



REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

RECEIVED

MAY 13 2025

DATE RECEIVED: _____

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3515 Fax 770.985.3551 www.snellville.org

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

1810 ATHENS HWY #2500209
REZONING APP RZ- 25-04
PARCEL- 5060 043 & 5040 014

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.

Apex Land Company c/o LJA Engineering
Name (please print)
299 S. Main Street
Address
Alpharetta, GA, 30009
City, State, Zip Code
470.202.9321
Phone Number(s) Fax

Multiple - please see attached
Name (please print)

Address

City, State, Zip Code

Phone Number(s) Fax

Contact Person: Tyler Lasser Phone: 470.202.9321 Fax: _____
Cell Phone: _____ E-mail: tlasser@lja.com

Present Zoning District Classification: RS30 Requested/Proposed Zoning District Classification: R-TH

Present Future Land Use Map (FLUM) Designation: Medium Density Res. Does the FLUM Require Amending? ☒ No ☐ Yes*

Proposed Use (Describe): Attached Townhomes

Property Address/Location: 1804, 1810 ATHENS HWY District 5 Land Lot 60 Parcel(s) 043, 014

* If the requested zoning district is not consistent with the Future Land Use category on the current Future Land Use Map (FLUM) and identified in Table 2 – Future Land Use Categories and Corresponding Zoning Districts (pg. 53) of the Snellville 2040 Comprehensive Plan, applicant shall also be required to submit a Land Use Plan Amendment application and which is considered concurrent with the Rezoning application.

APPLICATION FEES:

- Less than one acre \$ 500
- 1 to 5 acres 560
- 5 to 10 acres 800
- 10 to 15 acres 1,050
- 15 to 20 acres 1,350
- Over 20 acres 1,900
- Public Notice Sign \$ 75 (single-sided) or \$125 (double-sided) per parcel, per road frontage
- Adjoining Property Owner Notice \$ 15 (per adjoining property X 2 public hearings)

**IF REQUESTING A CHANGE IN CONDITIONS OF ZONING FROM A PRIOR APPROVED REZONING CASE,
PLEASE SUBMIT USING THE CHANGE IN CONDITIONS APPLICATION**

UDO Sec. 103-9.4.C. Zoning Map Amendments

Zoning map amendment applications must include the following:

1. Payment of the appropriate application fee as determined by the fee schedule.
2. A current legal description of the site to be rezoned. If the site proposed for amendment includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for all lots.
3. Ten (10) printed boundary surveys of the site to be rezoned, at least one of which should be an 11 x 17-inch (or smaller) reduction. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land survey no more than 12 months before the date of submittal.
4. Letter of intent explaining what is proposed.
5. Applicant's and/or owner's certification.
6. Conflict of interest certification and disclosure of campaign contributions.
7. The names and addresses of the owners of the land and their agents, if any.
8. The present and proposed zoning district for the site.
9. Ten (10) copies of the proposed site plan, and one 11 x 17-inch (or smaller) reduction of the plan, drawn to scale, showing: a north arrow; land lot, district, and parcel number; the dimensions with bearing and distance; acreage; location of the tract(s); the present zoning district of all adjacent lots; the proposed location of structures, driveways, parking, and loading areas; and the location and extent of required buffer areas. The site plan must be prepared by an architect, engineer, landscape architect or land surveyor whose State registration is current and valid. The site plan must be stamped and sealed by one of the four above-mentioned professionals no more than 6 months before the date of submittal. In addition, a digital copy in .pdf and .dwg formats must be submitted using email, flash drive, or other means approved by the Director.
10. Ten (10) stapled or bound copies of the zoning map amendment application and all supporting documents, in addition to one unbound application bearing original signatures. In addition, a digital copy of all materials in .pdf format must be submitted using email, flash drive, or other means approved by the Director.
11. Each zoning map amendment application, whether submitted by the City or by another party, must include with it a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters (Attachment A):
 - a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
 - b. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.
 - c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
 - d. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing, streets, transportation facilities, utilities, or schools.
 - e. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Map.
 - f. Whether there is 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.
12. Architectural building renderings indicating building elevation, colors, construction materials, etc. of which the facades and roofs will consist.
13. Verification by Gwinnett County that all property taxes owed have been paid (for all lots subject to this application).
14. Recorded Warranty Deed, Quit Claim Deed or other recorded legal instrument showing ownership in the real property which is subject to the application.
15. A map indicating the site and the adjacent properties, identified by tax parcel number.
16. A traffic impact analysis when required by UDO Sec. 103-5.2. (see page 9 below).
17. An initiating party must also file any other information or supporting materials that are required by the City Council, Planning Commission, and/or the Department.

