



CHANGE IN CONDITIONS APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA
AND REQUEST TO AMEND PRIOR APPROVED CONDITIONS OF ZONING
RECEIVED

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3514 Fax 770.985.3551 www.snellville.org

JUN 13 2024

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

471 ROSEBUD DR #2400221
CHANGE IN ZONING COND #24-02
PARCEL- 5094 326
SOLEIL AT SUMMIT CHASE

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.

John D. Gaskin
Name (please print)
4770 S. Atlanta Rd Ste 100
Address
Atlanta
City, State, Zip Code
GA 30339
Phone Number(s) 770.319.5258 Fax

Ballantyr PMC Summit Chase, LLC
Name (please print)
4770 S. Atlanta Rd Ste 100
Address
Atlanta
City, State, Zip Code
GA 30339
Phone Number(s) 770.319.5258 Fax

Contact Person: John Gaskin Phone: _____ Fax: _____
Cell Phone: _____ E-mail: john.gaskin@pmccommunities.com

Request to Change the Conditions for Rezoning Case No. RZ 19.02 and Ordinance No. 2019.10 Approval Date 6/10/19
Property Address/Location: 3471 Rosebud Dr. District _____ Land Lot _____ Parcel(s) R5094 326

APPLICATION FEES:

- Change in Conditions Application \$ 500
- Public Notice Sign \$ 75 (single-sided) or \$125 (double-sided) per parcel, per road frontage
- Adjoining Property Owner Notice \$ 15 (per adjoining property X 2 public hearings)

~~R5094 231~~
~~R5094 232~~

UDO Sec. 103-9.9 Rezoning Condition Alteration

- An application to alter conditions of rezoning must be submitted and processed in accordance with all provisions applicable to zoning map amendments (UDO Sec. 103-9.4.C) through the Department, the Planning Commission for a public hearing, and to the City Council for a public hearing.
- The City Council may add or delete conditions to rezoning applications during the public hearing that are more or less restrictive than the UDO.

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

Zoning map amendment applications must include the following:

1. Payment of the appropriate application fee as determined by the fee schedule.
2. A current legal description of the site to be rezoned. If the site proposed for amendment includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for all lots.
3. Ten (10) printed boundary surveys of the site to be rezoned, at least one of which should be an 11 x 17-inch (or smaller) reduction. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land survey no more than 12 months before the date of submittal.
4. Letter of intent explaining what is proposed.
5. Applicant's and/or owner's certification.
6. Conflict of interest certification and disclosure of campaign contributions.
7. The names and addresses of the owners of the land and their agents, if any.

LETTER OF INTENT

LETTER OF INTENT
REQUEST FOR CHANGE IN CONDITIONS
CASE- RLUP 19-01 RZ-19-02
SOLEIL SUMMIT CHASE AGE RESTRICTED COMMUNITY

On June 10, 2019 the Mayor and Council of the City of Snellville Georgia approved the rezoning and concurrent variance for (Case LUP 19-01 RZ 19-02) 75.29 acre parcel formerly a part of Summit Chase Golf Course from RS-180 to R-HOP 55 for 257 Age Restricted Detached Single Family Lots.

The applicant, John Gaskin, on behalf of the property Owner Ballantry PMC Summit Chase, LLC is requesting a Change in Conditions to the following items that were approved in the June 10, 2019 Mayor and Council Meeting :

- 1) Request for Change in Condition number One: To Modify VARIANCES- paragraph 2. Section 9.18 (I) (D) Page 3 of 11 of the approved zoning Ordinance to remove the required Architectural Design Standards as stated in this Ordinance and replace with the Soleil Summit Chase Community Plan Book- last revised May 28, 2024. This document is being submitted electronically along with this application given its physical size.***

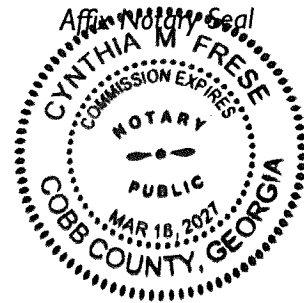
- 2) Request for Change in Condition number 8-page 4 of 11 in the approved ordinance to modify as follows: The Home Owners Association shall be responsible for requiring Homeowners to assume exterior maintenance of individual residences including, at a minimum, painting exteriors on a rotation not to exceed Ten (10) years through provisions outlined in Declaration of Protective Covenants, Conditions, Restrictions and Easements. Such document shall be duly recorded. The Home Owners Association shall have the ability to enforce the provision through Liens, Fines and in extreme conditions assume the responsibility and seek financial relief against the Home Owner.***

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 Change in Conditions 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 change in conditions application is denied by the City Council, no change in conditions application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

John D. Gaskin May 28, 2024
Signature of Applicant Date
John D. Gaskin
Type or Print Name and Title



Cynthia M. Freese May 28, 2024
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 John D. Gaskin to file this application. The undersigned is aware that that if the change in conditions application is denied by the City Council, no change in conditions 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] 05.28.24
Signature of Owner Date
John Patrick Malloy - Manager
Type or Print Name and Title



Cynthia M. Freese May 28, 2024
Signature of Notary Public Date

**CONFLICT OF INTEREST CERTIFICATIONS
FOR CHANGE IN CONDITIONS APPLICATION**

The undersigned below, making application for a Change in Conditions, 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.

John D. Gaskin 5/28/24
Signature of Applicant Date

John D. Gaskin V.P
Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date

Type or Print Name and Title

Cynthia M Freese 5/28/24
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: John D. Gaskin

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.

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 Change in Conditions application.

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



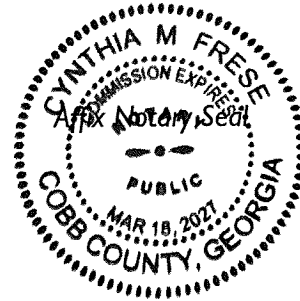
Signature of Owner or Agent

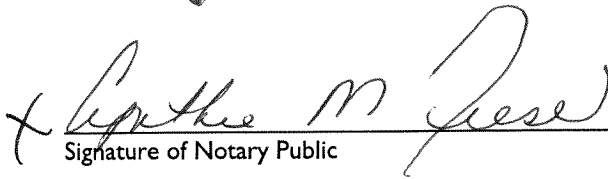
5/28/24

Date

John Patrick Malloy - manager

Type or Print Name and Title





Signature of Notary Public

May 28, 2024

Date

ORIGINAL ZONING ORDINANCE



June 19, 2019

Mr. John Gaskin
Vice President Land Acquisition
Patrick Malloy Companies, LLC
4770 S. Atlanta Road, Suite 100
Atlanta, Georgia 30339

RE: 75.29± Acre Tract Located Near Rosebud Road and Temple Johnson Road, Loganville, Georgia (the "Property")
Gwinnett County Tax Parcels: 5093 106; 5094 161; and 5099 180
Case #LUP 19-01 RZ 19-02

Dear Mr. Gaskin,

This is to advise you that on June 10, 2019 the Mayor and City Council of the City of Snellville, Georgia voted to approve the rezoning and variances for the Property described above and on Exhibit "A", attached hereto and incorporated herein by reference for the development of a 257-lot age restricted (55+) single-family detached residential subdivision.

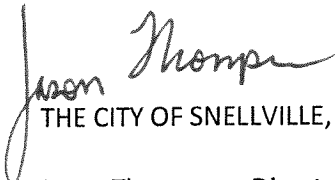
The Property hereinafter described by *Ordinance 2019-10* (Attachment "A") is hereby rezoned from RS-180 (Single-family Residence) District and LM (Light Manufacturing) District to **R-HOP(55)-SF (Single-family Residential Housing for Older Persons) District** with the Official Zoning Map for the City of Snellville to be amended to reflect these changes.

And, the Property hereinafter described by *Ordinance No. 2019-09* (Attachment "B") is hereby designated as **Low-Density Residential** on the City of Snellville 2030 Comprehensive Plan Future Land Use Map.

On behalf of the City of Snellville City Council and City Administration, it is my pleasure to welcome your development team to the City. Feel free to visit our website, www.snellville.org, to learn more about the services and departments which are available to residents of the City.

Again, welcome to the City of Snellville, ***Where Everybody is Proud to be Somebody!***

Sincerely,


THE CITY OF SNELLVILLE, GEORGIA

Jason Thompson, Director
Department of Planning and Development

Attachments

Cc: Mr. Donald V. Britt, President, Summit Chase Country Club, Inc.

