



RECEIVED  
FEB 11 2025

# REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELVILLE GEORGIA

CITY OF SNELVILLE  
PLANNING & DEVELOPMENT

**City of Snellville**  
**Planning & Development Department**  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3515 Fax 770.985.3551 [www.snellville.org](http://www.snellville.org)

DATE RECEIVED:

2587 & 2597 LENORA CHURCH RD (5027-001, 5027-001E)  
RZ 25-03, LUP 25-01 #25-00056

**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.

The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP  
Name (please print)  
1550 North Brown Road, Suite 125  
Address  
Lawrenceville, GA 30043  
City, State, Zip Code  
(770)232-0000  
Phone Number(s) Fax

Chris Dusik  
Name (please print)  
2587 Lenora Church Road  
Address  
Snellville, GA 30078  
City, State, Zip Code  
Phone Number(s) Fax

Contact Person: Shane Lanham, attorney for Applicant Phone: (770)232-0000 Fax: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_ E-mail: slanham@mptlawfirm.com

Present Zoning District Classification: RS-30 Requested/Proposed Zoning District Classification: R-X (Mixed Residential)

Present Future Land Use Map (FLUM) Designation: Low Density Residential Does the FLUM Require Amending?  No  Yes\*

Proposed Use (Describe): Residential subdivision with a mix of detached and attached single-family homes

Property Address/Location: 2587 and 2597 Lenora Church Road District 5 Land Lot 27 Parcel(s) 5027 001 & 5027 001E

\* 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.

**APPLICATION FEES:**

- Less than one acre \$ 500
- 1 to 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**

**PROPERTY OWNERS**

Parcel # R5027.001

Chris Dusik  
2587 Lenora Church Road  
Snellville, GA 30078

Parcel # R5027.001E

Soren S. Thomas Living Trust  
P.O. Box 80042  
Atlanta, GA 30366

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

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

Response: Please see attached.

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

Response: Please see attached.

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

Response: Please see attached.

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

Response: Please see attached.

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

Response: Please see attached.

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

Response: Please see attached.

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## Rezoning Impact Analysis

- A. Yes, the Applicant's proposed zoning 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 single-family attached and single-family detached homes on the subject property. Surrounding properties on adjacent and nearby parcels are single-family neighborhoods. Therefore, the Applicant's proposed use of the property is suitable.
  
- B. No, the Applicant's proposed zoning 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 subject property does not have a reasonable economic use as currently zoned. The Applicant submits that due to its size, location, and layout, the subject property does not have a reasonable economic use as currently zoned.
  
- D. No, the Applicant's proposed use and requested zoning of the property 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 Stone Mountain Highway and Scenic Highway.
  
- E. The Applicant is filing a Land Use Plan Amendment Application concurrently with this application. The proposed zoning will be in line with the spirit and intent of the Medium Density Residential Future Land Use Character Area upon application approval. The proposed residential development would complement the existing residential nature of the surrounding area.
  
- F. 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.

**CERTIFICATIONS**

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

\_\_\_\_\_  
Signature of Applicant Date

\_\_\_\_\_  
Type or Print Name and Title

*Affix Notary Seal*

\_\_\_\_\_  
Signature of Notary Public Date

PROPERTY OWNER'S CERTIFICATION

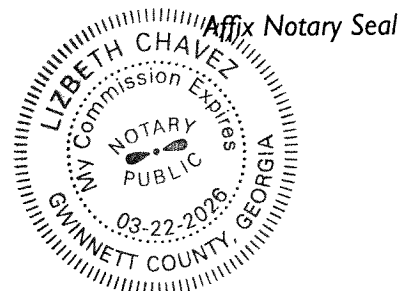
The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize \_\_\_\_\_ to file this application. The undersigned is aware that that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

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

Soren Thomas, owner Trustee 2/5/2025  
Signature of Owner Date

SOREN THOMAS, owner Trustee  
Type or Print Name and Title

[Signature] 2/5/25  
Signature of Notary Public Date



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\_\_\_\_\_  
Signature of Applicant Date