**SUBMITTAL CHECKLIST
PROVIDED ON PAGE 7
BELOW**

Rezoning Application
Attachment A

Pursuant to Section 103-9.4.C.II. of the Snellville Unified Development 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 standard is not acceptable and shall be considered non-responsive.**

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: Please see attached

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

Response: Please see attached

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

Response: Please see attached

D. 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: Please see attached

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

Response: Please see attached

F. 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: Please see attached

CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

[Signature] 5-12-25
Signature of Applicant Date

Aaron Rissler - Manager
Type or Print Name and Title

Apex Land Company
Leah D Lane 5/12/25
Signature of Notary Public Date

Affix Notary Seal



PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize Aaron Rissler / Apex Land Co to file this application. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

☒ Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

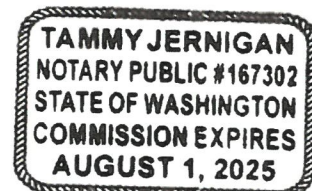
[Signature] 5/5/25
Signature of Owner Date

Steven L. Baughcum (owner)

Type or Print Name and Title

Tammy Jernigan 5/5/2025
Signature of Notary Public Date

Affix Notary Seal



AUTHORIZATION TO INSPECT PREMISES

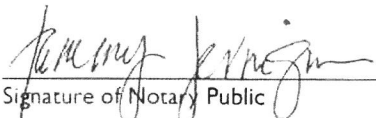
With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

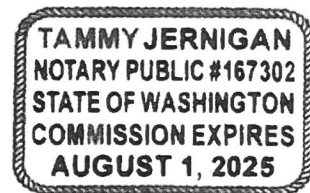
 5/5/25
Signature of Owner or Agent Date

Steven L. Baughcum (owner)

Type or Print Name and Title

 5/5/2025
Signature of Notary Public Date

Affix Notary Seal



CERTIFICATIONS

APPLICANT'S CERTIFICATION

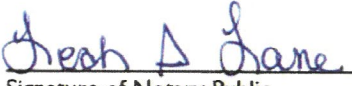
The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

 5-12-25

Signature of Applicant Date

Aaron Rissler - Manager

Type or Print Name and Title Apex Land Company

 5/12/25

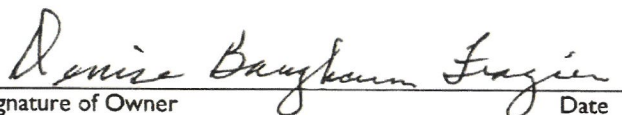
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize AARON RESSLER / APEX LAND CO to file this application. The undersigned is aware that that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

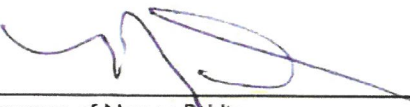
☐ Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

 5/6/2025

Signature of Owner Date

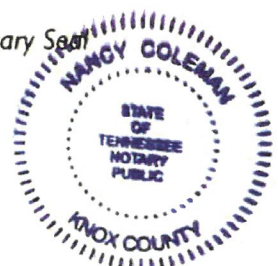
Denise Baughman Frazier


Type or Print Name and Title

 5-6-2025

Signature of Notary Public Date

Affix Notary Seal




10-5-28

AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

+ Denise Baughcum Frazier 5/6/2025
Signature of Owner or Agent Date

Denise Baughcum Frazier Affix Notary Seal
Type or Print Name and Title

[Signature] 5-6-2025
Signature of Notary Public Date



expiration
6-5-28

CERTIFICATIONS

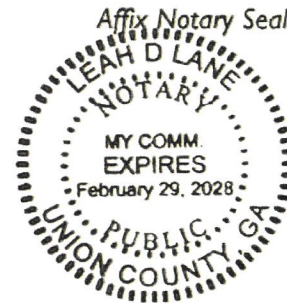
APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

[Signature] 5-12-25
Signature of Applicant Date

Aaron Ressler - Manager
Type or Print Name and Title Apex Land Company

Leah A Lane 5/12/25
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

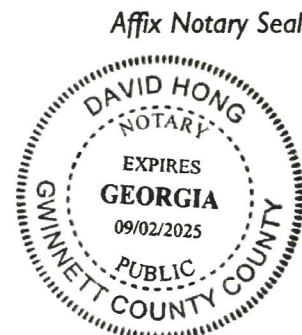
The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize AARON RESSLER / APEX LAND CO to file this application. The undersigned is aware that that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

