



REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

RZ 25-05

City of Snellville
Planning & Development Department
2342 Oak Road, 2 Floor
nd

RECEIVED

JUN 10 2025

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

1719 SCENIC HWY #2500278
REZONING APPLICATION
PARCEL- 5056 003;
TREELANE DEVELOPMENT LLC (DETHOMAS)

RZ 25-05

CASE # RZ 2500278

Snellville, GA 30078
Phone 770.985.3515 Website: www.snellville.org

Version 4-1-2025

Owner's Agent

Applicant is: (check one) ☒ Contract Purchaser
Property Owner

DeThomas Investments, LLC
1505 Lakes Pkwy., Suite 190
Lawrenceville, GA 30043
Phone Number(s) (770) 962-9780 Fax

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

Tree Lane Development, LLC
13300 Olio Road
Fishers, IN 46037
Phone Number(s) (770) 962-9780 Fax

Contact Person: Robert Jackson Wilson

Phone: (770) 962-9780

Fax:

Cell Phone:

E-mail: jwilson@rjwpclaw.com

Present Zoning District Classification: BG

Requested/Proposed Zoning District Classification: R-TH

Present Future Land Use Map (FLUM) Designation: Health Village Does the FLUM Require Amending? ☒ No ☐ Yes*

Proposed Use (Describe): Townhomes

Property Address: 1719 Scenic Hwy

Land Lot 56 District 5 Parcel 003

* 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. 59) of the Snellville 2045 Comprehensive Plan, applicant shall also submit a Land Use Plan Amendment application for concurrent consideration with the Rezoning application.

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

REZONING: A rezoning, also known as a zoning map amendment is the process to legally change the official zoning map of the City of Snellville, Georgia which involves altering the boundaries of zoning districts or rezoning specific properties.

NOTE: IF REQUESTING A CHANGE IN ZONING CONDITIONS FROM A PRIOR APPROVED REZONING CASE, PLEASE SUBMIT USING THE CHANGE IN CONDITIONS APPLICATION.

SUBMITTAL CHECKLIST PROVIDED ON PAGE 7 BELOW

Rezoning Application
Attachment A

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.

Response: Yes; the use is suitable in view of the property's close proximity to commerical development and other more intense uses.

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

Response: No because the property is accessed via Tree Lane, and is located behind existing commercial developments. It will not have adverse affects.

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

Response: No the property has been vacant and marketed for many years without success.

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: No, the use will not cause excessive burden because of the location of the property and the limited number of units proposed for development.

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

Response: Yes because of its location and configuration. The proposal can be conforming to the future land use plan.

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: The LLC and owner of the properties affiliated with 12 Stone Church. The property has been held for potential future use and held by the church. The rezoning would allow a sale and the proceeds of sale would benefit the church and its community service mission.

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.

R. Hall

Signature of Applicant

6/3/25

Date

Ronnie DeThomas

Type or Print Name and Title

[Signature]

Signature of Notary Public

6/3/25

Date

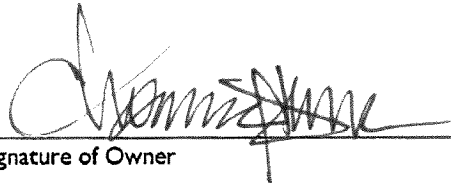
Affix Notary Seal



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 Robert Jackson Wilson 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 of Owner 3 JUN 25
Date

C. NORWOOD DAVIS, MANAGER, TREELANE DEVELOPMENT
Type or Print Name and Title

Affix Notary Seal

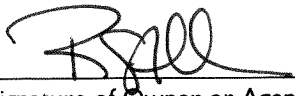

Signature of Notary Public June 3, 2025
Date



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.



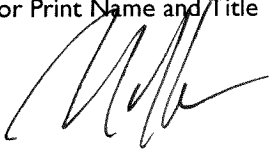
Signature of Owner or Agent

6/3/25

Date

Ronnie DeThomas

Type or Print Name and Title

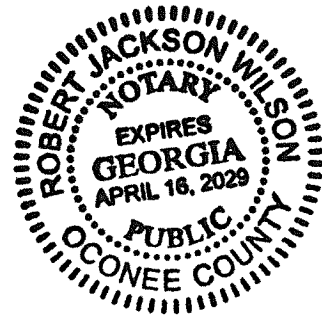


Signature of Notary Public

6/3/25

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.

