



SPECIAL USE PERMIT APPLICATION

APPLICATION FOR SPECIAL USE PERMIT, SNELLVILLE GEORGIA

RECEIVED

APR 11 2025

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

City of Snellville, Georgia
Department of Planning & Development
342 Oak Road, 2nd Floor
Snellville, Georgia 30078
Phone 770.985.3515 Website www.snellville.org

DATE RECEIVED _____

1915 PHARRS RD (SUP 25-02) #2500145
PARK PLACE SNELLVILLE, LLC
PARCEL 5056-362

Applicant is: (check one) Property Owner
 Attorney for Property Owner
 Property Owner's Agent

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

Name (please print) Park Place Snellville, LLC

Title _____

Corporate Entity Name Park Place Snellville, LLC

Mailing Address 1505 Lakes Pkwy. Suite 190

City, State, Zip Code Lawrenceville, GA 30043

Phone Number (wk) 770-962-9780 (office)

Email Address jwilson@rjwpcclaw.com

Name (please print) Park Place Snellville, LLC

Title _____

Corporate Entity Name Park Place Snellville, LLC

Mailing Address 1505 Lakes Pkwy., Suite 190

City, State, Zip Code Lawrenceville, GA 30043

Phone Number (wk) 770-962-9780 (office)

Email Address jwilson@rjwpcclaw.com

Requested Special Use: Climate Controlled Self-Storage renewal of previously approved SUP

Specific Use Standards are Applicable: YES NO

This SUP application is also being filed along with applications for: Rezoning Land Use Plan Amendment None

Present Zoning District Classification: BG Present Future Land Use Classification: Commercial Retail

Proposed Zoning District Classification: HSB Proposed Future Land Use Classification: Commercial Retail

Property Street Address: 1915 Pharrs Road Acreage: 1.8200 Tax Parcel No.: R5056 362

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

SPECIAL USE: A use which while not permitted as a matter of right may be allowed within a given zoning district when meeting standards as prescribed by this UDO. Special land uses have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this UDO.

UDO Sec. 103-10.1. General: Special use permits are intended as a means for the City Council to authorize certain uses that are not permitted by-right in a zoning district. Special use permits may be subject to meeting specific standards by Chapter 200 Article 6 (Use Provisions), but still require individual review by City Council because of the increased potential for incompatibility with its immediate neighborhood.

UDO Sec. 103-10.2. Application Requirements

- A. Each application for a special use permit must be filed with the Department and must include the following:
 1. Payment of the appropriate application and public notification fees.
 2. A current legal description of the site. If the site includes multiple lots, provide a separate legal description for each

- individual lot, together with a composite legal description for all lots.
3. One (1) original and ten (10) copies of the property boundary survey. 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 application submittal.
 4. One (1) original and ten (10) copies of the proposed site 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 format must be submitted using email, flash drive, or other means approved by the Director.
 5. Letter of intent explaining what is proposed and any requested variance(s) from the Use Standards.
 6. Attach a copy of the Use Standards as applicable to the requested Special Use. Demonstrate and/or explain how the property and use of the property is (or will be) in compliance with each Special Use Standard. Non-compliance with any Use Standard shall be requested as a variance from the Use Standard(s) and may be grounds for denial of the Special Use Permit.
 7. Ten (10) stapled or bound copies of the special use permit application and all supporting documents, in addition to one unbound application bearing original signatures. In addition, a digital copy in .pdf format of all plan submittals must be submitted using the means requested by the Director.
 8. Architectural building renderings indicating building elevation, colors, construction materials, etc. of which the facades and roofs will consist.
 9. Additional information deemed necessary by the Director in order to evaluate a proposed use and its relationship to the surrounding area must be submitted.
 10. A traffic impact analysis when required by the Planning Director in accordance with UDO Sec. 103-5.2.

UDO Sec. 103-10.3. Review Criteria

In reviewing applications for a special use permit, the following standards and factors must be considered by the Planning Commission and the City Council in place of the matters identified in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11:

- A. Applicable use standards of Chapter 200 Article 6 (Use Provisions); and
- B. Whether the proposed use would consistent with the needs of the neighborhood or community as a whole and would not be in conflict with policies and objectives of the Comprehensive Plan; and
- C. Whether the proposed use has adverse impacts on the surrounding area, especially with regard to but not limited to traffic, storm drainage, land values and compatibility of land use activities; and
- D. Whether the proposed use is desired for development and a more intensive zoning district which contains that use as a use by right would not be appropriate for the property; or
- E. Whether a proposed use is desired for development and no zoning district contains that use as a use by right; or
- F. Whether a unique use not addressed in any zoning district is desired for development and is not likely to be duplicated within the City; or
- G. Whether the density of development may be affected by the height of a building.