☐ Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

[Signature] 5/19/2025
Signature of Owner Date

Unthuang Cho owner
Type or Print Name and Title

[Signature] 05/12/25
Signature of Notary Public Date



AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

W. Hwang 5/9/2025
Signature of Owner or Agent Date

Um Hwang Cho owner
Type or Print Name and Title

David Hong 05/12/25
Signature of Notary Public Date

Affix Notary Seal



**CONFLICT OF INTEREST CERTIFICATIONS
FOR REZONING APPLICATION**

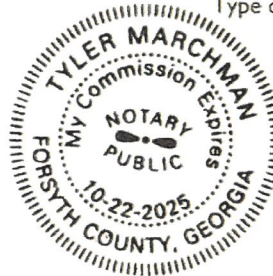
The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

☐ Check here if there are additional applicants and attach additional "Conflict of Interest Certification" sheets.

[Signature] 5-13-25 Aaron Rissler
Signature of Applicant Date Type or Print Name and Title

[Signature] 5/13/25 Tyler Lasser
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 5/13/25
Signature of Notary Public Date



Affix Notary Seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) 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?

☐ YES

☒ NO

YOUR NAME:

Aaron Rissler

If the answer above is YES, please complete the following section:

| NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (list all which aggregate to \$250 or More) | DATE CONTRIBUTION WAS MADE (Within the last two years) |
|--|---|--|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

☐ Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY TAX VERIFICATION

The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Apex Land Company, LLC - Adon Rissler
Signature: [Signature] Date: 1-22-2025

Property Information

Enter all parcel IDs in the table below. [Search for Parcel ID](#)

| Parcel ID(s) (by Applicant) | Property Taxes Paid (Yes or No) (Tax Commissioner Use Only) |
|-----------------------------|---|
| R5060 014 | |
| R5060 043 | |
| R5060 283 | |
| R5060 359 | |
| | |
| | |
| | |
| | |
| | |
| | |

Tax Commissioner Affirmation

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Melinda Lindsey Title: Tax Service Associate II
Signature: [Signature] Date: 02/04/25



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

2024 Property Tax Bill

| | | | | | | | | | |
|-------------------------------------|-------------------------|-------------------|---------------|---|----------------|---|--------------|---|---------|
| Parcel ID | Tax District | Bill # | | | | | | | |
| R5060 043 | 10 - City of Snellville | 007617 | | | | | | | |
| Property Owner/Location/Description | | Fair Market Value | Taxable Value | | | | | | |
| CHO SANG J 1804 ATHENS HWY | | 47,600 | 19,040 | | | | | | |
| Levies | Taxable Value | - | Exemptions | = | Net Assessment | X | Tax Rate | = | Net Tax |
| City of Snellville | 19,040 | | 0 | | 19,040 | | 4.0000000000 | | \$76.16 |

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

| | |
|-------------------|------------|
| Current Year Tax | \$76.16 |
| Interest | \$0.00 |
| Penalty | \$0.00 |
| Other Fees | \$0.00 |
| Payments Received | \$76.16 |
| 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*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5060 043
Amount Due: \$0.00
Bill#: 007617
Due Date: 12/16/2024

| |
|-------------|
| AMOUNT PAID |
| |

CHO SANG J
1035 CARNOUSTIE LN
ALPHARETTA, GA 30005-6998

Snellville, GA
2342 Oak Rd
Snellville, GA 30078



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

2024 Property Tax Bill

| | | | | | | | | | |
|---------------------------------------|-------------------------|-------------------|---------------|---|----------------|---|--------------|---|----------|
| Parcel ID | Tax District | Bill # | | | | | | | |
| R5060 014 | 10 - City of Snellville | 007606 | | | | | | | |
| Property Owner/Location/Description | | Fair Market Value | Taxable Value | | | | | | |
| BAUHCUM STEVEN LEE 1810 ATHENS HWY | | 325,500 | 130,200 | | | | | | |
| Levies | Taxable Value | - | Exemptions | = | Net Assessment | X | Tax Rate | = | Net Tax |
| City of Snellville | 130,200 | | 0 | | 130,200 | | 4.0000000000 | | \$520.80 |
| 2024 STORMWATER | | | | | | | | | \$156.25 |

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

| | |
|-------------------|------------|
| Current Year Tax | \$677.05 |
| Interest | \$14.59 |
| Penalty | \$0.00 |
| Other Fees | \$0.00 |
| Payments Received | \$691.64 |
| Other Amounts Due | \$0.00 |
| Total Due | \$0.00 |
| Due Date | 12/16/2024 |

Snellville, GA
2342 Oak Rd
Snellville, GA 30078

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
*Convenience fees may apply to all credit/debit card payments