City of Snellville Planning Department

2342 Oak Road Snellville, GA 30078 770-985-3514 770-985-3551 Fax www.snellville.org

Legal Description
Summit Chase - Tract 1-A

All that tract or parcel of land lying and being in Land Lots 93 and 94 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar, bent) located at the intersection of the southerly corner of Lot 15 of Summit Chase, Unit Two, Section Two (as recorded in Plat Book 15, page 293, Gwinnett County, Georgia records) with the westerly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northwesterly along the right-of-way line N64°36'40"W a distance of 15.22 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said iron pin set being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southerly along the westerly right-of-way line the following courses and distances: along the arc of a curve to the left, an arc distance of 152.53 feet to a point, said curve having a radius of 560.87 feet and being subtended by a chord bearing S10°26'07"W and a chord distance of 152.06 feet; S02°38'40"W a distance of 379.02 feet to a point; S05°17'40"W a distance of 88.26 feet to a point; N85°49'35"W a distance of 12.02 feet to a point; S04°15'42"W a distance of 54.79 feet to a point; S85°35'26"E a distance of 11.00 feet to a point; S05°19'56"W a distance of 24.92 feet to a point; S05°19'30"W a distance of 66.09 feet to a point; S05°07'28"W a distance of 50.00 feet to a point; S05°40'25"W a distance of 13.39 feet to a point; S14°22'53"W a distance of 91.94 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the westerly right-of-way line and run S76°06'43"W a distance of 824.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N20°49'41"W a distance of 495.14 feet to an iron pin found (1/2" rebar, bent); thence run N29°48'33"W a distance of 299.32 feet to an iron pin found (1/2" rebar); thence run N29°59'00"W a distance of 449.95 feet to an iron pin found (1/2" open top pipe, bent); thence run N13°28'30"W a distance of 266.58 feet to an iron pin found (1/2" open top pipe); thence run N13°33'01"W a distance of 363.20 feet to an iron pin found (1/2" rebar, bent); thence run N57°29'22"E a distance of 702.16 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S39°34'11"E a distance of 759.84 feet to an iron pin found (1/2" rebar); thence run S31°07'09"E a distance of 311.76 feet to an iron pin found (1/2" rebar, bent); thence run S70°55'06"E a distance of 253.99 feet to an iron pin found (1/2" rebar); thence run S64°36'40"E a distance of 128.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 45.200 acres.

Legal Description
Summit Chase - Tract 1-B

All that tract or parcel of land lying and being in Land Lots 94 and 99 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road (having a variable width right-of-way) with the northwesterly right-of-way line of Temple Johnson Road (having a variable width right-of-way), said iron pin set being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run southwesterly along the northwesterly right-of-way line the following courses and distances: S61°00'02"W a distance of 334.54 feet to a point; S60°19'32"W a distance of 151.54 feet to a point; S60°36'18"W a distance of 149.24 feet to a point; S61°14'33"W a distance of 150.26 feet to a point; S61°05'21"W a distance of 231.23 feet to a point; S60°43'57"W a distance of 96.78 feet to a point; S60°04'51"W a distance of 193.90 feet to a point; along the arc of a curve to the left, an arc distance of 186.76 feet to a point, said curve having a radius of 3,480.86 feet and being subtended by a chord bearing S58°32'37"W and a chord distance of 186.74 feet; S56°47'14"W a distance of 47.00 feet to a point; S55°48'44"W a distance of 59.24 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the northwesterly right-of-way line and run N75°15'09"W a distance of 341.31 feet to an iron pin found (1/2" rebar); thence run N73°22'49"W a distance of 15.63 feet to an iron pin found (1/2" rebar, bent); thence run S13°07'14"W a distance of 40.23 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N83°58'08"W a distance of 169.57 feet to an iron pin found (1/2" rebar); thence run N05°16'51"E a distance of 180.56 feet to an iron pin found (1/2" rebar); thence run S76°15'08"W a distance of 158.90 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the easterly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northerly along the easterly right-of-way line the following courses and distances: N05°30'34"E a distance of 113.95 feet to a point; S85°35'26"E a distance of 8.61 feet to a point; N04°15'43"E a distance of 55.21 feet to a point; N85°49'35"W a distance of 8.04 feet to a point; N05°00'54"E a distance of 88.24 feet to a point; N02°41'05"E a distance of 21.46 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the easterly right-of-way line and run S80°02'23"E a distance of 152.19 feet to an iron pin found (1/2" rebar); thence run N68°34'01"E a distance of 833.05 feet to an iron pin found (1/2" rebar); thence run N82°34'01"E a distance of 489.52 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N27°40'59"W a distance of 406.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N22°56'39"W a distance of 420.06 feet to an iron pin found (1/2" rebar); thence run N57°28'34"E a distance of 271.82 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N32°36'28"W a distance of 30.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N57°28'34"E a distance of 70.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the southwesterly right-of-way line of Brushy Fork Road; thence run southeasterly along the southwesterly right-of-way line the following courses and distances: S32°40'51"E a distance of 25.76 feet to a point; S32°09'45"E a distance of 163.13 feet to a point; along the arc of a curve to the left, an arc distance of 140.42 feet to a point, said curve having a radius of 3,832.00 feet and being subtended by a chord bearing S33°12'45"E and a chord

distance of 140.42 feet; S34°15'44"E a distance of 103.39 feet to a point; S34°41'21"E a distance of 121.93 feet to a point; along the arc of a curve to the right, an arc distance of 314.53 feet to a point, said curve having a radius of 6,220.00 feet and being subtended by a chord bearing S33°14'25"E and a chord distance of 314.50 feet; S31°47'30"E a distance of 10.75 feet to a point; S32°48'19"E a distance of 39.30 feet to a point; along the arc of a curve to the left, an arc distance of 294.67 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road with the northwesterly right-of-way line of Temple Johnson Road, said curve having a radius of 1,125.00 feet and being subtended by a chord bearing S40°18'32"E and a chord distance of 293.83 feet, said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 28.376 acres.

Legal Description
Summit Chase - Tract 1-Ba

All that tract or parcel of land lying and being in Land Lot 99 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road (having a variable width right-of-way) with the northwesterly right-of-way line of Temple Johnson Road (having a variable width right-of-way); thence run southwesterly along the northwesterly right-of-way line the following courses and distances: S61°00'02"W a distance of 334.54 feet to a point; S60°19'32"W a distance of 151.54 feet to a point; S60°36'18"W a distance of 149.24 feet to a point; S61°14'33"W a distance of 150.26 feet to a point; S61°05'21"W a distance of 231.23 feet to a point; S60°43'57"W a distance of 96.78 feet to a point; S60°04'51"W a distance of 193.90 feet to a point; along the arc of a curve to the left, an arc distance of 186.76 feet to a point, said curve having a radius of 3,480.86 feet and being subtended by a chord bearing S58°32'37"W and a chord distance of 186.74 feet; S56°47'14"W a distance of 47.00 feet to a point; S55°48'44"W a distance of 59.24 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the northwesterly right-of-way line and run N75°15'09"W a distance of 341.31 feet to an iron pin found (1/2" rebar); thence run N73°22'49"W a distance of 15.63 feet to an iron pin found (1/2" rebar, bent); thence run S13°07'14"W a distance of 40.23 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N83°58'08"W a distance of 169.57 feet to an iron pin found (1/2" rebar); thence run N05°16'51"E a distance of 180.56 feet to an iron pin found (1/2" rebar); thence run S76°15'08"W a distance of 158.90 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the easterly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northerly along the easterly right-of-way line the following courses and distances: N05°30'34"E a distance of 113.95 feet to a point; S85°35'26"E a distance of 8.61 feet to a point; N04°15'43"E a distance of 55.21 feet to a point; N85°49'35"W a distance of 8.04 feet to a point; N05°00'54"E a distance of 88.24 feet to a point; N02°41'05"E a distance of 21.46 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the easterly right-of-way line and run S80°02'23"E a distance of 152.19 feet to an iron pin found (1/2" rebar); thence run N68°34'01"E a distance of 833.05 feet to an iron pin found (1/2" rebar), said iron pin found being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run N77°01'22"E a distance of 271.56 feet to an iron pin found (1/2" rebar); thence run N76°58'14"E a distance of 171.08 feet to an iron pin found (1/2" rebar); thence run N46°10'10"W a distance of 374.61 feet to an iron pin found (1/2" rebar); thence run N03°35'58"W a distance of 452.30 feet to an iron pin found (1/2" rebar); thence run S22°56'39"E a distance of 420.06 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S27°40'59"E a distance of 406.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S82°34'01"W a distance of 489.52 feet to an iron pin found (1/2" rebar), said iron pin found being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 1.712 acres.