UDO Sec. 103-10.4. Review Process

- A. Applications for special use permits must be submitted to the Planning and Development Department no later than noon, 42 days before the meeting date of the Planning Commission.
- B. The Department may prepare a study in accordance with Sec. 103-9.5 (Department Study), which must also include how the proposed use conforms to the review criteria in this subsection. The study may recommend conditions of approval which may be deemed advisable so that the purpose of this UDO will be served and the public health, safety, morality, and general welfare secured.
- C. The Planning Commission must hear the application for special use permit following the same procedures required for a rezoning in Sec. 103-9.6 (Planning Commission Action), except as follows:
 1. The Planning Commission may not consider the matters set forth in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11 as part of a special use permit.
 2. In lieu of the matters identified in clause 1 above, the Planning Commission must consider the review criteria in this subsection.
 3. The Planning Commission may propose conditions that will ensure that the use standards identified in that clause are met and the public health, safety, and general welfare are secured.
- D. At least 15 days before the date of the public hearing to be held by the City Council, the special use request must be duly advertised and heard, following the same procedure required for a rezoning in Sec. 103-9.7 (City Council Public Hearing) and Sec. 103-9.8 (Public Notification). The City Council may approve conditions that will ensure that the review criteria in this subsection are met and the public health, safety, and general welfare are secured.
- E. If the special use permit application is denied by the City Council, no special use application affecting any portion of the same property may be submitted less than 6 months from the date of denial.

UDO Sec. 103-10.5. Appeals

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

UDO Sec. 103-10.6. Following Special Use Permit Approval

- A. If an application is approved and a special use permit is granted, all conditions which may have been attached to the approval are binding on the property. All subsequent development and use of the property must be in accordance with the approved plan and conditions. All final site plans must be approved by the Director before the issuance of any permits. Once established, the special use must be in continuous operation. Upon discovery that the operation of the special use has or had ceased for a period of 180 days or more and the owner of the property has not requested voluntary termination of the special use permit, the Director must forward a report to City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.
- B. Changes to a special use or development of a site for the special use will be treated as an amendment to the special use permit and will be subject to the same application and review process as a new application.
- C. The special use for which a special use permit is granted must commence operations or construction within 12 months of the date of approval by the City Council. If, at the end of this 12-month period, the Director determines that active efforts are not proceeding toward operation or construction, a report may be forwarded to the City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.
- D. The Director or an officer of the City of Snellville Police Department has the right to periodically examine the operation of the specific use to determine compliance with the requirements of any conditions. If the Director determines that the requirements and conditions are being violated, a written notice will be issued to the owner of the property outlining the nature of the violations and giving the owner of the property a maximum of 30 days to come into compliance. This 30-day maximum will be amendable in the reasonable discretion of the Director. If after 30 days the violations continue to exist, the Director must forward a report to the City Council through the Planning Commission, which may recommend that action be taken to remove the special use permit from the property.
- E. Upon approval by the City Council, a special use permit must be identified on the Official Zoning Maps.
- F. Upon approval by the City Council of a special use permit, the owner of the property must be issued a notice from the Director, which states the specific use permitted, the requirements of this subsection and any conditions attached to the approval.
- G. The Department may not issue a certificate of occupancy for the specific use unless all requirements and conditions of the special use permit have been fulfilled by the owner of the property.

UDO Sec. 103-9.8. Public Notification

The following are required for applications to amend the Future Land Use Map, Official Zoning Map, Conditions of Rezoning, or for a Special Use Permit:

- A. Legal Notice
Due notice of the Planning Commission meeting and the City Council public hearing must be published in a newspaper of general circulation within the City and the newspaper which carries the legal advertisements of the City, by advertising the application and date, time, place and purpose of the public hearing, not fewer than 15 days, nor more than 45 days before the date of the Planning Commission meeting and the City Council public hearing.
- B. Signs Posted
The Department must post a sign containing information that indicates that the application(s) has been filed and the date, time, and place of both the Planning Commission meeting and City Council public hearing at which the application(s) will be considered. The sign(s) must be posted at least 15 days, nor more than 45 days before the Planning Commission public hearing and must be posted in a conspicuous place on the property adjacent to and visible from each public street abutting the property for which an application has been submitted. The applicant must submit the required fee for the purchase of said sign(s) at the time such an application(s) is submitted. The applicant must maintain the sign(s) in good condition, making sure they are present and upright throughout the application review period, which must extend through the time of final City Council decision. The Department is responsible for the removal of all public notice sign(s).
- C. Letters to Adjoining Property Owners
The Department must notify the owners of adjoining properties of the property for which the variance is sought and/or their agent by First Class USPS mail to the mailing address provided by the Gwinnett County Tax Commissioner's Office. The notification must be mailed at least 15 days before the Planning Commission meeting. A second notification mailing

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 proposed use is suitable in view of the large number of existing commercial uses along Scenic Highway.

