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April 15, 2022 2:54 pm

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CasGwyn Construction, LLC c/o Andersen, Tate & Carr, P.C.</u>	NAME: <u>James P. Baskin</u>
ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u>	ADDRESS: <u>2315 Highway 11 NW</u>
CITY: <u>Duluth</u>	CITY: <u>Monroe</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30656</u>
PHONE: <u>770-822-0900</u>	PHONE: _____
CONTACT PERSON: <u>Melody A. Glouton, Esq.</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>R-75</u>	
PARCEL NUMBER(S): <u>R5188 006</u> ACREAGE: <u>13.47</u>	
ADDRESS OF PROPERTY: <u>2766 Camp Mitchell Rd., Loganville</u>	
PROPOSED DEVELOPMENT: <u>Single-family, detached, residential</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>33</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,800 -2000 s.f.</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.43 units per acre</u>	Density: _____
Net Density: <u>2.43 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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9/2/21 12:54PM

LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 188 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at an Iron Pin Set at the Northerly Mitered Right-of-Way of the Easterly Right-of-Way of Arnold Road (R/W varies) and the Southerly Right-of-Way of Ozora Road (80' R/W), said Point being the **POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along aforesaid Right-of-Way of Ozora Road North 60 degrees 11 minutes 15 seconds East for a distance of 501.59 feet to a ½" Rebar Found; THENCE leaving said Right-of-Way South 28 degrees 54 minutes 33 seconds East for a distance of 160.13 feet to a ¼" Rebar Found; THENCE North 60 degrees 09 minutes 40 seconds East for a distance of 199.65 feet to a ½" Rebar Found; THENCE South 28 degrees 52 minutes 40 seconds East for a distance of 755.66 feet to a 1" Open Top Pipe Found; THENCE South 60 degrees 09 minutes 07 seconds West for a distance of 395.23 feet to a ½" Rebar Found; THENCE North 40 degrees 31 minutes 36 seconds West for a distance of 152.71 feet to a ½" Rebar Found; THENCE South 60 degrees 05 minutes 48 seconds West for a distance of 270.57 feet to a ½" Rebar Found on the aforesaid Easterly Right-of-Way of Camp Mitchell Road (R/W varies); THENCE continuing along said Right-of-Way the following eight (8) courses and distances North 44 degrees 12 minutes 09 seconds West for a distance of 58.29 feet to a Point; THENCE North 40 degrees 24 minutes 34 seconds West for a distance of 44.47 feet to a Point; THENCE North 35 degrees 37 minutes 32 seconds West for a distance of 100.57 feet to a Point; THENCE North 30 degrees 36 minutes 48 seconds West for a distance of 91.44 feet to a Point; THENCE North 29 degrees 51 minutes 20 seconds West for a distance of 108.48 feet to a Point; THENCE North 60 degrees 11 minutes 29 seconds East for a distance of 9.97 feet to a Point; THENCE North 29 degrees 49 minutes 22 seconds West for a distance of 223.30 feet to a Point; THENCE along a curve to the left having a radius of 4743.34 feet and arc length of 107.61 feet being subtended by a chord of North 30 degrees 26 minutes 04 seconds West for a distance of 107.60 feet to a Point on the aforesaid Southerly Mitered Right-of-Way; THENCE continue along said Miter North 13 degrees 35 minutes 23 seconds East for a distance of 48.39 feet said point being **THE POINT OF BEGINNING**.

Said property contains 13.477 Acres (587,054 Square Feet).

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ANDERSEN | TATE | CARR

REVISED
LETTER OF INTENT AND JUSTIFICATION FOR REZONING

Rezoning Application
Gwinnett County, Georgia

Applicant:
CasGwyn Construction, LLC

Property:
Tax Parcel ID R5188 006
±13.47 Acres of Land
Located at 2766 Camp Mitchell Rd, Loganville, Georgia 30052
From R-100 to R-75

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

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I. INTRODUCTION

This Application for Rezoning is submitted for a 13.47-acre parcel of land located in Land Lot 188 of the 5th District of Gwinnett County, Georgia, Loganville, and known as 2766 Camp Mitchell Rd (hereinafter the “Property”). The Property is a single tax parcel previously used as a wholesale nursery located at the southeast corner of Ozora Road and Camp Mitchell Road. The Property is shown on the survey prepared by Precision Planning, Inc. dated, August 11, 2021, and filed with this Application. The Property that is the subject of this rezoning application is currently owned by James Baskin, with CasGwyn Construction, LLC as the contract purchaser, and further identified below from the Gwinnett County GIS:



The Property is currently zoned R-100 (Single-Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, CasGwyn Construction, LLC (the “Applicant”) now seeks approval to rezone the Property to R-75 (Single-Family Residence District) to develop a distinctive and attractive single-family residential community with 33 detached homes conveniently located one block from Bay Creek Park.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a largely square tract with frontage on Ozora Road and Camp Mitchell Road in Loganville, Georgia. It is bounded on the northeastern side by Anchor Church and abuts parts of four other residentially zoned parcels. The surrounding area is zoned with a mix of residential ranging from R-100 to R-75. In addition to the adjacent church, there is another church located at the opposite corner of the Ozora Road and Camp

As shown on the site plan by Precision Planning, Inc. dated February 14, 2022, and filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into a distinctive and attractive residential community served by nearby Bay Creek Park. The Applicant is proposing to rezone 13.47 acres from R-100 to R-75 in order to accommodate the development of a single-family detached residential community with approximately 33 units, for a density of 2.43 units per acre. The proposed community will include a mix of lot sizes with lots ranging from over 10,500sf to over 16,000sf. The proposed development would provide attractive, high-end residences that will consist of homes at a size, quality, and price point commensurate with or exceeding homes in the surrounding communities. Generally, the architectural style and composition of the exterior of the homes would be of a farmhouse style and consist of brick, stacked stoned, cedar and/or cementitious shake, siding board and batten or combinations thereof. The proposed

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development would have a single entrance on Camp Mitchell Road which would be landscaped and maintained by a Homeowners Association.

The proposed development meets or exceeds the requirements in the UDO for the R-75 zoning classification, and would provide attractive, high-quality housing that is compatible with surrounding land uses and in conformance with the policies and intent of the 2040 Plan. The proposed elevations of the development are filed with this Application.

IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled “Impact Analysis,” the Applicant submits its written impact analysis which shows that rezoning to R-75, satisfies UDO § 270-20.5, entitled “Standards Governing Exercise of the Zoning Power,” as follows:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located at the intersection of Ozora Road and Camp Mitchell Road. The proposed residential development is compatible with existing residential uses and nearby community parks.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property and expressly encouraged within the Suburban Estate Living Character Area.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would redevelop the site into a more viable and compatible use with surrounding properties.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

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No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Camp Mitchell and Ozora Roads and access to sewer. The proposed development would complement the existing and nearby residential uses.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Suburban Estate Living Character Area of the 2040 Future Development Map. Encouraged land uses for this Character Area specifically promote single-family detached subdivisions.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding development and quality of the proposed homes provide supporting reasons for approval of the rezoning application. Anticipated growth in Gwinnett County based on the 2040 Comprehensive Plan suggests a strong need for housing with convenient access to community amenities, as proposed by the Applicant.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a single family residential development under the R-75 zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality, or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications

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between the existing zoning and the zoning requested hereunder would constitute and arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See *Guhl v. Holcomb Bridge Road Corp.*, 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from R-100 to R-75 be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

