



LAND USE PLAN AMENDMENT APPLICATION

APPLICATION TO AMEND THE FUTURE LAND USE MAP, SNELLVILLE GEORGIA

RECEIVED

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

SEP 10 2024

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT
www.snellville.org

DATE RECEIVED
3197 CLASSIC DR #2400344
REZONING APP RZ 24-04; LUP 24-02
PARCEL- 5093 106,
SUMMIT CHASE-KJ LUXURY HOMES

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.

KJ Luxury Homes, LLC c/o Mahaffey Pickens Tucker, LLP
Name (please print)
1550 North Brown Road, STE 125
Address
Lawrenceville, GA 30043
City, State, Zip Code
(770) 232-0000 (678)518-6880
Phone Number(s) Fax

Summit Chase Country Club, Inc.
Name (please print)
1485 Temple Johnson Road
Address
Loganville, GA 30052
City, State, Zip Code
(770) 712-8084
Phone Number(s) Fax

Contact Person: Shane M. Lanham, Attorney for Applicant Phone: (770) 232-0000 Fax: (678)518-6880
Cell Phone: E-mail: slanham@mptlawfirm.com

Present Future Land Use Map (FLUM) Designation: Park/Recreation
Requested/Proposed Future Land Use Map (FLUM) Amendment: Low Density Residential
Proposed Use (Describe): Single Family Detached Subdivision
Property Address/Location: 3197 Classic Drive Snellville, GA 30078 District 5 Land Lot 68 & 93 Parcel(s) 5093 106

APPLICATION FEES:

- Land Use Plan Amendment \$ 300
- 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)

UDO Sec. 103-9.4.B. Future Land Use Map Amendments

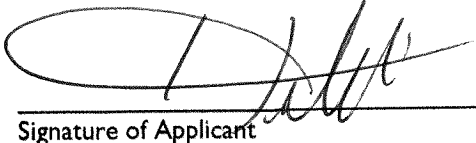
Future Land Use Map amendment applications must include the following:

1. Payment of the appropriate application fee as determined by the fee schedule.
2. A current legal description of the site proposed for amendment. 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 the entire site.
3. Ten (10) printed boundary surveys of the site that is to have a revised land use under the applicant's proposal, 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. All permitted land uses for the identified area under the existing Future Land Use Map.
5. All changes to existing land use designations that are proposed by the application.
6. All land uses immediately adjacent to the subject property under the existing Future Land Use Map.
7. A letter listing all the reasons for the amendment application.
8. Applicant's and/or owner's certification.
9. Names and addresses of the owner(s) of the land or their agent(s), if any, authorized to apply for an amendment.

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 Land Use Plan Amendment and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief.



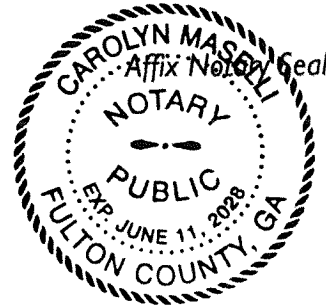
Signature of Applicant

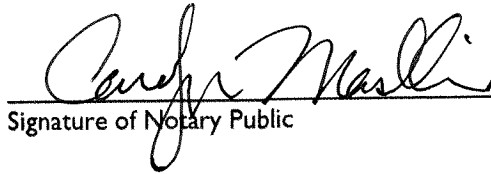
08/20/24

Date

KAMRAN JALALI

Type or Print Name and Title





Signature of Notary Public

8/20/24

Date

PROPERTY OWNER'S CERTIFICATION

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

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

Signature of Owner

Date

Type or Print Name and Title

Affix Notary Seal

Signature of Notary Public

Date

CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Land Use Plan Amendment and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief.

Signature of Applicant Date

Type or Print Name and Title

Affix Notary Seal

Signature of Notary Public Date

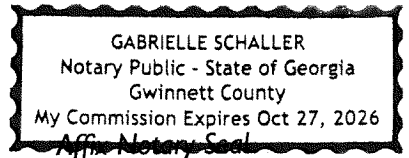
PROPERTY OWNER'S CERTIFICATION

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 KJ Luxury Homes, LLC & Mahaffey Pickens Tucker, LLP to file this application.

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

Donald Batt 8/29/24
Signature of Owner Date

Donald Batt Vice President
Type or Print Name and Title



Gabrielle Schaller 8/29/2024
Signature of Notary Public Date

Land Use Plan Amendment Application
Attachment A

Pursuant to Section 103-9.4.B.10. of the Snellville Unified Development Ordinance, **a written, documented analysis of the impact of the proposed land use change 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 proposed land use change will permit uses that are suitable in view of the uses and development of adjacent and nearby properties.

Response: Please see attached.

B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby properties.

Response: Please see attached.

C. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome uses of existing streets, transportation facilities, utilities, or schools.

Response: Please see attached.

D. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or disapproval of the proposed land use change.

Response: Please see attached.

Land Use Map Amendment Impact Analysis

- A. Yes, the Applicant's proposed land use map amendment will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Applicant is proposing the development of a single family detached neighborhood on the subject property. Almost all adjacent and nearby properties are single family detached neighborhoods. Therefore, the Applicant's proposed use of the property is suitable.
- B. No, the Applicant's proposed land use map amendment will not adversely affect the existing use or usability of adjacent or nearby properties. Rather, the proposed development would complement surrounding land uses by providing additional housing options for current and future residents of the City of Snellville.
- C. No, the Applicant's proposed use and requested land use map amendment will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Property is located in close proximity to major thoroughfares such as Athens Highway (U.S. Highway 78).
- D. The Applicant submits that the nature of surrounding land uses, the high-quality of the proposed development, and the need for housing diversity as stated in the 2045 Comprehensive Plan provide additional supporting grounds for approval of the Application.