\_\_\_\_\_  
Type or Print Name and Title

*Affix Notary Seal*

\_\_\_\_\_  
Signature of Notary Public Date

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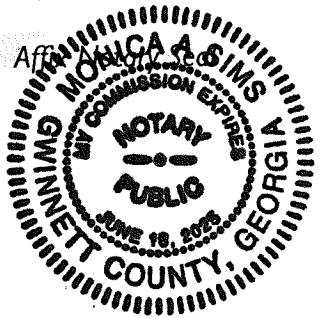
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Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

*[Handwritten Signature]*  
Signature of Owner Date **2-5-25**

**CHRIS DUSIK**  
Type or Print Name and Title

*[Handwritten Signature]*  
Signature of Notary Public Date **2/3/25**



**CERTIFICATIONS**

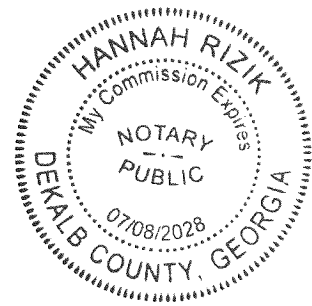
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 2-3-25  
Signature of Applicant Date

Neville Allison, Managing Partner.  
Type or Print Name and Title

Affix Notary Seal



Hannah Rizik 2/3/2025  
Signature of Notary Public Date

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\_\_\_\_\_  
Signature of Owner Date

\_\_\_\_\_  
Type or Print Name and Title


Affix Notary Seal

\_\_\_\_\_  
Signature of Notary Public Date

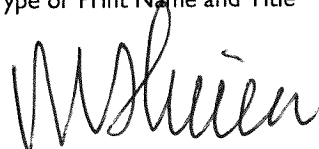
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 02/11/25  
Signature of Applicant Date

Julia Maxwell, Attorney for Applicant  
Type or Print Name and Title

 2/11/25  
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

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\_\_\_\_\_  
Signature of Owner Date

\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Notary Public Date

*Affix Notary Seal*



**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.

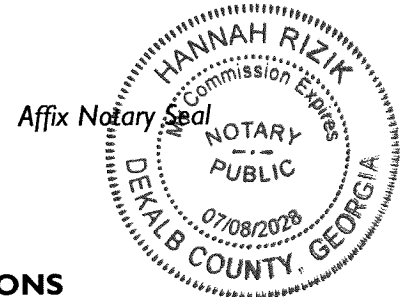
 2-3-25  
Signature of Applicant Date

Neville Allison, Managing Partner  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative Date

\_\_\_\_\_  
Type or Print Name and Title

Hannah Rizik 2/3/2025  
Signature of Notary Public Date



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

YES       NO      YOUR NAME: \_\_\_\_\_

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.

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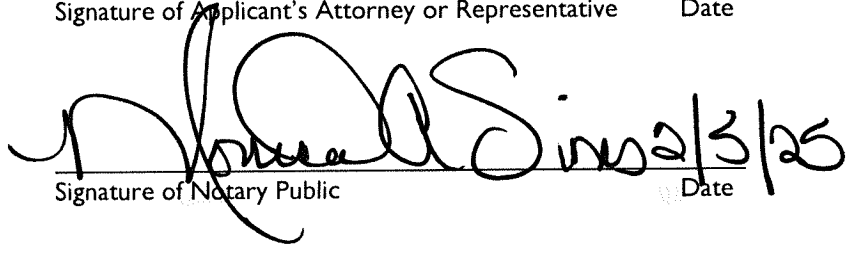
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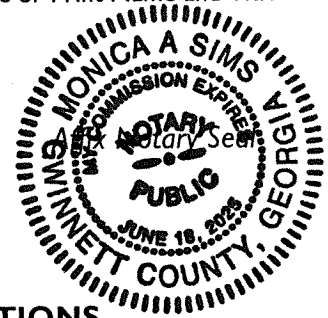
 2-5-25  
Signature of Applicant Date