Parcel ID: R5060 014
Amount Due: \$0.00
Bill#: 007606
Due Date: 12/16/2024

| |
|-------------|
| AMOUNT PAID |
| |

STEVEN LEE BAUGHUM
612 LARK MEADOW DR
KNOXVILLE, TN 37934-1718

Snellville, GA
2342 Oak Rd
Snellville, GA 30078

Applicant's Letter of Intent
Apex Land Company
Rezoning RS-30 to R-TH

The Applicant, Apex Land Company, respectfully requests to rezone the approximately 10.19-acre site from RS-30 to R-TH to develop an attached townhouse community. The subject site is located on the south side of Athens Highway (U.S. 78), near its intersection with Grayson Highway (S.R. 10), within an area that includes a variety of commercial and residential uses.

The proposed rezoning and development align with the intent of Snellville's Future Land Use Plan. The site falls within the Medium-Density Residential future land use area, which encourages single-family housing at a density of up to eight units per acre. It is also situated within the Highway 78 East Character Area and within an identified activity node (the intersection of Highway 78 and Grayson Highway). The vision for this character area includes well-developed nodes with a mix of uses, pedestrian-scale infrastructure, and a walkable, bicycle-friendly environment. The proposed development fosters these goals by introducing a walkable, rear-loaded townhouse product that complements nearby commercial businesses. The proposed development will include 65 rear-entry townhomes, resulting in a net density of approximately 6.38 units per acre, consistent with the land use designation. Each two-story unit will have a minimum heated floor area of 1,600 square feet and will include a two-car rear-loaded garage and driveway, providing a total of four off-street spaces per unit. Elevations depict a high-quality architectural design featuring cementitious siding and accents of brick and/or stone, creating visual variety and long-term durability. Per the submitted site plan, access to the community will be provided via a full-movement driveway on Athens Highway, with an included deceleration lane to prevent eastbound traffic disruption. Each rear-loaded garage will be accessed by 16-foot-wide alleys within a 20-foot right-of-way, consistent with traditional neighborhood design. The alley-loaded configuration allows every unit to front an internal street or green space, including three pocket parks that contribute to a pedestrian-friendly environment. Sidewalks are proposed along all internal streets, in front of all units, within open spaces, and along the Athens Highway frontage, promoting safe and convenient pedestrian access throughout the site and to surrounding destinations such as the Grayson Highway commercial corridor. Additional site features will include, but are not limited to:

- 26 guest parking spaces dispersed throughout the development
- A central mail kiosk area
- A screened dumpster enclosure with self-closing doors
- A stormwater management facility

The site also contains stream buffers and floodplain, which have been carefully preserved. These areas contribute to the total 3.915 acres (38.4%) of open space, exceeding the minimum 20% required by code. Recreation space totals 0.85 acres, also exceeding the minimum 6% (0.61 acres) required.

The Applicant respectfully requests two variances:

- A reduction of the rear setback from 30 feet to 22 feet to allow for optimal lot layout and vehicular circulation. The 30-foot standard is excessive when applied from the alley and would significantly impair the overall site plan and product viability.

- A waiver from the requirement to provide a pool and full-sized tennis court, which is impractical at this scale. The site is constrained by floodplain and stream buffers, limiting the buildable area. Additionally, the site's proximity (1.5 miles) to Towne Center Snellville provides future residents with access to abundant retail, entertainment, parks, and dining, functioning as an amenity extension.

The Applicant looks forward to collaborating with City staff and engaging with the community and stakeholders. Apex Land Company is excited to bring high-quality, for-sale housing to a strategic location in the City of Snellville.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development 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 standard is not acceptable and shall be considered non-responsive.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Yes, the site is situated near an intersection that is intended to be an activity node, which includes a variety of commercial uses.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

No, the development will maintain a residential use that is intended for this location and will adhere to all site setback standards.

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

The Applicant submits the proposed zoning is more suitable for the subject site. Due to constraints such as lot shape and significant unbuildable areas caused by streams and floodplains, a detached single-family development would not be feasible.

D. 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.

No, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

Yes, it's within the medium density residential future land use area, and is within or adjacent to an activity node. This area is designed for uses up to 8 units per acre that can support the businesses within the node around the intersection.

F. 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.

The consistency with the land use plan, the need for infill housing, and the pattern of more attached housing along 78 are grounds for approval of the zoning proposal.