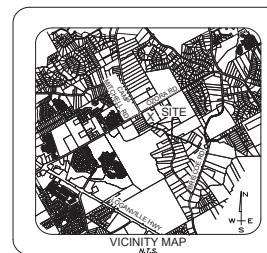
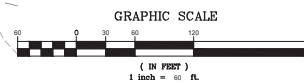
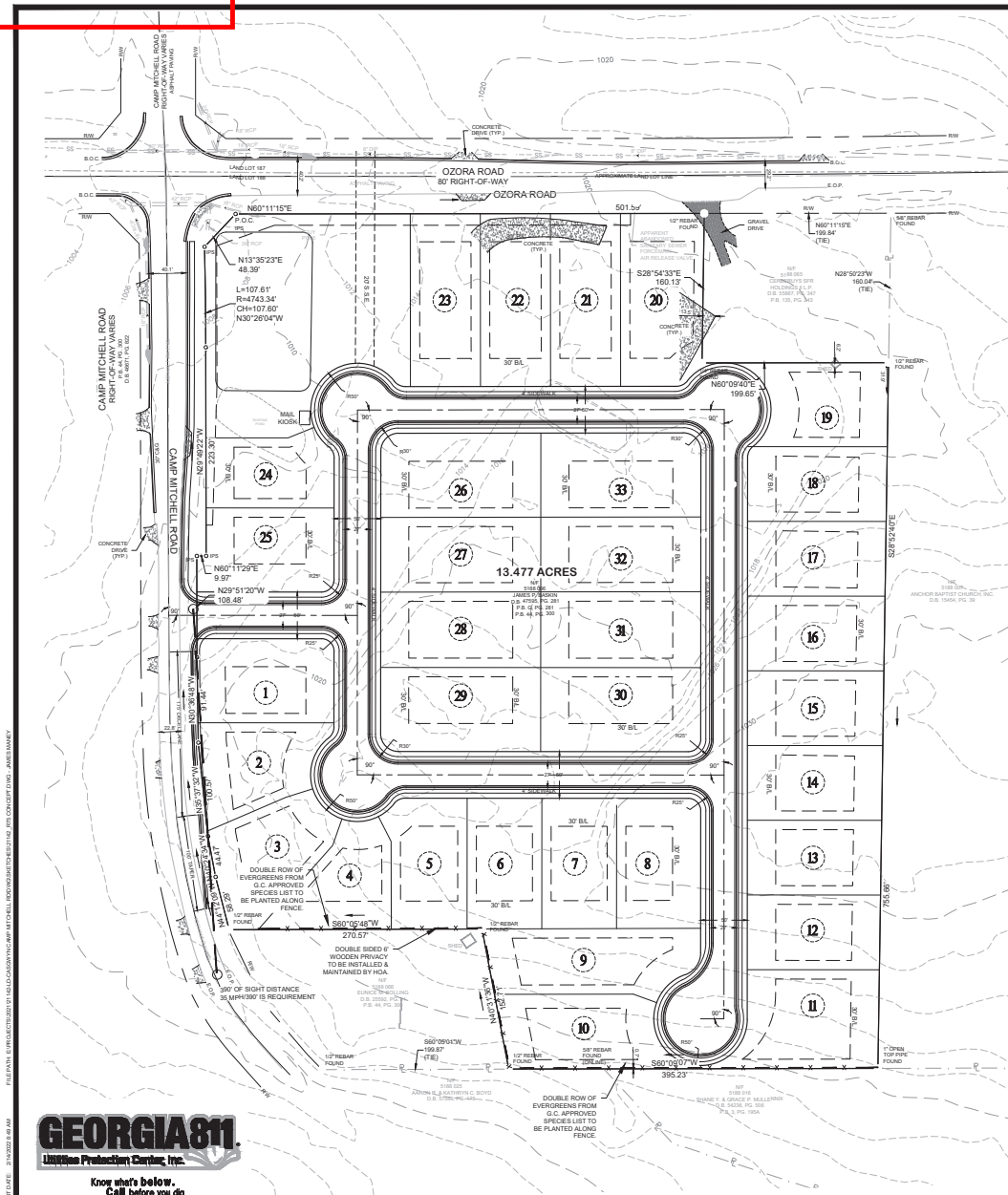
Respectfully submitted this 15th day of April, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures



LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 188 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

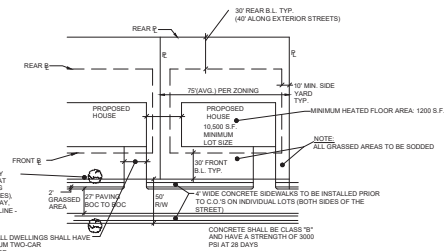
To find the **POINT OF COMMENCEMENT**, begin at an Iron Pin Set at the Northerly Mitered Right-of-Way of the Easterly Right-of-Way of Arnold Road (R/W varies) and the Southerly Right-of-Way of Ozora Road (80' R/W), said Point being the **POINT OF BEGINNING**.