CHRIS DUSIK  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative Date

\_\_\_\_\_  
Type or Print Name and Title

 2/3/25  
Signature of Notary Public Date



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YES  NO YOUR NAME: CHRIS DUSIK

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

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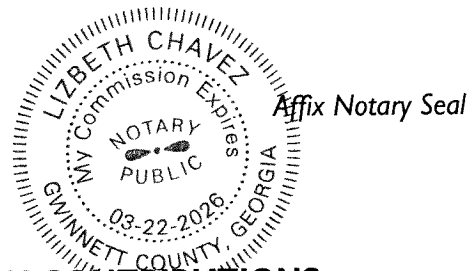
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check here if there are additional applicants and attach additional "Conflict of Interest Certification" sheets.

Soren Thomas owner/trustee 2/5/25      SOREN THOMAS, owner/Trustee  
Signature of Applicant      Date      Type or Print Name and Title

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

[Signature]      2/5/25  
Signature of Notary Public      Date



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YES       NO      YOUR NAME: \_\_\_\_\_

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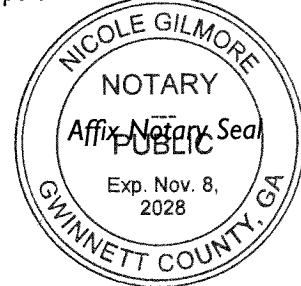
*Julia Maxwell* 2/11/25  
\_\_\_\_\_  
Signature of Applicant's Attorney or Representative Date

*Nicole Gilmore* 2/11/25  
\_\_\_\_\_  
Signature of Notary Public Date

\_\_\_\_\_  
Type or Print Name and Title

Julia Maxwell, Attorney for Applicant

\_\_\_\_\_  
Type or Print Name and Title



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YES  NO YOUR NAME: \_\_\_\_\_

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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 rezoning application.

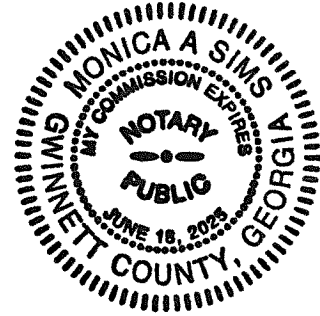
I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

*Chris Dush* 2-5-25  
Signature of Owner or Agent Date

CHRIS DUSH  
Type or Print Name and Title

*Monica A Sims* 2/5/25  
Signature of Notary Public Date

Affix Notary Seal



AUTHORIZATION TO INSPECT PREMISES

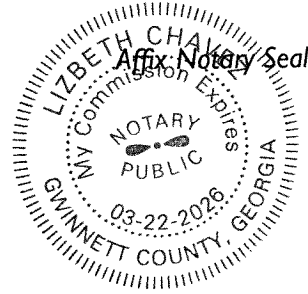
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I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Soren Thomas, owner, Trustee 2/5/25  
Signature of Owner or Agent Date

SOREN THOMAS, owner Trustee  
Type or Print Name and Title

[Signature] 2/5/25  
Signature of Notary Public Date



BK53666 PD0096

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2015 JUL -6 AM 8:00

RICHARD ALEXANDER, CLERK

PT-81 # 067-2015-015578  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 120.00  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

Return Recorded Document to  
C ROBIN WYATT, P C  
2194 NORTH ROAD  
SNELLVILLE, GEORGIA 30078

LIMITED  
WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

FILE #: 15-287

THIS INDENTURE made this 30th day of June, 2015, between JEANETTE C. WALTON N/K/A JEANETTE W. BEARDEN of the County of Walton and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and CHRIS DUSIK as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 27, 5TH DISTRICT, GWINNETT COUNTY GEORGIA, BEING TRACT 1, CONTAINING 7.235 ACRES MORE OR LESS ON A PLAT OF SURVEY PREPARED FOR JEANETTE WALTON BEARDON DATED MARCH 10, 2003, RECORDED IN PLAT BOOK 100, PAGE 223, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO.