The use represents an appropriate transition between intensive highway business uses and residential uses on North Road.

The use provides a needed service to nearby residents.

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

Response: No; the proposal will not adversely affect the use or usability of nearby properties. It is consistent with nearby uses.

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

Response: No; the property does not have an economic use as currently zoned as it has been vacant and unimproved for many years.

C. 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; transportation improvements including a traffic light on 124, appropriate infrastructure and utilities, and the Provision of attractive climate controlled storage will relieve burdens on infrastructure and promote improved property maintenance.

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

Response: Yes; the City's future land use plan indicates Commercial Retail is appropriate at this location.

E. 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.

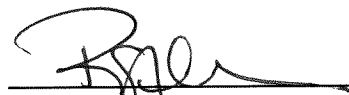
Response: Yes; the property is part of a planned commercial development with restrictive covenants to provide enhanced architectural controls.

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 a Special Use Permit 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 no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, or otherwise conveyed or discontinued.




Signature of Applicant

4/7/25

Date

Ronnie DeThomas, President

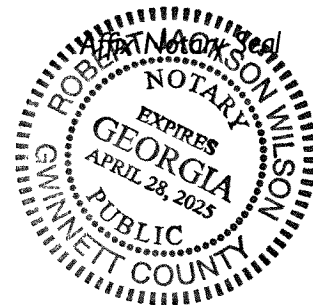
Type or Print Name and Title



Signature of Notary Public

4/7/25

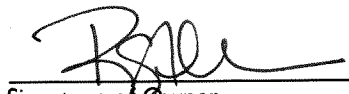
Date



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 Robert Jackson Wilson to file this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

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



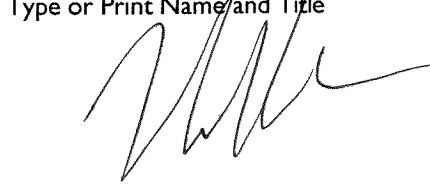
Signature of Owner

4/7/25

Date

Ronnie DeThomas, President

Type or Print Name and Title



Signature of Notary Public

4/7/25

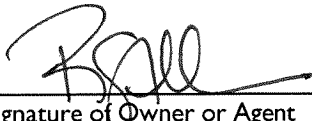
Date




AUTHORIZATION TO INSPECT PREMISES

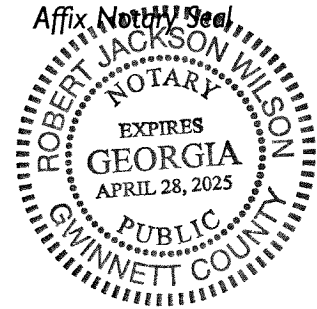
With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this Special Use Permit application.

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

 4/7/25
Signature of Owner or Agent Date

Ronnie DeThomas, President
Type or Print Name and Title

 4/7/25
Signature of Notary Public Date



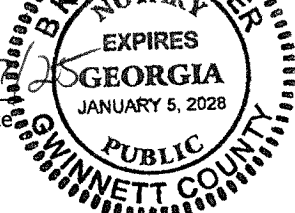
CONFLICT OF INTEREST CERTIFICATIONS FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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 property owners and attach additional "Conflict of Interest Certification" sheets.

<u>[Signature]</u> Signature of Applicant	4/7/25 Date	<u>Ronnie DeThomas, Owner</u> Type or Print Name and Title
<u>[Signature]</u> Signature of Applicant's Attorney or Representative	4/7/25 Date	<u>Robert Jackson Wilson, Attorney</u> Type or Print Name and Title

B. Karen Atcher 4/7/25
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

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)
<u>Norman Carter City Council Member</u>	<u>\$1,000.00</u>	<u>12/5/2023</u>

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

BX53693 P00326

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2015 JUL 16 PM 4:45

RICHARD ALEXANDER, CLERK

305143

PT-81 # 47-2015-014891
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 2430.50
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

After Recording Return To
MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File #2209-0008 (ALC/brp)

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made the 13th day of July, 2015, by and between, **RONALD EUGENE BARRETT, as Trustee of the Barrett Family Charitable Remainder Trust dated February 15, 1997 ("Ron")**, **SARAH ALLENE BARRETT ("Sarah")** and **RALPH E. BARRETT ("Ralph")**, as party or parties of the first part, hereinafter collectively referred to as "Grantor," and **PARK PLACE SNELLVILLE, LLC**, a Georgia limited liability company, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 56 of the 5th District, Gwinnett County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property")

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and made a part hereof by this reference.