THENCE from a Point as thus established and continuing along Right-of-Way of the
Ozora Road North 60 degrees 11 minutes 15 seconds East for a distance of 501.59 feet to a Point; REBAR
THENCE leaving said Right-of-Way South 28 degrees 54 minutes 33 seconds East for a distance of
119.23 feet to a Point; THENCE North 30 degrees 36 minutes 48 seconds West for a distance of
199.65 feet to a Point; REBAR THENCE South 28 degrees 54 minutes 33 seconds East for a distance
for a distance of 755.66 feet to a Point; Open Top Pipe Found; THENCE South 60 degrees 09 minutes 02
seconds West for a distance of 395.23 feet to a Point; REBAR Found; THENCE North 40 degrees 31
minutes 33 seconds East for a distance of 100.85 feet to a Point; THENCE South 60 degrees 09
minutes 05 seconds East for a distance of 720.57 feet to a Point; REBAR Found on the
aforementioned Right-of-Way of Camp Mitchell Road (R/W: varies); THENCE continuing along said
Right-of-Way of Camp Mitchell Road (R/W: varies) following the line of the Right-of-Way of
West for a distance of 58.29 feet to a Point; THENCE North 40 degrees 24 minutes 34 seconds West
for a distance of 44.47 feet to a Point; THENCE North 35 degrees 37 minutes 32 seconds West for a
distance of 100.85 feet to a Point; THENCE North 30 degrees 36 minutes 48 seconds West for a
distance of 100.85 feet to a Point; THENCE North 30 degrees 36 minutes 48 seconds West for a
distance of 104.88 feet to a Point; THENCE North 60 degrees 11 minutes 29 seconds East for a
distance of 9.97 feet to a Point; THENCE North 29 degrees 49 minutes 22 seconds West for a distance
of 123.22 feet to a Point; THENCE North 30 degrees 36 minutes 48 seconds West for a distance
length of 107.61 feet being subtended by a chord of North 30 degrees 26 minutes 04 seconds West
for a distance of 107.60 feet to a Point on the aforementioned Southerly Milled Right-of-Way; THENCE
continue along said Miller North 13 degrees 35 minutes 23 seconds East for a distance of 48.39 feet to

Said property contains 13.48 Acres

NOTES

1. CURRENT ZONING - R-100
2. PROPOSED ZONING = R-75
3. TOTAL AREA = 13.48 ACRES
4. NET ACREAGE = 13.48 ACRES
5. TOTAL LOTS = 33
6. GROSS DENSITY = 2.45 LOTS/AC
7. NET DENSITY = 2.45 LOTS/AC
8. MINIMUM YARD REQUIREMENTS =
FRONT = 30'
REAR = 30'
SIDE = 30'
9. MINIMUM LOT SIZE = 10,500 S.F.
10. THERE IS **NO** FLOODPLAIN ON THIS PROPERTY.
FROM WATER COURSE WITH A DRAINAGE AREA
EXCEEDING 100 SQ. YD. PER FIRM PANEL 13135C0120F
EFFECTIVE SEPTEMBER 29, 2006.
11. TOPOGRAPHIC INFORMATION IS FROM GWINNETT
COUNTY GIS.
12. BOUNDARY INFO FROM ALTA SURVEY BY
PRECISION PLANNING, INC., DATED 04/03/2019.
13. MINIMUM HEATED FLOOR AREA: 1200 S.F.



R-75 TYPICAL LOT LAYOUT

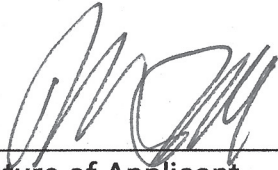
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REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



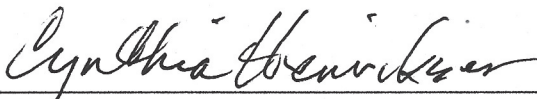
Signature of Applicant

8/20/2021

Date

Michael T. Caswell Member

Type or Print Name and Title



Signature of Notary Public

8/20/21

Date




Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Property Owner

8/17/2021

Date

James Baskin, Owner

Type or Print Name and Title



Signature of Notary Public

8/17/2021

Date



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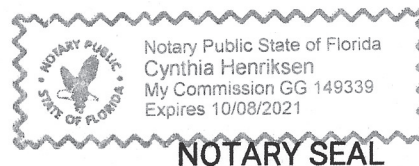
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a 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 the forms provided.

[Signature] 8/20/2021 Michael J. Caswell member
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Cynthia Henriksen 8/20/21
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO Michael J. Caswell
YOUR NAME

If the answer is yes, please complete the following section:

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

Attach additional sheets if necessary to disclose or describe all contributions.

