

2500478



REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

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

Snellville, GA 30078

Phone 770.985.3515 Website: www.snellville.org

RECEIVED

OCT 07 2025

CITY OF SNELLVILLE
 PLANNING & DEVELOPMENT

1810 ATHENS HWY #2500478
 REZONING APPLICATION RZ-25-06 RS 30 TO RTH
 PARCEL- 5060 043, 014,

CASE # **RZ**

2506

Version 4-1-2025

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.

Multiple - please see attached.

Apex Land Company c/o Split Silk Properties, LLC

Name (please print)

299 S. Main Street

Address

Alpharetta, GA 30009

City, State, Zip Code

470-202-9321

Phone Number(s)

Fax

Name (please print)

Address

City, State, Zip Code

Phone Number(s)

Fax

Contact Person: Jeff Timler

Phone: 678-772-0202

Fax:

Cell Phone:

E-mail: splitsilkproperties@gmail.com

Present Zoning District Classification: RS30

Requested/Proposed Zoning District Classification: R-TH

Present Future Land Use Map (FLUM) Designation: Medium Density Residential

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. 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.

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

Zoning map amendment applications must include the following:

1. Payment of the appropriate application and public notification fees 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.

**SPLIT SILK PROPERTIES, LLC.
P.O. BOX 1725
LOGANVILLE, GA 30052**

PROPERTY OWNER INFORMATION

PID: 5060-043

Cho Sang J & Cho Un H
1035 Carnoustie Lane
Alpharetta, GA 30005-6998

PID: 5060-014

Baughcum Steve Lee & Frazier Denise B
612 Lark Meadow Dr
Knoxville, TN 3793-1718

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: 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.

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.

Yes, the proposed site is strategically located at an intersection designated to serve as an activity node, which is intended to support a diverse mix of commercial uses. The proposed zoning aligns well with the surrounding development pattern and land use vision for this area.

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

No, the proposed development will maintain a compatible residential character consistent with the surrounding neighborhood. It will adhere to applicable setback and design standards, ensuring minimal impact on nearby properties.

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

The proposed zoning presents a more practical and economically viable use of the subject property. Due to constraints such as irregular lot configuration and significant portions rendered unbuildable by floodplains and stream buffers, detached single-family development is not feasible under the current zoning.

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 proposed zoning will not result in any excessive or burdensome impacts on existing transportation infrastructure, utilities, or school capacity. The development is expected to integrate efficiently within the existing service framework.

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

Yes, the proposed zoning is consistent with the medium-density residential designation outlined in the Future Land Use Plan. The site is located within or adjacent to a designated activity node, where higher residential densities—up to 8 units per acre—are encouraged to support the vitality of surrounding businesses and services.

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.

Yes, several evolving factors support approval of the zoning proposal. These include the site's alignment with the land use plan, the growing demand for infill housing, and the emerging pattern of attached residential development along the Highway 78 corridor. Together, these elements provide a strong rationale for the proposed rezoning.

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] 9-18-25
Signature of Applicant Date

Aaron Rissler - Manager
Type or Print Name and Title

Emily Prescott 9/18/2025
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

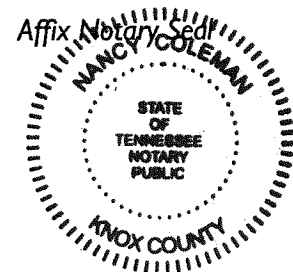
The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize _____ to file this application. The undersigned 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.

Denise Baughman Frazier 9/15/2025
Signature of Owner Date

Denise Baughman Frazier
Type or Print Name and Title

[Signature] 9-15-25
Signature of Notary Public Date
6-5-28



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.

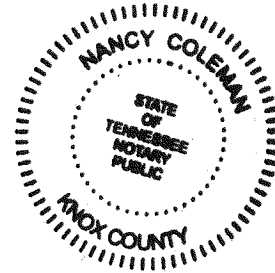
I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Denise Baughman Frazier 9/15/2025
Signature of Owner or Agent Date

Denise Baughman Frazier
Type or Print Name and Title

Affix Notary Seal

[Signature] 9-15-25
Signature of Notary Public Date
6-5-2028

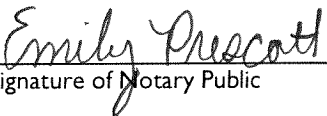


CERTIFICATIONS

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 9-18-25
Signature of Applicant Date
Aaron Rissler - Manager
Type or Print Name and Title