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2019-10

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR THE 75.29± ACRE TRACT OF LAND LOCATED IN LAND LOTS 93, 94 AND 99 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER:	#RZ 19-02
SIZE:	75.29± Acres
LOCATION:	Near Rosebud Road and Temple Johnson Road, Loganville, Georgia
TAX PARCEL(s):	R5093 106; R5094 161; and R5099 180
CURRENT ZONING MAP:	RS-180 (Single-family Residence) District And LM (Light Manufacturing) District
REQUESTED ZONING MAP AMENDMENT:	R-HOP(55)-SF (Single-family Residential Housing for Older Persons) District
DEVELOPMENT/PROJECT:	257-Lot Age-Restricted (55+) Single-Family Detached Residential Subdivision
PROPERTY OWNER:	Summit Chase Country Club, Inc. Snellville, Georgia 30078

APPLICANT/CONTACT:

John Gaskin, VP Land Acquisition
Patrick Malloy Companies, LLC
Atlanta, Georgia 30339

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and,

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to 75.29± acres of land located near Rosebud Road and Temple Johnson Road, Loganville, Georgia (Tax Parcels R5093 106; R5094 161; and R5099 180) for a 257-lot age-restricted (55+) single-family detached residential subdivision; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant variances from the dimensional building setbacks and architectural design standards for the R-HOP District of Article XI of the Zoning Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. The 45.20± acre tract of land identified as Tract 1-A described and shown in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference and the 28.376± acre tract of land identified as Tract 1-B and the 1.712± acre tract of land identified as Tract 1-Ba described and shown in Exhibit "B", a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned from RS-180 (Single-family Residence) District and LM (Light Manufacturing) District to R-HOP(55)-SF (Single-family Residential Housing for Older Persons) District. This action is subject

to the attachment of the following approved variances (1-2) and approved conditions (1-14):

VARIANCES:

1. Section 9.19, R-HOP (55) SF District: To reduce the minimum separation distance between buildings from fifteen-feet (15') to ten-feet (10'), measured at the foundation.
2. Section 9.18(1)(D), R-HOP Site and Architectural Design Standards: Homes/buildings shall be constructed of traditional design with brick, stone, masonry horizontal siding, and masonry shakes/shingles. Brick and/or stone shall constitute no less than 70 percent of the materials used, with accents of masonry siding or shakes/shingles for each building elevation. Instead, to allow for a percentage of proposed homes to have the following configurations:
 - a. Forty-five percent (45%) of the units shall have a front façade composed of cedar shake accent with three-foot (3') masonry/brick water table. Side and rear elevations shall be constructed of stained/painted cedar shake and/or cement board siding.
 - b. Forty-Five percent (45%) of the units shall have a front façade composed of cedar shake accent with thirty percent (30%) brick/masonry accent. Side and rear elevations shall be constructed of stained/painted cedar shake and/or cement board siding.
 - c. Ten percent (10%) of the units shall have a front façade of cedar shake with seventy Percent (70%) brick/masonry. Side and rear elevations shall be constructed of stained/painted cedar shake and/or cement board siding.

CONDITIONS:

1. The property shall be developed in accordance with the rezoning site plan entitled "Summit Chase Overall Site Plan", dated 3-1-2019 (stamped received 3-22-2019), attached hereto as Exhibit "C" and incorporated herein by reference, with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval;
2. Single-family detached dwellings shall not exceed a density of 3.41 units per acre. The project is to be deed restricted to ownership by residents aged 55 years of age or older;

3. Stormwater detention facility(s) shall be fenced with either a black vinyl-coated chain link fence a minimum of four feet in height, or 6-8-foot-tall privacy fence;
4. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited;
5. All corner lots and lots abutting an external public street shall be designated as "High Visibility Lots" and require a continuation of the front façade treatments to the corner side to continue the architectural theme that is presented on the front elevation to the corner elevation exposed to public view;
6. There shall be master protective covenants for the entire development that will include all phases of the development (recreation/amenity and residential) and such other usual and necessary covenants and restrictions to protect the quality and integrity of the single-family development;
7. A mandatory homeowner's association shall be formed and incorporated for all single-family lots in the development and common areas which will include all component parts of the proposed development. The Homeowners' Association shall be responsible for the oversight, upkeep, maintenance and repair of all common areas/facilities; private streets; curb and gutter; stormwater detention facilities, including detention ponds, underground pipe/structures, catch basins, headwalls and manholes; street frontage and amenity area landscaping; gated entrance areas; ground signage; walls and fencing; open space areas; amenities including tennis court, swimming pool, clubhouse, walking trails and other amenities, and the like contained within the overall development, and maintain adequate liability insurance and working capital;
8. The Homeowners' Association shall be responsible for the exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed ten (10) years;
9. A Residential Drainage Plan (RDP) shall be submitted for review and approval by the Director of Planning and development for those lots so designated on the Final Plat prior to issuance of a building permit;
10. A no-access easement shall be provided on the side and rear of all lots abutting Rosebud Road, Temple Johnson Road, and Brushy Fork Road.
11. All driveways shall be a minimum of twenty-two feet (22') in length, measured from the front of the garage door to the leading edge of the sidewalk, and shall be wide enough to accommodate the parallel parking of two vehicles;
12. All streets shall be privately owned and maintained by the Homeowners' Association;

13. All approved zoning conditions and variances shall be referenced on any plat of a lot provided to homebuyers;
14. The Developer shall be required to build a 6-foot wooden privacy fence consisting of the same material and design the entire length of fence running from Lots 121 to 144 shown on the zoning plan along the eastern side of the property line. The privacy fence shall be in place at the time of the issuance of the first final plat;
15. Lots 240 and 241 as shown on the zoning plan shall be reoriented so that the cul-de-sac shall be shortened and lots 240 and 241 shall back up to the 25-foot buffer as oppose to being oriented sideways to it;
16. As part of the site Stormwater mitigation plan the” Developer “at the earliest opportunity” shall be responsible for improving the drainage structure and freeboard storage capacity of the small off site pond lying just north of the property to provide additional Stormwater protection;
17. The 25-foot exterior buffer requirement along the northern portion of the property where the site is adjacent to the Summit Chase Golf Course shall be removed and a normal rear yard setback against the common property line shall be required instead;
18. All trees located within the 25-foot exterior buffer having a caliper of at least six inches (6”) per standard measuring shall be preserved subject to the discretion of the Planning Director;
19. Additional plantings shall be required in the 25-foot exterior buffer where sparsely vegetated per the discretion of the Planning Director; and
20. Non-substantial variances, as determined by the Director of Planning and Development and/or City Manager for the design requirements, zoning requirements, development regulations, and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development.

Section 2. The changes in zoning classification is to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are

indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not

render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

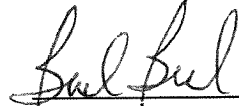
Section 5. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.


Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

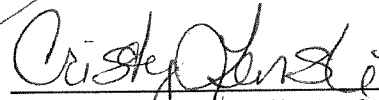
Section 7. This Ordinance was adopted on June 10, 2019. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

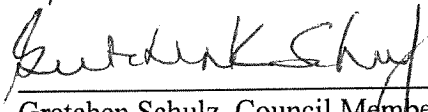
ORDAINED this 10th day of June, 2019.

