



2400468

REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

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

RECEIVED

DEC 13 2024

DATE RECEIVED: _____
RE ZONING APP RZ 25-01
ROSEBUD RD #2400468
PARCEL- 5100 023
SPLITSILK PROPERTIES

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

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.

Split Silk Properties, LLC _____
Name (please print)
PO Box 1725 _____
Address
Loganville, GA 30052 _____
City, State, Zip Code
678-772-0202 _____
Phone Number(s) Fax _____

Sinocoin Investment LLC _____
Name (please print)
3500 Lenox Road NE _____
Address
Atlanta, GA 30326-4231 _____
City, State, Zip Code
678-670-5584 _____
Phone Number(s) Fax _____

Contact Person: Jeff Timler _____ Phone: 678-772-0202 _____ Fax: _____

Cell Phone: _____ E-mail: splitsilkproperties@gmail.com _____

Present Zoning District Classification: RS-30 _____ Requested/Proposed Zoning District Classification: R-TH _____

Present Future Land Use Map (FLUM) Designation: 78 East Node _____ Does the FLUM Require Amending? No Yes*

Proposed Use (Describe): Medium Density Townhome Subdivision _____

Property Address/Location: Rosebud Road _____ District 5 Land Lot 100 Parcel(s) 023

* If the requested zoning district is not consistent with the Future Land Use category on the current Future Land Use Map (FLUM) and identified in Table 2 – Future Land Use Categories and Corresponding Zoning Districts (pg. 53) of the Snellville 2040 Comprehensive Plan, applicant shall also be required to submit a Land Use Plan Amendment application and which is considered concurrent with the Rezoning application.

Less than one acre	\$ 500
APPLICATION FEES:	
5 acres	560
• 5 to 10 acres	800
• 10 to 15 acres	1,050
• 15 to 20 acres	1,350
• Over 20 acres	1,900
• 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)

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

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, **a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included.** Please respond to the following standards in the space provided or attach additional sheets if necessary. **Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.**

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: The adjacent 22.85 acres was rezoned MU in August of 2023 and townhomes are planned on this site consistent with our proposed use.

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

Response: There is already a similar mixture of uses nearby in terms of residential density consistent with our proposal. Therefore, the use or usability of adjacent or nearby properties would not be adversely affected.

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

Response: As currently zoned, the property only allows low density residential. Because of property values and costly development expenses with rock outcroppings and sewer, the proposed is not economically feasible to develop.

D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Response: While there will be an increase in the use of streets, transportation, utilities, and schools, we don't anticipate the increase in uses to be excessive or burdensome.

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

Response: Yes. The future land use plan indicates this property to be in the 78 East Node and medium density/townhomes are an encouraged use.

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

Response: The economics and development challenges with rock and sewer necessitate a more dense residential zoning. We are also working with Highpoint Development (22.85 acres of MU next door) to use a shared driveway off of Rosebud Road which will benefit ingress/egress as well as the overall sustainability and success of the two projects.

AUTHORIZATION TO INSPECT PREMISES

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

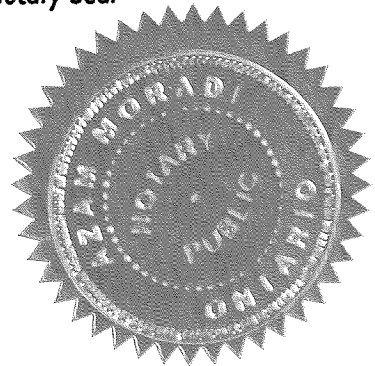
I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

[Handwritten Signature] Dec 04 / 2024.
Signature of Owner or Agent Date

THOMAS TSUI MANAGER
Type or Print Name and Title

[Handwritten Signature] Dec 04, 2024
Signature of Notary Public Date

Affix Notary Seal



AZAM MORADI
Notary Public and Commissioner of
Oaths, Province of Ontario.
My Commission Does Not Expire

**CONFLICT OF INTEREST CERTIFICATIONS
FOR REZONING APPLICATION**

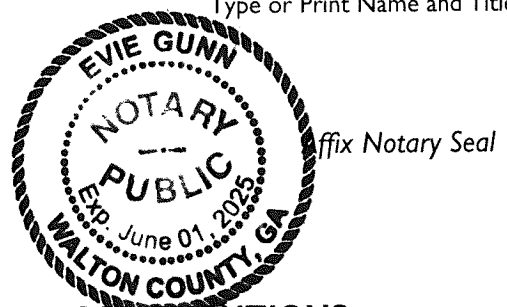
The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