TRACT DESCRIPTION FOR SUMMIT CHASE WEST

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 66 & 93 OF THE 5th DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN FOUND (BENT) LOCATED AT COMMON CORNER OF BALLANTRY PMC PROPERTY, DAVID F. EMANUEL PROPERTY AND SUMMIT CHASE WEST, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 53 DEGREE 03 MINUTES 01 SECONDS WEST A DISTANCE OF 148.11 FEET TO A POINT; THENCE SOUTH 53 DEGREES 33 MINUTES 48 SECONDS WEST A DISTANCE OF 539.44 FEET TO A POINT; THENCE SOUTH 70 DEGREES 33 MINUTES 48 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTH 76 DEGREES 31 MINUTES 17 SECONDS WEST A DISTANCE OF 354.75 FEET TO A POINT; THENCE NORTH 80 DEGREES 28 MINUTES 43 SECONDS WEST A DISTANCE OF 710.62 TO A POINT; THENCE NORTH 58 DEGREES 17 MINUTES 46 SECONDS WEST A DISTANCE OF 280.75 FEET TO A POINT; THENCE SOUTH 70 DEGREES 34 MINUTES 45 SECONDS WEST A DISTANCE OF 380.00 TO A POINT; THENCE SOUTH 75 DEGREES 34 MINUTES 45 SECONDS WEST A DISTANCE OF 514.78 FEET TO A POINT; THENCE SOUTH 23 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 184.83 FEET TO A POINT; THENCE SOUTH 66 DEGREES 24 MINUTES 59 SECONDS EAST A DISTANCE OF 813.24 FEET TO A POINT; THENCE SOUTH 27 DEGREES 36 MINUTES 09 SECONDS EAST A DISTANCE OF 129.45 FEET TO A POINT; THENCE SOUTH 29 DEGREES 05 MINUTES 48 SECONDS WEST A DISTANCE OF 275.22 FEET TO A POINT; THENCE SOUTH 53 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 126.51 FEET TO A POINT; THENCE NORTH 72 DEGREES 48 MINUTES 29 SECONDS WEST A DISTANCE OF 785.31 FEET TO A POINT; THENCE NORTH 58 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 524.31 FEET TO A POINT; THENCE NORTH 43 DEGREES 54 MINUTES 01 SECONDS WEST A DISTANCE OF 173.88 FEET TO A POINT; THENCE NORTH 72 DEGREES 48 MINUTES 29 SECONDS WEST A DISTANCE OF 785.31 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 434.26 FEET SUBTENDED BY A CHORD BEARING OF NORTH 33 DEGREES 26 MINUTES 21 SECONDS EAST AND A CHORD DISTANCE OF 126.16 ALONG SAID ARC AN ARC DISTANCE OF 126.61 FEET TO A POINT; THENCE NORTH 25 DEGREES 05 MINUTES 14 SECONDS EAST A DISTANCE OF 92.00 FEET TO A POINT; THENCE SOUTH 64 DEGREES 54 MINUTES 37 SECONDS EAST A DISTANCE OF 150.27 FEET TO A POINT; THENCE NORTH 25 DEGREES 04 MINUTES 12 SECONDS EAST A DISTANCE OF 290.09 FEET TO A POINT; THENCE NORTH 60 DEGREES 34 MINUTES 43 SECONDS EAST A DISTANCE OF 292.93 FEET TO A POINT; THENCE NORTH 74 DEGREES 36 MINUTES 17 SECONDS EAST A DISTANCE OF 728.35 FEET TO A POINT; THENCE NORTH 11 DEGREES 36 MINUTES 19 SECONDS EAST A DISTANCE OF 159.86 FEET TO A POINT; THENCE NORTH 53 DEGREES 23 MINUTES 41 SECONDS WEST A DISTANCE OF 630.18 FEET TO A POINT; THENCE NORTH 88 DEGREES 06 MINUTES 59 SECONDS WEST A DISTANCE OF 264.97 FEET TO A POINT; THENCE SOUTH 26 DEGREES 35 MINUTES 13 SECONDS WEST A DISTANCE OF 890.06 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 343.21 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 28 DEGREES 38 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 42.66 ALONG SAID ARC AN ARC DISTANCE OF 42.69 FEET TO A POINT; THENCE SOUTH 25 DEGREES 05 MINUTES 14 SECONDS WEST A DISTANCE OF 151.81 FEET TO A POINT; THENCE SOUTH 25 DEGREES 05 MINUTES 14 SECONDS WEST A DISTANCE OF 186.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 384.26 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 33 DEGREES 09 MINUTES 31 SECONDS WEST AND A CHORD DISTANCE OF 107.90 ALONG SAID ARC AN ARC DISTANCE OF 108.26 FEET TO A POINT; THENCE NORTH 43 DEGREES 54 MINUTES 01 SECONDS WEST A DISTANCE OF 188.76 FEET TO A POINT; THENCE NORTH 18 DEGREES 01 MINUTES 18 SECONDS EAST A DISTANCE OF 783.34 FEET TO A POINT; THENCE NORTH 26 DEGREES 31 MINUTES 21 SECONDS EAST A DISTANCE OF 810.00 FEET TO A POINT; THENCE NORTH 81 DEGREES 00 MINUTES 56 SECONDS EAST A DISTANCE OF 215.09 FEET TO A POINT; THENCE NORTH 17 DEGREES 00 MINUTES 10 SECONDS EAST A DISTANCE OF 166.00 FEET TO A POINT; THENCE SOUTH 69 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 49.78 FEET TO A POINT; THENCE SOUTH 74 DEGREES 29 MINUTES 50 SECONDS EAST A DISTANCE OF 110.17 FEET TO A POINT; THENCE SOUTH 07 DEGREES 00 MINUTES 10 SECONDS WEST A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 27 MINUTES 58 SECONDS WEST A DISTANCE OF 148.27 FEET TO A POINT; THENCE SOUTH 61 DEGREES 21 MINUTES 24 SECONDS EAST A DISTANCE OF 842.07 FEET TO A POINT; THENCE NORTH 83 DEGREES 27 MINUTES 38 SECONDS EAST A DISTANCE OF 592.31 FEET TO A POINT; THENCE NORTH 25 DEGREES 37 MINUTES 14 SECONDS WEST A DISTANCE OF 156.46 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 754.62 FEET SUBTENDED BY A CHORD BEARING OF NORTH 17 DEGREES 48 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 204.93 ALONG SAID ARC AN ARC DISTANCE OF 205.57 FEET TO A POINT; THENCE NORTH 10 DEGREES 00 MINUTES 44 SECONDS WEST A DISTANCE OF 61.30 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET SUBTENDED BY A CHORD BEARING OF NORTH 79 DEGREES 57 MINUTES 47 SECONDS EAST AND A CHORD DISTANCE OF 50.00 ALONG SAID ARC AN ARC DISTANCE OF 50.54 FEET TO A POINT; THENCE SOUTH 10 DEGREES 00 MINUTES 44 SECONDS EAST A DISTANCE OF 61.30 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 704.62 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 17 DEGREES 46 MINUTES 59 SECONDS EAST AND A CHORD DISTANCE OF 191.36 ALONG SAID ARC AN ARC DISTANCE OF 191.95 FEET TO A POINT; THENCE SOUTH 25 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 158.32 FEET TO A POINT; THENCE NORTH 62 DEGREES 31 MINUTES 24 SECONDS EAST A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 86 DEGREES 31 MINUTES 24 SECONDS EAST A DISTANCE OF 715.00 FEET TO A POINT; THENCE SOUTH 76 DEGREES 28 MINUTES 36 SECONDS EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 10 DEGREES 00 MINUTES 44 SECONDS EAST A DISTANCE OF 61.30 FEET TO A POINT; THENCE NORTH 18 DEGREES 28 MINUTES 36 SECONDS WEST A DISTANCE OF 222.16 FEET TO A POINT; THENCE NORTH 62 DEGREES 50 MINUTES 40 SECONDS EAST A DISTANCE OF 130.94 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 311.55 FEET SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 30 MINUTES 59 SECONDS EAST AND A CHORD DISTANCE OF 246.75 ALONG SAID ARC AN ARC DISTANCE OF 253.70 FEET TO A POINT; THENCE NORTH 35 DEGREES 29 MINUTES 35 SECONDS EAST A DISTANCE OF 18.19 FEET TO A POINT; THENCE SOUTH 62 DEGREES 43 MINUTES 06 SECONDS EAST A DISTANCE OF 30.46 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1662.02 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 67 DEGREES 00 MINUTES 34 SECONDS EAST AND A CHORD DISTANCE OF 248.74 ALONG SAID ARC AN ARC DISTANCE OF 248.97 FEET TO A POINT; THENCE SOUTH 71 DEGREES 18 MINUTES 04 SECONDS EAST A DISTANCE OF 665.41 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 261.48 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 53 DEGREES 00 MINUTES 47 SECONDS EAST AND A CHORD DISTANCE OF 164.10 ALONG SAID ARC AN ARC DISTANCE OF 166.92 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 31 SECONDS EAST A DISTANCE OF 146.86 FEET TO A POINT; THENCE SOUTH 55 DEGREES 16 MINUTES 29 SECONDS WEST A DISTANCE OF 205.04 FEET TO A POINT; THENCE NORTH 39 DEGREES 34 MINUTES 11 SECONDS WEST A DISTANCE OF 148.78 FEET TO A POINT; THENCE SOUTH 57 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 702.16 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 4,155,027 SQUARE FEET, BEING 95.386 ACRES.