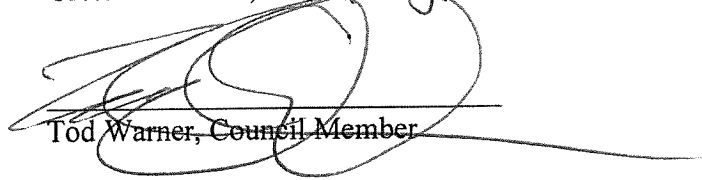

Barbara Bender, Mayor


Dave Emanuel, Mayor Pro Tem

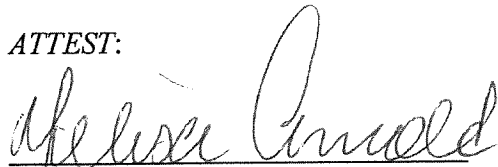

Cristy Lenski, Council Member


Roger Marmol, Council Member


Gretchen Schulz, Council Member


Tod Warner, Council Member

ATTEST:


Melisa Arnold, City Clerk

APPROVED AS TO FORM:

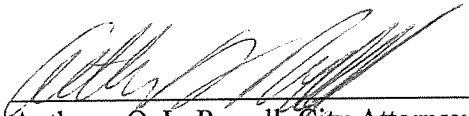

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

EXHIBIT "A"

Legal Description
Summit Chase - Tract 1-A

All that tract or parcel of land lying and being in Land Lots 93 and 94 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar, bent) located at the intersection of the southerly corner of Lot 15 of Summit Chase, Unit Two, Section Two (as recorded in Plat Book 15, page 293, Gwinnett County, Georgia records) with the westerly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northwesterly along the right-of-way line N64°36'40"W a distance of 15.22 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said iron pin set being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southerly along the westerly right-of-way line the following courses and distances: along the arc of a curve to the left, an arc distance of 152.53 feet to a point, said curve having a radius of 560.87 feet and being subtended by a chord bearing S10°26'07"W and a chord distance of 152.06 feet; S02°38'40"W a distance of 379.02 feet to a point; S05°17'40"W a distance of 88.26 feet to a point; N85°49'35"W a distance of 12.02 feet to a point; S04°15'42"W a distance of 54.79 feet to a point; S85°35'26"E a distance of 11.00 feet to a point; S05°19'56"W a distance of 24.92 feet to a point; S05°19'30"W a distance of 66.09 feet to a point; S05°07'28"W a distance of 50.00 feet to a point; S05°40'25"W a distance of 13.39 feet to a point; S14°22'53"W a distance of 91.94 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the westerly right-of-way line and run S76°06'43"W a distance of 824.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N20°49'41"W a distance of 495.14 feet to an iron pin found (1/2" rebar, bent); thence run N29°48'33"W a distance of 299.32 feet to an iron pin found (1/2" rebar); thence run N29°59'00"W a distance of 449.95 feet to an iron pin found (1/2" open top pipe, bent); thence run N13°28'30"W a distance of 266.58 feet to an iron pin found (1/2" open top pipe); thence run N13°33'01"W a distance of 363.20 feet to an iron pin found (1/2" rebar, bent); thence run N57°29'22"E a distance of 702.16 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S39°34'11"E a distance of 759.84 feet to an iron pin found (1/2" rebar); thence run S31°07'09"E a distance of 311.76 feet to an iron pin found (1/2" rebar, bent); thence run S70°55'06"E a distance of 253.99 feet to an iron pin found (1/2" rebar); thence run S64°36'40"E a distance of 128.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 45.200 acres.

EXHIBIT "B"

Legal Description
Summit Chase - Tract 1-B

All that tract or parcel of land lying and being in Land Lots 94 and 99 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road (having a variable width right-of-way) with the northwesterly right-of-way line of Temple Johnson Road (having a variable width right-of-way), said iron pin set being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run southwesterly along the northwesterly right-of-way line the following courses and distances: S61°00'02"W a distance of 334.54 feet to a point; S60°19'32"W a distance of 151.54 feet to a point; S60°36'18"W a distance of 149.24 feet to a point; S61°14'33"W a distance of 150.26 feet to a point; S61°05'21"W a distance of 231.23 feet to a point; S60°43'57"W a distance of 96.78 feet to a point; S60°04'51"W a distance of 193.90 feet to a point; along the arc of a curve to the left, an arc distance of 186.76 feet to a point, said curve having a radius of 3,480.86 feet and being subtended by a chord bearing S58°32'37"W and a chord distance of 186.74 feet; S56°47'14"W a distance of 47.00 feet to a point; S55°48'44"W a distance of 59.24 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the northwesterly right-of-way line and run N75°15'09"W a distance of 341.31 feet to an iron pin found (1/2" rebar); thence run N73°22'49"W a distance of 15.63 feet to an iron pin found (1/2" rebar, bent); thence run S13°07'14"W a distance of 40.23 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N83°58'08"W a distance of 169.57 feet to an iron pin found (1/2" rebar); thence run N05°16'51"E a distance of 180.56 feet to an iron pin found (1/2" rebar); thence run S76°15'08"W a distance of 158.90 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the easterly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northerly along the easterly right-of-way line the following courses and distances: N05°30'34"E a distance of 113.95 feet to a point; S85°35'26"E a distance of 8.61 feet to a point; N04°15'43"E a distance of 55.21 feet to a point; N85°49'35"W a distance of 8.04 feet to a point; N05°00'54"E a distance of 88.24 feet to a point; N02°41'05"E a distance of 21.46 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the easterly right-of-way line and run S80°02'23"E a distance of 152.19 feet to an iron pin found (1/2" rebar); thence run N68°34'01"E a distance of 833.05 feet to an iron pin found (1/2" rebar); thence run N82°34'01"E a distance of 489.52 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N27°40'59"W a distance of 406.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N22°56'39"W a distance of 420.06 feet to an iron pin found (1/2" rebar); thence run N57°28'34"E a distance of 271.82 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N32°36'28"W a distance of 30.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N57°28'34"E a distance of 70.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the southwesterly right-of-way line of Brushy Fork Road; thence run southeasterly along the southwesterly right-of-way line the following courses and distances: S32°40'51"E a distance of 25.76 feet to a point; S32°09'45"E a distance of 163.13 feet to a point; along the arc of a curve to the left, an arc distance of 140.42 feet to a point, said curve having a radius of 3,832.00 feet and being subtended by a chord bearing S33°12'45"E and a chord

distance of 140.42 feet; S34°15'44"E a distance of 103.39 feet to a point; S34°41'21"E a distance of 121.93 feet to a point; along the arc of a curve to the right, an arc distance of 314.53 feet to a point, said curve having a radius of 6,220.00 feet and being subtended by a chord bearing S33°14'25"E and a chord distance of 314.50 feet; S31°47'30"E a distance of 10.75 feet to a point; S32°48'19"E a distance of 39.30 feet to a point; along the arc of a curve to the left, an arc distance of 294.67 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road with the northwesterly right-of-way line of Temple Johnson Road, said curve having a radius of 1,125.00 feet and being subtended by a chord bearing S40°18'32"E and a chord distance of 293.83 feet, said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 28.376 acres.

Legal Description
Summit Chase - Tract 1-Ba

All that tract or parcel of land lying and being in Land Lot 99 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road (having a variable width right-of-way) with the northwesterly right-of-way line of Temple Johnson Road (having a variable width right-of-way); thence run southwesterly along the northwesterly right-of-way line the following courses and distances: S61°00'02"W a distance of 334.54 feet to a point; S60°19'32"W a distance of 151.54 feet to a point; S60°36'18"W a distance of 149.24 feet to a point; S61°14'33"W a distance of 150.26 feet to a point; S61°05'21"W a distance of 231.23 feet to a point; S60°43'57"W a distance of 96.78 feet to a point; S60°04'51"W a distance of 193.90 feet to a point; along the arc of a curve to the left, an arc distance of 186.76 feet to a point, said curve having a radius of 3,480.86 feet and being subtended by a chord bearing S58°32'37"W and a chord distance of 186.74 feet; S56°47'14"W a distance of 47.00 feet to a point; S55°48'44"W a distance of 59.24 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the northwesterly right-of-way line and run N75°15'09"W a distance of 341.31 feet to an iron pin found (1/2" rebar); thence run N73°22'49"W a distance of 15.63 feet to an iron pin found (1/2" rebar, bent); thence run S13°07'14"W a distance of 40.23 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N83°58'08"W a distance of 169.57 feet to an iron pin found (1/2" rebar); thence run N05°16'51"E a distance of 180.56 feet to an iron pin found (1/2" rebar); thence run S76°15'08"W a distance of 158.90 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the easterly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northerly along the easterly right-of-way line the following courses and distances: N05°30'34"E a distance of 113.95 feet to a point; S85°35'26"E a distance of 8.61 feet to a point; N04°15'43"E a distance of 55.21 feet to a point; N85°49'35"W a distance of 8.04 feet to a point; N05°00'54"E a distance of 88.24 feet to a point; N02°41'05"E a distance of 21.46 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the easterly right-of-way line and run S80°02'23"E a distance of 152.19 feet to an iron pin found (1/2" rebar); thence run N68°34'01"E a distance of 833.05 feet to an iron pin found (1/2" rebar), said iron pin found being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run N77°01'22"E a distance of 271.56 feet to an iron pin found (1/2" rebar); thence run N76°58'14"E a distance of 171.08 feet to an iron pin found (1/2" rebar); thence run N46°10'10"W a distance of 374.61 feet to an iron pin found (1/2" rebar); thence run N03°35'58"W a distance of 452.30 feet to an iron pin found (1/2" rebar); thence run S22°56'39"E a distance of 420.06 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S27°40'59"E a distance of 406.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S82°34'01"W a distance of 489.52 feet to an iron pin found (1/2" rebar), said iron pin found being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 1.712 acres.