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

[Signature] _____ 12/12/2024 Jeff Timler Split Silk Prop LLC
 Signature of Applicant Date Type or Print Name and Title OWNER

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

[Signature] _____ 12/12/24
 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: Jeff Timler / Split Silk Prop LLC

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

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

DEED B: 60664 P: 00351
06/27/2023 08:01 AM Pgs: 8 Fees: \$225.00
TTax: \$200.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672023014497
ERECORDED
eFile Participant IDs: 1663542869,0848497841

Campbell & Brannon
One Buckhead Plaza
3060 Peachtree Road NW, Suite 1735
Atlanta, GA 30305
File No.: B231191P
(Phone No.: (404)504-8700)

PARCEL ID NUMBER: R5100 023

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on 22nd day of June, 2023, between

PG American Investment LLC and Nation Homes, Inc.

(hereinafter referred to as "Grantor") and

Sinocoin Investment, LLC

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;
WITNESSETH:

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

See Exhibit A attached hereto and made a part hereof.


TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").


TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:




Unofficial Witness



Notary Public
My Commission Expires: 3/23/2026
[Attach Notary Seal]

PG American Investment LLC,




By: Jiaji Gu
Its: Manager




TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

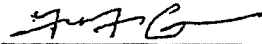


Unofficial Witness



Notary Public
My Commission Expires: 3/23/2026
[Attach Notary Seal]

Nation Homes Inc.,



By: Jiaji Gu
Its: President/CEO
{Affix Corporate Seal}



EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 100 and 101 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a 1/2-inch rebar found at the intersection of the Southerly right-of-way line of U.S. Highway 78 (a.k.a. Georgia Highway 10) (variable right-of-way) with the Land Lot Line common to land lots 100 and 101, said 1/2-inch rebar found being the TRUE POINT OF BEGINNING; Thence leaving said right-of-way and Land Lot Line, South 06 degrees 33 minutes 49 seconds East a distance of 181.61 feet to a 5/8-inch rebar set; Thence South 76 degrees 22 minutes 19 seconds East a distance of 62.03 feet to a 1-inch open top pipe found; Thence South 76 degrees 08 minutes 50 seconds East a distance of 148.34 feet to a 1-inch rebar found on the Western right-of-way of Rosebud Road (80' right-of-way); Thence along said right-of-way the following courses and distances: South 02 degrees 40 minutes 30 seconds East a distance of 75.07 feet to a 3/4-inch rebar found; South 03 degrees 33 minutes 03 seconds East a distance of 130.39 feet to a 5/8-inch rebar set; South 01 degree 00 minutes 16 seconds East a distance of 133.73 feet to a 5/8-inch rebar set; along a curve to the left having a radius of 3618.06 feet and an arc length of 466.68 feet, being subtended by a chord bearing of South 03 degrees 43 minutes 10 seconds East for a distance of 466.35 feet to a 3/4-inch rebar found; Thence leaving said right-of-way, North 89 degrees 53 minutes 03 seconds West a distance of 322.44 feet to a 1/2-inch rebar found; Thence South 46 degrees 20 minutes 49 seconds West a distance of 327.90 feet to a 1/2-inch rebar found; Thence South 60 degrees 22 minutes 44 seconds West a distance of 529.09 feet to a 1/2-inch rebar found; Thence South 60 degrees 31 minutes 28 seconds West a distance of 459.73 feet to a 1/2-inch rebar found; Thence North 29 degrees 35 minutes 22 seconds West a distance of 252.13 feet to a 1/2-inch rebar found; Thence North 36 degrees 35 minutes 31 seconds East a distance of 86.38 feet to a 1/2-inch rebar found; Thence North 36 degrees 29 minutes 26 seconds East a distance of 99.58 feet to a 1/2-inch rebar found; Thence North 33 degrees 38 minutes 01 seconds East a distance of 124.92 feet to a 1/2-inch rebar found; Thence North 38 degrees 50 minutes 47 seconds East a distance of 86.45 feet to a 1/2-inch rebar found; Thence North 09 degrees 38 minutes 53 seconds West a distance of 261.16 feet to a 1-inch open top pipe found; Thence North 29 degrees 53 minutes 55 seconds West a distance of 269.65 feet to a 1-inch open top pipe found; Thence North 80 degrees 18 minutes 39 seconds East a distance of 478.91 feet to a point; Thence North 10 degrees 39 minutes 05 seconds West a distance of 6.24 feet to a point; Thence North 28 degrees 37 minutes 18 seconds East a distance of 20.40 feet to a point; Thence North 75 degrees 09 minutes 28 seconds East a distance of 20.17 feet to a point; Thence North 09 degrees 27 minutes 01 seconds West a distance of 85.37 feet to a point; Thence North 38 degrees 32 minutes 03 seconds West a distance of 24.31 feet to a point; Thence North 11 degrees 09 minutes 22 seconds West a distance of 17.83 feet to a point; Thence North 15 degrees 09 minutes 54 seconds East a distance of 30.33 feet to a point; Thence North 47 degrees 09 minutes 48 seconds