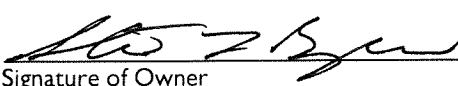
 9/18/2025
Signature of Notary Public Date

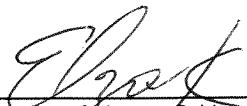


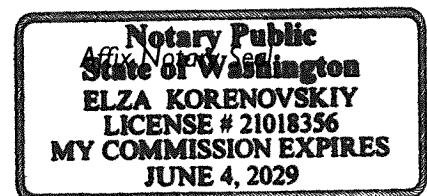
PROPERTY OWNER'S CERTIFICATION

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 Rissler 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.

 9/9/25
Signature of Owner Date
STEVEN L. BAUGHCUM
Type or Print Name and Title

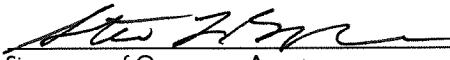
 09/09/2025
Signature of Notary Public Date



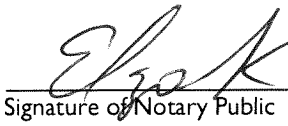
AUTHORIZATION TO INSPECT PREMISES

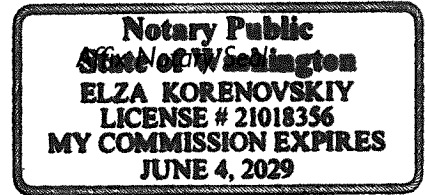
With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

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

 9/5/25
Signature of Owner or Agent Date

STEVEN L. BAUGHMAN, OWNER
Type or Print Name and Title

 09/09/2025
Signature of Notary Public Date



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 of Applicant
Date 9-18-25
Aaron Rissler - Manager

Type or Print Name and Title



Emily Prescott

Signature of Notary Public
Date 9/18/2025

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 _____ 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.

UN HWANG CHO

Signature of Owner
Date 9/10/2025
UN HWANG CHO Owner

Type or Print Name and Title



David Hong

Signature of Notary Public
Date 9/10/2025

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.

UN HWANG CHO 9/10/2024
Signature of Owner or Agent Date

UN HWANG CHO
Type or Print Name and Title



David Hong 9/10/2025
Signature of Notary Public Date

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.

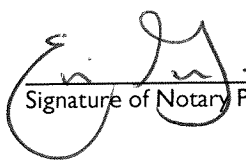
☐ check here if there are additional applicants and attach additional "Conflict of Interest Certification" sheets.

Signature of Applicant _____ Date _____

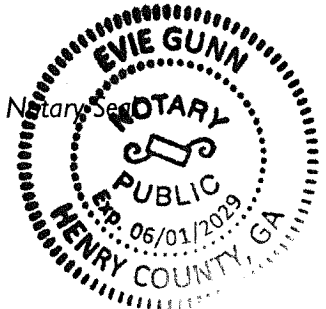
 9/24/2025
Signature of Applicant's Attorney or Representative _____ Date _____

Type or Print Name and Title

Jeff Timler, Split Silk Properties LLC
Type or Print Name and Title OWNER

 9/24/25
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: Jeff Timler

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.

CONFLICT OF INTEREST CERTIFICATIONS FOR REZONING APPLICATION

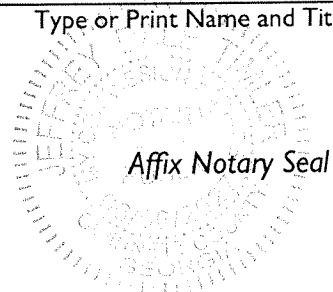
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☐ check here if there are additional applicants and attach additional "Conflict of Interest Certification" sheets.

[Signature] 9-24-25 Arnon Rissler - Mayor
Signature of Applicant Date Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 9/24/2025
Signature of Notary Public Date



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: Arnon 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.

BK 51424 P00512

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

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

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

2012 JUN 11 PH 1:42

RICHARD ALEXANDER, CLERK

STATE OF GEORGIA
COUNTY OF GWINNETT

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

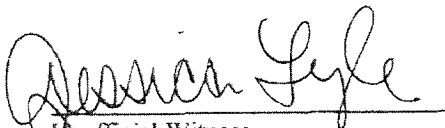
NOW THEREFORE, in order to evidence the assent of the First Parties to the devise of the Second Parties of the real property hereinafter described and to vest in the Second Parties, their successors, heirs and assigns, all the interest in said real property vested in HENRIETTA S. BAUGHCUM at the time 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. BAUGHCUM in the Land.