EXHIBIT "C"

WARANTY DEED

DEED B: 57832 P: 00323
09/08/2020 01:24:12 PM Pgs: 9 Fees: \$ 25.00
TTax: \$7000.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, Georgia
067202023204

Return To:
Fidelity National Title Group
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
Attn: Ambreen Shahnawaz 182640GA

(Space Above for Recorder's Use)

~~After Recording Please Return To:~~
Matthew D. Moore, Esq.
Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592

STATE OF GEORGIA

COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE is made as of this 31st day of August, 2020 between SUMMIT CHASE COUNTRY CLUB, INC., a Georgia corporation (hereinafter referred to as "Grantor") and BALLANTRY PMC SUMMIT CHASE, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee that certain real property as described on Exhibit "A" attached hereto and made a part hereof, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining (collectively, the "Property").

TO HAVE AND TO HOLD the Property, together 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, subject only to those matters set forth and described on Exhibit "B" attached hereto and by this reference made a part hereof (herein referred to as the "Permitted Encumbrances").

SGR/23234341.1

61

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against the claims of any persons owning, holding or claiming by, through or under Grantor but not otherwise.

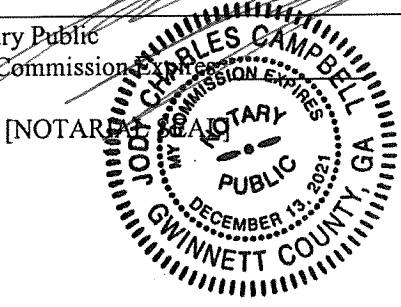
[REST OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has hereunto caused this Indenture to be executed under seal by its duly authorized representative as of the date and year first above written.

Signed, sealed and delivered in the presence of:

Charles Campbell
Witness

[Signature]
Notary Public
My Commission Expires



GRANTOR:

SUMMIT CHASE COUNTRY CLUB, INC., a Georgia corporation

By: *Donald Van Britt* (SEAL)
Name: Donald Van Britt
Title: President

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1-A

All that tract or parcel of land lying and being in Land Lots 93 and 94 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar, bent) located at the intersection of the southerly corner of Lot 15 of Summit Chase, Unit Two, Section Two (as recorded in Plat Book 15, page 293, Gwinnett County, Georgia records) with the westerly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northwesterly along the right-of-way line N64°36'40"W a distance of 15.22 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said iron pin set being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southerly along the westerly right-of-way line the following courses and distances: along the arc of a curve to the left, an arc distance of 152.53 feet to a point, said curve having a radius of 560.87 feet and being subtended by a chord bearing S10°26'07"W and a chord distance of 152.06 feet; S02°38'40"W a distance of 379.02 feet to a point; S05°17'40"W a distance of 88.26 feet to a point; N85°49'35"W a distance of 12.02 feet to a point; S04°15'42"W a distance of 54.79 feet to a point; S85°35'26"E a distance of 11.00 feet to a point; S05°19'56"W a distance of 24.92 feet to a point; S05°19'30"W a distance of 66.09 feet to a point; S05°07'28"W a distance of 50.00 feet to a point; S05°40'25"W a distance of 13.39 feet to a point; S14°22'53"W a distance of 91.94 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the westerly right-of-way line and run S76°06'43"W a distance of 824.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N20°49'41"W a distance of 495.14 feet to an iron pin found (1/2" rebar, bent); thence run N29°48'33"W a distance of 299.32 feet to an iron pin found (1/2" rebar); thence run N29°59'00"W a distance of 449.95 feet to an iron pin found (1/2" open top pipe, bent); thence run N13°28'30"W a distance of 266.58 feet to an iron pin found (1/2" open top pipe); thence run N13°33'01"W a distance of 363.20 feet to an iron pin found (1/2" rebar, bent); thence run N57°29'22"E a distance of 702.16 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S39°34'11"E a distance of 759.84 feet to an iron pin found (1/2" rebar); thence run S31°07'09"E a distance of 311.76 feet to an iron pin found (1/2" rebar, bent); thence run S70°55'06"E a distance of 253.99 feet to an iron pin found (1/2" rebar); thence run S64°36'40"E a distance of 128.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 45.200 acres.

TRACT 1-B

All that tract or parcel of land lying and being in Land Lots 94 and 99 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road (having a variable width right-of-

way) with the northwesterly right-of-way line of Temple Johnson Road (having a variable width right-of-way), said iron pin set being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run southwesterly along the northwesterly right-of-way line the following courses and distances: S61°00'02"W a distance of 334.54 feet to a point; S60°19'32"W a distance of 151.54 feet to a point; S60°36'18"W a distance of 149.24 feet to a point; S61°14'33"W a distance of 150.26 feet to a point; S61°05'21"W a distance of 231.23 feet to a point; S60°43'57"W a distance of 96.78 feet to a point; S60°04'51"W a distance of 193.90 feet to a point; along the arc of a curve to the left, an arc distance of 186.76 feet to a point, said curve having a radius of 3,480.86 feet and being subtended by a chord bearing S58°32'37"W and a chord distance of 186.74 feet; S56°47'14"W a distance of 47.00 feet to a point; S55°48'44"W a distance of 59.24 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the northwesterly right-of-way line and run N75°15'09"W a distance of 341.31 feet to an iron pin found (1/2" rebar); thence run N73°22'49"W a distance of 15.63 feet to an iron pin found (1/2" rebar, bent); thence run S13°07'14"W a distance of 40.23 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N83°58'08"W a distance of 169.57 feet to an iron pin found (1/2" rebar); thence run N05°16'51"E a distance of 180.56 feet to an iron pin found (1/2" rebar); thence run S76°15'08"W a distance of 158.90 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the easterly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northerly along the easterly right-of-way line the following courses and distances: N05°30'34"E a distance of 113.95 feet to a point; S85°35'26"E a distance of 8.61 feet to a point; N04°15'43"E a distance of 55.21 feet to a point; N85°49'35"W a distance of 8.04 feet to a point; N05°00'54"E a distance of 88.24 feet to a point; N02°41'05"E a distance of 21.46 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the easterly right-of-way line and run S80°02'23"E a distance of 152.19 feet to an iron pin found (1/2" rebar); thence run N68°34'01"E a distance of 833.05 feet to an iron pin found (1/2" rebar); thence run N82°34'01"E a distance of 489.52 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N27°40'59"W a distance of 406.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N22°56'39"W a distance of 420.06 feet to an iron pin found (1/2" rebar); thence run N57°28'34"E a distance of 271.82 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N32°36'28"W a distance of 30.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N57°28'34"E a distance of 70.00 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the southwesterly right-of-way line of Brushy Fork Road; thence run southeasterly along the southwesterly right-of-way line the following courses and distances: S32°40'51"E a distance of 25.76 feet to a point; S32°09'45"E a distance of 163.13 feet to a point; along the arc of a curve to the left, an arc distance of 140.42 feet to a point, said curve having a radius of 3,832.00 feet and being subtended by a chord bearing S33°12'45"E and a chord distance of 140.42 feet; S34°15'44"E a distance of 103.39 feet to a point; S34°41'21"E a distance of 121.93 feet to a point; along the arc of a curve to the right, an arc distance of 314.53 feet to a point, said curve having a radius of 6,220.00 feet and being subtended by a chord bearing S33°14'25"E and a chord distance of 314.50 feet; S31°47'30"E a distance of 10.75 feet to a point; S32°48'19"E a distance of 39.30 feet to a point; along the arc of a curve to the left, an arc distance of 294.67 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road with the northwesterly right-of-way line of Temple Johnson Road, said curve having a radius of 1,125.00 feet and being subtended by a chord bearing S40°18'32"E and a chord distance of 293.83 feet, said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 28.376 acres.