This Deed is given subject to all easements and restrictions of record

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written

Signed, sealed and delivered in presence of

Andrea S. Aldrich  
Witness

[Signature]  
Notary Public



Jeanette C. Walton (SEAL)  
JEANETTE C. WALTON N/K/A JEANETTE W.  
BEARDEN

nka Jeanette W Bearden (SEAL)

by Chris DUSIK (SEAL)

\_\_\_\_\_ (SEAL)

0057145

DEED B: 57988 P: 00213  
10/23/2020 10:13 AM Pgs: 3 Fees: \$25.00  
TTax: \$268.00  
Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, GA  
PT-61 #: 0672020027834

Record and Return to:  
Lueder, Larkin & Hunter, LLC  
1325 Satellite Blvd NW, Building 200, Suite 207  
Suwanee, GA 30024  
File No.: GA-SW-20-1230-CAS

### LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF GWINNETT  
APN/Parcel ID: R5027 001E

THIS INDENTURE, made this 12th day of October, 2020, between

Nicole D. Rivera

as party or parties of the first part, hereinafter called Grantor, and

Soren S Thomas, Trustee, or her successors in interest, of the Soren S Thomas Living Trust dated  
February 22, 2019, and any amendments thereto

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to  
include their respective heirs, successors and assigns where the context requires or permits).

**W I T N E S S E T H:** That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00)  
Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of  
these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened,  
conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto  
the said Grantee, the following described property, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to all easements and restrictions of record.

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

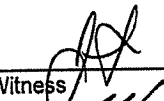


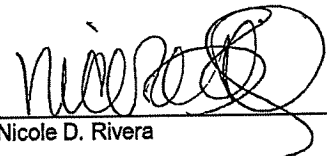
AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

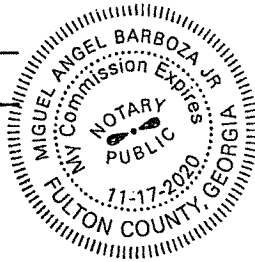
Signed, sealed and delivered  
in the presence of:

GRANTOR:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Nicole D. Rivera (SEAL)

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_  
[Notary Seal]



**EXHIBIT A**

All that tract or parcel of land lying and being in Land Lot 27 of the 5th District, Gwinnett County, Georgia, and containing 8.17 acres in the City of Snellville, Georgia, as per plat recorded in Plat Book L, Page 276, and being more particularly described as follows:

Beginning at an iron pin corner on the original Land Lot line that separates Land Lot 27 and Land Lot 6 and said point of beginning being 1120 feet Northwest from a point where Land Lots 5 and 6, 27 and 28 corner; thence North 30 degrees 31 minutes West 351.9 feet to an iron pin corner; thence North 64 degrees 04 minutes East 1133.8 feet to Lenora Church Road; thence in a Southeasterly direction 256.8 feet to an iron pin; thence South 59 degrees 14 minutes West 1147.5 feet to the point of beginning.

**DESCRIPTION OF  
Overall Tract**

All that tract or parcel of land lying and being in Land Lot 27 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at the Land Lot Corner common to Land Lots 5, 6, 27 & 28; THENCE leaving said Land Lot Corner and proceed northwesterly along the Land Lot Line common to Land Lots 6 & 27 a distance of +/- 1120 feet to a 1" open-top pipe found, said 1" open-top pipe found being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** continue along said Land Lot Line the following bearings and distances: North 29 degrees 02 minutes 48 seconds West a distance of 351.79 feet to a 2" open-top pipe found; North 29 degrees 12 minutes 37 seconds West a distance of 252.57 feet to a 1" crimp-top pipe found; THENCE leaving said Land Lot Line North 56 degrees 48 minutes 06 seconds East a distance of 51.19 feet to a 1/2" rebar found; THENCE South 43 degrees 41 minutes 58 seconds East a distance of 34.33 feet to a 1/2" rebar found; THENCE North 47 degrees 00 minutes 04 seconds East a distance of 197.62 feet to a 1/2" rebar found; THENCE North 56 degrees 46 minutes 28 seconds East a distance of 172.93 feet to a 1" open-top pipe found; THENCE North 70 degrees 16 minutes 13 seconds East a distance of 695.58 feet to a 1/2" rebar found on the westerly right of way line of Lenora Church Road (R/W Varies); THENCE proceed along said right of way line the following bearings and distances: South 32 degrees 48 minutes 01 seconds East a distance of 257.48 feet to a 1/2" rebar set; South 32 degrees 50 minutes 36 seconds East a distance of 256.67 feet to a 1/2" rebar set; THENCE leaving said right of way line South 60 degrees 28 minutes 46 seconds West a distance of 1143.57 feet to a 1" open-top pipe found on the Land Lot Line common to Land Lots 6 & 27, said 1" open-top pipe found being the **TRUE POINT OF BEGINNING**.