770.225.4730

www.LJA.com

299 South Main Street, Suite A, Alpharetta, Georgia 30009

Property Owner Information

PID: 5060-043

CHO SANG J & CHO UN H

1035 CARNOUSTIE LN

ALPHARETTA, GA 30005-6998

PID: 5060-014

BAUGHCUM STEVEN LEE & FRAZIER

DENISE B

612 LARK MEADOW DR KNOXVILLE,

TN 3793-1718

Contact:

Tyler Lasser

470.202.9321

Tlasser@LJA.com

OVERALL

A parcel of land lying in Land Lot 60, 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of U.S. Highway #78, A.K.A Athens Highway (variable right of way) and Old Grayson Road (Variable right of way); thence run South 36 degrees 22 minutes 07 seconds East for a distance of 103.08 feet to a found 1/2" rebar on the southerly right of way of aforementioned U.S. Highway #78, A.K.A. Athens Highway; thence run North 82 degrees 56 minutes 02 seconds East along said right of way for a distance of 154.08 feet to a point, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 03 degrees 50 minutes 49 seconds, a chord bearing of North 81 degrees 00 minutes 40 seconds East and a chord length of 225.83 feet; thence run along the arc of said curve and said right of way for a distance of 225.87 feet to a found 1/2" rebar and the **POINT OF BEGINNING** of the parcel herein described, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 02 degrees 44 minutes 02 seconds, a chord bearing of North 77 degrees 21 minutes 10 seconds East and a chord length of 160.50 feet; thence run along the arc of said curve and said right of way for a distance of 160.51 feet to a found 1/2" rebar, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 02 degrees 08 minutes 29 seconds, a chord bearing of North 74 degrees 59 minutes 34 seconds East and a chord length of 125.72 feet; thence run along the arc of said curve and said right of way for a distance of 125.73 feet to a found 1/2" rebar; thence leaving said right of way run South 12 degrees 03 minutes 37 seconds East for a distance of 349.98 feet to a found 1/2" rebar; thence run South 52 degrees 14 minutes 52 seconds West for a distance of 76.72 feet to a found 1" open top pipe; thence run South 07 degrees 39 minutes 48 seconds East for a distance of 45.32 feet to a found 1" open top pipe; thence run South 49 degrees 07 minutes 48 seconds East for a distance of 589.53 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 82 degrees 13 minutes 05 seconds West for a distance of 200.48 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 63 degrees 17 minutes 50 seconds West for a distance of 210.60 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 51 degrees 11 minutes 32 seconds West for a distance of 243.80 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 29 degrees 08 minutes 28 seconds West for a distance of 437.22 feet to a found 1/2" rebar; thence run North 29 degrees 11 minutes 40 seconds West for a distance of 336.72 feet to a found 1/2" rebar; thence run North 80 degrees 15 minutes 54 seconds East for a distance of 175.21 feet to a found 1/2" rebar; thence run North 28 degrees 39 minutes 57 seconds West for a distance of 80.42 feet to a found 1/2" rebar; thence run North 83 degrees 38 minutes 17 seconds East for a distance of 124.94 feet to a found 1/2" rebar; thence run North 11 degrees 09 minutes 12 seconds West for a distance of 241.47 feet to the **POINT OF BEGINNING**.

Said parcel contains 444,109 square feet or 10.195 acres.

TRACT 1

A parcel of land lying in Land Lot 60, 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of U.S. Highway #78, A.K.A Athens Highway (variable right of way) and Old Grayson Road (Variable right of way); thence run South 36 degrees 22 minutes 07 seconds East for a distance of 103.08 feet to a found 1/2" rebar on the southerly right of way of aforementioned U.S. Highway #78, A.K.A. Athens Highway; thence run North 82 degrees 56 minutes 02 seconds East along said right of way for a distance of 154.08 feet to a point, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 03 degrees 50 minutes 49 seconds, a chord bearing of North 81 degrees 00 minutes 40 seconds East and a chord length of 225.83 feet; thence run along the arc of said curve and said right of way for a distance of 225.87 feet to a found 1/2" rebar and the **POINT OF BEGINNING** of the parcel herein described, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 02 degrees 44 minutes 02 seconds, a chord bearing of North 77 degrees 21 minutes 10 seconds East and a chord length of 160.50 feet; thence run along the arc of said curve and said right of way for a distance of 160.51 feet to a found 1/2" rebar; thence leaving said right of way run South 08 degrees 58 minutes 47 seconds East for a distance of 258.61 feet to a found 1/2" rebar; thence run South 07 degrees 31 minutes 04 seconds West for a distance of 88.23 feet to a found 5/8" rebar; thence run South 70 degrees 29 minutes 16 seconds East for a distance of 75.97 feet to a found 1/2" rebar; thence run South 49 degrees 52 minutes 56 seconds East for a distance of 51.67 feet to a found 1" open top pipe; thence run South 49 degrees 07 minutes 48 seconds East for a distance of 589.53 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 82 degrees 13 minutes 05 seconds West for a distance of 200.48 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 63 degrees 17 minutes 50 seconds West for a distance of 210.60 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 51 degrees 11 minutes 32 seconds West for a distance of 243.80 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 29 degrees 08 minutes 28 seconds West for a distance of 61.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 29 degrees 08 minutes 28 seconds West for a distance of 376.11 feet to a found 1/2" rebar; thence run North 29 degrees 11 minutes 40 seconds West for a distance of 336.72 feet to a found 1/2" rebar; thence run North 80 degrees 15 minutes 54 seconds East for a distance of 175.21 feet to a found 1/2" rebar; thence run North 28 degrees 39 minutes 57 seconds West for a distance of 80.42 feet to a found 1/2" rebar; thence run North 83 degrees 38 minutes 17 seconds East for a distance of 124.94 feet to a found 1/2" rebar; thence run North 11 degrees 09 minutes 12 seconds West for a distance of 241.47 feet to the **POINT OF BEGINNING**.