TRACT 1-C

All that tract or parcel of land lying and being in Land Lot 99 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the southwesterly right-of-way line of Brushy Fork Road (having a variable width right-of-way) with the northwesterly right-of-way line of Temple Johnson Road (having a variable width right-of-way); thence run southwesterly along the northwesterly right-of-way line the following courses and distances: S61°00'02"W a distance of 334.54 feet to a point; S60°19'32"W a distance of 151.54 feet to a point; S60°36'18"W a distance of 149.24 feet to a point; S61°14'33"W a distance of 150.26 feet to a point; S61°05'21"W a distance of 231.23 feet to a point; S60°43'57"W a distance of 96.78 feet to a point; S60°04'51"W a distance of 193.90 feet to a point; along the arc of a curve to the left, an arc distance of 186.76 feet to a point, said curve having a radius of 3,480.86 feet and being subtended by a chord bearing S58°32'37"W and a chord distance of 186.74 feet; S56°47'14"W a distance of 47.00 feet to a point; S55°48'44"W a distance of 59.24 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the northwesterly right-of-way line and run N75°15'09"W a distance of 341.31 feet to an iron pin found (1/2" rebar); thence run N73°22'49"W a distance of 15.63 feet to an iron pin found (1/2" rebar, bent); thence run S13°07'14"W a distance of 40.23 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N83°58'08"W a distance of 169.57 feet to an iron pin found (1/2" rebar); thence run N05°16'51"E a distance of 180.56 feet to an iron pin found (1/2" rebar); thence run S76°15'08"W a distance of 158.90 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the easterly right-of-way line of Rosebud Road (having a variable width right-of-way); thence run northerly along the easterly right-of-way line the following courses and distances: N05°30'34"E a distance of 113.95 feet to a point; S85°35'26"E a distance of 8.61 feet to a point; N04°15'43"E a distance of 55.21 feet to a point; N85°49'35"W a distance of 8.04 feet to a point; N05°00'54"E a distance of 88.24 feet to a point; N02°41'05"E a distance of 21.46 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave the easterly right-of-way line and run S80°02'23"E a distance of 152.19 feet to an iron pin found (1/2" rebar); thence run N68°34'01"E a distance of 833.05 feet to an iron pin found (1/2" rebar), said iron pin found being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run N77°01'22"E a distance of 271.56 feet to an iron pin found (1/2" rebar); thence run N76°58'14"E a distance of 171.08 feet to an iron pin found (1/2" rebar); thence run N46°10'10"W a distance of 374.61 feet to an iron pin found (1/2" rebar); thence run N03°35'58"W a distance of 452.30 feet to an iron pin found (1/2" rebar); thence run S22°56'39"E a distance of 420.06 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S27°40'59"E a distance of 406.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S82°34'01"W a distance of 489.52 feet to an iron pin found (1/2" rebar), said iron pin found being the **TRUE POINT OF BEGINNING**.
Said tract or parcel of land containing 1.712 acres.

EXHIBIT "B"

Permitted Encumbrances

1. Real estate ad valorem taxes for the year 2020 and subsequent years, not yet due and payable.
2. Easement (Channel Improvement) from James Pierce Johnson in favor of the Upper Ocmulgee River Soil Conservation District, dated October 17, 1962, recorded in Deed Book 189, Page 326, Gwinnett County, Georgia records.
3. Easement (Channel Improvement) from James Pierce Johnson in favor of the Upper Ocmulgee River Soil Conservation District, dated January 6, 1964, recorded in Deed Book 207, Page 594, aforesaid records.
4. Easement (Channel Improvement) from J.P. Johnson in favor of the Upper Ocmulgee River Soil Conservation District, dated October 17, 1962, recorded in Deed Book 189, Page 328, aforesaid records.
5. Easement (Channel Improvement) from Buddy M. Garmon and Bulah P. Garmon, dated October 23, 1962, recorded in Deed Book 189, Page 332, aforesaid records.
6. Easement (Channel Improvement) from Buddy M. Garmon and Bulah P. Garmon, dated January 9, 1964, recorded in Deed Book 208, Page 420, aforesaid records.
7. Declaration of Covenants and Restrictions executed by BTS Corporation, dated January 12, 1977, recorded in Deed Book 1217, Page 304; as amended by First Supplementary Declaration by BTS Corporation, a Georgia corporation, dated April 11, 1977 and recorded June 3, 1977 in Deed Book 1282, Page 122; as amended by Second Supplementary Declaration of Covenants and Restrictions by BTS Corporation, a Georgia corporation, dated August 12, 1977 and recorded August 17, 1977 in Deed Book 1324, Page 251; as amended by Third Supplementary Declaration of Covenants and Restrictions by BTS Corporation, a Georgia corporation, dated August 21, 1978 and recorded August 22, 1978 in Deed Book 1532, Page 196; as amended by Fifth Supplementary Declaration of Covenants and Restrictions by BTS Corporation, a Georgia corporation, dated January 16, 1980 and recorded January 22, 1980 in Deed Book 1879, Page 88; as amended by Supplementary Declaration of Covenants and Restrictions by Monteagle, Inc., a Georgia Corporation, dated January 24, 1984 and recorded March 5, 1984 in Deed Book 2733, Page 225; as amended by Supplementary Declaration of Covenants and Restrictions by Monteagle, Inc., a Georgia Corporation, dated June 18, 1984 and recorded June 26, 1984 in Deed Book 2814, Page 558; as amended by Supplementary Declaration of Covenants and Restrictions by Monteagle, Inc., a Georgia Corporation, dated August 8, 1984 and recorded August 30, 1984 in Deed Book 2864, Page 151; as amended by Supplementary Declaration of Covenants and Restrictions by Monteagle, Inc., a Georgia Corporation, dated November 12, 1984 and recorded November 27, 1984 in Deed Book 2922, Page 293; as affected by Order Granting Summary Judgment showing Terry M. Britt, et al. VS Summit Chase Homes Assoc., Inc., dated June 19,

2006 and recorded July 7, 2006 in Deed Book 46714, Page 743; as further affected by Transfer and Assignment of Architectural Control Under Declaration of Covenants and Restrictions For Summit Chase Subdivision by Citizens and Southern Financial Corporation, successor Developer, to BTS Corporation, dated September 1, 1980 and recorded November 4, 1980 in Deed Book 2057, Page 183, aforesaid records; as further amended, supplemented and modified, .

NOTE: Said Declaration contains, without limitations, easements over land and private charges or assessments.

8. By-Laws of Summit Chase Homes Association, Inc., dated November 12, 1990 and recorded January 16, 1991 in Deed Book 6363, Page 2, aforesaid records.
9. Sewer Treatment Plan Agreement between BTS Corporation and Gwinnett County, dated August 24, 1976, recorded in Deed Book 1222, Page 272, aforesaid records.
10. Easement Agreement between Summit Chase Country Club and BTS Corporation, dated March 14, 1980, recorded in Deed Book 1916, Page 254, aforesaid records.
11. Sewer Agreement between Citizens and Southern Financial Corporation and Gwinnett County, dated June 1, 1981, recorded in Deed Book 2184, Page 257, aforesaid records.
12. Water Metering Devise Easement from Tomco Equipment Company to Gwinnett County, dated November 12, 1997, recorded in Deed Book 15094, Page 71, aforesaid records.
13. Right of Way Deed from Chase Country Club, Inc. to Gwinnett County, dated February 9, 2011, recorded in Deed book 50556, Page 117, aforesaid records.
14. Right of Way Deed from Summit Chase Country Club to Gwinnett County, dated February 9, 2011, recorded in Deed Book 50556, Page 125, aforesaid records.
15. Right of Way Deed from Chase Country Club, Inc. to Gwinnett County, dated February 9, 2011, recorded in Deed Book 50556, Page 133, aforesaid records.
16. Right of Way Deed from Summit Chase Country Club, Inc. to Gwinnett County, dated March 25, 2013, recorded in Deed Book 52118, Page 140, aforesaid records.
17. Permanent Construction Easement from Summit Country Club, Inc. to Gwinnett County, dated March 25, 2013, recorded in Deed Book 52118, Page 147, aforesaid records.
18. Permanent Construction Easement from Summit Chase Country Club, Inc. to Gwinnett County, dated March 25, 2013, recorded in Deed Book 52118, Page 154, aforesaid records.

