulations at issue, and the applicant's own opinion.
- D. If the Department fails to respond within ten (10) business days from the date of transmittal of the appeal, the Department must automatically forward a copy of the appeal to the Board of Appeals for final action in their normal course of business.
- E. The Board of Appeals must hear and act upon within fifty (50) days of receipt of the appeal application and give public notice thereof in accordance with Sec. 103-7.2.B.3 (Public Notifications). At the hearing, any party may appear in person or by agent or attorney.
- F. In exercising the above-mentioned powers, the Board of Appeals may, so long as such action is in conformity with the terms of the this UDO, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination as ought to be made, and to that end will have the powers of the Department staff member from whom the appeal is taken.

## PUBLIC NOTICE REQUIREMENTS

The Planning Department must provide notice of the date, time and place of the public hearing as follows:

1. **LEGAL AD:** Published in the Gwinnett Daily Post which carries the legal advertisements of the City, by advertising the application and date, time, place and purpose of the public hearing not fewer than 30-days, nor more than 45- days before the date of the public hearing.
2. **NOTICES TO ADJOINING PROPERTY OWNERS:** Notification to the owners of adjoining properties of the property for which the variance, or waiver is sought and/or their agent by first class USPS mail to the mailing address provided by the Gwinnett County Tax Commissioner's office. The notification must be mailed not fewer than 30-days, nor more than 45-days before the public hearing. The notification must include a description of the application and the date, time, and place of the public hearing.
3. **PUBLIC NOTICE SIGN:** Posting of a Public Notice Sign on the property, one sign per road frontage, per parcel, posted at least 30-days before the public hearing. The sign must include a description of the application and the date, time, and place of the public hearing.

Once advertised the public hearing must be held. Any party may appear in person, or by agent or attorney.



## **RE-APPLICATION**

If the application for variance or waiver is denied by the Board of Appeals, a re-application for such variance or waiver may not be made earlier than 12-months from the date of the original application.

## **APPEALS**

Any person aggrieved by a decision or order of the Board of Appeals may appeal by certiorari to the Superior Court of Gwinnett County. Such appeal must be filed within 30-days from the date of the decision of the Board of Appeals. Upon failure to file the appeal within 30-days from the date of decision, the decision of the Board of Appeals will be final.

## **CRITERIA FOR APPROVAL**

The Board of Appeals must further make findings that the requirements of UDO Sec. 103-7.2.B. (Attachment A) have been met by the applicant for a variance or waiver.

The Board of Appeals must further make a finding that the reasons set forth in the application justify the granting of the variance or waiver is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The Board of Appeals must further make a finding that the granting of the variance or waiver will be in harmony with the general purpose and intent of the UDO, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Specific approval criteria is also provided in the Unified Development Ordinance as follows:

- a) Sec. 205-1. (Towne Center Overlay District)
- b) Sec. 205-1.11. (Vehicle Access and Parking Locations)
- c) Sec. 205-1.12. (Fences and Walls)
- d) Sec. 206-8.26. (Roofed Accessory Structures)
- e) Sec. 207-1.7.H. (Large Parking Facility Requirements)
- f) Sec. 207-1.8.B. (Parking Location Limitations)
- g) Sec. 207-1.11. (Driveways and Parking Surfacing)
- h) Sec. 207-2.D. (Buffer Width Reduction)
- i) Sec. 207-2.3.B.4. (Fences in Front or Side Street Yards)
- j) Sec. 207-3.D. (Structures in Landscape Strips)
- k) Sec. 207-6.6. (General Requirements – Signs)
- l) Sec. 401-3.2.B. (Block Measurement)
- m) Sec. 401-3.4.C. (Stub-out Streets)
- n) Sec. 401-3.4.H. (Interparcel Access)
- o) Sec. 401-4. (Streetscapes)
- p) Sec. 401-4.3. (Streetscape Design Standards)

## **CONDITIONS OF APPROVAL**

In granting any variance, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with the Unified Development Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, will be deemed a violation of the Unified Development Ordinance that is punishable under its provision.