Said parcel contains 392,019 square feet or 9.000 acres.

TRACT 2

A parcel of land lying in Land Lot 60, 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of U.S. Highway #78, A.K.A Athens Highway (variable right of way) and Old Grayson Road (Variable right of way); thence run South 36 degrees 22 minutes 07 seconds East for a distance of 103.08 feet to a found 1/2" rebar on the southerly right of way of aforementioned U.S. Highway #78, A.K.A. Athens Highway; thence run North 82 degrees 56 minutes 02 seconds East along said right of way for a distance of 154.08 feet to a point, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 03 degrees 50 minutes 49 seconds, a chord bearing of North 81 degrees 00 minutes 40 seconds East and a chord length of 225.83 feet; thence run along the arc of said curve and said right of way for a distance of 225.87 feet to a found 1/2" rebar, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 02 degrees 44 minutes 02 seconds, a chord bearing of North 77 degrees 21 minutes 10 seconds East and a chord length of 160.50 feet; thence run along the arc of said curve and said right of way for a distance of 160.51 feet to a found 1/2" rebar, said point being the **POINT OF BEGINNING** of the parcel herein described, said point lying on a curve to the left, said curve having a radius of 3,364.04 feet, a central angle of 02 degrees 08 minutes 29 seconds, a chord bearing of North 74 degrees 59 minutes 34 seconds East and a chord length of 125.72 feet; thence run along the arc of said curve and said right of way for a distance of 125.73 feet to a found 1/2" rebar; thence leaving said right of way run South 12 degrees 03 minutes 37 seconds East for a distance of 349.98 feet to a found 1/2" rebar; thence run South 52 degrees 14 minutes 52 seconds West for a distance of 76.72 feet to a found 1" open top pipe; thence run South 07 degrees 39 minutes 48 seconds East for a distance of 45.32 feet to a found 1" open top pipe; thence run North 49 degrees 52 minutes 56 seconds West for a distance of 51.67 feet to a found 1/2" rebar; thence run North 70 degrees 29 minutes 16 seconds West for a distance of 75.97 feet to a found 5/8" rebar; thence run North 07 degrees 31 minutes 04 seconds East for a distance of 88.23 feet to a found 1/2" rebar; thence run North 08 degrees 58 minutes 47 seconds West for a distance of 258.61 feet to the **POINT OF BEGINNING**.

Said parcel contains 52,089 square feet or 1.196 acres.

BK51424 PG0512

After recording, return to:
John O. Moore, Atty. at Law
260 Constitution Blvd.
Lawrenceville, GA 30046

STATE OF GEORGIA

COUNTY OF GWINNETT

PT-61# 067-2012-017778
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ none
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2012 JUN 11 PM 1:42

RICHARD ALEXANDER, CLERK

306003

DEED OF ASSENT

A CONVEYANCE, made this 9th day of June, 20 11, from
STEVEN LEE BAUGHCUM and DENISE B. FRAZIER, AS CO-TRUSTEES of the
HENRIETTA S. BAUGHCUM TESTAMENTARY TRUST, as the First Parties, to
STEVEN LEE BAUGHCUM and DENISE B. FRAZIER, as joint tenants with right of
survivorship, as the Second Parties.

WITNESSETH

(a) The First Parties are Co-Trustees of Henrietta S. Baughcum Testamentary
Trust, Established under the last will and testament of HENRIETTA S. BAUGHCUM,
late of Gwinnett County, who died on December 21, 2008, seized and possessed of the
property hereinafter described in Exhibit "A" attached hereto (hereinafter referred to as
the "Land").