19. Permanent Construction Easement from Summit Chase Country Club, Inc. to Gwinnett County, dated March 25, 2013, recorded in Deed Book 52118, Page 173, aforesaid records.
20. All items as revealed by plat recorded as follows:
 - a. Plat Book U, Page 158, aforesaid records;
 - b. Plat Book 8, Page 229, aforesaid records;
 - c. Plat Book 26, Page 164, aforesaid records; and
 - d. Plat Book 28, Page 261, aforesaid records.
21. Perpetual and Permanent Driveway & Utility Maintenance and Easement Agreement by and between Monteagle, Inc., a Georgia corporation of DeKalb County, Georgia and David F. Emanuel and Kathleen A. Emanuel of Gwinnett County, Georgia, dated August 14, 1984 and recorded August 15, 1984 in Deed Book 2852, Page 460, aforesaid records.
22. ALTA/NSPS Land Title Survey prepared by Gunnin Land Surveying, bearing the seal of Carol Anne Martin, Georgia Professional Land Surveyor No. 2544, dated March 18, 2019, last revised July 25, 2019, being project no. 18126, reveals the following:
 - a. Asphalt cart path and "green" encroaches across northern property line, with golf course apparently continuing beyond northern property line;
 - b. Creek traverses across subject property in northwestern portion with water flowing from a springhead located on subject property into a pond located on adjoining property to the north;
 - c. Variation between fences and property lines;
 - d. Guy wires, electric, storm drainage and water lines located on property not within a defined easement area;
 - e. Property identified as Tract 2 on the survey appears to be residential property with a house being located thereon;
 - f. Pet cemetery located on property identified as Tract 2; and
 - g. Entrance column encroaches across southern property line.
23. Water Metering Device and Access Easement from Summit Chase, CC Inc., to Gwinnett County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated December 18, 2019, recorded December 31, 2019, in Deed Book 57144, Page 238, aforesaid records.

ALTA SURVEY AND LEGAL DESCRIPTION

PROPERTY TAXES

As a result of the record number of delays occurring with the U.S. Postal Service we encourage you to use our website to conduct services online.

Use kiosks to renew and immediately get your decal in hand. If mail arrives postmarked by the deadline, it will be honored as received by the deadline.



DENISE R. MITCHELL, MPA
GWINNETT COUNTY
TAX COMMISSIONER



BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

Tax Account

Mailing Address:

BALLANTRY PMC SUMMIT CHASE LLC
4770 S ATLANTA RD SE STE 100
ATLANTA, GA 30339-1557

SITUS:

3471 ROSEBUD DR

Tax District:

SNELLVILLE

Parcel ID	Property Type	Last Update
R5094 326	Real Property	6/16/2024 8:13:28 PM

Legal Description

TR1-A SUMMIT CHASE - PB147-42

Tax Values

Description	Market Value	Assessed Value
Land	\$7,077,700.00	\$2,831,080.00
Improvement	\$0.00	\$0.00
Total	\$7,077,700.00	\$2,831,080.00

Live
CHAT

Class Codes 320-Commercial Auxiliary Imp

Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$58,461.81	\$0.00
<u>County Incorporated No Police</u>	\$32,415.87	\$0.00
Total Tax	\$90,877.68	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	25521357	10/15/2023	2023	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2023	25521357	B23.142849	\$90,877.68	10/15/2023

As a result of the record number of delays occurring with the U.S. Postal Service we encourage you to use our website to conduct services online.

Use kiosks to renew and immediately get your decal in hand. If mail arrives postmarked by the deadline, it will be honored as received by the deadline.

Live
CHAT



DENISE R. MITCHELL, MPA
GWINNETT COUNTY
TAX COMMISSIONER



BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

Tax Account

Mailing Address:

BALLANTRY PMC SUMMIT CHASE LLC
4770 S ATLANTA RD SE STE 100
ATLANTA, GA 30339-1557

SITUS:

0 BRUSHY FORK RD

Tax District:

SNELLVILLE

Parcel ID	Property Type	Last Update
R5099 231	Real Property	6/16/2024 8:13:28 PM

Legal Description

TRACT 1-B SUMMIT CHASE

Tax Values

Description	Market Value	Assessed Value
Land	\$1,273,600.00	\$509,440.00
Improvement	\$0.00	\$0.00
Total	\$1,273,600.00	\$509,440.00



Class Codes 300-Commercial Vacant Land

Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$10,519.94	\$0.00
<u>County Incorporated No Police</u>	\$5,833.09	\$0.00
Total Tax	\$16,353.03	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	25527495	10/15/2023	2023	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2023	25527495	B23.142850	\$16,353.03	10/15/2023

As a result of the record number of delays occurring with the U.S. Postal Service we encourage you to use our website to conduct services online.

Use kiosks to renew and immediately get your decal in hand. If mail arrives postmarked by the deadline, it will be honored as received by the deadline.



DENISE R. MITCHELL, MPA
GWINNETT COUNTY
TAX COMMISSIONER



BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

Tax Account

Mailing Address:

BALLANTRY PMC SUMMIT CHASE LLC
4770 S ATLANTA RD SE STE 100
ATLANTA, GA 30339-1557

SITUS:

0 BRUSHY FORK RD

Tax District:

SNELLVILLE

Parcel ID

R5099 232

Property Type

Real Property

Last Update

6/16/2024 8:13:28 PM

Legal Description

TRACT 1-C SUMMIT CHASE

Tax Values

Description	Market Value	Assessed Value
Land	\$327,700.00	\$131,080.00
Improvement	\$0.00	\$0.00
Total	\$327,700.00	\$131,080.00



Class Codes 300-Commercial Vacant Land

Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$2,706.81	\$0.00
<u>County Incorporated No Police</u>	\$1,500.87	\$0.00
Total Tax	\$4,207.68	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	25527473	10/15/2023	2023	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2023	25527473	B23.142851	\$4,207.68	10/15/2023



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

2023 Property Tax Bill

Parcel ID	Tax District		Bill #						
R5094 326	10 - City of Snellville		009785						
Property Owner/Location/Description			Fair Market Value	Taxable Value					
BALLANTRY PMC SUMMIT CHASE LLC 3471 ROSEBUD DR			7,077,700	2,831,080					
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
City of Snellville	2,831,080		0		2,831,080		4.0000000000		\$11,324.32
2023 STORMWATER									\$0.00

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, 2023 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2024.

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.

Current Year Tax	\$11,324.32
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$11,324.32
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/15/2023



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: R5094 326
 Amount Due: \$0.00
 Bill#: 009785
 Due Date: 12/15/2023

AMOUNT PAID

BALLANTRY PMC SUMMIT CHASE LLC
 4770 S ATLANTA RD SE
 STE 100
 ATLANTA, GA 30339-1557

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078



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

2023 Property Tax Bill

Parcel ID	Tax District	Bill #
R5099 231	10 - City of Snellville	009799
Property Owner/Location/Description		Taxable Value
BALLANTRY PMC SUMMIT CHASE LLC 0 BRUSHY FORK RD		509,440
		Fair Market Value
		1,273,600
Levies	Taxable Value - Exemptions = Net Assessment	X Tax Rate = Net Tax
City of Snellville	509,440 - 0 = 509,440	4.0000000000 = \$2,037.76

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, 2023 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2024.

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.