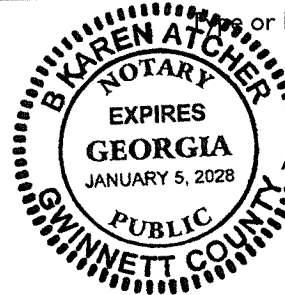
 6/3/25
Signature of Applicant Date

Ronnie DeThomas
Type or Print Name and Title

 6/3/25
Signature of Applicant's Attorney or Representative Date

Robert Jackson Wilson, Attorney
Type or Print Name and Title

 6/3/25
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: Ronnie DeThomas / DeThomas Investments, LLC

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)
Norman Carter (City Council Member)	\$1,000.00	12/05/2023

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

LOCATION MAP

TRACT NO.1	5.4454 AC
TRACT NO.2	15.0137 AC
TRACT NO.3	0.9507 AC
<hr/>	
TOTAL AREA	21.4098 AC

2

SR # 124
SCENIC HIGHWAY
R/W VARIES
(DEEDBOOK 54 PAGE 800)

SURVEY
 CONSTRUCTION & MAINTENANCE EST.
 DB 6202
 P. 289
 FOUND

NOTE: THE LOTS SHOWN HEREON MAY NOT BE SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE CITY OF SNELLVILLE

GRAPHIC SCALE

100 0 50 100 200 400

(METERS)

1 inch = 1000

GRAPHIC SCALE

0 50 100 200 400

(= FEET)

1 inch = 100ft

DWG FILE: 2623_SUBDIVISION		DRAWING
DRAWN BY:	H.S.	
PROJECT NO.	2623.00	

SUBDIVISION PLAT FOR:
SNELLVILLE CROSSING, LLC
(A GEORGIA LIMITED LIABILITY COMPANY)

LAND LOT 56, 5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

COLUMBIA
ENGINEERING

4405 INTERNATIONAL BLVD.
SUITE B-101

[illegible]

[SURVEY REFERENCE DATA]

DETD BOOK 334 PAGE 159 WARRANTY DETD
DETD BOOK 2504 PAGE 472 WARRANTY DETD
DETD BOOK 54 PAGE 605 RIGHT OF WAY DETD
DETD BOOK 2806 PAGE 657 WARRANTY DETD, 1
DETD BOOK 6202 PAGE 293 CONVEY & WARR.
DETD BOOK 7090 PAGE 266 RIGHT OF WAY EASE
DETD BOOK 6445 PAGE 291 TENDONATOR CONVEY
DETD BOOK 6060 PAGE 214 SURETY EASMENT
DETD BOOK 3212 PAGE 32 PERMANENT CONSTRUCTION

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE 1970
H&M&R 204C AS PER BROWN PANEL 150327-019

[illegible]

CLOSURE

THE FIELD DATA IN WHICH THIS MAP OR PLAT IS BASED HAS
COLORS, PERIODS OF DRY FLOOD IN SLX17/1E11, AND AN
UNUSUAL PERIOD PER ADOL FLOOD, AND WAS
USING THE COMPASS RULE.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND

SURVEYOR

COLUMBIA ENGINEERING
4405 INTERNATIONAL BLVD.
SUITE B, 101
NORCROSS, GA. 30093
CONTACT: BEN BUTTERMORTH

SHELLVILLE CROSSING, LLC
1505 LACES PARKWAY, SUITE 140
LAWRENCEVILLE, GA. 30043
CONTACT: STEVE GAUDINLEY
PHONE: (770)682-5550
FAX: (770)682-5772

GRAPHIC SCALE

0 50 100 200 400

1"=500'

DATE FILED: 2023	SUBMISSION
DRAWN BY: H5	DRAWING
PROJECT NO: 2023.00	

8K54903 PG0143

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

2017 FEB -1 PM 2:00

RICHARD ALEXANDER, CLERK

PREPARED BY AND RETURN TO:

James-Bates-Brannan-Groover-LLP
3399 Peachtree Road NE
Suite 1700, Buckhead Tower at Lenox Square
Atlanta, Georgia 30326
Attention: Sara Kate Rumsey, Esq.

PT-61 # 67-2017-002215
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 1700.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made as of the 31st day of January, 2017, between SNELLVILLE CROSSING II, LLC, a Georgia limited liability company ("Grantor"), and TREE LANE DEVELOPMENT, LLC, a Georgia limited liability company ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property (the "Property"):

ALL THOSE TRACTS OR PARCELS OF LAND lying and being in Land Lot 56 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described in the Exhibit "A" attached hereto and incorporated herein by this reference.

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

0010131-32

16

BK54903 PG0144

AND EXCEPT for those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed and delivered under seal by Grantor's representative duly authorized thereunto as of the date first written above.