0061589

BK53693 PG0327

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor and not otherwise, SUBJECT TO THE FOLLOWING LIMITATIONS:

- (1) Ron and Sarah shall only warrant title to that portion of the Property that is also the same as the real property described in that certain Right of Way Deed from Ron and Sarah in favor of the Department of Transportation, dated March 31, 1997, and recorded in Deed Book 13986, Page 194, Gwinnett County, Georgia records; and
- (2) Ralph shall only warrant title to that portion of the Property that is also the same as the real property described in that certain Right of Way Deed from Ralph in favor of the Department of Transportation, dated March 31, 1997, and recorded in Deed Book 13986, Page 190, Gwinnett County, Georgia records.

[SIGNATURES ON FOLLOWING PAGE]

BK53693 PG0328

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

Signed, sealed and delivered
in the presence of.

GRANTOR

Jed S. Beardsley Ph.D.
Unofficial Witness

Ronald Eugene Barrett (SEAL)
RONALD EUGENE BARRETT, as Trustee
of the Barrett Family Charitable Remainder Trust
dated February 15, 1997

Jed S. Beardsley
Notary Public

[NOTARY SEAL]

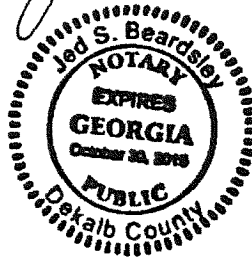


Jed S. Beardsley Ph.D.
Unofficial Witness

Sarah Allene Barrett (SEAL)
SARAH ALLENE BARRETT

Jed S. Beardsley
Notary Public

[NOTARY SEAL]



BX53693 PG0329

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

Signed, sealed and delivered
in the presence of

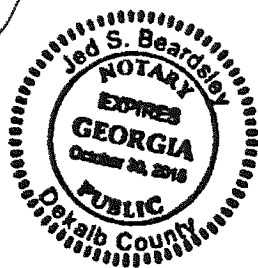
GRANTOR:

Jed S. Beardley Ph.D.
Unofficial Witness

Ralph E Barrett (SEAL)
RALPH E BARRETT

Jed S. Beardley
Notary Public

[NOTARY SEAL]



BK53693 PG0330

EXHIBIT "A"
LEGAL DESCRIPTION

PROJECT NO.. DPI-0202 (001) CT.2
P I. NO.. 122720
PARCEL NO : 4

COUNTY: GWINNETT

All that tract or parcel of land lying and being in Land Lot 56 of the 5th Land District of Gwinnett County, Georgia, as shown in plat by Robert J Cagle, registered surveyor, dated July 21, 2014 for the Georgia Department of Transportation, and being more particularly described as follows:

TRACT 3

BEGINNING at a half inch rebar found along the existing right-of-way of SR124 at the northeasterly intersection of SR124 and Pharrs Road; thence proceeding S67°18'50"E for a distance of 50.47 feet to an iron pin set and the TRUE POINT OF BEGINNING; Thence proceeding 714.03 feet along the arc of a curve said curve having a radius of 22795.31 feet and a chord distance of 714.00 feet on a bearing of N15°45'26"E to a point; Thence proceeding 52.42 feet along the arc of a curve said curve having a radius of 22941.31 feet and a chord distance of 52.42 feet on a bearing of N15°22'04"E to an iron pin set, Thence proceeding S75°42'23"E a distance of 315.42 feet to a one inch square rod found; Thence proceeding S14°58'36"W for a distance of 474.13 feet to a half inch rebar found; Thence proceeding S60°22'31"W a distance of 425.82 feet to a right-of-way marker found; Thence proceeding N67°18'50"W a distance of 22.50 feet back to TRUE POINT OF BEGINNING

Said property contains 4.66 acres, more or less

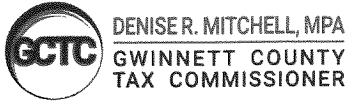
This conveyance is made subject to any easement of record and any utilities facilities permitted by the Department of Transportation.

BK53693 PG0331

EXHIBIT "B"

Permitted Title Exceptions

1. All general and special taxes and assessments for the year 2015 and subsequent years, liens not yet due and payable and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located
2. All matters as shown on that plat of survey recorded at Plat Book G, Page 10-B, Gwinnett County, Georgia Records.
3. Right of Way Deed from G. W. Pharr to State Highway Board of Georgia, dated August 8, 1938, recorded at Deed Book 54, Page 605, aforesaid records.
4. Right of Way Deed from Lester W. Roberts, et al. to Gwinnett County, dated March 1, 1962, recorded at Deed Book 177, Page 406, aforesaid records.
5. Right of Way Deed from Ralph E. Barrett to The Georgia Department of Transportation, dated August 9, 1990, recorded at Deed Book 6153, Page 189, aforesaid records.
6. Right of Way Deed from Ronald Eugene Barrett, Trustee of the Barrett Family Charitable Remainder Trust dated February 15, 1997 and Sarah Allene Barrett to Department of Transportation, dated March 31, 1997, recorded at Deed Book 13986, Page 194, aforesaid records
7. Right of Way Deed from Ralph E Barrett to Department of Transportation, dated March 31, 1997, recorded at Deed Book 13986, Page 190, aforesaid records.