GWINNETT CO., GEORGIA
REAL ESTATE TRANSFER TAX

BOOK 1916 PAGE 237

\$ 560.00
Date 3-20-80
O. M. [Signature]
Clerk of Superior Court

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DEKALB

FILED IN OFFICE
CLERK SUPERIOR COURT
GWINNETT
MAR 26 10 24 AM '80

THIS INDENTURE, made this 14th day of March, 1980, between BTS Corporation, a Georgia corporation, hereinafter referred to as "Grantor" and Summit Chase Country Club, Inc., a Georgia corporation, hereinafter referred to as "Grantee",

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, all that tract of land in Land Lots 68, 93, 94 and 99 of the 5th District of Gwinnett County, Georgia, described on Exhibit A attached hereto and by this reference made a part hereof, subject to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof.

By acceptance hereof, Grantee agrees that the property conveyed hereby may be used only as a golf and country club and for no other purpose by Grantee or by any successor in title to Grantee except for Citizens and Southern Financial Corporation, a Georgia corporation. Grantor and Grantee expressly acknowledge and agree that Grantee herein shall convey security title to the property described herein to Citizens and Southern Financial Corporation by deed to secure debt to be recorded in the Gwinnett County Records immediately after the recording of this limited warranty deed. In the event that Citizens and Southern Financial Corporation shall hereafter acquire fee simple title to the property by exercise of the power of sale contained in said deed to secure debt or by deed in lieu of foreclosure, Citizens and Southern Financial Corporation shall take title free of the foregoing restriction and unencumbered thereby, and may convey the same free of said restriction and unencumbered thereby. The foregoing restriction, and the exception from the operation thereof against Citizens and Southern Financial Corporation and its successors in title, shall be covenants running with the land and shall be effective to the fullest extent allowed by law. This restriction shall automatically terminate twenty (20) years from the date hereof.

TO HAVE AND TO HOLD the said bargained premises, 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 to those matters set forth on Exhibit B attached hereto.

AND GRANTOR will warrant and forever defend the right and title to the said bargained premises unto Grantee against the claims of all persons owning or claiming by, through or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the bargained premises on April 1, 1976, but not otherwise.

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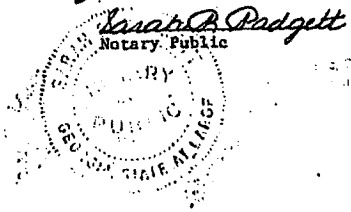
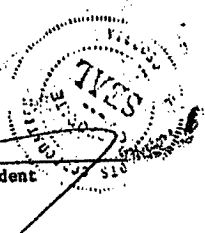
IN WITNESS WHEREOF, Grantor has caused its duly authorized officers to execute this Limited Warranty Deed, and affix its corporate seal hereto, the day and year first above written.

Signed, sealed and delivered in the presence of:

BTS CORPORATION

Jan 22 1968
Unofficial Witness

By: *Ben T. Selman, Jr.*
Ben T. Selman, Jr., President



(CORPORATE SEAL)

EXHIBIT A

Tract 1

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All that tract of land in Land Lots 94 and 99 of the 5th District, City of Snellville, Gwinnett County, Georgia, containing 29.9080 acres, and described as Tract No. 8 on a "Survey of Summit Chase Property for The Citizens A. Southern National Bank" dated March 11, 1980 prepared by Miles H. Hannon, Registered Land Surveyor No. 1528, and being more particularly described as follows:

Beginning at a point at the intersection of the center-line of Temple-Johnson Road (30 foot easement) and the east side of Rosebud Road and running thence North 7 degrees 45 minutes East 84.25 feet along the east side of Rosebud Road to a point; thence North 3 degrees 43 minutes East 511 feet along the east side of Rosebud Road to a point which is the point of beginning; thence North 3 degrees 43 minutes East 50 feet along the east side of Rosebud Road to a point; thence South 86 degrees 17 minutes East 150 feet to a point; thence North 3 degrees 43 minutes East 125 feet to a point; thence North 67 degrees East 833 feet to a point; thence North 81 degrees East 489.52 feet to a point; thence North 29 degrees 15 minutes West 406.8 feet to a point; thence North 24 degrees 30 minutes West 420 feet to a point; thence North 55 degrees 50 minutes 41 seconds East 360.4 feet to a point; thence South 32 degrees 52 minutes 25 seconds East 140 feet to a point; thence South 35 degrees 48 minutes 25 seconds East 600 feet to a point; thence South 33 degrees 50 minutes 25 seconds East 160 feet to a point; thence South 38 degrees 7 minutes 25 seconds East 100 feet to a point; thence South 42 degrees 27 minutes 25 seconds East 100 feet to a point; thence South 47 degrees 38 minutes 25 seconds East 110.24 feet to a point; thence South 50 degrees 23 minutes West 287.66 feet to a point; thence South 57 degrees 58 minutes West 199.68 feet to a point; thence South 60 degrees 2 minutes West 337.16 feet to a point; thence South 59 degrees 3 minutes West 279.51 feet to a point; thence South 58 degrees 41 minutes West 395.3 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 53 degrees 46 minutes 14 seconds West 109.04 feet, 109.17 feet to a point; thence North 77 degrees 27 minutes 55 seconds West 383.16 feet to an iron pin set; thence South 11 degrees 37 minutes 5 seconds West 39.03 feet to a point; thence North 85 degrees 30 minutes West 169.82 feet to a point; thence North 3 degrees 43 minutes East 220 feet to a point; thence North 86 degrees 17 minutes West 150 feet to a point and said point of beginning.

Also:

Tract II

All that tract of land in Land Lots 68, 93 and 94 of the 5th District, City of Snellville, Gwinnett County, Georgia, containing 120.5456 acres, and described as Tract No. 11 on a "Survey of Summit Chase Property for The Citizens & Southern National Bank," dated March 11, 1980, prepared by Miles H. Hannon, Registered Land Surveyor No. 1528, and being more particularly described as follows:

Beginning at a point at the intersection of the centerline of Temple-Johnson Road (30 foot easement) and the west side of Rosebud Road and running thence North 7 degrees 45 minutes East 124.67 feet along the west side of Rosebud Road to a point; thence North 3 degrees 43 minutes East 508.18 feet along the west side of Rosebud Road to a point which is the point of beginning; thence North 86 degrees 17 minutes West 156.16 feet to a point; thence South 2 degrees 31 minutes West 294.06 feet to a point; thence South 70 degrees 30 minutes West 100 feet to a point; thence South 86 degrees West 80 feet to a point; thence North 47 degrees 15 minutes West 127 feet to a point; thence North 29 degrees West 458.36 feet to a point; thence South 47 degrees 30 minutes West 243.3 feet to a point; thence South 71 degrees 30 minutes West 90 feet to a point; thence North 64 degrees 30 minutes West 100 feet to a point; thence North 31 degrees 30 minutes West 750 feet to a point; thence North 15 degrees West 630 feet to a point; thence North 54 degrees 30 minutes West 148 feet to a point; thence South 52 degrees West 740 feet to a point; thence South 66 degrees West 90 feet to a point; thence South 75 degrees West 355 feet to a point; thence North 82 degrees West 710.62 feet to a point; thence North 58 degrees West 280 feet to a point; thence South 69 degrees West 380 feet to a point; thence South 74 degrees West 515 feet to a point; thence South 22 degrees West 185 feet to a point; thence South 68 degrees East 813.34 feet to a point; thence South 29 degrees East 129.95 feet to a point; thence South 27 degrees 30 minutes West 275 feet to a point; thence South 52 degrees West 126.3 feet to a point; thence North 74 degrees 20 minutes West 785.31 feet to a point; thence North 58 degrees 30 minutes West 524 feet to a point; thence North 45 degrees 30 minutes West 173.48 feet to a point; thence along arc of a curve, which arc has a chord bearing and distance of North 31 degrees 52 minutes 31 seconds East 126.51 feet, 126.96 feet to a point; thence North 23 degrees 30 minutes East 92 feet to a point; thence South 66 degrees 30 minutes East 150 feet to a point; thence North 23 degrees 30 minutes East 290 feet to a point; thence North 59 degrees East 293 feet to a point; thence North 73 degrees East 728.55 feet to a point; thence North 10 degrees East 160.02 feet to a point; thence North 55 degrees West 630 feet to a point; thence North 89 degrees 45 minutes