East a distance of 19.68 feet to a point; Thence North 06 degrees 41 minutes 37 seconds West a distance of 7.86 feet to a point; Thence North 32 degrees 40 minutes 18 seconds East a distance of 6.17 feet to a point; Thence North 47 degrees 35 minutes 33 seconds West a distance of 18.38 feet to a point; Thence North 63 degrees 38 minutes 39 seconds West a distance of 21.06 feet to a point; Thence North 16 degrees 51 minutes 47 seconds West a distance of 12.31 feet to a point; Thence North 14 degrees 11 minutes 18 seconds East a distance of 31.61 feet to a point; Thence North 28 degrees 59 minutes 59 seconds East a distance of 38.21 feet to a point; Thence North 35 degrees 50 minutes 03 seconds West a distance of 29.48 feet to a point; Thence North 20 degrees 46 minutes 18 seconds East a distance of 13.72 feet to a point; Thence North 22 degrees 17 minutes 25 seconds West a distance of 23.82 feet to a point; Thence North 18 degrees 18 minutes 31 seconds West a distance of 7.20 feet to a point; Thence North 54 degrees 31 minutes 57 seconds East a distance of 34.32 feet to a point; Thence North 16 degrees 52 minutes 08 seconds East a distance of 16.49 feet to a point; Thence North 34 degrees 51 minutes 00 seconds West a distance of 8.13 feet to a point; Thence North 04 degrees 28 minutes 45 seconds West a distance of 7.61 feet to a point; Thence North 27 degrees 19 minutes 59 seconds East a distance of 12.72 feet to a point; Thence North 47 degrees 25 minutes 07 seconds West a distance of 26.48 feet to a point; Thence North 60 degrees 50 minutes 18 seconds West a distance of 7.88 feet to a point; Thence North 02 degrees 17 minutes 36 seconds West a distance of 17.03 feet to a point; Thence North 27 degrees 54 minutes 38 seconds West a distance of 14.61 feet to a point; Thence North 03 degrees 57 minutes 54 seconds East a distance of 14.47 feet to a point; Thence North 18 degrees 02 minutes 04 seconds West a distance of 23.77 feet to a point; Thence North 25 degrees 31 minutes 34 seconds West a distance of 22.97 feet to a point; Thence North 35 degrees 53 minutes 29 seconds East a distance of 17.82 feet to a point; Thence North 15 degrees 40 minutes 40 seconds East a distance of 24.60 feet to a point; Thence North 60 degrees 32 minutes 46 seconds East a distance of 16.53 feet to a point; Thence North 16 degrees 51 minutes 09 seconds East a distance of 17.79 feet to a point; Thence North 33 degrees 32 minutes 10 seconds East a distance of 11.65 feet to a point; Thence North 31 degrees 31 minutes 04 seconds West a distance of 21.37 feet to a point; Thence North 19 degrees 00 minutes 05 seconds East a distance of 19.21 feet to a point; Thence North 15 degrees 44 minutes 02 seconds West a distance of 18.38 feet to a point; Thence North 18 degrees 59 minutes 31 seconds East a distance of 25.39 feet to a point; Thence North 61 degrees 31 minutes 07 seconds East a distance of 16.65 feet to a point; Thence North 40 degrees 14 minutes 51 seconds East a distance of 27.17 feet to a point; Thence South 62 degrees 40 minutes 38 seconds East a distance of 14.32 feet to a point; Thence North 67 degrees 56 minutes 31 seconds East a distance of 17.08 feet to a point; Thence South 64 degrees 19 minutes 43 seconds East a distance of 25.47 feet to a point; Thence North 76 degrees 10 minutes 46 seconds East a distance of 17.50 feet to a point located on the Southerly right-of-way line of U.S. Highway 78 (a.k.a. Georgia Highway 10); Thence along said right-of-way, South 70 degrees 21 minutes 03 seconds East a distance of 743.27 feet to a 1/2-inch rebar found on the Land Lot Line common to Land Lots 100 and 101; Thence along said Land Lot Line, North 60 degrees 42 minutes 43 seconds East a distance of 16.63 feet to a 1/2-inch rebar found at the intersection of the Southerly right-of-way line