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

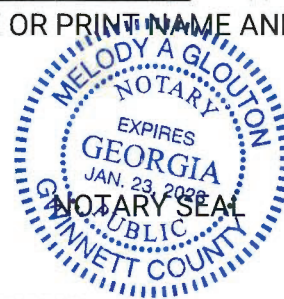
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SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 9/1/21 Shaun R. Adams, Attorney for Applicant

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

 9/1/21
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☒ YES ☐ NO Andersen, Tate & Carr, P.C.
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
Nicole Love Hendrickson, Commissioner	\$1,000	9/30/2020

Attach additional sheets if necessary to disclose or describe all contributions.

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2021 Taxes due October 15, 2021

Gwinnett County Planning Division
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: R5 - 188 - 006
(Map Reference Number) District Land Lot Parcel

[Signature]
Signature of Applicant

8/20/2021
Date

Michael J. Caswell member
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Chris Nelson

NAME

Senior Tax Services Associate

TITLE

August 31, 2021

DATE

NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA

www.GwinnettTaxCommissioner.com

PARCEL ID		TAX YEAR		OWNER OF RECORD	
R5188 006		2020		BASKIN JAMES P	
DISTRICT		PROPERTY LOCATION & DESCRIPTION			
COUNTY Unincorporated		2766 CAMP MITCHELL RD CAMPMITCHELL RD			
<p>FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.</p> <p>If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.</p>					
APPRAISAL DETAIL			YOUR EXEMPTION & CREDIT SAVINGS		
LAND VALUE: 296,000					
BUILDING VALUE: 600					
TOTAL VALUE: 296,600					
ASSESSED VALUE: 118,640					
ACREAGE: 13.5800					
COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 40.51% of your total ad valorem tax amount.					
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	118,640	-	0	-	0 118,640 0.006950 824.55
DETENTION CENTER BOND	118,640	-	0	-	0 118,640 0.000000 0.00
DEVELOPMENT/CODE ENFORCEMENT	118,640	-	0	-	0 118,640 0.000360 42.71
ECONOMIC DEVELOPMENT	118,640	-	0	-	0 118,640 0.000300 35.59
FIRE & EMS	118,640	-	0	-	0 118,640 0.003200 379.65
POLICE	118,640	-	0	-	0 118,640 0.002900 344.06
RECREATION	118,640	-	0	-	0 118,640 0.001000 118.64
TOTAL COUNTY TAXES					0.014710 1,745.20
SCHOOL TAXES - Levied by the Board of Education and representing 59.49% of your total ad valorem tax amount.					
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
SCHOOL	118,640	-	0	-	0 118,640 0.019700 2,337.21
SCHOOL BOND	118,640	-	0	-	0 118,640 0.001900 225.42
TOTAL SCHOOL TAXES					0.021600 2,562.63
STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 0.00% of your total ad valorem tax amount.					
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
STATE	118,640	-	0	-	0 118,640 0.000000 0.00
TOTAL OTHER TAXES					0.00
TOTAL MILLAGE RATE: 0.036310			TOTAL AD VALOREM TAXES: 4,307.83		
OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT	
STORMWATER SERVICE	\$2.46/100 sq.ft. X 2300 sq.ft.	56.58	AD VALOREM TAXES:	4,307.83	
			ASSESSMENTS:	56.58	
			INTEREST:	28.66	
			TOTAL AMOUNT DUE	4,393.07	
			LESS PAYMENTS RECEIVED:	4,393.07	
TOTAL OTHER ASSESSMENTS:		56.58	GRAND TOTAL DUE THIS BILLING:	0.00	

8/31/2021

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2020	R5188 006	08-31-2021	\$0.00	



R5188 006
BASKIN NURSERY INC
JAMES P BASKIN
2315 HIGHWAY 11 NW
MONROE GA 30656-4089

1

Address
Change:



Check here and fill out the back
of this remittance slip if your
billing address or property
location has changed.



1111

1 20 185188000060000 0 00000000000 00000000000 0

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

9/2/21 12:54PM



OWNERSHIP
PLANNING AND DEVELOPMENT
RECEIVED
8/22/24 11:55 AM



WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

9/2/21 12:54PM





STARK COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/2/21 12:54 PM



PROPERTY STATUS
PLANNING AND DESIGN DIVISION
RECEIVED
3/25/23 12:25:00 PM

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

9/2/21 12:54PM





BOONVILLE COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

9/2/23 10:30 AM



SEWARD COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/2/2011 3:03PM