2

West 265 feet to a point; thence South 25 degrees West 890.02 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 27 degrees 3 minutes 42 seconds West 42.66 feet, 42.68 feet to a point; thence South 23 degrees 30 minutes West 338 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 31 degrees 35 minutes 54 seconds West 108.26 feet, 108.62 feet to a point; thence North 45 degrees 30 minutes West 189.98 feet to a point; thence North 16 degrees 30 minutes East 783.37 feet to a point; thence North 25 degrees East 810 feet to a point; thence North 79 degrees 30 minutes East 215 feet to a point; thence North 15 degrees 30 minutes East 166 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 71 degrees 25 minutes East 49.78 feet, 49.83 feet to a point; thence South 76 degrees East 110.17 feet to a point; thence South 5 degrees 30 minutes West 140 feet to a point; thence South 1 degree West 148.24 feet to a point; thence South 63 degrees East 841.51 feet to a point; thence North 81 degrees 30 minutes East 590 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 40 degrees 30 minutes East 122.73 feet, 124.24 feet to a point; thence South 14 degrees West 140 feet to a point; thence South 2 degrees East 69.07 feet to a point; thence South 83 degrees 30 minutes West 198.94 feet to a point; thence South 10 degrees 30 minutes East 200 feet to a point; thence South 73 degrees East 430.83 feet to a point; thence North 75 degrees East 484.91 feet to a point; thence North 56 degrees 15 minutes East 365 feet to a point; thence North 6 degrees East 165 feet to a point; thence North 80 degrees West 200 feet to a point; thence North 89 degrees West 523.52 feet to a point; thence South 74 degrees West 143.7 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of North 48 degrees 45 minutes West 116.18 feet, 118.52 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of North 46 degrees 45 minutes West 133.13 feet, 136.38 feet to a point; thence North 61 degrees East 190 feet to a point; thence North 85 degrees East 715 feet to a point; thence South 78 degrees East 140 feet to a point; thence North 20 degrees West 222.33 feet to a point; thence North 81 degrees 15 minutes East 130.93 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of North 57 degrees 35 minutes East 250.07 feet, 257.32 feet to a point; thence North 33 degrees 55 minutes East 14.56 feet to a point; thence 1044.3 feet southeasterly along the southwest side of Classic Drive (50 foot right-of-way) to a point; thence South 36 degrees 18 minutes West 219.03 feet to a point; thence South 41 degrees 8 minutes East 759.84 feet to a point; thence South 32 degrees 43 minutes East 312.08 feet to a point; thence South 72 degrees 30 minutes East 204.74 feet to a point; thence South 2 degrees 31 minutes East 700.33 feet to a point; thence

BOOK 1916 PAGE 242

South 86 degrees 17 minutes East 157.21 feet to a point; thence South 3 degrees 43 minutes West 50 feet along the west side of Rosebud Road to a point and said point of beginning;

TOGETHER WITH a non-exclusive, perpetual easement for Grantee, its successors and assigns, and the guests, invitees and licensees of Grantee and its successors and assigns, for the purpose of crossing Grantor's retained property lying between the fourteenth green and the fifteenth tee area and Grantor's retained property lying between the seventeenth green and the eighteenth tee area of the golf course on the property conveyed hereby, as shown on the "Survey of Summit Chase Property for The Citizens and Southern National Bank" dated March 11, 1980, prepared by Miles H. Hannon, Registered Land Surveyor No. 1528.

Also:

Tract III

All that tract of land in Land Lot 93 of the 5th District, City of Snellville, Gwinnett County, Georgia, being Lot 2, Block J of Summit Chase as shown on a plat recorded in Plat Book 8, page 227, Gwinnett County, Georgia Records.

1. All taxes for the year 1980 are liens not yet due and payable.
 2. Declaration of Covenants and Restrictions dated January 12, 1977, filed January 17, 1977, and recorded in Deed Book 1217, Page 304, aforesaid records; affecting Tract III and amended as follows:
 - (a) by First Supplementary Declaration of Covenants and Restrictions dated April 11, 1977, filed for record June 3, 1977 and recorded in Deed Book 1282, page 122, aforesaid records;
 - (b) by Second Supplementary Declaration of Covenants and Restrictions, dated August 12, 1977, filed for record August 17, 1977, and recorded in Deed Book 1324, page 251, aforesaid records;
 - (c) by Third Supplementary Declaration of Covenants and Restrictions, dated August 21, 1978, filed for record August 21, 1978 and recorded in Deed Book 1532, page 96, aforesaid records;
 - (d) by Fifth (sic) Supplementary Declaration of Covenants and Restrictions, dated January 16, 1980, filed for record January 22, 1980, and recorded in Deed Book 1879, page 88, aforesaid records.
 3. Declaration of Covenants and Restrictions, dated November 9, 1976, filed for record January 17, 1977 and recorded in Deed Book 1217, page 297, aforesaid records. (Affects Tracts I and II).
 4. Agreement for Construction Operation Ownership and Maintenance of a Sewage Treatment Plant between Gwinnett County and BTS Corporation, dated August 26, 1976, recorded in Deed Book 1222, page 272, aforesaid records.
 5. Building restriction line as shown on recorded plat recorded in Plat Book 8, page 229, aforesaid records.
 6. Title to that portion of Tract I embraced within the bounds of Temple-Johnson Road and Brushy Fork Road, the center line of which forms the northeast and southeast property lines.
 7. The plat of survey prepared for The Citizens and Southern National Bank by Hannon, Meeks and Bagwell, Engineers and Surveyors, dated March 11, 1980, discloses the following:
 - (a) Improvements located on Tracts I and II, including a clubhouse, a pool, tennis courts, a golf course, and an 8-foot asphalt cart path crossing both tracts.
- B

- (b) Tennis court in the northern part of Tract II extends slightly onto Tract III.
 - (c) Encroachment by some of the appurtenances to the golf course onto adjoining property.
 - (d) Unmaintained pathway meanders within and without the boundaries of Tracts I and II.
 - (e) Telephone line crossing the westernmost part of Tract I.
 - (f) Fence appurtenant to property adjoining on the south encroaches onto the southwestern part of Tract I.
 - (g) Two lakes located in the northern portion of Tract II.
8. Rights of upper and lower riparian owners in and to the waters of streams crossing Tracts I and II and the natural flow thereof, free from diminution or pollution.



DENISE R. MITCHELL, MPA
GWINNETT COUNTY
TAX COMMISSIONER

Property Tax View Pay Your Ta...