of U.S. Highway 78 (a.k.a. Georgia Highway 10) (variable right-of-way) with the Land Lot Line common to land lots 100 and 101, said 1/2 inch rebar found being the TRUE POINT OF BEGINNING.

Said tract of land contains 40.247 Acres (1,753,147 sf).

SAVE AND EXCEPT:

All that tract or parcel of land lying and being in Land Lots 100 and 101 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a 1/2-inch rebar found at the intersection of the Southerly right-of-way line of U.S. Highway 78 (a.k.a. Georgia Highway 10) (variable right-of-way) with the Land Lot Line common to land lots 100 and 101, said 1/2-inch rebar found being the TRUE POINT OF BEGINNING; Thence leaving said right-of-way and Land Lot Line, Thence South 06 degrees 33 minutes 49 seconds East a distance of 181.81 feet to a 5/8-inch rebar set; Thence leaving said right-of-way and Land Lot Line, South 06 degrees 33 minutes 49 seconds East a distance of 181.81 feet to a 5/8-inch rebar set; Thence South 76 degrees 22 minutes 19 seconds East a distance of 62.03 feet to a 1-inch open top pipe found; Thence South 78 degrees 08 minutes 50 seconds East a distance of 148.34 feet to a 1-inch rebar found on the Western right-of-way of Rosabud Road (80' right-of-way); Thence along said right-of-way the following courses and distances: South 02 degrees 40 minutes 30 seconds East a distance of 75.07 feet to a 3/4-inch rebar found; South 03 degrees 33 minutes 03 seconds East a distance of 130.39 feet to a 5/8-inch rebar set; South 01 degrees 00 minutes 16 seconds East a distance of 133.73 feet to a 5/8-inch rebar set; along a curve to the left having a radius of 3618.08 feet and an arc length of 37.85 feet, being subtended by a chord bearing of South 00 degrees 19 minutes 26 seconds East for a distance of 37.85 feet to a point; along a curve to the left having a radius of 3618.08 feet and an arc length of 142.81 feet, being subtended by a chord bearing of South 01 degrees 45 minutes 10 seconds East for a distance of 142.60 feet to a point; along a curve to the left having a radius of 3618.08 feet and an arc length of 141.64 feet, being subtended by a chord bearing of South 04 degrees 00 minutes 13 seconds East for a distance of 141.84 feet to a point; Thence leaving said right-of-way, South 85 degrees 49 minutes 20 seconds West a distance of 172.78 feet to a point; Thence North 84 degrees 04 minutes 20 seconds West a distance of 120.80 feet to a point; Thence North 85 degrees 51 minutes 54 seconds West a distance of 62.81 feet to a point; Thence North 84 degrees 20 minutes 13 seconds West a distance of 68.80 feet to a point; Thence North 73 degrees 40 minutes 03 seconds West a distance of 78.63 feet to a point; Thence North 70 degrees 14 minutes 24 seconds West a distance of 38.75 feet to a point; Thence South 24 degrees 51 minutes 50 seconds West a distance of 23.95 feet to a point; Thence South 32 degrees 47 minutes 06 seconds West a distance of 38.74 feet to a point; Thence South 33 degrees 52 minutes 55 seconds West a distance of 80.15 feet to a point; Thence South 53 degrees 30 minutes 33 seconds West a distance of 57.01 feet to a point; Thence South 78 degrees 41 minutes 57 seconds West a distance of 88.14 feet to a