Said tract contains 659,874 square feet or 15.149 acres.



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

# 2024 Property Tax Bill

Parcel ID	Tax District	Bill #
R5027 001	10 - City of Snellville	004136
Property Owner/Location/Description		Fair Market Value
DUSIK CHRIS 2587 LENORA CHURCH RD		379,100
		Taxable Value
		151,640
Levies	Taxable Value	- Exemptions = Net Assessment X Tax Rate = Net Tax
City of Snellville	151,640	3,000 = 148,640 X 4.000000000 = \$594.56
2024 STORMWATER		\$156.25

Exemptions:  
 Homestead 3,000

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](http://WWW.SNELLVILLE.ORG)

Current Year Tax	\$750.81
Interest	\$8.40
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$759.21
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/16/2024



**Snellville, GA**  
 2342 Oak Rd  
 Snellville, GA 30078

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

Parcel ID: R5027 001  
 Amount Due: \$0.00  
 Bill#: 004136  
 Due Date: 12/16/2024

AMOUNT PAID

CHRIS DUSIK  
 2587 LENORA CHURCH RD  
 SNELLVILLE, GA 30078-3236

**Snellville, GA**  
 2342 Oak Rd  
 Snellville, GA 30078



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

# 2024 Property Tax Bill

Parcel ID	Tax District	Bill #			
R5027 001E	10 - City of Snellville	004138			
Property Owner/Location/Description		Fair Market Value			
SOREN S THOMAS LIVING TRUST 2597 LENORA CHURCH RD		401,400			
		Taxable Value			
		160,560			
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate	= Net Tax
City of Snellville	160,560	0	160,560	4.0000000000	\$642.24
2024 STORMWATER					\$125.00

**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](http://WWW.SNELLVILLE.ORG)

Current Year Tax	\$767.24
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$767.24
Other Amounts Due	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
Due Date	12/16/2024



**Snellville, GA**  
 2342 Oak Rd  
 Snellville, GA 30078

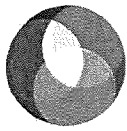
*\*Make check or money order payable to: City of Snellville*  
*\*Write the Tax Parcel ID Number on your check*  
*\*Full payment must be made by the due date*  
*\*Mailed payments will be posted using the official postmark date*  
*\*Taxes may be paid online by visiting [www.snellville.org](http://www.snellville.org)*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

Parcel ID: R5027 001E  
 Amount Due: \$0.00  
 Bill#: 004138  
 Due Date: 12/16/2024

AMOUNT PAID
-------------

SOREN S THOMAS LIVING TRUST  
 SOREN THOMAS  
 PO BOX 80042  
 ATLANTA, GA 30366-0042

**Snellville, GA**  
 2342 Oak Rd  
 Snellville, GA 30078



Gwinnett

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
PROPERTY TAX VERIFICATION

The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

**Applicant Information**

Name: The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP

Signature: Julia A. Maxwell

Date: 02/03/2025

**Property Information**

Enter all parcel IDs in the table below. [Search for Parcel ID](#)

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5027 001	Yes
R5027 001E	Yes

**Tax Commissioner Affirmation**

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Jessilyn McDuffe

Title: TSA

Signature: [Signature]