# **APPENDIX A**

## **(LETTER OF INTENT)**



5/15/2025

Re: **Letter of Intent**  
**Dorian Drive @ Lenora Church Road – Variance Application**  
PEC+ Project No. 21103.00D

Dear City of Snellville Zoning Board of Appeals,

This variance application is being submitted on behalf of the developer and applicant, and proposes two variance requests to facilitate a by-right townhome development:

- Relief from Section 201-3.3.E #5 that requires “Garages and driveways serving single-family (attached) dwellings must be rear-entry with access provided from an alley. Front entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22 feet setback from alley.”
- Relief from Table 207-1.2.B Vehicle Parking Requirements “Single-Family (attached) dwelling : 2 per garage + 1 per 4 units located in street and/or parking area”

#### **Proposed Development & Site Summary**

The proposed site is a landlocked, RM-zoned parcel in the City of Snellville near Dorian Drive and Lenora Church Road. The site is approximately 8.1 gross acres in size. The parcel has been looked at for development several times, but engineers have struggled to reconcile the strict application of the RM zoning code and the many constraints on the parcel that are not the result of actions taken by the applicant or developer.

The site is limited by the following constraints:

- 1.601 acres of the site area is floodplain
- 0.39 acres of the site is wetlands
- 0.69 acres of the site are located in unbuildable stream buffers
- 3.5 acres of the site have slopes that are at least 2:1
- The site has no direct frontage of its own and requires inter-parcel access for street access
- The shape of the site is harsh and triangular, limiting site planning options

In other words, nearly 30% of the site is unbuildable as it currently exists, without any applicant or developer intervention, and another 43% of the site has very harsh topography. Coupled with the limited access and the difficult shape, the site is severely limited in its constructability.

The proposed development consists of 40 new, by-right townhomes with a primary thoroughfare that would connect to the existing Dorian Drive along the northeast side of the site.

#### **Proposed Variances**

As noted, we are seeking the following variance to facilitate the by-right development: Relief from Section 201-3.3.E #5 that requires “Garages and driveways serving single-family (attached) dwellings must be rear-entry with access provided from an alley. Front entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22 feet setback from alley.”

#### ***Front Entry Garages***

In the original LDP submittal, we proposed front entry garages and those site and grading plans are in Appendix B of the package for review. With the new code, we have provided an alternate plan (Appendix C) that shows a major loss in density to satisfy the rear load/alley condition (40 units -> 22 units). The drop in density with all the constraints on the site makes this too much of a challenge to develop for the density return.



*2 per garage + 1 per 4 units In Street and/or parking area*

The original LDP submittal proposed 3 total parking spaces (one being ADA) at the mail kiosk. With the development not having any other amenity features that are communal spaces, the 10 on street spaces required per updated code would cause further constructability/density issues for the project.

We appreciate the opportunity to bring forward this development for your consideration and look forward to meeting with you and/or discussing this further. Please do not hesitate to reach out with any questions.

Sincerely,

**Conrad Quinones**



Director of Engineering (Cobb Office)  
Planners and Engineers Collaborative  
900 Circle 75 Pkwy SE, Suite 925, Atlanta, Ga 30339  
[cquinones@pec.plus](mailto:cquinones@pec.plus)  
770-880-0210

# **APPENDIX B**

(PROPOSED SITE AND GRADING PLANS)

The aerial map shows a proposed development site located at the corner of Dorian Drive and W 9th Road. The site is divided into several lots, numbered 28 through 36. Lot 30 is highlighted in dark grey. The map includes various setback lines and easements, such as the "10' SIDE SETBACK" and "10' FRONT SETBACK". A "TYPICAL TREE" is shown near lot 34. The surrounding area includes existing residential lots, a school building, and various setbacks and easements.







# **APPENDIX C**

(SITE PLAN DENSITY REDUCTION PER  
UPDATED ORDINANCE)







# **APPENDIX D**

## **(WARRANTY DEED)**

Return Recorded Instrument to:  
JOHN B. TURPEN, ATTORNEY  
2323 Pate Street  
Snellville, GA 30078  
File No. T-17925 - Hunt/Britt

STATE OF GEORGIA

WINNETT COUNTY

LIMITED  
WARRANTY DEED

THIS INDENTURE is made this 14th day of April, 2008, by and between DAVID E. HUNT (hereinafter referred to as "Grantor") and TONY BRITT (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representative and assigns where the context requires or permits).