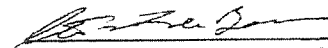
TO HAVE AND TO HOLD the Land, with all and singular the right, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Second Parties forever in FEE SIMPLE.

EXECUTED under seal as of the date above.

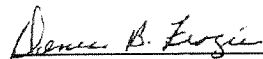
Signed, sealed and delivered in
the presence of:

FIRST PARTY


Unofficial Witness

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


Notary Public

 (SEAL)
DENISE B. FRAZIER, as Co-Trustee of the
HENRIETTA S. BAUGHCUM
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:

1
Jacqueline M. Nay, 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 2009-019508
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

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

[Signature]
Witness

[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.

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 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.



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					
BAUGH CUM 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	X	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	\$631.64
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/16/2024

Snellville, GA
2342 Oak Rd
Snellville, GA 30078

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

AMOUNT PAID

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

Snellville, GA
2342 Oak Rd
Snellville, GA 30078

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Account Details

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Parcel ID :
R5060 014

Property Type :
Real Property

No payment due for this account.

Site Address :
1810 ATHENS HWY
GRAYSON 30017

Mailing Address :
BAUGHUM STEVEN LEE
612 LARK MEADOW DR
KNOXVILLE TN 37934-1718

[Change Mailing Address](#)

Legal :
US HWY 78

District :
SNELLVILLE

Last Update :
10/15/2025 08:07 PM

Tax Bills

[Click here](#) to view and print your 2025 tax bill.

Year	Net Tax	Total Paid	Fees	Penalty	Interest	Due Date	Amount Due
2025	\$4,114.32	\$4,114.32	\$0.00	\$0.00	\$0.00	11/15/2025	\$0.00
2024	\$4,166.40	\$4,323.06	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
2023	\$4,179.42	\$4,179.42	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
2022	\$2,908.26	\$2,939.74	\$0.00	\$0.00	\$0.00	11/01/2022	\$0.00
2021	\$2,799.80	\$2,799.80	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$3,298.76	\$3,298.76	\$0.00	\$0.00	\$0.00	12/01/2020	\$0.00
2019	\$3,058.20	\$3,058.20	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$2,224.15	\$2,224.15	\$0.00	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$2,240.67	\$2,240.67	\$0.00	\$0.00	\$0.00	10/15/2017	\$0.00
Total							\$0.00

Email tax@gwinnettcountry.com to request other years.

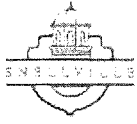
02.41

04.28

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[How to Pay Your Property Taxes Online](#)

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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		47,500	19,040						
Leaves	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. FICA 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

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View/Pay Your Taxes

Account Details

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Parcel ID :
R5060 043

Site Address :
1806 ATHENS HWY
GRAYSON 30017

Legal :
HWY 78

Last Update :
10/15/2025 08:07 PM

Property Type :
Real Property

Mailing Address :
CHO SANG J
1035 CARNOUSTIE LN
ALPHARETTA GA 30005-6998

[Change Mailing Address](#)

District :
SNELLVILLE

Pay -

☐ **Total Due : \$601.67**

☐ **Partial Payment**

[Add to Cart](#)

Tax Bills

[Click here](#) to view and print your 2025 tax bill.

Year	Net Tax	Total Paid	Fees	Penalty	Interest	Due Date	Amount Due
2025	\$601.67	\$0.00	\$0.00	\$0.00	\$0.00	11/15/2025	\$601.67
2024	\$609.28	\$609.28	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
2023	\$611.19	\$611.19	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
2022	\$344.10	\$344.10	\$0.00	\$0.00	\$0.00	11/01/2022	\$0.00
2021	\$351.61	\$351.61	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$403.47	\$403.47	\$0.00	\$0.00	\$0.00	12/01/2020	\$0.00
2019	\$461.09	\$461.09	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$462.93	\$462.93	\$0.00	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$398.11	\$398.11	\$0.00	\$0.00	\$0.00	10/15/2017	\$0.00
Total							\$601.67

Email tax@gwinnettcountry.com to request other years.

02:41

04:28

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