(b) Said will was probated in solemn form and admitted to record in the Probate
Court of Gwinnett County, Georgia, on April 25, 2009.

(c) Under Item Five of said will, the residuary estate of HENRIETTA S.
BAUGHCUM was devised and bequeathed to the First Parties, and was conveyed to First
Parties by Deed of Assent Dated June 8, 2011. Under said Item Five of
said will, upon the death of HENRIETTA S. BAUGHCUM and her spouse, GEORGE L.
BAUGHCUM, said property was devised and bequeathed to Second Parties. GEORGE
L. BAUGHCUM died March 1, 2011. The devise of the above- described property is
made in satisfaction of said devise and bequest.

0058392

BK 51424 PG 0513

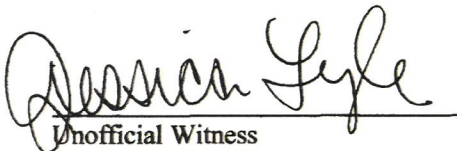
NOW THEREFORE, in order to evidence the assent of the First Parties to the devise of the Second Parties of the real property hereinafter described and to vest in the Second Parties, their successors, heirs and assigns, all the interest in said real property vested in HENRIETTA S. BAUGCUM at the time of her death, the First Parties hereby grant and convey unto the Second Parties, their successors, heirs and assigns, the interest owned by HENRIETTA S. BAUGCUM in the Land.

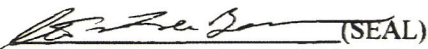
TO HAVE AND TO HOLD the Land, with all and singular the right, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Second Parties forever in FEE SIMPLE.

EXECUTED under seal as of the date above.

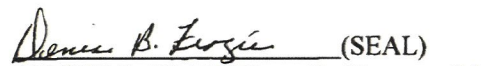
Signed, sealed and delivered in
the presence of:

FIRST PARTY


Unofficial Witness

 (SEAL)
STEVEN LEE BAUGCUM, as Co-
Trustee of the HENRIETTA
S. BAUGCUM Testamentary Trust


Notary Public

 (SEAL)
DENISE B. FRAZIER, as Co-Trustee of the
HENRIETTA S. BAUGCUM
Testamentary Trust

(NOTARIAL SEAL)



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 60 of the 5th Land District of Gwinnett County, Georgia and being Tract One containing 9.50 acres as per plat made by Hannon and Meeks, Surveyors, on November 14, 1969 and said plat being recorded in Plat Book 1, Page 210, Gwinnett County Records and by reference herein is incorporated in this description and by reference is made a part thereof and said land is described as follows:

BEGINNING at an iron pin on the South side of U.S. Highway 78 and said point of beginning being 162.65 feet, more or less, in a Southwesterly direction from a point on the original land lot line separating Land Lots 60 and 69; thence South 10 degrees 02' East 316.6 feet to an iron pin; thence South 6 degrees 57' West 88.3 feet to an iron pin; thence South 71 degrees 17' East 76 feet to an iron pin; thence South 49 degrees 58' East 641.2 feet to a point; thence South 81 degrees 43' West 196.1 feet to a point; thence South 62 degrees 48' West 217 feet to a point; thence South 50 degrees 08' West 243.8 feet to a point; thence North 29 degrees 56' West 847.1 feet to an iron pin; thence North 78 degrees 47' East 150 feet to an iron pin; thence North 21 degrees 46' West 6.8 feet to an iron pin; thence North 82 degrees 45' East 150 feet to an iron pin; thence North 12 degrees 07' West 300 feet to an iron pin on the South side of U.S. Highway 78; thence in a northeasterly direction 162.65 feet to the point of beginning.

Less and except all conveyance previously made by Grantor including but not limited to that certain tract or parcel described in that certain Warranty Deed from George L. Baughcum to Gerald and Bobbie Kilgore recorded at Deed Book 1647, Page 236 Gwinnett County Records and that certain right of way deed from George L. Baughcum to the Georgia Department of Transportation recorded at Deed Book 2301 Page 320 Gwinnett County Records.