View/Pay Your Taxes

View Bill

[Back to Account](#)

Tax Account

Parcel ID :
R5093 106

Property Type :
Real Property

Site Address :
3197 CLASSIC DR
SNELLVILLE 30078

Mailing Address :
SUMMIT CHASE C C INC
3197 CLASSIC DR
SNELLVILLE GA 30078-3527

[Change Mailing Address](#)

Legal :
SUMMIT CHASE

District :
SNELLVILLE

Last Update :
08/13/2024 08:13 PM

Tax Values

Description	Market Value	Assessed Value
Land	\$984,400.00	\$393,760.00
Improvement	\$1,091,800.00	\$436,720.00
Total	\$2,076,200.00	\$830,480.00



Class Codes :
387 - Country Club with Golf Course

Assessments

	Net Tax	Savings
+ School Taxes	\$17,149.42	\$0.00
+ County Incorporated No Police	\$9,509.00	\$0.00
Total	\$26,658.42	\$0.00



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

2023 Property Tax Bill

Parcel ID	Tax District	Bill #	
R5093 106	10 - City of Snellville	009681	
Property Owner/Location/Description		Fair Market Value	Taxable Value
SUMMIT CHASE C C INC 3197 CLASSIC DR		2,076,200	830,480
Levies	Taxable Value	- Exemptions	= Net Assessment X Tax Rate = Net Tax
City of Snellville	830,480	0	830,480 4.0000000000 \$3,321.92
2023 STORMWATER			\$2,733.64

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	\$6,055.56
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$6,055.56
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: R5093 106
 Amount Due: \$0.00
 Bill#: 009681
 Due Date: 12/15/2023

AMOUNT PAID

SUMMIT CHASE C C INC
 3197 CLASSIC DR
 SNELLVILLE, GA 30078-3527

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Fee	Penalty	Interest	Total Due
INST 1	25251274	10/15/2023	2023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Date Paid
2023	25251274	B23.110487	\$26,658.42	10/12/2023



Understanding Your Property Tax Bill
Gwinnett Tax Commissioner

02:40

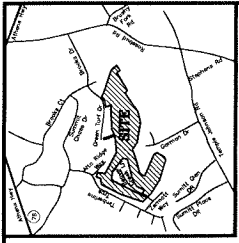
Understanding Your Property Tax Bill

Translate our website:

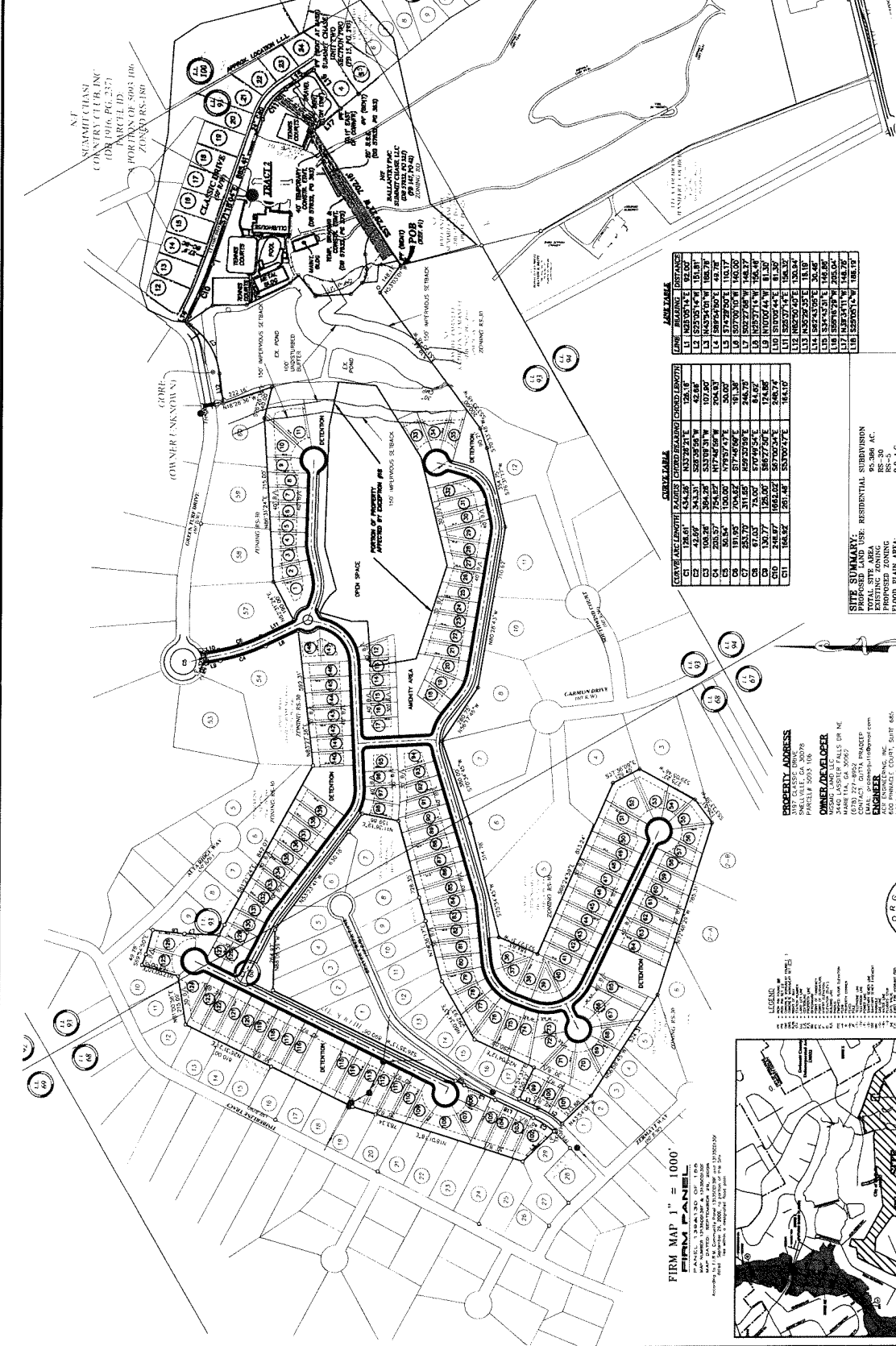
Select Language ▼

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SCALE 1" = 2000'
INDEX
 TITLE PLAN
 SHEET NO. 2-6
 SITE PLAN



MT
 SUMMITCHASE
 COUNTRY CLUB INC
 (FOR PARCELS 11-21)
 PORTIONS OF 5093, 106,
 ZONING RS-150

OWNER (UNKNOWN)

OPEN SPACE

UTILITY AREA

RECREATIONAL AREA

AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (AC.)
L1	18,250.00	0.417
L2	18,250.00	0.417
L3	18,250.00	0.417
L4	18,250.00	0.417
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L100	18,250.00	0.417

EXISTING ZONING

LOT NO.	AREA (SQ. FT.)	EXISTING ZONING
L1	18,250.00	RS-5
L2	18,250.00	RS-5
L3	18,250.00	RS-5
L4	18,250.00	RS-5
L5	18,250.00	RS-5
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L97	18,250.00	RS-5
L98	18,250.00	RS-5
L99	18,250.00	RS-5
L100	18,250.00	RS-5

SITE SUMMARY:
 PROPOSED LAND USE: RESIDENTIAL SUBDIVISION
 EXISTING ZONING: RS-5
 PROPOSED ZONING: RS-5
 REQUIRED OPEN SPACE: 19.08 AC. (50.0%)
 PROVIDED OPEN SPACE: 16.06 AC. (50.0%)
 PROPOSED DENSITY: 1.53 LOTS/AC.
 MINIMUM LOT SIZE: 10,000 SF (1/4 ACRE)
 MINIMUM LOT WIDTH: 65 FT.
 MAXIMUM LOT DEPTH: 45 FT.
 SETBACKS:
 FRONT YARD = 40 FEET (STREET 25')
 REAR YARD = 30 FEET (STREET 25')
 REQUIRED RECREATIONAL AREA: 02 (5.72 AC.)
 (PROVIDED RECREATIONAL AREA: 125 (11.0 AC.))