WITNESSETH, THAT, Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto GRANTEE:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO:

All that tract or parcel of land lying and being in Land Lot 28 of the 5<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the point marking the common corners of Land Lots 4, 5, 28 & 29 of said District and County; thence, run North 31 degrees 41 minutes 00 seconds West, along the line dividing said Land Lots 5 & 28, 602.90 feet to a 1/2-inch rebar set and the TRUE POINT OF BEGINNING; thence, from said TRUE POINT OF BEGINNING, continue running North 31 degrees 41 minutes 00 seconds West, along the line dividing said Land Lots 5 & 28, 1,023.40 feet to a rock found on the Southeasterly line of property now or formerly owned by Edward L. Bowen; thence, run North 58 degrees 01 minutes 05 seconds East, along the Southeasterly line of said Bowen property, 272.69 feet to a 1/2-inch rebar found; thence, South 54 degrees 15 minutes 13 seconds East, 249.79 feet to a 1/2-inch rebar set on the Northeasterly side of the right of way of Dorian Drive (50-foot right of way) at the Southerly terminus of said right of way; thence, run South 44 degrees 16 minutes 11 seconds East, along the terminus of said Dorian Drive, 50.77 feet to a 1/2-inch rebar set, located on the Southeasterly side of the right of way of said Dorian Drive; thence, South 54 degrees 40 minute 25 seconds East, 284.27 feet to a 1/2-inch rebar set; thence, South 17 degrees 40 minutes 42 seconds West, 303.43 feet to a 1/2-inch rebar set; thence, South 31 degrees 12 minutes 11 seconds East, 286.10 feet to a 1/2-inch rebar set; thence, South 58 degrees 29 minutes 29 seconds West, 258.00 feet to the TRUE POINT OF BEGINNING; being an 8.1366-acre tract of land, the foregoing description of which is made in accordance with a plat of survey prepared for David E. Hunt by Benny L. Bruner, GRLS #1646, dated September 24, 1997.

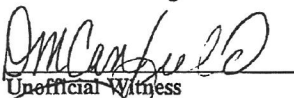
This deed is given subject to all restrictions and easements of record affecting the above property.

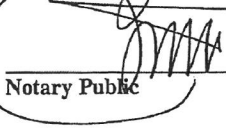
TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in Fee Simple.

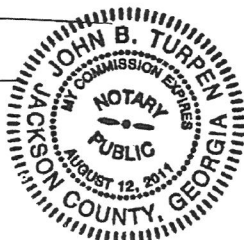
AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever owning, holding or claiming by, through or under the Grantor herein.

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

Signed, sealed and delivered  
In the presence of:

  
Unofficial Witness

  
Notary Public



  
DAVID E. HUNT

(Seal)

**APPENDIX E**  
(PROPERTY TAX RECORD)





Snellville, GA  
2342 Oak Rd  
Snellville, GA 30078  
(770) 985-3508

## 2024 Property Tax Bill

Parcel ID	Tax District	Bill #
R5028 008	10 - City of Snellville	004434
Property Owner/Location/Description		Taxable Value
HUNT DAVID E 0 DORIAN DR		125,480
Fair Market Value		
313,700		
Levies	Taxable Value	- Exemptions = Net Assessment X Tax Rate = Net Tax
City of Snellville	125,480	0 125,480 4.0000000 \$501.92

Exemptions:

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2024 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2025.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT [WWW.SNELLVILLE.ORG](http://WWW.SNELLVILLE.ORG)

Current Year Tax	\$501.92
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$501.92
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/16/2024



**Snellville, GA**  
2342 Oak Rd  
Snellville, GA 30078

*\*Make check or money order payable to: City of Snellville*  
*\*Write the Tax Parcel ID Number on your check*  
*\*Full payment must be made by the due date*  
*\*Mailed payments will be posted using the official postmark date*  
*\*Taxes may be paid online by visiting [www.snellville.org](http://www.snellville.org)*  
*\*Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5028 008  
Amount Due: \$0.00  
Bill#: 004434  
Due Date: 12/16/2024

AMOUNT PAID

**Snellville, GA**  
2342 Oak Rd  
Snellville, GA 30078

HUNT DAVID E  
2044 JANMAR CT  
SNELLVILLE, GA 30078-2186



2342 Oak Rd  
Snellville, GA 30078  
(770) 985-3500

Receipt Number:

R00255871

Cashier Name:

Daniel Smith

Terminal Number:

24

Receipt Date: 12/9/2024 3:14:40 PM

Trans Code: 300 - Tax Collections

Parcel: R5028 008 Full Payment

Owner: HUNT DAVID E

004434 - 2024 Tax 501.92

Account: R5028 008 HUNT DAVID E

\$501.92

Total Balance Due: \$501.92

Amount: \$501.92

Total Payment Received: \$501.92

Change: \$0.00

Payment Method: CHECK

Payor: HUNT DAVID E

Reference: 868285509



Property Tax View Pay Your Ta...