Property Tax [View Pay Your Ta..](#)

View/Pay Your Taxes

Account Details

[Back to Search](#)

Parcel ID :
R5056 362

Property Type :
Real Property

Site Address :
1915 PHARRS RD
SNELLVILLE 30078

Mailing Address :
PARK PLACE SNELLVILLE LLC
1505 LAKES PKWY STE
LAWRENCEVILLE GA 30043-5891

[Change Mailing Address](#)

Legal :
OUTLOT 2 PHARRS RD

District :
SNELLVILLE

Last Update :
04/08/2025 08:07 PM

No payment due for this account.

Tax Bills

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

Year	Net Tax	Total Paid	Fees	Penalty	Interest	Due Date	Amount Due
2024	\$5,022.72	\$5,022.72	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
2023	\$5,700.96	\$5,700.96	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
2022	\$5,700.96	\$5,700.96	\$0.00	\$0.00	\$0.00	11/01/2022	\$0.00
2021	\$5,825.28	\$5,825.28	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$6,946.21	\$6,946.21	\$0.00	\$0.00	\$0.00	12/01/2020	\$0.00
2019	\$7,117.40	\$7,117.40	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$7,145.84	\$7,145.84	\$0.00	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$7,201.00	\$7,201.00	\$0.00	\$0.00	\$0.00	10/15/2017	\$0.00
Total							\$0.00



Parcel R5056 362 summary

Deed holder

Name **PARK PLACE SNELLVILLE LLC**

Mailing address

Location **1915 PHARRS RD**

District **10 - City of Snellville**

Sec / Twp / Range **--**

Property class **R - Real Estate**

Legal description **OUTLOT 2 PHARRS RD**

Deed book

Acreage **1.820**

Deed page

Total value **\$392,400.00**

Deed date



Tax totals

Total \$0.00

Announcement



Office Hours are Monday through Friday from 8am to 5pm.

WHEN DOING A PROPERTY SEARCH ONLY ENTER NAME, ADDRESS, OR PARCEL NUMBER, NOT ALL OF THEM. IF THE PROPERTY STILL DOES NOT SHOW VERIFY THAT THE PROPERTY IS IN THE CITY LIMITS BY GOING TO OUR WEBSITE: <https://www.snellville.org/am-i-city>

Valuation and tax information

	2024 Full Market Value	2024 Assessed	2023 Full Market Value	2023 Assessed
Total Value	392400	156960	444000	177600
Net Value	392400	156960	444000	177600
Levy Rate		4.000000		4.000000
Gross Tax		\$627.84		\$710.40
Net Annual Taxes		\$627.84		\$710.40

Contact us



770-985-3508

Contact us

Tax history

Pay	Tax Year	Type	Statement	Bill Number	Installment	Amount	Due	Last Paid Date	Special/ Drainage
▼	2024	Special Tax	Print	029457	Total	\$585.00	\$0.00	11/25/2024	2024 SW - 2024 STORMWATER
▼	2024	Tax	Print	006661	Total	\$627.84	\$0.00	11/25/2024	
▼	2023	Special Tax	Print	028327	Total	\$261.70	\$0.00	12/4/2023	2023 SW - 2023 STORMWATER
▼	2023	Tax	Print	006511	Total	\$710.40	\$0.00	12/4/2023	
▼	2022	Special Tax	Print	019082	Total	\$261.70	\$0.00	10/21/2022	2022 SW - 2022 STORM WATER
▼	2022	Tax	Print	006352	Total	\$710.40	\$0.00	10/21/2022	
▼	2021	Special Tax	Print	005714	Total	\$261.70	\$0.00	11/24/2021	2021 SW - 2021 Stormwater
▼	2021	Tax	Print	006172	Total	\$814.83	\$0.00	11/24/2021	