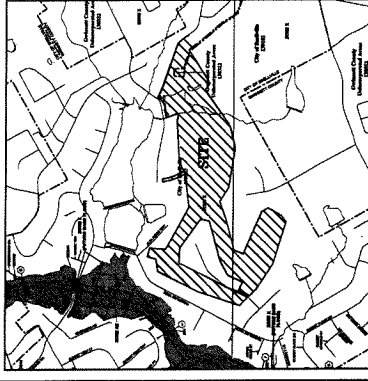
PROPERTY ADDRESS
 SNELLVILLE, GA 30078
 PARCELS 109-110

OWNER/DEVELOPER
 2400 LASSITER FALLS DR NE
 SUITE 200
 ALPHARETTA, GA 30007

CONTRACTOR
 CONTACT: JAMES W. HARRIS
 CONTACT: JAMES W. HARRIS
 CONTACT: JAMES W. HARRIS

ENGINEER
 450 PARKWAY COAST, SUITE 600
 ROSWELL, GEORGIA 30075
 CONTACT: JAMES W. HARRIS
 CONTACT: JAMES W. HARRIS

GRAPHIC SCALE
 1" = 200'



MASTER PLAN FOR SUMMITCHASE WEST LOCATED IN L.L. 68 AND 93 5TH DISTRICT CITY OF SNELLVILLE GWINNETT COUNTY, GEORGIA

Sheet 6

APPROVED: [Signature]

DATE: 9/16/2024

RECEIVED

CR Engineering, Inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 SUITE 805 WHEEL COURT
 NEWSPASS, GA 30077
 PHONE: (404) 291-5887
 FAX: (404) 291-5887

SEP 10 2024
 CITY OF SNELLVILLE
 PLANNING & DEVELOPMENT

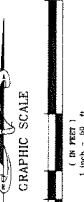
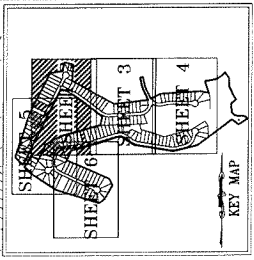
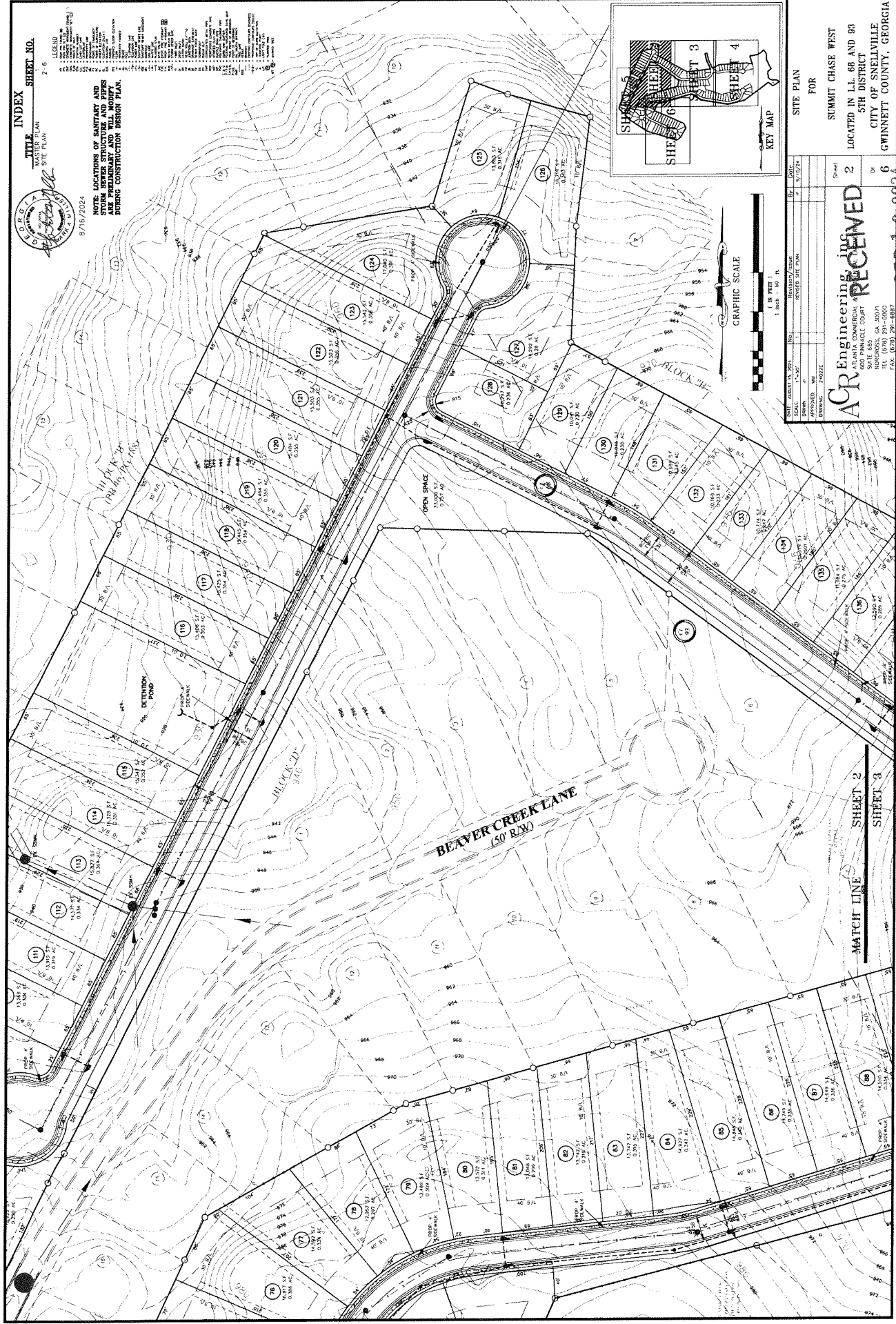
FIRM MAP 1" = 1000'
 FIRM PANEL
 PANEL 1 OF 10
 DATE: 9/16/2024
 DRAWN BY: JAMES W. HARRIS
 CHECKED BY: JAMES W. HARRIS
 PROJECT NO. 2024-001