As to the signatory on behalf of Grantor,
signed, sealed and delivered in
the presence of:

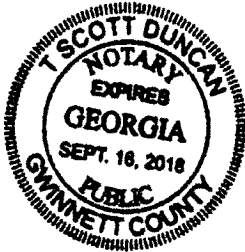
Beth Webb
Unofficial Witness
[Signature]

Notary Public (Affix seal and
commission expiration date)

GRANTOR:

SNELLVILLE CROSSING II, LLC, a Georgia
limited liability company

By: Steven E. Gaultney (SEAL)
Print Name: Steven E. Gaultney
Print Title Manager



BK54903 PG0145

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 56, 5th District of the City of Snellville, Gwinnett County, Georgia, containing 15.0137 acres more or less and designated as "Tract 2" on that certain Subdivision Plat for Snellville Crossing, LLC (a Georgia limited liability company) dated November 3, 2004, last revised November 29, 2005, prepared by Columbia Engineering and containing the seal of Ben E. Butterworth, GRLS No. 2294 and recorded on December 13, 2005, in Plat Book 112, Page 167 of the real property records of Gwinnett County, Georgia. The metes and bounds are more particularly described therein.

EXHIBIT "A"

LEGAL DESCRIPTION

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Property Tax View Pay Your Ta...

View/Pay Your Taxes

Account Details

[Back to Search](#)

Parcel ID :
R5056 003

Property Type :
Real Property

Site Address :
1719 SCENIC HWY
SNELLVILLE GA 30078

Mailing Address :
TREE LANE DEVELOPMENT LLC
13300 OLIO RD
FISHERS IN 46037-7685

[Change Mailing Address](#)

Legal :
Tract 2 SR 124

District :
SNELLVILLE

Last Update :
06/02/2025 08:08 PM

No payment due for this account.

Tax Bills

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

Year	2024 Tax	2023 Tax	2022 Tax	2021 Tax	2020 Tax	2019 Tax	2018 Tax	2017 Tax
2024	\$9,600.00	\$9,600.00	\$0.00	\$0.00	\$0.00	02/01/2025		\$0.00
2023	\$20,148.54	\$20,148.54	\$0.00	\$0.00	\$0.00	10/15/2023		\$0.00
2022	\$20,148.54	\$20,148.54	\$0.00	\$0.00	\$0.00	11/01/2022		\$0.00
2021	\$22,666.12	\$22,666.12	\$0.00	\$0.00	\$0.00	10/15/2021		\$0.00
2020	\$26,095.36	\$26,095.36	\$0.00	\$0.00	\$0.00	12/01/2020		\$0.00
2019	\$26,032.48	\$26,033.48	\$0.00	\$0.00	\$0.00	10/15/2019		\$0.00
2018	\$4,685.03	\$4,685.03	\$0.00	\$0.00	\$0.00	10/15/2018		\$0.00
2017	\$4,720.53	\$4,746.96	\$0.00	\$0.00	\$0.00	10/15/2017		\$0.00
Total								\$0.00

CHAT

Jack Wilson

City Taxes

From: Smith, Daniel <dsmith@snellville.org>
Sent: Tuesday, June 10, 2025 9:04 AM
To: Jack Wilson
Subject: RE: 1719 Scenic Highway Parcel R5056 003
Attachments: CCF_000479.pdf

Hello,

According to our records this parcel was paid in full on 9/5/2024 through our website for \$2,688.99 by the Wesleyan Foundation.

If you want to check for County Taxes as well you would have to go through their website:

https://www.gwinnettaxcommissioner.com/property-tax/view-pay-your-taxes?p_p_id=gov_gc_tco_portal_user_payment_PaymentApplicationPortlet&p_p_lifecycle=0&p_p_state=normal&p_p_mode=view

Thank you,

For current tax information you may always visit our website at
<https://www.municipalonlinepayments.com/snellville/tax/search>
Please enter your parcel number OR your address, not both.

Daniel Smith
Property Tax Clerk
Phone: 770-985-3508

From: Jack Wilson <jwilson@rjwpclaw.com>
Sent: Tuesday, June 10, 2025 8:58 AM
To: Smith, Daniel <dsmith@snellville.org>
Subject: 1719 Scenic Highway Parcel R5056 003

CAUTION: This email originated from outside the City of Snellville Network. Maintain caution when opening external links/attachments

Daniel:

I hope you are well. Could you please send me proof of payment of 2024 taxes for filing a rezoning application?

Owner is Tree Lane Development, LLC.

If you need any additional information, please let me know.

Thank you,