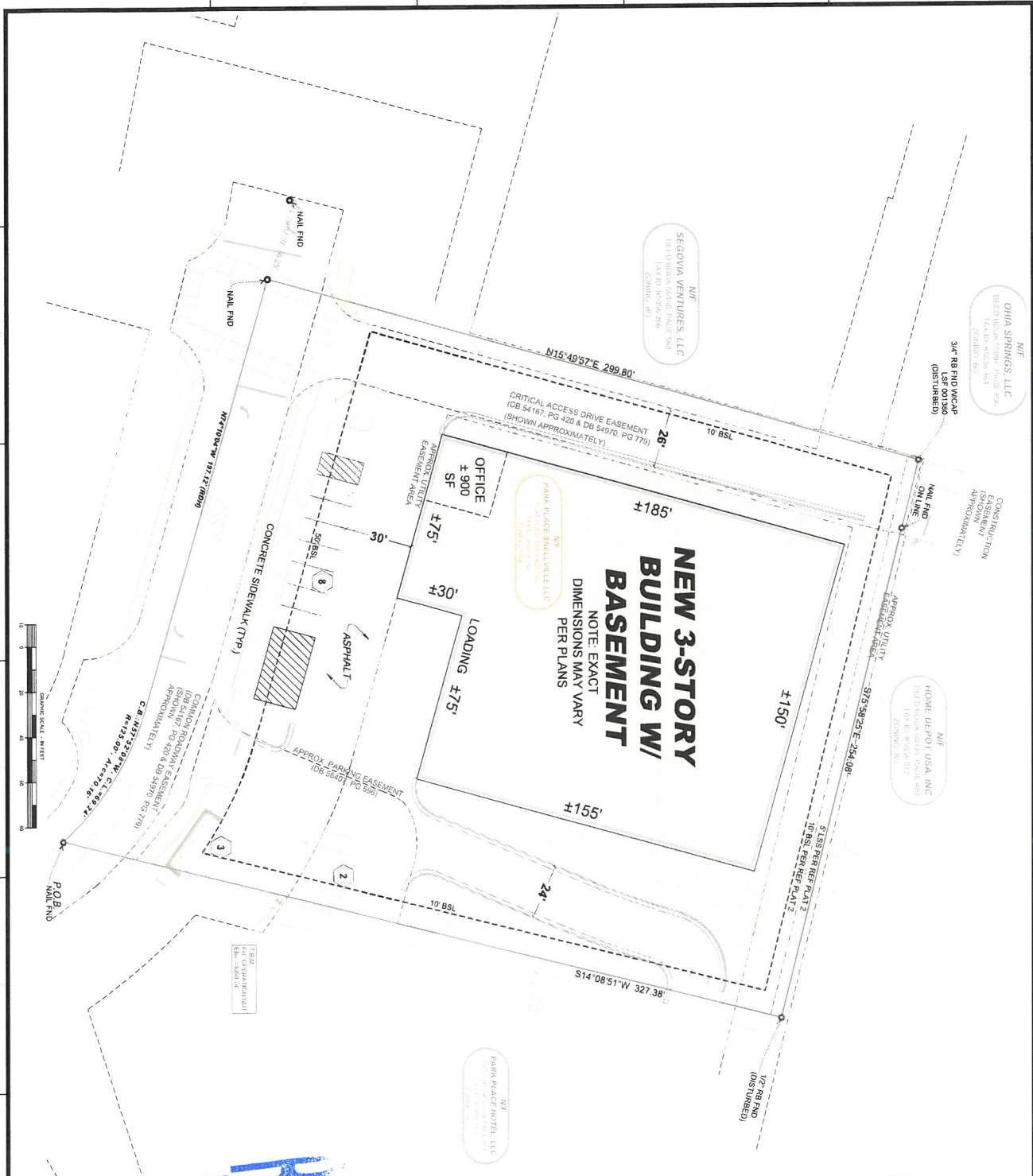
AS-SURVEYED PROPERTY DESCRIPTION
1915 Pharrs Road
R5056 362

All that tract or parcel of land lying and being in Land Lot 56 of the 5th District, City of Snellville, Gwinnett County, Georgia and being Outlot-2 in Plat Book 139, Page 150, more particularly described as follows:

COMMENCING at a point at the southeastern end of the mitered intersection of GA HWY 124 (aka Scenic Hwy) (R/W varies) and northerly right of way line Pharrs Road (R/W varies); THENCE continuing along the right of way line of Pharrs Road (R/W varies) the following courses and distances: North 60 degrees 20 minutes 15 seconds East a distance of 374.30 feet to a point; THENCE North 29 degrees 41 minutes 42 seconds West a distance of 7.10 feet to a point; THENCE North 60 degrees 19 minutes 43 seconds East a distance of 26.47 feet to a point; THENCE North 60 degrees 19 minutes 43 seconds East a distance of 202.47 feet to a point; THENCE North 74 degrees 13 minutes 25 seconds East a distance of 29.07 feet to a point; THENCE North 60 degrees 18 minutes 17 seconds East a distance of 211.53 feet to a point; THENCE North 29 degrees 41 minutes 43 seconds West a distance of 6.92 feet to a point; THENCE North 60 degrees 20 minutes 13 seconds East a distance of 29.85 feet to NAIL FOUND; THENCE leaving said right of way line of Pharrs Road; North 30 degrees 09 minutes 35 seconds West a distance of 47.37 feet to a point; THENCE along a curve to the left with a radius of 125.00 feet and an arc length of 25.86 feet, said curve having a chord bearing of North 36 degrees 05 minutes 45 seconds West and a chord distance of 25.81 feet to a nail found, said nail found being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** continuing along a curve to the left with a radius of 125.00 feet and an arc length of 70.16 feet, said curve having a chord bearing of North 57 degrees 52 minutes 08 seconds West and a chord distance of 69.24 feet to a point; THENCE North 74 degrees 10 minutes 04 seconds West a distance of 197.12 feet to a nail found; THENCE North 15 degrees 49 minutes 57 seconds East a distance of 299.80 feet to 3/4" rebar found (disturbed); THENCE South 75 degrees 58 minutes 25 seconds East a distance of 254.08 feet to 1/2" rebar found (disturbed); THENCE South 14 degrees 08 minutes 51 seconds West a distance of 327.38 feet to a nail found, said nail found being the **TRUE POINT OF BEGINNING**. Said tract contains 78,958 square feet or 1.813 acres.

Being the same property as described in Exhibit A, contained within a Title Commitment number 20240357 prepared by Chicago Title Insurance Company with an effective date of 12/10/2024.



NEW 3-STORY BUILDING W/ BASEMENT

NOTE: EXACT DIMENSIONS MAY VARY PER PLANS

PARK PLACE HOTEL, LLC
1515 PHARRS ROAD, SNELLVILLE, GA 30078

REFERENCE PLATS

1. ALTA SURVEY AND TITLE ENERGY FOR SEC. 5 DEVELOPMENT PLANNING LLC AND COUNCIL OF THE ASSOCIATES INC. DATED 09/20/22 SHEET 1.

PARKING SUMMARY

DESCRIPTION	PROVIDED
REGULAR PARKING SPACES	7
ADA ACCESSIBLE PARKING	1
TOTAL PARKING SPACES	8

BUILDING SUMMARY

REGULAR FLOOR FINISH	7,230 SQ. FT.
BASEMENT FLOOR FINISH	7,230 SQ. FT.
TOTAL SQUARE FOOTAGE	14,460 SQ. FT.



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NOTE: ALL DIMENSIONS UNLESS OTHERWISE NOTED.
OWNER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SNELLVILLE.
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SEAL
BRENT THOMAS
REGISTERED PROFESSIONAL ENGINEER
NO. 1292051
DATE: 02/12/2025
CITY: SNELLVILLE

SPECIAL USE PERMIT SITE PLAN

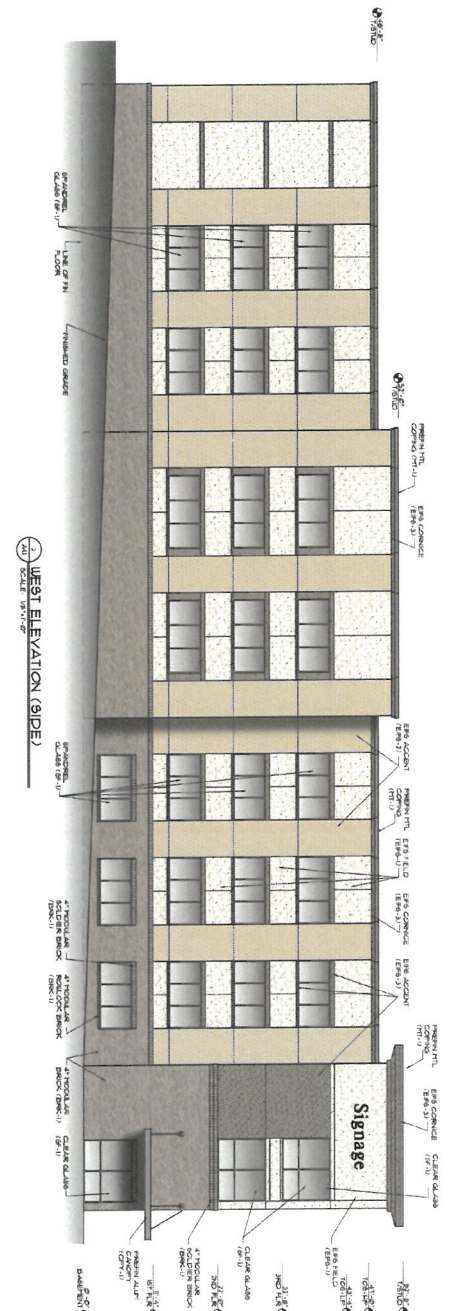
SNELLVILLE SELF STORAGE

1515 PHARRS ROAD, LAND LOT 56, 5TH DISTRICT, CITY OF SNELLVILLE, GWINNET COUNTY, GA

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 415-7511
Fax: (770) 415-4773
www.trenk.com
CONTACT PERSON: BRENT THOMAS
email: BTTHOMAS@trenk.com