INDEX SHEET NO. 2-6

TITLE SITE PLAN
 DATE 9/19/2024

- LEGEND
- 1. PROPOSED LOT LINES
 - 2. EXISTING LOT LINES
 - 3. PROPOSED DRIVEWAYS
 - 4. EXISTING DRIVEWAYS
 - 5. PROPOSED SIDEWALKS
 - 6. EXISTING SIDEWALKS
 - 7. PROPOSED UTILITY LINES
 - 8. EXISTING UTILITY LINES
 - 9. PROPOSED OPEN SPACE
 - 10. EXISTING OPEN SPACE
 - 11. PROPOSED DETENTION POND
 - 12. EXISTING DETENTION POND
 - 13. PROPOSED SEWER MAINS
 - 14. EXISTING SEWER MAINS
 - 15. PROPOSED WATER MAINS
 - 16. EXISTING WATER MAINS
 - 17. PROPOSED STORM SEWER MAINS
 - 18. EXISTING STORM SEWER MAINS
 - 19. PROPOSED STORM SEWER MANHOLES
 - 20. EXISTING STORM SEWER MANHOLES
 - 21. PROPOSED WATER VALVES
 - 22. EXISTING WATER VALVES
 - 23. PROPOSED ELECTRICAL POLES
 - 24. EXISTING ELECTRICAL POLES
 - 25. PROPOSED TELEPHONE POLES
 - 26. EXISTING TELEPHONE POLES
 - 27. PROPOSED FENCE LINES
 - 28. EXISTING FENCE LINES
 - 29. PROPOSED EROSION CONTROL
 - 30. EXISTING EROSION CONTROL
 - 31. PROPOSED TREE PLANTINGS
 - 32. EXISTING TREE PLANTINGS
 - 33. PROPOSED SIGNAGE
 - 34. EXISTING SIGNAGE
 - 35. PROPOSED LIGHT FIXTURES
 - 36. EXISTING LIGHT FIXTURES
 - 37. PROPOSED LANDSCAPE LIGHTING
 - 38. EXISTING LANDSCAPE LIGHTING
 - 39. PROPOSED IRRIGATION SYSTEMS
 - 40. EXISTING IRRIGATION SYSTEMS
 - 41. PROPOSED FURNITURE
 - 42. EXISTING FURNITURE
 - 43. PROPOSED BIKEWAYS
 - 44. EXISTING BIKEWAYS
 - 45. PROPOSED TRAILWAYS
 - 46. EXISTING TRAILWAYS
 - 47. PROPOSED PLAY AREAS
 - 48. EXISTING PLAY AREAS
 - 49. PROPOSED SPORTS FIELDS
 - 50. EXISTING SPORTS FIELDS
 - 51. PROPOSED TENNIS COURTS
 - 52. EXISTING TENNIS COURTS
 - 53. PROPOSED GOLF COURSES
 - 54. EXISTING GOLF COURSES
 - 55. PROPOSED PARKS
 - 56. EXISTING PARKS
 - 57. PROPOSED COMMUNITY CENTERS
 - 58. EXISTING COMMUNITY CENTERS
 - 59. PROPOSED LIBRARIES
 - 60. EXISTING LIBRARIES
 - 61. PROPOSED SENIOR CENTERS
 - 62. EXISTING SENIOR CENTERS
 - 63. PROPOSED DAYCARE CENTERS
 - 64. EXISTING DAYCARE CENTERS
 - 65. PROPOSED PRESCHOOLS
 - 66. EXISTING PRESCHOOLS
 - 67. PROPOSED KINDERGARTENS
 - 68. EXISTING KINDERGARTENS
 - 69. PROPOSED ELEMENTARY SCHOOLS
 - 70. EXISTING ELEMENTARY SCHOOLS
 - 71. PROPOSED MIDDLE SCHOOLS
 - 72. EXISTING MIDDLE SCHOOLS
 - 73. PROPOSED HIGH SCHOOLS
 - 74. EXISTING HIGH SCHOOLS
 - 75. PROPOSED COLLEGE CAMPUS
 - 76. EXISTING COLLEGE CAMPUS
 - 77. PROPOSED INDUSTRIAL PARK
 - 78. EXISTING INDUSTRIAL PARK
 - 79. PROPOSED BUSINESS PARK
 - 80. EXISTING BUSINESS PARK
 - 81. PROPOSED OFFICE PARK
 - 82. EXISTING OFFICE PARK
 - 83. PROPOSED RESEARCH AND DEVELOPMENT PARK
 - 84. EXISTING RESEARCH AND DEVELOPMENT PARK
 - 85. PROPOSED MANUFACTURING PARK
 - 86. EXISTING MANUFACTURING PARK
 - 87. PROPOSED DISTRIBUTION CENTER
 - 88. EXISTING DISTRIBUTION CENTER
 - 89. PROPOSED WAREHOUSE
 - 90. EXISTING WAREHOUSE
 - 91. PROPOSED FACTORY
 - 92. EXISTING FACTORY
 - 93. PROPOSED POWER PLANT
 - 94. EXISTING POWER PLANT
 - 95. PROPOSED WASTEWATER TREATMENT PLANT
 - 96. EXISTING WASTEWATER TREATMENT PLANT
 - 97. PROPOSED WATER TREATMENT PLANT
 - 98. EXISTING WATER TREATMENT PLANT
 - 99. PROPOSED SEWER TREATMENT PLANT
 - 100. EXISTING SEWER TREATMENT PLANT

NOTE: LOCATIONS OF SANITARY AND SEWER MAINS ARE PRELIMINARY AND WILL VARY DURING CONSTRUCTION DESIGN PLAN.



DATE: 9/19/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

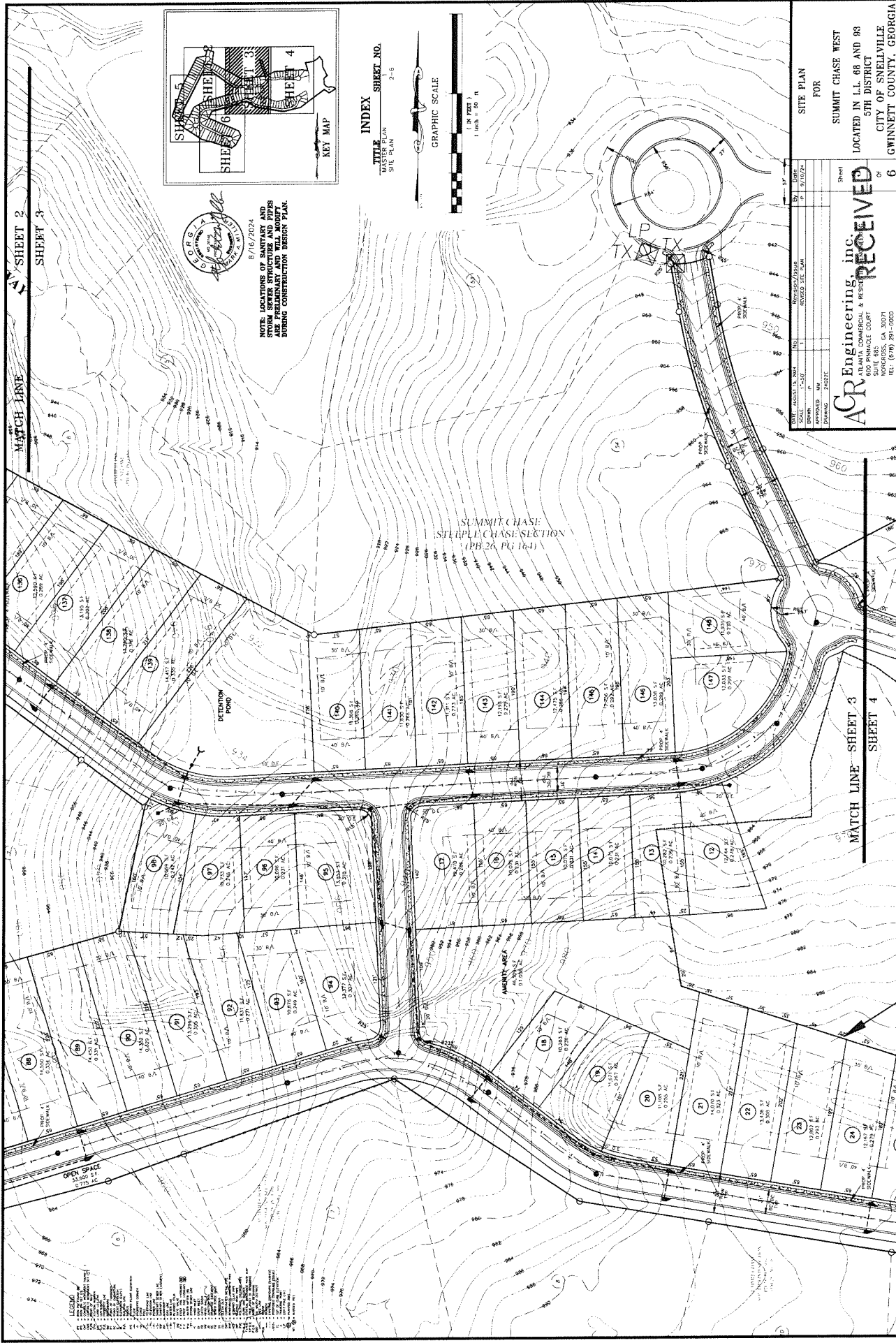
CR Engineering, Inc.
 600 PRINCIPLE COURT
 SUITE 200
 ATLANTA, GA 30329
 TEL: (404) 291-0000
 FAX: (404) 291-0007