Date: 2/3/25





THE REVIVE LAND GROUP

SOURCE: EMITTEL, REVIVE, ONE ALLIANCE CENTER 3500 LENOX ROAD ATLANTA, GEORGIA 30338 WWW.REVIVELANDGROUP.COM

SOMERSET AT SNELLVILLE

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

257 AND 259 LENOX SNELLVILLE, GA 30078

CITY OF SNELLVILLE CLARKE COUNTY GEORGIA

THE REVIVE LAND GROUP SOURCE: EMITTEL, REVIVE

ONE ALLIANCE CENTER 3500 LENOX ROAD ATLANTA, GEORGIA 30338 WWW.REVIVELANDGROUP.COM

24 HOUR CONTACT: NEVILLE ALLISON 678-223-8878

GEORGIA

24 HOUR CONTACT: NEVILLE ALLISON 678-223-8878

1" = 60'-0"

GENERAL NOTES:

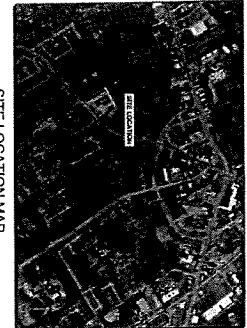
1. THE PROPERTY BOUNDARY SHALL BE AS SHOWN ON THE SITE PLAN.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SNELLVILLE ZONING ORDINANCE.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SNELLVILLE.

4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.