## View/Pay Your Taxes

### Account Details

[Back to Search](#)

**Parcel ID :**  
R5028 008

**Property Type :**  
Real Property

**Site Address :**  
0 DORIAN DR  
SNELLVILLE 30078

**Mailing Address :**  
HUNT DAVID E  
2044 JANMAR CT  
SNELLVILLE GA 30078-2186

[Change Mailing Address](#)

**Legal :**  
LENORA CHURCH RD

**District :**  
SNELLVILLE

**Last Update :**  
05/19/2025 08:08 PM

No payment due for this account.

### Tax Bills

LIVE  
CHAT

[Click here](#) to view and print your 2024 tax bill.

Year	Net Tax	Total Paid	Fees	Penalty	Interest	Due Date	Amount Due
<a href="#">2024</a>	\$4,015.37	\$4,015.37	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
<a href="#">2023</a>	\$2,472.99	\$2,472.99	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
<a href="#">2022</a>	\$2,472.99	\$2,472.99	\$0.00	\$0.00	\$0.00	11/01/2022	\$0.00
<a href="#">2021</a>	\$2,526.92	\$2,526.92	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00
<a href="#">2020</a>	\$2,899.64	\$2,899.64	\$0.00	\$0.00	\$0.00	12/01/2020	\$0.00
<a href="#">2019</a>	\$2,703.39	\$2,703.39	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
<a href="#">2018</a>	\$2,714.19	\$2,714.19	\$0.00	\$0.00	\$0.00	10/15/2018	\$0.00



**DENISE R. MITCHELL, MPA**  
GWINNETT COUNTY TAX COMMISSIONER

**NOTICE OF TAXES**  
**GWINNETT COUNTY, GEORGIA**  
*www.GwinnettTaxCommissioner.com*

PARCEL ID	TAX YEAR	OWNER OF RECORD	
R5028 008	2024	HUNT DAVID E BRITT TONY	
DISTRICT		PROPERTY LOCATION & DESCRIPTION	
SNELLVILLE		DORIAN DR LENORA CHURCH RD	
<b>FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.</b> If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.			
APPRAISAL DETAIL		YOUR EXEMPTION AND CREDIT SAVINGS	
LAND VALUE: \$313,700			
BUILDING VALUE: \$0			
TOTAL VALUE: \$313,700			
<b>ASSESSED VALUE: \$125,480</b>			
ACREAGE: 8.140000			
<b>COUNTY GOVERNMENT TAXES</b> Levied by the Board of Commissioners and representing 35.78% of your total ad valorem tax amount.			
TAXING AUTHORITY	ASSESSED VALUE	-	VOE - EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	125,480	0	0 125,480 0.006950 872.09
DEVELOPMENT/CODE ENFORCEMENT	125,480	0	0 125,480 0.000000 0.00
ECONOMIC DEVELOPMENT	125,480	0	0 125,480 0.000300 37.64
FIRE & EMS	125,480	0	0 125,480 0.003200 401.54
POLICE	125,480	0	0 125,480 0.000000 0.00
RECREATION	125,480	0	0 125,480 0.001000 125.48
<b>TOTAL COUNTY TAXES</b>			<b>0.011450 1,436.75</b>
<b>SCHOOL TAXES</b> Levied by the Board of Education and representing 64.22% of your total ad valorem tax amount.			
TAXING AUTHORITY	ASSESSED VALUE	-	VOE - EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
SCHOOL	125,480	0	0 125,480 0.019100 2,396.67
SCHOOL BOND	125,480	0	0 125,480 0.001450 181.95
<b>TOTAL SCHOOL TAXES</b>			<b>0.020550 2,578.62</b>
<b>STATE, CITY &amp; OTHER TAXES</b> Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount.			
<b>TOTAL MILLAGE RATE: 0.032000</b>		<b>TOTAL AD VALOREM TAXES: 4,015.37</b>	
OTHER ASSESSMENTS		COMBINED TAXES AND ASSESSMENTS	
		CHARGE	AMOUNT
		AD VALOREM TAXES:	4,015.37
		TOTAL AMOUNT DUE	4,015.37
<b>TOTAL OTHER ASSESSMENTS:</b>		<b>GRAND TOTAL DUE THIS BILLING: 4,015.37</b>	

**RETURN THIS PORTION WITH YOUR PAYMENT**

08/02/2024

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2024	R5028 008	10-15-2024	\$4,015.37	

Address  
Change:

☐

Check here and fill out the back  
of this remittance slip if your  
billing address or property  
location has changed.



R5028 008 36398  
HUNT DAVID E  
2044 JANMAR CT  
SNELLVILLE GA 30078-2186

243,682



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