Current Year Tax	\$2,037.76
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$2,037.76
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/15/2023



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

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**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5099 231
 Amount Due: \$0.00
 Bill#: 009799
 Due Date: 12/15/2023

AMOUNT PAID

BALLANTRY PMC SUMMIT CHASE LLC
 4770 S ATLANTA RD SE
 STE 100
 ATLANTA, GA 30339-1557

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078



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

2023 Property Tax Bill

Parcel ID	Tax District	Bill #
R5099 232	10 - City of Snellville	009800
Property Owner/Location/Description		Taxable Value
BALLANTRY PMC SUMMIT CHASE LLC 0 BRUSHY FORK RD		131,080
		Fair Market Value
		327,700
Levies	Taxable Value - Exemptions = Net Assessment	X Tax Rate = Net Tax
City of Snellville	131,080 - 0 = 131,080	4.0000000000 = \$524.32

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, 2023 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2024.

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.

Current Year Tax	\$524.32
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$524.32
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/15/2023



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*

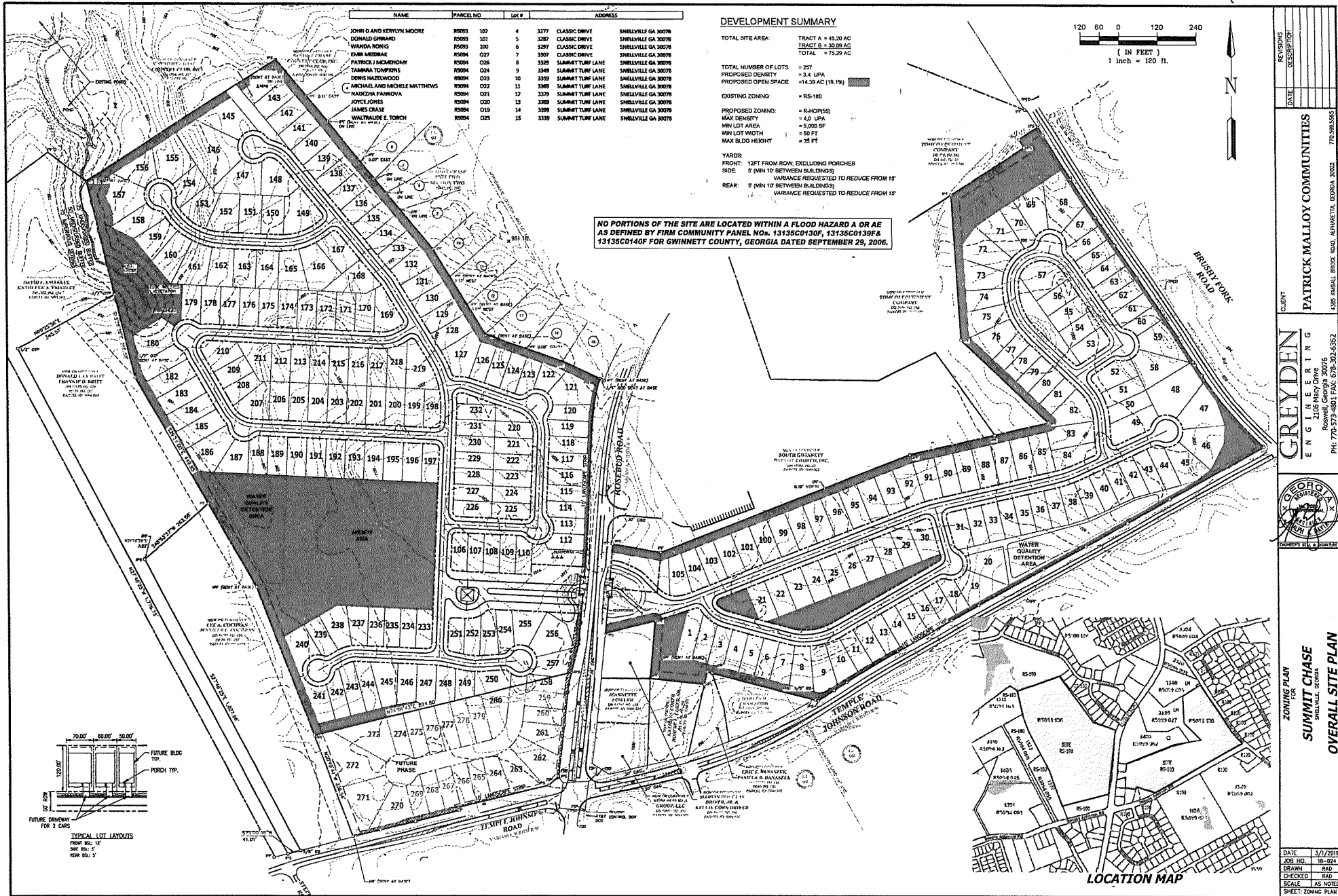
Parcel ID: R5099 232
 Amount Due: \$0.00
 Bill#: 009800
 Due Date: 12/15/2023

AMOUNT PAID

BALLANTRY PMC SUMMIT CHASE LLC
 4770 S ATLANTA RD SE
 STE 100
 ATLANTA, GA 30339-1557

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

SITE PLAN



NAME	PARCEL NO	LOT #	ADDRESS
JOHN D AND KERYLYN MOORE	R0004	102	4 3277 CLASSIC DRIVE SHELLEVILLE GA 30078
DONALD GIBBARD	R0004	101	5 3280 CLASSIC DRIVE SHELLEVILLE GA 30078
WANDA ROWIG	R0004	100	6 3297 CLASSIC DRIVE SHELLEVILLE GA 30078
EMM MEDZRAK	R0004	027	7 3307 CLASSIC DRIVE SHELLEVILLE GA 30078
PATRICK J MACDONOHY	R0004	026	8 3329 SUMMIT TURF LAKE SHELLEVILLE GA 30078
TAMARA TOPPINS	R0004	024	9 3345 SUMMIT TURF LAKE SHELLEVILLE GA 30078
DENIS HAZELWOOD	R0004	023	10 3359 SUMMIT TURF LAKE SHELLEVILLE GA 30078
MICHAEL AND MICHELLE MATTHEWS	R0004	022	11 3369 SUMMIT TURF LAKE SHELLEVILLE GA 30078
HANCOCK PANKOVA	R0004	021	12 3379 SUMMIT TURF LAKE SHELLEVILLE GA 30078
JOYCE JONES	R0004	020	13 3389 SUMMIT TURF LAKE SHELLEVILLE GA 30078
JAMES CRAIG	R0004	019	14 3399 SUMMIT TURF LAKE SHELLEVILLE GA 30078
WALTER E TORCH	R0004	025	15 3339 SUMMIT TURF LAKE SHELLEVILLE GA 30078

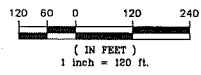
DEVELOPMENT SUMMARY

TOTAL SITE AREA: TRACT A = 45.20 AC
TRACT B = 30.20 AC
TOTAL = 75.29 AC

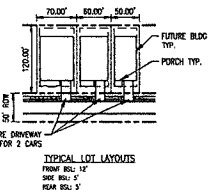
TOTAL NUMBER OF LOTS = 257
PROPOSED DENSITY = 3.4 LPA
PROPOSED OPEN SPACE = +14.39 AC (19.1%)

EXISTING ZONING = RS-100
PROPOSED ZONING = R-HIGH(55)
MAX DENSITY = 4.0 LPA
MIN LOT AREA = 8,000 SF
MIN LOT WIDTH = 50 FT
MAX BLDG HEIGHT = 15 FT

YARDS:
FRONT: 12FT FROM ROW, EXCLUDING PORCHES
SIDE: 5' (MIN 10' BETWEEN BUILDINGS)
REAR: 5' (MIN 10' BETWEEN BUILDINGS)
VARIANCE REQUESTED TO REDUCE FROM 15'



NO PORTIONS OF THE SITE ARE LOCATED WITHIN A FLOOD HAZARD OR AE AS DEFINED BY FIRM COMMUNITY PANEL NOs. 13135C0130F, 13135C0130F6, 13135C0140F FOR GWINNETT COUNTY, GEORGIA DATED SEPTEMBER 29, 2006.



REVISIONS	DATE	DESCRIPTION

GREYDEN
ENGINEERING
2106 Kirby Drive
Roswell, GA 30076
PH: 770-572-8811 FAX: 678-202-6362



ZONING PLAN FOR
SUMMIT CHASE
SHELLEVILLE, GEORGIA
OVERALL SITE PLAN

DATE: 3/7/2010
JOB NO: 10-024
DRAWN: RAD
CHECKED: RAD
SCALE: AS NOTED
SHEET: ZONING PLAN