REVISIONS

NO.	DATE	DESCRIPTION



EXTERIOR FINISH PERCENTAGE	
SOUTH	FRONT ELEV
TOTAL	13% BRICK
GLASS	14% BRICK
BRICK	14% BRICK
WEST	SIDE ELEV
TOTAL	13% BRICK
GLASS	14% BRICK
BRICK	14% BRICK
EAST	FRONT ELEV
TOTAL	13% BRICK
GLASS	14% BRICK
BRICK	14% BRICK
NORTH	REAR ELEV
TOTAL	13% BRICK
GLASS	14% BRICK
BRICK	14% BRICK

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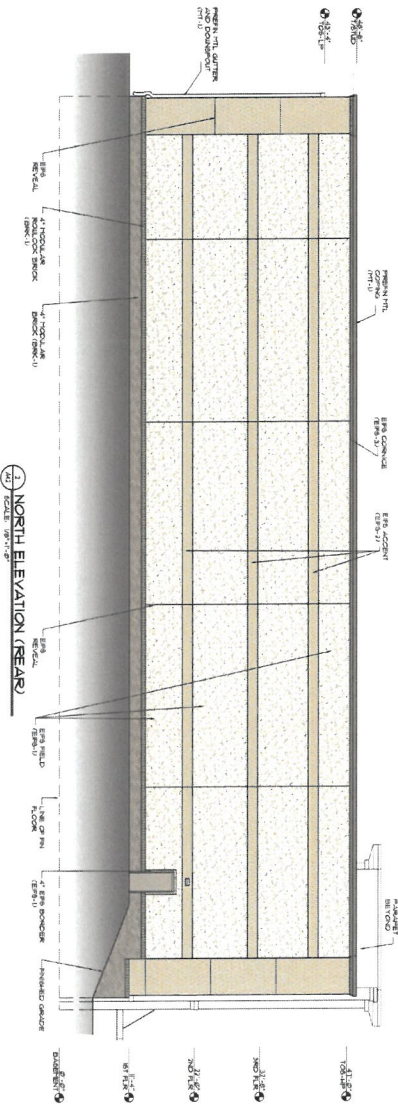
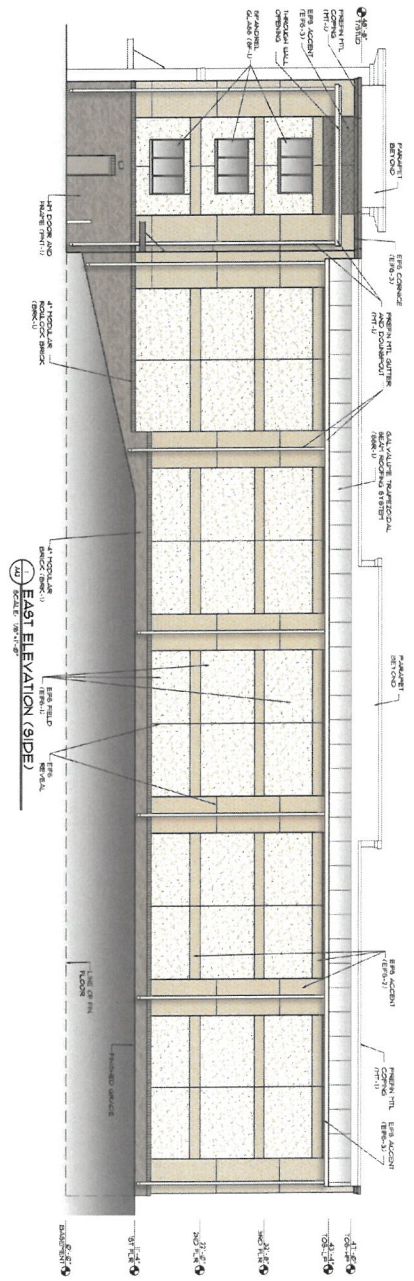
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Proposal Self Storage
1915 Pharrs Road
Snellville, GA



PROJECT NUMBER: 2025
DATE: 2-13-25

A4.1



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APR 11 2025

BY: _____

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Proposal Self Storage

1915 Pharrs Road
Snellville, GA

STANARD ARCHITECTURE INC.
CANTONVILLE GA 30115
404-299-1111
www.stanardarchitecture.com

DATE	PROJECT NUMBER
2-13-25	2025

A4.2