point; Thence North 80 degrees 55 minutes 32 seconds West a distance of 50.54 feet to a point; Thence North 78 degrees 19 minutes 28 seconds West a distance of 43.87 feet to a point; Thence North 71 degrees 13 minutes 49 seconds West a distance of 66.46 feet to a point; Thence North 36 degrees 51 minutes 08 seconds West a distance of 36.70 feet to a point; Thence along a curve to the right having a radius of 60.00 feet and an arc length of 25.96 feet, being subtended by a chord bearing of North 24 degrees 27 minutes 27 seconds West for a distance of 25.76 feet to a point; Thence North 12 degrees 03 minutes 48 seconds West a distance of 154.20 feet to a point; Thence North 07 degrees 05 minutes 05 seconds West a distance of 279.58 feet to a point; Thence North 45 degrees 59 minutes 04 seconds West a distance of 79.82 feet to a point located in the centerline of a creek; Thence along said centerline of creek the following courses and distances: North 75 degrees 09 minutes 28 seconds East a distance of 0.60 feet to a point; North 09 degrees 27 minutes 01 seconds West a distance of 66.37 feet to a point; North 38 degrees 32 minutes 03 seconds West a distance of 24.31 feet to a point; North 11 degrees 09 minutes 22 seconds West a distance of 17.83 feet to a point; North 15 degrees 09 minutes 54 seconds East a distance of 30.33 feet to a point; North 47 degrees 09 minutes 49 seconds East a distance of 19.68 feet to a point; North 08 degrees 41 minutes 37 seconds West a distance of 7.86 feet to a point; North 32 degrees 40 minutes 18 seconds East a distance of 6.17 feet to a point; North 47 degrees 35 minutes 33 seconds West a distance of 18.39 feet to a point; North 63 degrees 28 minutes 39 seconds West a distance of 21.06 feet to a point; North 16 degrees 51 minutes 47 seconds West a distance of 12.31 feet to a point; North 14 degrees 11 minutes 18 seconds East a distance of 31.61 feet to a point; North 28 degrees 59 minutes 59 seconds East a distance of 38.21 feet to a point; North 35 degrees 50 minutes 03 seconds West a distance of 29.48 feet to a point; North 20 degrees 46 minutes 18 seconds East a distance of 13.72 feet to a point; North 22 degrees 17 minutes 25 seconds West a distance of 23.82 feet to a point; North 18 degrees 18 minutes 31 seconds West a distance of 7.20 feet to a point; North 54 degrees 31 minutes 57 seconds East a distance of 34.32 feet to a point; North 16 degrees 62 minutes 08 seconds East a distance of 16.49 feet to a point; North 34 degrees 51 minutes 00 seconds West a distance of 8.13 feet to a point; North 04 degrees 28 minutes 45 seconds West a distance of 7.61 feet to a point; North 27 degrees 19 minutes 59 seconds East a distance of 12.72 feet to a point; North 47 degrees 25 minutes 07 seconds West a distance of 26.48 feet to a point; North 60 degrees 50 minutes 16 seconds West a distance of 7.88 feet to a point; North 02 degrees 17 minutes 36 seconds West a distance of 17.03 feet to a point; North 27 degrees 54 minutes 38 seconds West a distance of 14.61 feet to a point; North 03 degrees 57 minutes 54 seconds East a distance of 14.47 feet to a point; North 19 degrees 02 minutes 04 seconds West a distance of 23.77 feet to a point; North 25 degrees 31 minutes 34 seconds West a distance of 22.97 feet to a point; North 36 degrees 53 minutes 29 seconds East a distance of 17.92 feet to a point; North 15 degrees 40 minutes 40 seconds East a distance of 24.60 feet to a point; North 60 degrees 32 minutes 46 seconds East a distance of 16.53 feet to a point; North 18 degrees 51 minutes 09 seconds East a distance of 17.79 feet to a point; North 33 degrees 32 minutes 10 seconds East a distance of 11.65 feet to a point; North 31 degrees 31 minutes 04 seconds West a distance of 21.37 feet to a point; North 19