SHEET 2 OF 6

SEP 10 2024

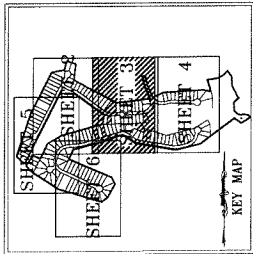
MATCH LINE SHEET 2 SHEET 3

CITY OF SNELLVILLE
 PLANNING & DEVELOPMENT



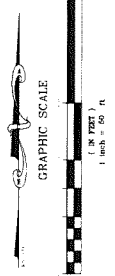
MATCH LINE SHEET 2 SHEET 3

MATCH LINE SHEET 3 SHEET 4



NOTE: LOCATIONS OF SANITARY AND STORM SEWER STRUCTURE AND PIPES DURING CONSTRUCTION DESIGN PLAN.

INDEX SHEET NO. 2-5
TITLE MASTER PLAN
SIT PLAN



SUMMIT CHASE
STORM SEWER SECTION
(PB 26, PG 16-4)

DATE	NO.	REVISION/DESCRIPTION	BY	DATE
12/10/2023	1	ISSUED FOR PERMITS	AS	12/10/2023

CR Engineering, Inc.
 800 PHENIX COURT
 SUITE 805
 WILMINGTON, NC 28403
 TEL: (910) 291-1000
 FAX: (910) 291-5887

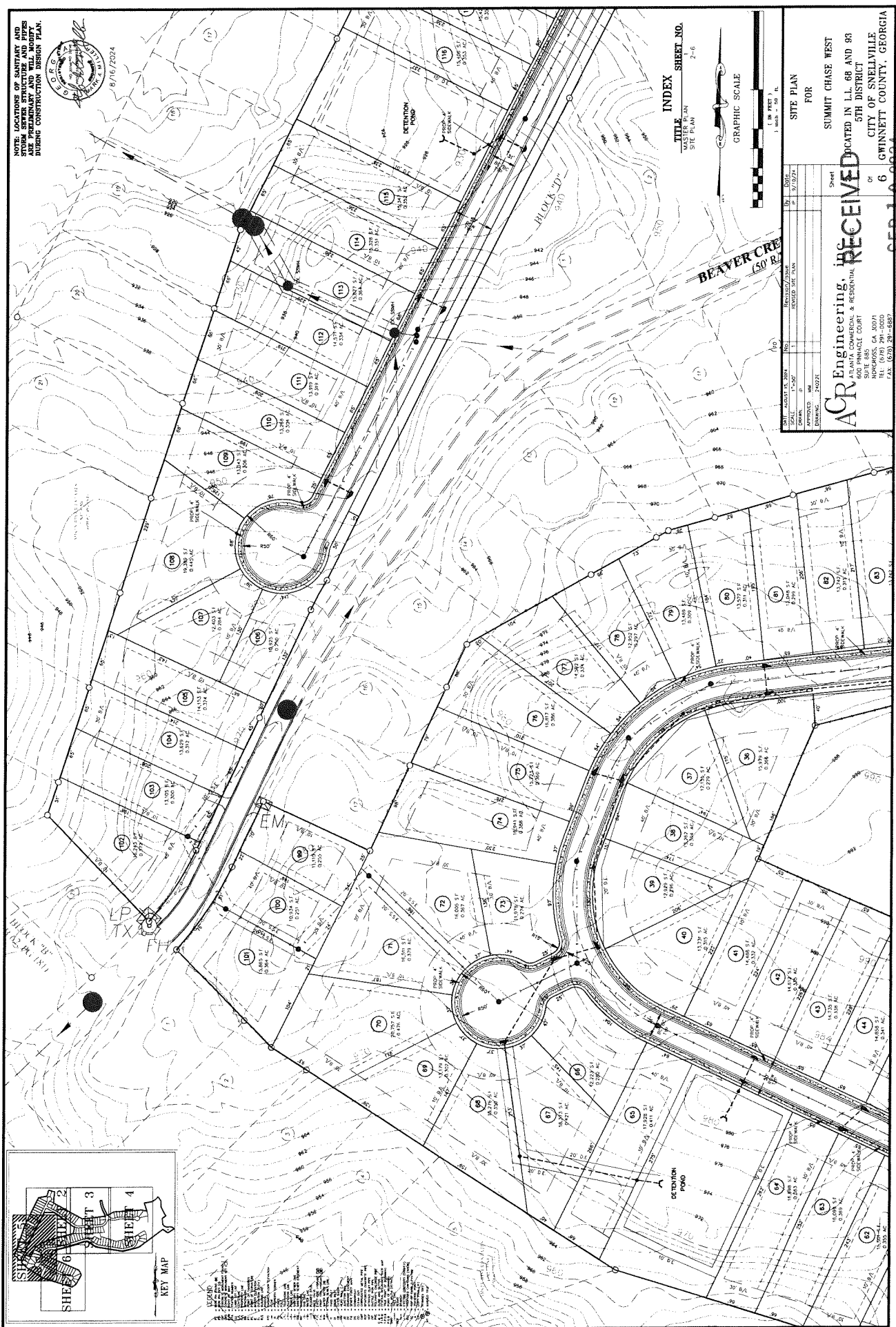
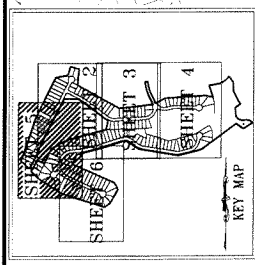
RECEIVED
 CITY OF SNELLVILLE
 5TH DISTRICT
 LOCATED IN LL 68 AND 93
 SUMMIT CHASE WEST
 FOR SITE PLAN

SHEET 6
 OF 6
 WINNETT COUNTY, GEORGIA

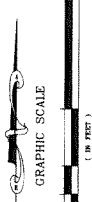
SEP 10 2024

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

NOTE: LOCATIONS OF SANITARY AND STORM SEWER STRUCTURE AND PIPES DURING CONSTRUCTION DESIGN PLAN.



INDEX SHEET NO. 2-6



DATE	NO.	REVISION/ISSUE
APPROVED	DATE	BY
<p>CR Engineering, RECEIVED</p> <p>ALABAMA COMMERCIAL & RESIDENTIAL 5701 W. WALKER BLVD. SUITE 100 HOUSTON, TX 77057 TEL: (281) 291-8887 FAX: (281) 291-8887</p>		

SITE PLAN FOR SUMMIT CHASE WEST 5TH DISTRICT CITY OF SNELLVILLE GWINNETT COUNTY, GEORGIA

SEP 10 2024

CITY OF SNELLVILLE
 PLANNING & DEVELOPMENT