SITE LOCATION MAP

PROPERTY OWNERS: THE REVIVE LAND GROUP (257 AND 259 LENOX ROAD) SNELLVILLE, GA 30078

PROJECT: SOMERSET AT SNELLVILLE

CONTRACT NO: 2021-001

DATE: FEBRUARY 6, 2025

DRAWN BY: J. SMITH

CHECKED BY: M. JONES

DATE: FEBRUARY 6, 2025

SCALE: AS SHOWN

PROJECT NO: 24015

CLIENT: THE REVIVE LAND GROUP

ADDRESS: 257 AND 259 LENOX ROAD, SNELLVILLE, GA 30078

CONTACT: NEVILLE ALLISON, 678-223-8878

EMAIL: NEVILLE@REVIVELANDGROUP.COM

WEBSITE: WWW.REVIVELANDGROUP.COM

PROJECT DESCRIPTION: A MASTER PLANNED RESIDENTIAL DEVELOPMENT

ZONING: RESIDENTIAL

LOT SIZE: 1.5 ACRES

LOT COVERAGE: 15%

MAXIMUM HEIGHT: 35 FEET

MINIMUM SETBACK: 20 FEET

MINIMUM FRONT SETBACK: 25 FEET

MINIMUM SIDE SETBACK: 10 FEET

MINIMUM REAR SETBACK: 10 FEET

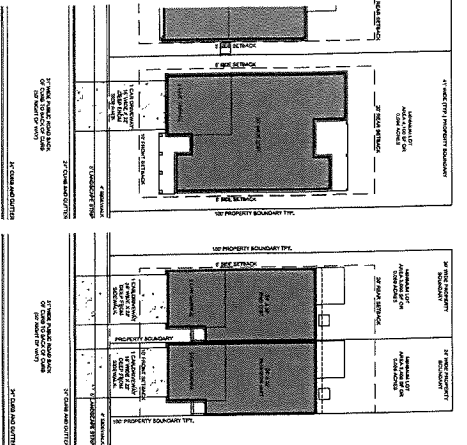
MINIMUM CORNER SETBACK: 10 FEET

MINIMUM DRIVEWAY SETBACK: 10 FEET

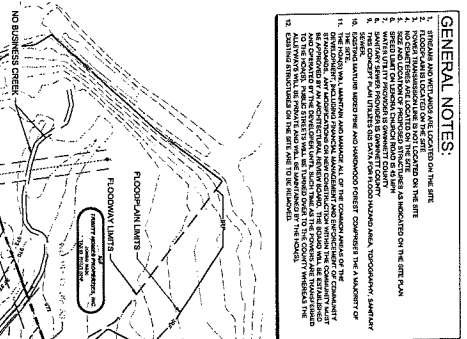
MINIMUM UTILITY SETBACK: 5 FEET

MINIMUM FENCE SETBACK: 5 FEET

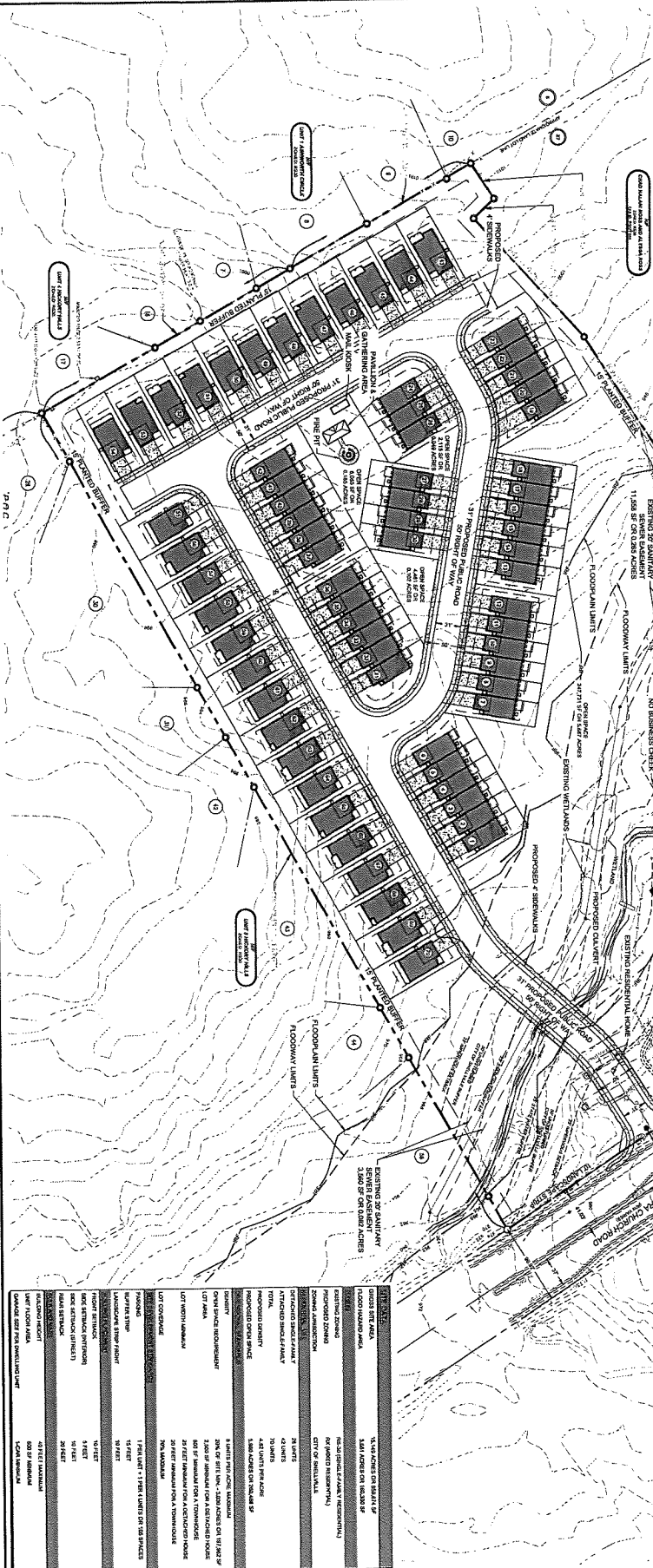
MINIMUM SIGN SETBACK: 10 FEET



TYPICAL LOT LAYOUT



TYPICAL TOWNHOME LAYOUT



Professional seal and signature area for the engineer, including the name 'J. SMITH' and the date 'FEBRUARY 6, 2025'.

Z-01