degrees 00 minutes 05 seconds East a distance of 19.21 feet to a point; North 15 degrees 44 minutes 02 seconds West a distance of 18.38 feet to a point; North 18 degrees 59 minutes 31 seconds East a distance of 25.39 feet to a point; North 61 degrees 31 minutes 07 seconds East a distance of 16.65 feet to a point; North 40 degrees 14 minutes 51 seconds East a distance of 27.17 feet to a point; South 62 degrees 40 minutes 36 seconds East a distance of 14.32 feet to a point; North 67 degrees 56 minutes 31 seconds East a distance of 17.08 feet to a point; South 64 degrees 19 minutes 43 seconds East a distance of 25.47 feet to a point; North 78 degrees 10 minutes 46 seconds East a distance of 17.50 feet to a point located at the intersection of the centerline of creek with the Southerly right-of-way line of U.S. Highway 78 (a.k.a. Georgia Highway 10) (variable right-of-way); Thence along said right-of-way, South 70 degrees 21 minutes 03 seconds East a distance of 743.27 feet to a 1/2-inch rebar found on the Land Lot Line common to land lots 100 and 101; Thence North 60 degrees 42 minutes 43 seconds East a distance of 16.83 feet to a 1/2-inch rebar found at the intersection of the Southerly right-of-way line of U.S. Highway 78 (a.k.a. Georgia Highway 10) (variable right-of-way) with the Land Lot Line common to land lots 100 and 101, said 1/2 inch rebar found being the TRUE POINT OF BEGINNING.

Said tract of land contains 22.854 Acres (995,524 sf).

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 52487, Page 802, Less and Except that certain Warranty Deed recorded at Deed Book 54299, page 572, Gwinnett County, Georgia records.



Property Tax > View Pay Your Taxes

View/Pay Your Taxes

View Bill

[Back to Account](#)

Tax Account

Parcel ID :
 R5100 023

Property Type :
 Real Property

Site Address :
 0 ROSEBUD RD
 SNELLVILLE 30078

Mailing Address :
 SINOCOIN INVESTMENT LLC
 3500 LENOX RD NE STE
 ATLANTA GA 30326-4231

[Change Mailing Address](#)

Legal :
 ROSEBUD RD

District :
 SNELLVILLE

Last Update :
 12/08/2024 08:12 PM

Tax Values

Land	\$200,000.00	\$80,000.00
Improvement	\$0.00	\$0.00
Total	\$200,000.00	\$80,000.00



Class Codes :
 100 - Residential Vacant

Assessments

	Net Tax	Savings
Special Taxes	\$1,644.00	\$0.00
Countywide Assessment of Real Property	\$916.00	\$0.00
Total	\$2,560.00	\$0.00

Tax Installment Information

INST 1	25928493	10/15/2024	2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Payment History

2024	25928493	B24 126559	\$2,560.00	10/15/2024
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How to Pay your Property Tax Bill


02/40

How to Pay your Property Tax Bill



04/28

How to Pay your Property Tax Bill

Select Language 





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

2024 Property Tax Bill

Parcel ID	Tax District	Bill #			
R5100 023	10 - City of Snellville	009956			
Property Owner/Location/Description		Fair Market Value	Taxable Value		
SINOCOIN INVESTMENT LLC 0 ROSEBUD RD		200,000	80,000		
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate	= Net Tax
City of Snellville	80,000	0	80,000	4.0000000000	\$320.00

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, 2024 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2025.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG

Current Year Tax	\$320.00
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$320.00
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/15/2024



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5100 023
 Amount Due: \$0.00
 Bill#: 009956
 Due Date: 12/15/2024

AMOUNT PAID

SINOCOIN INVESTMENT LLC
 3500 LENOX RD NE
 STE 1500
 ATLANTA, GA 30326-4231

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

Land Description

Gwinnett County Parcel 5100 023

All that tract or parcel of land lying and being within City of Snellville and land lots 100 & 101 of the 5th land district Gwinnett County Georgia and being more particularly described as follows.

Beginning at an iron pin found (3/4" rebar) said pin being on the Western margin of Rosebud Road (apparent 80'R/W) and having the state plane coordinates of N:1403752.37 E:2360146.62 Georgia West Zone said pin being the **True Point of Beginning**.