BK49621 PG0338

Return to:

Sacqueline M. Nae, PC
9435 Clublands Dr.
Alpharetta, GA 30022

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2009 JUL 27 AM 11:10

TOM LAWLER, CLERK

Return To:

310646

DEED UNDER POWER OF SALE

STATE OF GEORGIA
GWINNETT COUNTY

PT-61# 67-2009-D19508
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 0
TOM LAWLER CLERK OF
SUPERIOR COURT

THIS INDENTURE, made this 15th day of May, 2009, by **Crown Pt. Properties, LLC** aka **Crown Point Properties, LLC** (Borrower) acting through **Sang J. Cho and Un H. Cho** duly appointed agent and attorney-in-fact (Lender), as **Grantor**, and **Sang J. Cho and Un H. Cho** as **Grantee**;

WITNESSETH

WHEREAS, Borrower on June 5, 2006, executed and delivered to Lender a Security Deed dated June 5, 2006 and recorded in Deed Book 46612, Page 453, Gwinnett County Records conveying the property described in Exhibit A, to secure the payment of a Promissory Note of even date therewith, in the original principal amount of \$223,155.00 (Two Hundred Twenty-Three Thousand One Hundred Fifty Five and 00/100 Dollars); and

WHEREAS, default in payment of the monthly installments under said note occurred, and whereas by reason of said default, Lender elected, pursuant to the terms of said security deed and note, and declared the entire principal and interest immediately due and payable; and

WHEREAS, said entire indebtedness still being in default, Lender, as attorney-in-fact for Borrower and according to the terms of said Security Deed, did advertise said property for sale once a week for four weeks in a newspaper in Gwinnett County, Georgia, wherein the Sheriff carried his advertisement, namely the Gwinnett Daily Post, said dates of publication being 4/9/09, 4/16/09, 4/23/09 and 4/30/09; and

WHEREAS, Lender did expose said land for sale to the highest bidder for cash on the first Tuesday in May, 2009, within the legal hours of sale at the usual place for conducting Sheriff's sales in Gwinnett County before the Courthouse door in Lawrenceville, Gwinnett County, Georgia, and offered said property for sale at public outcry to the highest bidder for cash when and where Lender bid \$222,410.00 (Two Hundred Twenty-Two Thousand Four Hundred Ten and 00/100 Dollars); and

0069799

BK49621 PG0339

WHEREAS, the Notice of Foreclosure as required by Georgia law in the form of a copy of the Notice of Sale Under Power submitted to the publisher of the Gwinnett Daily Post was sent certified U.S. Mail to Borrower at least thirty days prior to the foreclosure sale date.

WHEREAS, the land was knocked off to Lender for the sum of \$222,410.00 (Two Hundred Twenty-Two Thousand Four Hundred Ten and 00/100 Dollars);

NOW, THEREFORE, in consideration of the premises and said sum of money and by virtue of money and by virtue of and in the exercise of the power of sale contained in the aforesaid Security Deed, Grantor has bargained, sold, granted, and conveyed, and by these presents does hereby bargain, sell, grant, and convey to Grantee, including their successors and assigns, all that tract or parcel of improved property described in Exhibit A attached hereto.

Together with all and singular the rights, members and appurtenances thereto appertaining; also, all the estate, right, title, interest, claim or demand of Crown Pt. Properties, LLC aka Crown Point Properties, LLC, its successors and assigns, legal, equitable or otherwise whatsoever, in and to the same.

TO HAVE AND TO HOLD the said premises and every part thereof unto **Sang J. Cho and Un H. Cho**, their successors and assigns, to their own proper use, benefit and behoof in FEE SIMPLE, in as full and ample a manner as Crown Pt. Properties, LLC aka Crown Point Properties, LLC did hold and enjoy the same.

IN WITNESS WHEREOF, the Lender as Agent and Attorney-in-Fact for Crown Pt. Properties, LLC aka Crown Point Properties, LLC has hereunto fixed its hand and seal, the day and year first above written.

Sang J. Cho and Un H. Cho
as Attorney-in-Fact for Crown Pt. Properties, LLC aka
Crown Point Properties, LLC

Signed, sealed and delivered
in the presence of:

By: [Signature] (L.S.)
Sang J. Cho

[Signature]
Witness

By: [Signature] (L.S.)
Un H. Cho

[Signature]
Notary Public

Commission Expiration Date: 11-26-2011



EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 60, 5th District, Gwinnett County, Georgia, being Tract 3, per plat and survey entitled "Survey for Merrill H. Thornton", containing 1.19 acres, more or less, and being more particularly described according to plat and survey prepared by Jacque L. Williams, Surveyor 859, dated May 26, 1984, and recorded in Plat Book 26, Page 107, Clerk's Office, Gwinnett County, Georgia Records, reference to which is hereby made for a more complete description. Also conveyed is a permanent, non-exclusive easement for ingress and egress over Tract 4, said survey. Said property is also known as Gwinnett County Tax Parcel R5060 043.