Thence departing said margin North 89 degrees 47 minutes 12 seconds West 322.49 feet to an iron pin found (1" OTP);

Thence South 46 degrees 18 minutes 22 seconds West 328.25 feet to an iron pin found (1/2" rebar);

Thence South 60 degrees 23 minutes 31 seconds West 529.00 feet to an iron pin found (1/2" rebar);

Thence South 60 degrees 32 minutes 28 seconds West 459.74 feet to an iron pin found (1/2" rebar);

Thence North 30 degrees 24 minutes 59 seconds West 249.56 feet to an iron pin found (1/2" rebar);

Thence North 36 degrees 28 minutes 46 seconds East 381.70 feet to an iron pin found (1/2" rebar);

Thence North 09 degrees 37 minutes 07 seconds West 261.15 feet to an iron pin found (1/2" rebar);

Thence North 29 degrees 49 minutes 57 seconds West 299.65 feet to an iron pin found (1/2" rebar with cap);

Thence North 60 degrees 21 minutes 36 seconds East 479.52 feet to a point;

Thence North 10 degrees 38 minutes 50 seconds West 6.24 feet to a point;

Thence North 28 degrees 37 minutes 34 seconds East 20.40 feet to a point;

Thence North 75 degrees 27 minutes 06 seconds East 20.28 feet to a point;

Thence South 46 degrees 09 minutes 57 seconds East 79.56 feet to an iron pin set (1/2" rebar with cap);

Thence South 07 degrees 07 minutes 56 seconds East 279.15 feet to an iron pin set (1/2" rebar with cap);

Thence South 12 degrees 06 minutes 39 seconds East 153.97 feet to an iron pin set (1/2" rebar with cap);

Thence 25.92 feet along the arc of a curve to the left having a radius of 60.00 feet and chord bearing and distance of South 24 degrees 30 minutes 18 seconds East 25.72 feet to an iron pin set (1/2" rebar with cap);

Thence South 36 degrees 53 minutes 57 seconds East 36.64 feet to an iron pin set (1/2" rebar with cap);

Thence South 71 degrees 16 minutes 40 seconds East 66.36 feet to an iron pin set (1/2" rebar with cap);

Thence South 78 degrees 22 minutes 19 seconds East 43.80 feet to an iron pin set (1/2" rebar with cap);

Thence South 80 degrees 58 minutes 23 seconds East 50.46 feet to an iron pin set (1/2" rebar with cap);

Thence North 78 degrees 39 minutes 06 seconds East 86.01 feet to an iron pin set (1/2" rebar with cap);

Thence North 53 degrees 27 minutes 42 seconds East 57.22 feet to an iron pin set (1/2" rebar with cap);

Thence North 33 degrees 50 minutes 04 seconds East 80.03 feet to an iron pin set (1/2" rebar with cap);

Thence North 32 degrees 44 minutes 15 seconds East 38.68 feet to an iron pin set (1/2" rebar with cap);

Thence North 24 degrees 48 minutes 59 seconds East 23.91 feet to an iron pin set (1/2" rebar with cap);

Thence South 70 degrees 17 minutes 15 seconds East 38.69 feet to an iron pin set (1/2" rebar with cap);

Thence South 73 degrees 42 minutes 54 seconds East 76.51 feet to an iron pin set (1/2" rebar with cap);

Thence South 84 degrees 23 minutes 04 seconds East 68.70 feet to an iron pin set (1/2" rebar with cap);

Thence South 85 degrees 54 minutes 45 seconds East 62.71 feet to an iron pin set (1/2" rebar with cap);

Thence South 84 degrees 07 minutes 11 seconds East 120.62 feet to an iron pin set (1/2" rebar with cap);

Thence North 85 degrees 46 minutes 29 seconds East 172.50 feet to an iron pin set (1/2" rebar with cap) said pin being on the Western margin of Rosebud Road (apparent 80'R/W);

Thence continuing along said margin 146.65 feet along the arc of a curve to the left having a radius of 3,616.83 feet and chord bearing and distance of South 06 degrees 14 minutes 06 seconds East 146.64 feet to an iron pin found (3/4" rebar) said pin being the **True Point of Beginning**.

Said described property containing 17.44 acres as shown on a Boundary Survey prepared by Blue Landworks dated July 23rd 2023.